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

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

Planning Commission Agenda

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

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

July 12, 2022
6:00 PM

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

BUSINESS ITEMS:

1. Call to Order

2. Announcement: Compliance with Open Meeting Law

3. Roll Call

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

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of June 21, 2022.

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

ONE MOTION - ONE VOTE

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

7. ABEYANCE - 22-0241 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC CLASSIC, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 27.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-005, 006, 009, 017, 018, and 019), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    7a. ABEYANCE - 22-0241-VAC1 - VACATION - PETITION TO VACATE A BUREAU OF LAND MANAGEMENT (BLM) RIGHT-OF-WAY GRANT EASEMENT AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND SKYE VILLAGE ROAD

    7b. ABEYANCE - 22-0241-TMP1 - TENTATIVE MAP - IRON MOUNTAIN PLAZA - FOR A ONE-LOT COMMERCIAL SUBDIVISION

8. ABEYANCE - RENOTIFICATION - 22-0250-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway (APN 126-12-101-003), Ward 6 (Fiore). Staff recommends APPROVAL.

9. 22-0188-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TACOS LOS MACHOS - OWNER:

ESLAMBOLI INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE at 1402 North Eastern Avenue (APN 139-25-101-017), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

10. 22-0248-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAINBOW SEAFOOD GROUP, LLC - OWNER: VESTAR BEST IN THE WEST PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,482 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A SCHOOL AND A 162-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP USE WHERE 400 FEET IS REQUIRED at 2080 North Rainbow Boulevard (APN 138-23-215-012), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

11. 22-0249-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BH GROUP CORP - OWNER: HS FAMILY LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request FOR A PROPOSED 7,456 SQUARE-FOOT ALCOHOL, ON PREMISE FULL USE at 310 Fremont Street (APN 139-34-510-024), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

12. 22-0266-SUP2 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK - For possible action on a Land Use Entitlement project request FOR A PROPOSED 16,008 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE AND ALCOHOL, OFF-PREMISE ANCILLARY USE located at 1131 South Main Street (APN 162-03-110-080), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

13. 22-0269-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ROMA MIEL HOMES, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a U.S. Government patent easement on 0.93 acres located generally 166 feet east of the intersection of Darling Road and North Tee Pee Lane (APN 125-19-802-009), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

14. 22-0276-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERT HERNANDEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING THREE-FOOT SOLID WALL BASE HEIGHT WHERE TWO FEET IS THE MAXIMUM ALLOWED FOR A FRONT YARD WALL/FENCE at 1916 Cedar Avenue (APN 139-35-610-017), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

15. 22-0286 - PUBLIC HEARING - APPLICANT: NACHO DADDY, LLC - OWNER: 117 REAL ESTATE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 121 North 4th Street (APN 139-34-510-029), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

    15a. 22-0286-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 7,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

    15b. 22-0286-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,865 SQUARE-FOOT ADDITION TO AN EXISTING 4,135 SQUARE-FOOT COMMERCIAL DEVELOPMENT

PUBLIC HEARING ITEMS

16. TABLED - RENOTIFICATION - 21-0765 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 131.00 acres generally bounded by Gass Avenue on the north; Las Vegas Boulevard, 4th Street and 3rd Street on the east; Imperial Avenue on the south; and Commerce Street and the Union Pacific Railroad on the west (APNs multiple), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

    16a. TABLED - RENOTIFICATION - 21-0765-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE)

    16b. TABLED - RENOTIFICATION - 21-0765-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL) TO: T4-MS (T4 MAIN STREET), T4-M (T4 MAKER), T5-MS (T5 MAIN STREET), T5-C (T5 CORRIDOR), T6-UC (T6 URBAN CORE), T6-UG

(T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED)

17. 22-0086 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    17a. 22-0086-GPA1 - GENERAL PLAN AMENDMENT - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H (HIGH DENSITY RESIDENTIAL)

    17b. 22-0086-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)

    17c. 22-0086-VAR1 - VARIANCE - TO ALLOW AN 84-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 120 FEET IS REQUIRED FOR THE MAIN STRUCTURE AND 43 FEET WHERE 50 FEET IS REQUIRED FOR A TRASH ENCLOSURE

    17d. 22-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT MULTI-FAMILY DEVELOPMENT

18. 22-0165 - PUBLIC HEARING - APPLICANT: DXD CAPITAL - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 3.18 acres on the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

    18a. 22-0165-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL)

    18b. 22-0165-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)

    18c. 22-0165-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

    18d. 22-0165-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 855-UNIT, 104,879 SQUARE-FOOT MINI-STORAGE DEVELOPMENT WITH FUTURE BUILDING PAD SITE AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS

19. 22-0172 - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENTS WEST, LLC - For possible action on the following Land Use Entitlement project requests on 1.80 acres at the northeast corner of Kyle Canyon Road and Shaumber Road (APN 126-01-301-013), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    19a. 22-0172-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)

    19b. 22-0172-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)

    19c. 22-0172-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,800 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

    19d. 22-0172-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 3,800 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED (6 TO 15 MACHINES) USE WITH A WAIVER TO ALLOW A 1,195-FOOT DISTANCE SEPARATION FROM A SITE THAT IS DESIGNATED TO BE CITY PARK WHERE 1,500 FEET IS REQUIRED

    19e. 22-0172-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,024 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF TWO BUILDINGS WITH AN 828 SQUARE-FOOT OUTDOOR PATIO AREA

20. 22-0174 - PUBLIC HEARING - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC - For possible action on the following Land Use Entitlement project requests on 20.76 acres on the South Side of Craig Road, approximately 470 feet east of Rancho Drive (APN 138-02-715-008), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

    20a. 22-0174-VAR1 - VARIANCE - TO ALLOW A 95-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 97 FEET IS REQUIRED

    20b. 22-0174-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 41,103 SQUARE-FOOT HEALTH CLUB

21. 22-0199 - PUBLIC HEARING - APPLICANT/OWNER: GREEN ENVIRONMENTAL LANDSCAPE, INC. - For possible action on the following Land Use Entitlement project requests on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue (APN 138-12-810-009), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

    21a. 22-0199-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND EXISTING SIX-FOOT TALL WALLS ON THE NORTH, SOUTH AND WEST PERIMETER WHERE A MINIMUM OF EIGHT-FOOT TALL SOLID WALLS IS REQUIRED FOR SCREENING OF OUTDOOR STORAGE AREAS

    21b. 22-0199-VAR2 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED

    21c. 22-0199-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 5,876 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

22. 22-0220-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANIEL SANCHEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AND TO ALLOW THE PATIO COVER TO EXCEED THE 12-FOOT HEIGHT LIMITATION on 0.15 acres at 1909 Poplar Avenue (APN 139-35-610-035), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

23. 22-0223 - PUBLIC HEARING - APPLICANT/OWNER: MARCUS ALLEN - For possible action on the following Land Use Entitlement project requests on 0.43 acres at 1200, 1212 and 1224 West Lake Mead Boulevard (APNs 139-21-610-285 through 287), R-2 (Medium-Low Density Residential) and C-1 (Limited Commercial) Zones, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

    23a. 22-0223-ZON1 - REZONING - FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.22 ACRES AT 1212 AND 1224 WEST LAKE MEAD BOULEVARD (APNs 139-21-610-286 AND 287)

    23b. 22-0223-VAR1 - VARIANCE - TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING BUILDING

    23c. 22-0223-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF TWO EXISTING 1,200 SQUARE-FOOT SINGLE-FAMILY RESIDENTIAL DWELLINGS TO TWO OFFICE BUILDINGS AND OTHER SITE IMPROVEMENTS WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

24. 22-0225-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHRISTINA MENDOZA - For possible action on a Land Use Entitlement project request TO ALLOW A 25-FOOT FRONT YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 1] AND A 40-FOOT FRONT YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 2] WHERE 50 FEET IS REQUIRED; A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 1]; A ZERO-FOOT DISTANCE SEPARATION FROM THE PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [PATIO COVER]; THREE

ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED; AND TWO ACCESSORY STRUCTURES (CLASS II) [CARPORT 1 AND CARPORT 2] TO BE LOCATED IN THE FRONT YARD SETBACK AREA WHERE SUCH IS PROHIBITED at 2800 Harris Avenue (APN 139-25-410-018), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

25. 22-0229 - PUBLIC HEARING - APPLICANT: IZ DESIGN STUDIO - OWNER: DORIS H. LAUER TRUST - For possible action on the following Land Use Entitlement project requests on 0.46 acres at 1720 South Buffalo Drive (APN 163-03-201-007), Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

    25a. 22-0229-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE)

    25b. 22-0229-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: P-O (PROFESSIONAL OFFICE)

    25c. 22-0229-VAR1 - VARIANCE - TO ALLOW A 48-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED AND AN EIGHT-FOOT TRASH ENCLOSURE SETBACK FROM A PROTECTED PROPERTY LINE WHERE 50 FEET IS REQUIRED

    25d. 22-0229-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,265 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

26. 22-0236 - PUBLIC HEARING - APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC - For possible action on the following Land Use Entitlement project requests on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APN 125-27-802-016), O (Office) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

    26a. 22-0236-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT OF AN APPROVED SPECIAL USE PERMIT (21-0709-SUP1) FOR A 2,335 SQUARE-FOOT RESTAURANT USE WHERE 2,000 SQUARE FEET IS THE MAXIMUM GROSS FLOOR AREA ALLOWED

    26b. 22-0236-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0709-SDR1) FOR A PROPOSED 335 SQUARE-FOOT ADDITION TO AN APPROVED RESTAURANT AND A 350 SQUARE-FOOT OUTDOOR SEATING AREA WHERE 375 SQUARE FEET WAS APPROVED

27. 22-0247-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL JASON MECKLER - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] AND A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED on 0.24 acres at 4132 Scotmist Court (APN 138-04-811-015), R-1 (Single Family Residential) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

28. 22-0265 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO DRIVE, LLC - For possible action on the following Land Use Entitlement project requests on 12.05 acres on the east side of Rainbow Boulevard, approximately 490 feet north of Rancho Drive (APN 125-35-301-021), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    28a. 22-0265-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL)

    28b. 22-0265-ZON1 - REZONING - FROM R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)

    28c. 22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

29. 22-0267 - PUBLIC HEARING - APPLICANT: LEGGERA DEVELOPMENT, LLC - OWNER: B-NW12, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 28.27 acres on the north side of

Kyle Canyon Road, approximately 336 feet west of Alpine Ridge Way (APNs 126-01-201-011 and 012; 126-01-301-005, 006, 007, 014 and 015), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

29a. 22-0267-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: H (HIGH DENSITY RESIDENTIAL)

29b. 22-0267-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-4 (HIGH DENSITY RESIDENTIAL)

30. 22-0270 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: VFR SOUTHWEST DESERT EQUITIES II, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 15.84 acres at the northeast corner of Ruston Road and Alpine Ridge Way (APNs 126-01-601-001 through 003 and 005), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and PD (Planned Development) Zones, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

30a. 22-0270-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 9.13 ACRES TO THE PLAN AND DESIGNATE THE LAND USE AS L (RESIDENTIAL LOW) [APNs 126-01-601-001, 003 and 005], TO AMEND VARIOUS DEVELOPMENT STANDARDS WITHIN THE DESIGN GUIDELINES AND TO ADD PROCEDURES TO THE DESIGN GUIDELINES REGARDING DEVIATIONS FROM THE KYLE CANYON GATEWAY RESIDENTIAL DEVELOPMENT STANDARDS

30b. 22-0270-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [9.13 acres on APNs 126-01-601-001, 003 and 005]

30c. 22-0270-VAC1 - VACATION - PETITION TO VACATE THE EAST 30 FEET OF MICHELLI CREST WAY (PUBLIC RIGHT-OF-WAY) BETWEEN RUSTON ROAD AND ROCKY AVENUE AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHEAST CORNER OF RUSTON ROAD AND ALPINE RIDGE WAY

30d. 22-0270-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 54-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

30e. 22-0270-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 4 - FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

31. 22-0271 - PUBLIC HEARING - APPLICANT: RR COMPANY OF AMERICA - OWNER: VICTOR VALENZUELA - For possible action on the following Land Use Entitlement project requests on 1.41 acres at 1610 Rancho Drive and 3046 Vegas Drive (APNs 139-20-411-004 and 016), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

31a. 22-0271-GPA1 - GENERAL PLAN AMENDMENT - FROM: GC (GENERAL COMMERCIAL) TO: NMX-U (NEIGHBORHOOD MIXED USE CENTER) [APN 139-20-411-016]

31b. 22-0271-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BLOOD PLASMA DONOR CENTER USE

31c. 22-0271-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED BLOOD PLASMA DONOR CENTER DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

32. 22-0272 - PUBLIC HEARING - APPLICANT/OWNER: PHENOMENAL TOWING, LLC - For possible action on the following Land Use Entitlement project requests on 1.12 acres located at the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-023, 024, and 025), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

32a. 22-0272-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL)

32b. 22-0272-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 48,787 SQUARE-FOOT TOWING AND IMPOUND YARD WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

33. 22-0273-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MATT WELEBIR - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT SEPARATION TO THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.45 acres at 2508 Driftwood Drive (APN 139-32-512-013), R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

34. 22-0274-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BATIS DEVELOPMENT CO. - OWNER: SMITH'S FOOD & DRUG CENTERS, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,363 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.86 acres at the north side of Bonanza Road, approximately 522 feet east of Pecos Road (APN 140-30-411-005), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

35. 22-0289-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: EAST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING LOT ADDITION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.32 acres at 978, 1012 and 1014 East Sahara Avenue (APNs 162-03-801-067, 068, 085 and 140), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

36. 22-0294-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO AMEND AND UPDATE PORTIONS OF THE CITY OF LAS VEGAS 2050 MASTER PLAN CONSISTENT WITH SECTION 11 OF ORDINANCE 6788, All Wards. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

37. 22-0353-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for the reappointment of Donna Toussaint to the Downtown Design Review Committee. Staff has NO RECOMMENDATION.

38. 22-0354-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for the reappointment of Louis De Salvio to the Downtown Design Review Committee. Staff has NO RECOMMENDATION.

Citizens Participation:

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
CALL TO ORDER – TESTING UPLOAD QUESTION FOR PRINCESS NORA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 21, 2022.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.: **7**

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

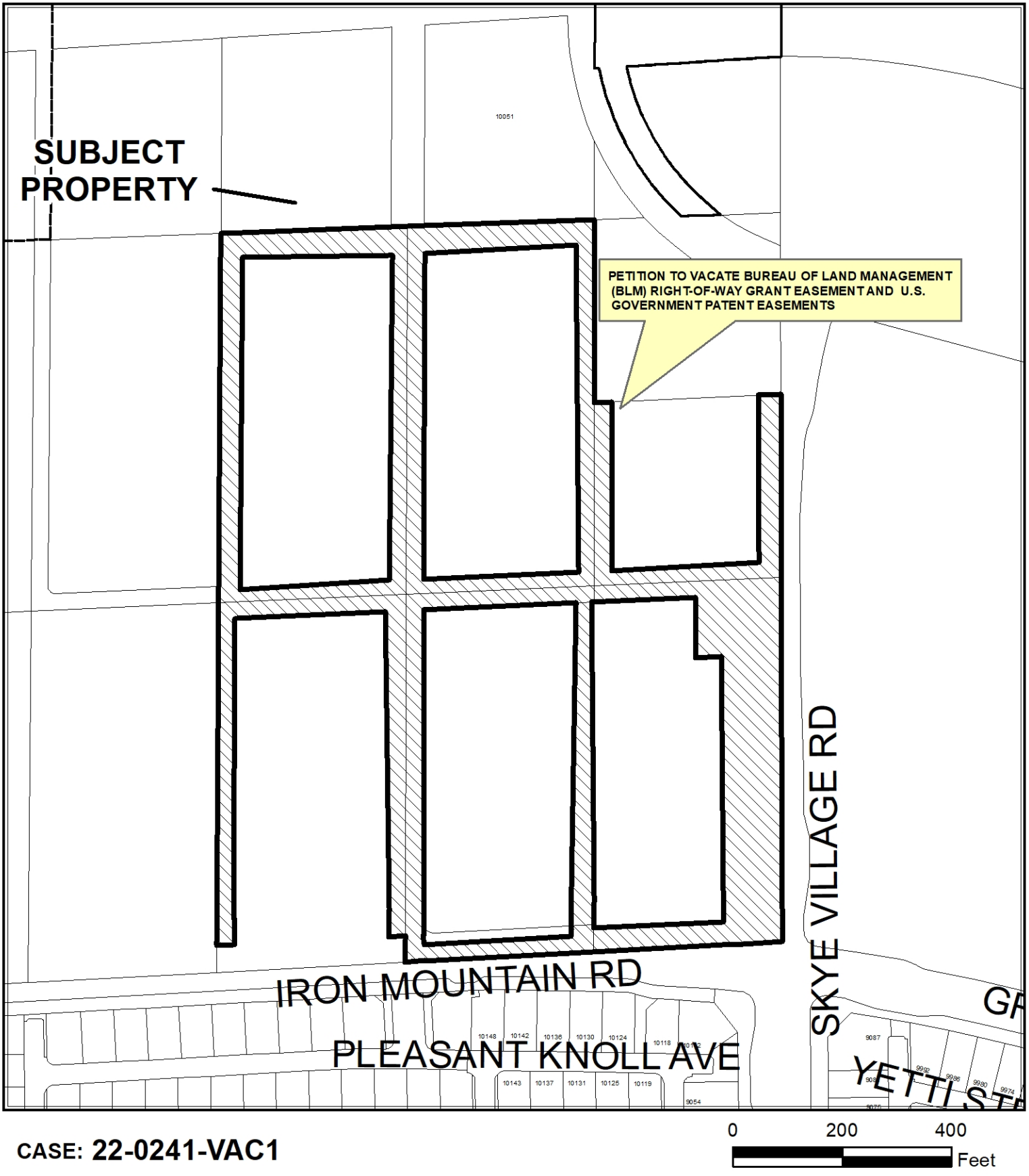
SUBJECT:
ABEYANCE - 22-0241 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC CLASSIC, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 27.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-005, 006, 009, 017, 018, and 019), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

May go to City Council on: 08/17/2022 OR May be Final Action (Unless Appealed Within 10 Days)

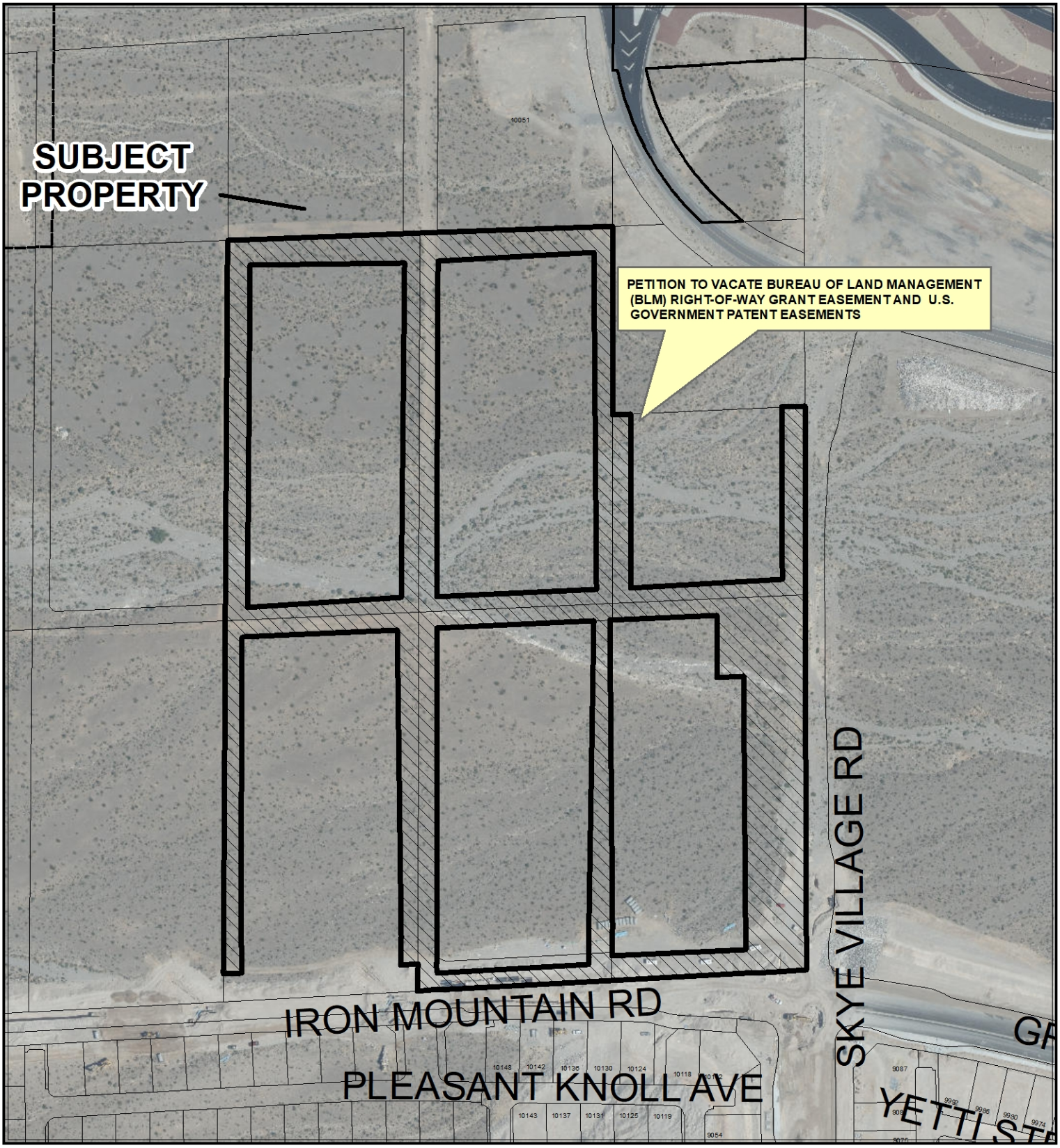
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

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

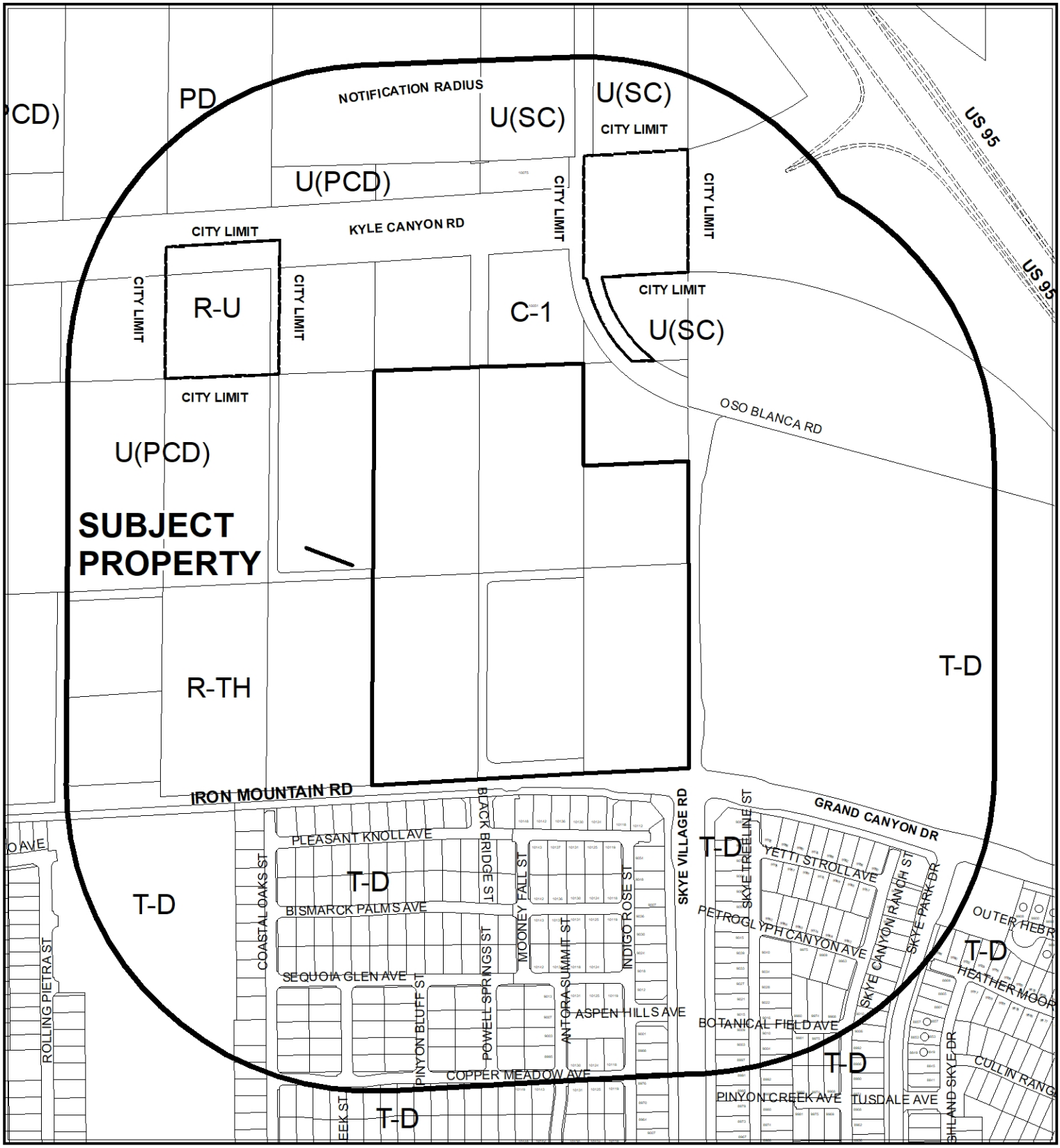
BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 22-0241-VAC1
2. Location and Aerial Maps for 22-0241-TMP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Documentation Submitted for the June 21, 2022 Planning Commission Meeting
8. Submitted after Final Agenda - Abeyance Request Letter by Kaempfer Crowell



CASE: **22-0241-VAC1**



CASE: 22-0241-VAC1

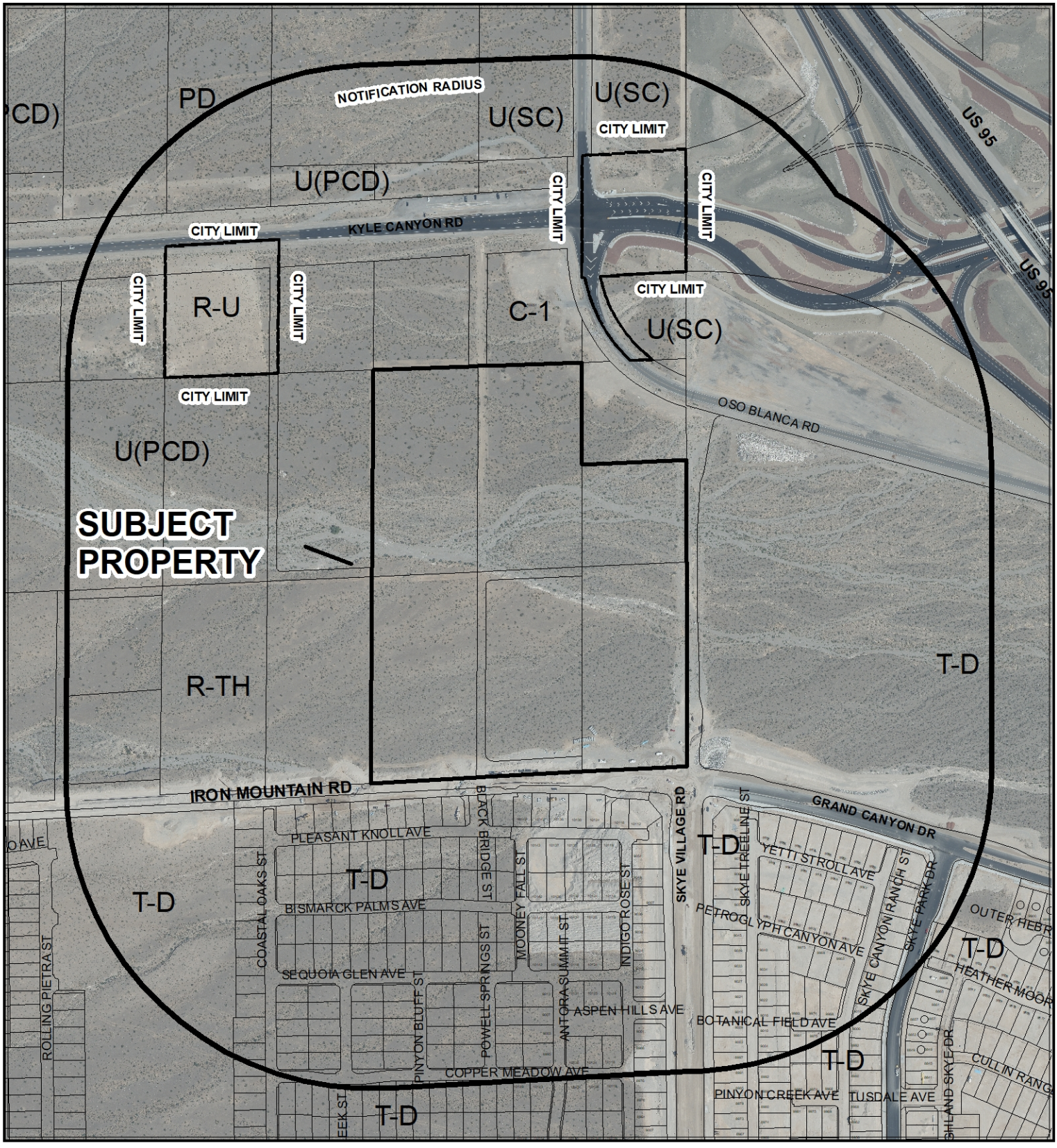


0 375 750 Feet

CASE: **22-0241-TMP1**

RADIUS: 1000 FEET

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



CASE: **22-0241**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PACIFIC CLASSIC, LLC, ET AL

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0241-VAC1	Staff recommends APPROVAL, subject to conditions:	
22-0241-TMP1	Staff recommends APPROVAL, subject to conditions:	22-0241-VAC1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 311

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

22-0241-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused U.S. Government Patent Easements located south of Kyle Canyon Road and west of Oso Blanca Road, on Assessor Parcel Number 126-01-801-005, 006, 009, 017, 018 and 019 along with the unused portion of Bureau of Land Management Drainage Grant per Document #20080115:00281.

2. This Order of Vacation shall record immediately prior to and concurrent with the Final Map related to 21-0241-TMP1.

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

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

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.

6. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within four (4) years 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.

22-0241-TMP1 CONDITIONS

Planning

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

2. Approval of 22-0241-VAC1 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. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.

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

Public Works

7. Prior to the issuance of any permits, a Petitions of Vacation such as 21-0015-VAC1 and 22-0241-VAC1 shall be recorded to eliminate the existing rights-of-way and patent easements in conflict with this proposed site.

8. Prior to the issuance of permits, dedicate 40 feet for Iron Mountain Road, 40 feet for Skye Village Road, the appropriate right-of-way for dual left turn lanes per Standard Drawing 201.1, a bus turnout/deceleration lane on Iron Mountain Road, and a right turn lane on Skye Village Road. Additionally, grant a Traffic Signal Chord Easement at the northwest corner of Iron Mountain Road and Skye Village Road. Also, dedicate appropriate right-of-way for circular cul-de-sac bulbs, meeting current City standards, at the Radley Avenue and the Ruffian Road termini.

9. Concurrent with development, construct half-street improvements on Iron Mountain Road and Skye Village Road with appropriate overpaving and transition paving. Provide paved, legal access to this site prior to the issuance of any building permits. Additionally, construct traffic signal undergrounds at the northwest corner or Iron Mountain Road and Skye Village Road with turn lanes as required in the approved Traffic Impact Analysis. Additionally construct the cul-de-sac bulbs for Radley Avenue and Ruffian Road termini with appropriate transition/access paving as required by the City Engineer.

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

11. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
    I. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision.
    II. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision.

12. Coordinate the sewer connection for this site with the Kyle Canyon Road Offsite sewer civil plans (L21-02191). The public sewer shall be designed at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.

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

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

15. Submit a License Agreement for 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 License Agreement.

16. No driveways are approved with this Tentative Map. Driveways and access to this site must be approved with a future Site Development Review and may require additional dedication for turn lanes.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all 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.

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested review of a Tentative Map for a one-lot commercial subdivision on 27.63 acres of undeveloped land at the northwest corner of Iron Mountain Road and Skye Village Road. In conjunction with the map, a Petition to Vacate U.S. Government Patent Easements and a Bureau of Land Management Right-of-Way Grant for roadway, sanitary sewer, drainage and streetscape amenities has been submitted.

ISSUES

- Two Site Development Plan Reviews for a 111,902 square foot shopping center (22-0757-SDR1) and a 161,623 square-foot shopping center (21-0015-SDR1) on this site have been previously approved. The shopping centers are located adjacent to one another. A separate Site Development Plan Review would be needed to eliminate previously approved perimeter landscape buffers between the two sites in order to provide full intersite access.
- The site is under multiple ownership at this time.

ANALYSIS

The site includes two adjacent areas approved for two separate shopping center developments that will be mapped into one lot:

Date Approved	Case Number	Area (acres)	Location	Assessor's Parcel Numbers
06/02/21	21-0015-SDR1	17.53	northwest corner of Iron Mountain Rd and Skye Village Rd	126-01-801-009, 017, 018 and 019
02/02/22	22-0757-SDR1	10.00	terminus of Ruffian Road, approximately 375 feet south of Kyle Canyon Rd	126-01-801-005 and 006

Through previous entitlements the site is zoned C-1 (Limited Commercial) with a SC (Service Commercial) General Plan land use designation. This zoning district allows most retail shopping and personal services, and is appropriate for location at the intersections of primary and secondary thoroughfares along major retail corridors.

The site is located at the corner of Iron Mountain Road, a Major Collector street and Skye Village Road, a minor street at this time but which will be at least 80 feet wide adjacent to this site. The map indicates cul-de-sac bulb termini at Ruffian Street on the north side of the site and at Radley Avenue on the west side of the site. The cul-de-sacs are required through the prior Site Development Plan Review approvals to provide turnarounds at the ends of those public streets and must be dedicated to the City as a condition of approval. The Department of Public Works notes that although full access may currently be available at Ruffian Road and Kyle Canyon Road, it is anticipated that this access will change to right-in/right-out access in the ultimate design of Kyle Canyon Road.

The map as proposed also assumes vacation of existing public right of way in Radley Avenue and Ruffian Street in conflict with the proposed developments. A Petition to Vacate (21-0015-VAC1) this right-of-way has been approved, but an Order of Vacation has not been recorded.

As part of this application, the applicant is requesting to vacate U.S. government patent easements that are in conflict with the proposed developments. Appropriate reservations of these easements will be made along Iron Mountain Road, which is an 80-foot planned street. A Bureau of Land Management Right-of-Way Grant for roadway, sanitary sewer, drainage and streetscape amenities along Skye Village Road must also be vacated to allow for the proposed development at the corner of Iron Mountain Road and Skye Village Road. Since the easements will no longer be needed in their current configurations, the Department of Public Works has no objection to vacation of these easements.

The submitted east/west cross sections depict maximum natural grade greater than two percent across this site. Per Title 19.08 a development with natural slope greater than two percent is allowed a maximum six-foot retaining wall. No retaining walls are shown along the east and west property lines.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. Per Title 19.08 a development with natural slope less than two percent is allowed a maximum four-foot retaining wall. No retaining walls are shown along the north and south property lines.

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

FINDINGS (22-0241-VAC1)

The existing easements are no longer needed in their current configurations, and the requested vacation does not eliminate required access to any portion of the subject site. The Department of Public Works has no objection to vacation of the existing easements and Bureau of Land Management Right-of-Way Grant. Therefore, staff recommends approval, subject to conditions.

FINDINGS (22-0241-TMP1)

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/04/19	The City Council approved a request for a General Plan Amendment (GPA-77383) from PCD (Planned Community Development) and SC (Service Commercial) to SC (Service Commercial) on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-77384) from U (Undeveloped) [PCD (Planned Community Development) and SC (Service Commercial) General Plan Designations] to C-1 (Limited Commercial) on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-77387) for a proposed 108,584 square-foot shopping center with waivers of perimeter landscape buffer standards and to not orient the buildings to the corner of street frontage where such is required on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission and staff recommended approval.
06/02/21	The City Council approved a request for a General Plan Amendment (21-0015-GPA1) from PCD (Planned Community Development) to SC (Service Commercial) on 5.00 acres on the north side of Iron Mountain Road, approximately 685 feet west of Skye Village Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (21-0015-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to C-1 (Limited Commercial) on 5.00 acres on the north side of Iron Mountain Road, approximately 685 feet west of Skye Village Road. The Planning Commission and staff recommended approval.
	The City Council approved a Petition to Vacate (21-0015-VAC1) Ruffian Road north of Iron Mountain Road and Radley Avenue east of Ruffian Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (21-0015-SDR1) for a 161,623 square-foot shopping center with a waiver to not orient the buildings to the street frontage where such is required on 17.54 acres at the northwest corner of Iron Mountain Road and Skye Village Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/16/22	The City Council approved a request for a General Plan Amendment (21-0757-GPA1) from PCD (Planned Community Development) to SC (Service Commercial) on 5.00 acres at the terminus of Ruffian Road, approximately 375 feet south of Kyle Canyon Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (21-0757-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial) on 10.00 acres at the terminus of Ruffian Road, approximately 375 feet south of Kyle Canyon Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (21-0757-SDR1) for a proposed 111,902 square-foot shopping center with waivers of title 19 development standards on 10.00 acres at the terminus of Ruffian Road, approximately 375 feet south of Kyle Canyon Road. The Planning Commission and staff recommended approval. on 10.00 acres at the terminus of Ruffian Road, approximately 375 feet south of Kyle Canyon Road. The Planning Commission and staff recommended approval.
06/21/22	The Planning Commission voted (6-0-0) to abey 22-0241-VAC1 and 22-0241-TMP1 to the July 12, 2022 Planning Commission meeting at the request of the applicant.

Most Recent Change of Ownership	
05/01/07	A deed was recorded for a change in ownership on APNs 126-02-801-005 and 006.
08/23/18	A deed was recorded for a change in ownership on APNs 126-02-801-019.
09/16/20	A deed was recorded for a change in ownership on APNs 126-02-801-017.
05/25/21	A deed was recorded for a change in ownership on APNs 126-02-801-009 and 018.

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

Pre-Application Meeting	
04/25/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map and Petition to Vacate various easements over the subject site. No major issues were discussed.

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

Field Check	
05/12/22	The site is undeveloped with desert vegetation and is free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	27.63

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
		PCD (Planned Community Development)	U (Undeveloped)
South	Single Family, Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: Kyle Canyon	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	1,160,002 SF	Y
Min. Lot Width	100 Feet	1,138 Feet*	Y

*average width per Title 19.18

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Iron Mountain Rd	Major Collector	Master Plan of Streets and Highways Map	80	Y
	Major Collector with Trail	Skye Canyon Village Street and Trail Exhibit		Y
Skye Village Rd	Minor Collector	Title 13	0	N*

*Half-street improvements are required as a condition of approval of 21-0015-SDR1

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	22-0241
Meeting Date	04/30/2022
Total Fee	
Received By/Date	

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

Project Address (Location) Northwest corner of Iron Mountain Road & Skye Village Road

Project Name Iron Mountain Plaza **Proposed Use** Commercial

Assessor's Parcel #(s) 126-01-801-005, 006, 009, 017, 018 & 019 **Ward #** 6

General Plan: Existing PCD Proposed SC **Zoning:** Existing U(PCD) Proposed C-1

Additional Information See attached Description

Property Owner Pacific Classic, LLC **Contact** Deanne Beer, CFO

Address 5699 Happy Canyon Rd. City Santa Ynez State CA Zip 93460

E-mail dbeer@towerindustries.net Phone 805-686-9072

Applicant Pacific Classic, LLC **Contact** Jake Koentopp, Developer

Address 9900 Covington Cross Dr., Ste. 210A City Las Vegas State NV Zip 89135

E-mail jake@koentoppdev.com Phone 702-376-5850

Representative Lochsa Engineering **Contact** Guy Morris, P.E.

Address 6345 S. Jones Blvd. Suite 100 City Las Vegas State NV Zip 89118

E-mail guy @lochsa.com Phone 702-365-9312

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

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

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

Partner(s) _____

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

Property Owner Signature Tom

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

Print Name Tom Stull

Subscribed and sworn before me

This _____ day of See attached , 20 _____

Notary Public in and for said County and State

3/22/22

22-0241
04/30/2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara)

On 03/22/2022 before me, Deanne Beer, Notary Public
(insert name and title of the officer)

personally appeared Tom Stull,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DEANNE BEER
Notary Public - California
Santa Barbara County
Commission # 2263964
My Comm. Expires Nov 20, 2022

Signature _____ (Seal)

Guy Morris

Subject: FW: Skye Village TM applications

22-0241 04/30/2022

The Iron Mountain Plaza site is located on the northwest corner of Iron Mountain Road and Sky Village Road in the City of Las Vegas.

This development is intended to be an integrated shopping center containing a large anchor tenant along with various retail, food service, and personal service tenants.

The site is owned by Pacific Classic LLC and the Khusrow Roohani Family Trust and consists of 27.63 acres on APN's 126-01-801-(005, 006, 009, 017, 018, and 019).

The developer is requesting to create a commercial subdivision map in order to sell a portion of the development to Costco Wholesale and to allow other potential sales of portions of the development. Also, this commercial subdivision map will allow flexibility in the planning and design of wet and dry utility services across the site.

We feel this request for Tentative Map maintains the intent of the CLV development guidelines and will help to provide necessary commercial services to the fast-growing Skye Canyon community.

Jake Koentopp
President

KOENTOPP
DEVELOPMENT

9900 Covington Cross Drive, Suite 210A
Las Vegas, NV 89144
(702) 376-5850
jake@koentoppdev.com

101355-PRE- IRON MOUNTAIN PLAZA

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ◉ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- NR 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☑ 14. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☑ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- NA 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

22-0241
04/30/2022

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

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

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

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

B. Supplemental Information

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

NA 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

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

NA 3. Any proposed deviations from City standards.

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

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

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

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

Reviewed by: _____

Department of Public Works Signature: _____

Date: _____

22-0241
04/30/2022

DEPARTMENT OF PLANNING

DATE: 04/29/2022

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

RE: PROJECT NAME Iron Mountain Plaza
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Pacific Classic, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact _____ at (_____)-_____-_____. Thank you.

Sincerely,

_____
(Signature)

JACOB KOENTOPP
(Print)

Subscribed and sworn before me

This 30 day of April, 20 22.

_____
Notary Public in and for said County and State

22-0241
04/30/2022

ALMA LOPEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-01-2022
Certificate No: 13-10482-1

APN 126-01-801-005
VS-

EXHIBIT "A"
LEGAL DESCRIPTION
SKYE VILLAGE
PATENT EASEMENT NO. 1159507 VACATION

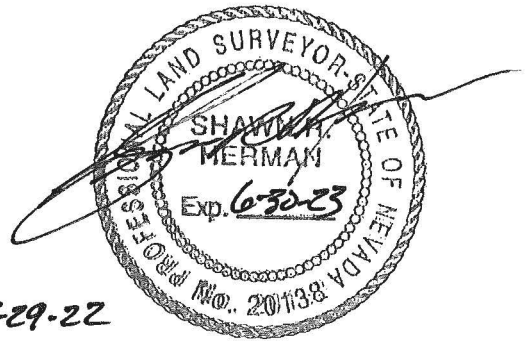
THIS DESCRIBES THE VACATION OF THAT CERTAIN PATENT EASEMENT NO 1159507 AS GRANTED BY DOCUMENT RECORDED IN BOOK 102 AS INSTRUMENT 84972 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER.

ALL OF THAT CERTAIN PATENT EASEMENT NO 1159507 AS GRANTED BY DOCUMENT RECORDED IN BOOK 102 AS INSTRUMENT 84972 OF OFFICIAL RECORDS, WITHIN THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 01, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH, SOUTH, EAST AND WEST 33.00 FEET OF SAID PATENT EASEMENT.

SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY:
SHAWN R. HERMAN, PLS
NEVADA CERTIFICATE NUMBER 20138
EXPIRES JUNE 30, 2023
LOCHSA ENGINEERING LLC
6345 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA 89118
TEL (702) 365-9312 FAX (702) 365-9317
SHAWN@LOCHSA.COM



4-29-22

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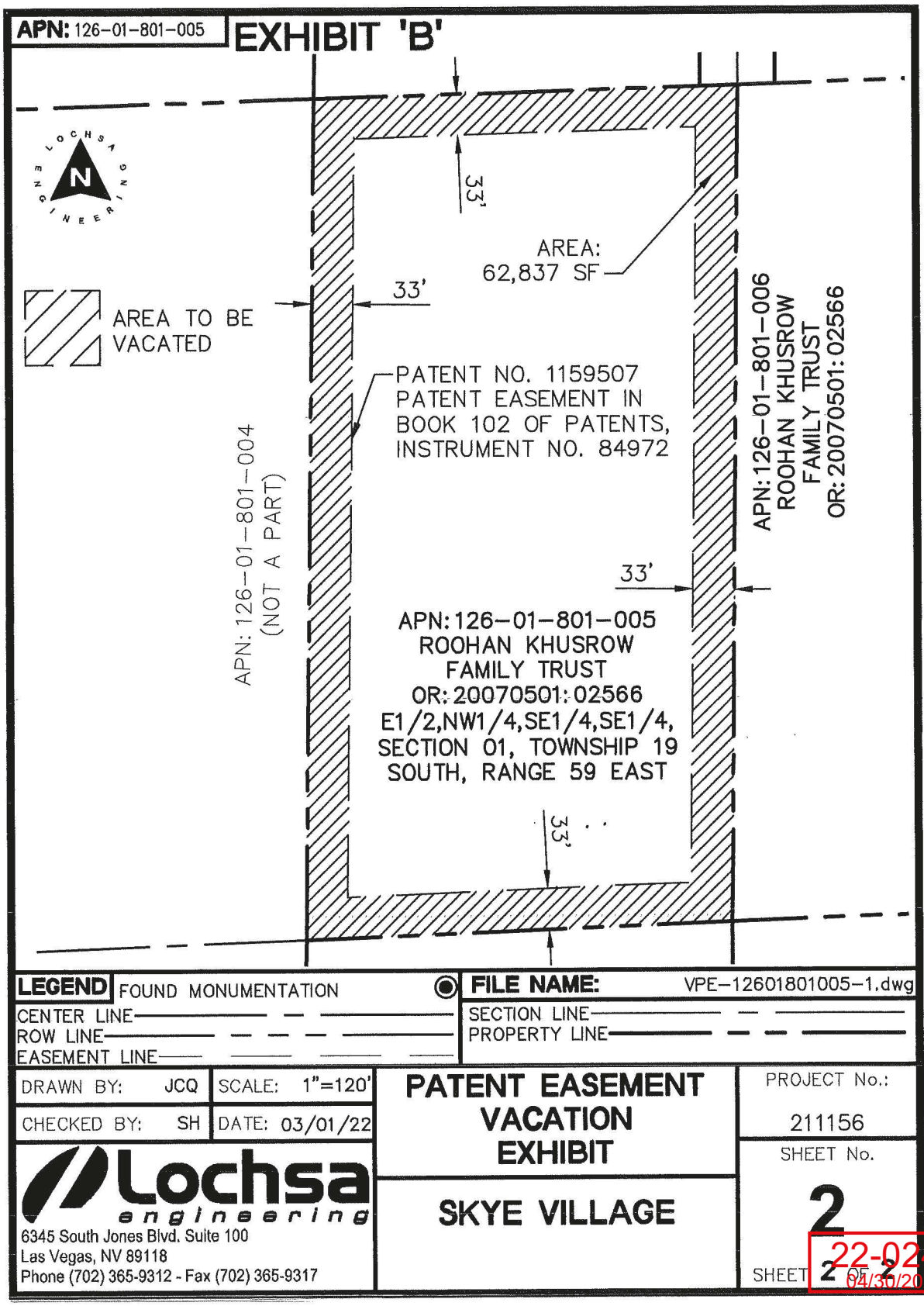
SHEET 1 OF 2

22-0241
04/30/2022


APN: 126-01-801-005
EXHIBIT 'B'
N
LOCHSA ENGINEERING
33'
AREA:
62,837 SF
33'
AREA TO BE VACATED
PATENT NO. 1159507
PATENT EASEMENT IN
BOOK 102 OF PATENTS,
INSTRUMENT NO. 84972
APN: 126-01-801-004
(NOT A PART)
APN: 126-01-801-006
ROOHAN KHUSROW
FAMILY TRUST
OR: 20070501: 02566
33'
APN: 126-01-801-005
ROOHAN KHUSROW
FAMILY TRUST
OR: 20070501: 02566
E1/2,NW1/4,SE1/4,SE1/4,
SECTION 01, TOWNSHIP 19
SOUTH, RANGE 59 EAST
33'
LEGEND
FOUND MONUMENTATION
CENTER LINE
ROW LINE
EASEMENT LINE
FILE NAME: VPE-12601801005-1.dwg
SECTION LINE
PROPERTY LINE
DRAWN BY: JCQ
SCALE: 1"=120'
CHECKED BY: SH
DATE: 03/01/22
PATENT EASEMENT VACATION EXHIBIT
SKYE VILLAGE
PROJECT No.: 211156
SHEET No. 2
SHEET 2 OF 2
Lochsa engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317
22-0241
04/30/2022

APN 126-01-801-006
VS-

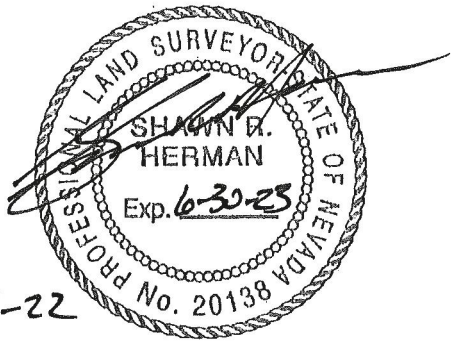
EXHIBIT "A"
LEGAL DESCRIPTION
SKYE VILLAGE
PATENT EASEMENT NO. 1157984 VACATION

THIS DESCRIBES THE VACATION OF THAT CERTAIN PATENT EASEMENT NO 1157984, AS GRANTED BY DOCUMENT RECORDED IN BOOK 940 AS INSTRUMENT 754945 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER.

ALL OF THAT CERTAIN PATENT EASEMENT NO. 1157984 AS GRANTED BY DOCUMENT RECORDED IN BOOK 940 AS INSTRUMENT 754945 OF OFFICIAL RECORDS, WITHIN THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 01, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH, SOUTH, EAST AND WEST 33.00 FEET OF SAID PATENT EASEMENT.

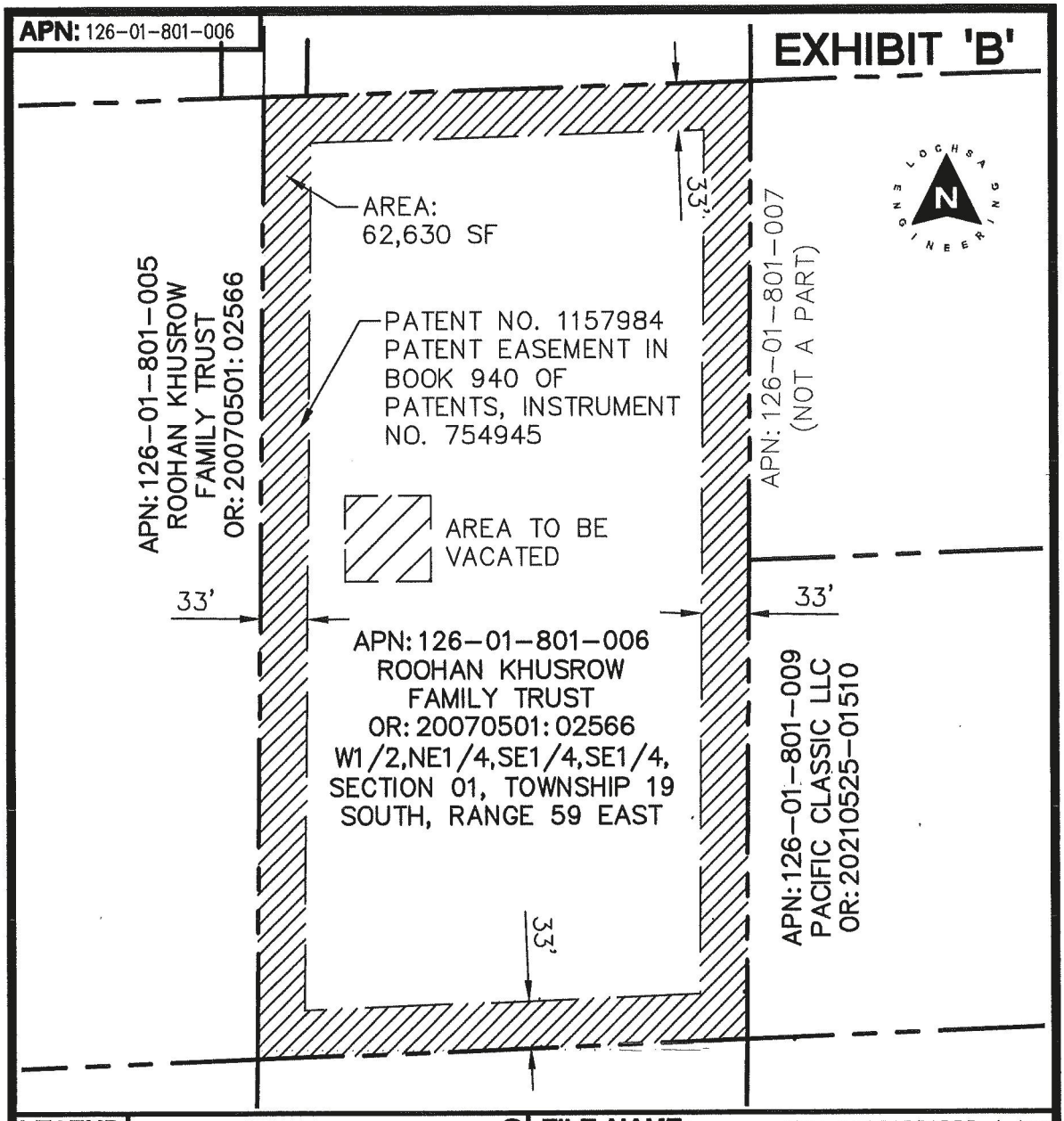
SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



4-29-22

PREPARED BY:
SHAWN R. HERMAN, PLS
NEVADA CERTIFICATE NUMBER 20138
EXPIRES JUNE 30, 2023
LOCHSA ENGINEERING LLC
6345 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA 89118
TEL (702) 365-9312 FAX (702) 365-9317
SHAWN@LOCHSA.COM
j:\survey\dwg\211156 skye village\legals\211156 - patent esmt 1157984 vac.docx
SHEET 1 OF 2

22-0241
04/30/2022



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ROW LINE		PROPERTY LINE	
EASEMENT LINE			

DRAWN BY: JCQ	SCALE: 1"=120'	**PATENT EASEMENT VACATION EXHIBIT**	PROJECT No.: 211156
CHECKED BY: SH	DATE: 03/01/22		SHEET No. 2

Lochsa engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

SKYE VILLAGE

SHEET 2 OF 2

22-0241
04/30/2022

UNOFFICIAL DOCUMENT

04-1

20070501-0002566

Fee: $16.00 RPTT: $22,950.00
N/C Fee: $25.00

05/01/2007 11:12:29
T20070073989
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVAD
Debbie Conway KXC
Clark County Recorder Pgs: 4

A.P.N.: 126-01-801-005 and 126-01-801-006
File No: NCS-291060-HHLV (tt)
R.P.T.T.: $22,950.00(C)

When Recorded Mail To: Mail Tax Statements To:
Khusrow Roohani Family Trust
3305 Spring Mtn. Rd, Ste. 54
Las Vegas, NV 89102

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Clayton T. Price and Cytha Price, husband and wife as joint tenants of Parcel I and Clayton Price and Cytha Price, husband and wife as community property with rights of survivorship as to Parcel II

do(es) hereby *GRANT, BARGAIN and SELL* to

Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust dated November 12, 1997

the real property situate in the County of Clark, State of Nevada, described as follows:

Parcel I:

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 19 South, Range 59 East, Mount Diablo Base & Meridian.

Parcel II:

The West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 19 South, Range 59 East, Mount Diablo Base & Meridian.

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

4/22/07

22-0241
04/30/2022

Clayton T. Price By Cytha Price as his atty in fact

Clayton T. Price

Cytha Price

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on April 25, 2007 by **~~Clayton T. Price and~~ Cytha Price.** and Cytha Price as Attorney in Fact for Clayton T. Price

TB

Notary Public

(My commission expires: _____)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TIAH BROOKS
Appt. No. 99-58269-1
My Appt. Expires Sept. 1, 2007

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 24, 2007** under Escrow No. **NCS-291060-HHLV.**

UNOFFICIAL COPY

22-0241
04/30/2022

Clarification Copy

Clayton T. Price By Cytha Price as his atty in fact
Clayton T. Price

Cytha Price
Cytha Price

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on April 25 2007 by **~~Clayton T. Price and~~ Cytha Price**. and Cytha Price as Attorney in Fact for Clayton T. Price

TB

Notary Public

(My commission expires: _____)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TIAH BROOKS
Appt. No. 99-58269-1
My Appt. Expires Sept. 1, 2007

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 24, 2007** under Escrow No. **NCS-291060-HHLV**.

UNOFFICIAL COPY

22-0241
04/30/2022

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 126-01-801-005
   b) 126-01-801-006
   c)
   d)

2. Type of Property
   a) [x] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property: $4,500,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   Transfer Tax Value: $4,500,000.00
   Real Property Transfer Tax Due $22,950.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: _____
   b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Escrow Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Clayton T. Price and Cytha Price	Print Name: Khusrow Roohani Family Trust
Address: 7100 Pirates Cove, #1013 Building	Address: 3305 Spring Mtn. Rd, Ste.
City: Las Vegas	City: Las Vegas
State: NV Zip: 89145	State: NV Zip: 89102

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company National Commercial Services
File Number: NCS-291060-HHLV-tt/tt
Address: 3960 Howard Hughes Parkway, S-380
City: Las Vegas State: NV Zip: 89169

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

22-0241
04/30/2022

APN 126-01-801-019
VS-

EXHIBIT "A"
LEGAL DESCRIPTION
SKYE VILLAGE
PATENT EASEMENT NO. 27-2018-0033 VACATION

THIS DESCRIBES THE VACATION OF THAT CERTAIN PATENT EASEMENT NO 27-2018-0033, AS GRANTED BY DOCUMENT RECORDED IN BOOK 20180823 AS INSTRUMENT 00872 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER.

ALL OF THAT CERTAIN PATENT EASEMENT NO. 27-2018-0033 AS GRANTED BY DOCUMENT RECORDED IN BOOK 20180823 AS INSTRUMENT 00872 OF OFFICIAL RECORDS, WITHIN THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 01, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

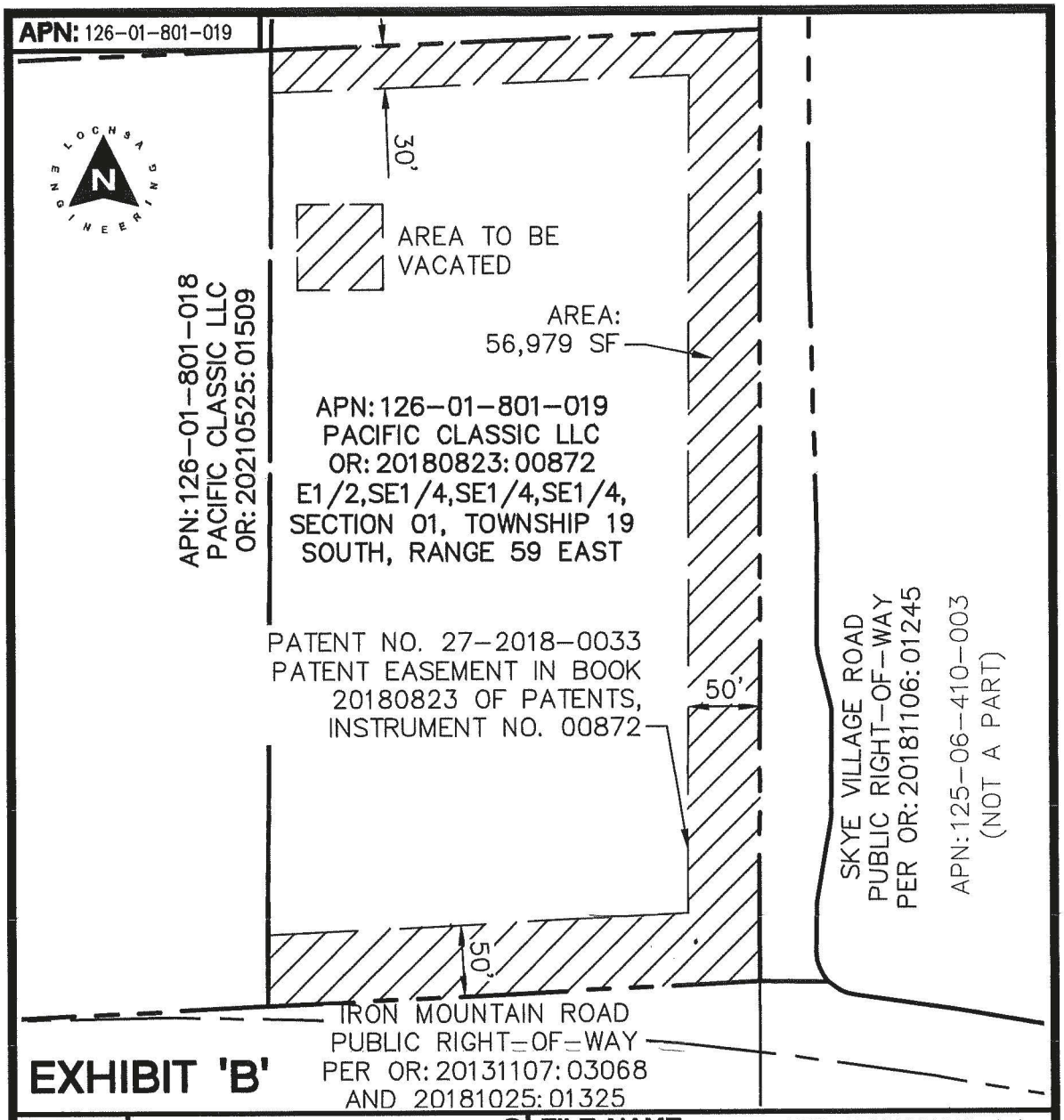
BEING THE EAST AND SOUTH 50.00 FEET AND THE NORTH 30.00 FEET OF SAID PATENT EASEMENT.

SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



PREPARED BY:
SHAWN R. HERMAN, PLS
NEVADA CERTIFICATE NUMBER 20138
EXPIRES JUNE 30, 2023
LOCHSA ENGINEERING LLC
6345 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA 89118
TEL (702) 365-9312 FAX (702) 365-9317
SHAWN@LOCHSA.COM
j:\survey\dwg\211156 skye village\legals\211156 - patent esmt 27-2019-0033.docx
SHEET 1 OF 2

22-0241
04/30/2022



LEGEND FOUND MONUMENTATION	**FILE NAME:** VPE-12601801019-1.dwg
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ROW LINE	PROPERTY LINE
EASEMENT LINE	
DRAWN BY: JCQ	SCALE: 1"=120'
CHECKED BY: SH	DATE: 03/01/22

PATENT EASEMENT VACATION EXHIBIT

SKYE VILLAGE

PROJECT No.: 211156

SHEET No. 2

SHEET 2 OF 2

Lochsa engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

22-0241
04/30/2022

APN 126-01-801-019
VS-

EXHIBIT "A"
LEGAL DESCRIPTION
SKYE VILLAGE
PATENT EASEMENT NO. 1157984 VACATION

THIS DESCRIBES THE VACATION OF THAT CERTAIN PATENT EASEMENT NO 1157984, AS GRANTED BY DOCUMENT RECORDED IN BOOK 940 AS INSTRUMENT 754945 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER.

ALL OF THAT CERTAIN PATENT EASEMENT NO. 1157984 AS GRANTED BY DOCUMENT RECORDED IN BOOK 940 AS INSTRUMENT 754945 OF OFFICIAL RECORDS, WITHIN THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 01, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

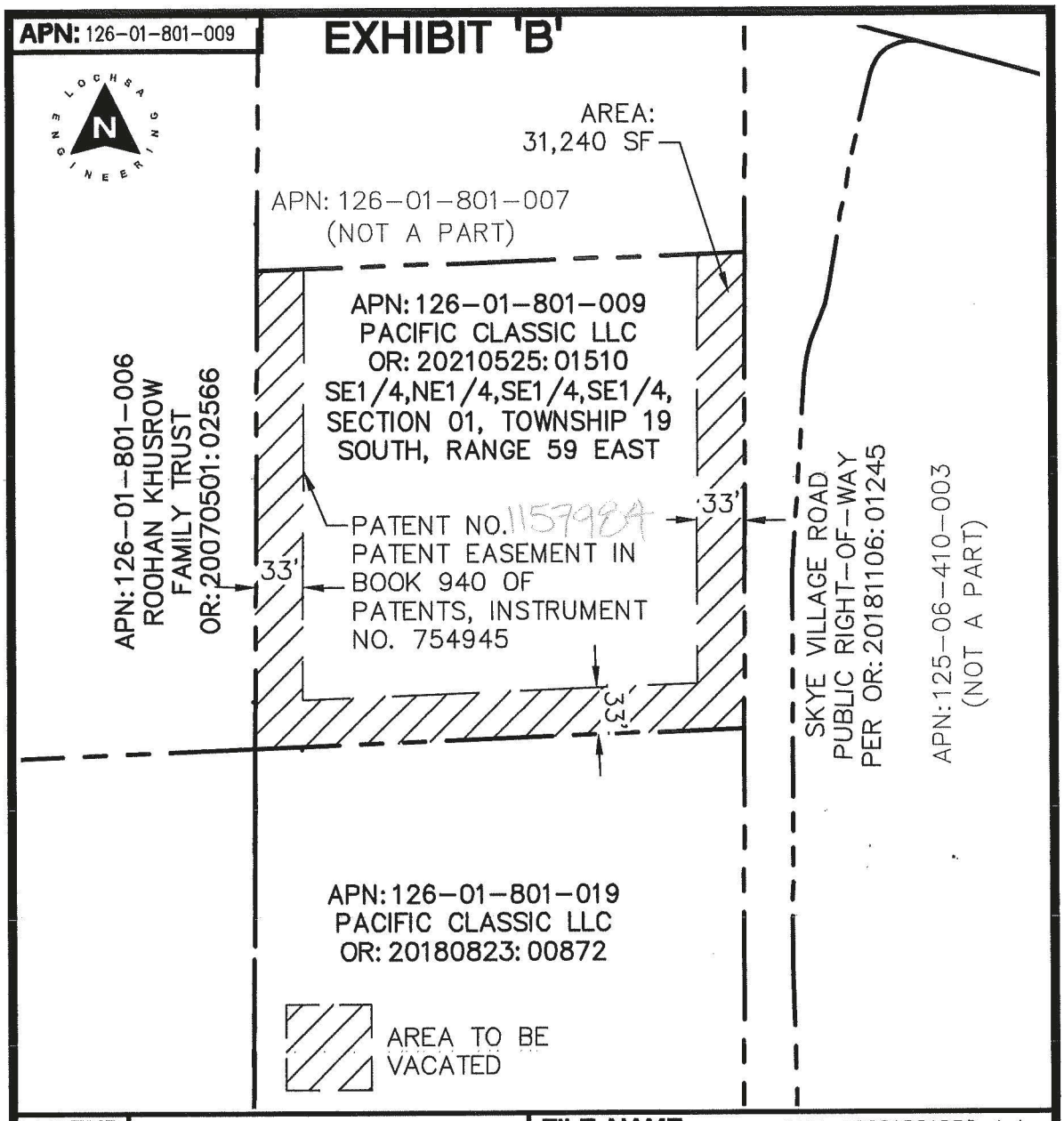
BEING THE SOUTH, EAST AND WEST 33.00 FEET OF SAID PATENT EASEMENT.

SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY:
SHAWN R. HERMAN, PLS
NEVADA CERTIFICATE NUMBER 20138
EXPIRES JUNE 30, 2023
LOCHSA ENGINEERING LLC
6345 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA 89118
TEL (702) 365-9312 FAX (702) 365-9317
SHAWN@LOCHSA.COM
j:\survey\dwg\211156 skye village\legals\211156 - patent esmt 1157984 vac.docx
SHEET 1 OF 2



22-0241
04/30/2022


APN: 126-01-801-009
EXHIBIT 'B'
AREA:
31,240 SF
APN: 126-01-801-007
(NOT A PART)
APN: 126-01-801-009
PACIFIC CLASSIC LLC
OR: 20210525: 01510
SE1/4,NE1/4,SE1/4,SE1/4,
SECTION 01, TOWNSHIP 19
SOUTH, RANGE 59 EAST
PATENT NO. 1157984
PATENT EASEMENT IN
BOOK 940 OF
PATENTS, INSTRUMENT
NO. 754945
APN: 126-01-801-006
ROOHAN KHUSROW
FAMILY TRUST
OR: 20070501: 02566
33'
33'
33'
SKYE VILLAGE ROAD
PUBLIC RIGHT-OF-WAY
PER OR: 20181106: 01245
APN: 125-06-410-003
(NOT A PART)
APN: 126-01-801-019
PACIFIC CLASSIC LLC
OR: 20180823: 00872
AREA TO BE
VACATED
LEGEND
FOUND MONUMENTATION
CENTER LINE
ROW LINE
EASEMENT LINE
FILE NAME: VPE-12601801009-1.dwg
SECTION LINE
PROPERTY LINE
DRAWN BY: JCQ
SCALE: 1"=120'
CHECKED BY: SH
DATE: 03/01/22
PATENT EASEMENT VACATION EXHIBIT
SKYE VILLAGE
PROJECT No.: 211156
SHEET No. 2
SHEET 2 OF 2
Lochsa engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317
22-0241
04/30/2022

Inst #: 20180823-0000872
Fees: $40.00
RPTT: $7701.00 Ex #:
08/23/2018 10:15:53 AM
Receipt #: 3491326
Requestor:
FIRST AMERICAN TITLE NCS
Recorded By: DROY Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN# 126-01-801-019

Recording Requested by:
Name: First American Title Insurance Company National Commercial Services

When Recorded Mail to: Pacific Classic, LLC
5699 Happy Canyon Road
Santa Ynez, CA 93460

Mail Tax Statements To: Parcel-N-95286

Order Number: NCS-914167 (ad)

PATENT
(Title of Document)

Unofficial Copy

22-0241
04/30/2022

N-95286

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS

PACIFIC CLASSIC LLC

is entitled to a land patent pursuant to Section 203 of the Act of October 21, 1976 (43 U.S.C. 1713), as amended, and pursuant to Section 4(a) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, 112 Stat. 2343, *et seq.*, for the following described land:

Mount Diablo Meridian, Nevada

T. 19 S., R. 59 E.,
sec. 1, E½SE¼SE¼SE¼.

The area described contains 5.00 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto PACIFIC CLASSIC LLC the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto PACIFIC CLASSIC LLC, its successors and assigns, forever.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890 (43 U.S.C. 945); and

2. All mineral deposits in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove the minerals under applicable law and such regulations as the Secretary of the Interior may prescribe.

Patent Number 27-2018-0033

UNOFFICIAL COPY

22-0241
04/30/2022

SUBJECT TO:

1. Valid existing rights;

2. Right-of-way N-77772 for road, sewer, and drainage purposes granted to the City of Las Vegas, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

3. Right-of-way N-83860 for road, sewer, and drainage purposes granted to the City of Las Vegas, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761); and

4. The south 50 feet, north 30 feet and the east 50 feet of E½SE¼SE¼SE¼, sec. 1, T. 19 S., R., 59 E., M.D.M., Clark County, Nevada in favor of the City of Las Vegas for road, drainage and sewer, to insure ingress and egress to adjacent lands, pursuant to the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, 112 Stat. 2343.

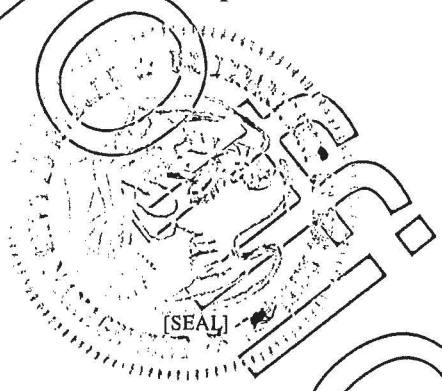
By accepting this patent, the patentee agrees to indemnify, defend and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from the past, present, and future acts or omissions of the patentee, its employees, agents, contractors, or lessees, or any third-party, arising out of, or in connection with, the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee, its employees, agents, contractors, or lessees, or third party arising out of or in connection with the uses and/or occupancy of the patented real property resulting in: (1) Violations of federal, state, and local laws and regulations applicable to the real property; (2) Judgments, claims or demands of any kind assessed against the United States; (3) Costs, expenses, damages of any kind incurred by the United States; (4) Other releases or threatened releases on, into or under land, property and other interests of the United States by solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws; (5) Other activities by which solid or hazardous substances or wastes, as defined by federal and state environmental laws were generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action, or other actions related in any manner to said solid or hazardous substances or wastes; (6) Or natural resource damages as defined by federal and state law. This covenant shall be construed as running with the patented real property, and may be enforced by the United States in a court of competent jurisdiction; and

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9620(h), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby

Patent Number 87-2018-0033

22-0241
04/30/2022

given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances have been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.



IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in RENO, NEVADA, the TENTH day of AUGUST in the year of our Lord TWO THOUSAND and EIGHTEEN and of the Independence of the United States the Two Hundred and Forty-Third.

By Raul Morales
Raul Morales
Deputy State Director

Patent Number 27-2018-0033

Official Copy

22-0241
04/30/2022

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 126-01-801-019
   b)
   c)
   d)

2. Type of Property
   a) [X] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: $1,510,000.00
   b) Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   c) Transfer Tax Value: $1,510,000.00
   d) Real Property Transfer Tax Due $7,701.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: _____
   b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: _____
Signature: _____ Capacity: Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Bureau of Land Management	Print Name: Pacific Classic, LLC
Address: Southern Nevada District Las Vegas Field Office 4701 N. Torrey Pines Drive	Address: 5699 Happy Canyon Rd.
City: Las Vegas	City: Santa Ynez
State: NV Zip: 89130	State: CA Zip: 93460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company National Commercial Services
File Number: NCS-914167-HHLV.ad/ad
Address: 2500 Paseo Verde Parkway, #120
City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

22-0241
04/30/2022

APN 126-01-801-018
VS-

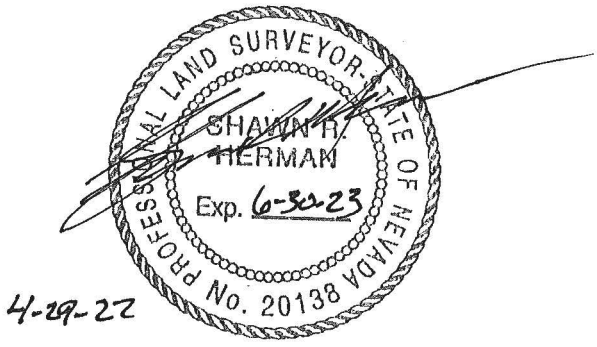
EXHIBIT "A"
LEGAL DESCRIPTION
SKYE VILLAGE
PATENT EASEMENT NO. 1158481 VACATION

THIS DESCRIBES THE VACATION OF THAT CERTAIN PATENT EASEMENT NO 1158481, AS GRANTED BY DOCUMENT RECORDED IN BOOK 1240 AS INSTRUMENT 1199952 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER.

ALL OF THAT CERTAIN PATENT EASEMENT NO. 1158481 AS GRANTED BY DOCUMENT RECORDED IN BOOK 1240 AS INSTRUMENT 1199952 OF OFFICIAL RECORDS, WITHIN THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 01, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH, SOUTH, EAST AND WEST 33.00 FEET OF SAID PATENT EASEMENT.

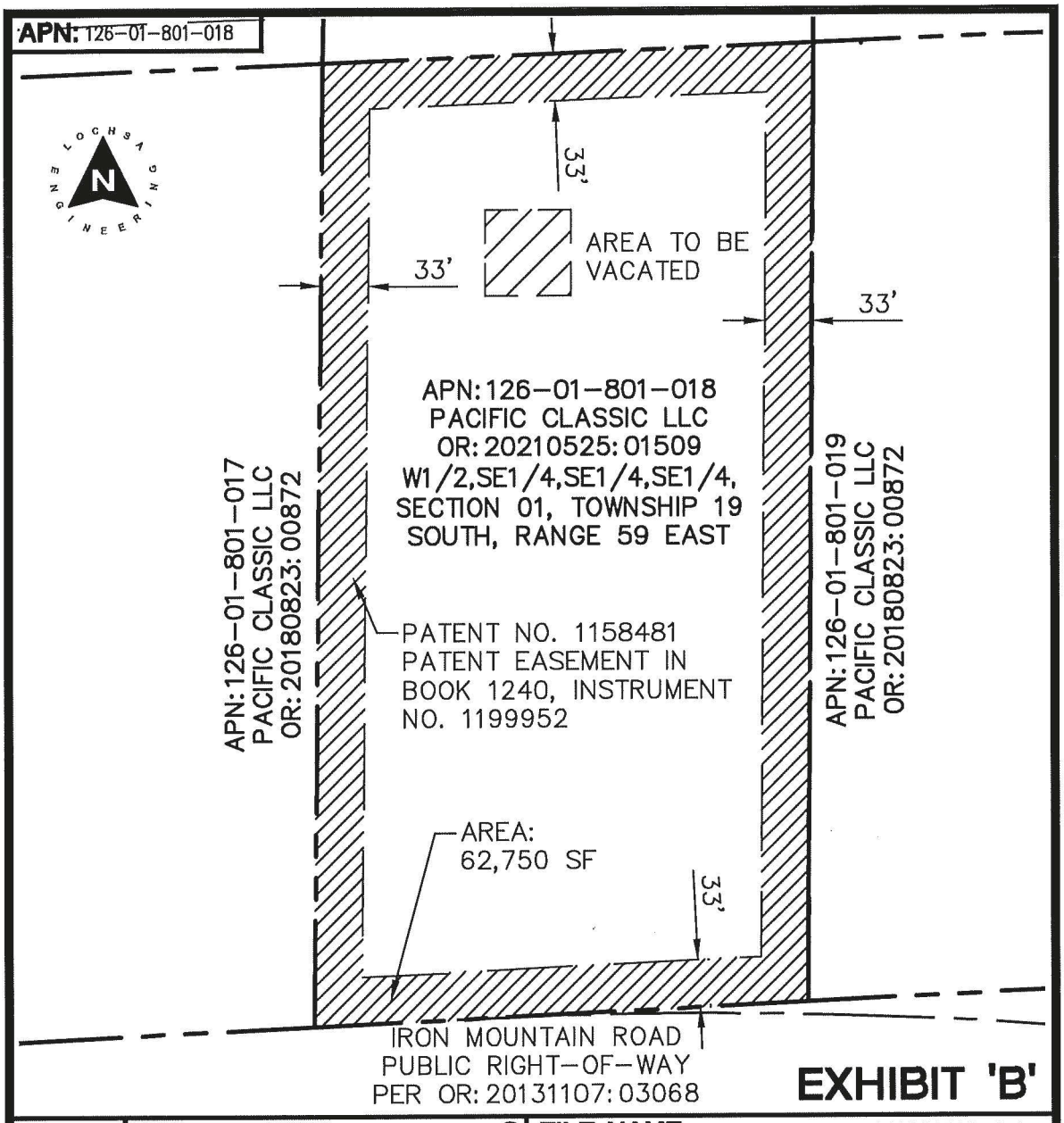
SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



4-29-22

PREPARED BY:
SHAWN R. HERMAN, PLS
NEVADA CERTIFICATE NUMBER 20138
EXPIRES JUNE 30, 2023
LOCHSA ENGINEERING LLC
6345 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA 89118
TEL (702) 365-9312 FAX (702) 365-9317
SHAWN@LOCHSA.COM
j:\survey\dwg\211156 skye village\legals\211156 - patent esmt 115481.docx
SHEET 1 OF 2

22-0241
04/30/2022



LEGEND	FOUND MONUMENTATION	**FILE NAME:**	VPE-12601801018-1.dwg
CENTER LINE		SECTION LINE	
ROW LINE		PROPERTY LINE	
EASEMENT LINE			

DRAWN BY: JCQ	SCALE: 1"=120'	**PATENT EASEMENT VACATION EXHIBIT**	PROJECT No.: 211156
CHECKED BY: SH	DATE: 03/01/22		SHEET No. 2

Lochsa engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

SKYE VILLAGE

SHEET 2 OF 3

22-0241
04/30/2022

APN: 126-01-801-018

When Recorded Return to:
Mail TAX Statement to
Pacific Classic, LLC
Att: Tommy L. Stull, Manager
5699 Happy Canyon Road
Santa Ynez, CA 93460

Inst #: 20210525-0001509
Fees: $42.00
RPTT: $0.00 Ex #: 001
05/25/2021 09:30:00 AM
Receipt #: 4545180
Requestor:
KEVIN KOENTOPP
Recorded By: SCHIABLE Pgs: 2
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

QUITCLAIM DEED

BY THIS INSTRUMENT dated May 14th, 2021, for a valuable consideration, PACIFIC LAND FUND I, LLC, a Nevada limited liability, does hereby REMISE, RELEASE and FOREVER QUITCLAIM to PACIFIC CLASSIC LLC, a Nevada limited liability company, all right, title and interest in and to the following described real property in the State of Nevada, County of Clark:

THE WEST ONE-HALF (W½) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M. EXCPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED MAY 20, 1976 IN BOOK 623 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 582511, CLARK COUNTY, NEVADA.

PACIFIC LAND FUND I, LLC

By: Jakev West, LLC, Manager

By: Kevin P. Koentopp
Kevin Koentopp, Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On May 14th, 2021 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kevin Koentopp, Manager of Jakev West, LLC, the Manager of Pacific Land Fund I, LLC known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

KHRYSTYNA THOMPSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-05-2022
Certificate No: 18-4044-1

22-0241
04/30/2022

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 126-01-801-018
   b)
   c)
   d)

2. Type of Property:
   a) [X] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [ ] Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property $ 1,238,500.00
   Deed in Lieu of Foreclosure Only (value of property) ( )
   Transfer Tax Value: $
   Real Property Transfer Tax Due $ N/A

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section ~~9~~ 1
   b. Explain Reason for Exemption: ~~transfer to business entity of which grantor is 100% owner~~
   Transfer between affiliated business entities with identical common ownership.

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [signature] Capacity Authorized Signatory

Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Pacific Land Fund I LLC	Print Name: Pacific Classic, LLC
Address: 1179 Brewster	Address: 1179 Brewster
City: Las Vegas	City: Las Vegas
State: NV Zip: 89135	State: NV Zip: 89135

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Escrow #:
Address:
City: State: Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

22-0241
04/30/2022

APN: 126-01-801-009

When Recorded Return to:
Mail Tax Statement
Pacific Classic, LLC
Att: Tommy L. Stull, Manager
5699 Happy Canyon Road
Santa Ynez, CA 93460

Inst #: 20210525-0001510
Fees: $42.00
RPTT: $0.00 Ex #: 001
05/25/2021 09:30:00 AM
Receipt #: 4545180
Requestor:
KEVIN KOENTOPP
Recorded By: SCHIABLE Pgs: 2
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

QUITCLAIM DEED

BY THIS INSTRUMENT dated May 14th, 2021, for a valuable consideration, PACIFIC LAND FUND I, LLC, a Nevada limited liability, does hereby REMISE, RELEASE and FOREVER QUITCLAIM to PACIFIC CLASSIC LLC, a Nevada limited liability company, all right, title and interest in and to the following described real property in the State of Nevada, County of Clark:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19, SOUTH, RANGE 59 EAST, M.D.M., DESCRIBED AS FOLLOWS:

LOT ONE (1) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 113 OF PARCEL MAPS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PACIFIC LAND FUND I, LLC

By: Jakev West, LLC, Manager

By: Kevin P. Koentopp
Kevin Koentopp, Manager

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On May 14th 2021 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kevin Koentopp, Manager of Jakev West, LLC, the Manager of Pacific Land Fund I, LLC known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC

KHRYSTYNA THOMPSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-05-2022
Certificate No: 18-4044-1

22-0241
04/30/2022

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 126-01-801-009
   b)
   c)
   d)

2. Type of Property:
   a) [X] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   [ ] Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property $ 668,750.00
   Deed in Lieu of Foreclosure Only (value of property) ( )
   Transfer Tax Value: $
   Real Property Transfer Tax Due $ N/A

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section ~~9~~ 1
   b. Explain Reason for Exemption: ~~transfer to business entity of which grantor is 100% owner~~
   Tranfer between affiliated business entities with identical common ownership.

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [signature] Capacity Authorized Signator

Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Pacific Land Fund I LLC	Print Name: Pacific Classic, LLC
Address: 1179 Brewster	Address: 1179 Brewster
City: Las Vegas	City: Las Vegas
State: NV Zip: 89135	State: NV Zip: 89135

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Escrow #:
Address:
City: State: Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

22-0241
04/30/2022

APN 126-01-801-017
VS-

EXHIBIT "A"
LEGAL DESCRIPTION
SKYE VILLAGE
PATENT EASEMENT NO. 27-2018-0033 VACATION

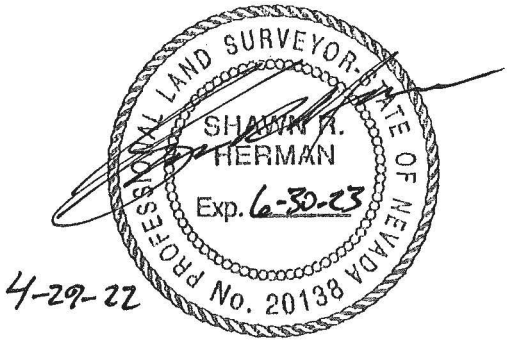
THIS DESCRIBES THE VACATION OF THAT CERTAIN PATENT EASEMENT NO 27-2018-0033, AS GRANTED BY DOCUMENT RECORDED IN BOOK 20180823 AS INSTRUMENT 00872 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER.

ALL OF THAT CERTAIN PATENT EASEMENT NO. 27-2018-0033 AS GRANTED BY DOCUMENT RECORDED IN BOOK 20180823 AS INSTRUMENT 00872 OF OFFICIAL RECORDS, WITHIN THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 01, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH, EAST AND WEST 33.00 FEET OF SAID PATENT EASEMENT.

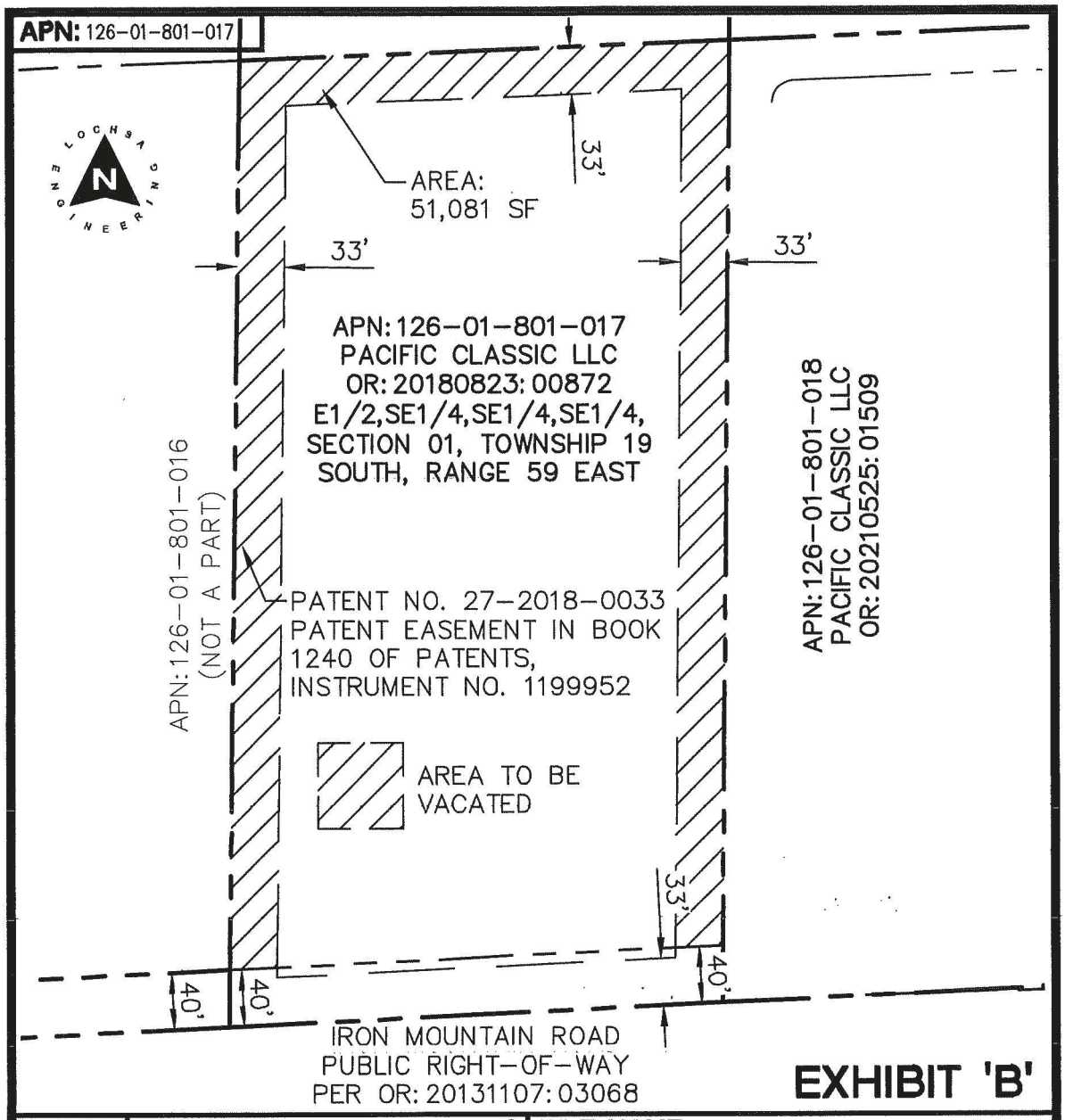
EXCEPTING THEREFROM THE SOUTH 40.00 FEET OF SAID PATENT EASEMENT.

SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



PREPARED BY:
SHAWN R. HERMAN, PLS
NEVADA CERTIFICATE NUMBER 20138
EXPIRES JUNE 30, 2023
LOCHSA ENGINEERING LLC
6345 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA 89118
TEL (702) 365-9312 FAX (702) 365-9317
SHAWN@LOCHSA.COM
j:\survey\dwg\211156 skye village\legals\211156 - patent esmt 27-2019-0033 2.docx
SHEET 1 OF 2

22-0241
04/30/2022



LEGEND	FOUND MONUMENTATION	**FILE NAME:**	VPE-12601801017-1.dwg
CENTER LINE		SECTION LINE	
ROW LINE		PROPERTY LINE	
EASEMENT LINE			

DRAWN BY: JCQ	SCALE: 1"=120'	**PATENT EASEMENT VACATION EXHIBIT**	PROJECT No.: 211156
CHECKED BY: SH	DATE: 03/01/22		SHEET No. 2
		SKYE VILLAGE	SHEET 2 OF 2

Lochsa engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

22-0241
04/30/2022

Inst #: 20200916-0000821
Fees: $42.00
RPTT: $10200.00 Ex #:
09/16/2020 09:02:21 AM
Receipt #: 4212085
Requestor:
First American Title Insu
Recorded By: DOBLC Pgs: 34
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

A.P.N.: 126-01-801-017

File No: NCS-1017098-HHLV (ad)

R.P.T.T.: $10,200.00

When Recorded Mail To: Mail Tax Statements To:
Pacific Classic, LLC
1179 Brewster Street
Las Vegas, NV 89135

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mark Moreno, Member of M&RM, LLC, a Nevada LLC, Gene Squitieri, Trustee of GSQ Trust, David B. Ober, Trustee of the David Ober Family Trust, Dana McDaniel Kanne, Trustee of the Dana McDaniel Kanne Separate Property Trust dated 4/27/99, Eanos Thomas Evans, Trustee of the Eanos Thomas Evans Trust dated 12/23/97, John C. Heath, an unmarried man, Jacqueline S. Heath, an unmarried woman, Audrey M. Torgerson, Trustee of the Robert A. Torgerson and Audrey M. Torgerson Trust dated u/d/t 4/19/90, Christopher Moeslacher and Nicole Moeslacher, husband and wife as joint tenants, Anthony Devito, Trustee of the Anthony Vincent Donna Jean Devito Revocable Trust dated 4/19/04, Ober Family Investments, LLC, Series III, a Nevada Limited Liability Company, James A. Brennan, Trustee of the James A. Brennan Revocable Family Trust dated 1/22/02, David Van Hattem, an unmarried man and Pamela Hoffman, a married woman as her sole & separate property, Premier Trust, Inc. Custodian fbo Harry Brandise, IRA, Roberta D. Tegano, Trustee of the Roberta D. Tegano Living Trust dated 12/1/98, Lisa Labreche, Trustee for the Yates Charitable Remainder Unitrust dated 1/29/01, Mel Caplan, Trustee for the Mel and Carole Caplan Living Trust dated 8/3/01, Susan M. Graves, Trustee of the Madison B. Graves II and Susan M. Graves Family Trust-Survivor's Trust, Susan M. Graves, Trustee of the Madison B. Graves II and Susan M. Graves Family Trust-Exemption Trust, Susan M. Graves, Trustee of the Madison B. Graves II and Susan M. Graves Family Trust-Exempt Exemption Trust, Bob H. Needham who acquired title as Robert H. Needham, Susan Jacobsen, a married woman as her sole and separate property, Marion A. Reeves and Lindsey A. Holmes, as tenants in common, All as their interest may appear

do(es) hereby *GRANT, BARGAIN and SELL* to

Pacific Classic, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

22-0241
04/30/2022

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Effective Date: September 16, 2020

Unofficial Copy

22-0241
04/30/2022

M&RM, LLC, a Nevada limited liability company

Name: Robert E. Clark
Title: Manager

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on August 23, 2021 by Robert E. Clark, as Manager of **M&RM, LLC.**

Notary Public

(My commission expires: Jan 17, 2024)

CANDY GALAVIZ
Notary Public, State of Nevada
No. 00-12086-1
My Appt. Exp. Jan. 17, 2024

Candy Galaviz

GSQ Trust

SIGNED IN COUNTERPART

Gene E. Squitieri, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by Gene E. Squitieri, Trustee, of the **GSQ Trust.**

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

22-0241
04/30/2022

UNOFFICIAL COPY

M&RM, LLC, a Nevada limited liability company

SIGNED IN COUNTERPART

Name:
Title:

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by _____, as _____, of **M&RM, LLC.**

_____
Notary Public

(My commission expires: _____)

GSQ Trust

_____
Gene E. Squitieri, Trustee
Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on July 29, 2020 by Gene E. Squitieri, Trustee, of **GSQ Trust.**

_____
Notary Public T. Ferris

(My commission expires: Apr. 30, 2022)

T. FERRIS
Notary Public - State of Nevada
County of Clark
APPT. NO. 14-13630-1
My App. Expires April 30, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

22-0241
04/30/2022

Unofficial Copy

David Ober Family Trust

David B. Ober, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on July 31, 2020 by David B. Ober, Trustee of the **David Ober Family Trust**.

Notary Public Dorothy Grace Shoen

(My commission expires: 12-2-20)

DOROTHY GRACE SHOEN
Notary Public, State of Nevada
Appointment No. 96-5387-1
My Appt. Expires Dec 2, 2020

Dana McDaniel Kanne Separate Property Trust
dated 4/27/99

SIGNED IN COUNTERPART

Dana McDaniel Kanne, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by Dana McDaniel Kanne, Trustee of the **Dana McDaniel Kanne Separate Property Trust dated 4/27/99**.

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

22-0241
04/30/2022

UNOFFICIAL COPY

David Ober Family Trust

SIGNED IN COUNTERPART

SIGNED IN [illegible]

David B. Ober, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by David B. Ober, Trustee of the **David Ober Family Trust.**

Notary Public

(My commission expires: _____)

Dana McDaniel Kanne Separate Property Trust dated 4/27/99

Dana McDaniel Kanne

Dana McDaniel Kanne, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 8/31/2020 by Dana McDaniel Kanne, Trustee of the **Dana McDaniel Kanne Separate Property Trust dated 4/27/99.**

NOTARY PUBLIC
ELIZABETH LEE GOULD
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. NOV. 22, 2022
No: 00-62039-1

Elizabeth Lee Gould

Notary Public Elizabeth Lee Gould

(My commission expires: 11/22/2022)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

22-0241
04/30/2022

Unofficial Copy

Eanos Thomas Evans Trust dated 12/23/97

Eanos Thomas Evans, Trustee

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on _____ Eanos Thomas Evans, Trustee of the Eanos Thomas Evans Trust dated 12/23/97.

SEE Attached - ACK

Notary Public

(My commission expires: 7/16/2023)

SIGNED IN COUNTERPART

John C. Heath

SIGNED IN COUNTERPART

Jacqueline S. Heath

STATE OF NEVADA)
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on _____ by John C. Heath.

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July 10, 2020 under Escrow No. NCS-1017098-HHLV.

Unofficial Copy

22-0241
04/30/2022

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

On July 30, 2020 before me, Anne Mansour, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared EANOS THOMAS EVANS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANNE MANSOUR
Notary Public - California
Orange County
Commission # 2292941
My Comm. Expires Jul 11, 2023

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.

Anne Mansour

Place Notary Seal and/or Stamp Above

Signature Anne Mansour
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant, Bargain & Sale Deed
Document Date: July 30, 2020. Number of Pages: 2
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: EANOS THOMAS EVANS	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

22-0241
04/30/2022

©2019 National Notary Association

Eanos Thomas Evans Trust dated 12/23/97

SIGNED IN COUNTERPART

Eanos Thomas Evans, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ Eanos Thomas Evans, Trustee of the **Eanos Thomas Evans Trust dated 12/23/97**.

Notary Public

(My commission expires: _____)

John C. Heath

John C. Heath

Jacqueline S. Heath

STATE OF ~~NEVADA~~ MICHIGAN)
: **ss.**
COUNTY OF ~~CLARK~~ SCHOOLCRAFT)

This instrument was acknowledged before me on September 1, 2020 by **John C. Heath**.

Notary Public

JACQUELINE L. HANSEN
Notary Public, State of Michigan
County of Delta
My Commission Expires Feb. 03, 2026
Acting in the County of Schoolcraft

(My commission expires:

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

* is attached to that certain

22-0241
04/30/2022

UNOFFICIAL COPY

STATE OF ~~NEVADA~~ MICHIGAN)
: **ss.**
COUNTY OF ~~CLARK~~ SCHOOLCRAFT)

This instrument was acknowledged before me on September 1, 2020 by **Jacqueline S. Heath.**

Jacqueline S Hansen
Notary Public

JACQUELINE L. HANSEN
Notary Public, State of Michigan
County of Delta
My Commission Expires Feb. 03, 2026
Acting in the County of Schoolcraft

(My commission expires: *Expires)

Robert A. Togerson & Audrey M. Torgerson
Trust dated u/d/t 4/19/90

SIGNED IN COUNTERPART
Audrey M. Torgerson, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by _____, as Trustee of the **Robert A. Togerson & Audrey M. Torgerson Trust dated u/d/t 4/19/90.**

_____
Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

Unofficial Copy

22-0241
04/30/2022

Robert A. Togerson & Audrey M. Torgerson
Trust dated u/d/t 4/19/90

By: American Trust Center, its Successor Trustee

By: _____
Name: Blaine Stockert
Title: Trust Manager

By: _____
Name: Russell R. Murphy
Title: Trust Officer

STATE OF ~~NEVADA~~ North Dakota)
: **ss.**
COUNTY OF ~~CLARK~~ Stark)

This instrument was acknowledged before me on July 30, 2020 by Blaine Stockert, as Trust Manager of American Trust Center, as Successor Trustee of the **Robert A. Togerson & Audrey M. Torgerson Trust dated u/d/t 4/19/90.**

_____
Notary Public Cindy A Steiner
(My commission expires: 11-25-2029)

CINDY A STEINER
NOTARY PUBLIC, STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES NOV 25, 2020

STATE OF ~~NEVADA~~ North Dakota)
: **ss.**
COUNTY OF ~~CLARK~~ Stark)

This instrument was acknowledged before me on July 30, 2020 by Russell R. Murphy, as Trust Officer, of American Trust Center, as Successor Trustee of the **Robert A. Togerson & Audrey M. Torgerson Trust dated u/d/t 4/19/90.**

_____
Notary Public Cindy A. Steiner
(My commission expires: 11-25-2029)

CINDY A STEINER
NOTARY PUBLIC, STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES NOV 25, 2020

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

22-0241
04/30/2022

UNOFFICIAL DOCUMENT

Christopher Moeslacher

Nicole Moeslacher

Nicole Moeslacher

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 2 September 2020 by **Christopher Moeslacher.**

Notary Public

LYNN A WILCOX
Notary Public, State of Nevada
Appointment No. 93-4646-1
My Appt. Expires Oct 11, 2021

(My commission expires: 10.11.2021)

Lynn A Wilcox

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on Nicole Moeslacher by **Nicole Moeslacher.**

Notary Public

LYNN A WILCOX
Notary Public, State of Nevada
Appointment No. 93-4646-1
My Appt. Expires Oct 11, 2021

(My commission expires: 10.11.2021)

Lynn A. Wilcox

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

Official Copy

22-0241
04/30/2022

Anthony Vincent Donna Jean Devito Revocable
Trust dated 4/19/04

X _____
Anthony Vincent DeVito, Trustee Anthony Vicent DeVito

X _____
Donna Jean DeVito, Trustee
Donna Jean DeVito

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on Aug. 3, 2020 by Anthony Vincent DeVito, as Trustee of the **Anthony Vincent Donna Jean Devito Revocable Trust dated 4/19/04.**

_____
Notary Public Helen E. Thayer
(My commission expires: 2-20-23)

HELEN E. THAYER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 2-20-23
Certificate No: 98-2743-1

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on Aug. 3, 2020 by Donna Jean DeVito, as Trustee of the **Anthony Vincent Donna Jean Devito Revocable Trust dated 4/19/04.**

_____
Notary Public Helen E. Thayer
(My commission expires: 2-20-23)

HELEN E. THAYER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 2-20-23
Certificate No: 98-2743-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

22-0241
04/30/2022

Unofficial

Ober Family Investments, LLC Series III, a Nevada limited liability company

By: David Ober
Name: David Ober
Title: Manager

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on July 31, 2020 by David Ober, as Manager of **Ober Family Investments, LLC Series III.**

Dorothy Grace Shoen
Notary Public Dorothy Grace Shoen
(My commission expires: 12/2/20)

DOROTHY GRACE SHOEN
Notary Public, State of Nevada
Appointment No. 96-5387-1
My Appt. Expires Dec 2, 2020

James A. Brennan Revocable Family Trust, dated 1/22/02

SIGNED IN COUNTERPART
James A. Brennan, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by James A. Brennan, as Trustee of the **James A. Brennan Revocable Family Trust, dated 1/22/02.**

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

22-0241
04/30/2022

Unofficial Copy

Ober Family Investments, LLC Series III, a Nevada limited liability company

By: _____
Name: Edward M. Ober
Title: Manager Edward M Ober

STATE OF ~~NEVADA~~ Arizona)
: ss.
COUNTY OF **CLARK**)

KATHY R. THOMAS
Notary Public - Arizona
Maricopa County
Commission # 544428
My Comm. Expires Mar 16, 2022

This instrument was acknowledged before me on July 30th, 2020 by Edward M. Ober, as Manager of **Ober Family Investments, LLC Series III**.

Kathy R. Thomas
Notary Public Kathy R. Thomas

(My commission expires: 3.16.2022)

James A. Brennan Revocable Family Trust, dated 1/22/02

SIGNED IN COUNTERPART
_____
James A. Brennan, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by James A. Brennan, as Trustee of the **James A. Brennan Revocable Family Trust, dated 1/22/02**.

_____
Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

22-0241
04/30/2022

UNOFFICIAL DOCUMENT

Ober Family Investments, LLC Series III, a Nevada limited liability company

By: Ron Ober
Name: Ron Ober
Title: Manager Ron Ober

STATE OF ~~NEVADA~~ Arizona)
: ss.
COUNTY OF ~~CLARK~~ Maricopa)

This instrument was acknowledged before me on August 4, 2020 by Ron Ober, as Manager of **Ober Family Investments, LLC Series III.**

Stephanie Hernandez
Notary Public

STEPHANIE HERNANDEZ
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 556766
Expires December 6, 2022

(My commission expires: 12.4.2023)

James A. Brennan Revocable Family Trust, dated 1/22/02

SIGNED IN COUNTERPART

James A. Brennan, Trustee

STATE OF ~~NEVADA~~ Arizona)
: ss.
COUNTY OF ~~CLARK~~ Maricopa)

This instrument was acknowledged before me on _____ by James A. Brennan, as Trustee of the **James A. Brennan Revocable Family Trust, dated 1/22/02.**

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

22-0241
04/30/2022

UNOFFICIAL COPY

James A. Brennan Revocable Family Trust,
dated 1/22/02

Laura Susan Tidwell

Laura Susan Tidwell, Successor Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on September 10, 2020 by Laura Susan Tidwell, as Successor Trustee of the **James A. Brennan Revocable Family Trust, dated 1/22/02.**

A. Hawkins Dion

Notary Public A. Hawkins Dion

(My commission expires: 7.28.2021)

A. HAWKINS DION
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 00-66224-1
My Appt. Expires July 28, 2021

SIGNED IN COUNTERPART

David Van Hattem

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by **David Van Hattem.**

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

22-0241
04/30/2022

UNOFFICIAL COPY

David Van Hattem

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on August 27, 2020 by **David Van Hattem.**

JACOB VAN WAGONER
Notary Public, State of Nevada
Appointment No. 05-98413-1
My Appt. Expires February 21, 2021

Notary Public

(My commission expires: 02-21-21)

Jacob Van Wagoner

SIGNED IN COUNTERPART

Pamela Hoffman

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This Instrument was acknowledged before me on _____ by **Pamela Hoffman.**

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

Unofficial Copy

22-0241
04/30/2022

SIGNED IN COUNTERPART

David Van Hattem

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by **David Van Hattem.**

Notary Public

(My commission expires: _____)

Pamela Hoffman

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on August 27 2020 by **Pamela Hoffman.**

Notary Public

(My commission expires: 02-21-21)

JACOB VAN WAGONER
Notary Public, State of Nevada
Appointment No. 05-98413-1
My Appt. Expires February 21, 2021

Jacob Van Wagoner

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

Unofficial Document

22-0241
04/30/2022

SIGNED IN COUNTERPART

Pamela Hoffman

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by **Pamela Hoffman.**

Notary Public

(My commission expires: _____)

Premier Trust, Inc. Custodian fbo Harry Brandise, IRA

Kathy Klein

Kathy Klein, Trust Officer

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This Instrument was acknowledged before me on September 2, 2020 by Kathy Klein, as Trust Officer of **Premier Trust, Inc. Custodian fbo Harry Brandise, IRA.**

Notary Public Krystal Gomez

(My commission expires: 07/14/2021)

KRYSTAL GOMEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 17-3072-1
MY APPT. EXPIRES JULY 14, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

22-0241
04/30/2022

Unofficial Document

Roberta D. Tegano Living Trust dated
12/1/1998

Roberta D. Tegano, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 31st of July 2022 by Roberta D. Tegano, as Trustee of **Roberta D. Tegano Living Trust dated 12/1/1998**.

See Attached
Notary Public

(My commission expires: _____)

Yates Charitable Remainder Unitrust dated
1/29/01

SIGNED IN COUNTERPART

Lisa Labreche, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by Lisa Labreche, Trustee of **Yates Charitable Remainder Unitrust dated 1/29/01**.

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

22-0241
04/30/2022

Unofficial Copy

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On 31st of July 2020 before me, Rider Son Stark, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Roberto D. Tegano
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RIDER SON STARK
Notary Public - California
Orange County
Commission # 2200826
My Comm. Expires Jun 9, 2021

Rider Son Stark
Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

22-0241
04/30/2022

©2018 National Notary Association

Roberta D. Tegano Living Trust dated
12/1/1998

SIGNED IN COUNTERPART

Roberta D. Tegano, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by Roberta D. Tegano, as Trustee of **Roberta D. Tegano Living Trust dated 12/1/1998.**

Notary Public

(My commission expires: _____)

Yates Charitable Remainder Unitrust dated
1/29/01

Lisa Labreche, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 8/6/20 by Lisa Labreche, Trustee of **Yates Charitable Remainder Unitrust dated 1/29/01.**

Notary Public Martha Arambula

(My commission expires: 12/24/22

MARTHA ARAMBULA
Notary Public, State of Nevada
No. 11-3963-1
My Appt. Exp. Dec. 24, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

22-0241
04/30/2022

Unofficial Copy

Mel and Carole Caplan Living Trust dated 8/3/01

Carole Caplan, Successor Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on July 23, 2020 by Carole Caplan, Successor Trustee of **Mel and Carole Caplan Living Trust dated 8/3/01.**

Notary Public A. Hawkins Dion

(My commission expires: 7.28.2021)

A. HAWKINS DION
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 00-66224-1
My Appt. Expires July 28, 2021

Madison B. Graves II and Susan M. Graves Family Trust-Survivors Trust

SIGNED IN COUNTERPART

Susan M. Graves, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by Susan M. Graves, Trustee of **Madison B. Graves II and Susan M. Graves Family Trust-Survivors Trust.**

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

22-0241
04/30/2022

UNOFFICIAL COPY

Mel and Carole Caplan Living Trust dated 8/3/01

SIGNED IN COUNTERPART

Carole Caplan, Successor Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by Carole Caplan, Successor Trustee of **Mel and Carole Caplan Living Trust dated 8/3/01.**

_____
Notary Public

(My commission expires: _____)

Madison B. Graves II and Susan M. Graves Family Trust-Survivors Trust

Susan M Graves

Susan M. Graves, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 9-04-2020 by Susan M. Graves, Trustee of **Madison B. Graves II and Susan M. Graves Family Trust-Survivors Trust.**

Maina Flowers

Notary Public Maina Flowers

(My commission expires: May 14, 2023)

MAINA FLOWERS
Notary Public, State of Nevada
No. 07-3583-1
My Appt. Exp. May 14, 2023

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV.**

22-0241
04/30/2022

Unofficial Copy

Madison B. Graves II and Susan M. Graves
Family Trust-Exemption Trust

Susan M. Graves, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 9-04-2020 by Susan M. Graves, Trustee of the **Madison B. Graves II and Susan M. Graves Family Trust-Exemption Trust.**

Notary Public Maina Flowers

MAINA FLOWERS
Notary Public, State of Nevada
No. 07-3583-1
My Appt. Exp. May 14, 2023

(My commission expires: May 14, 2023)

Madison B. Graves II and Susan M. Graves
Family Trust-Exempt Exemption Trust

Susan M. Graves, Trustee

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 9-04-2020 by Susan M. Graves, Trustee, as Trustee of the **Madison B. Graves II and Susan M. Graves Family Trust-Exempt Exemption Trust.**

Notary Public Maina Flowers

MAINA FLOWERS
Notary Public, State of Nevada
No. 07-3583-1
My Appt. Exp. May 14, 2023

(My commission expires: May 14, 2023)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

22-0241
04/30/2022

Official Copy

Bob H. Needham

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on August 31, 2020 by **Bob H. Needham.**

Robert Kolesar
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-7269-01
My Appt. Expires April 24, 2024

Notary Public Robert Kolesar

(My commission expires: April 2024)

SIGNED IN COUNTERPART

Susan Jacobsen

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by **Susan Jacobsen.**

Robert Kolesar
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-7269-01
My Appt. Expires April 24, 2024

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

Unofficial Document

22-0241
04/30/2022

SIGNED IN COUNTERPART

Robert H. Needham

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on SEE ATTACHED ACKNOWLEDGMENT 08-05-2020 by **Robert H. Needham**.

Notary Public

(My commission expires: _____)

Susan Jacobsen

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by **Susan Jacobsen**.

see attached

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

Unofficial Document

22-0241
04/30/2022

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 ORANGE)

On AUGUST 5, 2020 before me, J.R. ARAYATA, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared SUSAN JACOBSEN
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.

J. R. ARAYATA
COMM. #2298625
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 08/22/2023

Signature _____ (Seal)

J.R. Arayata

Unofficial Copy

22-0241
04/30/2022

Marion A. Reeves

STATE OF ~~NEVADA~~ CALIFORNIA)
: **ss.**
COUNTY OF ~~CLARK~~ BUTTE SES)

This instrument was acknowledged before me on SEPTEMBER 2, 2020 by **Marion A. Reeves**.

NOTARY PUBLIC
Notary Public

See Attached Certificate

(My commission expires: 08/18/2021)

SIGNED IN COUNTERPART

Lindsey A. Holmes

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by **Lindsey A. Holmes**.

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

Unofficial Copy

22-0241
04/30/2022

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 BUTTE)

On SEPTEMBER 2, 2020 before me, SCOTT EDWARD SEWALL, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared MARION A. REEVES,
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.

SCOTT EDWARD SEWALL
COMM. #2210525
Notary Public · California
Butte County
My Comm. Expires Aug. 18, 2021

NRO1 NRO1

Signature Scott Edward Sewall, NOTARY PUBLIC (Seal)

Scott Edward Sewall

UNOFFICIAL COPY

22-0241
04/30/2022

SIGNED IN COUNTERPART

Marion A. Reeves

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by **Marion A. Reeves.**

Notary Public

(My commission expires: _____)

9-9-2020

Lindsey A. Holmes

Lindsey A. Holmes

STATE OF **NEVADA**)
: **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on _____ by **Lindsey A. Holmes.**

See attached

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2020** under Escrow No. **NCS-1017098-HHLV**.

UNOFFICIAL DOCUMENT

22-0241
04/30/2022

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Butte)

On September 9, 2020 before me, R. Bemis,
Date *Here Insert Name and Title of the Officer*

personally appeared Lindsey A. Holmes,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. BEMIS
COMM. # 2319379
NOTARY PUBLIC CALIFORNIA
COUNTY OF TEHAMA
Comm. Expires FEB. 14, 2024

Signature R. Bemis
Signature of Notary Public

R. Bemis

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant, Bargain and Sale Deed Document Date: Signed September 9, 2020
Number of Pages: 3 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Lindsey A. Holmes	Signer's Name: N/A
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☑ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: N/A	Signer Is Representing:

22-0241
04/30/2022

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 126-01-801-017
   b)
   c)
   d)

2. Type of Property
   a) [X] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: $2,000,000.00
   b) Deed in Lieu of Foreclosure Only (value of property) ($)
   c) Transfer Tax Value: $2,000,000.00
   d) Real Property Transfer Tax Due $10,200.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section:
   b. Explain reason for exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: _____
Signature: A. Burr Capacity: Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: M&RM, LLC et al	Print Name: Pacific Classic, LLC
Address: c/o Jeffrey Burr Ltd 2600 Paseo Verde Parkway	Address: 1179 Brewster Street
City: Henderson	City: Las Vegas
State: NV Zip: 89074	State: NV Zip: 89135

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company National Commercial Services
File Number: NCS-1017098-HHLV.ad/ ad
Address 8311 W. Sunset Road, Suite 100
City: Las Vegas State: NV Zip: 89113

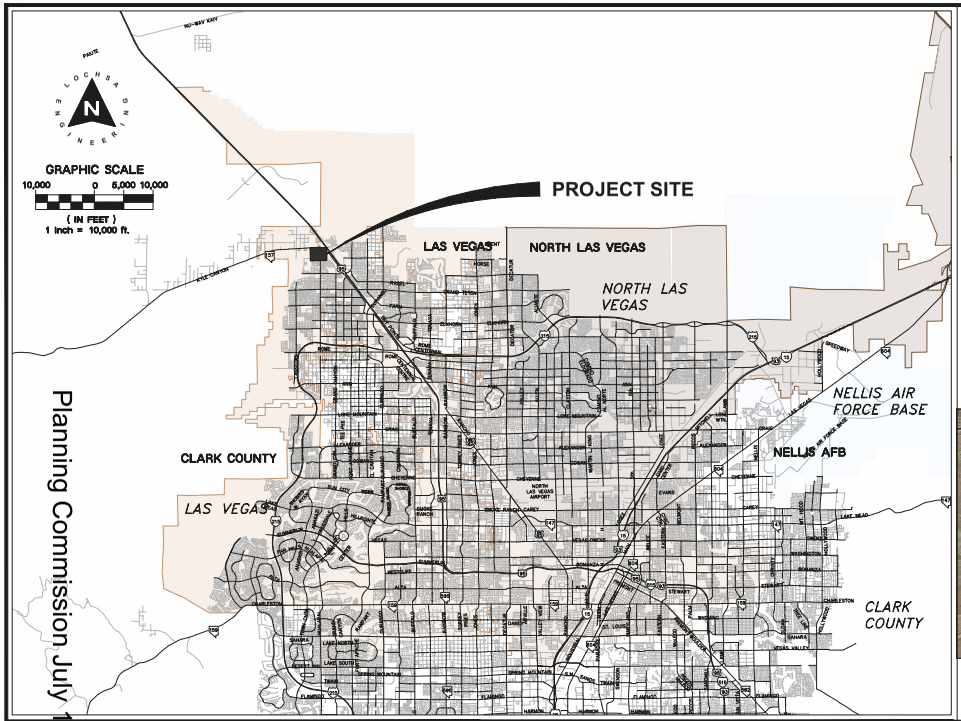
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

22-0241
04/30/2022

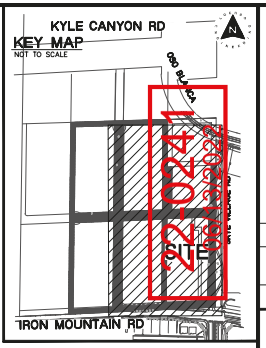
IRON MOUNTAIN PLAZA
TENTATIVE MAP
CITY OF LAS VEGAS, NEVADA

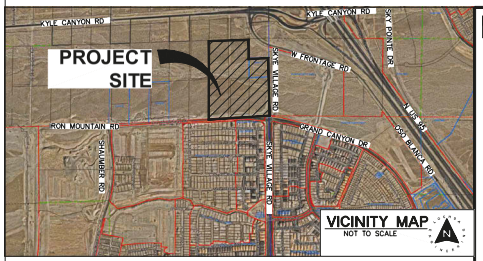
INTEGRATED SHOPPING CENTER CONTAINING A LARGE ANCHOR TENANT ALONG WITH VARIOUS RETAIL, FOOD SERVICE, AND PERSONAL SERVICE TENANTS.

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
A.P.N.: 126-01-801-009, 126-01-801-017, 126-01-801-018, 126-01-801-019, 126-01-801-005, 126-01-801-006
AREA: 27.63 ACRES
LOCATION: NORTHWEST CORNER OF IRON MOUNTAIN RD AND SKY VILLAGE RD



Planning Commission July 12, 2022 - Page 97





SHEET INDEX

SHEET NO	SHEET TITLE	DRAWING NUMBER
General		
CV1	COVER SHEET	1
NT1	NOTES SHEET	2
SITE	OVERALL SITE PLAN	3
Tentative Map		
TM1	PLAN VIEW – SHEET 1	4
TM2	PLAN VIEW – SHEET 2	5
PP1	PLAN & PROFILE – SHEET 1	6
PP2	PLAN & PROFILE – SHEET 2	7
DT1	DETAIL – SHEET 1	8

PROJECT DESCRIPTION

PROJECT NAME – IRON MOUNTAIN PLAZA. A 27.63 ACRE SITE WITH PROPOSED OFF-SITE IMPROVEMENTS OF IRON MOUNTAIN RD AND SKYE VILLAGE RD. THE DEVELOPER IS REQUESTING TO CREATE A COMMERCIAL SUBDIVISION MAP IN ORDER TO SELL A PORTION OF THE DEVELOPMENT TO COSTCO WHOLESALE AND TO ALLOW OTHER POTENTIAL SALES OR PORTIONS OF THE DEVELOPMENT. ALSO, THIS COMMERCIAL SUBDIVISION MAP WILL ALLOW FLEXIBILITY IN THE PLANNING AND DESIGN OF WET AND DRY UTILITY SERVICES ACROSS THE SITE.

ASSESSOR PARCEL NUMBER (APN)	EXIST ZONING	PROPOSED ZONING	ACREAGE	PLANNED LAND USE	OWNER
126-01-801-009	C-1 LIMITED COMMERCIAL CLASS ACREAGE 200	–	2.63 AC	INCORPORATED CLARK COUNTY (INCORP)	PACIFIC CLASSIC LLC
126-01-801-017	C-1 LIMITED COMMERCIAL CLASS ACREAGE 200	–	5 AC	INCORPORATED CLARK COUNTY (INCORP)	PACIFIC CLASSIC LLC
126-01-801-018	C-1 LIMITED COMMERCIAL CLASS ACREAGE 200	–	4	INCORPORATED CLARK COUNTY (INCORP)	PACIFIC CLASSIC LLC
126-01-801-019	C-1 LIMITED COMMERCIAL CLASS ACREAGE 200	–	5 AC	INCORPORATED CLARK COUNTY (INCORP)	PACIFIC CLASSIC LLC
126-01-801-005	U(PCD) UNDEVELOPED CLASS ACREAGE 200	C-1	5 AC	INCORPORATED CLARK COUNTY (INCORP)	ROOHANI KHUSROW FAMILY TRUST
126-01-801-006	U(SC)–UNDEVELOPED/SERVICE COMMERCIAL CLASS ACREAGE 200	C-1	5 AC	INCORPORATED CLARK COUNTY (INCORP)	ROOHANI KHUSROW FAMILY TRUST
126-01-899-005	RIGHT OF WAY	VACATE			

ABBREVIATIONS

ABAN	ABANDON	INV	INVERT
AIP	ABANDON IN PLACE	JB	JUNCTION BOX
AGG	AGGREGATE	LOC	LENGTH OF CURB
ALT	ALTERNATE	LT	LEFT
A	ANODE, GAS	LF	LINEAR FEET
ACP	ASBESTOS CEMENT PIPE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
ACP	ASPHALTIC CONCRETE	MH	MANHOLE
BC	BACK OF CURB	MAX	MAXIMUM
BCR	BACK OF CURB RADIUS	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	MON	MONOLITHIC
BM	BENCHMARK	N/O	NORTH OF
BDRY LINE	BOUNDARY LINE	NTS	NOT TO SCALE
CATV	CABLE TELEVISION	OC	ON CENTER
C-C-O	CENTER TO CENTER	OG	OPEN-GRADED PAVEMENT, ORIGINAL GROUND
CL	CENTERLINE	PVMT	PAVEMENT
CBCO	CITY OF BOULDER CITY	PI	POINT OF INTERSECTION
CLV	CITY OF LAS VEGAS	PRC	POINT OF REVERSE CURVE
COH	CITY OF HENDERSON	PC	POINT OF CURVE
CM	CITY OF MESQUITE	PT	POINT OF TANGENCY
CNLV	CITY OF NORTH LAS VEGAS	PCC	POINT OF COMPOUND CURVE
CC	CLARK COUNTY	PCC, CONC	PORTLAND CEMENT CONCRETE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PP	POWER POLE
CO	CLEAN OUT, SEWER	P	POWER
COMM	COMMERCIAL	PL	PROPERTY LINE
CONC, PCC	CONCRETE	PROP	PROPOSED
CONST	CONSTRUCTION OR CONSTRUCT	PB	PULL BOX
COR	CORNER	RP	RADIUS POINT
CMP	CORRUGATED METAL PIPE	R	RADIUS
CSAP	CORRUGATED STEEL ARCH PIPE	RR	RAILROAD
CSP	CORRUGATED STEEL PIPE	REINF	REINFORCED
C&G	CURB & GUTTER	RC	REINFORCED CONCRETE
CIP	CAST IRON PIPE	RCB	REINFORCED CONCRETE BOX
COL	COLUMN	RCP	REINFORCED CONCRETE PIPE
CU. YD, CY	CUBIC YARD	RELOC	RELOCATE
CU. FT, CF	CUBIC FOOT	RT	RIGHT
CULV	CULVERT	R/W	RIGHT–OF–WAY
CF	CURB FACE	RD	ROAD
DEPT	DEPARTMENT	SS	SANITARY SEWER
DIA	DIAMETER	SHT	SHEET
DWY	DRIVEWAY	S/O	SOUTH OF
DI	DROP INLET	SW	SIDEWALK
ESMT	EASEMENT	SQ FT, SF	SQUARE FOOT
E/O	EAST OF	SQ YD,SY	SQUARE YARD
EP	EDGE OF PAVEMENT	STA	STATION
E	ELECTRIC	SHP	STEEL HIGHPRESSURE PIPE
EM	ELECTRIC METER	SD	STORM DRAIN
ELEV	ELEVATION	STD	STANDARD
EMBK	EMBANKMENT	STRUCT	STRUCTURAL OR STRUCTURE
ECR	END OF CURB RETURN	SURV	SURVEY
EC	END OF CURVE	SLT	STREETLIGHT
EBS	CATHODE PROTECTION BOND STATION	TL	TELEPHONE
ETS	CATHODE PROTECTION TEST STATION	TEMP	TEMPORARY
EVC	END OF VERTICAL CURVE	TBA	TO BE ADJUSTED
EXIST	EXISTING	TBR	TO BE REMOVED
FT	FEET,FOOT	TC	TOP OF CURB
FG	FINISH GRADE	TP	TOP OF PIPE
FA	FIRE ALARM	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TRANS	TRANSITION
FL	FLOW LINE	TYP	TYPICAL
GALV	GALVANIZED	UG	UNDERGROUND
GM	GAS METER	VAR	VARIABLE
GR	GAS PRESSURE REGULATOR	VERT	VERTICAL
PL–G	PLASTIC GAS	VC	VERTICAL CURVE
SG	STEEL GAS	VG	VALLEY GUTTER
GB	GRADE BREAK	VCP	VITRIFIED CLAY PIPE
GUT	GUTTER	W	WATER
HDWL	HEADWALL	WM	WATER METER
IN	INCH	W/O	WEST OF
INT	INTERSECTION	YD	YARD

DEVELOPER

PACIFIC CLASSIC LLC
9900 COVINGTON CROSS DR., SUITE 210A
LAS VEGAS, NV 89135
CONTACT: JAKE KOENTOPP, PRESIDENT
PHONE: 702-376-5850
EMAIL: JAKE@KOENTOPPDEV.COM

OWNERS

PACIFIC CLASSIC LLC
5699 HAPPY CANYON RD
SANTA YNEZ CA 93460
CONTACT: DEANNE BEER, CFO
PHONE: 805-886-9072
EMAIL: dbeer@towerindustries.net

UTILITY PROVIDERS

WATER: . . . . . LAS VEGAS VALLEY WATER DISTRICT
SEWER: . . . . . CITY OF LAS VEGAS
GAS: . . . . . SOUTHWEST GAS CORPORATION
ELECTRIC: . . . . . NV ENERGY
TELEPHONE: . . . . . CENTURYLINK
CABLE TV: . . . . . COX COMMUNICATIONS LAS VEGAS, INC.
TRASH: . . . . . REPUBLIC SILVER STATE DISPOSAL SERVICE

GENERAL SITE INFORMATION

A.P.N.:
126-01-801-009, 126-01-801-017, 126-01-801-018, 126-01-801-019, 126-01-801-005, 126-01-801-006

BASIS OF BEARINGS:
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS AND LAS VEGAS HIGH ELEVATION ZONES, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN. ZONE: LAS VEGAS ELEVATION ZONE. DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.0. SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS).

BENCHMARK:
CLARK COUNTY BENCHMARK NO. SLV9085W6 CITY OF LAS VEGAS RIVET AND ROUND PLATE IN TOP OF HEADWALL, WEST SIDE OF FRONTAGE RD. 0.45 MILES SOUTH OF U.S. 95 AND KYLE CANYON RD. ELEVATION: 2788.04 FT/849.795 METERS (NAVD '88)

UTILITY NOTE:
LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 or 1-800-642-2444

FAST
Call before you Dig Underground
1-702-432-0300
1-702-227-2929

Avoid hitting overhead power lines. It's costly.
CALL BEFORE YOU DO SOMETHING

LEGEND

| | | |


KYLE CANYON RD
KEY MAP
NOT TO SCALE
GRAND ELKHORN
SITE
IRON MOUNTAIN RD
SKYE VILLAGE RD
GRAPHIC SCALE
100 0 62 100 200
(IN FEET)
1 inch = 100 ft.
W FRONTAGE RD (PUBLIC) (UNPAVED)
SKYE VILLAGE RD (PUBLIC) (UNPAVED)
IRON MOUNTAIN RD (PUBLIC) (PAVED)
PHASE 1
AREA UNDER CONSTRUCTION
(NOT A PART)
SUBJECT PROPERTY
APN: 126-01-801-005
5 ACRES
OR: 20070501:02566
SUBJECT PROPERTY
APN: 126-01-801-007
5 ACRES
OR: 20200916:00821
SUBJECT PROPERTY
APN: 126-01-801-010
4 ACRES
OR: 20180823:00872
APN: 126-01-801-004
BRYSON STEVEN TR ETAL
MEGDAL H TR ETAL
OR: 20050615:02815
2.14 ACRES
(NOT A PART)
APN: 126-01-801-007
KYLE COMMERCIAL LP
OR: 20030715:00234
(NOT A PART)
APN: 125-06-410-003
OR: 20181113:01626
40.13 ACRES
(NOT A PART)
SKYE CANYON 2.07 & 2.32
PHASE 1
AREA UNDER CONSTRUCTION
(NOT A PART)
APPROXIMATE LOCATION OF PROPOSED 8S LINE (12" SDR35) OR (30" SDR35) BY WESTWOOD-KYLE CANYON GATEWAY OFFSITE SEWER (L21-00851, CLV DWG#307V1235)
APPROXIMATE POINT OF CONNECTION LOCATION
EX. 48" MLCP WL (C-797) (PUBLIC)
PATENT ESMT. (NO. N-83860) TO BE VACATED
EX. 12" PVC WTR
EX. 18" PVC SS
EX. 8" PVC SS
EX. 12" PVC WTR
EX. 8" PVC WTR
EX. 6" PVC WTR
EX. 24" PVC SS
EX. 15" PVC SS
EX. 10" PVC SS
EX. 12" PVC SS
EX. 8" PVC SS
EX. 6" PVC SS
EX. 4" PVC SS
EX. 4" PVC FM
EX. 12" PVC FM
EX. 10" PVC FM
EX. 8" PVC FM
EX. 6" PVC FM
EX. 4" PVC FM
EX. 12" PVC SD
EX. 10" PVC SD
EX. 8" PVC SD
EX. 6" PVC SD
EX. 4" PVC SD
EX. 12" PVC SS
EX. 10" PVC SS
EX. 8" PVC SS
EX. 6" PVC SS
EX. 4" PVC SS

TENTATIVE MAP
IRON MOUNTAIN PLAZA
1-LOT COMMERCIAL SUBDIVISION

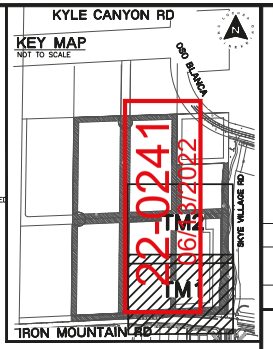
A PORTION OF THE SOUTHEAST QUARTER
(SE 1/4) OF SECTION 1, TOWNSHIP 19
SOUTH, RANGE 59 EAST, CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA

GENERAL CONDITIONS:

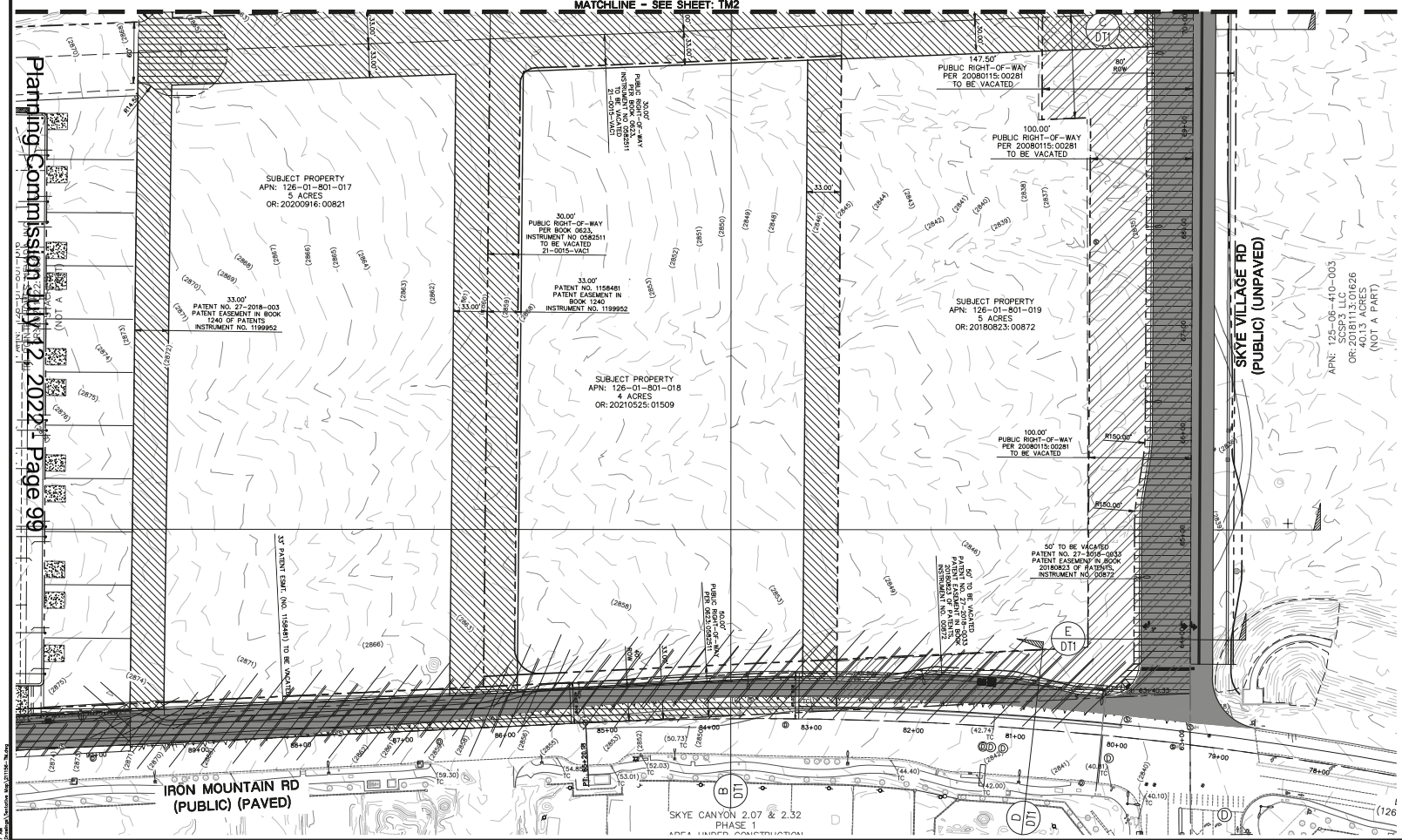
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND
- PATENT EASEMENT AREA TO BE VACATED
- RIGHT-OF-WAY AREA TO BE VACATED
- RIGHT-OF-WAY TO BE DEDICATED PER THIS TENTATIVE MAP

KEY MAP
NOT TO SCALE



MATCHLINE - SEE SHEET: TM2



Planning Commission July 12, 2022 | Page 99

PROPERTY OWNER
PACIFIC CLASSIC, LLC
5699 HAPPY CANYON RD
SANTA YNEZ CA 93460
PH: (702) 376-5850
CONTACT: JAKE KOENTOPP, PRESIDENT
EMAIL: JAKE@KOENTOPPDEV.COM

ENGINEER
LOCHSA ENGINEERING
6345 SOUTH JONES BLVD.
SUITE #100
LAS VEGAS, NV 89118
(702) 365-9312 PHONE
(702) 365-9317 FAX

LOCHSA SURVEY
6345 SOUTH JONES BLVD.
SUITE #100
LAS VEGAS, NV 89118
(702) 365-9312 PHONE
(702) 365-9317 FAX

GENERAL SITE INFORMATION:
- SITE ACREAGE: 27.63 ACRES
- ALL STREETS ARE PUBLIC
- PROPOSED NUMBER OF LOTS = 1
- CITY OF LAS VEGAS JURISDICTION
- PROPOSED USE = COMMERCIAL
- THIS COMMERCIAL SUBDIVISION IS NOT PART OF ANY MASTER PLANNED DEVELOPMENT

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

ZONE: LAS VEGAS ELEVATION ZONE
DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.0
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 34°57'57"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 202,000.00 M (662,466.6667 FEET US)
EASTING AT CENTRAL MERIDIAN: 100,000.00 M (328,083.3333 FEET US)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

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

BENCHMARK:
CLARK COUNTY BENCHMARK NO. 5LV906SW6

CITY OF LAS VEGAS RIVET AND ROUND PLATE IN TOP OF HEADWALL, WEST SIDE OF FRONTAGE RD. 0.45 MILES SOUTH OF U.S. 95 AND KYLE CANYON RD.

ELEVATION: 2788.04 FEET / 849.795 METERS (NAVD '88)

APN:
APN: 126-01-801-009, 126-01-801-017, 126-01-801-018, 126-01-801-019, 126-01-801-005, & 126-01-801-006

FLOOD NOTE:
THIS PROJECT IS NOT IN THE 100 YEAR FLOOD ZONE AND IS NOT AFFECTED BY A LOMR.

UTILITY SERVICE PROVIDERS

WATER	- LAS VEGAS VALLEY WATER DISTRICT
SEWER	- CITY OF LAS VEGAS
NATURAL GAS	- SOUTHWEST GAS CORPORATION
TELEPHONE	- CENTURY LINK / LUMEN
ELECTRICAL	- NV ENERGY
CABLE TV	- COX COMMUNICATION OF LAS VEGAS, INC.
DISPOSAL	- REPUBLIC SERVICES INC.

UTILITY NOTE:
LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

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FREDDY'S ARTESIAN SYSTEM OF WASHINGTON

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LEGEND

| | | |

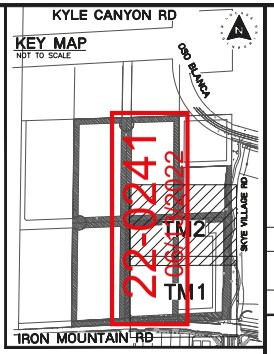
TENTATIVE MAP
IRON MOUNTAIN PLAZA
1-LOT COMMERCIAL SUBDIVISION

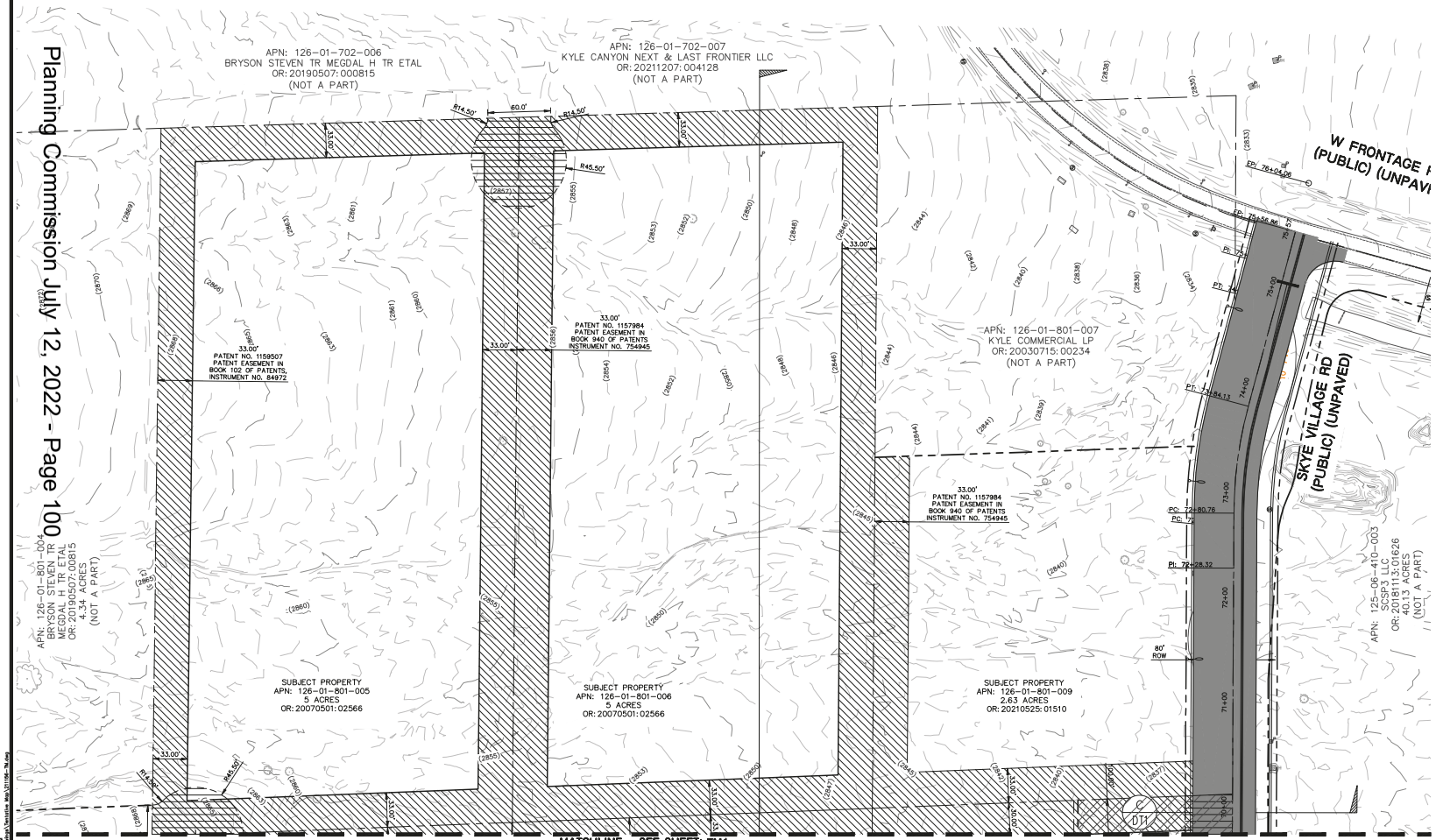
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

GENERAL CONDITIONS:

GRAPHIC SCALE
60 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND
- PATENT EASEMENT AREA TO BE VACATED
- RIGHT-OF-WAY AREA TO BE VACATED
- RIGHT-OF-WAY TO BE DEDICATED PER THIS TENTATIVE MAP





Planning Commission July 12, 2022 - Page 100

PROPERTY OWNER
PACIFIC CLASSIC, LLC
5699 HAPPY CANYON RD
SANTA YNEZ CA 93460
PH: (702) 376-5850
CONTACT: JAKE KOENTOPP, PRESIDENT
EMAIL: JAKE@KOENTOPPDEV.COM

ENGINEER
LOCHSA ENGINEERING
6345 SOUTH JONES BLVD.
SUITE #100
LAS VEGAS, NV 89118
(702) 365-9312 PHONE
(702) 365-9317 FAX

LOCHSA SURVEY
6345 SOUTH JONES BLVD.
SUITE #100
LAS VEGAS, NV 89118
(702) 365-9312 PHONE
(702) 365-9317 FAX

GENERAL SITE INFORMATION:
- SITE ACREAGE: 27.63 ACRES
- ALL STREETS ARE PUBLIC
- PROPOSED NUMBER OF LOTS = 1
- CITY OF LAS VEGAS JURISDICTION
- PROPOSED USE = COMMERCIAL
- THIS COMMERCIAL SUBDIVISION IS NOT PART OF ANY MASTER PLANNED DEVELOPMENT

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

ZONE: LAS VEGAS ELEVATION ZONE
DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.0
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°10'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.00 M (656,166.9667 FEET US)
EASTING AT CENTRAL MERIDIAN: 100,000.00 M (328,083.3333 FEET US)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:
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CLARK COUNTY BENCHMARK NO. 5LV906SW6

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ELEVATION: 2788.04 FEET / 849.795 METERS (NAVD '88)

APN:
APN: 126-01-801-009, 126-01-801-017, 126-01-801-018, 126-01-801-019, 126-01-801-005, & 126-01-801-006

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UTILITY SERVICE PROVIDERS
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SEWER	- CITY OF LAS VEGAS
NATURAL GAS	- SOUTHWEST GAS CORPORATION
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CALL BEFORE YOU DIG OVERHEAD 1-702-227-2929

REV.#	DATE:	BY:	DESCRIPTION:

Lochsa Engineering
6345 South Jones Blvd.
Las Vegas, NV 89118
Phone: (702) 365-9312
Fax (702) 365-9317
www.lochsa.com

TENTATIVE MAP
PLAN VIEW - SHEET 2

IRON MOUNTAIN PLAZA
CITY OF LAS VEGA, NEVADA

PROJECT No.:	211156
DATE:	05/01/22
SCALE:	1" = 60'
DRAWN BY:	JCO
DESIGNED BY:	JCO
CHECKED BY:	GM
DIGITAL SIGNATURE:	

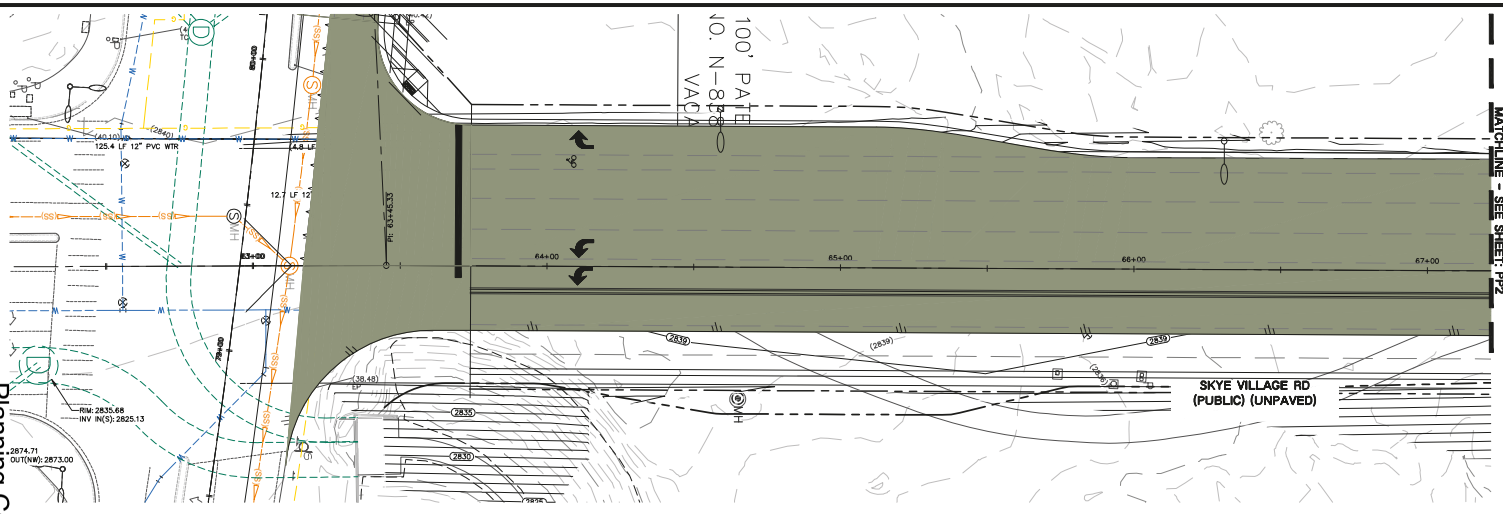
SEAL
GUY M. HOLMES
Exp. 12-31-23
CIVIL
No. 14526
STATE OF NEVADA

05/01/22

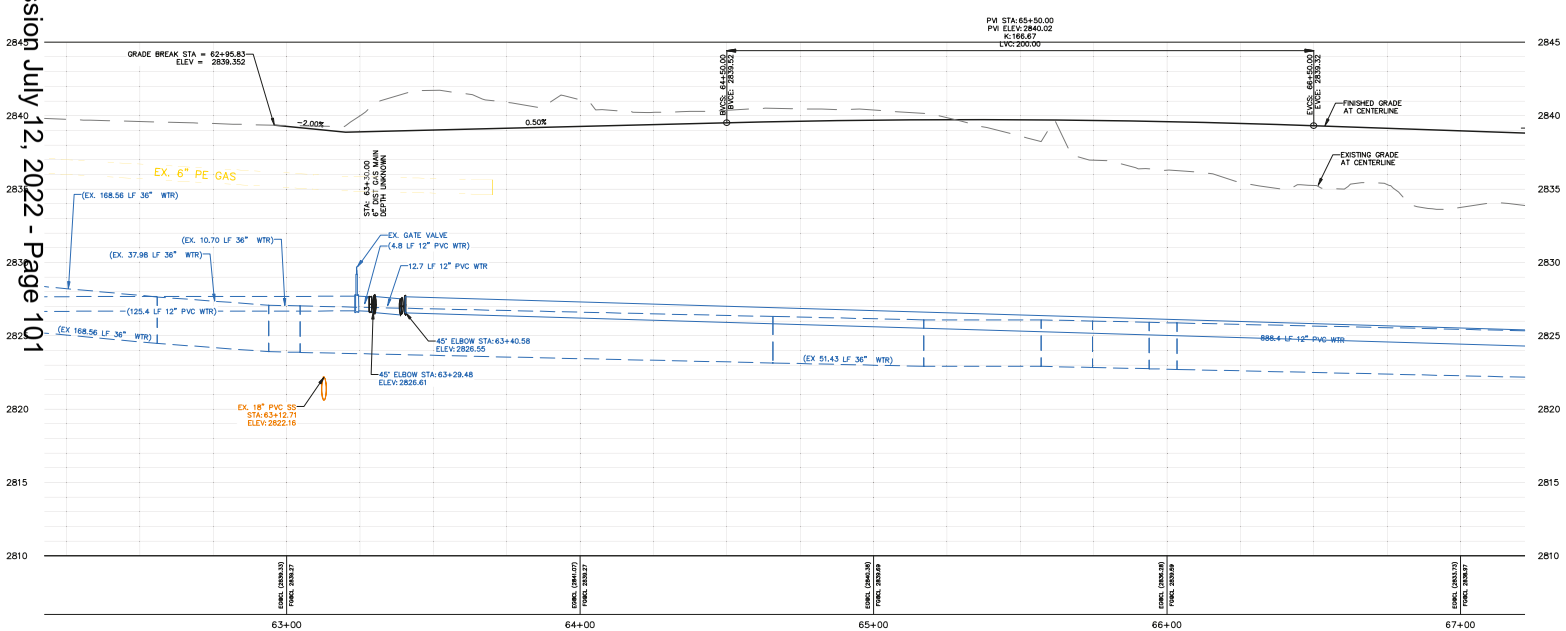
SHEET No.
TM2
SHEET 4 OF 8
CLV PLANNING 22-0241

LEGEND

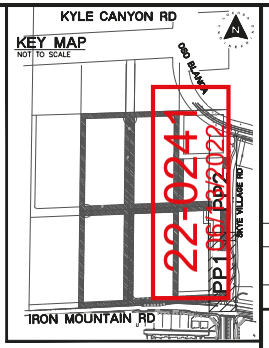
| | | |



SKYE VILLAGE ROAD - PLAN VIEW
HORIZONTAL SCALE: 1"=20'



AL-CL-SKY PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

UTILITY NOTE:

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LEGEND

| | | |

SHEET TITLE	TENTATIVE MAP PLAN & PROFILE - SHEET 2	PROJECT No:	21156
	IRON MOUNTAIN PLAZA CITY OF LAS VEGAS, NEVADA	DATE:	05/01/22
		SCALE:	1" = 60'
		DRAWN BY:	JCQ
		DESIGNED BY:	JCQ
		CHECKED BY:	CM
		DIGITAL SIGNATURE:	

lochsa engineering
6345 South Jones Blvd
Las Vegas, NV 89118
Phone (702) 385-6112
www.lochsa.com

REV.	DATE	BY	DESCRIPTION:

SEAL

05/01/22

SHEET No: PP2
SHEET 6 OF 8

CITY PLANNING 22-0241

KEY MAP
NOT TO SCALE

KYLE CANYON RD
IRON MOUNTAIN RD
OSO BLANCA
SKYE VILLAGE RD
22-0241
PP1 PP2

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

UTILITY NOTE:
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Call Nevada One Call 1-702-486-4180
Call Digline, Inc. 1-702-876-7073
Call Underground Service Alert of Northern California and Nevada 1-800-642-2444
FAST
Avoid hitting overhead power lines.
Call Before You Dig
Underground Service Alert
Call 811 or 1-800-642-2444
Call Nevada One Call 1-702-486-4180
Call Digline, Inc. 1-702-876-7073
Call Underground Service Alert of Northern California and Nevada 1-800-227-2600
Call before you dig, it's safe, it's free, it's the law.

SKYE VILLAGE ROAD – PLAN VIEW
HORIZONTAL SCALE: 1"=30'

SKYE VILLAGE RD
(PUBLIC) (UNPAVED)

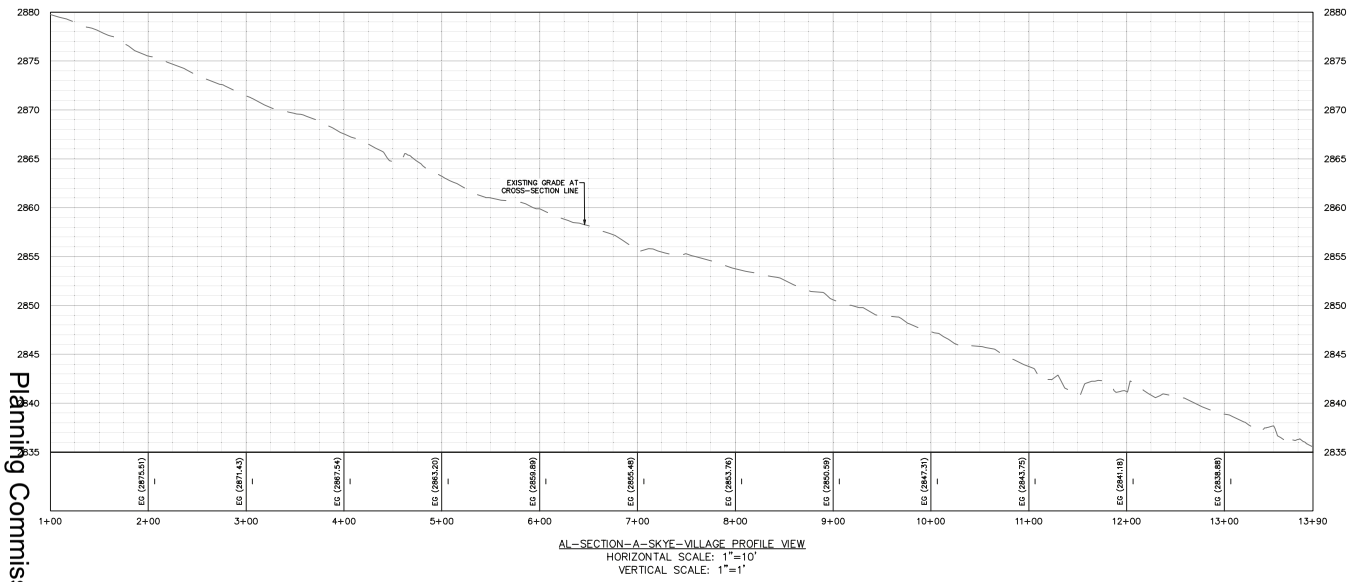
MATCHLINE - SEE SHEET: PP1

AL–CL–SKY PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

DESCRIPTION:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS (LIP & FL)	SIGNS	MANHOLES W/ DESIGNATION	MANHOLE DESIGNATIONS = SANITARY SEWER = STORM DRAIN = ELECTRICAL = TELEPHONE	VALVES & VAULTS	HYDRANTS	REDUCERS	CLEAN OUTS	UTIL'TY ENTRY PT. (E)	UTIL'TY ENTRY PT. (P)	SIGN FOR ADA PARKING	SIGN FOR ADA PARKING	SIGN FOR ADA PARKING	SIGN FOR ADA PARKING	SIGN FOR ADA PARKING
EXISTING:																							
PROPOSED:																							

LEGEND

CL OR SURVEY LINE	EASEMENT LINE	
PROPERTY LINE	SAWCUT LINE	
ROW LINE	SCARP LINE	

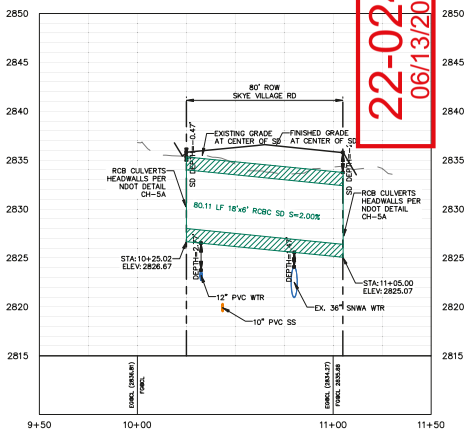


AL-SECTION-A-SKYE-VILLAGE_PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=1'

A / DT1

WEST EAST SECTION

SCALE: 1"=60' (H), 1"=6' (V)



CROSS SECTION AT SKYE VILLAGE RD PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

C / DT1

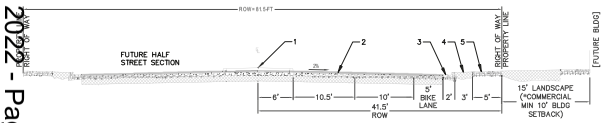
REINFORCED CONCRETE BOX CROSS SECTION

SCALE: 1"=30' (H), 1"=3' (V)

TYPICAL CROSS-SECTION-A
SKYE VILLAGE - 81.5' ROW

X-SECTION ORIENTED VIEW
LOOKING SOUTHWARD
SCALE 1"=10'

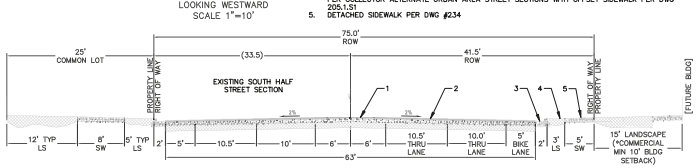
KEYNOTES - CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (CCAUSD)
1. TACK ON ISLAND CURB PER CCAUSD DWG #220
2. ASPHALT CONCRETE (AC) PAVEMENT SECTION FOR 80-FT RIGHT OF WAY (ROW) PER DWG #244.5 AND COLLECTOR URBAN AREA STREET SECTIONS WITH CURBSIDE SIDEWALK PER DWG #205
3. "L" TYPE CURB AND GUTTER PER DWG #216.
4. LANDSCAPE AREA - NO ABOVE GROUND OBJECTS SHALL BE PLACED WITHIN 5 FOOT SIDEWALK PER COLLECTOR ALTERNATE URBAN AREA STREET SECTIONS WITH OFFSET SIDEWALK PER DWG 205.1.S1
5. DETACHED SIDEWALK PER DWG #234

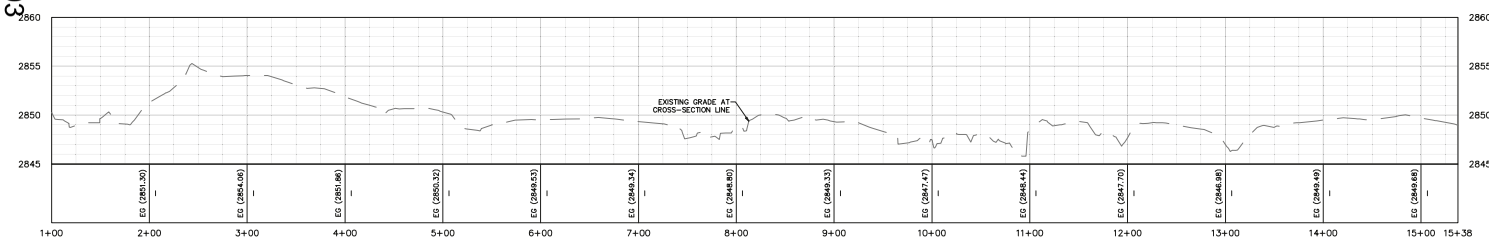


TYPICAL CROSS-SECTION-B
IRON MOUNTAIN - 75' ROW

X-SECTION ORIENTED VIEW
LOOKING WESTWARD
SCALE 1"=10'

KEYNOTES - CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (CCAUSD)
1. STORAGE LANE TWO-WAY LEFT TURN TYPICAL SECTION PER DWG #218
2. ASPHALT CONCRETE (AC) PAVEMENT SECTION FOR 80-FT RIGHT OF WAY (ROW) PER DWG #244.5 AND COLLECTOR URBAN AREA STREET SECTIONS WITH CURBSIDE SIDEWALK PER DWG #205
3. "L" TYPE CURB AND GUTTER PER DWG #216.
4. LANDSCAPE AREA - NO ABOVE GROUND OBJECTS SHALL BE PLACED WITHIN 5 FOOT SIDEWALK PER COLLECTOR ALTERNATE URBAN AREA STREET SECTIONS WITH OFFSET SIDEWALK PER DWG 205.1.S1
5. DETACHED SIDEWALK PER DWG #234





AL-SECTION-B-IRON-MTN_PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=1'

B / DT1

NORTH SOUTH SECTION

SCALE 1"=60' (H), 1"=6' (V)

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LEGEND

| | | |

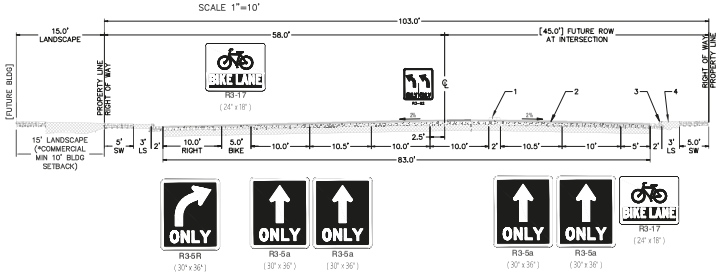
Planning Commission July 12, 2022 - Page 104

22-0241
06/13/2022

TYPICAL CROSS-SECTION SKYE VILLAGE
JUST NORTH OF IRON MOUNTAIN INTERSECTION
103' ROW

X-SECTION ORIENTED VIEW
LOOKING NORTHWARD
SCALE 1"=10'

KEYNOTES – CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (CCAUSD)
1. MEDIAN ISLAND TYPICAL SECTION PER DWG #218 AND TACK – ON ISLAND PER DWG #220.1.S1
2. ASPHALT CONCRETE (AC) PAVEMENT SECTION FOR 80–FT RIGHT OF WAY (ROW) PER DWG #244.5 AND COLLECTOR URBAN AREA STREET SECTIONS WITH CURBSIDE SIDEWALK PER DWG #205
3. "L" TYPE CURB AND GUTTER PER DWG #216.
4. LANDSCAPE AREA – NO ABOVE GROUND OBJECTS SHALL BE PLACED WITHIN 5 FOOT SIDEWALK PER COLLECTOR ALTERNATE URBAN AREA STREET SECTIONS WITH OFFSET SIDEWALK PER DWG 205.1.S1



E / DT2 **TYPICAL CROSS-SECTION AT SKYE VILLAGE JUST NORTH OF IRON MOUNTAIN INTERSECTION**

SCALE: 1"=10'

TYPICAL CROSS-SECTION IRON MOUNTAIN
JUST WEST OF SKYE VILLAGE INTERSECTION
48' HALF-STREET ROW

X-SECTION ORIENTED VIEW
LOOKING WESTWARD
SCALE 1"=10'

KEYNOTES – CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (CCAUSD)
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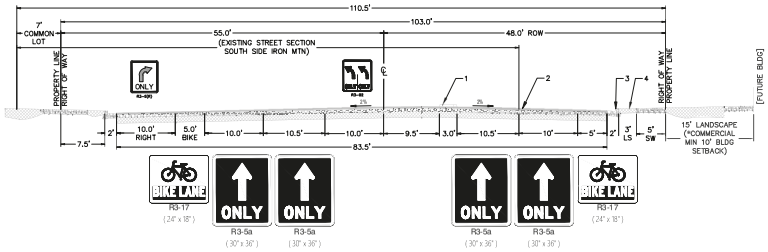

D / DT2 **TYPICAL CROSS-SECTION AT IRON MOUNTAIN JUST WEST OF SKYE VILLAGE INTERSECTION**

SCALE: 1"=10'

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FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION

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1-702-227-2929

LEGEND

CL OR SURVEY LINE PROPERTY LINE ROW LINE	EASEMENT LINE SAWCUT LINE SCARP LINE	DESCRIPTION: EXISTING: PROPOSED:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS (S) = SANITARY SEWER (D) = STORM DRAIN (E) = ELECTRICAL (T) = TELEPHONE	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	60' ROW LED STREETLIGHTS	80' ROW LED STREETLIGHTS	100' ROW LED STREETLIGHTS	INTERSECTION STREETLIGHTS

REV:	DATE:	BY:	DESCRIPTION:

Lochsa engineering
8345 South Jones Blvd
Suite 100
Las Vegas, NV 89139
Phone (702) 383-6917
Fax (702) 383-6919
www.lochsaengineering.com

SHEET: TENTATIVE MAP
TITLE: DETAIL – SHEET 2

IRON MOUNTAIN PLAZA
CITY OF LAS VEGA, NEVADA

PROJECT No.:	211156
DATE:	05/01/22
SCALE:	1" = 60'
DRAWN BY:	JCQ
DESIGNED BY:	JCQ
CHECKED BY:	GM
DIGITAL SIGNATURE:	

SEAL
JEFFREY M. MORRIS
No. 14526
12-31-23
CIVIL
05/01/22

SHEET No.
DT2
SHEET 8 OF 8

CLV PLANNING 22-0241

8/17/2022 11:50 AM
P:\211156 - Iron Mountain\Tentative Map\211156 - TM - DETAIL.dwg



22-0241-VAC1 AND 22-0241-TMP1 - APPLICANT/OWNER: PACIFIC CLASSIC, LLC, ET AL
NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND SKYE VILLAGE ROAD

05/12/22



22-0241-VAC1 AND 22-0241-TMP1 - APPLICANT/OWNER: PACIFIC CLASSIC, LLC, ET AL
NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND SKYE VILLAGE ROAD

05/12/22



22-0241-VAC1 AND 22-0241-TMP1 - APPLICANT/OWNER: PACIFIC CLASSIC, LLC, ET AL
NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND SKYE VILLAGE ROAD

05/12/22

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118

Lochsa engineering

April 29, 2022

City of Las Vegas
Department of Planning

Subject: Patent Easement Vacation - Justification Letter for Iron Mountain Plaza
Lochsa Engineering Project No. 211156

Dear Sir or Madam,

This letter is intended to provide a justification to vacate patent easements located on parcels 126-01-801-005, 006, 009, 017, 018 & 019. We are working on a project entitled "Iron Mountain Plaza" which is presently vacant land and is going through a Tentative Map process. These six parcels have original Patent Easements associated with them that will need to be vacated. Adjacent Right of Ways (Iron Mountain Road, Skye Village Road, cul-de-sacs at Ruffian Road and Radley Road) will be dedicated as part of the Final Map approval process.

We wish to ask for approval to vacate said Patent Easement.

Please do not hesitate to contact our office at your earliest convenience, if you have any questions.

Sincerely,
LOCHSA ENGINEERING

Guy Morris, P.E., LEED AP
Principal

22-0241
04/30/2022

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com
702.792.7000

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 21, 2022

VIA EMAIL
plowenstein@lasvegasnevada.gov

Mr. Peter Lowenstein
City of Las Vegas Planning Dept.
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: Request for Hold (Item #27)
Pacific Classic LLC – Iron Mtn./Skye Village
22-0241-VAC1; TMP1

Dear Peter:

Please be advised that this office represents the Applicant in the above-referenced matter. We respectfully request that this application be held for 30 days from the presently scheduled City of Las Vegas Planning Commission hearing of **June 21, 2022** until the **July 12, 2021** hearing.

Thank you for your consideration and please do not hesitate to call if you have any questions.

Sincerely,

KAEMPFER CROWELL

BOB Gronauer

Robert J. Gronauer

RJG/mlt

cc: Seth Floyd (via email)

Submitted after final agenda

RECEIVED
06/21/2022
ITEM 27 a-b

3162115_1

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com
702.792.7000

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1980 Festival Plaza Drive
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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

July 11, 2022

VIA EMAIL
plowenstein@lasvegasnevada.gov

Mr. Peter Lowenstein
City of Las Vegas Planning Dept.
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: Request for Hold (Item #7)
Pacific Classic LLC – Iron Mtn./Skye Village
22-0241-VAC1; TMP1

Dear Peter:

As you know, this office represents the Applicant in the above-referenced matter. We respectfully request that this application be held for 30 days from the presently scheduled City of Las Vegas Planning Commission hearing of **July 12, 2022** until the **August 9, 2021** hearing.

Thank you for your consideration and please do not hesitate to call if you have any questions.

Sincerely,

KAEMPFER CROWELL

Robert J. Gronauer

Submitted after final agenda

RJG/mlt

cc: Seth Floyd (via email)

RECEIVED
07/11/2022
ITEM 7a-b

3176728_1

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
7a

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

SUBJECT:
ABEYANCE - 22-0241-VAC1 - VACATION - PETITION TO VACATE A BUREAU OF LAND MANAGEMENT (BLM) RIGHT-OF-WAY GRANT EASEMENT AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHWEST CORNER OF IRON MOUNTAIN ROAD AND SKYE VILLAGE ROAD

May go to City Council on: 08/17/2022 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
7b

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

SUBJECT:
ABEYANCE - 22-0241-TMP1 - TENTATIVE MAP - IRON MOUNTAIN PLAZA - FOR A ONE-LOT COMMERCIAL SUBDIVISION

May go to City Council on: 08/17/2022 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.: **8**

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

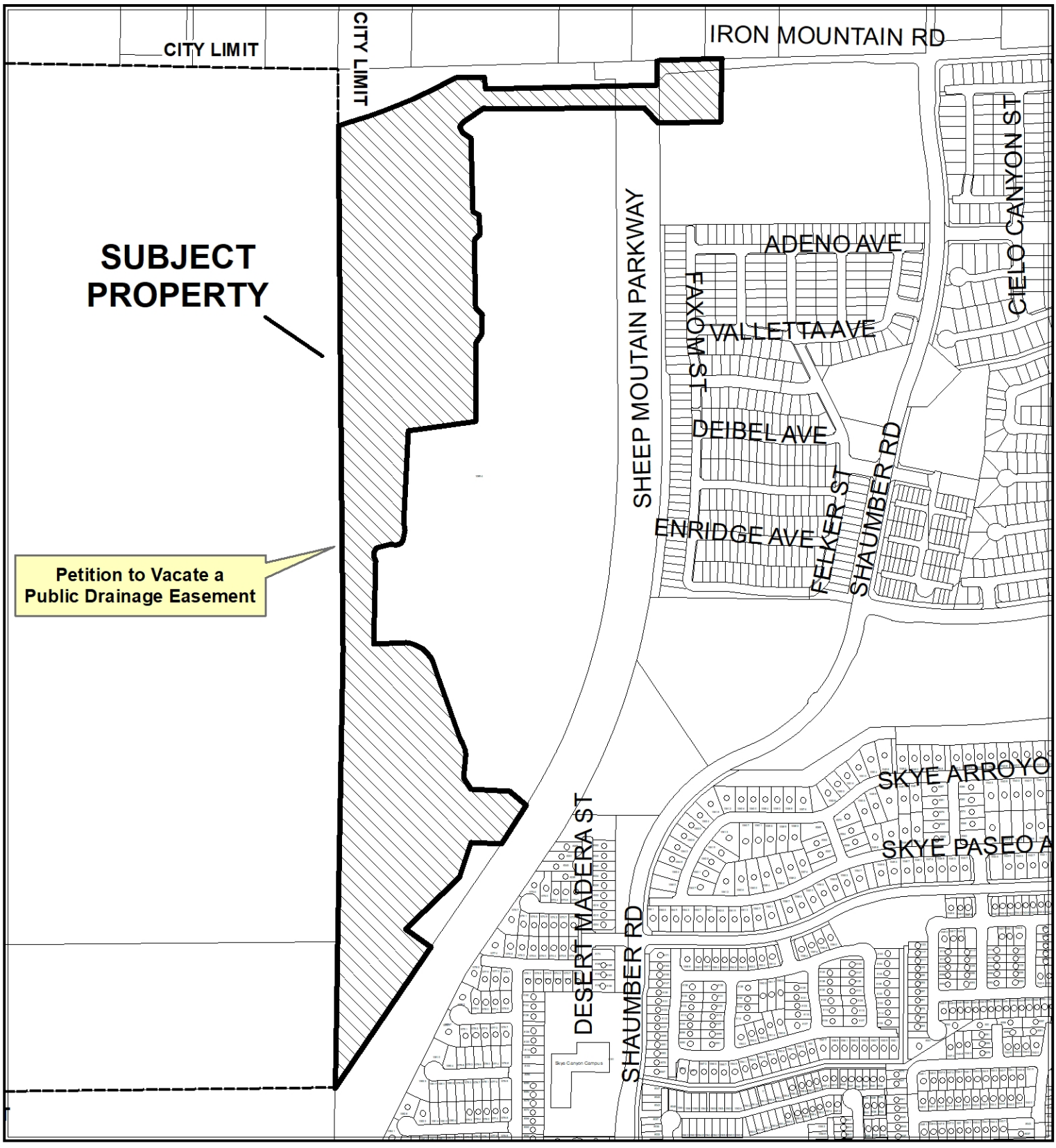
SUBJECT:
ABEYANCE - RENOTIFICATION - 22-0250-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway (APN 126-12-101-003), Ward 6 (Fiore). Staff recommends APPROVAL.

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

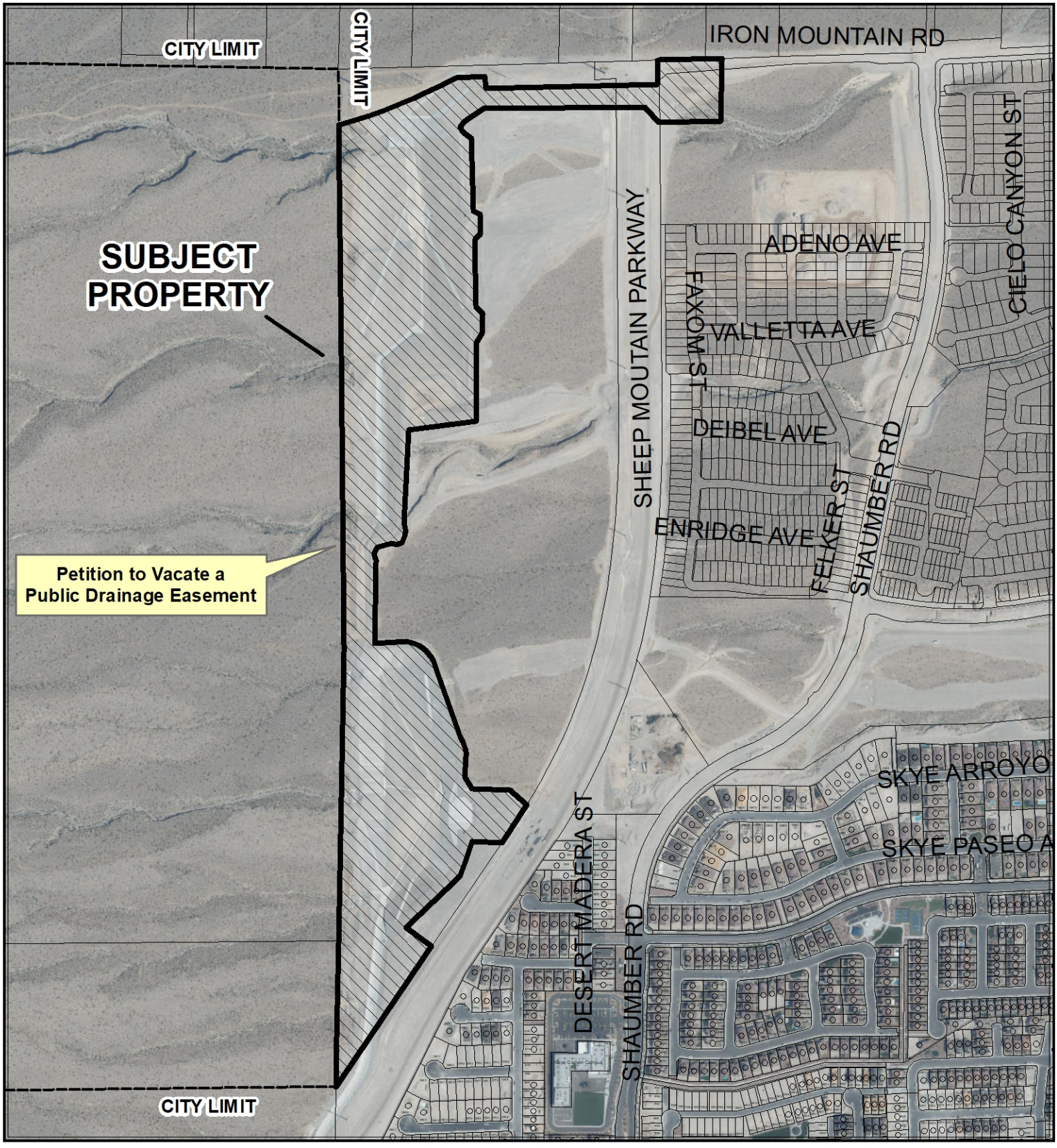
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Submitted for the June 21, 2022 Planning Commission Meeting
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: 22-0250-VAC1



CASE: 22-0250-VAC1

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0250-VAC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 3

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

22-0250-VAC1 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be the entire Public Drainage Easement granted by document number 20160518:03875.

2. The Order of Vacation shall record immediately prior to and concurrent with the recordation of the required public drainage right-of-way for the Skye Canyon detention basins.

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

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

5. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Petition to Vacate a Public Drainage Easement generally located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway.

ISSUES

- It is noted, per Title 19.16.080.F, this item is eligible to be made Final Action at the Planning Commission

ANALYSIS

The subject site is located within the Skye Canyon Masterplan Area. The applicant requests to vacate a temporary drainage easement (Skye Canyon Detention Basin 1). The Department of Public Works has commented, “We have no objection to the vacation application request to vacate the Public Drainage Easement granted per document 20160518:03875 as this easement was a place holder easement and will be replaced with permanent drainage right-of-way.”

FINDINGS (22-0250-VAC1)

Staff has no objection to the Vacation of this public drainage easement, as the easement is no longer needed. Therefore, staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/16/11	The City Council approved a request to Amend the Master Plan of Streets and Highways (GPA-41958) to realign Sheep Mountain Parkway between Grand Teton Drive and Fort Apache Road and delete master planned roadways within the Kyle Canyon master plan area. Planning Commission and staff recommended approval.
	The City Council approved a request for a Petition to Vacate (VAC-42250) portions of the Sheep Mountain Parkway right-of-way grant. Planning Commission and staff recommended approval.
04/08/14	The Planning Commission approved a Tentative Map (TMP-53058) for a 45- lot subdivision (Parent Tentative Map) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
06/10/14	The Planning Commission approved a Petition to Vacate (VAC-53843) Bureau of Land Management Right-of-Way Grant Easement generally located north of the northern alignment of Grand Teton Drive between Hualapai Way and Grand Canyon Drive. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53895) for a 173-lot single-family subdivision (Skye Canyon Parcel 1.2) on 37.99 acres on the southwest corner of Horse Drive and Grand Canyon Drive. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53908) for a 209-lot single-family subdivision (Skye Canyon Parcel 1.3) on 40.90 acres on the northeast corner of Grand Teton Drive and Hualapai Way. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53911) for a 204-lot single-family subdivision (Skye Canyon Parcel 1.4) on 33.61 acres on the northwest corner of Grand Teton Drive and Grand Canyon Drive. Staff recommended approval.
07/08/14	The Planning Commission approved a Tentative Map (TMP-53897) for a 157-lot single-family subdivision (Skye Canyon Parcel 1.1) on 35.28 acres on the southeast corner of Horse Drive and Hualapai Way. Staff recommended approval.
12/09/14	The Planning Commission approve a Petition to Vacate (VAC-56656) a four-foot wide pedestrian access easement generally located approximately 1,461 feet east of the intersection of Hualapai Way and Eagle Canyon Avenue. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/12/15	The Planning Commission approved a Parent Tentative Map (TMP-58560) for a proposed 66-lot mixed use subdivision at the northeast corner of Grand Teton Drive and Puli Drive. Staff recommended approval.
07/15/15	The City Council approved a Director's Business Item (DIR-59826) regarding the adoption of a parks agreement accompanying the 2nd amendment to the Sky Canyon development agreement. Staff and the Planning Commission recommend approval.
05/10/16	The Planning Commission approved a Site Development Plan review for a 265,108 square-foot shopping center at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive. Staff had recommended approval.
11/01/16	The Planning Commission approved a request for a Tentative Map (TMP-65809) for a 65-lot single-family subdivision at the northwest corner of Eagle Canyon Avenue and Egan Crest Drive. Staff recommended approval
01/13/17	The Final Map (FMP-61563) for a 13-POD residential/park subdivision was recorded.
11/08/17	The Final Map (FMP-68528) for Skye Canyon Parcel 2.16 residential subdivision was recorded.
06/21/22	The Planning Commission voted (6-0) to HOLD IN ABEYANCE 22-0250-VAC1 to the July 12, 2022 Planning Commission meeting.

Most Recent Change of Ownership	
01/14/20	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
04/28/22	A pre-application meeting was conducted by staff with the applicant and discussed the submittal requirements for a Petition to Vacate application.

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

Field Check	
05/12/22	Staff conducted a routine field check and found an undeveloped area with desert vegetation.

Details of Application Request	
Site Area	
Net Acres	106.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Skye Canyon) – Equestrian	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

22-0250 04/28/2022

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

Project Address (Location) Skye Canyon Park Drive and Shaumber Road

Project Name Skye Canyon DB1 & DB2 (5.06) **Proposed Use** Open space

Assessor's Parcel #(s) 126-12-101-003 **Ward #** 6

General Plan: Existing INCORP Proposed na **Zoning:** Existing TD Proposed na

Additional Information vacation of drainage easements 20160518-03875 & 20180412-01038

Property Owner Century Communities of Nevada, LLC Contact Joe Genovese

Address 6345 S Jones Blvd #400 City Las vegas State NV Zip 89118

E-mail joe.genovese@centurycommunities.com Phone

Applicant Olympia Companies LLC Contact Ben Morris

Address 11411 Southern Highlands Pkwy City Las Vegas State NV Zip

E-mail bmorris@olympiacompanies.com Phone

Representative Westwood Contact Josh Johnson

Address 5725 W. Badura Ave #100 City Las Vegas State NV Zip 89118

E-mail lvproc@westwoodps.com Phone 702-284-5300

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Robert Beville

Subscribed and sworn before me

This 28th day of April, 20 22

Notary Public in and for said County and State

KIMBERLY KENNEDY
Notary Public, State of Nevada
No. 21-2291-01
My Appt. Exp. Dec. 8, 2024

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

22-0250
04/28/2022

APN: 126-12-101-003, 126-12-399-003, AND 126-12-499-002

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE VACATION OF A PUBLIC DRAINAGE EASEMENT.

DESCRIPTION

ALL OF THAT CERTAIN PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS BY A DOCUMENT RECORDED MAY 18, 2016, IN BOOK 20160518 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 03875, LYING WITHIN GOVERNMENT LOTS 5, 12 AND 13, OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5;

THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 5, NORTH 00°33'09" WEST, 32.32 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°26'31" EAST, 328.69 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 80.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 58°48'34", AN ARC LENGTH OF 82.11 FEET;

THENCE SOUTH 31°44'55" EAST, 155.04 FEET;

THENCE SOUTH 24°50'32" EAST, 31.49 FEET;

THENCE SOUTH 02°04'49" EAST, 161.07 FEET;

THENCE SOUTH 25°47'45" EAST, 100.96 FEET;

THENCE SOUTH 00°35'17" WEST, 104.79 FEET;

THENCE SOUTH 43°47'30" EAST, 122.34 FEET;

THENCE SOUTH 85°50'51" EAST, 161.47 FEET;

THENCE SOUTH 53°39'58" EAST, 163.73 FEET;

THENCE SOUTH 00°24'21" EAST, 123.94 FEET;

P:\WWD\22070\LEGALS\22070-VAC01.docx
6525 W. Warm Springs Road, Suite 100, Las Vegas, Nevada 89118, Ph: 702.212.3967

22-0250
04/28/2022

THENCE SOUTH 89°35'39" WEST, 193.81 FEET;

THENCE SOUTH 67°27'10" WEST, 38.59 FEET;

THENCE SOUTH 00°00'00" EAST, 50.58 FEET;

THENCE SOUTH 40°10'52" WEST, 182.11 FEET;

THENCE SOUTH 52°45'55" EAST, 30.40 FEET;

THENCE SOUTH 12°24'52" WEST, 42.89 FEET;

THENCE SOUTH 80°42'11" WEST, 30.26 FEET;

THENCE NORTH 87°02'58" WEST, 39.17 FEET;

THENCE SOUTH 55°35'11" WEST, 129.28 FEET;

THENCE SOUTH 00°00'00" EAST, 51.23 FEET;

THENCE SOUTH 40°52'41" WEST, 115.49 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFOREMENTIONED GOVERNMENT LOT 13;

THENCE ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 13, NORTH 87°46'31" EAST, 212.62 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID GOVERNMENT LOT 13, SOUTH 40°19'50" WEST, 793.62 FEET;

THENCE NORTH 05°47'43" EAST, 200.93 FEET;

THENCE NORTH 88°56'12" WEST, 87.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID GOVERNMENT LOT 13;

THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 13, NORTH 01°03'48" EAST, 141.00 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID GOVERNMENT LOT 13, SOUTH 88°56'12" EAST, 91.75 FEET;

THENCE NORTH 06°31'24" EAST, 333.68 FEET;

THENCE NORTH 88°56'12" WEST, 123.50 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED GOVERNMENT LOT 12;

THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, NORTH 01°03'48" EAST, 155.00 FEET;

22-0250
04/28/2022

THENCE DEPARTING THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, SOUTH 88°56'12" EAST, 104.75 FEET;

THENCE NORTH 16°26'10" WEST, 138.13 FEET;

THENCE NORTH 00°58'16" EAST, 134.00 FEET;

THENCE NORTH 88°56'12" WEST, 63.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID GOVERNMENT LOT 12;

THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, NORTH 01°03'48" EAST, 229.00 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, SOUTH 88°39'46" EAST, 63.15 FEET;

THENCE NORTH 01°02'34" EAST, 422.00 FEET;

THENCE NORTH 88°56'12" WEST, 63.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID GOVERNMENT LOT 12;

THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, NORTH 01°03'48" EAST, 91.00 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, SOUTH 88°56'12" EAST, 63.00 FEET;

THENCE NORTH 01°03'48" EAST, 28.00 FEET;

THENCE NORTH 88°56'12" WEST, 63.00 TO A POINT ON THE WESTERLY LINE OF SAID GOVERNMENT LOT 12;

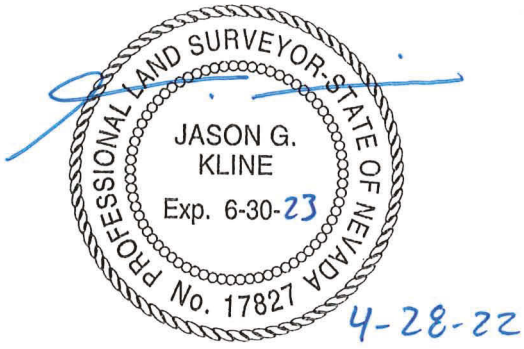
THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, NORTH 01°03'48" EAST, 53.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 20.48 ACRES, MORE OR LESS.

BASIS OF BEARINGS
NORTH 01°03'48" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

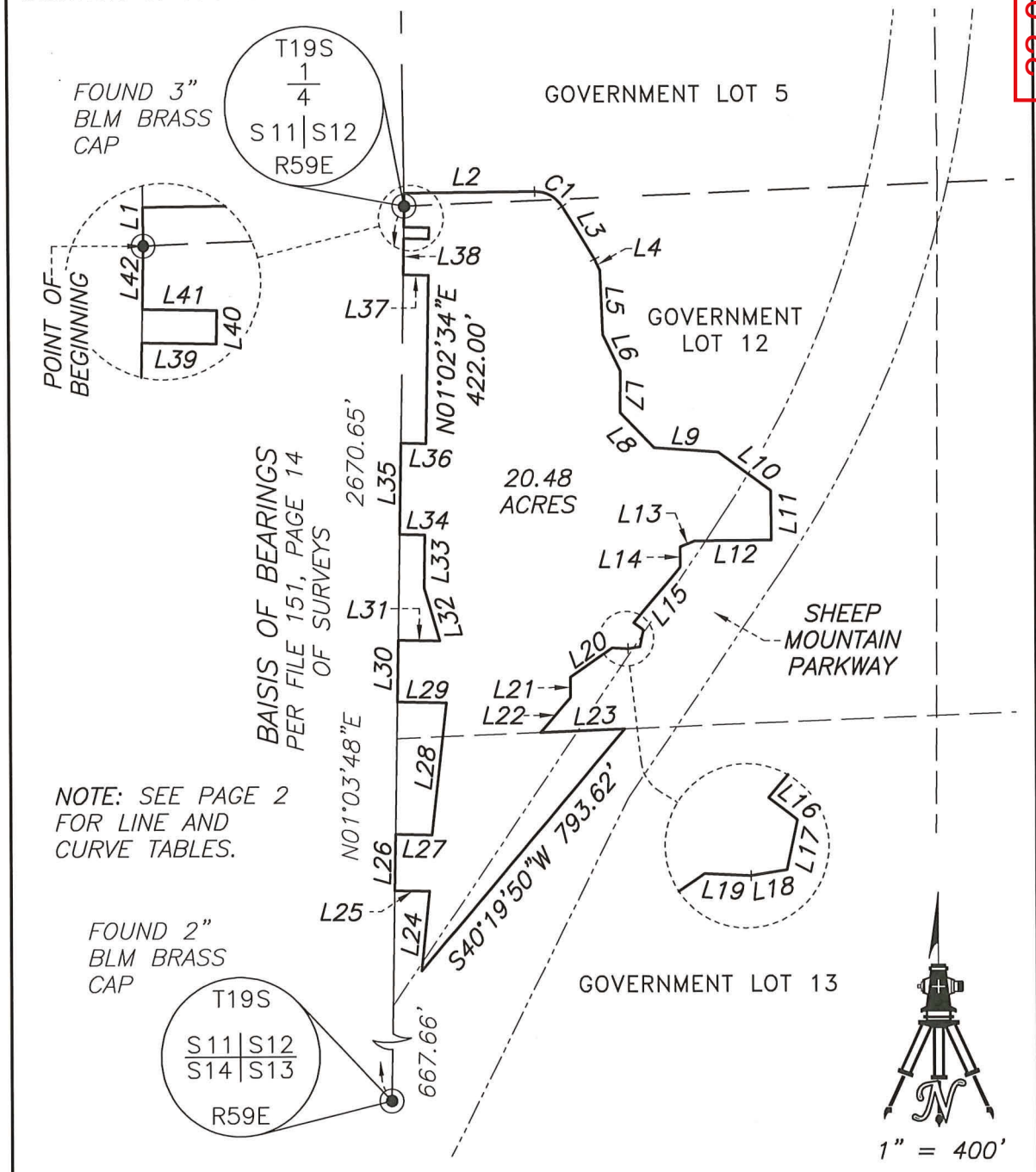
22-0250
04/28/2022

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



22-0250
04/28/2022

APN: 126-12-101-003, 126-12-399-003 AND 126-12-499-002
VACATION OF A PUBLIC DRAINAGE EASEMENT GRANTED PER OR:20160518:03875



NOTE: SEE PAGE 2 FOR LINE AND CURVE TABLES.

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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	LYING WITHIN THE WEST HALF (W1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 2

APN: 126-12-101-003, 126-12-399-003 AND 126-12-499-002
VACATION OF A PUBLIC DRAINAGE EASEMENT GRANTED PER OR:20160518:03875

22-0250
04/28/2022

LINE	BEARING	DISTANCE
L1	N00°33'09"W	32.32'
L2	N89°26'31"E	328.69'
L3	S31°44'55"E	155.04'
L4	S24°50'32"E	31.49'
L5	S02°04'49"E	161.07'
L6	S25°47'45"E	100.96'
L7	S00°35'17"W	104.79'
L8	S43°47'30"E	122.34'
L9	S85°50'51"E	161.47'
L10	S53°39'58"E	163.73'
L11	S00°24'21"E	123.94'
L12	S89°35'39"W	193.81'
L13	S67°27'10"W	38.59'
L14	S00°00'00"E	50.58'
L15	S40°10'52"W	182.11'
L16	S52°45'55"E	30.40'
L17	S12°24'52"W	42.89'
L18	S80°42'11"W	30.26'
L19	N87°02'58"W	39.17'
L20	S55°35'11"W	129.28'
L21	S00°00'00"E	51.23'

LINE	BEARING	DISTANCE
L22	S40°52'41"W	115.49'
L23	N87°46'31"E	212.62'
L24	N05°47'43"E	200.93'
L25	N88°56'12"W	87.00'
L26	N01°03'48"E	141.00'
L27	S88°56'12"E	91.75'
L28	N06°31'24"E	333.68'
L29	N88°56'12"W	123.50'
L30	N01°03'48"E	155.00'
L31	S88°56'12"E	104.75'
L32	N16°26'10"W	138.13'
L33	N00°58'16"E	134.00'
L34	N88°56'12"W	63.00'
L35	N01°03'48"E	229.00'
L36	S88°39'46"E	63.15'
L37	N88°56'12"W	63.00'
L38	N01°03'48"E	91.00'
L39	N88°56'12"W	63.00'
L40	N01°03'48"E	28.00'
L41	S88°56'12"E	63.00'
L42	N01°03'48"E	53.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	58°48'34"	80.00'	82.11'	45.09'

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WALLACE MORRIS KLINE SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE WEST HALF (W1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

22-0250
04/28/2022

APN: 126-12-101-003, 126-12-110-001, 126-12-199-001 AND 002

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS THE VACATION OF THE "SKYE CANYON DETENTION BASIN 2".

DESCRIPTION

ALL OF THAT CERTAIN PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS BY A DOCUMENT RECORDED APRIL 12, 2018, IN BOOK 20180412 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 01038, LYING WITHIN GOVERNMENT LOTS 3, 4, AND 5 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 12, THE FOLLOWING TWO (2) COURSES:

1) NORTH 88°23'36" EAST, 492.69 FEET TO THE **POINT OF BEGINNING**;

2) THENCE NORTH 88°23'36" EAST, 100.00 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID SECTION 12, SOUTH 01°36'24" EAST, 72.00 FEET;

THENCE NORTH 88°23'36" EAST, 868.95 FEET;

THENCE SOUTH 39°44'35" EAST, 12.43 FEET;

THENCE NORTH 00°27'19" WEST, 81.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 12;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 12, NORTH 88°23'36" EAST, 235.05 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID SECTION 12, SOUTH 00°27'19" EAST, 237.02 FEET;

THENCE SOUTH 89°51'44" WEST, 235.00 FEET;

THENCE NORTH 00°27'19" WEST, 86.03 FEET;

P:\WWD\22070\LEGALS\22070-VAC02.docx
6525 W. Warm Springs Road, Suite 100, Las Vegas, Nevada 89118, Ph: 702.212.3967

22-0250
04/28/2022

THENCE NORTH 39°44'35" WEST, 41.87 FEET;

THENCE SOUTH 88°23'36" WEST, 802.78 FEET;

THENCE SOUTH 02°36'28" EAST, 34.70 FEET;

THENCE SOUTH 48°16'38" WEST, 104.23 FEET;

THENCE SOUTH 00°26'17" WEST, 12.54 FEET;

THENCE NORTH 90°00'00" EAST, 67.38 FEET;

THENCE SOUTH 39°10'36" EAST, 96.92 FEET;

THENCE SOUTH 02°36'28" EAST, 87.81 FEET;

THENCE SOUTH 49°20'08" WEST, 63.37 FEET;

THENCE SOUTH 87°23'32" WEST, 32.79 FEET;

THENCE SOUTH 13°26'50" WEST, 70.18 FEET;

THENCE SOUTH 04°11'55" EAST, 102.07 FEET;

THENCE SOUTH 02°36'28" EAST, 30.30 FEET;

THENCE NORTH 87°23'32" EAST, 40.99 FEET;

THENCE SOUTH 02°06'09" EAST, 173.10 FEET;

THENCE SOUTH 71°22'55" EAST, 47.81 FEET;

THENCE SOUTH 02°26'44" EAST, 46.98 FEET;

THENCE SOUTH 64°37'03" WEST, 58.04 FEET;

THENCE SOUTH 01°54'26" EAST, 81.75 FEET;

THENCE SOUTH 60°30'35" EAST, 43.98 FEET;

THENCE SOUTH 01°54'26" EAST, 76.86 FEET;

THENCE SOUTH 88°05'34" WEST, 21.73 FEET;

THENCE SOUTH 01°52'52" EAST, 57.68 FEET;

THENCE SOUTH 41°03'13" WEST, 80.43 FEET;

22-0250
04/28/2022

THENCE SOUTH 01°52'52" EAST, 38.02 FEET;

THENCE SOUTH 00°00'00" EAST, 356.26 FEET;

THENCE SOUTH 83°10'04" WEST, 300.68 FEET;

THENCE SOUTH 00°00'00" EAST, 80.04 FEET;

THENCE SOUTH 48°57'10" EAST, 66.95 FEET;

THENCE SOUTH 00°00'00" EAST, 30.66 FEET;

THENCE SOUTH 59°28'15" WEST, 62.10 FEET;

THENCE SOUTH 00°00'00" EAST, 68.91 FEET;

THENCE NORTH 90°00'00" EAST, 83.03 FEET;

THENCE SOUTH 00°00'00" EAST, 114.41 FEET;

THENCE SOUTH 39°56'38" WEST, 121.54 FEET;

THENCE SOUTH 00°00'00" EAST, 94.13 FEET;

THENCE SOUTH 74°35'01" WEST, 188.73 FEET;

THENCE SOUTH 00°31'44" EAST, 343.71 FEET;

THENCE SOUTH 00°40'40" WEST, 68.94 FEET;

THENCE SOUTH 89°59'28" WEST, 45.00 FEET;

THENCE NORTH 00°40'22" EAST, 69.30 FEET;

THENCE NORTH 00°31'44" WEST, 446.40 FEET;

THENCE SOUTH 89°26'51" WEST, 22.85 FEET;

THENCE NORTH 00°33'09" WEST, 781.81 FEET;

THENCE SOUTH 88°03'09" WEST, 57.02 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED SECTION 12;

THENCE ALONG THE WESTERLY LINE OF SAID SECTION 12, NORTH 00°33'09" WEST, 111.75 FEET;

22-0250
04/28/2022

THENCE DEPARTING THE WESTERLY LINE OF SAID SECTION 12, NORTH 89°26'51" EAST, 57.00 FEET;

THENCE NORTH 00°33'09" WEST, 791.98 FEET;
THENCE SOUTH 89°26'51" WEST, 57.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 12;

THENCE ALONG THE WESTERLY LINE OF SAID SECTION 12, NORTH 00°33'09" WEST, 200.00 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID SECTION 12, NORTH 89°26'51" EAST, 77.72 FEET;

THENCE NORTH 73°25'48" EAST, 175.06 FEET;

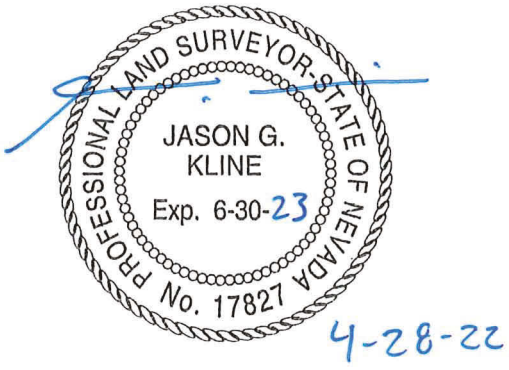
THENCE NORTH 57°02'52" EAST, 292.71 FEET;

THENCE NORTH 01°36'24" WEST, 28.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 26.38 ACRES, MORE OR LESS.

BASIS OF BEARINGS
NORTH 88°23'36" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

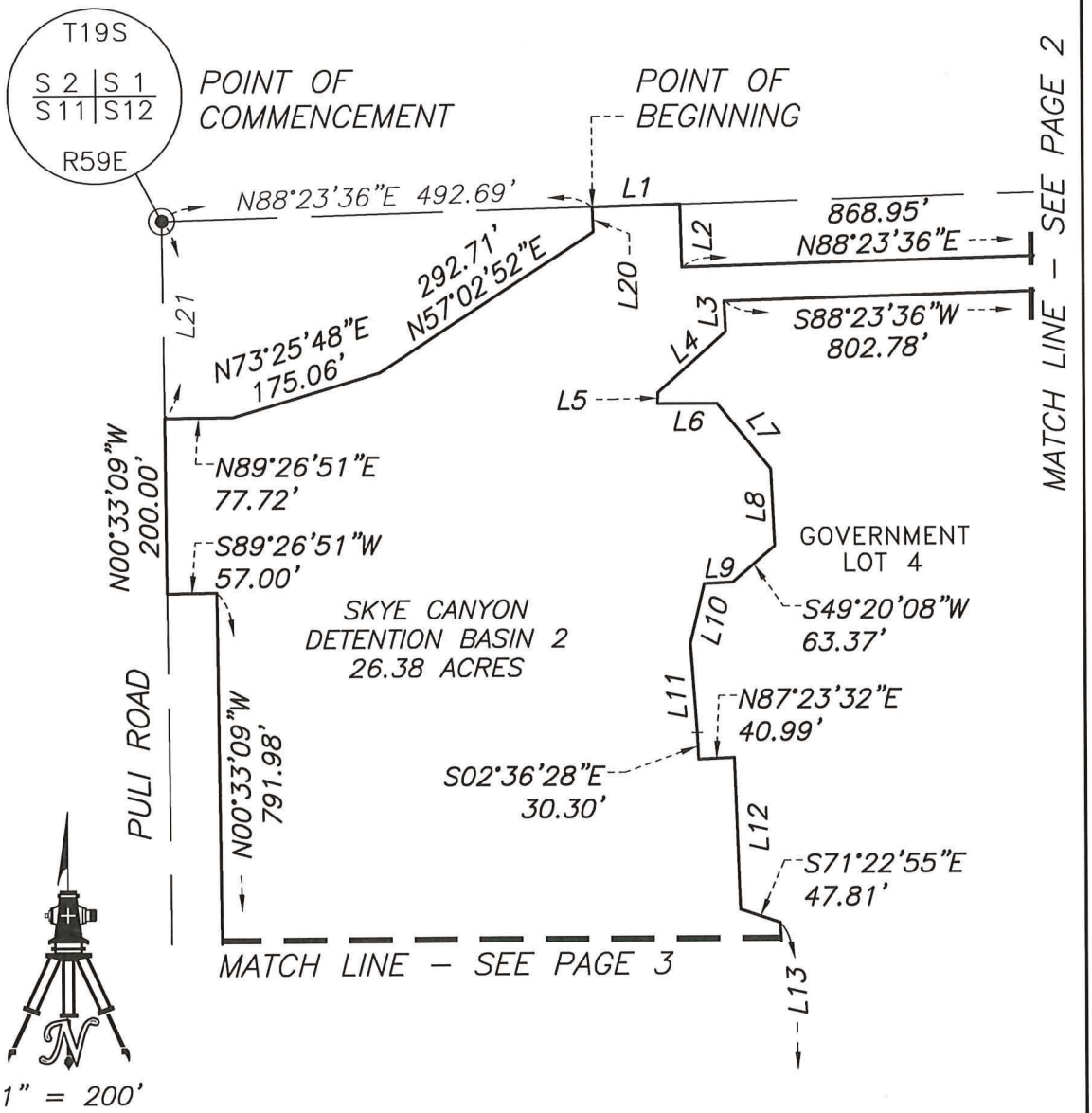
JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



22-0250
04/28/2022

APN: 126-12-101-003, 126-12-110-001, 126-12-199-001 AND 002
VACATION OF SKYE CANYON DETENTION BASIN 2
GRANTED PER OR:20180412:01038

NOTE: SEE PAGE 5 FOR LINE TABLE.



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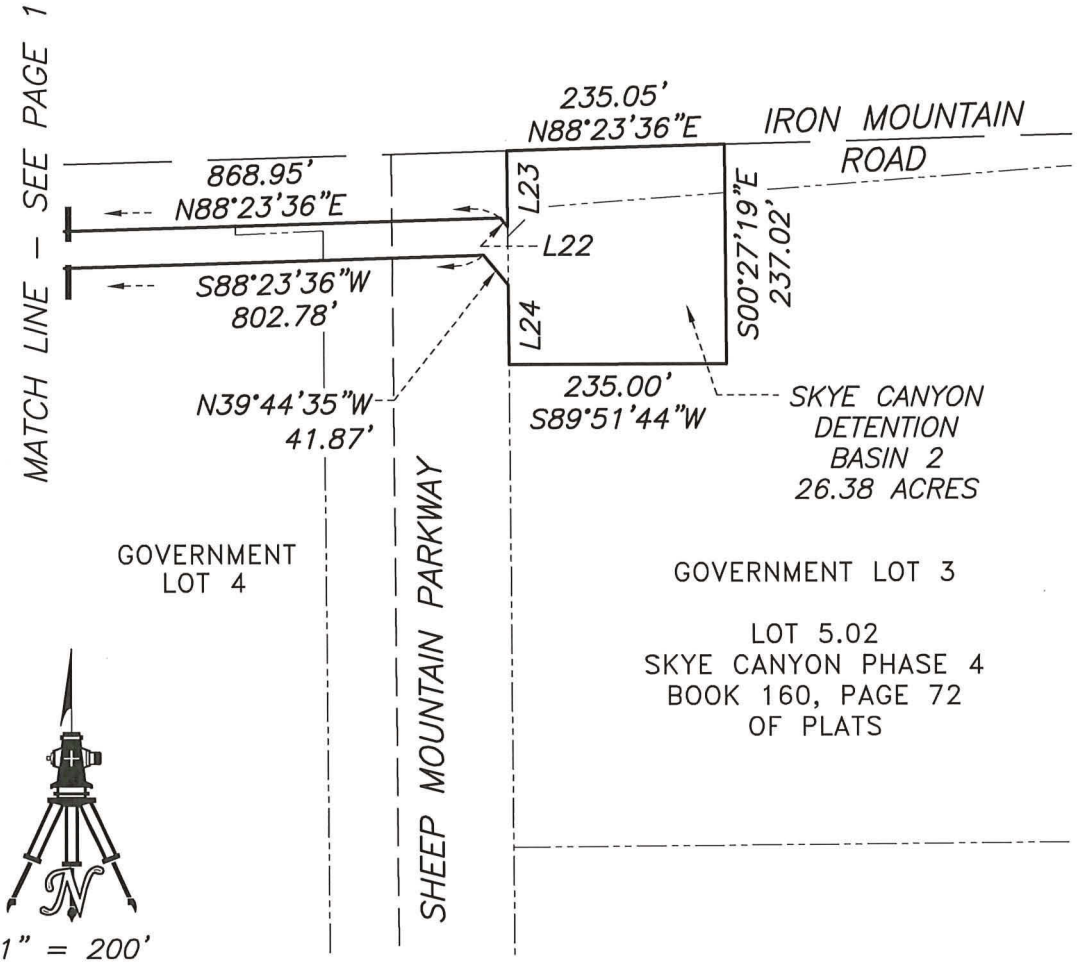
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 5

22-0250
04/28/2022

APN: 126-12-101-003, 126-12-110-001, 126-12-199-001 AND 002
VACATION OF SKYE CANYON DETENTION BASIN 2
GRANTED PER OR:20180412:01038

NOTE: SEE PAGE 5 FOR LINE TABLE.



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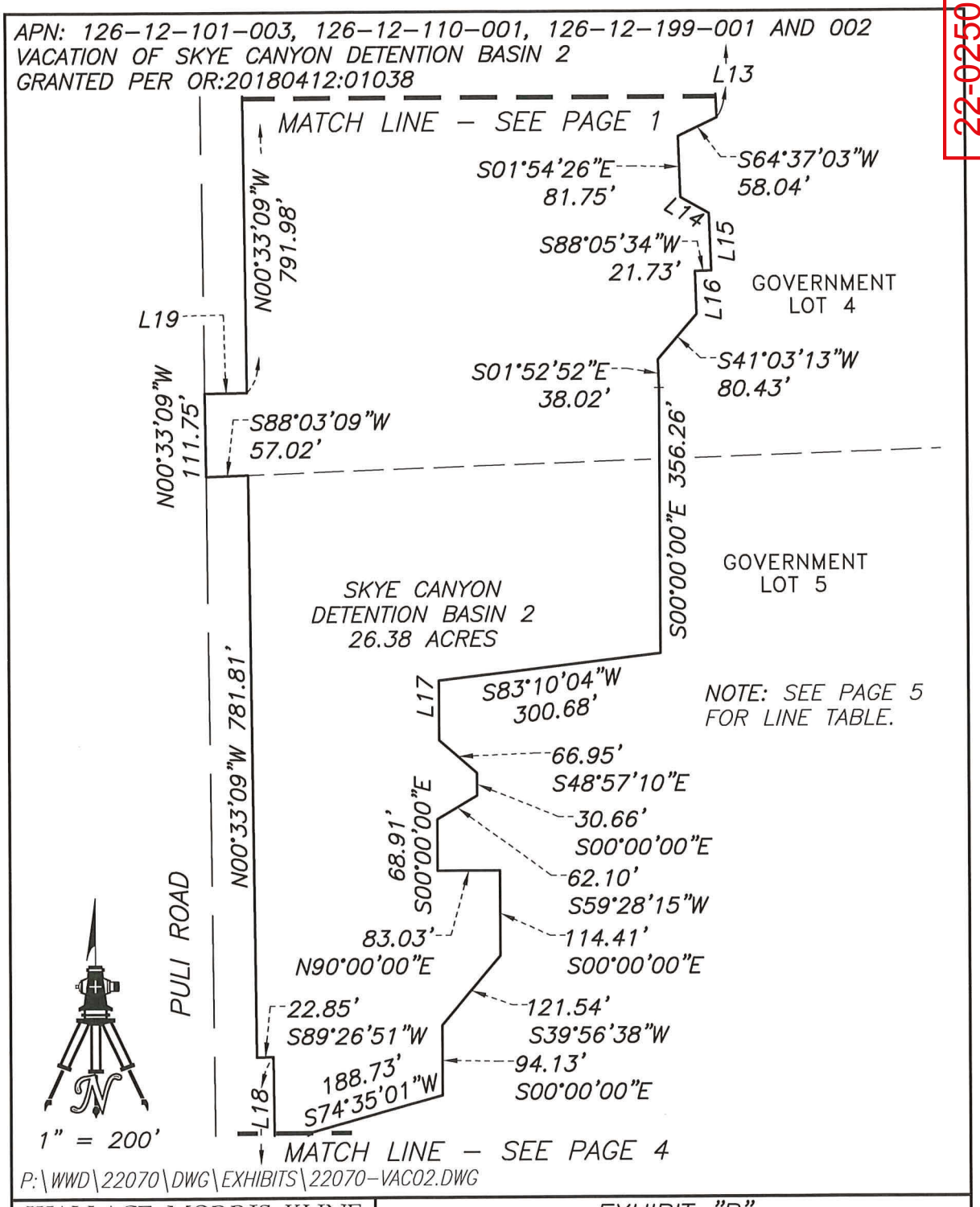
	PAGE 2 OF 5

22-0250
04/28/2022



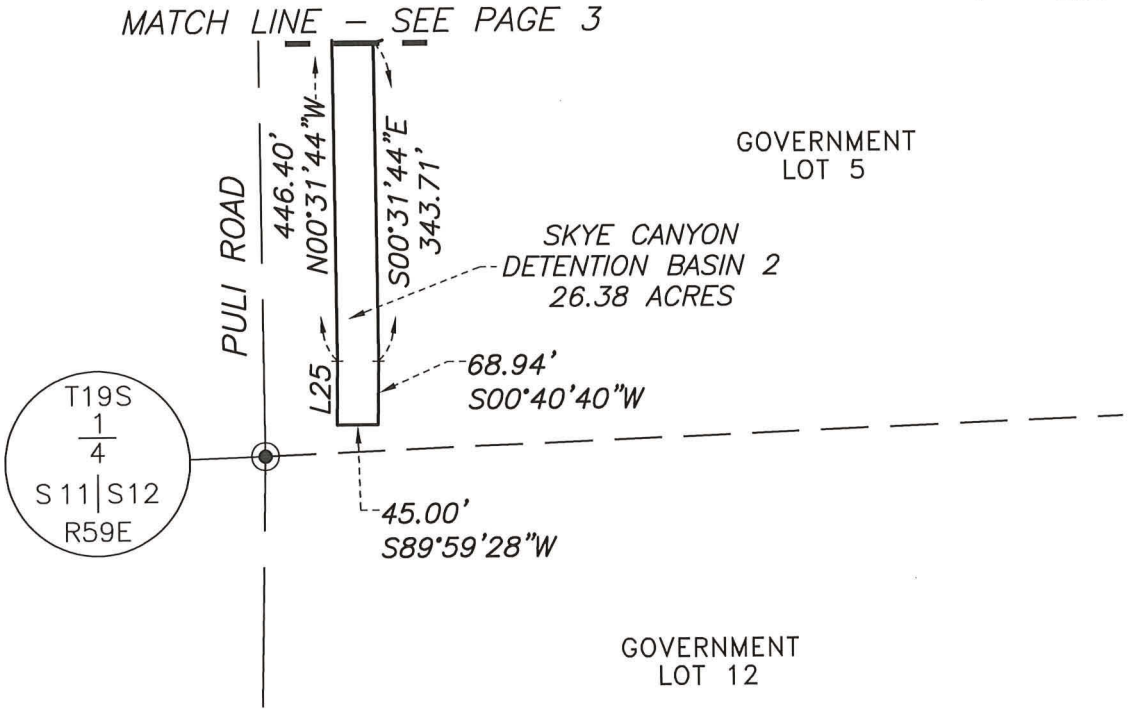
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 3 OF 5

22-0250
04/28/2022

APN: 126-12-101-003, 126-12-110-001, 126-12-199-001 AND 002
VACATION OF SKYE CANYON DETENTION BASIN 2
GRANTED PER OR:20180412:01038



1" = 200'



NOTE: SEE PAGE 5
FOR LINE TABLE.

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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 4 OF 5

APN: 126-12-101-003, 126-12-110-001, 126-12-199-001 AND 002
VACATION OF SKYE CANYON DETENTION BASIN 2
GRANTED PER OR:20180412:01038

22-0250
04/28/2022

LINE	BEARING	DISTANCE
L1	N88°23'36"E	100.00'
L2	S01°36'24"E	72.00'
L3	S02°36'28"E	34.70'
L4	S48°16'38"W	104.23'
L5	S00°26'17"W	12.54'
L6	N90°00'00"E	67.38'
L7	S39°10'36"E	96.92'
L8	S02°36'28"E	87.81'
L9	S87°23'32"W	32.79'
L10	S13°26'50"W	70.18'
L11	S04°11'55"E	102.07'
L12	S02°06'09"E	173.10'
L13	S02°26'44"E	46.98'
L14	S60°30'35"E	43.98'
L15	S01°54'26"E	76.86'
L16	S01°52'52"E	57.68'
L17	S00°00'00"E	80.04'
L18	N00°31'44"W	446.40'
L19	N89°26'51"E	57.00'
L20	N01°36'24"W	28.61'
L21	N00°33'09"W	224.69'
L22	S39°44'35"E	12.43'
L23	N00°27'19"W	81.79'
L24	N00°27'19"W	86.03'
L25	N00°40'22"E	69.30'

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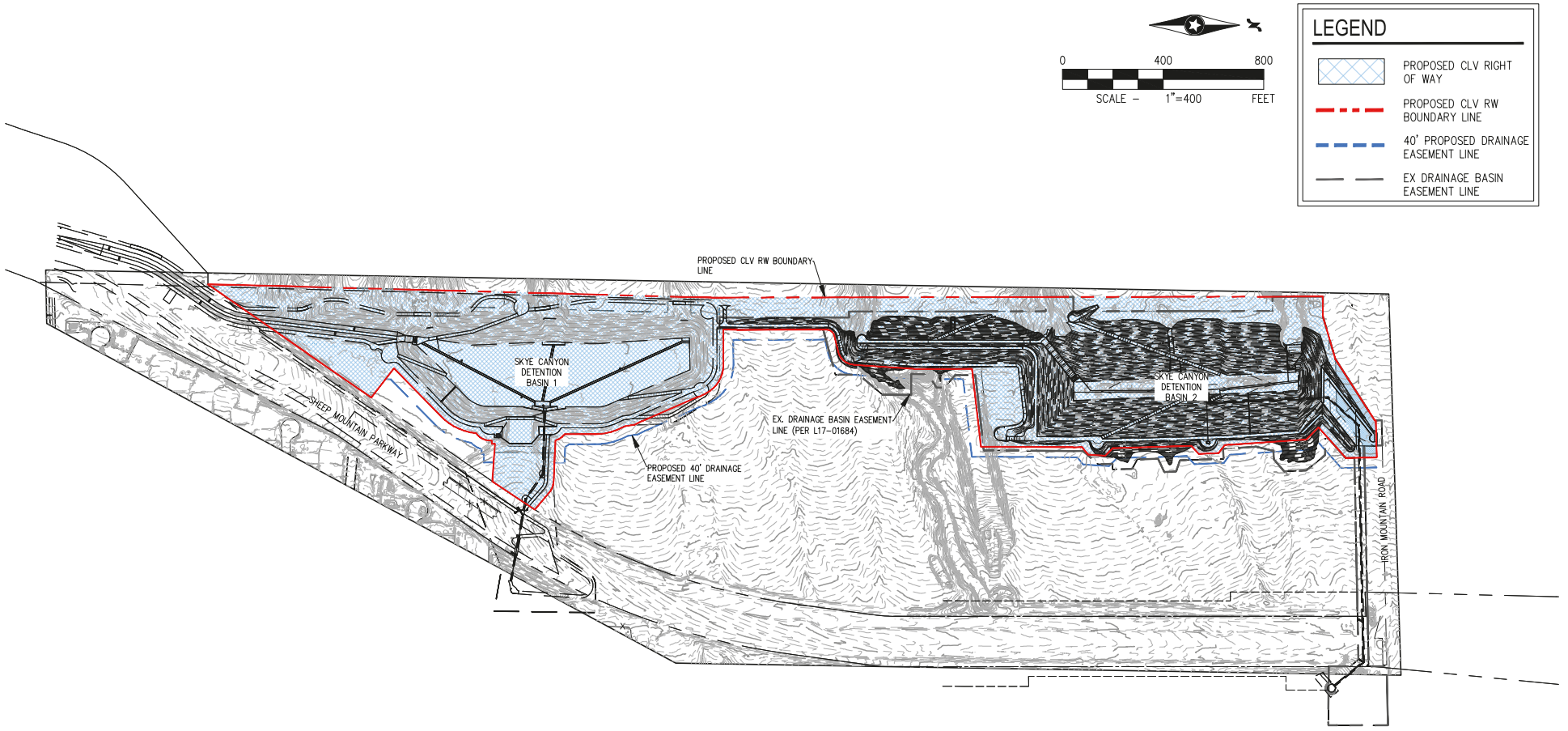
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
6525 W. WARM SPRINGS RD. #100, LAS VEGAS, NV 89118	LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 5 OF 5

PERIMETER GRADING FOR SKYE CANYON DETENTION BASIN #1 AND #2

LAS VEGAS, NV



Planning Commission July 12, 2022 - Page 140

22-0250
04/28/2022

Westwood
Phone (702) 284-5300
Toll Free (888) 937-5150
5740 S. Arville Street Suite 216
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

RIGHT-OF-WAY EXHIBIT

SHEET 1 OF 1

400'
800'
1200'

DATE:FEBRUARY 15, 2022
SCALE:1:400
PROJECT #:OLY2101

J:\oly2101-000 skye canyon parcel 5.06\dwg\figures\220215 oly2101 rw exhibit.dwg 4/21/2022 1:42 PM Alesya Sarakhman



22-0250-VAC1 - APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTHWEST CORNER OF IRON MOUNTAIN ROAD AND SHEEP MOUNTAIN PARKWAY

05/12/22

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

April 14, 2022

City of Las Vegas Development Services
495 S. Main Street
Las Vegas, NV 89101

Re: Vacation Justification Letter – Skye Canyon Detention Basin 1 and 2
APN: 126-121-01-003

To Whom It May Concern:

Westwood Professional Services, on behalf of our client, Olympia Companies LLC, respectfully request the review of the accompanying Vacation of Drainage Easement for the Skye Canyon Master Planned Community.

The proposed request is to vacate the temporary drainage easement for the Skye Canyon Detention Basin 1 and Detention Basin 2. The area required for the two detention basins is proposed to be dedicated drainage right of way and right of way dedication documentation has been prepared to accompany this vacation request. This request is to vacate the current drainage basin easements (OR20160518-03875 and OR20180412-01038) and replace it with the right of way dedication as indicated on the attached exhibit.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Joshua Johnson P.E. LEED AP ENV SP
Senior Project Manager

Attachments:
Right of Way Exhibit

22-0250
04/28/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUN 14 2022
City of Las Vegas
Department of Planning

CASE: 22-0250-VAC1

SUBJECT: APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***June 21, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***THURSDAY, JUNE 16, 2022.***

Signature

06/14/2022
Date

Joe Genovese, VP of Land Acquisition
Please Print Name

Company Name

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

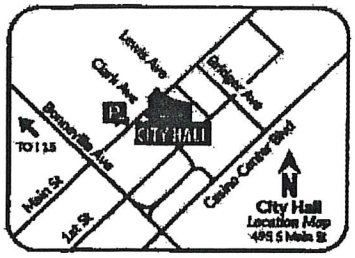
Submitted after final agenda

30

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

Return Service Requested

Official Notice of Public Hearing



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JUN 21 2022

City of Las Vegas
Department of Planning

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

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

Please use available blank space on card for your comments.

22-0250-VAC1

Planning Commission Meeting of **06/21/2022**

22-0250-VAC1
12602801021
S D E 60016 IRR BUSINESS TR
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

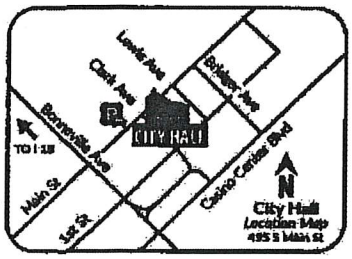
30A

115 DRDFNP1 89118

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

Return Service Requested

Official Notice of Public Hearing



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City of Las Vegas
Department of Planning

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

Please use available blank space on card for your comments.

22-0250-VAC1

Planning Commission Meeting of **06/21/2022**

22-0250-VAC1
12601401009
S D E 50057 IRR BUSINESS TR
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

30A (x2)

115 DRDFNP1 89118

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUL 6 - 2022
City of Las Vegas
Department of Planning

CASE: ABEYANCE - 22-0250-VAC1

SUBJECT: APPLICANT: OLYMPIA COMPANIES, LLC - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JULY 12, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JULY 11, 2022.***

Signature

07/06/2022
Date

Joe Genovese, VP of Land Acquisition
Please Print Name

Century Communities of Nevada, LLC
Company Name

Submitted after final agenda

Sincerely,

#8

Nicole Eddowes
Community Development Coordinator
Case Planning Division

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

Return Service Requested

Official Notice of Public Hearing

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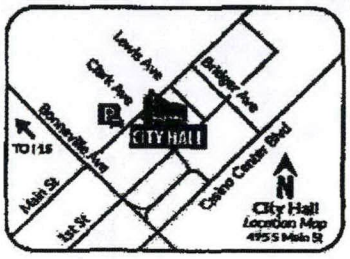

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Department of Planning

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0250-VAC1

Planning Commission Meeting of 07/12/2022

22-0250-VAC1
12601401009
S D E 50057 IRR BUSINESS TR
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

115 DRDFNP1 89118

8A

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

Return Service Requested

Official Notice of Public Hearing

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

Please use available blank space on card for your comments.

22-0250-VAC1

Planning Commission Meeting of 07/12/2022

22-0250-VAC1
12602801021
S D E 60016 IRR BUSINESS TR
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

115 DRDFNP1 89118

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.: **9**

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

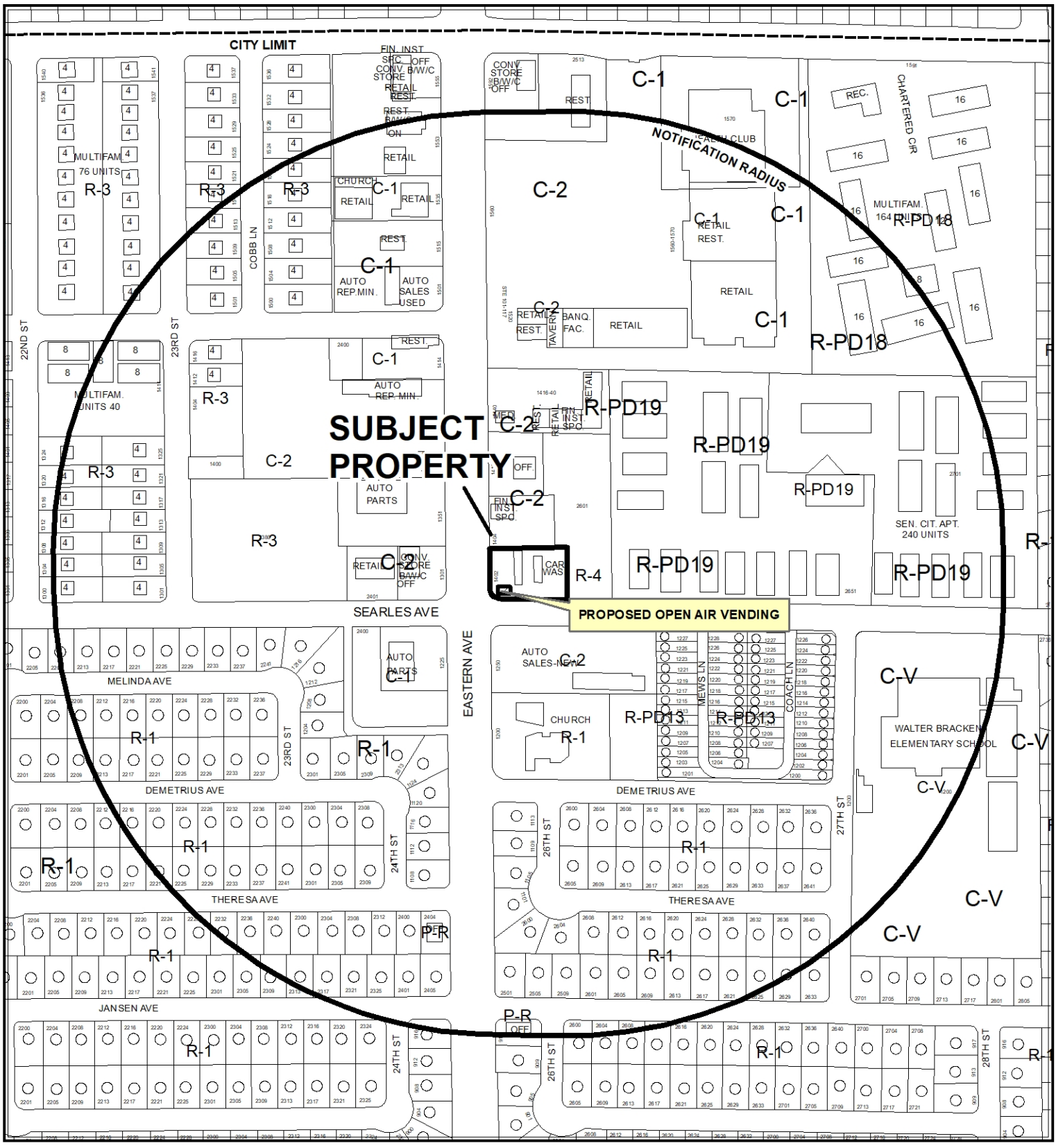
SUBJECT:
22-0188-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TACOS LOS MACHOS - OWNER: ESLAMBOLI INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE at 1402 North Eastern Avenue (APN 139-25-101-017), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **22-0188-SUP1**

RADIUS: 1000 FEET

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



0 260 520 Feet

CASE: **22-0188-SUP1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TACOS LOS MACHOS - OWNER: ESLAMBOLI INVESTMENTS, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0188-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 246

PROTESTS 0

APPROVALS 0

IR

**** CONDITIONS ****

22-0188-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Open Air Vending/Transient Sales Lot use, except as amended herein.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for an Open Air Vending/Transient Sales Lot Use for a food service trailer located at 1402 North Eastern Avenue.

ISSUES

- The proposed Open Air vending use is a Conditional Use within the C-1 zoning district.
- The applicant is not able to meet the Conditional Use Regulations and is requesting a Special Use Permit.
- The applicant is requesting a Special Use Permit in order to allow a 147-foot distance separation from a residential zoning district where 150 feet is required, and to allow the proposed open air vending to remain open until 1:00 a.m. where the hours of operation shall be limited to the period between 10:00 a.m. and 8:00 p.m. when adjacent to a residentially zoned lot. Staff support this request.

ANALYSIS

The primary use of the property is a self-service car wash. It is located at the intersection of North Eastern Avenue and Searles Avenue and is zoned C-1 (Limited Commercial). The surrounding properties are zoned C-1 (Limited Commercial), C-2 (General Commercial), and R-4 (High Density Residential). The property zoned R-4 is undeveloped. The applicant is proposing to operate as a Mobile Food Vendor between the hours of 3:00 p.m. and 1:00 a.m.

The Open Air Vending/Transient Sales Lot use is described by Title 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,” per 19.12.070. The proposed use meets this definition as it consists of sales of prepared food from a mobile trailer.

The proposed Open Air vending did not meet Conditional Use Regulation Number Six (6) as it is located 147 feet from a vacant lot zoned R-4 (High Density Residential) where 150 feet is required. In addition, the applicant is requesting to remain open until 1:00 A.M. where the hours of operation are limited to 8:00 p.m. when adjacent to residentially zoned property.

The Mobile Food Vending use is proposed for a highly trafficked area that is approximately 250 feet from existing residences. The property to the east that is zoned R-4 is vacant, and contains a split zone designation consisting of not only R-4, but also C-2 (General Commercial), making residential development on this particular parcel less likely. Due to no existing residential development immediately adjacent to the subject site, and it being along a heavily trafficked commercial corridor, staff supports the request for a Special Use Permit for the Open Air Vending/Transient Sales Lot use with conditions.

FINDINGS (22-0188-SUP1)

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

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

   The proposed land use can be conducted in a manner that is compatible with the surrounding area, and with future surrounding land uses.

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

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

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

   The site is accessed from Searles Avenue and North Eastern Avenue. North Eastern Avenue is a 100-foot wide Primary Arterial that 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.**

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

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

With the exception of the hours of operation, and the residentially zoned vacant property, the proposed use meets the Conditional Use Regulations set forth by Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
07/20/94	The City Council approved a request for a Rezoning and Plot Plan Review (Z-0054-94) from R-4 (Apartment Residence) to C-1 (Limited Commercial) for a proposed Self-Service Car Wash at the northeast corner of Eastern Avenue and Searles Avenue.
08/07/95	The City Council approved an Extension of Time [Z-54-94(1)] for a Rezoning and Plot Plan Review Request (Z-0054-94) request from R-4 (Apartment Residence) to C-1 (Limited Commercial) with the proposed use of a Self-Service Car Wash for the property located on the northeast corner of Eastern Avenue and Searles Avenue.
08/07/96	The City Council approved an Extension of Time [Z-54-94(2)] for a Rezoning and Plot Plan Review Request (Z-0054-94) request from R-4 (Apartment Residence) to C-1 (Limited Commercial) with the proposed use of a Self-Service Car Wash for the property located on the northeast corner of Eastern Avenue and Searles Avenue.
08/11/97	The City Council approved an Extension of Time [Z-54-94(3)] for a Rezoning and Plot Plan Review Request (Z-0054-94) request from R-4 (Apartment Residence) to C-1 (Limited Commercial) with the proposed use of a Self-Service Car Wash for the property located on the northeast corner of Eastern Avenue and Searles Avenue.
07/23/04	A complaint (#18764) was filed with Code Enforcement for non-permitted sign violations at 1402 North Eastern Avenue. The complaint was resolved on 09/02/04.
07/13/07	A complaint (#55684) was filed with Code Enforcement for possible code violations at 1402 North Eastern Avenue. The complaint was resolved on 08/16/07.
11/25/2013	City staff approved a Conditional Use Verification (52050-CUV) for Open Air Vending consisting of a hot dog stand that will occupy approximately 32 square-feet at 1402 North Eastern Avenue. The CUV has expired.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
11/26/2013	City staff approved a Conditional Use Verification (52081-CUV) for Open Air Vending consisting of a taco truck and hot dog stand for a single vendor that will occupy no more than 500 square-feet at the southwest corner of the property at 1402 North Eastern Avenue. The CUV has expired.
02/04/2015	City staff approved a Temporary Commercial Permit (57830-TCP) for Seasonal Outdoor Sales (Valentine's Day) from 02/13/15 through 02/14/15 at 1402 North Eastern Avenue.
03/09/2016	The Planning Commission approved a Special Use Permit (63058-SUP) for an existing open air vending use (taco cart) and to allow hours of operation from 8:00 AM to 1:00 AM where the hours of operation are conditionally limited to 10:00 AM to 8:00 PM at 1402 North Eastern Avenue.
05/11/2016	The Planning Commission approved a Special Use Permit (63861-SUP) for an existing car wash, self-service use with waivers to allow 24-hour operation where the hours of operation are limited to 7:00 AM – 10:00 PM, and to allow for a zero-foot distance separation from residential property where 200 feet is required at 1402 North Eastern Avenue.
01/11/2021	A Code Enforcement Case (CE21-00127) was filed for unpermitted temporary signage at 1402 North Eastern Avenue. Per Title 19, further action on the case was pending director review.
01/19/2021	City Staff approved a Minor Amendment to a Site Development Review (20-0374-SDR1) to a previously approved Plot Plan Review (Z-0054-94) for a 100 square-foot building addition to an existing car wash at 1402 North Eastern Avenue.

Most Recent Change of Ownership	
03/11/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/04/1997	A building permit (#97022272) was issued for a block wall at 1402 North Eastern Avenue. The permit received its final inspection on 01/30/98.
01/20/1998	A building permit (#98001040) was issued for on-site improvements at 1402 North Eastern Avenue. The permit received its final inspection on 04/20/98.
01/20/1998	A building permit (#98001041) was issued for a Self-Service Car Wash with Vacuums at 1402 North Eastern Avenue. The permit received its final inspection on 04/22/98.

Related Building Permits/Business Licenses	
01/20/1998	A building permit (#98001042) was issued for vacuum bays for car wash at 1402 North Eastern Avenue. The permit expired on 10/24/98.
02/25/1998	A building permit (#98004002) was issued for a Self-Service Car Wash Vacuum at 1402 North Eastern Avenue. The permit expired on 10/24/98.
03/16/1998	A building permit (#98005277) was issued for plumbing at a car wash with vacuums at 1402 North Eastern Avenue. The permit received its final inspection on 04/21/98.
05/07/1998	A business license (C02-00156) was issued for Coin Car Wash at 1402 North Eastern Avenue. The license went inactive on 09/12/14.
01/08/2002	A building permit (#2000333) was issued for a free-standing shade structure at 1402 North Eastern Avenue. The permit expired on 07/13/02.
12/04/2013	A business license (O07-00170) was issued for a Food Trailer/Hot Dog Cart at 1402 North Eastern Avenue. The license is active.
01/14/2016	A business license application (G64-00274) was submitted for a self-service car wash at 1402 North Eastern Avenue. The license application was denied by the Department of Planning as the applicant had allowed the business license to lapse for more than one-year, thus losing the Legal, Nonconforming status. The property owner is required to obtain a Special Use Permit for a Car Wash, Self-Service before a business license can be issued.
01/19/2016	A business license application (G64-00364) was submitted for coin vending machines in association with a self-service car wash at 1402 North Eastern Avenue. The license application was denied by the Department of Planning as the applicant had allowed the business license to lapse for more than one-year, thus losing the Legal, Nonconforming status. The property owner is required to obtain a Special Use Permit for a Car Wash, Self-Service before a business license can be issued.
03/09/2019	A building license (G67-01226) was issued for a self-operated car wash at 1402 North Eastern Avenue. The license is active.
12/12/2019	A building permit (FAN-1233052) was approved for an Annual Renewable Fire Permit (P157) for a Food Truck.
11/04/2020	A building permit (FAN-1283760) was approved for an Annual Renewable Fire Permit (P157) for a Food Truck.
11/05/20	A business license (G68-07969) was processed for an open air vending taco trailer at (Tacos Los Machos) 1402 North Eastern Avenue. The license was not issued.
11/02/2021	A business license (G69-07366) was processed for an open air vending taco trailer at (Tacos Los Machos) 1402 North Eastern Avenue. The license was not issued.

Related Building Permits/Business Licenses	
03/03/2022	A business license (G70-01529) was processed for an open air vending taco trailer at (Tacos Los Machos) 1402 North Eastern Avenue. The license was not issued.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Car Wash, Self-Service	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
North	Private Transportation Company	NMX-U (Neighborhood Mixed Use Center)	C-2 (General Commercial)
South	Auto Sales-Used	NMX-U (Neighborhood Mixed Use Center)	C-2 (General Commercial)
East	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	R-4 (High Density Residential)
West	Convenience Store/Service Station	NMX-U (Neighborhood Mixed Use Center)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: East Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Pre-Application Meeting	
03/31/22	A pre-application meeting was held with the applicants to discuss the proposed project.

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

Field Check	
06/01/22	Staff conducted a routine field check and found the presence of graffiti, a homeless encampment, and some debris on the property. Code enforcement was notified of the condition of the property.

Details of Application Request	
Site Area	
Net Acres	0.48

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) 1402 N Eastern Ave, Las Vegas NV 89101

Project Name Food Truck **Proposed Use** _____

Assessor's Parcel #(s) 139-25-101-017 **Ward #** _____

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

Additional Information _____

Property Owner Michael Eslamboli Contact _____
Address 1402 N Eastern Ave City Las Vegas State NV Zip 89101
E-mail meslamboli@gmail.com Phone _____

Applicant Lorena Rios Montaño Contact ~~72~~ Lorena Rios
Address 1402 North Estern Las Vegas NV 89101 City Las Vegas State NV Zip 89101
E-mail Autlan81@gmail.com Phone (725) 2548063

Representative Hilda Espadas Contact _____
Address 1027 S. Rainbow Blvd. Ste 162 City Las Vegas State NV Zip 89145
E-mail alamoserviceshilda@gmail.com Phone 702-788-1590

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 NONE **Partner(s)** _____

Partner(s) _____

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

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

Print Name MICHAEL ESLAMBOLI

Subscribed and sworn before me

This 05 day of MAY, 20 22

[signature]
Notary Public in and for said County and State

22-0188
05/12/2022

DAVID TRELLES
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-21-25
Certificate No: 09-9019-1



22-0188
05/12/2022


TACOS LOS MACHOS
12 FT
8 FT
TACOS
LOS MACHOS
ESTILO JALISCO
22-0188
05/12/2022



22-0188-SUP1 - APPLICANT: TACOS LOS MACHOS - OWNER: ESLAMBOLI INVESTMENTS, LLC
1402 NORTH EASTERN AVENUE

06/01/2022



22-0188-SUP1 - APPLICANT: TACOS LOS MACHOS - OWNER: ESLAMBOLI INVESTMENTS, LLC
1402 NORTH EASTERN AVENUE

06/01/2022



22-0188-SUP1 - APPLICANT: TACOS LOS MACHOS - OWNER: ESLAMBOLI INVESTMENTS, LLC
1402 NORTH EASTERN AVENUE

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22-0188-SUP1 - APPLICANT: TACOS LOS MACHOS - OWNER: ESLAMBOLI INVESTMENTS, LLC
1402 NORTH EASTERN AVENUE

06/01/2022



22-0188-SUP1 - APPLICANT: TACOS LOS MACHOS - OWNER: ESLAMBOLI INVESTMENTS, LLC
1402 NORTH EASTERN AVENUE

06/01/2022



22-0188-SUP1 - APPLICANT: TACOS LOS MACHOS - OWNER: ESLAMBOLI INVESTMENTS, LLC
1402 NORTH EASTERN AVENUE

06/01/2022

JUSTIFICATION LETTER

To whom it may concern **03/17/2022**

LORENA RIOS/ DBA: TACOS LOS MACHOS

are applying for an **OPEN-AIR License at 1402 N Eastern Ave Las Vegas Nv 89101**

The square footage of the space is 9' x 18'

We will adopt all rules with which the city of Las Vegas is governed

The purpose of this business is to stablish a food vending trailer, we will like to set a refrigerator and stainless stile table outside as you see in the elevation picture

We will take all precautions that may be necessary to complied with city regulations

Thank you

Lorena Rios

owner

22-0188
05/12/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

RECEIVED

JUL 11 2022

City of Las Vegas
Department of Planning

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

CASE: 22-0188-SUP1

SUBJECT: APPLICANT: TACOS LOS MACHOS - OWNER: ESLAMBOLI INVESTMENTS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JULY 12, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JULY 11, 2022.***

Lorena Rios — Signature

07/11/2022 — Date

Lorena Rios — Please Print Name

Tacos Los Machos — Company Name

Sincerely,

Submitted after final agenda

Nicole Eddowes
Community Development Coordinator
Case Planning Division

#9

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

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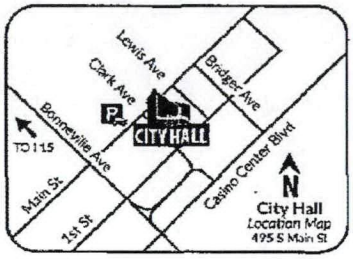

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0188-SUP1

Planning Commission Meeting of **07/12/2022**

22-0188-SUP1
13926508003
R T S PROPERTIES L L C
1919 S JONES BLVD STE E
LAS VEGAS NV 89146

97 DRDFNP1 89146

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

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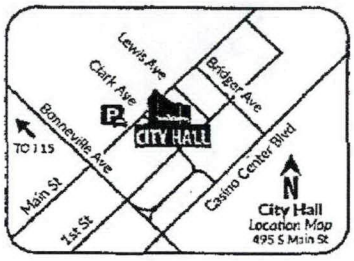

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22-0188-SUP1
Planning Commission Meeting of **07/12/2022**

22-0188-SUP1
13926508002
R T S PROPERTIES L L C
1919 S JONES BLVD STE E
LAS VEGAS NV 89146

97 ORDFNP1 89146

9P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
10

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

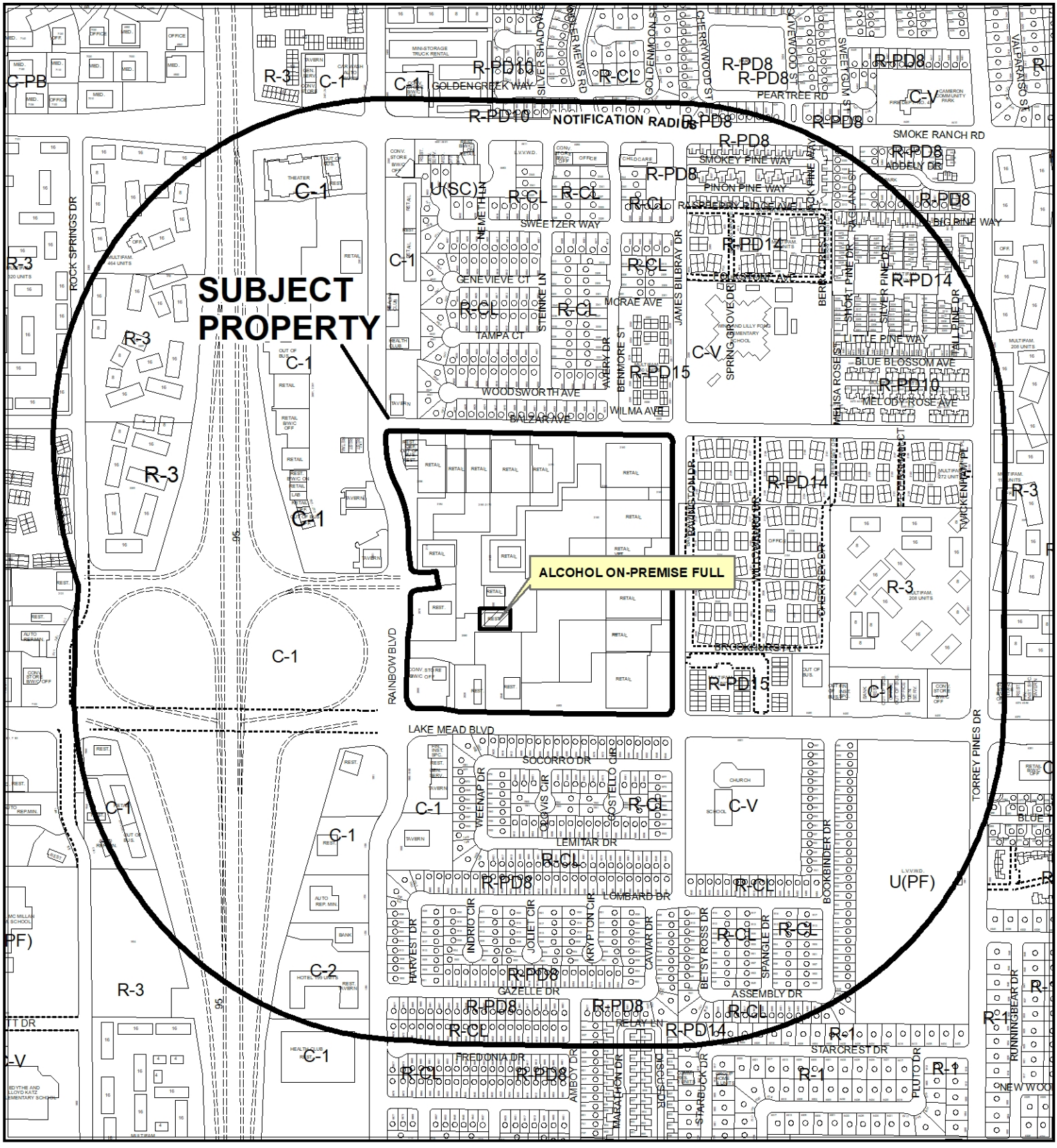
SUBJECT:
22-0248-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAINBOW SEAFOOD GROUP, LLC - OWNER: VESTAR BEST IN THE WEST PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,482 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A SCHOOL AND A 162-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP USE WHERE 400 FEET IS REQUIRED at 2080 North Rainbow Boulevard (APN 138-23-215-012), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	6
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

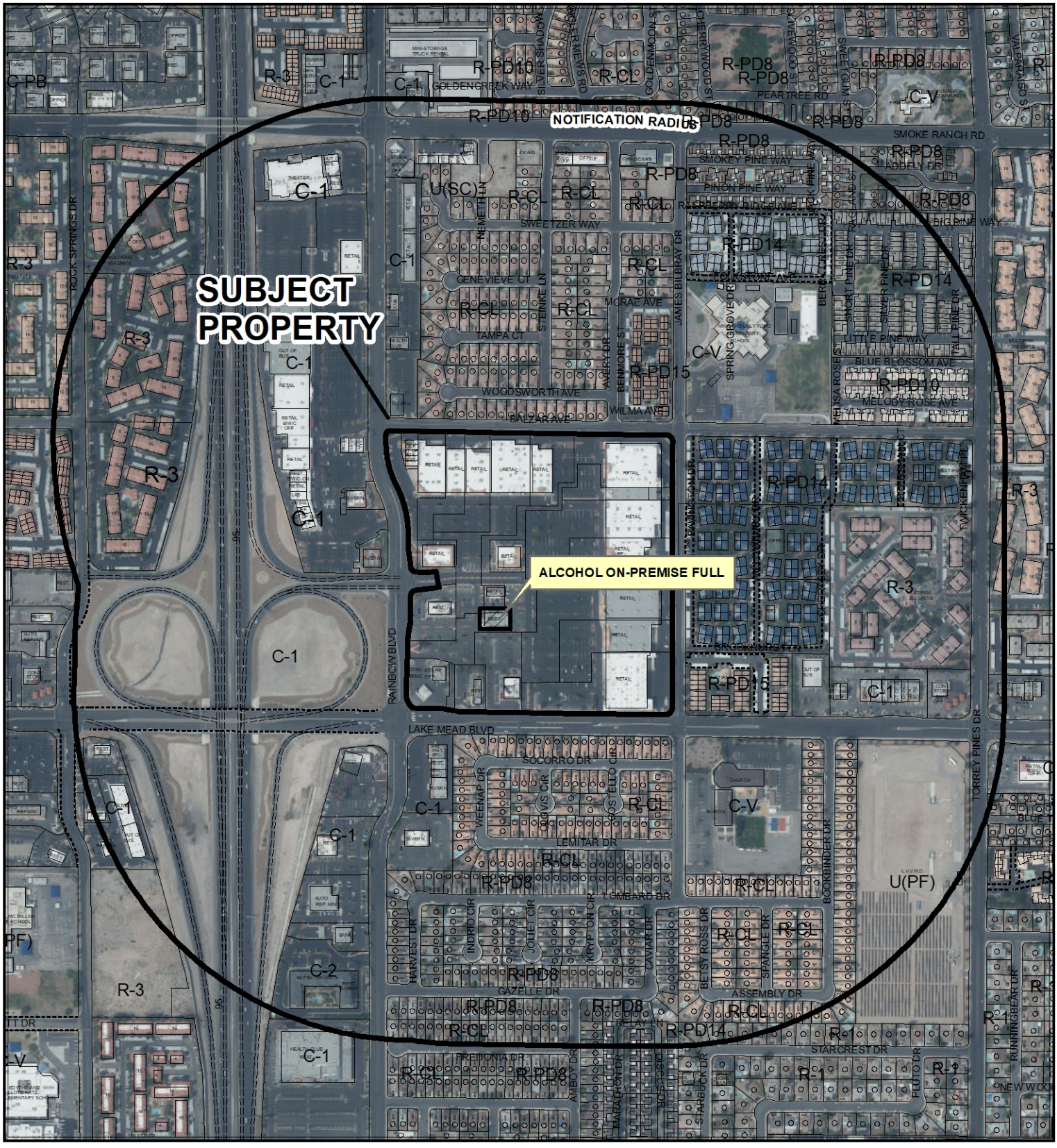
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: **22-0248-SUP1**

RADIUS: 1500 FEET

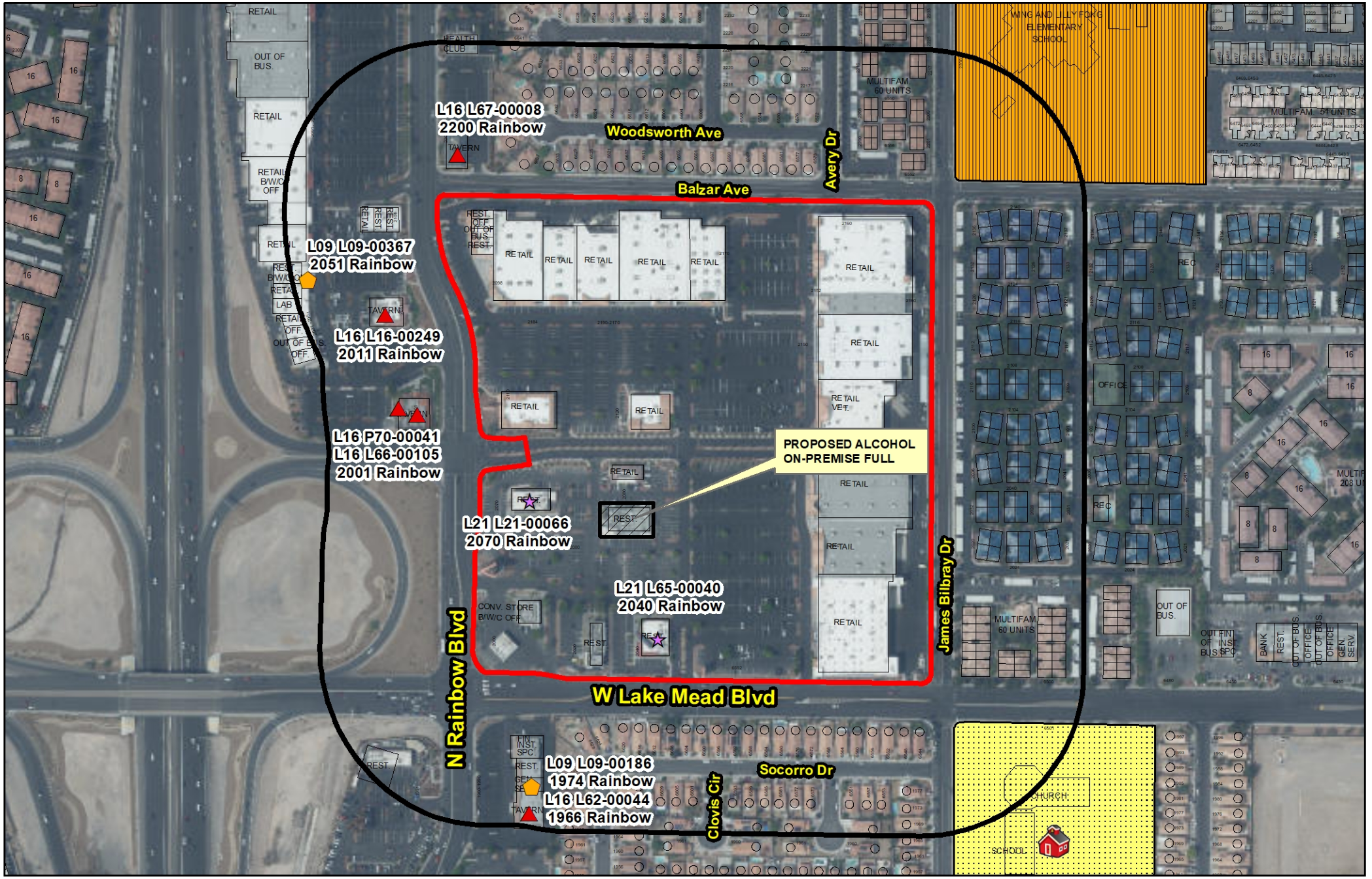
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **22-0248-SUP1**

RADIUS: 1500 FEET

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



22-0248-SUP1

Alcohol On-Premise Full

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Restaurant With Alcohol/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub
- Beer/Wine/Cooler On-Sale

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Wednesday, May 18, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RAINBOW SEAFOOD GROUP, LLC - OWNER: VESTAR BEST IN THE WEST PROPERTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0248-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 1774

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

22-0248-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.

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

3. A Waiver from Title 19.12 is hereby approved, to allow a 100-foot distance separation from a School and a 162-foot distance separation from a Church/House of Worship use where 400 feet is required.

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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed Alcohol, On-Premise Full use within an existing restaurant at 2080 North Rainbow Boulevard.

ISSUES

- An Alcohol, On-Premise Full use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- Waivers are requested to allow a 100-foot distance separation from a School and a 162-foot distance separation from a Church/House of Worship use where 400 feet is required. Staff supports the requests.

ANALYSIS

The subject site is an existing shopping center that is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. Per the submitted justification letter, the applicant requests a Special Use Permit to allow an Alcohol, On-Premise Full use within an existing 3,842 square-foot restaurant.

Per Title 19, the Alcohol, On-Premise Full use is defined as, “An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.” The proposed use meets this definition as the applicant intends to offer alcoholic beverages in conjunction with meals served onsite.

Minimum Special Use Permit Regulations:
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 a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses:

a. Church/house of worship;
b. School;
c. Individual care center licensed for more than 12 children; or
d. City park.

This requirement is not met as Waivers are requested to allow 100-foot distance separation from a School and a 162-foot distance separation from a Church/House of Worship use where 400 feet is required. Staff supports the requests.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:

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; or
b. Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

This requirement is not applicable as the subject site does not have a non-restricted gaming license in conjunction with a hotel and is not located on property within the Pedestrian Mall.

While distance separation Waivers are requested, the proposed use is located within a shopping center with other similar uses and is separated from the protected uses by an 80-foot Collector Street and a 100-foot Primary Arterial Street. Therefore, staff finds the proposed use can be conducted in a harmonious and compatible manner with the surrounding area and recommends approval, subject to conditions.

FINDINGS (22-0248-SUP1)

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

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

The proposed land use can be conducted in a manner that is harmonious and compatible with the other existing commercial uses in the surrounding area.

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

The subject site is located within a Shopping Center, located on the northeast corner of Rainbow Boulevard and Lake Mead Boulevard. The shopping center was designed to accommodate a variety of uses such as restaurants and retail stores and is physically suitable for the intensity of the proposed land use.

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

The subject site is accessed by Lake Mead Boulevard, a 100-foot Primary Arterial as defined by the Master Plan of Streets and Highways; and Rainbow Boulevard, a Major Collector as defined by the Master Plan of Streets and Highways. Both Lake Mead Boulevard and Rainbow Boulevard provide adequate access to the subject site for 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.

If approved, the Special Use Permit will be subject to licensure requirements, thereby protecting the public health, safety and welfare.

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

Waivers are requested to allow 100-foot distance separation from a School and a 162-foot distance separation from a Church/House of Worship use where 400 feet is required. Staff supports the requests as the proposed land use is separated from the protected uses by an 80-foot Collector Street and a 100-foot Primary Arterial Street.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/20/90	The City Council approved a Reclassification of Property (Z-61-90) from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed commercial shopping center on property located on the northeast corner of Rainbow Boulevard and Lake Mead Boulevard.

Most Recent Change of Ownership	
02/09/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/16/22	Business License (#G70-00375) was issued for a seafood restaurant use at 2080 North Rainbow. The license remains active.

Pre-Application Meeting	
04/27/22	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	
06/07/22	Staff conducted a routine field check and found an existing shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.26

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	Tavern		
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Multi-family		R-PD15 (Residential Planned Development – 15 Units per Acre)
South	Financial Institution, Specified / General Retail / Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Multi-Family Residential	M (Medium Density Residential)	R-PD14 (Residential Planned Development – 14 Units per Acre)
			R-PD15 (Residential Planned Development – 15 Units per Acre)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Twin Lakes Area	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Rainbow Boulevard	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							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	ADA	Regular	ADA	
Shopping Center	427,683 SF	1:250 SF	1,711				
TOTAL SPACES REQUIRED			1,711		1,853		Y
Regular and Handicap Spaces Required			1,690	21	1,803	50	Y

CS

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) RESTAURANT WITH ALCOHL ON PREMISES - 4 (WAIVER)

Project Address (Location) 2080 NORTH RAINBOW BOULEVARD LAS VEGAS NEVAD 89108

Project Name PIER 88 BOILING SEAFEED AND BAR **Proposed Use** SPECIAL USE PERMIT

Assessor's Parcel #(s) 13823215012 **Ward #** 5 CREAR

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

Additional Information NONE

Property Owner VESTAR BEST IN THE WEST PROPERTY, LLC Contact RYAN ASH

Address 7575 CARSON BLVD City LONG BEACH State CA Zip 90808

E-mail RASH@VESTAR.COM Phone 562-938-1722

Applicant RAINBOW SEAFOOD GROUP LLC dba PIER 88 BOILING SEAFOOD AND BAR Contact ZHANG, SHI HE

Address 2816 STERLING SILVER ST City LAS VEGAS State NV Zip 89108

E-mail RAINBOWSEAFOODLLC@GMAIL.COM Phone 563-505-6888

Representative ADM CONTROLLER Contact TRAVIS LU

Address 6767 W TROPICANA AVE 202 City LAS VEGAS State NV Zip 89103

E-mail TLUTAX@GMAIL.COM Phone 702-234-3058

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 NONE **Partner(s)** NONE

Partner(s) NONE

• 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 Ryan Ash

Subscribed and sworn before me

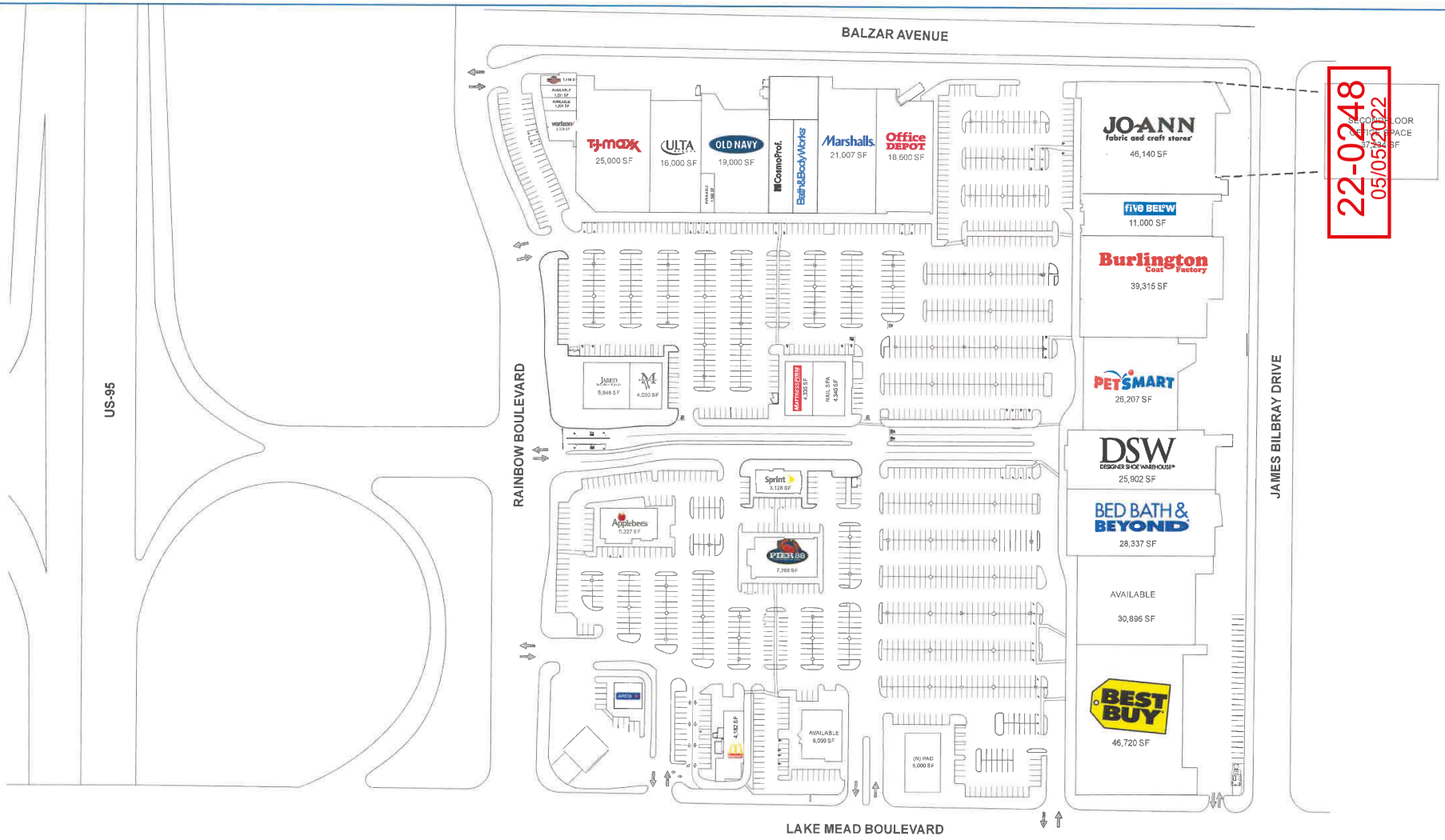
This 28th day of April, 20 22

_____

Notary Public in and for said County and State

Diane Engebretson
Notary Public
Maricopa County, Arizona
My Comm. Expires 05-31-23
Commission No. 542876

22-0248
05/03/2022



Vestar

Total Site Area
33.89 Acres

Building Area
427,683 Square Feet

Parking
1,853 Total Spaces

# of Standard: 1,775
# of Handicap: 50
# of Compact: 28
1,853

Best In The West

Las Vegas, NV



North Rainbow Blvd & West Lake Mead Blvd

brr ARCHITECTURE

PARKING SPACES

NUMBER OF STANDARD PARKING SPACES	1775
NUMBER OF HANDICAPPED SPACES	50
NUMBER OF COMPACT SPACES	28
TOTAL NUMBER OF PARKING SPACES	1853

22-0248
05/05/2022

TITLE COMMITMENT

THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS–866107–PHXT. GCW, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE ABOVE MENTIONED REPORT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID COMMITMENT FOR TITLE INSURANCE.

TITLE REPORT EXCEPTIONS

(#) =NUMERIC SEQUENCE – ITEMS WHICH CAN BE VISUALLY LOCATED AND/OR MAPPED WHICH AFFECT THE SUBJECT PROPERTY, EXCEPTING TAXES, SUPPLEMENTAL TAXES, LEASE AGREEMENTS, FINANCING STATEMENTS, DEEDS OF TRUST AND OTHER MISCELLANEOUS DOCUMENTS.

(1) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

(26) RESERVATIONS AND PROVISIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 21, 1962, IN BOOK 368 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 297342. **(BLANKE–IN–NATURE)**

(27) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 17, 1976 IN BOOK 689 AS INSTRUMENT NO. 648338 OF OFFICIAL RECORDS. **(PLOTTED)**

(28) ANY PRIVATE EASEMENTS OR LESSER RIGHTS TOGETHER WITH THE RIGHTS, IF ANY, OF THE CITY OF LAS VEGAS AND/OR THE COUNTY OF CLARK, PUBLIC UTILITIES OR SPECIAL DISTRICTS, WHICH MAY NOT HAVE BEEN AFFECTED BY THE PROCEEDINGS VACATING A PORTION OF SAID LAND AS THE SAME WAS RECORDED FEBRUARY 07, 1992 IN BOOK 920207 AS INSTRUMENT NO. 00661 OF OFFICIAL RECORDS. **(PLOTTED)**

(29) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 07, 1992 IN BOOK 920207 AS INSTRUMENT NO. 00661 OF OFFICIAL RECORDS. **(PLOTTED)**

(30) EASEMENTS AS SHOWN AND/OR DEDICATED UPON THE FINAL MAP OF BEST IN THE WEST, ON FILE IN BOOK 72 OF PLATS, PAGE 73 , OF OFFICIAL RECORDS. **(PLOTTED)**

(31) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 26, 1996 IN BOOK 960826 AS INSTRUMENT NO. 01426 OF OFFICIAL RECORDS. **(PLOTTED)**

(32) AN EASEMENT AND RIGHT–OF–WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI–MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED JANUARY 16, 1997, IN BOOK 970116 AS INSTRUMENT NO. 00876 OF OFFICIAL RECORDS, OVER A PORTION OF THE LAND. **(PLOTTED)**

(33) AN EASEMENT AND RIGHT–OF–WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A QUASI–MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED MARCH 03, 1997, IN BOOK 970303 AS INSTRUMENT NO. 00784 OF OFFICIAL RECORDS, OVER A PORTION OF THE LAND. **(PLOTTED)**

(34) COVENANTS, CONDITIONS, AND RESTRICTIONS IN A DECLARATION OF RESTRICTION RECORDED MARCH 04, 1997, IN BOOK 970304 AS INSTRUMENT NO. 00280 OF OFFICIAL RECORDS. **(PLOTTED)**

(35) DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 10, 2012 IN BOOK 20120510 AS INSTRUMENT NO. 00044 OF OFFICIAL RECORDS.

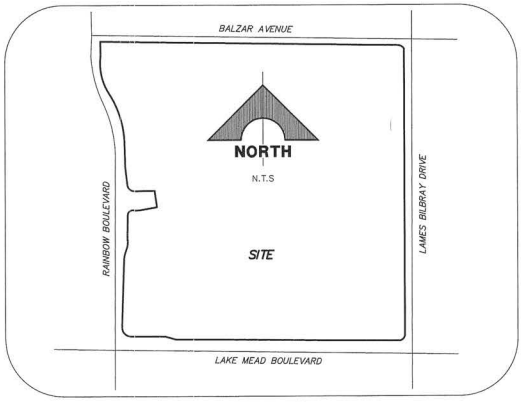
(36) AN EASEMENT FOR BUS STOP PADS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 16, 2003 IN BOOK 20030516 AS INSTRUMENT NO. 01984 OF OFFICIAL RECORDS. **(PLOTTED)**

(37) AN EASEMENT FOR TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 05, 2003 IN BOOK 20031105 AS INSTRUMENT NO. 00446 OF OFFICIAL RECORDS. **(EASEMENT AREA PER DOCUMENT IS OVER APN: 138–23–215–019)**

(38) COVENANTS, CONDITIONS, AND RESTRICTIONS IN A DECLARATION OF ENVIRONMENTAL RESTRICTION AND OTHER ENVIRONMENTAL COVENANTS AND CONDITIONS ENCUMBERING GROUND LEASEHOLD INTEREST RECORDED DECEMBER 29, 2004, IN BOOK 20041229 AS INSTRUMENT NO. 00652 OF OFFICIAL RECORDS. **(PLOTTED)**

(39) COVENANTS, CONDITIONS, AND RESTRICTIONS IN A CITY OF LAS VEGAS NOTICE OF ZONING ACTION RECORDED MARCH 03, 2016, IN BOOK 20160303 AS INSTRUMENT NO. 00913 OF OFFICIAL RECORDS. **(BLANKE–IN–NATURE)**

(40) COVENANTS, CONDITIONS, AND RESTRICTIONS IN A CITY OF LAS VEGAS NOTICE OF ZONING ACTION RECORDED AUGUST 17, 2016, IN BOOK 20160817 AS INSTRUMENT NO. 01728 OF OFFICIAL RECORDS. **(BLANKE–IN–NATURE)**



VICINITY MAP

LEGAL DESCRIPTION

LOT ONE (1) OF BLOCK A OF BEST IN THE WEST (A COMMERCIAL SUBDIVISION), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 72 OF PLATS, PAGE 73, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED MAY 16, 2003 IN BOOK 20030516 AS DOCUMENT NO. 01983, OF OFFICIAL RECORDS.

BASIS OF BEARING

NORTH 00°07'03" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN IN BOOK 72, PAGE 73 OF PLATS ON FILE AT CLARK COUNTY, NEVADA RECORDER'S OFFICE.

SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

2. THE CERTIFYING SURVEYOR IS NOT AWARE OF CHANGES IN STREET RIGHT–OF–WAY LINES ALONG RAINBOW BOULEVARD, LAKE MEAD BOULEVARD, JAMES BILBRAY DRIVE AND BALZAR AVENUE.

3. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

4. NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, J.P. MORGAN CHASE BANK, N.A., AND ITS SUCCESSORS AND/OR ASSIGNS AND VESTAR BEST IN THE WEST PROPERTY LLC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 5, 2017.

DATE OF PLAT OR MAP: JANUARY 9, 2018

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · RUSTY A. WONDERS · No. 19751 · 1/9/18 · Exp. 6/30/18

CONTACT INFORMATION

RUSTY A. WONDERS, PLS
1555 S. RAINBOW BOULEVARD
LAS VEGAS, NV 89146
702–804–2061
RWONDERS@GCWENGINEERING.COM

FLOOD ZONE

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL 32003C2155F, EFFECTIVE AUGUST 16, 1995, REVISED NOVEMBER 16, 2011, INDICATED THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

UTILITY NOTE

ANY BURIED UTILITIES OR PIPELINES ARE AS SHOWN PER SURFACE EVIDENCE. GCW, INC. AND THE CERTIFYING SURVEYOR SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON–VISIBLE UTILITIES.

PARKING

THE SUBJECT PROPERTY CONTAINS 1,882 PARKING SPACES, 61 OF WHICH ARE HANDICAPPED.

ZONING

NO ZONING REPORT PROVIDED TO THE CERTIFYING SURVEYOR.

22-0248
05/05/2022

REV	DATE	DESCRIPTION
1.	9/14/17	DATE OF ORIGINAL CERTIFICATION
2.	1/9/18	REVISED CERTIFICATION

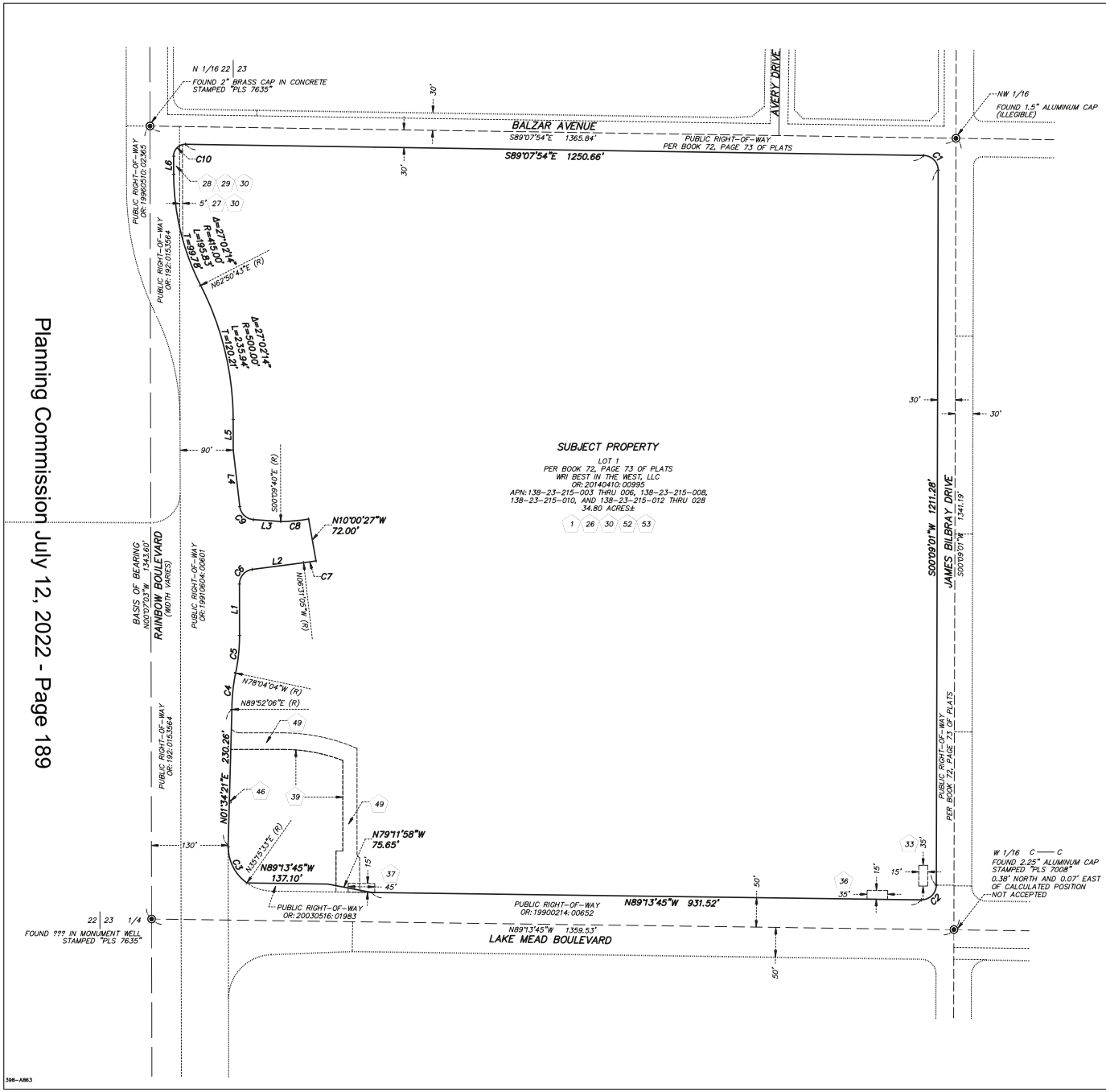
LOT 1 AS SHOWN IN BOOK 72, PAGE 73 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

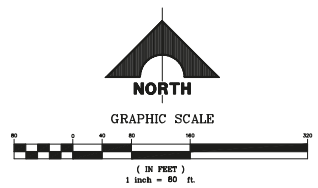
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

BEST IN THE WEST SHOPPING CENTER
VESTAR
ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 5 SHEETS

Planning Commission July 12, 2022 Page 188





LEGEND

	SURVEY BOUNDARY LINE
	EXISTING LOT/RIGHT-OF-WAY LINE
	STREET CENTERLINE
	SECTION LINE
	QUARTER SECTION LINE
	SIXTEENTH SECTION LINE
	EASEMENT LINE
◉	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
L1	LINE SEGMENT NUMBER
C1	CURVE NUMBER
(R)	RADIAL LINE
APN:	ASSESSOR'S PARCEL NUMBER
OR:	OFFICIAL RECORDS
#	TITLE REPORT EXCEPTION NUMBER (SEE SHEET 1)

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°07'03"W	87.03'
L2	N82°31'39"E	87.72'
L3	N86°01'55"W	46.46'
L4	N06°34'05"W	96.33'
L5	N00°07'03"W	51.83'
L6	N00°07'03"W	30.60'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	89°16'55"	25.00'	38.96'	24.69'
C2	90°37'14"	25.00'	39.54'	25.27'
C3	54°37'24"	75.00'	71.50'	38.73'
C4	12°03'50"	295.00'	62.11'	31.17'
C5	12°02'59"	305.00'	64.14'	32.19'
C6	82°38'42"	25.00'	36.06'	21.98'
C7	3°29'22"	348.00'	21.19'	10.60'
C8	9°50'47"	276.00'	47.43'	23.77'
C9	79°27'50"	25.00'	34.67'	20.78'
C10	90°59'09"	20.00'	[illegible]	[illegible]

22-0248
05/05/2022

REV	DATE	DESCRIPTION
1.	9/14/17	DATE OF ORIGINAL CERTIFICATION
2.	1/9/18	REVISED CERTIFICATION

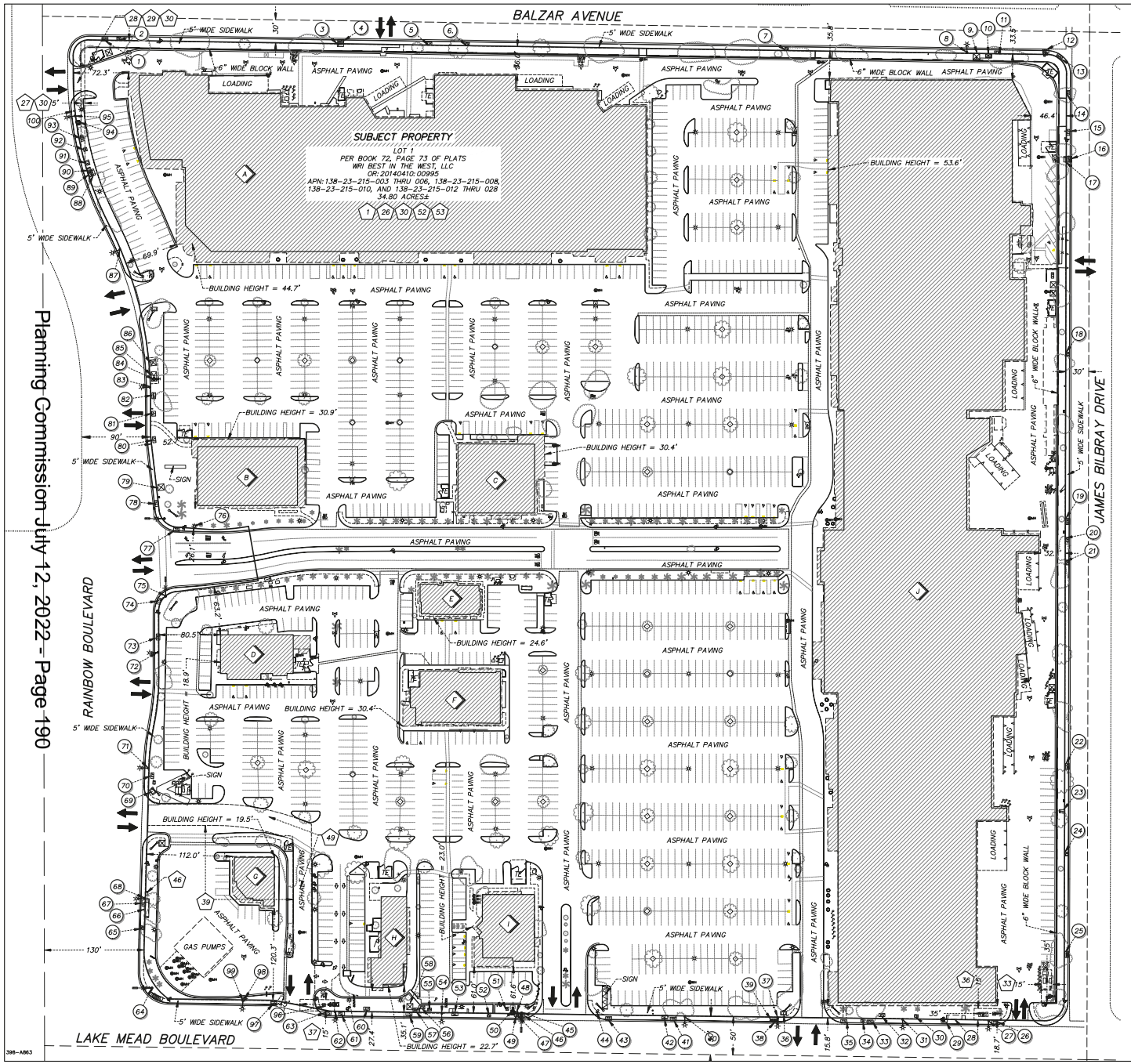
LOT 1 AS SHOWN IN BOOK 72, PAGE 73 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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

BEST IN THE WEST SHOPPING CENTER
VESTAR
ALTA/NSPS LAND TITLE SURVEY

SHEET 2 OF 5 SHEETS

398-A863



NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- SURVEY BOUNDARY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT LINE
- BUILDING
- CURB & GUTTER
- EDGE OF CONCRETE
- BLOCK WALL
- FENCE
- VALLEY GUTTER
- CABLE T.V. BOX
- ELECTRIC BOX
- STREET LIGHT BOX
- WATER METER
- TRAFFIC SIGNAL BOX
- TELEPHONE BOX
- WATER BOX
- WATER AIR RELEASE VALVE
- STORM DRAIN MANHOLE
- VALVE
- PALM TREE
- TREE
- PEDESTRIAN SIGNAL
- GATE
- TRAFFIC SIGNAL
- FIRE HYDRANT
- DROP INLET
- SIGNS
- POST
- AREA LIGHT
- STREET LIGHT
- TRAFFIC SIGNAL
- VAULT: E-ELECTRIC, T-TELEPHONE, W-WATER, C-CABLE T.V.
- TRANSFORMER PAD
- APN: ASSESSOR'S PARCEL NUMBER
- OR: OFFICIAL RECORDS
- S.F. SQUARE FEET
- TE TRASH ENCLOSURE
- TITLE REPORT EXCEPTION NUMBER (SEE SHEET 1)
- LOCATION NOTE (SEE SHEET 5)
- SEE SHEETS 4 AND 5 FOR BUILDING DIMENSIONS AND SQUARE FOOTAGE
- INGRESS/EGRESS

22-0248
05/05/2022

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BEST IN THE WEST SHOPPING CENTER
VESTAR
ALTA/NSPS LAND TITLE SURVEY

SHEET 3 OF 5 SHEETS

398-A863

ALTA/NSPS LAND TITLE SURVEY

VESTAR

BEST IN THE WEST SHOPPING CENTER

SHEET 4 OF 5 SHEETS

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22-0248
05/05/2022

NORTH

2070 N. RAINBOW BOULEVARD
BUILDING AREA = 5,209 S.F.±

2040 N. RAINBOW BOULEVARD
BUILDING AREA = 5,804 S.F.±

2120 N. RAINBOW BOULEVARD
SUITE 110 AND 120
BUILDING AREA = 8,991 S.F.±

2000 N. RAINBOW BOULEVARD
BUILDING AREA = 2,803 S.F.±

2110 N. RAINBOW BOULEVARD
SUITE 101, 102 AND 110
BUILDING AREA = 10,030 S.F.±

2080 N. RAINBOW BOULEVARD
BUILDING AREA = 7,448 S.F.±

2090 N. RAINBOW BOULEVARD
BUILDING AREA = 3,006 S.F.±

2020 N. RAINBOW BOULEVARD
BUILDING AREA = 4,223 S.F.±

2192 N. RAINBOW BOULEVARD
SUITE 100, 101, 102, 103 AND 104

2190 N. RAINBOW BOULEVARD

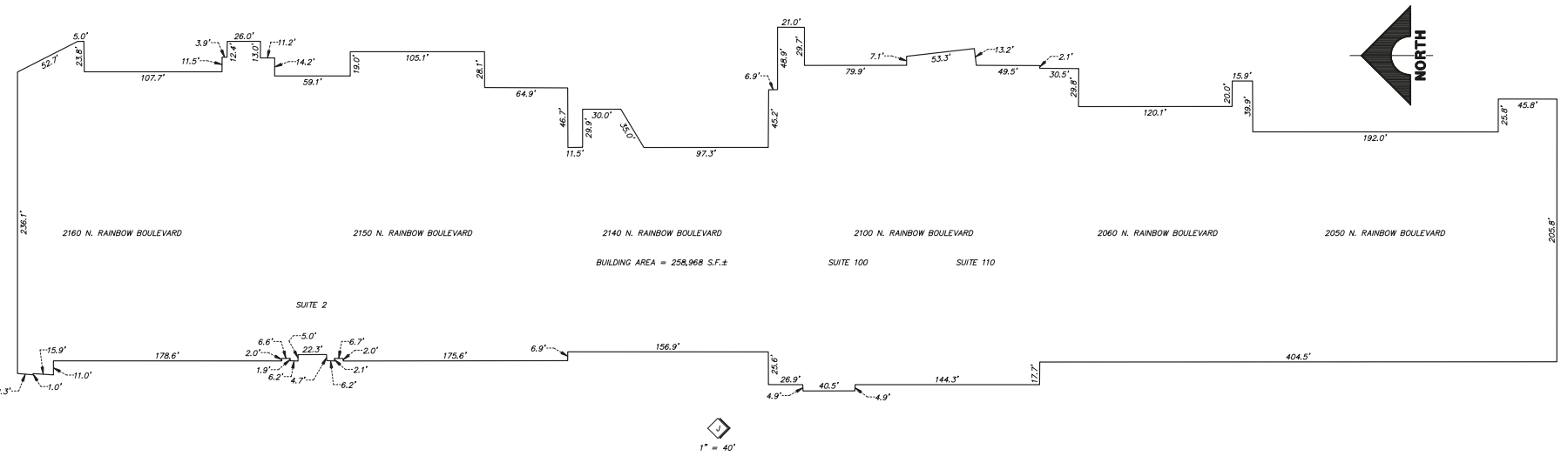
2186 N. RAINBOW BOULEVARD

2184 N. RAINBOW BOULEVARD

2182 N. RAINBOW BOULEVARD
BUILDING AREA = 127,398 S.F.±

2178 N. RAINBOW BOULEVARD

2170 N. RAINBOW BOULEVARD



LOCATION NOTES (AS OBSERVED)

1. CABLE TV BOX IS 1.2' NORTH OF BOUNDARY LINE.
2. SOUTH FACE OF TELEPHONE VAULT IS 0.7' NORTH OF BOUNDARY LINE.
3. TELEPHONE BOX IS 1.3' SOUTH OF BOUNDARY LINE.
4. CABLE TV BOX IS 3.1' NORTH OF BOUNDARY LINE.
5. SOUTH FACE OF ELECTRIC VAULT IS 0.2' NORTH OF BOUNDARY LINE.
6. SOUTH FACE OF TELEPHONE VAULT IS 0.6' NORTH OF BOUNDARY LINE.
7. SOUTH FACE OF TELEPHONE VAULT IS 0.4' NORTH OF BOUNDARY LINE.
8. STREET LIGHT IS 1.0' NORTH OF BOUNDARY LINE.
9. NORTH FACE OF TRANSFORMER PAD IS 0.1' SOUTH OF BOUNDARY LINE.
10. NORTH FACE OF TRANSFORMER PAD IS 0.3' SOUTH OF BOUNDARY LINE.
11. SOUTH FACE OF ELECTRIC VAULT IS 0.2' SOUTH OF BOUNDARY LINE.
12. STREET LIGHT BOX IS 4.1' NORTH OF BOUNDARY LINE.
13. CABLE TV BOX IS 2.0' NORTHEAST OF BOUNDARY LINE.
14. WEST FACE OF TELEPHONE VAULT 0.9' OF BOUNDARY LINE.
15. WEST FACE OF ELECTRIC VAULT IS 0.4' EAST OF BOUNDARY LINE.
16. CABLE TV BOX IS 3.7' EAST OF BOUNDARY LINE.
17. TELEPHONE BOX IS 1.2' WEST OF BOUNDARY LINE.
18. WEST FACE OF TELEPHONE VAULT IS 0.7' EAST OF BOUNDARY LINE.
19. CABLE TV BOX IS 3.4' EAST OF BOUNDARY LINE.
20. WEST FACE OF ELECTRIC VAULT IS 0.1' EAST OF BOUNDARY LINE.
21. WEST FACE OF TELEPHONE VAULT IS 0.6' EAST OF BOUNDARY LINE.
22. CABLE TV BOX IS 3.6' EAST OF BOUNDARY LINE.
23. TELEPHONE BOX IS 2.9' WEST OF BOUNDARY LINE.
24. WEST FACE OF TELEPHONE VAULT IS 1.0' EAST OF BOUNDARY LINE.
25. CABLE TV BOX IS 3.4' EAST OF BOUNDARY LINE.
26. TRAFFIC SIGNAL BOX IS 3.0' SOUTH OF BOUNDARY LINE.
27. STREET LIGHT IS 0.7' SOUTH OF BOUNDARY LINE.
28. SOUTH FACE OF BUS STOP IS 0.3' NORTH OF BOUNDARY LINE.
29. STREET LIGHT BOX 1.5' SOUTH OF BOUNDARY LINE.
30. SOUTH FACE OF TELEPHONE VAULT IS 2.3' NORTH OF BOUNDARY LINE.
31. STREET LIGHT IS 0.7' SOUTH OF BOUNDARY LINE.
32. SOUTH FACE OS ELECTRIC VAULT IS 2.6' NORTH OF BOUNDARY LINE.
33. TRAFFIC SIGNAL BOX IS 4.5' SOUTH OF BOUNDARY LINE.
34. NORTH FACE OF TELEPHONE VAULT IS 1.5' SOUTH OF BOUNDARY LINE.
35. TRAFFIC SIGNAL BOX IS 4.2' SOUTH OF BOUNDARY LINE.
36. ELECTRIC BOX IS 5.2' NORTH OF BOUNDARY LINE.
37. STREET LIGHT IS 0.9' SOUTH OF BOUNDARY LINE.
38. TRAFFIC SIGNAL BOX IS 4.5' SOUTH OF BOUNDARY LINE.
39. STORM DRAIN MANHOLE IS 4.4' SOUTH OF BOUNDARY LINE.
40. STREET LIGHT IS 0.9' SOUTH OF BOUNDARY LINE.
41. TRAFFIC SIGNAL BOX IS 4.2' SOUTH OF BOUNDARY LINE.
42. STREET LIGHT BOX IS 1.8' SOUTH OF BOUNDARY LINE.
43. TRAFFIC SIGNAL BOX IS 4.6' SOUTH OF BOUNDARY LINE.
44. PEDESTRIAN CROSSING POLE IS 4.6' SOUTH OF BOUNDARY LINE.
45. TRAFFIC SIGNAL IS 1.0' NORTH OF BOUNDARY LINE.
46. TRAFFIC SIGNAL BOX 2.5' SOUTH OF BOUNDARY LINE.
47. TRAFFIC SIGNAL IS 1.9' SOUTH OF BOUNDARY LINE.
48. SOUTH FACE OF UTILITY CABINET IS 0.2' NORTH OF BOUNDARY LINE.
49. STREET LIGHT BOX IS 1.1' SOUTH OF BOUNDARY LINE.
50. ELECTRIC METER IS 1.1' SOUTH OF BOUNDARY LINE.
51. SOUTH FACE OF TRANSFORMER PAD IS 4.2' NORTH OF BOUNDARY LINE.
52. NORTH FACE OS TELEPHONE VAULT IS 1.7' SOUTH OF BOUNDARY LINE.
53. STREET LIGHT BOX IS 1.4' SOUTH OF BOUNDARY LINE.
54. STREET LIGHT IS 1.0' SOUTH OF BOUNDARY LINE.
55. SOUTH FACE OF TELEPHONE VAULT IS 2.1' NORTH OF BOUNDARY LINE.
56. SOUTH FACE OF ELECTRIC VAULT IS 4.6' NORTH OF BOUNDARY LINE.
57. CABLE TV BOX IS 3.3' NORTH OF BOUNDARY LINE.
58. SOUTH FACE OF TRANSFORMER PAD IS 3.3' NORTH OF BOUNDARY LINE.
59. TRAFFIC SIGNAL BOX IS 2.2' SOUTH OF BOUNDARY LINE.
60. SOUTH FACE OF ELECTRIC VAULT IS 1.9' NORTH OF BOUNDARY LINE.
61. STREET LIGHT BOX IS 3.2' SOUTH OF BOUNDARY LINE.
62. STREET LIGHT IS 0.9' SOUTH OF BOUNDARY LINE.
63. TRAFFIC SIGNAL BOX IS 2.4' SOUTH OF BOUNDARY LINE.
64. TRAFFIC SIGNAL IS 5.0' SOUTHWEST OF BOUNDARY LINE.
65. EAST FACE OF TELEPHONE VAULT IS 1.3' WEST OF BOUNDARY LINE.
66. WEST FACE OF BUS STOP IS 1.1' WEST OF BOUNDARY LINE.
67. STREET LIGHT BOX IS 1.9' WEST OF BOUNDARY LINE.
68. STREET LIGHT IS 1.3' WEST OF BOUNDARY LINE.
69. ELECTRIC BOX IS 5.1' EAST OF BOUNDARY LINE.
70. WEST FACE OF ELECTRIC VAULT IS 2.6' EAST OF BOUNDARY LINE.
71. STREET LIGHT IS 1.2' WEST OF BOUNDARY LINE.
72. STREET LIGHT IS 1.1' WEST OF BOUNDARY LINE.
73. TRAFFIC SIGNAL BOX IS 0.8' WEST OF BOUNDARY LINE.
74. TRAFFIC SIGNAL BOX IS 2.8' NORTHWEST OF BOUNDARY LINE.
75. TRAFFIC SIGNAL IS 0.1' SOUTHEAST OF BOUNDARY LINE.
76. AREA LIGHT IS 2.9' NORTH OF BOUNDARY LINE.
77. TRAFFIC SIGNAL BOX IS 3.1' SOUTH OF BOUNDARY LINE.
78. TRAFFIC SIGNAL BOX IS 2.3' WEST OF BOUNDARY LINE.
79. WEST FACE OF TRANSFORMER PAD IS 2.0' EAST OF BOUNDARY LINE.
80. WEST FACE OF ELECTRIC VAULT IS 2.2' EAST OF BOUNDARY LINE.
81. WEST FACE OF TELEPHONE VAULT IS 1.4' EAST OF BOUNDARY LINE.
82. CABLE TV BOX IS 4.1' EAST OF BOUNDARY LINE.
83. STREET LIGHT IS 0.7' WEST OF BOUNDARY LINE.
84. ELECTRIC MANHOLE IS 5.0' EAST OF BOUNDARY LINE.
85. WEST FACE OF TRANSFORMER PAD IS 1.8' EAST OF BOUNDARY LINE.
86. WEST FACE OF TRANSFORMER PAD IS 2.0' EAST OF BOUNDARY LINE.
87. STREET LIGHT IS 1.0' SOUTHWEST OF BOUNDARY LINE.
88. TELEPHONE BOX IS 6.4' NORTHWEST OF BOUNDARY LINE.
89. CABLE TV BOX IS 3.3' NORTHWEST OF BOUNDARY LINE.
90. SOUTHWEST FACE OF TELEPHONE CABINET 2.3' NORTHWEST OF BOUNDARY LINE.
91. SOUTHWEST FACE OF TELEPHONE VAULT IS 1.7' NORTHWEST OF BOUNDARY LINE.
92. SOUTHWEST FACE OF TRANSFORMER PAD IS 2.6' NORTHWEST OF BOUNDARY LINE.
93. SOUTHWEST FACE OF ELECTRIC VAULT IS 2.1' NORTHWEST OF BOUNDARY LINE.
94. ELECTRIC METER IS 2.2' NORTHWEST OF BOUNDARY LINE.
95. STREET LIGHT IS 0.7' WEST OF BOUNDARY LINE.
96. SOUTH FACE OF WATER VAULT IS 4.3' NORTHEAST OF BOUNDARY LINE.
97. CABLE TV BOX IS 4.2' SOUTH OF BOUNDARY LINE.
98. AREA LIGHT IS 1.6' NORTH OF BOUNDARY LINE.
99. STREET LIGHT IS 1.1' SOUTH OF BOUNDARY LINE.
100. STREET LIGHT BOX IS 1.6' WEST OF BOUNDARY LINE.

22-0248
05/05/2022

Planning Commission July 12, 2022 - Page 192

398-A863

REV	DATE	DESCRIPTION
1.	9/14/17	DATE OF ORIGINAL CERTIFICATION
2.	1/9/18	REVISED CERTIFICATION

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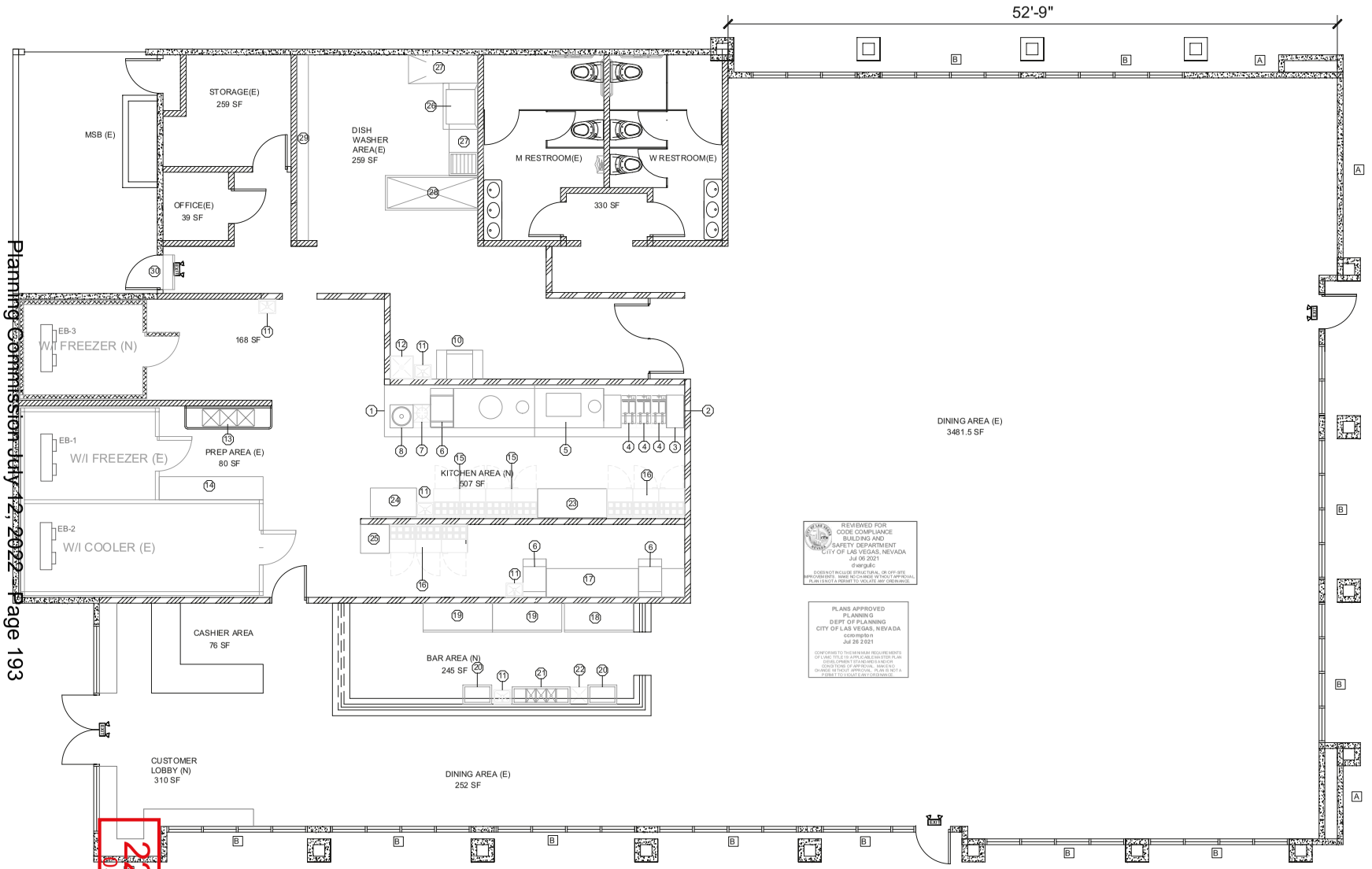
GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804-2000
F: 702.804-2299
gcwengineering.com

BEST IN THE WEST SHOPPING CENTER
VESTAR
ALTA/NSPS LAND TITLE SURVEY

SHEET 5 OF 5 SHEETS



NEW FLOOR PLAN

SCALE ¼" - 1'

Planning Commission July 12, 2022 Page 193

22-0248
05/03/2022

Revision/Issue

PIER 88
2080 N RAINBOW BLVD
LAS VEGAS ,NEVADA 89108

PANDA CONSTRUCTION
NCL # 39554 - B2
PH # 702 - 334-0560

DRAWN
CHECKED
DRAWN BY: C.G.
DATE: 04-15-2021
SCALE: 1/4" - 1'
JOB NO.
SHEET

A-4



22-0248-SUP1 - APPLICANT: RAINBOW SEAFOOD GROUP, LLC - OWNER: VESTAR BEST IN THE WEST PROPERTY, LLC

2080 NORTH RAINBOW BOULEVARD

06/07/2022

A Justification Letter

Application Filed: 4/27/2022
22-0248 - Project Application (PRJ)
Key Number: 1710931
Project Name: PIER 88 BOILING SEAFOOD AND BAR
Parcel: 13823215012
Location of the Project: 2080 North Rainbow Boulevard
Description: 22-0248 - SUP
Special Use Permit application:
Apply for temporary alcohol Service license and liquor alcohol license.

Managing Member
SHI HE ZHANG, TEL563-505-6888
Representative, ADM Controller
TRAVIS LU / TEL, 702-234-3058

LEASING AGENT:
VESTAR BEST IN THE WEST PROPERTY, LLC
Ryan Ash, 7575 Carson Blvd.,
Long Beach, CA 90808, (562)-938-1722

The request and the intended use of the property:
FULL-SERVICE SEAFOOD RESTAURANT WITH ALCOHLO ON REMISES; 4 (WAIVER)

- General seating area,130 person, no outdoor dining area;
- The establishment has 15 Fulltime and 5 Parttime of employees;
- Hours of operation: 11:30 am till 11:00pm; 7 days weekly;
- No existing similar uses owned or operated by the applicant and their location;
- No required state licenses specific to the use requested;
- The Restaurant is not participated in the City of Las Vegas Green Building Program;
- The Restaurant is not constructed to LEED or other equivalent standards;
- The Restaurant is not utilized alternative energy sources or water savings measures;
- The Restaurant is not connectivity to adjacent parcels;
- The Restaurant is not qualified as a walkable community;
- The Restaurant is not using any means of sustainable construction?
- The Restaurant is not need to meet the intent of the Urban Forestry Initiative.

TRAVIS LU / 702-234-3058
Representative / ADM Controller
April 30, 2022

22-0248
05/03/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUL 6 - 2022
City of Las Vegas
Department of Planning

CASE: 22-0248-SUP1

SUBJECT: APPLICANT: RAINBOW SEAFOOD GROUP, LLC - OWNER: VESTAR BEST IN THE WEST PROPERTY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JULY 12, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JULY 11, 2022.***

7/6/2022

Signature — Date

Ryan Ash

Please Print Name

Vestar Best In The West Property, LLC

Company Name

Sincerely,

Submitted after final agenda

#10

Nicole Eddowes
Community Development Coordinator
Case Planning Division

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUL 11 2022
City of Las Vegas
Department of Planning

CASE: **22-0248-SUP1**

SUBJECT: **APPLICANT: RAINBOW SEAFOOD GROUP, LLC - OWNER: VESTAR BEST IN THE WEST PROPERTY, LLC**

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Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JULY 11, 2022.***

SHI HE ZHANG — Signature

07/11/2022 — Date

SHI HE ZHANG — Please Print Name

RAINBOW SEAFOOD GROUP LLC — Company Name

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

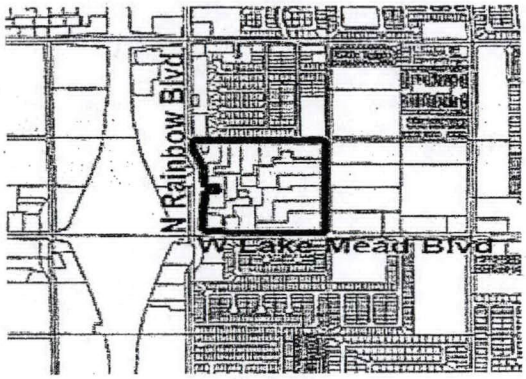
#10

Application Information

22-0248-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAINBOW SEAFOOD GROUP, LLC - OWNER: VESTAR BEST IN THE WEST PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,482 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A SCHOOL AND A 162-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP USE WHERE 400 FEET IS REQUIRED at 2080 North Rainbow Boulevard (APN 138-23-215-012), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

a nice restaurant, would help to have wine or beer to help pay the rent. Not much else around there. Should help the area and have activity.

Application Location



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

Public Hearing Information

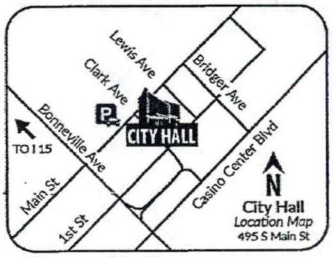
Meeting:	Planning Commission
Date:	***07/12/2022***
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

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

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

Return Service Requested
Official Notice of Public Hearing

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



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

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0248-SUP1
Planning Commission Meeting of **07/12/2022**

22-0248-SUP1
13823114033
LITTLEFORD WILMA LEE
6600 PICKFORD LN
LAS VEGAS NV 89107-2425

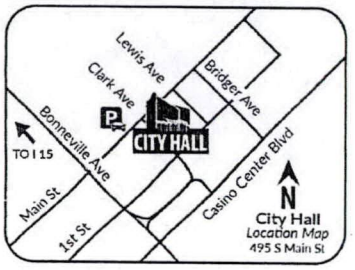
10A

97 ORDFNP1 89107

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

Return Service Requested

Official Notice of Public Hearing



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

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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0248-SUP1

Planning Commission Meeting of **07/12/2022**

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JUL 07 2022
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

22-0248-SUP1
13823210061
WILLISTON JUDY G
2132 WILLOWBURY DR # A
LAS VEGAS NV 89108-3491

99 DRDFNP1 89108

10A

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

Return Service Requested

Official Notice of Public Hearing

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Las Vegas, NV
Permit No. 1630

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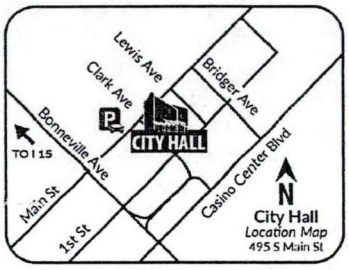
Dept of Planning
City of Las Vegas



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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0248-SUP1

Planning Commission Meeting of **07/12/2022**

22-0248-SUP1
13823214078
CANDELORI RODNEY
6500 W LAKE MEAD BLVD UNIT 105
LAS VEGAS NV 89108

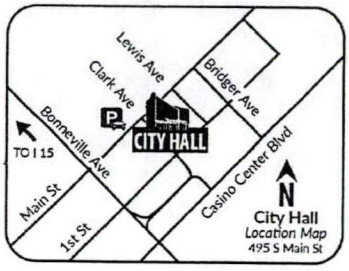
I am in support of this seafood restaurant to get a going business to the area and we need at show along with the new jobs.

99 DRDFNP1 89108

10A

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

Return Service Requested
Official Notice of Public Hearing



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JUL 07 2022
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City of Las Vegas

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Las Vegas, NV
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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0248-SUP1
Planning Commission Meeting of **07/12/2022**

22-0248-SUP1
13823115046
SWEET ~~LARRY L~~ & DESIREE L
2200 TALL PINE DR
LAS VEGAS NV 89108-3421

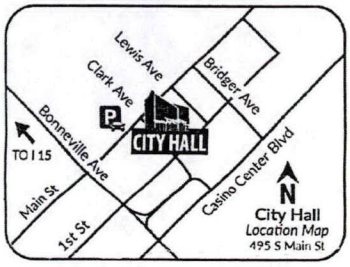
99 DRDFNP1 89108

10A

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

Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0248-SUP1

Planning Commission Meeting of **07/12/2022**

RECEIVED
JUL 07 2022
Dept of Planning
City of Las Vegas

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

22-0248-SUP1
13823313058
PONTNAK RICKEY G & DIANE S
1848 BOOKBINDER DR
LAS VEGAS NV 89108

99 DRDFNP1 89108

10A

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

Return Service Requested

Official Notice of Public Hearing

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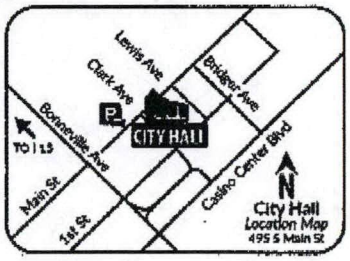
Las Vegas, NV
Permit No. 1630



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RECEIVED
JUL 12 2022
City of Las Vegas
Department of Planning

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0248-SUP1

Planning Commission Meeting of **07/12/2022**

22-0248-SUP1
13823212058
HUNG-LYU KIM
HUNG DAVID
67758 RIO ARAPAHO RD
CATHEDRAL CITY CA 92234

36 DRDFNP1 92234

10A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
11

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

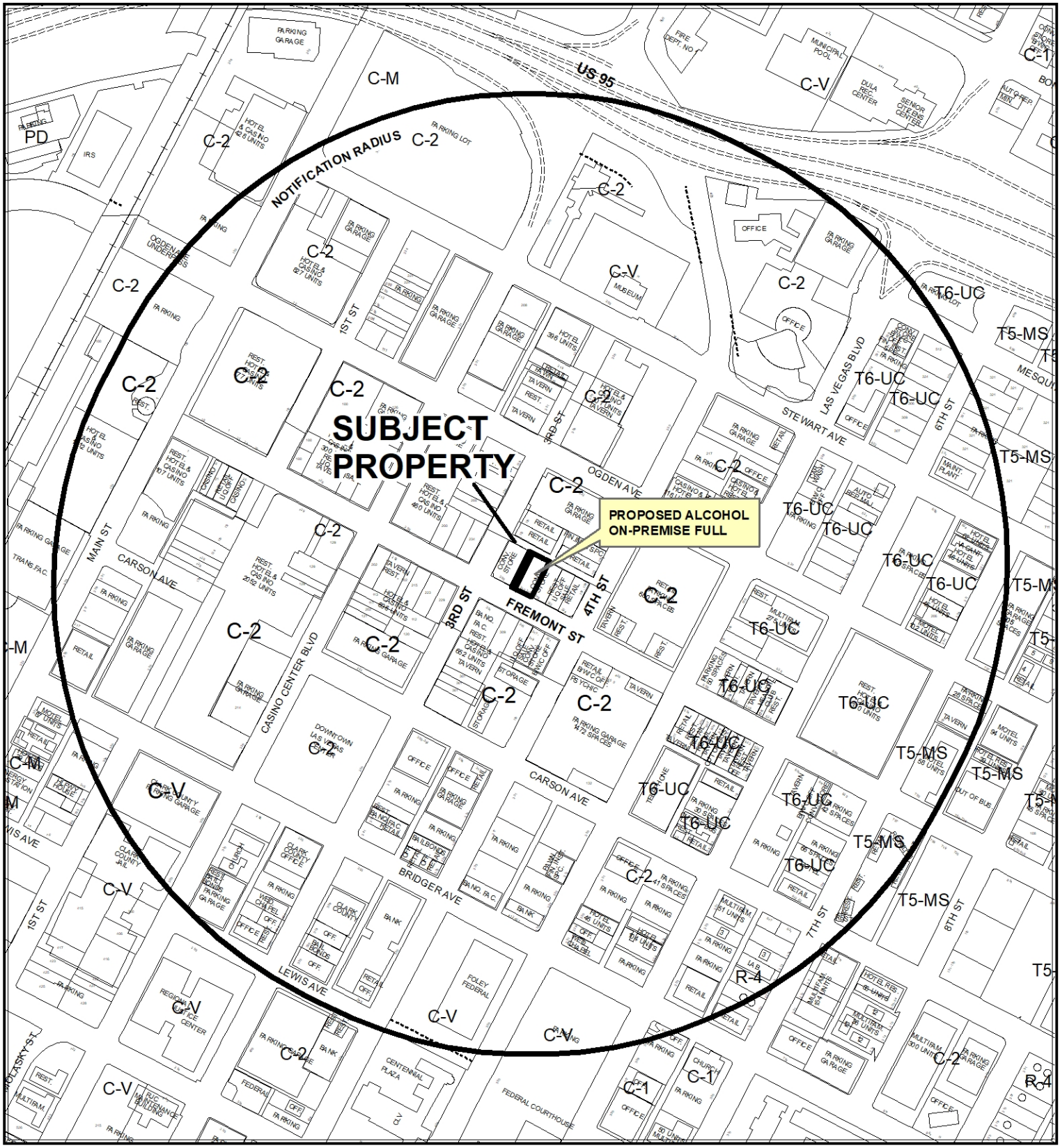
SUBJECT:
22-0249-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BH GROUP CORP - OWNER: HS FAMILY LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request FOR A PROPOSED 7,456 SQUARE-FOOT ALCOHOL, ON PREMISE FULL USE at 310 Fremont Street (APN 139-34-510-024), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

C.C.: 08/17/2022

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. 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, Revised Justification Letter and Staff Report



CASE: **22-0249-SUP1**

RADIUS: 1500 FEET

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



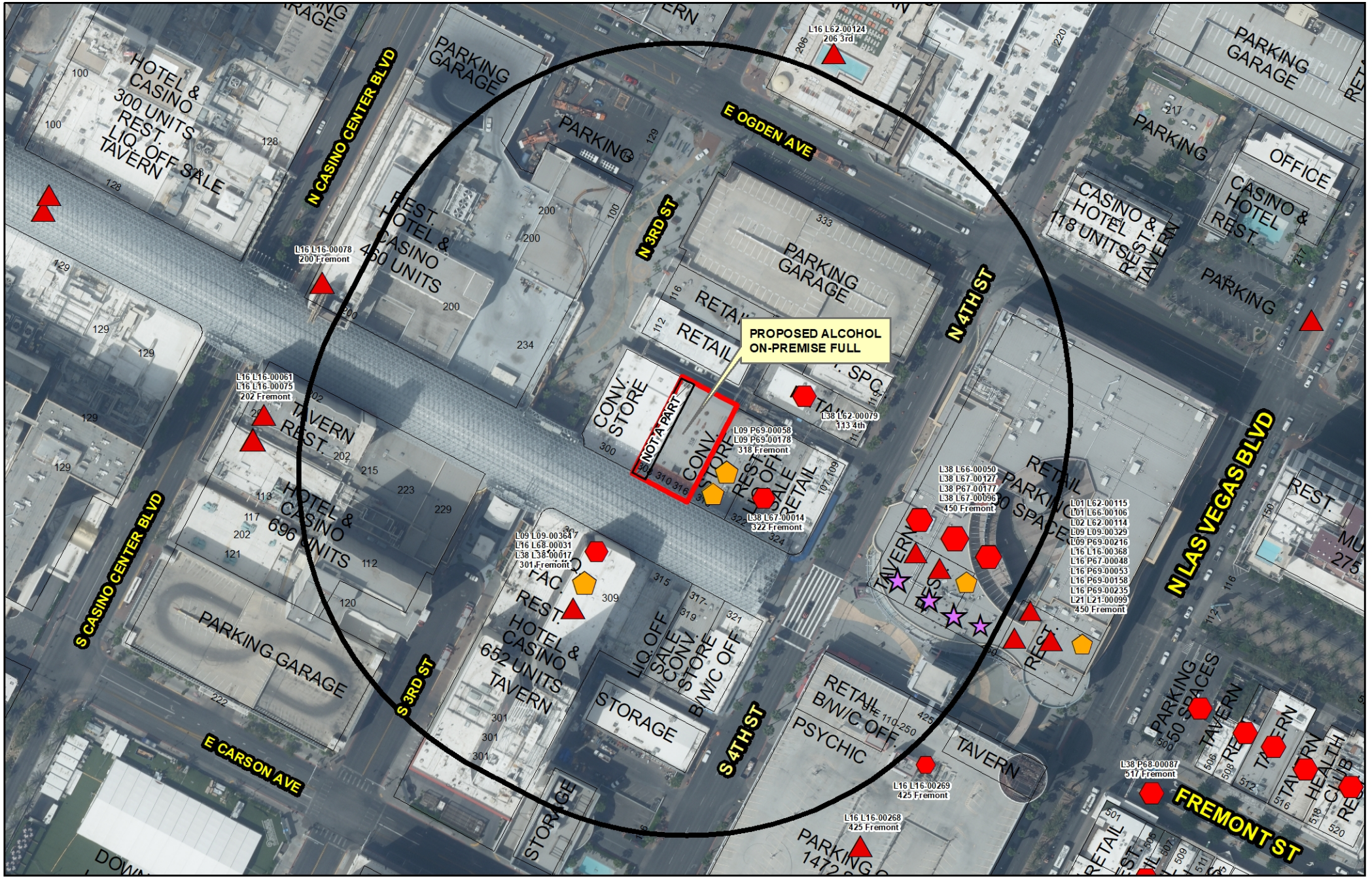
0 375 750 Feet

CASE: **22-0249-SUP1**

RADIUS: 1500 FEET

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

N



22-0249-SUP1

Alcohol On-Premise Full

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Restaurant With Alcohol/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub
- Beer/Wine/Cooler On-Sale

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Tuesday, May 31, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BH GROUP CORP – OWNER: HS FAMILY LIMITED PARTNERSHIP

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0249-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 498

PROTESTS 0

APPROVALS 0

CG

**** CONDITIONS ****

22-0249-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full 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. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a 7,456 square-foot Alcohol, On-Premise Full establishment in conjunction with a Commercial Recreation/Amusement (Indoor) establishment located on 0.22 acres at 310 Fremont Street. The project application meets the minimum Special Use Permit requirements for an Alcohol, On-Premise Full use, specifically as distance separation requirements do not apply for projects located within the Pedestrian Mall.

ISSUES

- The Alcohol, On-Premise Full use is allowed in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The applicant is requesting to convert the subject site into an arcade with counter food service and alcohol for on premise consumption that would total 7,456 square feet. In the C-2 (General Commercial) zoning district, the Commercial Recreation/Amusement (Indoor) use is permitted by right. Per the submitted justification letter and floor plans, dated May 19, 2022, the applicant would place amusement machines towards the Fremont Street entrance while a physical bar with bar-stool seating long the length of the west wall. Counter service and family style table seating will also be available in the proposed establishment.

The Alcohol, On-Premise Full use is defined as, “An establishment licensed to sell alcohol beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.” The proposed use meets the definition as indicated in the applicant’s justification letter, as the proposed use would allow for on premise alcohol consumption. While no parking is provided, it is expected that visitors will utilize nearby parking garages throughout the Fremont Street Experience.

The subject site is located within the Downtown Las Vegas planning area as defined by the City of Las Vegas 2050 Master Plan, which presents a series of ideas and recommendations for achieving a compact, vibrant urban environment. This plan identifies key land use tools like historic preservation and adaptive reuse to achieve these goals. The proposed Special Use Permit, if approved, would include façade improvements that would preserve the existing/historical projecting signage structures and Juliet balconies of the property. The proposed special use permit would fulfill the goals outlined by the City of Las Vegas 2050 Master Plan.

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 a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses:

   a. Church/house of worship;
   b. School;
   c. Individual care center licensed for more than 12 children; or
   d. City park.

   The proposed use meets this requirement, as the proposed Alcohol, On-Premise Full use is not located within 400 feet of the above protected uses.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:

   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; or

   b. Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

The proposed use is within the Pedestrian Mall, as defined in LVMC Chapter 11.68; therefore, the minimum Special Use Permit requirements do not apply.

Staff finds that the proposed Alcohol, On-Premise Full use can be conducted in a compatible and harmonious manner with the surrounding area; therefore, staff recommends approval of the Special Use Permit subject to conditions. If denied, the applicant would not be allowed to open an Alcohol, On-Premise Full establishment at this property.

FINDINGS (22-0249-SUP1)

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

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

   The proposed Alcohol, On-Premise Full establishment is located in the Downtown Las Vegas overlay and will provide entertainment options, food service, and on premise alcohol sale and consumption that is harmonious and compatible with the existing surrounding land uses, and with future surrounding 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 can physically accommodate the proposed Alcohol, On-Premise Full use and is in close proximity to other similar land 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.**

   Access to the site will not change. There is no vehicle access to the subject site. The site is accessed by the Pedestrian Mall under the canopy controlled by the Fremont Street Experience. Fremont Street is an 80-foot Major Collector, as classified by the Master Plan of Streets and Highways. This street is 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.

Approval of this proposed Special Use Permit will not compromise the public health, safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

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

The proposed use meets all applicable conditions for an Alcohol, On-Premise Full Use per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/16/64	The City Council approved Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south, Wards 1 and 3. The Planning Commission recommended approval on 12/10/64.
06/13/17	The Planning Commission approved a request for a Special Use Permit (SUP-69672) for a proposed 3,015 square-foot Tavern-Limited Use at 310 Fremont Street.
	The Planning Commission approved a request for a Special Use Permit (SUP-69674) for a proposed 6,869 square-foot liquor establishment (Tavern) use with waivers to allow an 80-foot distance separation from an existing liquor establishment (Tavern) and a 1,158-foot distance separation from an existing church/house of worship where 1,500 feet is required at 310 Fremont Street.
07/19/17	The City Council voted to approve a request for a Site Development Plan (SDR-69675) Review to add 6,869 square-feet of floor area to an existing 7,488 square-foot commercial space with façade improvements at 310 Fremont Street.
07/20/17	The City Council accepted the applicant's request to withdraw without prejudice a request for a Special Use Permit (SUP-69672) for a proposed 3,015 square-foot Tavern-Limited Use at 310 Fremont Street.

Most Recent Change of Ownership	
11/21/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/18/15	A Business License (G63-04534) was issued for one Coin Amusement Machine placed inside 310 Fremont Street. The license is active as of 06/22/22 and is awaiting renewal.
06/18/15	A Business License (G64-04302) was issued for the retail sale of cosmetic products located at 308 Fremont Street. The license is active as of 06/22/22 and is awaiting renewal.
03/13/21	A Business License (G69-01036) was issued for the general retail sale of Hemp and CBD products at 316 Fremont Street. The license is active as of 06/22/22 and is awaiting renewal.

Pre-Application Meeting	
04/27/22	A pre-application meeting was held to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
06/02/22	A field check was conducted by staff and noted nothing of concern.

Details of Application Request	
Site Area	
Net Acres	0.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)
North	General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)
South	Pedestrian Mall (Right-of-Way)	Pedestrian Mall (Right-of-Way)	C-2 (General Commercial)
East	General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)
West	General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown Las Vegas	Y
2045 Downtown Las Vegas Master Plan (Resort and Casino District)	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District 200 Feet	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Fremont Street [Pedestrian Mall])	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

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

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Recreation/ Amusement (Indoor)	2,120 SF /207 OCC.	1 space for each 200 SF of GFA, plus 1 space per 3 persons that the facility is designed to accommodate at maximum capacity.	79				
Alcohol, On-Premise Full	7,456 SF	One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area	45				
TOTAL SPACES REQUIRED			124		0		Y*
Regular and Handicap Spaces Required			119	5	0	0	Y*

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SUP Alcohol on-premise

Project Address (Location) 310 Fremont Street

Project Name Fremont Street Arcade **Proposed Use**

Assessor's Parcel #(s) 139-34-510-024 **Ward #** 5 - Crear

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

Additional Information Alcohol on-premise Full with indoor amusement (arcade games), architectural features on the facade to remain

Property Owner HS Family Limited Partnership **Contact**

Address 300 South Fourth Street #701 City Las Vegas State NV Zip 89101

E-mail Phone

Applicant BH Group Corp **Contact** Eli Gold

Address 6236 West Desert Inn Road #100 City Las Vegas State NV Zip 89146

E-mail Phone

Representative Brown, Brown and Premsrirut **Contact** Lora Dreja

Address 520 South Fourth Street City Las Vegas State NV Zip 89135

E-mail Lora@Brownlawlv.com Phone (702) 598-1408

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 Jerom L. Blut, General partner

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

Print Name Jerome L. Blut

Subscribed and sworn before me

This 10th day of May, 20 22

Notary Public in and for said County and State

22-0249
05/19/2022

HILARY A DANIELS
Notary Public
State of Nevada
Appt. No. 00-63569-1
My Appt. Expires Aug. 19, 2025

ADDRESS:
310 FREMONT ST.
LAS VEGAS, NV 89101

PARCEL NUMBER:
139-34-510-024

ZONING CLASSIFICATION:
GENERAL COMMERCIAL DISTRICT
(C-2)

LOT SIZE:
0.15 ACRES

PARKING ANALYSIS:

1:200 SF - COMMERCIAL RECREATION/AMUSEMENT (INDOOR), VIDEO ARCADE
+ ONE SPACE PER 3 PERSONS

9,825 SF / 200 = 49.1 SPACES
207 OCC. / 3 - 69 SPACES

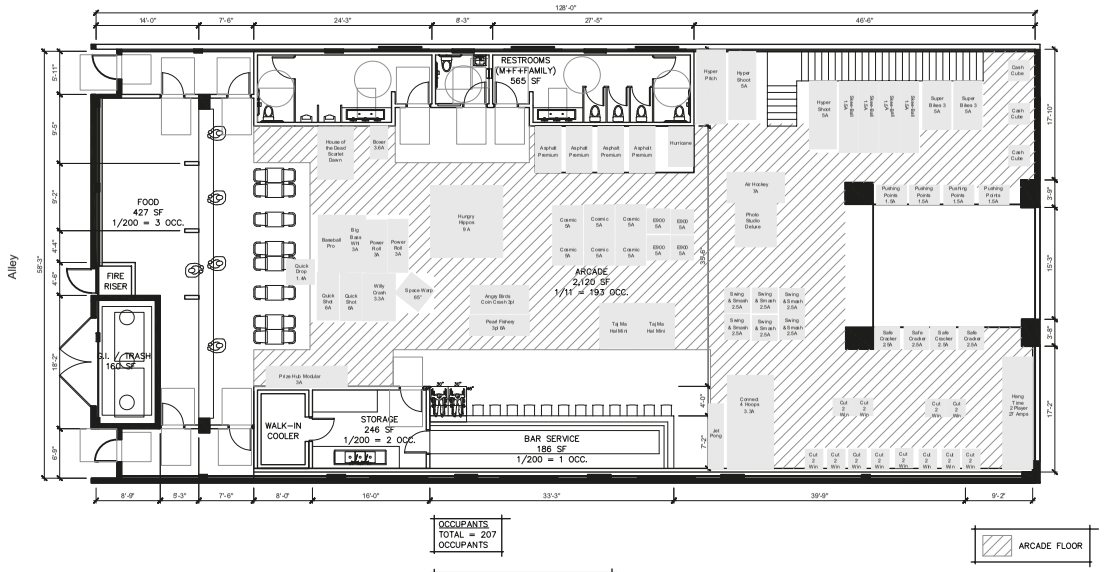
119 SPACES REQUIRED
0 SPACES PROVIDED

PARKING REQUIRED:
PER VISION 2045 -TITLE 19 REQUIREMENTS ARE NOT AUTOMATICALLY APPLIED.



22-0249
05/19/2022

310 FREMONT ARCADE
SITE PLAN
05.19.22



OCCUPANTS
TOTAL = 207
OCCUPANTS

RESTROOMS
207 OCCUPANTS
109 M/F

104 / 40 = 3 WC M/F REQ'D
F – 4 WC PROVIDED
M – 3 WC PROVIDED
FAMILY – 1 WC PROVIDED
104 / 75 = 2 LAVATORIES M/F REQ'D
F – 3 LAV. PROVIDED
M – 3 LAV. PROVIDED
FAMILY – 1 LAV. PROVIDED

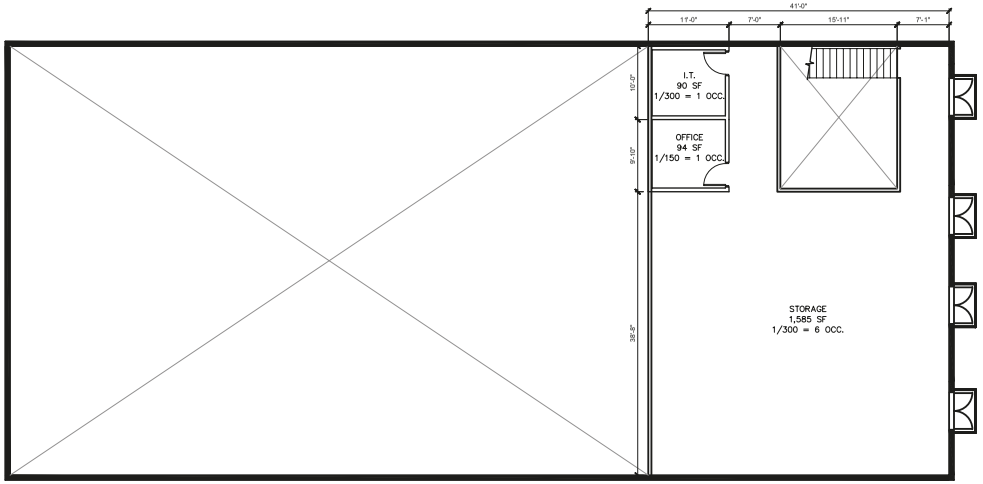
ARCADE FLOOR

Fremont
Street
Pedestrian
Area

22-0249
05/19/2022

310 FREMONT ARCADE
FLOOR PLAN - OPT 4.5
05.19.22

LEVEL 1



22-0249
05/19/2022

310 FREMONT ARCADE
FLOOR PLAN - OPT 4.5
05.19.22

LEVEL 2



22-0249-SUP1 - APPLICANT: BH GROUP CORP - OWNER: HS FAMILY LIMITED PARTNERSHIP
310 FREMONT STREET

06/01/2022



22-0249-SUP1 - APPLICANT: BH GROUP CORP - OWNER: HS FAMILY LIMITED PARTNERSHIP
310 FREMONT STREET

06/01/2022

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520
TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 19, 2022

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

RE: 310 Fremont Street convert space from General Retail to Alcohol on-premise, Full with Commercial Recreation/Amusement indoor. 139-34-510-024

Dear Mr. Gates,

Our client owns the building addressed as 310 Fremont street. The property has operated as General Retail *dba* Indian Arts and Crafts for many decades. Our request is to convert the space into an arcade with counter food service, and alcohol for on premise consumption. The floor plans show amusement machines toward the Fremont Street entrance with a physical bar with bar- stool seating along the length of the west wall. A kitchen with counter service is adjacent to the ally and family style table seating is available.

Cosmetic changes are proposed to the color scheme on the front façade. The existing/historical projecting signage structures and Juliet balconies will remain.

Waiver of Parking Requirements: The most intense parking standard that can be applied to this business is the 1 space per 200 square feet applicable to a Commercial Recreation Amusement, Indoor. A video arcade has an additional requirement of one space per every three people at maximum occupancy. With a gross area of 7,456 SF the parking required is comparable to what is required for the current retail use (1:175).

Use Permit for Alcohol on-premise Full – The operating hours are expected to be 9:00 AM to 4:00 PM but may vary with different visitor volumes on Fremont Street. Curfews and supervision for minors will be observed.

Please phone me if you have considerations or suggestions.

Respectfully,

L A Dreja

Lora Dreja
Land Entitlements
(702) 598-1408

22-0249
06/27/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUL 6 - 2022
City of Las Vegas
Department of Planning

CASE: 22-0249-SUP1

SUBJECT: APPLICANT: BH GROUP CORP - OWNER: HS FAMILY LIMITED PARTNERSHIP

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JULY 12, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JULY 11, 2022.***



Signature

07/06/22

Date

Edvin EFRAIMOV

Please Print Name

BH Group Corp

Company Name

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

Submitted after final agenda

#11

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520
TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 11, 2022

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

RE: *Revised Letter:* 310 Fremont Street convert space from General Retail to Alcohol on-premise, Full with Commercial Recreation/Amusement indoor. 139-34-510-024

Dear Mr. Gates,

Our client owns the building addressed as 310 Fremont Street. The property has operated as General Retail *dba* Indian Arts and Crafts for many decades. Our request is to convert the space into an arcade with counter food service, and alcohol for on premise consumption. The floor plans show amusement machines toward the Fremont Street entrance with a physical bar with bar- stool seating along the length of the west wall. A kitchen with counter service is adjacent to the ally and family style table seating is available.

Cosmetic changes are proposed to the color scheme on the front façade. The existing/historical projecting signage structures and Juliet balconies will remain.

Waiver of Parking Requirements: The most intense parking standard that can be applied to this business is the 1 space per 200 square feet applicable to a Commercial Recreation Amusement, Indoor. A video arcade has an additional requirement of one space per every three people at maximum occupancy. With a gross area of 9,825 SF the parking required is comparable to what is required for the current retail use (1:175).

Use Permit for Alcohol on-premise Full – The operating hours are expected to be 9:00 AM to 4:00 ***AM*** but may vary with different visitor volumes on Fremont Street. Curfews and supervision for minors will be observed.

Please phone me if you have considerations or suggestions.

Respectfully,

Lora Dreja
Land Entitlements
(702) 598-1408

Submitted after final agenda

22-0249
07/11/2022
Item 11

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BH GROUP CORP – OWNER: HS FAMILY LIMITED PARTNERSHIP

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0249-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 498

PROTESTS 0

APPROVALS 0

CG

** CONDITIONS **

22-0249-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full 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. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

CG

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a 7,456 square-foot Alcohol, On-Premise Full establishment in conjunction with a Commercial Recreation/Amusement (Indoor) establishment located on 0.22 acres at 310 Fremont Street. The project application meets the minimum Special Use Permit requirements for an Alcohol, On-Premise Full use, specifically as distance separation requirements do not apply for projects located within the Pedestrian Mall.

ISSUES

- The Alcohol, On-Premise Full use is allowed in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The applicant is requesting to convert the subject site into an arcade with counter food service and alcohol for on premise consumption that would total 7,456 square feet. In the C-2 (General Commercial) zoning district, the Commercial Recreation/Amusement (Indoor) use is permitted by right. Per the submitted justification letter and floor plans, dated May 19, 2022, the applicant would place amusement machines towards the Fremont Street entrance while a physical bar with bar-stool seating long the length of the west wall. Counter service and family style table seating will also be available in the proposed establishment.

The Alcohol, On-Premise Full use is defined as, "An establishment licensed to sell alcohol beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold." The proposed use meets the definition as indicated in the applicant's justification letter, as the proposed use would allow for on premise alcohol consumption. While no parking is provided, it is expected that visitors will utilize nearby parking garages throughout the Fremont Street Experience.

CG

The subject site is located within the Downtown Las Vegas planning area as defined by the City of Las Vegas 2050 Master Plan, which presents a series of ideas and recommendations for achieving a compact, vibrant urban environment. This plan identifies key land use tools like historic preservation and adaptive reuse to achieve these goals. The proposed Special Use Permit, if approved, would include façade improvements that would preserve the existing/historical projecting signage structures and Juliet balconies of the property. The proposed special use permit would fulfill the goals outlined by the City of Las Vegas 2050 Master Plan.

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 a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses:

   a. Church/house of worship;
   b. School;
   c. Individual care center licensed for more than 12 children; or
   d. City park.

   The proposed use meets this requirement, as the proposed Alcohol, On-Premise Full use is not located within 400 feet of the above protected uses.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:

   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; or

   b. Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

CG

The proposed use is within the Pedestrian Mall, as defined in LVMC Chapter 11.68; therefore, the minimum Special Use Permit requirements do not apply.

Staff finds that the proposed Alcohol, On-Premise Full use can be conducted in a compatible and harmonious manner with the surrounding area; therefore, staff recommends approval of the Special Use Permit subject to conditions. If denied, the applicant would not be allowed to open an Alcohol, On-Premise Full establishment at this property.

FINDINGS (22-0249-SUP1)

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

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

   The proposed Alcohol, On-Premise Full establishment is located in the Downtown Las Vegas overlay and will provide entertainment options, food service, and on premise alcohol sale and consumption that is harmonious and compatible with the existing surrounding land uses, and with future surrounding 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 can physically accommodate the proposed Alcohol, On-Premise Full use and is in close proximity to other similar land 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.**

   Access to the site will not change. There is no vehicle access to the subject site. The site is accessed by the Pedestrian Mall under the canopy controlled by the Fremont Street Experience. Fremont Street is an 80-foot Major Collector, as classified by the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use.

CG

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

   Approval of this proposed Special Use Permit will not compromise the public health, safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

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

   The proposed use meets all applicable conditions for an Alcohol, On-Premise Full Use per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/16/64	The City Council approved Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south, Wards 1 and 3. The Planning Commission recommended approval on 12/10/64.
06/13/17	The Planning Commission approved a request for a Special Use Permit (SUP-69672) for a proposed 3,015 square-foot Tavern-Limited Use at 310 Fremont Street.
	The Planning Commission approved a request for a Special Use Permit (SUP-69674) for a proposed 6,869 square-foot liquor establishment (Tavern) use with waivers to allow an 80-foot distance separation from an existing liquor establishment (Tavern) and a 1,158-foot distance separation from an existing church/house of worship where 1,500 feet is required at 310 Fremont Street.
07/19/17	The City Council voted to approve a request for a Site Development Plan (SDR-69675) Review to add 6,869 square-feet of floor area to an existing 7,488 square-foot commercial space with façade improvements at 310 Fremont Street.
07/20/17	The City Council accepted the applicant's request to withdraw without prejudice a request for a Special Use Permit (SUP-69672) for a proposed 3,015 square-foot Tavern-Limited Use at 310 Fremont Street.

CG

Most Recent Change of Ownership	
11/21/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/18/15	A Business License (G63-04534) was issued for one Coin Amusement Machine placed inside 310 Fremont Street. The license is active as of 06/22/22 and is awaiting renewal.
06/18/15	A Business License (G64-04302) was issued for the retail sale of cosmetic products located at 308 Fremont Street. The license is active as of 06/22/22 and is awaiting renewal.
03/13/21	A Business License (G69-01036) was issued for the general retail sale of Hemp and CBD products at 316 Fremont Street. The license is active as of 06/22/22 and is awaiting renewal.

Pre-Application Meeting	
04/27/22	A pre-application meeting was held to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
06/02/22	A field check was conducted by staff and noted nothing of concern.

Details of Application Request	
Site Area	
Net Acres	0.22

CG

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)
North	General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)
South	Pedestrian Mall (Right-of-Way)	Pedestrian Mall (Right-of-Way)	C-2 (General Commercial)
East	General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)
West	General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown Las Vegas	Y
2045 Downtown Las Vegas Master Plan (Resort and Casino District)	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District 200 Feet	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Fremont Street [Pedestrian Mall])	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

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

CG

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	ADA	Regular	ADA	
Commercial Recreation/ Amusement (Indoor)	9,825 SF / 207 OCC.	*1 space for each 200 SF of GFA, plus 1 space per 3 persons that the facility is designed to accommodate at maximum capacity.	119				
Alcohol, On-Premise Full	9,825 SF	One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area					
TOTAL SPACES REQUIRED			119		0		Y
Regular and Handicap Spaces Required			114	5	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.

*When there are multiple land uses proposed, when calculating the parking requirements the most intense of the uses is utilized for the parking calculations. In this instance, the Commercial Recreation/Amusement (Indoor) was the most intense of the two land uses proposed.

CG

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
12

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

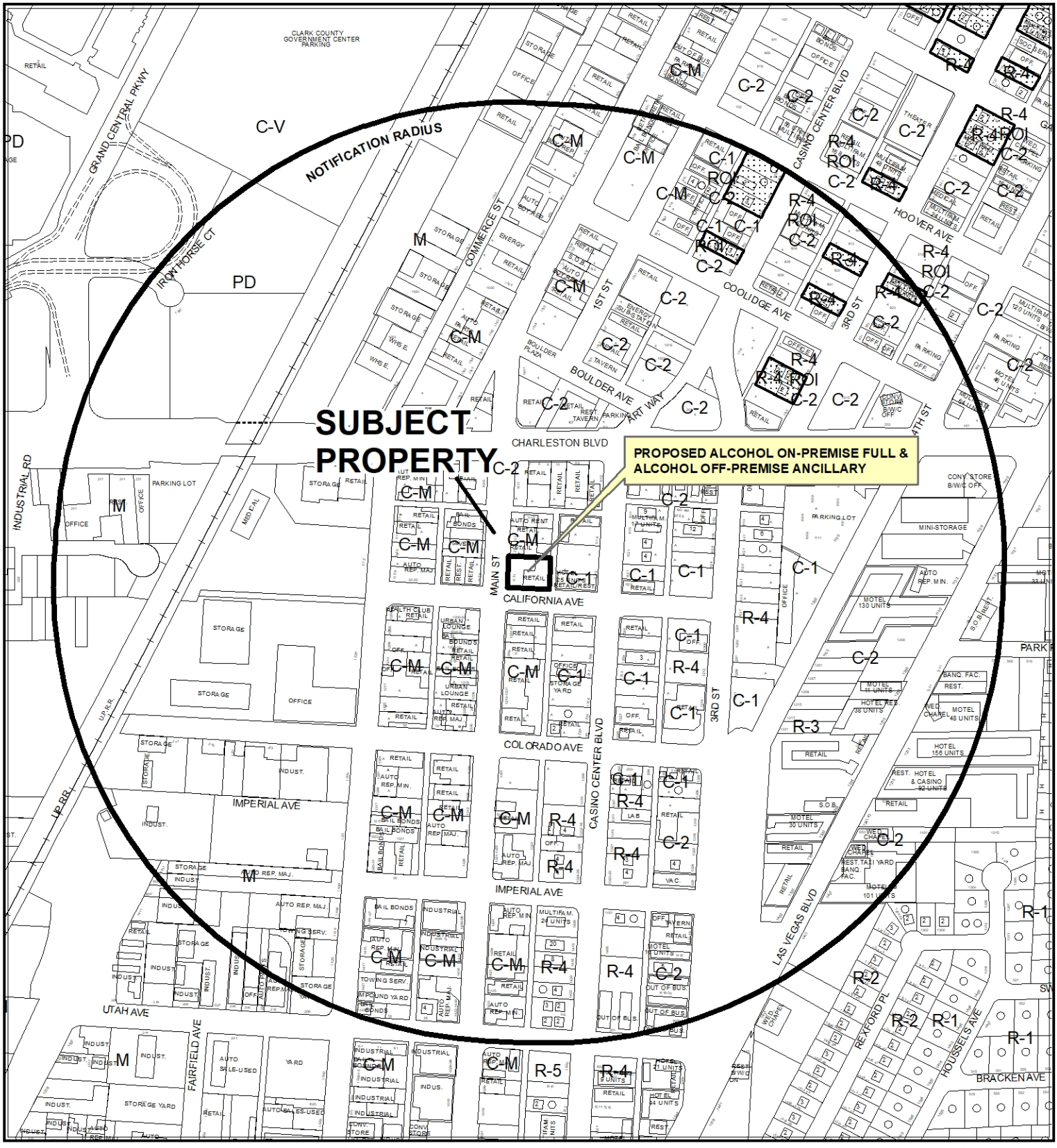
SUBJECT:
22-0266-SUP2 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK - For possible action on a Land Use Entitlement project request FOR A PROPOSED 16,008 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE AND ALCOHOL, OFF-PREMISE ANCILLARY USE located at 1131 South Main Street (APN 162-03-110-080), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **22-0266**

RADIUS: 1500 FEET

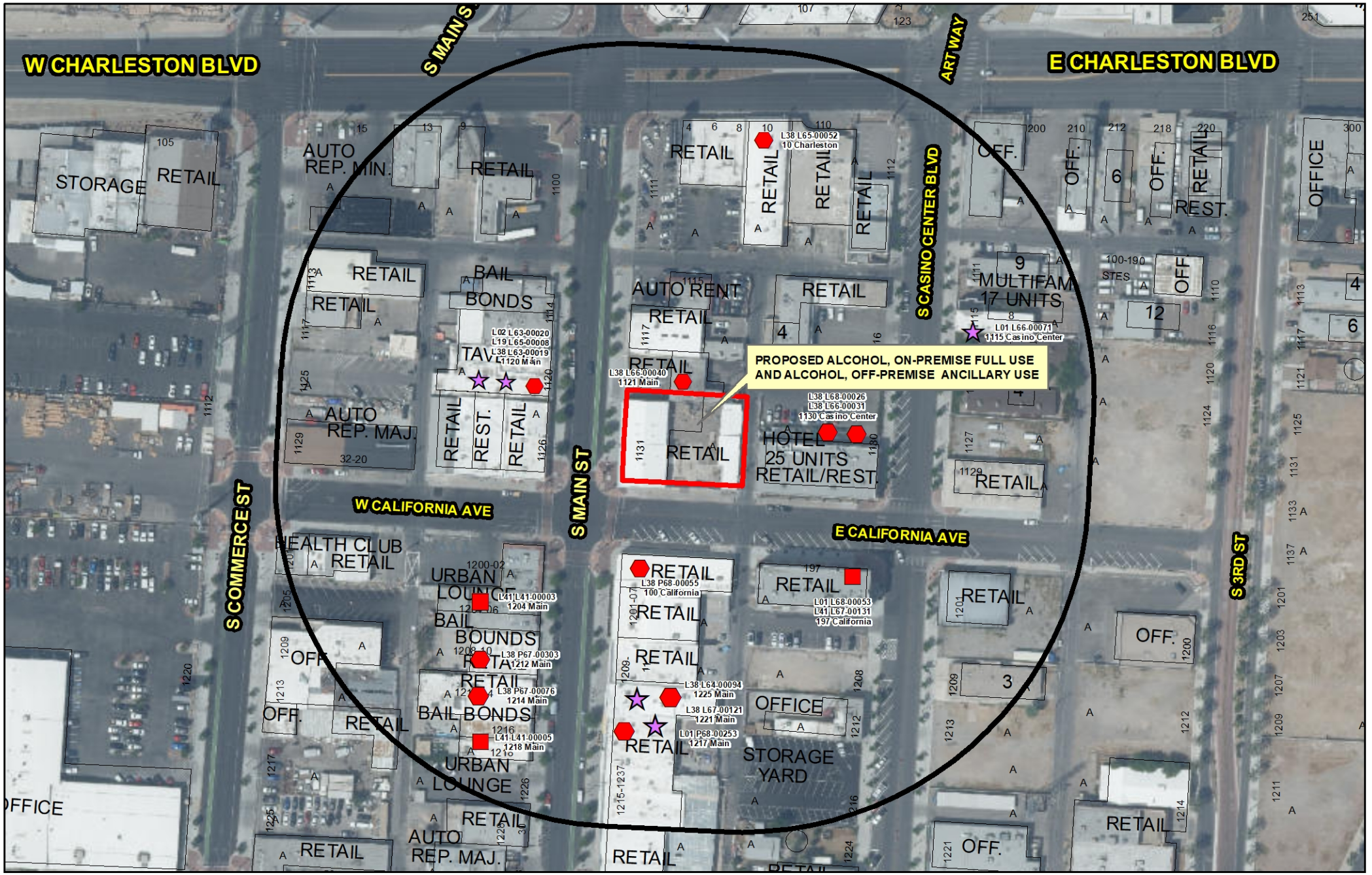
ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



CASE: **22-0266**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



22-0266-SUP2

Alcohol, On-Premise Full Use and Alcohol, Off-Premise Ancillary Use

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Restaurant With Alcohol/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub
- Beer/Wine/Cooler On-Sale

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Tuesday, June 14, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0266-SUP2	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 302

PROTESTS 0

APPROVALS 3

BP

**** CONDITIONS ****

22-0266-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, Off-Premise Ancillary use.

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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed Alcohol, On-Premise Full use and Alcohol, Off-Premise Ancillary use within an existing commercial building at 1131 South Main Street.

ISSUES

- An Alcohol On-Premise, Full use is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit. An Alcohol Off-Premise, Ancillary use is permitted in the C-M (Commercial/Industrial) zoning district in conjunction with a Special Use Permit for the primary use. Staff supports the request.
- 22-0266-SDR1 was approved administratively to allow a building addition for the subject site located at 1131 South Main Street.

ANALYSIS

The subject site is located within the C-M (Commercial/Industrial) zoning district of the 18b Las Vegas Arts District in Downtown Las Vegas. The subject site is subject to the Title 19 Development Standards, and is developed with an existing commercial building that is currently vacant. The applicant is requesting a Special Use Permit to allow an Alcohol On-Premise, Full use and Alcohol, Off-Premise Ancillary use.

The submitted justification letter date stamped 05/19/22 states that the applicant's current business location no longer has the space to accommodate the customer base that frequents the restaurant. Approval of the requested Special Use Permits would allow the applicant to accommodate a larger customer base.

Per Title 19, an Alcohol, On-Premise Full use is defined as, "An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold." The use is permitted with the approval of a Special Use Permit in the C-M (Commercial/Industrial) zoning district.

Minimum Special Use Permit Regulations:

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 a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses:

   A. Church/house of worship;
   B. School;
   C. Individual care center licensed for more than 12 children; or
   D. City park

   This requirement is met as there are no protected land uses located within the required distance separation area.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:

   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; or
   B. Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

   This requirement is not applicable as there are no protected land uses within the required distance separation area.

Per Title 19, an Alcohol, Off-Premise Ancillary use is defined as, “An establishment selling alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Beer/Wine or Alcohol, On-Premise Full establishment.” The use is permitted with the approval of a Special Use Permit in the C-M (Commercial/Industrial) zoning district.

Minimum Special Use Permit Regulations:

1. The ancillary sale of alcohol for off-premise consumption must be approved as part of a Special Use Permit for the primary use.
   This requirement is met as the applicant is requesting the Alcohol, On-Premise Full use in conjunction with the Alcohol Off-Premise Ancillary.

2. The ancillary sale of alcohol for off-premise consumption must comply with the Minimum Special Use Permit Requirements that would be applicable to the corresponding off-premise use as if the use to which this use is ancillary were an off-premise use. Thus, the ancillary sale of alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Beer/Wine use must comply with the Minimum Special Use Permit Requirements for the Alcohol, Off-Premise Beer/Wine use, and the ancillary sale of alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Full establishment must comply with the Minimum Special Use Permit Requirements for the Alcohol, Off-Premise Full use.
   This requirement is met as the applicant meets all applicable requirements for the Alcohol On-Premise Full use which the applicant is also requesting.

3. If operated in conjunction with an Alcohol, On-Premise Beer/Wine establishment, the ancillary sale of alcoholic beverages for off-premise consumption is limited to beer, wine and coolers.

   This requirement is not applicable to this request as the applicant is not requesting an Alcohol, On-Premise Beer/Wine use.

4. The primary use may not be located on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.
   This requirement is not applicable as the subject site is not located on or adjacent to the Pedestrian Mall.

The proposed Alcohol On-Premise Full use and Alcohol Off-Premise Ancillary use is proposed for the Downtown Las Vegas planning area as defined by the City of Las Vegas 2050 Master Plan and within the 18b Las Vegas Arts District. The proposed Alcohol On-Premise Full use and Alcohol Off-Premise Ancillary use, if approved, would contribute to key redevelopment objectives for improvement, investment, and redevelopment in the 18b Las Vegas Arts District. As the proposed Special Use Permit adheres to Title 19 development standards and aligns with the goals of the 18b Las Vegas Arts District, staff recommends approval of the Special Use Permit, subject to conditions.

FINDINGS (22-0266-SUP2)

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

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

   The proposed Alcohol, On-Premise Full use and Alcohol, and Off-Premise Ancillary use can be conducted in a manner that is harmonious and compatible with both the existing and future surrounding land uses.

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

   The proposed subject site is physically suitable for the intensity of land use. While the site does have a significant deficiency in parking, per the submitted justification letter, there is ample parking available within the surrounding area.

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

   The subject site is accessible from Main Street, a 100-foot wide Primary Arterial street, and California Avenue, a 64-foot wide Major Arterial street, which are both adequate in size to meet the needs of the proposed uses.

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 applicant will be subject to business license approval, thereby protecting the public health, safety and welfare.

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

   The proposed uses adhere to all minimum listed Special Use Permit requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
June 2022	The Department of Planning administratively approved 22-0266-SDR1 to allow for a 6,147 square-foot expansion of the existing building located at 1131 South Main Street.

Most Recent Change of Ownership	
10/16/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/25/14	A license agreement (A-54930) was issued on 08/25/14 for a metal awning located at 1131 South Main Street.

Pre-Application Meeting	
05/03/22	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	
05/19/22	Staff conducted a routine field check and found an existing commercial building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-M (Commercial/Industrial)
North	General Retail Store, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
South	Restaurant	C (Commercial)	C-1 (Limited Commercial)
East	Restaurant Tavern Limited Establishment	MXU (Mixed Use)	C-1 (Limited Commercial)
West	General Retail Store, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
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***
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
California Avenue	Major Arterial	Master Plan of Streets and Highways Map	64	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	ADA	Regular	ADA	
Alcohol, On-Premise Full	9,861 Public Seating + Waiting Area	1:50 SF of public area, plus 1:200 SF of remaining GFA.	228				
	6,147 BOH						
TOTAL SPACES REQUIRED			228		0		*N
Regular and Handicap Spaces Required			228	7	0	0	*N

*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.
*The Alcohol, Off-Premise Ancillary use does not require additional parking beyond what is required for the principal use(s) on the site, which in this instance is a Restaurant.

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) 1131 S Main Street

Project Name Esther's Kitchen **Proposed Use** Restaurant

Assessor's Parcel #(s) 16203110080 **Ward #** 3

General Plan: Existing No Change Proposed No Change **Zoning:** Existing C-M Proposed No Change

Additional Information

Property Owner William Johnson and Marc Comstock Contact Bill Johnson

Address 1131 S MAIN ST City Las Vegas State NV Zip 89104

E-mail bill.johnson4@cox.net Phone 702-376-3854

Applicant Timeless Cuisine LLC Contact James Trees

Address 1130 S Casino Center Blvd, Ste 110 City Las Vegas State NV Zip 89104

E-mail james@estherslv.com Phone 310-227-5731

Representative Trinity Haven Development Contact Mark Mobley

Address 100 S Maryland Pkwy, Ste 210 City Las Vegas State NV Zip 89101

E-mail mobley.thd@gmail.com Phone 210-364-6417

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 Trinity Haven Schlottman/ General Contractor **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 William G Johnson

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

Print Name WILLIAM G JOHNSON

Subscribed and sworn before me

This 19th day of May, 20 22

Notary Public in and for said County and State

ULAN THIESSEN
Notary Public, State of Nevada
Appointment No. 15-2631-1
My Appt. Expires May 2, 2023

22-0266
05/19/2022

Planning Commission July 12, 2022 - Page 249

SQUARE FOOTAGES

DINING / CUSTOMER AREAS	=	9,861 S.F.
BACK OF HOUSE AREAS	=	6,147 S.F.
SQUARE FOOTAGE	=	16,008 S.F.

PARKING ANALYSIS

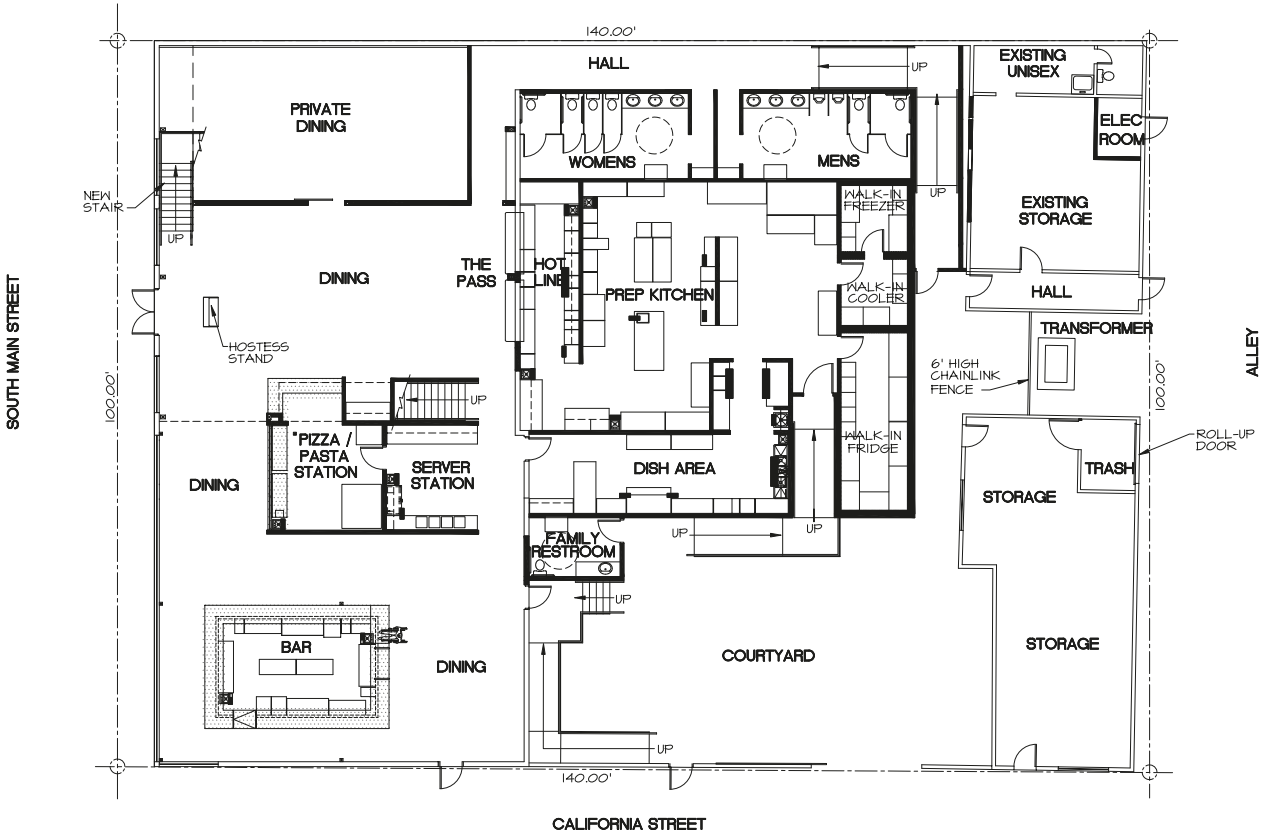
1 SPACE PER 50 FOR CUSTOMERS	=	198 SPACES
1 SPACE FOR 200 FOR B.O.H.	=	31 SPACES
TOTAL SPACES REQUIRED	=	229 SPACES
TOTAL SPACES PROVIDED	=	0 SPACES

TOTAL OCCUPANT LOAD

TOTAL OCCUPANTS = 362 OCCUPANTS

22-0266
05/19/2022

TRINITY HAVEN
DEVELOPMENT



1 / A1.01 SITE PLAN

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

No.	Revision/Issue	Date

Firm Name and Address

Trinity Haven Development
100 South Maryland Parkway Suite 210
Las Vegas, NV 89101
702-204-8737

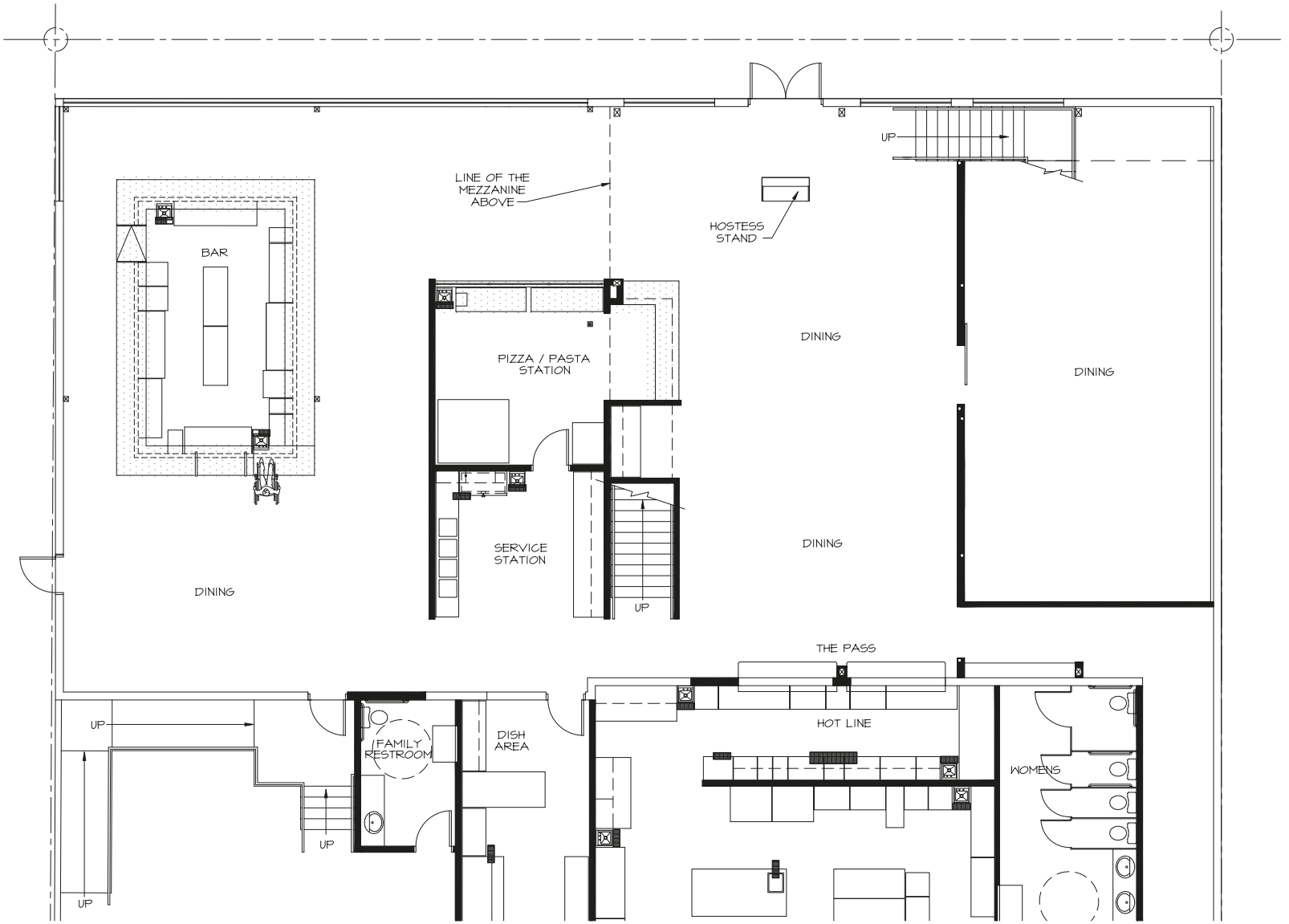
MULTI-JURISDICTIONAL
LICENSE #0075064

Project Name and Address

ESTHER'S KITCHEN

1131 South Main Street
Las Vegas, NV 89104

Project: 2021-32	Sheet: A1.01
Date: 12-17-2021	
Scale: AS NOTED	



1 A2.01 **RESTAURANT FLOOR PLAN**

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

NORTH

22-0266
05/19/2022

TRINITY HAVEN DEVELOPMENT

No.	Revision/Issue	Date

Firm Name and Address
Trinity Haven Development
100 South Maryland Parkway Suite 210
Las Vegas, NV 89101
702-204-8737

MULTI-JURISDICTIONAL
LICENSE #0075064

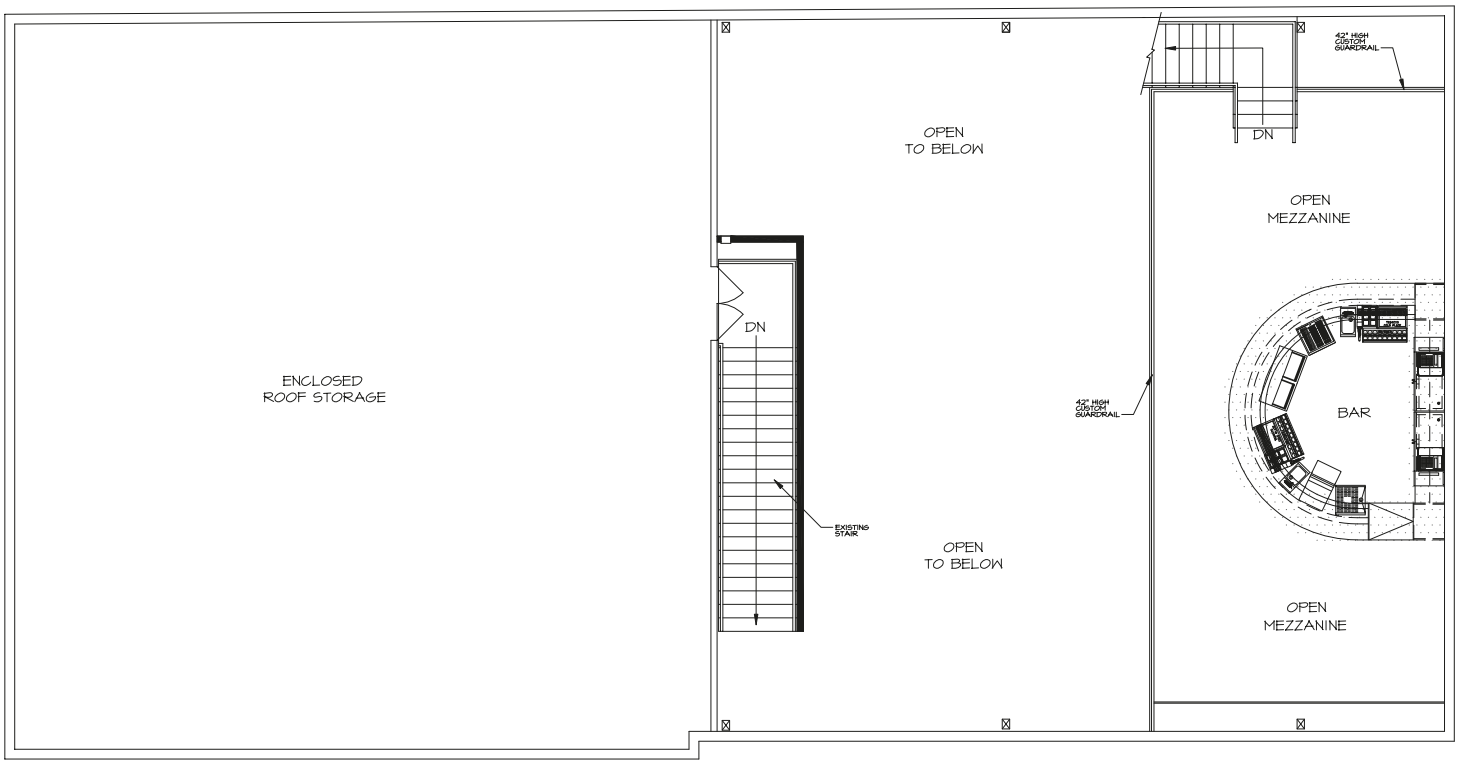
Project Name and Address

ESTHER'S KITCHEN

1131 South Main Street
Las Vegas, NV 89104

Project	Sheet
2021-32	A2.01
Date: 12-17-2021	
Scale: AS NOTED	

Planning Commission July 12, 2022 - Page 251



1
A2.02

MEZZANINE FLOOR PLAN

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

NORTH

22-0266
05/10/2022

TRINITY HAVEN
DEVELOPMENT

No.	Revision/Issue	Date

Firm Name and Address
Trinity Haven Development
100 South Maryland Parkway Suite 210
Las Vegas, NV 89101
702-204-8737

MULTI-JURISDICTIONAL
LICENSE #0075064

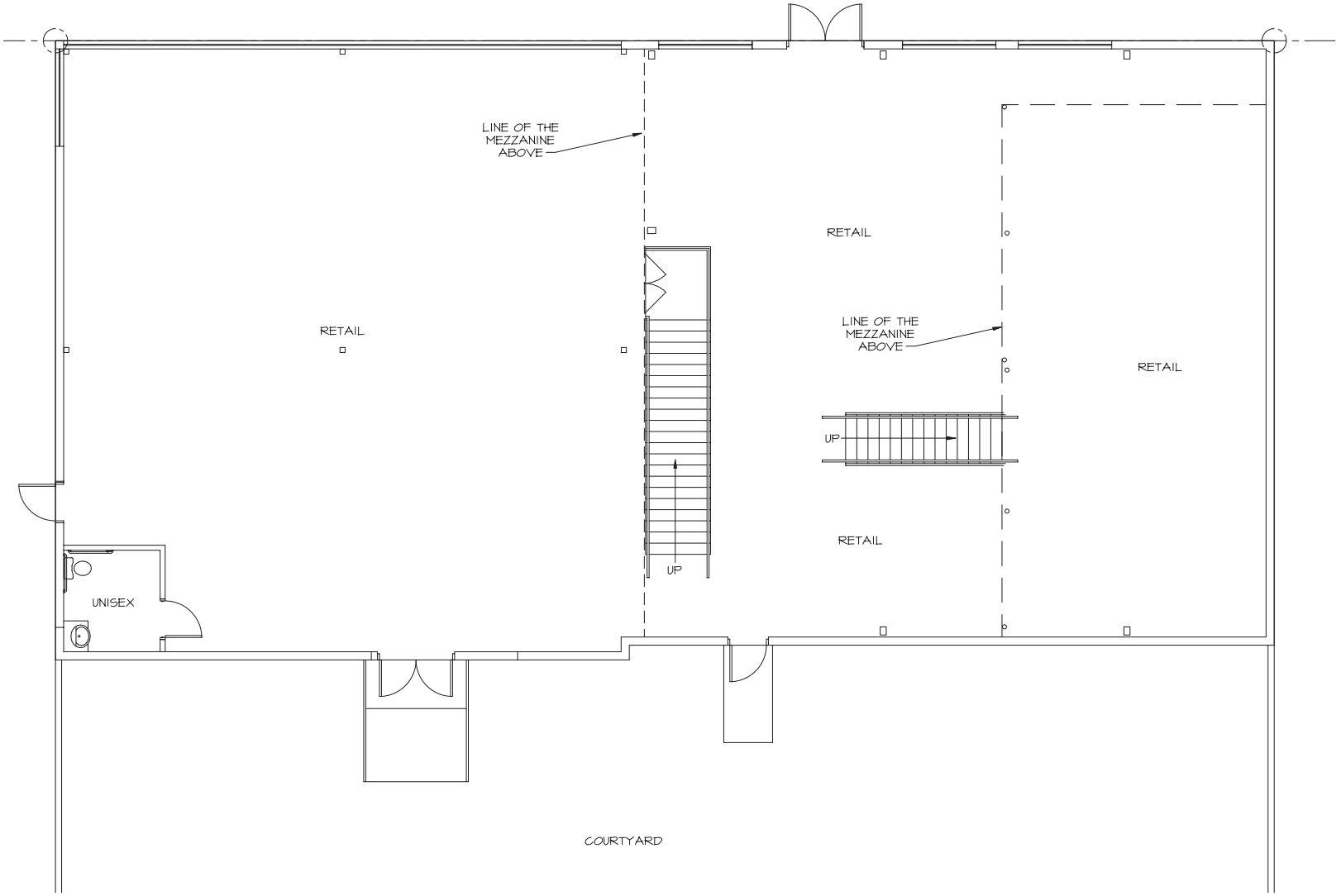
Project Name and Address

ESTHER'S KITCHEN

1131 South Main Street
Las Vegas, NV 89104

Project: 2021-32	Sheet: A2.02
Date: 12-17-2021	
Scale: AS NOTED	

Planning Commission July 12, 2022 - Page 252



1 EX2.01

EXISTING FLOOR PLAN

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

NORTH

22-0266
05/19/2022

TRINITY HAVEN
DEVELOPMENT

No.	Revision/Issue	Date

Firm Name and Address

Trinity Haven Development
100 South Maryland Parkway Suite 210
Las Vegas, NV 89101
702-204-8737

MULTI-JURISDICTIONAL
LICENSE #0075064

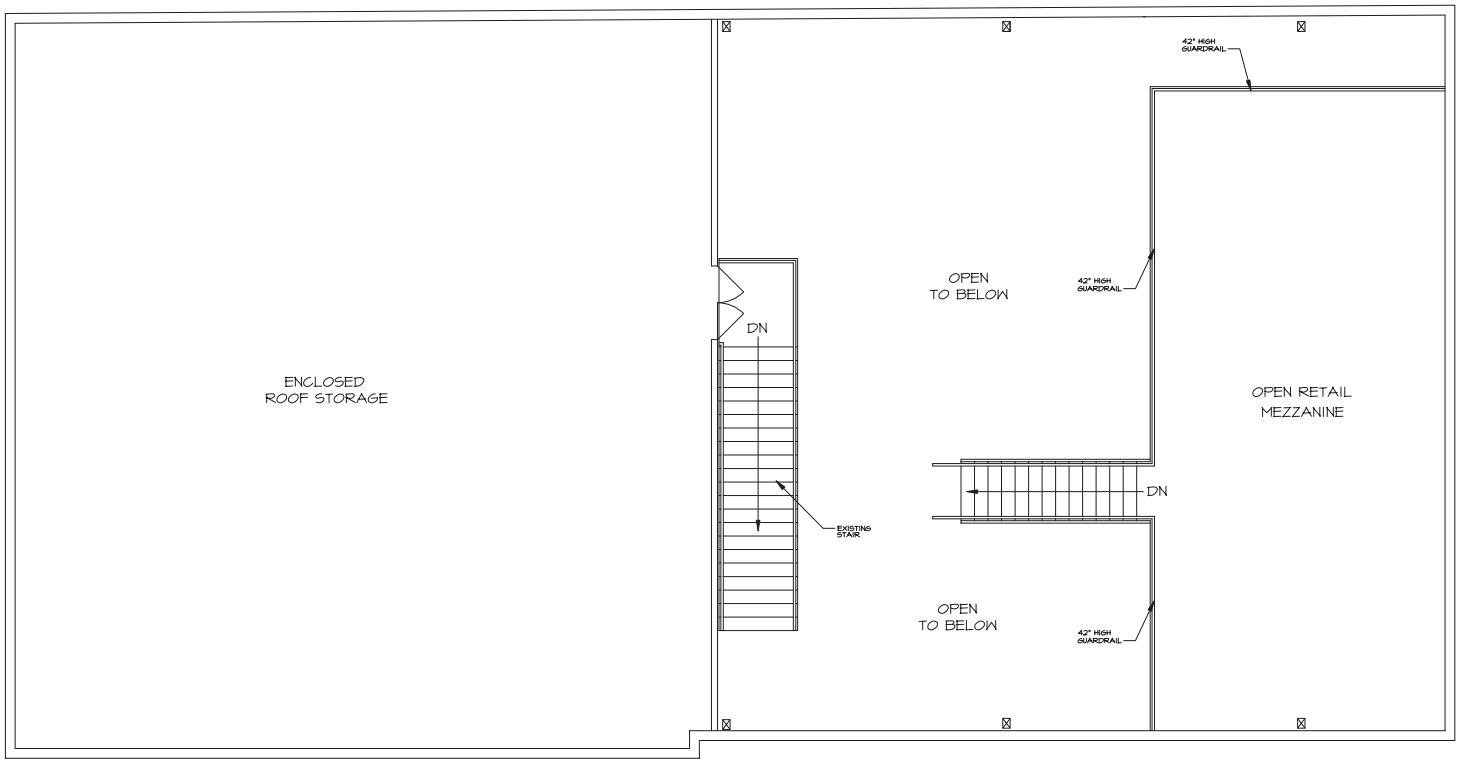
Project Name and Address

ESTHER'S KITCHEN

1131 South Main Street
Las Vegas, NV 89104

Project: 2021-32	Sheet: EX2.01
Date: 12-17-2021	
Scale: AS NOTED	

Planning Commission July 12, 2022 - Page 253



1 EX2.02

EXISTING MEZZANINE FLOOR PLAN

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

NORTH

22-0266
05/19/2022

TRINITY HAVEN DEVELOPMENT

No.	Revision/Issue	Date

Firm Name and Address
Trinity Haven Development
100 South Maryland Parkway Suite 210
Las Vegas, NV 89101
702-204-8737

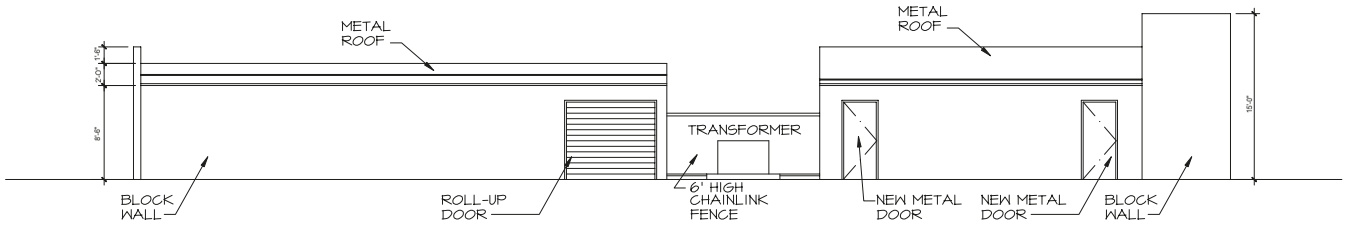
MULTI-JURISDICTIONAL
LICENSE #0075064

Project Name and Address

ESTHER'S KITCHEN

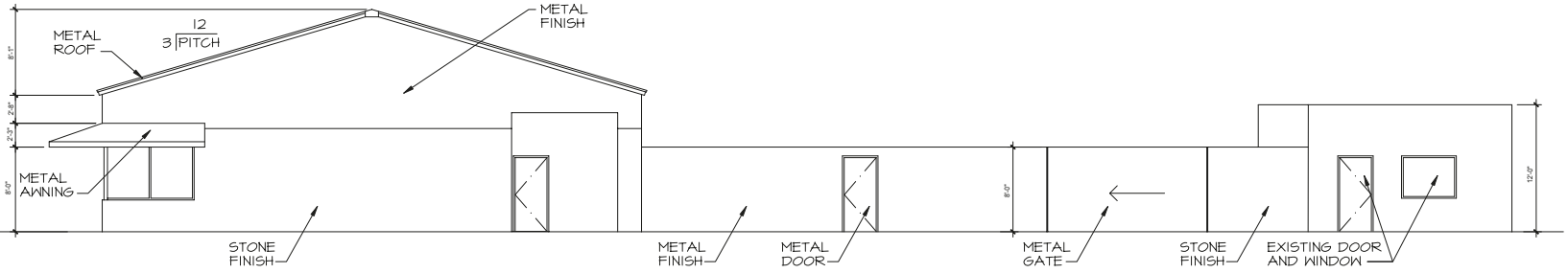
1131 South Main Street
Las Vegas, NV 89104

Project	Sheet
2021-32	EX2.02
Date: 12-17-2021	
Scale: AS NOTED	



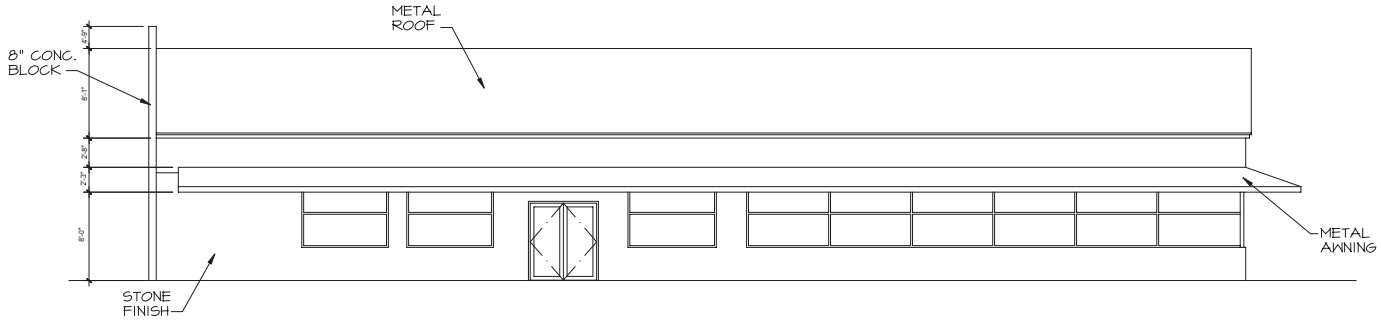
3 A2.10 **PROPOSED EAST ELEVATION**

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



2 A2.10 **EXISTING SOUTH ELEVATION**

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



1 A2.10 **EXISTING WEST ELEVATION**

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

22-0266
05/19/2022

TRINITY HAVEN
DEVELOPMENT

No.	Revision/Issue	Date

Firm Name and Address

Trinity Haven Development
100 South Maryland Parkway Suite 210
Las Vegas, NV 89101
702-204-8737

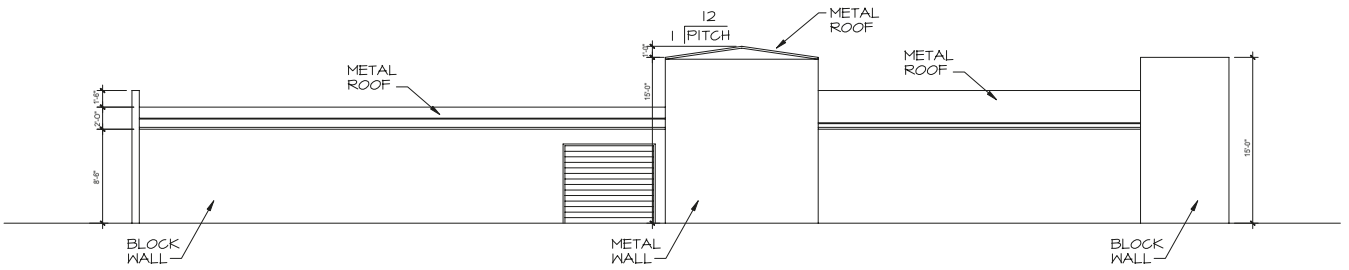
MULTI-JURISDICTIONAL
LICENSE #0075064

Project Name and Address

ESTHER'S KITCHEN

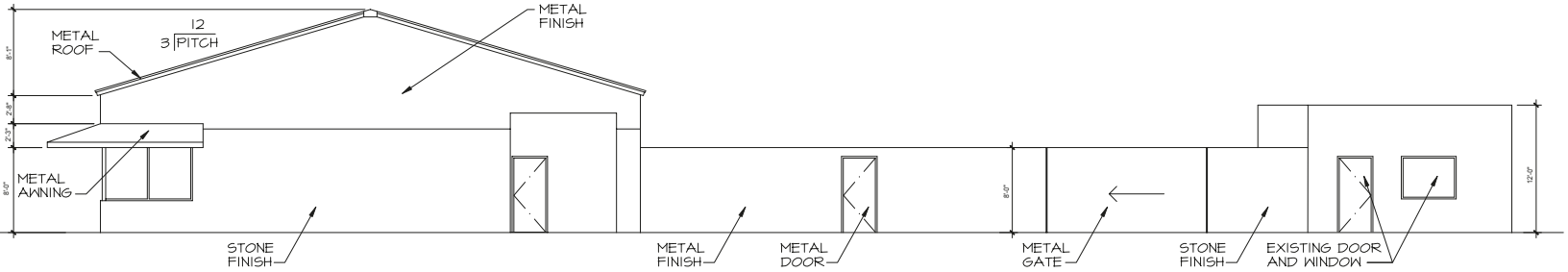
1131 South Main Street
Las Vegas, NV 89104

Project	Sheet
2021-32	A2.10
Date: 12-17-2021	
Scale: AS NOTED	



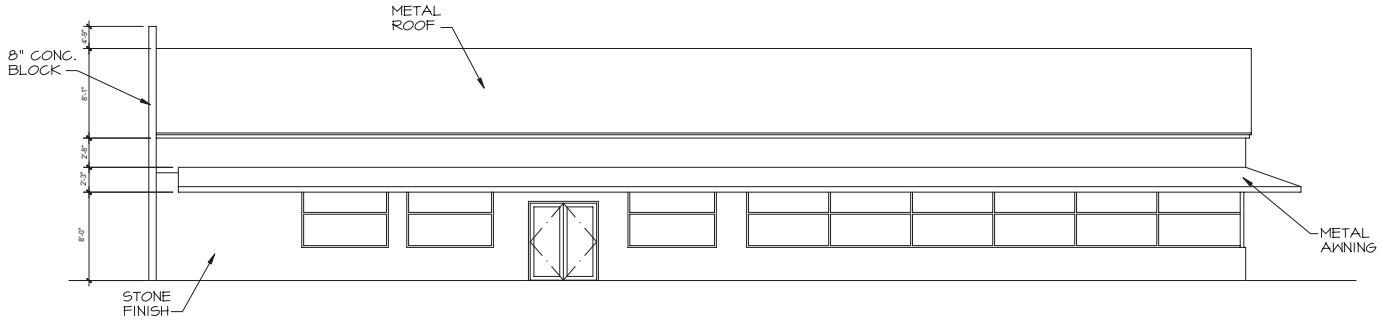
3 A2.03 **EXISTING EAST ELEVATION**

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



2 A2.03 **EXISTING SOUTH ELEVATION**

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



1 EX2.03 **EXISTING WEST ELEVATION**

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

22-0266
05/19/2022

TRINITY HAVEN
DEVELOPMENT

No.	Revision/Issue	Date

Firm Name and Address

Trinity Haven Development
100 South Maryland Parkway Suite 210
Las Vegas, NV 89101
702-204-8737

MULTI-JURISDICTIONAL
LICENSE #0075064

Project Name and Address

ESTHER'S KITCHEN

1131 South Main Street
Las Vegas, NV 89104

Project	Sheet
2021-32	EX2.03
Date: 12-17-2021	
Scale: AS NOTED	

TRINITY HAVEN
DEVELOPMENT

Material Board:

All exterior materials and paint colors are to remain the same.

Thanks,

Mark Mobley
Trinity Haven Development, LLC
mobley.thd@gmail.com
(210) 364-6417

22-0266
05/19/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
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06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022



22-0266-SUP2 - APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK
1131 SOUTH MAIN STREE

06/07/2022

TRINITY HAVEN
DEVELOPMENT
211 TOWER STREET
LAS VEGAS, NEVADA 89101
702-204-8737
License #75064

Date: 05-18-2022

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

Re: Entitlements for Esther's Kitchen

Planning Department:

We are excited to bring another great development to the 18B Arts District. We are working with Chef James Trees to move the successful Esther's Kitchen to a new location on the same block. This move will allow Esther's Kitchen to grow into a building more capable of handling the large customer base that frequents the restaurant.

The building is located in the current Retro Vegas building and our intent is to keep much of the same design and paint colors that currently exist on the exterior of the building. We are also planning on expanding the kitchen with the addition of a new structure that will be constructed in the courtyard. This expansion will allow James Trees and his staff to prepare the large volume of food required for the size of this restaurant and also will allow them to expand upon baking their signature breads.

We plan on keeping the buildings along the alley and using those structures as storage. We are also requesting a special use permit to serve alcohol for the new restaurant and bar at Esther's Kitchen.

We would like to keep the existing driveway that enters the courtyard as this is a requirement for our trucks to load bread for transport to our other restaurants. The total square footage of the buildings is 16,008 sf with 6,147 sf being new and 9,861 sf existing.

Please call Mark Mobley at 210-364-6417 or Trinity Schlottman at 702-204-8737 if you have any questions.

Sincerely,

Mark Mobley

Mark Mobley
Trinity Haven Development, LLC
Mobley.thd@gmail.com
210-364-6417

22-0266
05/19/2022

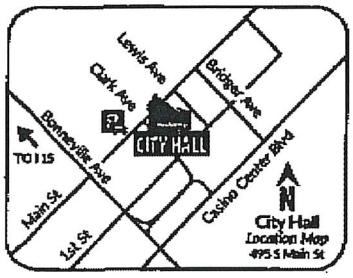
P.008/008
(FAX)

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

Return Service Requested

Official Notice of Public Hearing

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



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

RECEIVED

JUL 5 - 2022

City of Las Vegas
Department of Planning

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0266-SUP2

Planning Commission Meeting of **07/12/2022**

22-0266-SUP2
16204506008
105 W CHARLESTON L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 DRDFNP1 89102

07/05/2022 07:53

12A

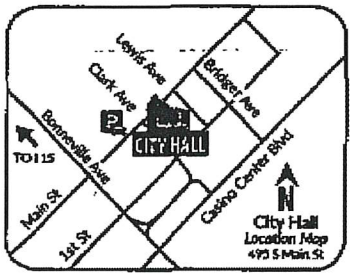
P.007/008

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

Return Service Requested

Official Notice of Public Hearing

(FAX)



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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1690

RECEIVED
JUL 5 - 2022
City of Las Vegas
Department of Planning

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

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0266-SUP2

Planning Commission Meeting of 07/12/2022

22-0266-SUP2
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 DROPNP1 89102

07/05/2022 07:53

12A

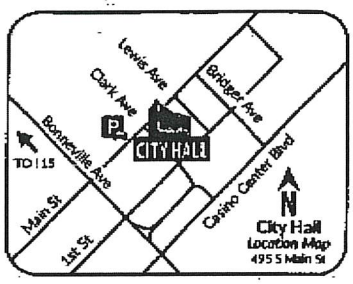
P.002/008

(FAX)

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

Return Service Requested

Official Notice of Public Hearing



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

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

RECEIVED
JUL 5 - 2022
City of Las Vegas
Department of Planning

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

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

Please use available blank space on card for your comments.

22-0266-SUP2

Planning Commission Meeting of **07/12/2022**

22-0266-SUP2
16203110108
1100 S MAIN L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 ORDFMP1 89102

07/05/2022 07:52

12 A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUL 6 - 2022
City of Las Vegas
Department of Planning

CASE: 22-0266-SUP2

SUBJECT: APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JULY 12, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JULY 11, 2022.***

Signature — 07/07/2022 Date

James Trees
Please Print Name

Timeless Cuisine LLC / Estiatorio Kitchen
Company Name

Sincerely,

Submitted after final agenda

Nicole Eddowes
Community Development Coordinator
Case Planning Division

#12

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUL 6 - 2022
City of Las Vegas
Department of Planning

CASE: 22-0266-SUP2

SUBJECT: APPLICANT: TIMELESS CUISINE, LLC - OWNER: WILLIAM JOHNSON AND MARC COMSTOCK

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JULY 12, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JULY 11, 2022.***

William G Johnson Marc W Comstock — Signature

7-6-22 — Date

William G Johnson / Marc W Comstock — Please Print Name

Owners of 1131 S Main — Company Name

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

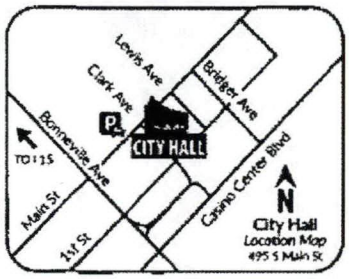
#12

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

Return Service Requested

Official Notice of Public Hearing

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



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JUL 12 2022

City of Las Vegas
Department of Planning

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

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0266-SUP2

Planning Commission Meeting of **07/12/2022**

22-0266-SUP2
16203210004
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 DRDFNP1 89102

12A

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

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Official Notice of Public Hearing

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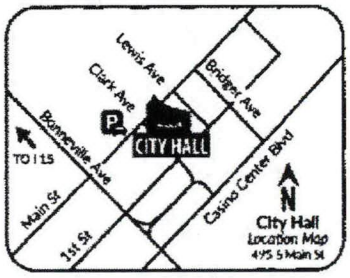

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0266-SUP2
Planning Commission Meeting of **07/12/2022**

22-0266-SUP2
16203210005
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 DRDFHP1 89102

RA

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

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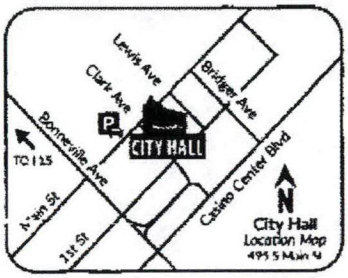
JUL 12 2022

City of Las Vegas
Department of Planning



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

Please use available blank space on card for your comments.

22-0266-SUP2

Planning Commission Meeting of **07/12/2022**

22-0266-SUP2
16203210006
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 DRDFNP1 89102

12A

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

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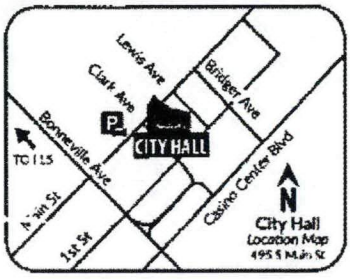
JUL 12 2022

City of Las Vegas
Department of Planning



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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0266-SUP2

Planning Commission Meeting of **07/12/2022**

22-0266-SUP2
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

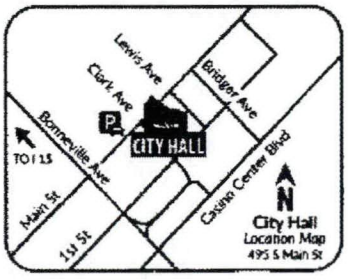
89 ORDFNP1 89102

12A

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

Return Service Requested

Official Notice of Public Hearing



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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0266-SUP2

Planning Commission Meeting of **07/12/2022**

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

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Las Vegas, NV
Permit No. 1630

22-0266-SUP2
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 DRCFNP1 89102

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
13

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

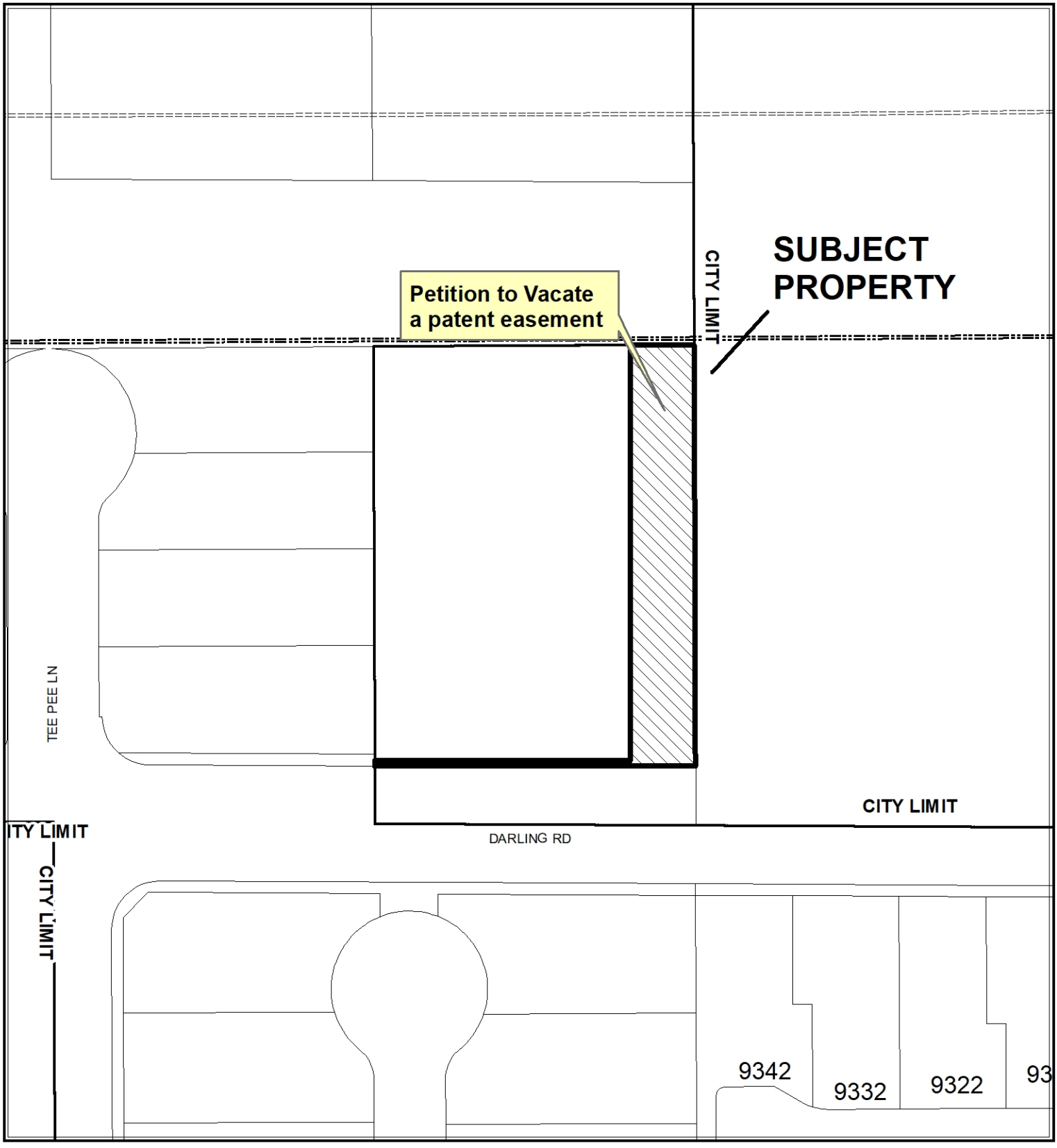
SUBJECT:
22-0269-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ROMA MIEL HOMES, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a U.S. Government patent easement on 0.93 acres located generally 166 feet east of the intersection of Darling Road and North Tee Pee Lane (APN 125-19-802-009), R-CL (Single Family Compact-Lot) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **22-0269-VAC1**

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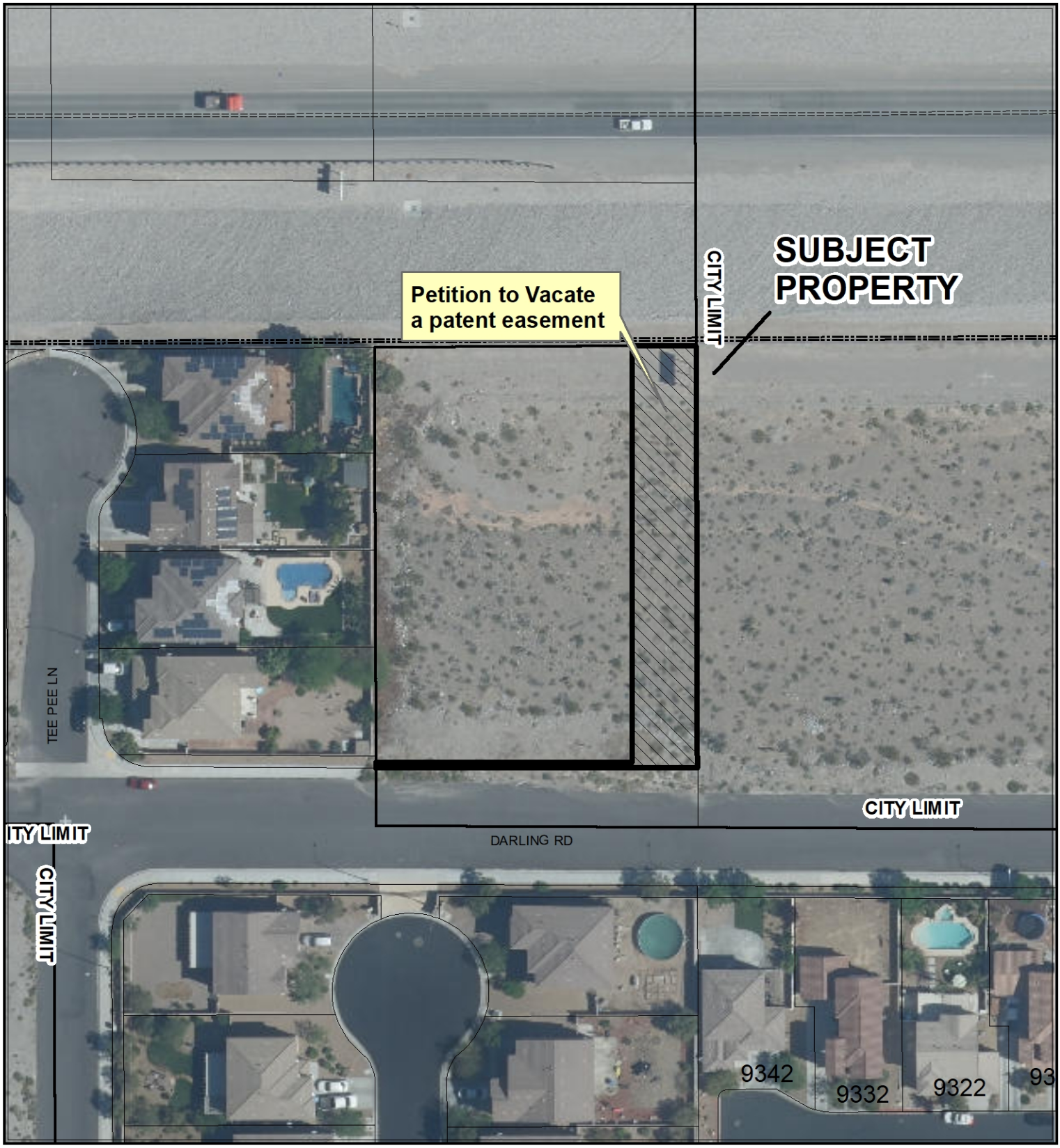

CASE: 22-0269-VAC1

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Feet

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City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ROMA MIEL HOMES, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0269-VAC1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 5

PROTESTS 0

APPROVALS 0

IR

**** CONDITIONS ****

22-0269-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located along the southern 3-feet and the eastern 33-feet of assessor parcel number 125-19-802-009 as granted by instrument #990827:02095.

2. The Petition of Vacation shall record prior to and concurrent with 100181-PMP to eliminate the U.S. Government Patent Easement in conflict with the related development.

3. Comply with the previously approved Technical Drainage Study.

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

5. 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.

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to vacate U.S. Government Patent Easements generally located 166 feet east of the intersection of darling Road and North Tee Pee Lane.

ANALYSIS

The applicant has requested to vacate existing U.S. Government Patent Easements that are located on the southern and eastern portion of the subject site. The submitted vacation exhibit depicts a three-foot wide patent easement on the southern perimeter of the property adjacent to Darling Road and a 33-foot foot patent easement on the eastern perimeter of the subject site.

Staff supports this request and has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located on the north side of Darling Road, approximately 143-feet east of Tee Pee Lane. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest. Therefore, staff recommends approval of the requested vacation.

IR

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
11/04/20	The City Council approved a request to annex (20-0061-ANX1) 0.93 acres of land 160 feet east of Tee Pee Lane on the north side of Darling Road.
02/17/21	The City Council approved a request for a Tentative Map (20-0318-TMP1) for 0.93 acres of land 160 feet east of Tee Pee Lane on the north side of Darling Road.
02/17/21	The City Council approved a request for a Rezoning (20-0318-ZON1) from R-E (Residence Estates) to R-CL (Single Family Compact-Lot) for 0.93 acres of land 160 feet east of Tee Pee Lane on the north side of Darling Road.
02/17/21	The City Council approved a request for a vacation (20-0318-VAC1) for 0.93 acres of land 160 feet east of Tee Pee Lane on the north side of Darling Road. The vacation approval has expired.
02/17/21	The City Council approved a request for a General Plan Amendment (20-0318-GPA1) from L (Low Density Residential) to ML (Medium Low Density Residential) for 0.93 acres of land 160 feet east of Tee Pee Lane on the north side of Darling Road.
11/29/21	The Department of Planning processed a Parcel Map (100181-PMP) for a four-lot parcel map for 0.93 acres of land 160 feet east of Tee Pee Lane on the north side of Darling Road. The project in currently 'Waiting for Final Mylar'.

Most Recent Change of Ownership	
04/07/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/13/22	The Department of Planning – Building and Safety issued a permit of an Offsite Improvement Subdivision (L21-02034-A001) for 9350 Darling Road. The permits have been finalized.
03/01/22	The Department of Planning – Building and Safety issued an offsite civil building permit (L2102034) for 9350 Darling Road. The permits have not been finalized.
03/17/22	The Department of Planning – Building and Safety issued a Tract building permit (T21-00165) for 9350 Darling Road. The permits have been finalized.

IR

Pre-Application Meeting	
05/04/22	A pre-application meeting was held to discuss the proposed vacation with the applicants.

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

Field Check	
06/01/22	Staff conducted a routine field check and found a well-maintained undeveloped property.

Details of Application Request	
Site Area	
Net Acres	4.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium-Low)	R-CL (Single Family Compact-Lot)
North	215 Beltway	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Single-Family Residential	Residential Suburban (RS) – Clark County	R-1 Single Family Residential – Clark County
East	Undeveloped	PF (Public Facility)	C-V (Civic)
West	Single-Family Residential	Residential Suburban (RS) – Clark County	R-1 Single Family Residential – Clark County

IR

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

IR

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) Tee Pee and Darling

Project Name Balvenie Resitential Subdivision **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-802-009 **Ward #** 6

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-CL Proposed R-CL

Additional Information _____

Property Owner Roma Miel Homes Contact Max Miranda

Address 8680 W. Spring Mountain Road City Las Vegas State NV Zip 89118

E-mail max@minerollc.com Phone 702-755-1276

Applicant Roma Miel Homes Contact Max Miranda

Address 8680 W. Spring Mountain Road City Las Vegas State NV Zip 89118

E-mail max@minerollc.com Phone 702-755-1276

Representative Zenith Engineering Contact Julia Izzolo

Address 1980 Festival Plaza Drive Suite 450 City Las Vegas State NV Zip 89135

E-mail julia@zenith-lv.com Phone 702-835-3496

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

☐ **Yes** ☒ **No**

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Maximeliano Miranda

Subscribed and sworn before me

This 4th day of April, 20 22

_____

Notary Public in and for said County and State

22-0269
05/04/2022

YUNIANELA VELEZ
Notary Public-State of Nevada
APPT. NO. 18-4533-1
My Appt. Expires 11-29-2022

Inst #: 20210407-0002200
Fees: $42.00
RPTT: $1708.50 Ex #:
04/07/2021 10:27:13 AM
Receipt #: 4478892
Requestor:
FNTG NCS Las Vegas
Recorded By: TIKG Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 125-19-802-009
Affix R.P.T.T. $1,708.50

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE
WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:
ROMA MIEL HOMES LLC
8680 Spring Mountain Rd.
Las Vegas, NV 89117
ESCROW NO: 42048224-420-MS6

ASSESSOR'S COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

H&F LLC, a Nevada limited liability company and Hamid Moradi, Trustee of the Lake Lamb Holdings Revocable Living Trust

in consideration of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Roma Miel Homes LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

22-0269
05/04/2022

Witness my/our hand(s) this 6th day of April, 2021.

SELLERS:

H&F LLC, a Nevada limited liability company

~~Hamid Moradi, manager~~

Hamid Moradi

Hamid Moradi, Trustee of the Lake Lamb Holdings Revocable Living Trust

~~Hamid Moradi, Trustee~~

Hamid Moradi

STATE OF NEVADA
COUNTY OF CLARK } ss:

On this 4.6.2021
appeared before me, a Notary Public,
Hamid Moradi
* * * *
personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

Brandy Lake
#16-1658-1
Exp: Feb. 23, 2024

Notary Public

My commission expires: 2/23/2024.

NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED
FOR ESCROW NO.: 42048224-420MS6

ASSESSOR COPY

22-0269
05/04/2022

EXHIBIT A

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M. D. B. & M., CLARK COUNTY, NEVADA.

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED AUGUST 27, 1999 IN BOOK 990827 AS DOCUMENT NO. 02095, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 19; THENCE SOUTH 89°39'45" EAST ALONG THE NORTH LINE THEREOF, 166.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°14'45" EAST ALONG THE EAST LINE THEREOF, 83.93 FEET; THENCE SOUTH 89°42'26" WEST 166.01 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SAID SECTION 19, THENCE NORTH 00°14'00" WEST ALONG SAID WEST LINE, 85.75 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 22, 2020 IN BOOK 20200122 AS INSTRUMENT NO. 0001022 OF OFFICIAL RECORDS.

PROOF COPY

22-0269
05/04/2022

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 125-19-802-009
   b.
   c.
   d.

2. Type of Property:
   a. × Vacant Land b. ☐ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   i. Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording:
Notes:

3. a. Total Value/Sales Price of Property: $ **335,000.00**
   b. Deed in Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value $ **335,000.00**
   d. Real Property Transfer Tax Due: $ 1,708.50

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: H&F LLC and Lake Lamb Holdings Revocable Living Trust	Print Name: Roma Miel Homes LLC
Address: 14 Sugarberry Lane	Address: 8680 Spring Mountain Rd.
City: Las Vegas	City: Las Vegas
State: Zip: NV 89135	State: Zip: NV 89117

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group Escrow No.: 42048224-420-MS6 / 4248224F BB

Address: 8363 W Sunset Road, Suite 100

City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

22-0269
05/04/2022

ASSESSOR COPY

4-1222
(Oct. 1956)

Nevada 026849

The United States of America,

To all whom these presents shall come, Greeting:

22-0269
05/04/2022

WHEREAS, a Certificate of the Land Office at Reno, Nevada,
is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimants Edward H. Mitchell and Helen I. Mitchell

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 60 E.,

Sec. 19, W½NW¼SE¼SE¼.

The area described contains 5 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimants and to the heirs of the said claimants the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimants and to the heirs and assigns of the said claimants forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the NINTH day of MAY in the year of our Lord one thousand nine hundred and FIFTY-SIX and of the Independence of the United States the one hundred and EIGHTIETH.

[SEAL]

For the Director, Bureau of Land Management.

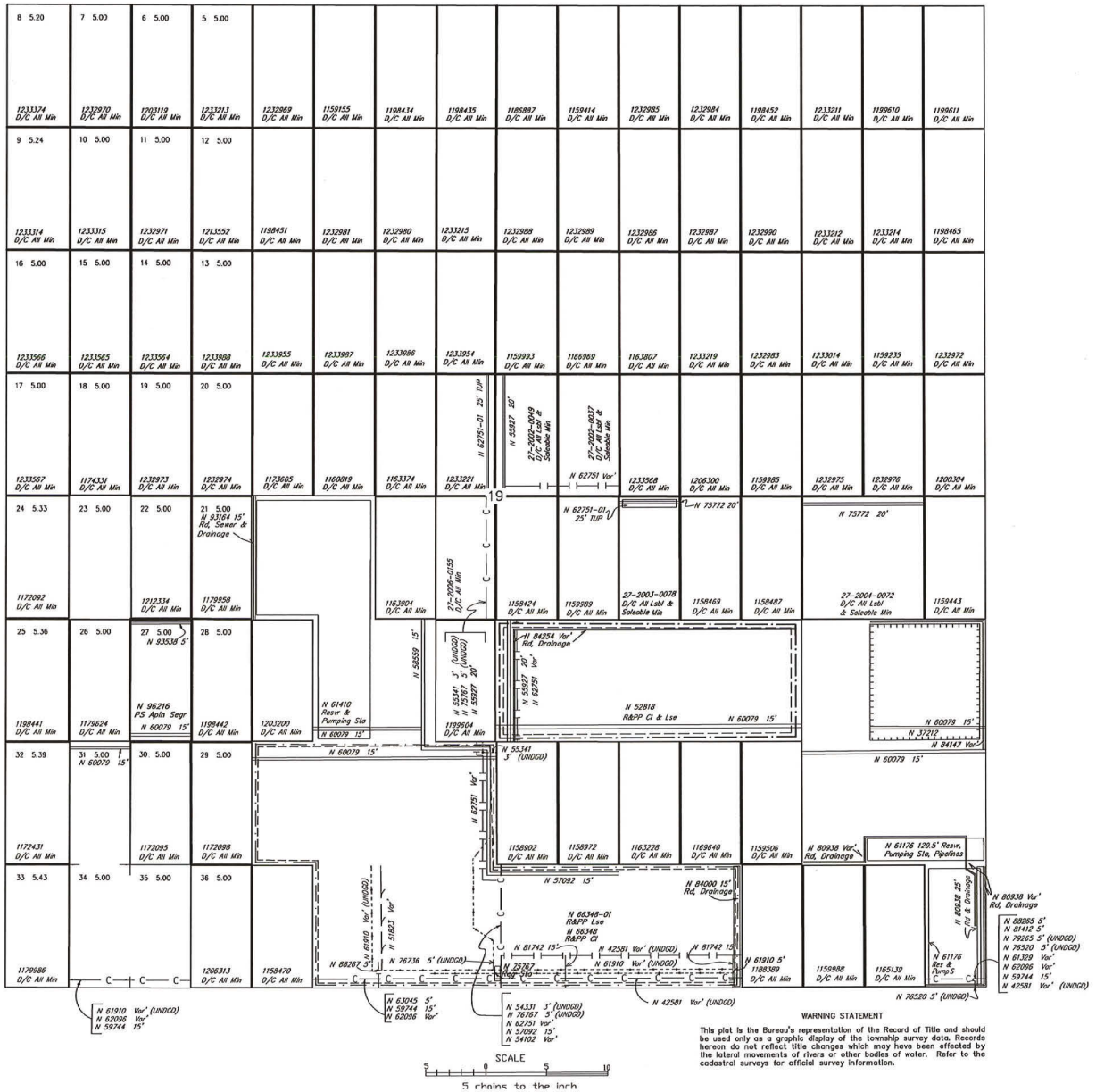
By .....
Acting Chief, Patents Section.

Patent Number 1159506

U. S. GOVERNMENT PRINTING OFFICE 16—68764-3

TOWNSHIP 19 SOUTH RANGE 60 EAST OF THE MOUNT DIABLO MERIDIAN, NEVADA

LAS VEGAS GR DIST



STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MTP Suppl Sec 19

22-0269
05/04/2022

INDEX TO SEGREGATED TRACTS				
RESURVEY	ORIGNAL SURVEY			
TRACT NO	T	R	SEC	SUBDIVISION

FOR ORDERS EFFECTING DISPOSAL OR USE OF UNIDENTIFIED LANDS WITHDRAWN FOR CLASSIFICATION, MINERALS, WATER AND/OR OTHER PUBLIC PURPOSES. REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

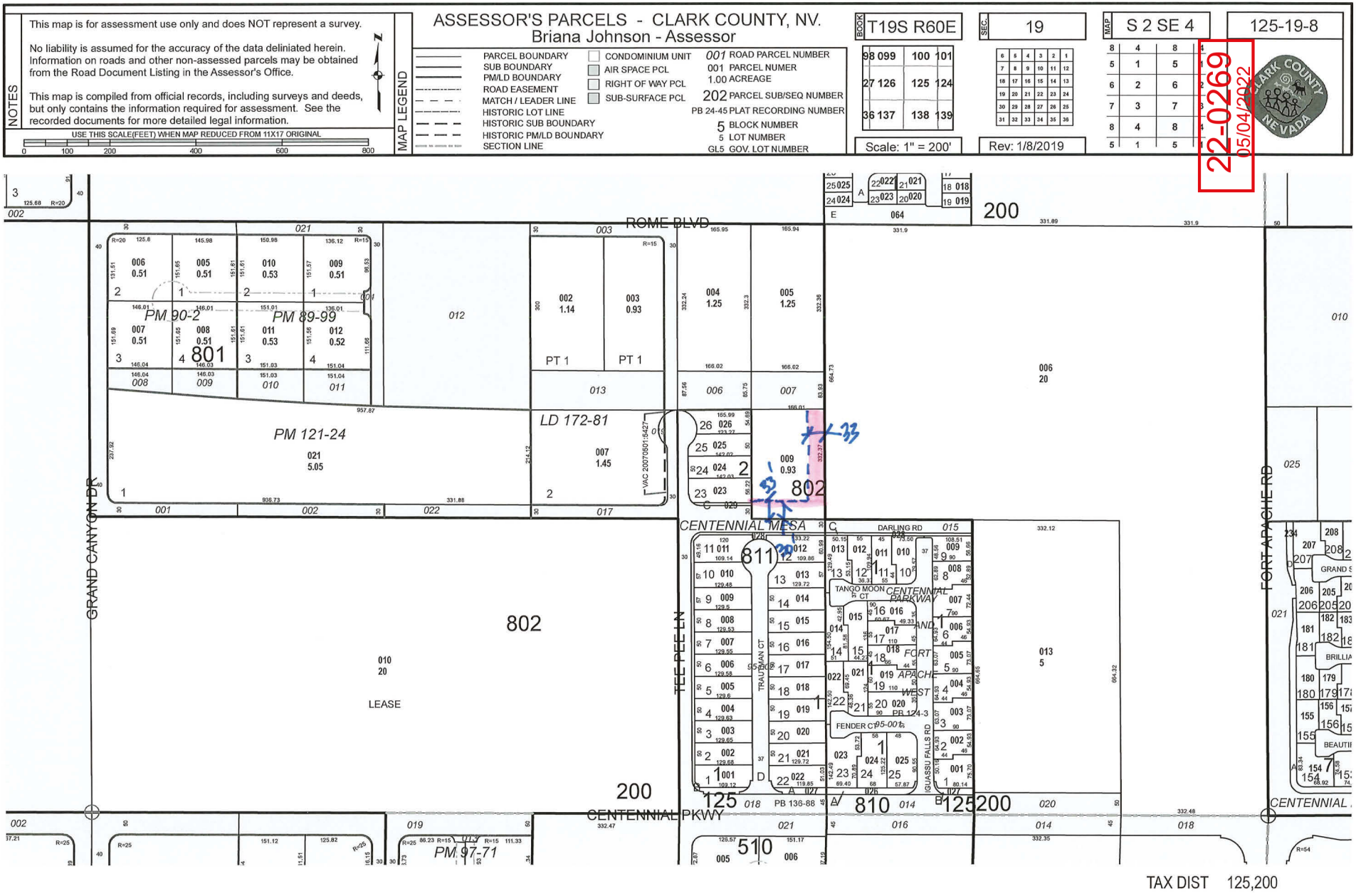
Certain lands in Sec 19, of this township are affected by unrecorded public dedications for roads & utilities due to previous small tract Cl. See the historical index for specific lands affected by small tract Cl.

N 60476 R/W Switch Site
Sec 19: Lots 34 & 35

N 61323 R/W Rd affects Sec 19 (LV Beltway)

CURRENT TO	BY	CURRENT TO	BY
2/2/15	MS		
6/16/15	SAA		
7/25/19	FC		

N-050
T. 19 S
R. 60 E
Sec 19
10


NOTES
This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL
0 100 200 400 600 800
MAP LEGEND
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor
PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER
BOOK T19S R60E
SEC. 19
MAP S 2 SE 4
125-19-8
Scale: 1" = 200'
Rev: 1/8/2019
22-0269
05/04/2022
ROME BLVD
GRAND CANYON DR
TEE PEE LN
FORT APACHE RD
CENTENNIAL MESA
CENTENNIAL PKWY
DARLING RD
TANGO MOON CT
CENTENNIAL PARKWAY
FENDER CT
IGUASSU FALLS RD
TRAUTMAN CT
BRILLIANT
BEAUTIFUL
PM 90-2
PM 89-99
PM 121-24
LD 172-81
PM 97-71
PB 136-88
PB 124-3
95-001
VAC 20070501:5427
LEASE
TAX DIST 125,200

22-0269
05/04/2022

EXHIBIT A

(VS 20-0000)

APN 125-19-802-009

THE PURPOSE IS TO VACATE A PORTION OF THE PATENT EASEMENTS RESERVED BY THE UNITED STATES OF AMERICA PER PATENT NO. 1159506 OF OFFICIAL CLARK COUNTY, NEVADA RECORDS.

LEGAL DESCRIPTION

THE SOUTH AND EAST 33 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

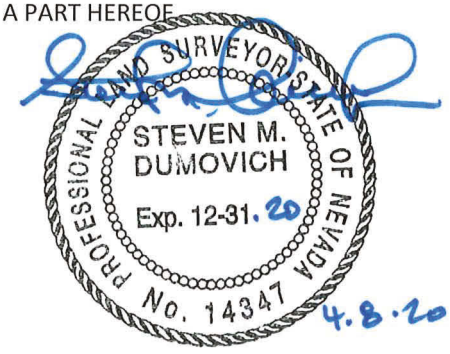
EXCEPTING THEREFROM THE SOUTH 30 FEET OF SAID SOUTH AND EAST 33 FEET;

FURTHER EXCEPTING THAT PORTION DEDICATED TO CLARK COUNTY BY DEED RECORDED AUGUST 27, 1999 IN BOOK 990827 AS DOCUMENT NO. 02095 OF OFFICIAL RECORDS.

RESERVING THEREFROM AN EASEMENT FOR UTILITY PURPOSES ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

ATTACHED HERETO IS "EXHIBIT B" AND BY THIS REFERENCE, MADE A PART HEREOF.

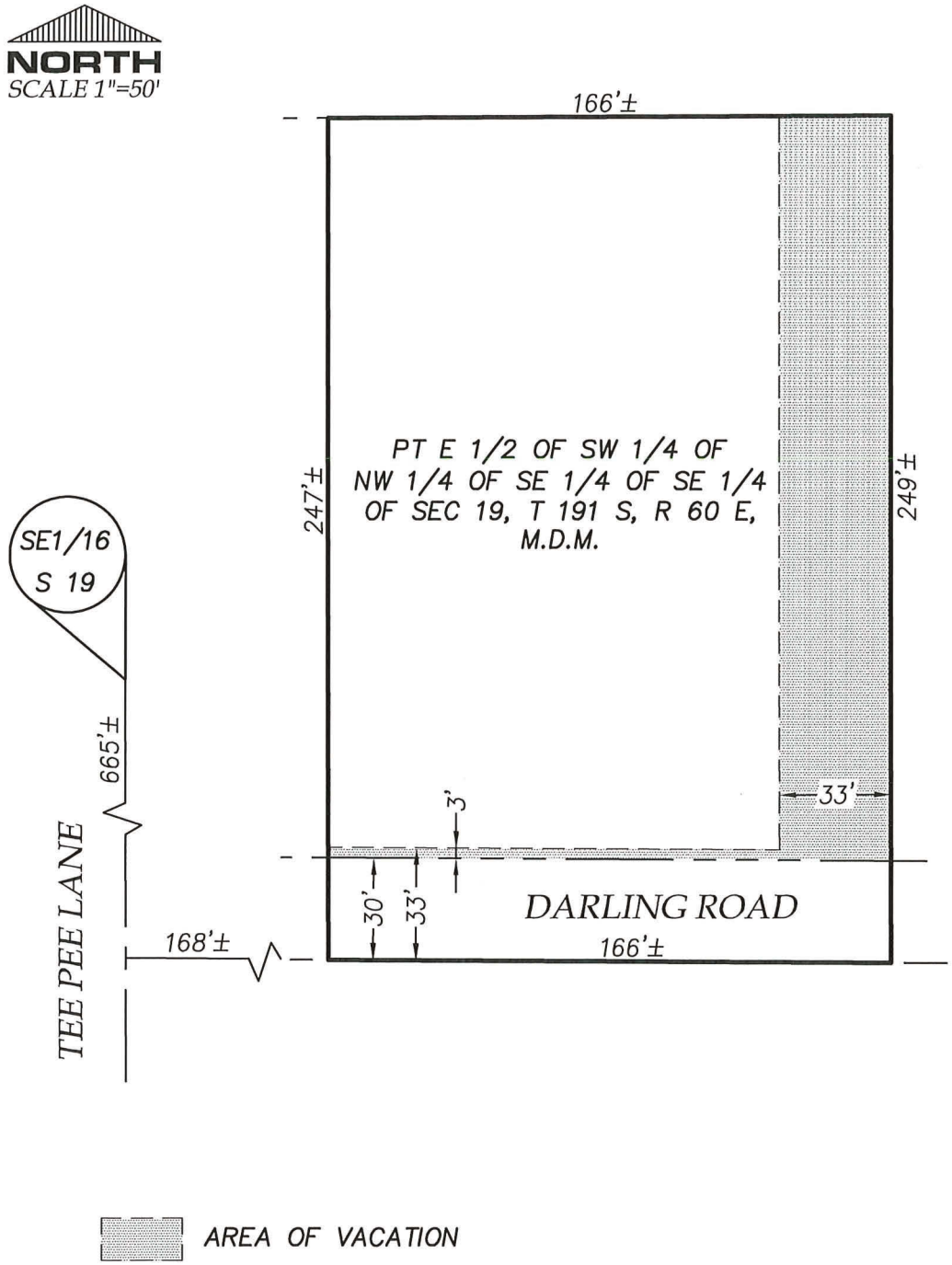
PURPOSE:	ROW VACATION
PREPARED BY:	STEVEN M. DUMOVICH 6030 SO. JONES BLVD. LAS VEGAS, NEVADA 89118
JOB NAME:	TEE PEE & DARLING
JOB NUMBER:	ACN19003
GOVERNING ENTITY:	CLARK COUNTY, NEVADA
FILE NAME:	ACN19003 PAT VAC.DOC



22-0269
05/04/2022

125-19-802-009

EXHIBIT B



PATENT EASEMENT VACATION EXHIBIT

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233

FORZA DESIGN GROUP
NEVADA | CALIFORNIA
ARCHITECTURE | PLANNING | INTERIORS
1000 N. CHARLESTON BLVD. | SUITE 520 | 5TH FLOOR
LAS VEGAS, NEVADA 89101 | 702.497.5368
P: 702.419.0016

CLIENT
ROMA MIEL HOME LLC
8600 Spring Mtn. Rd.
Las Vegas, NV 89117
702.489.3979
Contact: Nick Miranda / Michael Nicol

STAMP
DANIELLE MARABELLA SMITH
No. 7268
STATE OF NEVADA
Registered Architect

PROJECT TITLE
ROMA MIEL TRACT HOUSES
PROJECT NAME & LOCATION
APN#: 125-19-802-009
LAS VEGAS, NV 89149
JURISDICTION: CITY OF LAS VEGAS

REVISIONS

#	Date	Description

PROJECT INFO
2021.022
project number
April 18, 2022
date
FORZA DESIGN GROUP
drawn
DARRYLL BRANDWINE
project designer/ manager
CHRISTINA SMITH, NCARB
principal in charge

SHEET INFO
Sheet Name:
SITE PLAN
Sheet Number:
A1.01

The progress set ■ shows use only ■ submission or construction. Do not use for construction purposes unless signed as issued for construction.
NOTE: THE FORZA DESIGN GROUP DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO NOTIFY THE FORZA DESIGN GROUP OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTERLINE OF GRID UNLESS NOTED OTHERWISE.
© 2021 FORZA DESIGN GROUP

22-0269
05/04/2022

NOT A PART
VACANT LAND

2+00 ADRIAN RIDGE COURT (N)
REFER TO CIVIL DRAWINGS

DARLING ROAD

EXISTING RESIDENTIAL
SUBURBAN (RS)
(SINGLE FAMILY)

RESIDENCE

1+00
2+00
3+00
4+00
5+00
8+00
9+00
10+00

1 Overall Site Plan
1"=10'-0"

SITE PLAN KEYNOTES

1. REFER TO CIVIL DRAWINGS FOR NEW STREET LAYOUT / COMPOSITION
2. SEE SOILS REPORT FOR PAD PREPARATION AND SLAB RECOMMENDATIONS - REFER TO CIVIL FOR FINISHED PAD HEIGHTS
3. PAVER DRIVEWAY - COLOR/SPECIFICATION BY GENERAL CONTRACTOR
4. RESIDENCE
5. PROPERTY WALLS IN - ONE SIDED SPLIT FACE BLOCK (OUTWARD FACING) COLOR: NATURAL GREY - RUNNING WALLS PER SNHD STANDARD - 6'-0" A.G.



22-0269-VAC1 - APPLICANT/OWNER: ROMA MIEL HOMES, LLC
GENERALLY 166 FEET EAST OF THE INTERSECTION OF DARLING ROAD AND NORTH TEE PEE LANE
06/01/2022

April 20, 2022

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

Re: Balvenie Residential Subdivision, Zenith Project No. 211019
Patent Easement Vacation Justification Letter

Dear Sir or Madam:

Zenith Engineering has been retained by Roma Miel Homes to file a vacation application to vacate an existing Patent Easement associated with property located on the Darling Road, east of Tee Pee Lane (Assessor's Parcel Number 125-19-802-009).

We respectfully request to vacate the existing patent easement that is no longer needed in order to further develop the property.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING

Julia Izzolo, PE
Principal

22-0269
05/04/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUL 6 - 2022
City of Las Vegas
Department of Planning

CASE: 22-0269-VAC1

SUBJECT: APPLICANT/OWNER: ROMA MIEL HOMES, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JULY 12, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JULY 11, 2022.***

Signature

7/6/2022
Date

Maximiliano Miranda
Please Print Name

Roma Miel Homes, LLC
Company Name

Sincerely,

Submitted after final agenda

Nicole Eddowes
Community Development Coordinator
Case Planning Division

#13

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
14

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

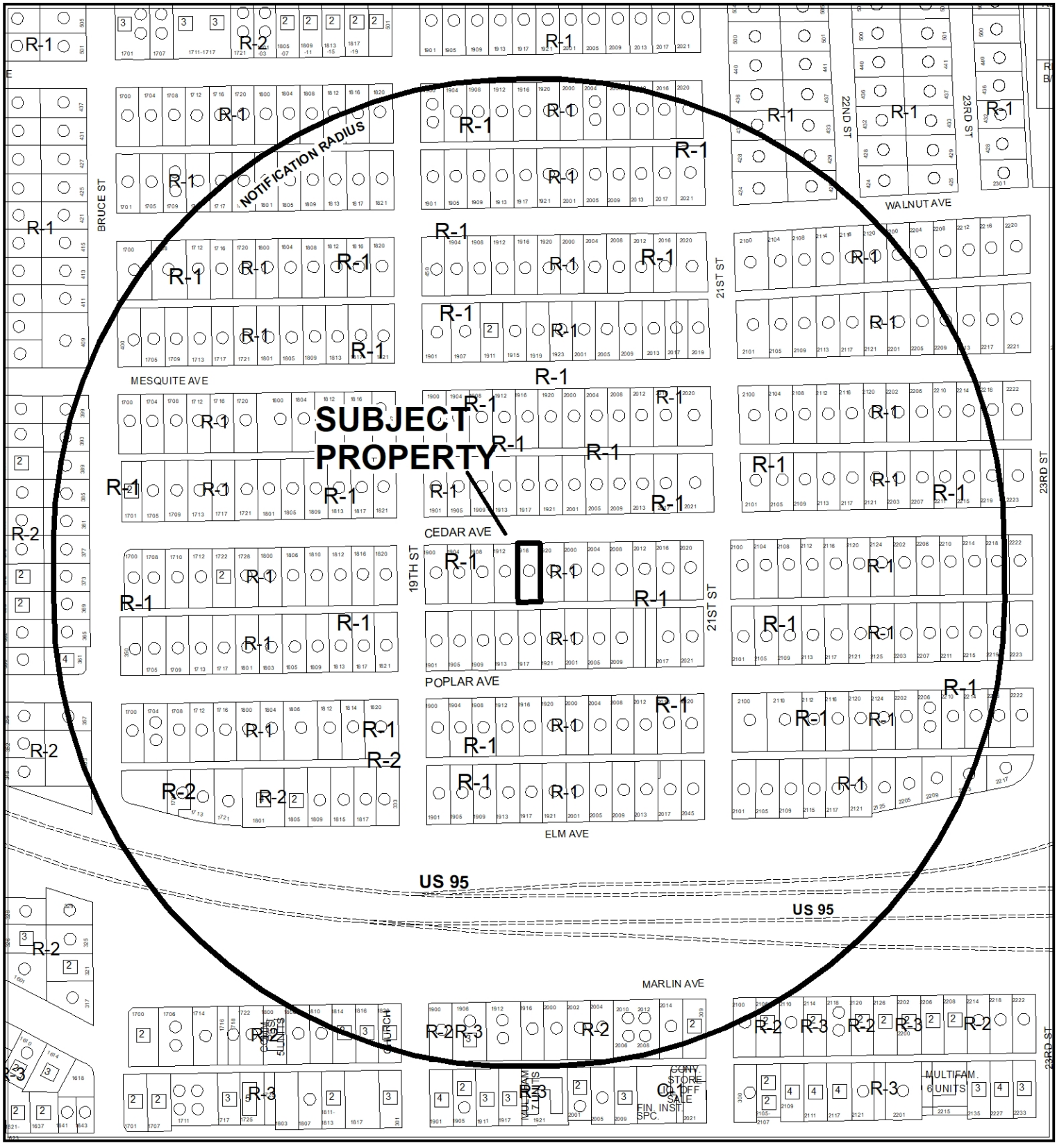
SUBJECT:
22-0276-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERT HERNANDEZ - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING THREE-FOOT SOLID WALL BASE HEIGHT WHERE TWO FEET IS THE MAXIMUM ALLOWED FOR A FRONT YARD WALL/FENCE at 1916 Cedar Avenue (APN 139-35-610-017), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 245 490

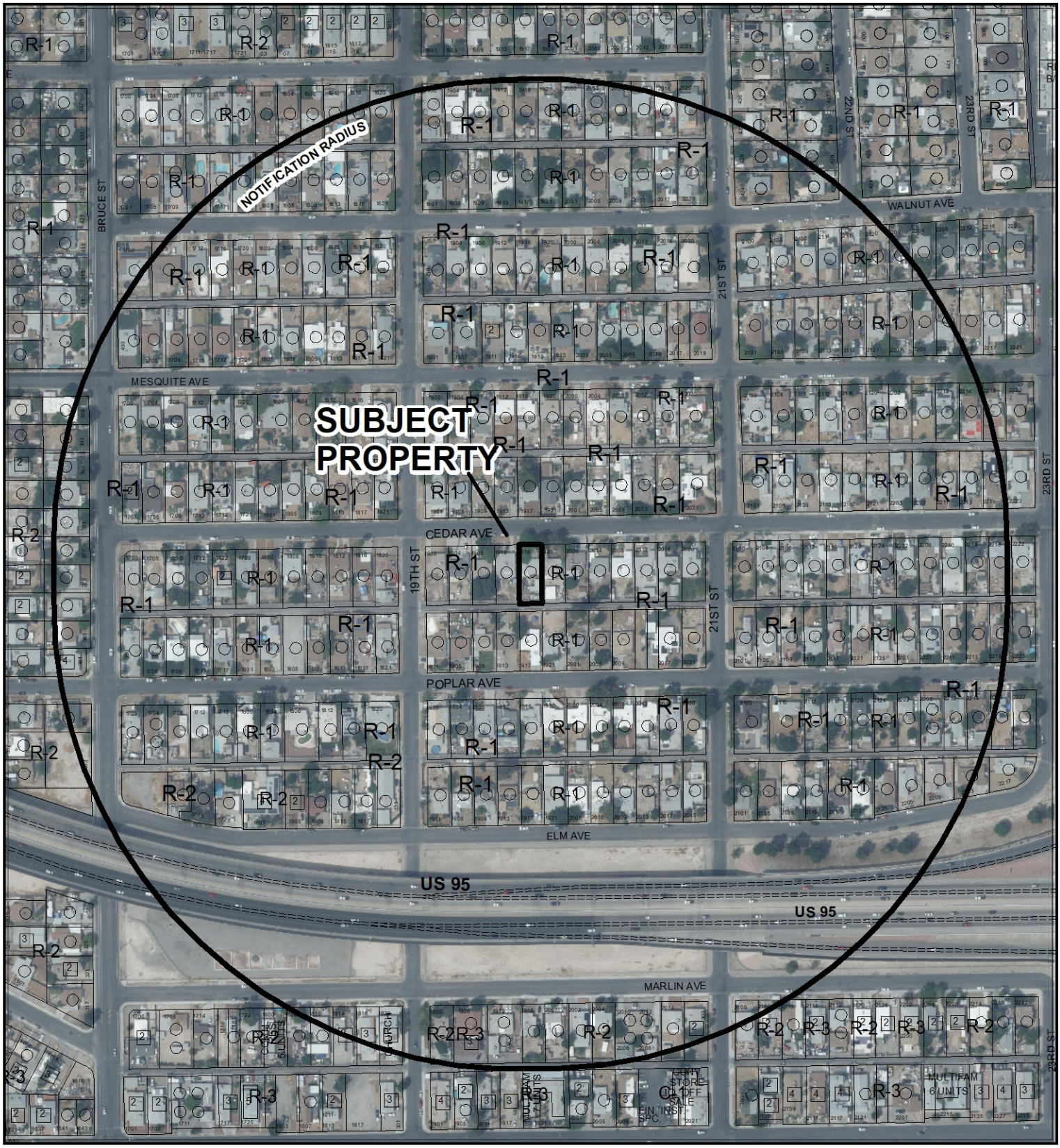
Feet

CASE: **22-0276-VAR1**

RADIUS: 1000 FEET

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

N



CASE: **22-0276-VAR1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ROBERT HERNANDEZ

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0276-VAR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 349

PROTESTS 0

APPROVALS 0

BP

**** CONDITIONS ****

22-0276-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a three-foot tall solid wall base where two feet is the maximum allowed.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing three-foot solid wall base height where two feet is the maximum allowed for a front yard wall/fence at 1916 Cedar Avenue.

ISSUES

- The existing front yard wall/fence has a solid wall base of three feet where two feet is maximum allowed. The subject property is located on slope which causes the existing wall to range in heights from two feet to three feet. Due to the existing natural slope of the property, staff supports this request.

ANALYSIS

The applicant is requesting a Variance to allow an existing three-foot solid wall base height where two feet is the maximum allowed for a front yard wall/fence in the R-1 (Single Family Residential) zoning district. The property is located on a slope, which creates an uneven height of the subject wall/fence, which ranges in height from two to three feet. Due to the slope creating an uneven wall height, staff recommends approval of this request.

FINDINGS (22-0276-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The subject property is located on a natural slope which has resulted in the varying wall heights from two to three feet. Staff finds the existing topography of the subject site has created a hardship that is not self-imposed. Therefore, it is concluded that the applicant's request qualifies for NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/05/21	A Code Enforcement case (CE21-04400) was processed for an unpermitted front yard wall/fence. The case is open pending the review of this request.

Most Recent Change of Ownership	
08/18/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/09/22	A building permit request (R22-06947) was processed for 1916 Cedar Avenue. The building permit has not been issued and is pending the decision of this request.

Pre-Application Meeting	
05/05/22	A pre-application meeting was held to review the submittal requirements for a Variance.

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

Field Check	
05/19/22	Staff performed a routine field check and noted that the subject property was located on a slope that creates an uneven front yard wall/fence. No other issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: East Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1/2	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Maximum Solid Base Front Yard Wall/Fence Height	2 Feet	3 Feet	*N

*The existing subject front yard wall/fence is located on a slope which causes the wall/fence to range in height from two to three feet.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Cedar Avenue	Local Street	Title 13	40	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1916 Cedar Ave

Project Name Fence **Proposed Use**

Assessor's Parcel #(s) 139 356 100 17 **Ward #** 3

General Plan: Existing ✓ Proposed **Zoning:** Existing R1 Proposed

Additional Information

Property Owner Robert Hernandez Contact (702) 7165648

Address 2329 Constantine Ave City Las Vegas State NV Zip 89101

E-mail robert_j0318@yahoo.com Phone (702) 716 56 48

Applicant Robert Hernandez Contact

Address same 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 R Hernandez

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

Print Name Robert Hernandez

Subscribed and sworn before me

This 19th day of May, 20 22

Notary Public in and for said County and State

YESENIA GUZMAN
Notary Public-State of Nevada
Appointment No. 21-6228-01
My Appointment Expires Oct. 8th, 2024

22-0276
06/09/2022

22-0276
06/09/2022

1916 cedar ave
las vegas nv 89101

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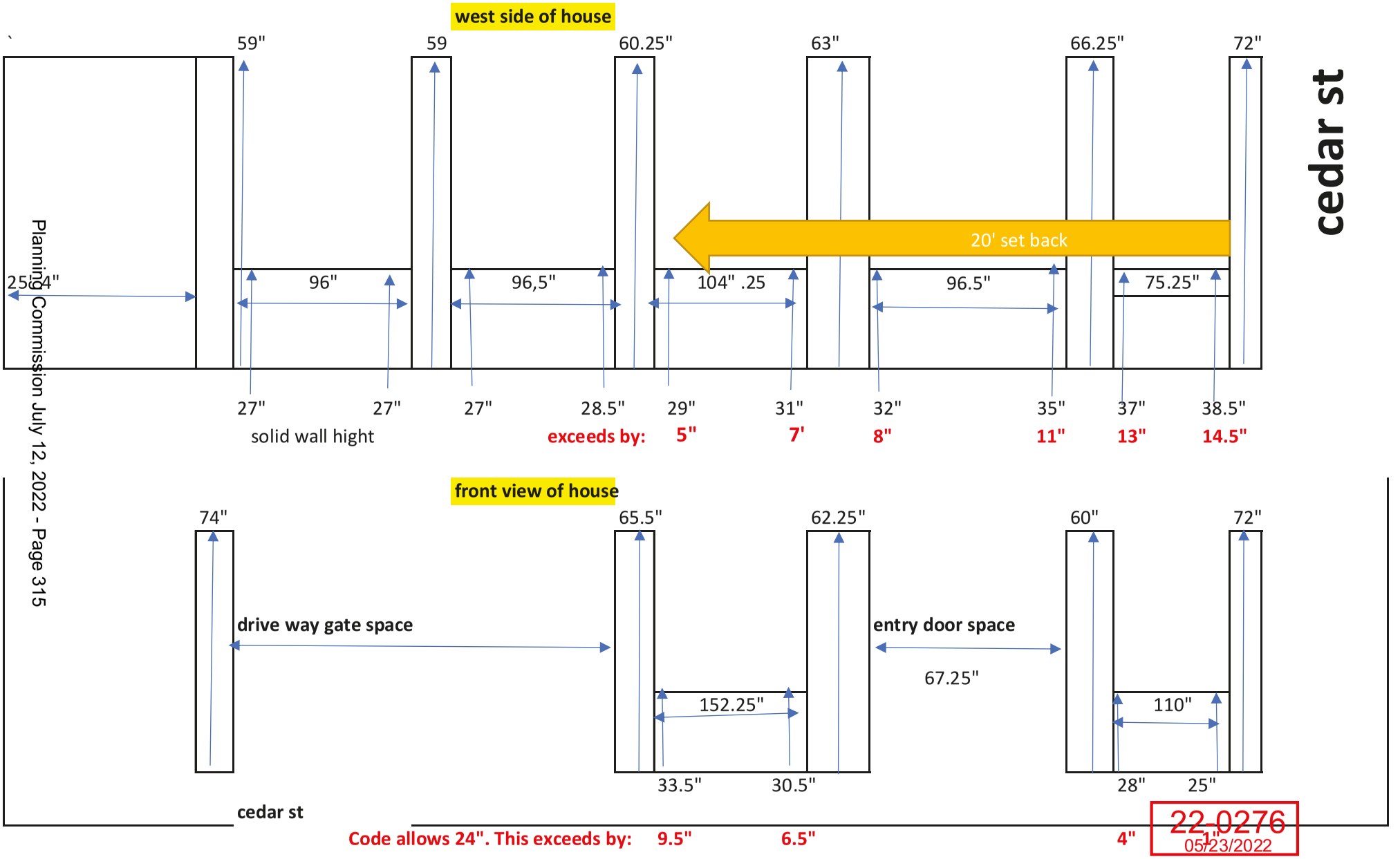

22-0276
05/23/2022



22-0276-VAR1 - APPLICANT/OWNER: ROBERT HERNANDEZ
1916 CEDAR AVENUE

06/01/2022



22-0276-VAR1 - APPLICANT/OWNER: ROBERT HERNANDEZ
1916 CEDAR AVENUE

06/01/2022



22-0276-VAR1 - APPLICANT/OWNER: ROBERT HERNANDEZ
1916 CEDAR AVENUE

06/01/2022



22-0276-VAR1 - APPLICANT/OWNER: ROBERT HERNANDEZ
1916 CEDAR AVENUE

06/01/2022

1916 Cedar ave

Las Vegas NV 89101

I would like to apply for a variance on a existing masonry fence at my property listed above.

Street runs down west to east and it has a big slope (on a hill), Originally stated fence at 24" as required by city but due to slope I finish at 33" high on fence to made it level.

Therefore I was assessed by code enforcement to apply for a variance.

I will be doing all this work on my own in my own time,

Thanks

Robert Hernandez

702 7165648

22-0276
05/23/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUL 7 - 2022
City of Las Vegas
Department of Planning

CASE: 22-0276-VAR1

SUBJECT: APPLICANT/OWNER: ROBERT HERNANDEZ

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JULY 11, 2022.***

R Hernandez — 7/7/22

Signature — Date

ROBERT HERNANDEZ

Please Print Name

Company Name

Sincerely,

Submitted after final agenda

Nicole Eddowes
Community Development Coordinator
Case Planning Division

#14

07/08/2022 13:11 KIM HUNG (FAX) P.001/001

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

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Official Notice of Public Hearing

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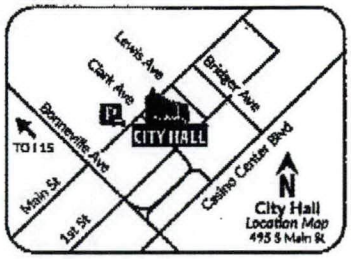
City of Las Vegas
Department of Planning



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

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

[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0276-VAR1

Planning Commission Meeting of **07/12/2022**

22-0276-VAR1
13935610002
HUNG DAVID
HUNG-LYU KIM
67758 RIO ARAPAHO RD
CATHEDRAL CITY CA 92234

92234$8655 C059

14A

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

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Official Notice of Public Hearing

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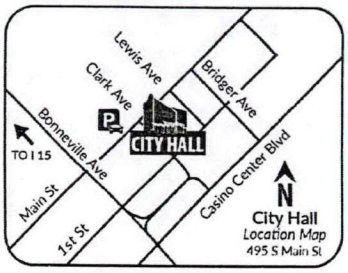
Dept of Planning
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0276-VAR1

Planning Commission Meeting of **07/12/2022**

22-0276-VAR1
13935510084
VRANESH JANIS M TRUST
VRANESH JANIS M TRS
1805 WALNUT AVE
LAS VEGAS NV 89101-3342

63 DRDFNP1 89101

14A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
15

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

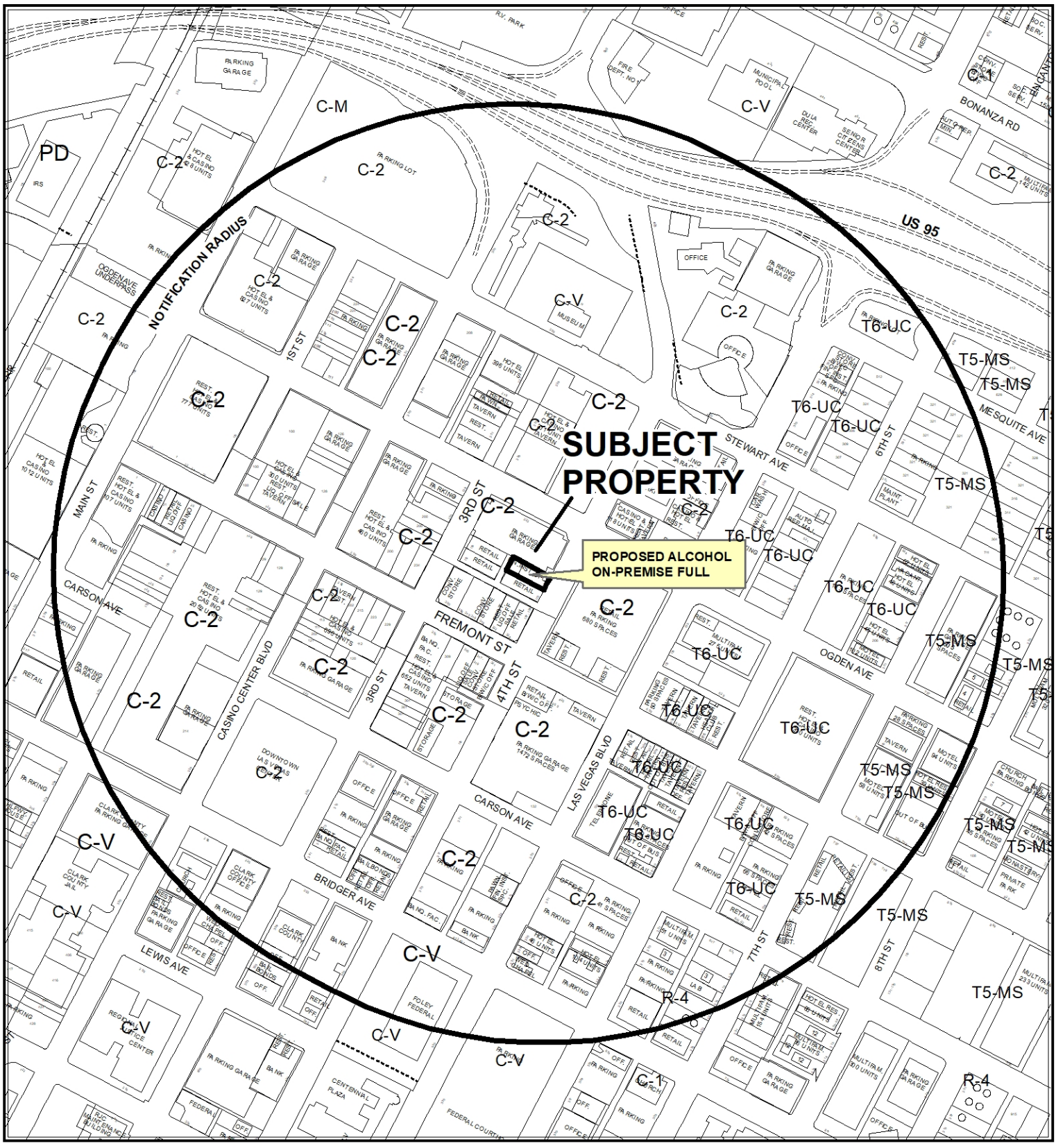
SUBJECT:
22-0286 - PUBLIC HEARING - APPLICANT: NACHO DADDY, LLC - OWNER: 117 REAL ESTATE HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 121 North 4th Street (APN 139-34-510-029), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

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

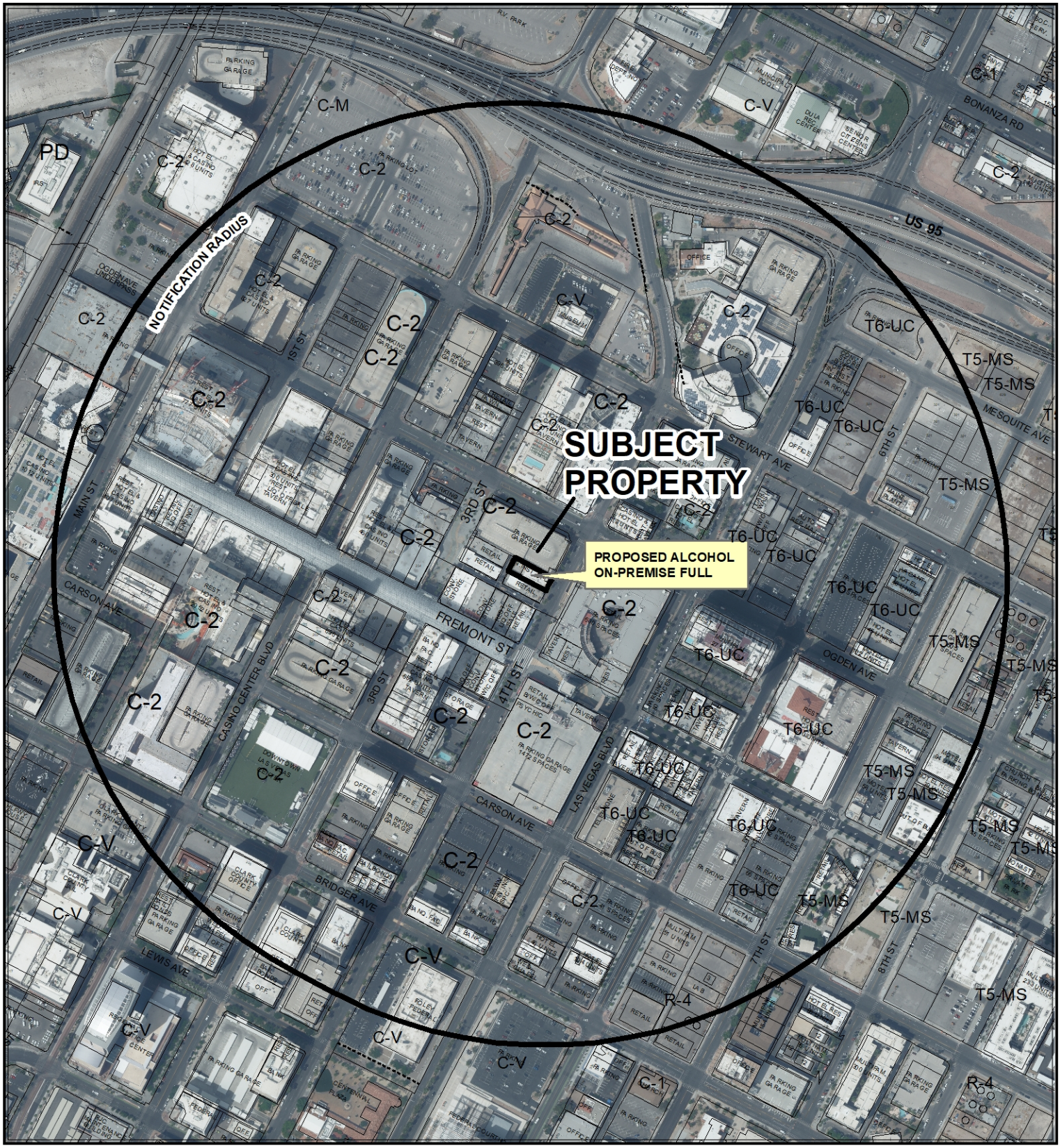
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 22-0286-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0286-SDR1
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: **22-0286**

RADIUS: 1500 FEET

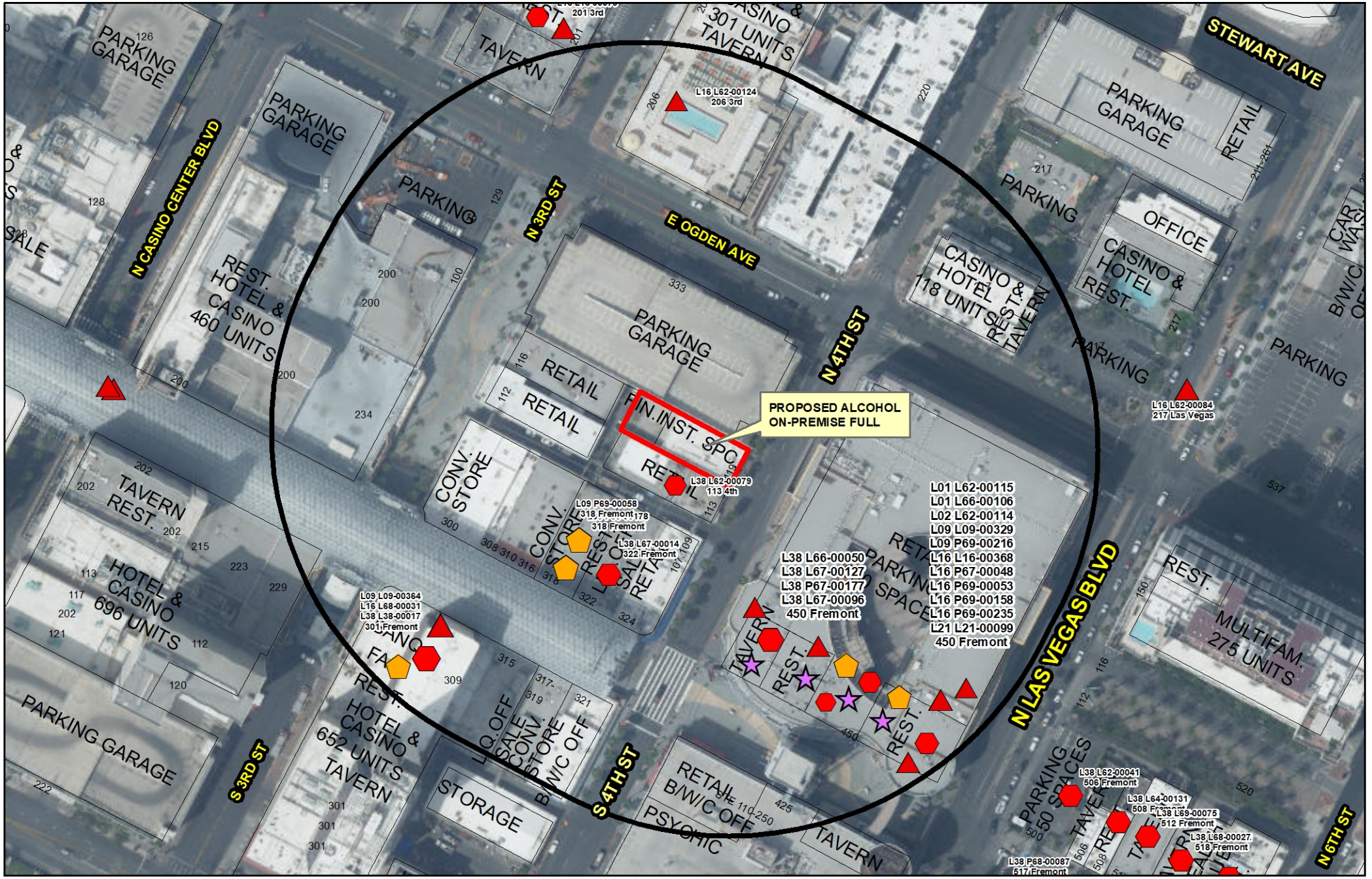
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **22-0286**

RADIUS: 1500 FEET

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



22-0286-SUP1

Alcohol On-Premise Full

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Restaurant With Alcohol/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub
- Beer/Wine/Cooler On-Sale

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Thursday, June 2, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NACHO DADDY, LLC – OWNER: 117 REAL ESTATE HOLDINGS, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0286-SUP1	Staff recommends APPROVAL, subject to conditions:	
22-0286-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0286-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 497

PROTESTS 0

APPROVALS 0

CG

**** CONDITIONS ****

22-0286-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0286-SDR1) shall be required, if approved.

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

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

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

6. 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.

22-0286-SDR1 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/19/22, except as amended by conditions herein.

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

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

5. 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.

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

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. Proposed doors shall not swing into the public right-of-way.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a Site Development Plan Review for a 2,865 square-foot addition to an existing 4,135 square-foot vacant commercial property and Special Use Permit for a proposed Alcohol, On-Premise Full use at 121 North 4th Street.

ISSUES

- An Alcohol, On-Premise Full use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- A condition of approval has been added to require mapping action to consolidate existing subdivided lots prior to the issuance of permits.

ANALYSIS

The applicant is proposing to redevelop an existing, vacant commercial property by adding 2,865 square feet of floor area which would bring the total floor area to 7,023 square feet. Development of this site is subject to Area 1 Standards of the Downtown Las Vegas Overlay District (DTLV-O) and Title 19 Appendix F development standards.

The Appendix F Interim Downtown Las Vegas Development Standards includes a threshold matrix for building expansions. As the proposed expansion exceeds 10% of the existing structure and would increase the net floor area, a Site Development Plan Review is required.

The Alcohol, On-Premise Full use is defined as: “An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.” The proposed development complies with this definition as the applicant proposed to operate a restaurant that sells full liquor for on premise consumption.

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 a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses:

   a. Church/house of worship;
   b. School;
   c. Individual care center licensed for more than 12 children; or
   d. City park.

   The proposed use meets this requirement as no protected use are within 400 feet of the proposed Alcohol, On-Premise Full establishment.

2. This distance separation requirement set forth in Requirement 1 does not apply to the following:

   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; or

   b. Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

   Neither of the above conditions apply to the proposed use.

   The proposed Alcohol, On-Premise Full use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. The subject site meets all of the minimum distance separation requirements for the use as outlined in Title 19.12.

The submitted plans indicate a one-story building that would occupy 100 percent of the subject site. Title 19 Appendix F development standards do not require the automatic application of parking standards; however, 80 spaces would typically be required for an analogous development outside of the DTLV-O (Downtown Las Vegas Overlay). While no parking is provided, it is expected that visitors will utilize nearby parking garages throughout the Fremont Street Experience.

Title 19 Appendix F development standards require that 70 percent of the first story façade align along the front and corner side property lines. The main entrance is accessed off of 4th Street where the proposed façade would align along the front property line. This development is surrounded by commercial buildings so corner-side yard façade requirements do not apply. This site shares alley access with adjacent commercial developments where loading areas and trash enclosures can be accessed.

Title 19 Appendix F development standards require the installation of streetscape improvements. For north-south streets, 4th Street shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element and shall be 25 feet or greater in height and be spaced at 30-foot increments. Streetscape improvements in front of the subject site already exist; therefore, the applicant does not need to provide additional streetscape improvements.

The building elevations depict an aesthetically pleasing 15-foot structure with exterior material features such as weathered steel, operable glazing and steel to help provide visual interest.

The subject site is located within the Downtown Las Vegas planning area as defined by the City of Las Vegas 2050 Master Plan which presents a series of ideas and recommendations for achieving a compact, vibrant urban environment. This plan identifies key land use tools like adaptive reuse to achieve the defined goals. The proposed development, if approved would allow the applicant to renovate a building that was previously used as a Pawn Shop in 1989 and then a Cigar Store in 2017 which contributes to adaptive reuse initiatives in Downtown Las Vegas.

The proposed Alcohol, On-Premise Full establishment is located in close proximity to similar uses in the Downtown Las Vegas area. As this proposal is aesthetically pleasing, furthers the goals of the Downtown Las Vegas planning area of the City of Las Vegas 2050 Master Plan, and meets all minimum Special Use Permit requirements, staff recommends approval of both Site Development Plan Review and Special Use Permit entitlement requests, subject to conditions.

CG

FINDINGS (22-0286-SUP1)

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

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

   The proposed Alcohol, On-Premise Full use could be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, and with future surrounding 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 a vacant commercial development zoned C-2 (General Commercial). The site is physically suitable for the type and intensity of the proposed land use.

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

   The subject site can be accessed from 4th Street, an 80-foot Collector. These streets are adequate in size to service the Alcohol, On-Premise Full 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, this Special Use Permit will be subject to conditions of approval, business license approval, and compliance inspections to ensure it will not compromise the public health, safety, and welfare.

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

   The proposed Alcohol, On-Premise Full use complies with all minimum Special Use Permit Requirements per Title 19.12.

FINDINGS (22-0286-SDR1)

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

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

   The proposed development is compatible with existing adjacent commercial development and development in the surrounding area, as the applicant has not requested any Waivers.

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

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

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

   The subject property can be accessed from 4th Street, an 80-foot Collector. This street is adequate in size to service the proposed development.

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

   Building materials are typical for commercial development in this area. The subject site is within the Downtown Las Vegas Overlay – Area 1 in which 100% lot coverage does not allow for landscaping. Additional streetscape improvements are not required, as adequate streetscape already exists.

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

   The proposed building elevations are not unsightly or obnoxious and are compatible with the existing commercial development in the surrounding area.

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

If approved, the proposed development will be subject to building permit review and regular inspections during construction, as well as regular inspections while in operation for licensing and food and alcohol related land uses thereby protecting the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/26/89	The City Council approved a request for a Variance (V-0123-89) to allow a secondhand dealership and pawnshop at 119 North 4th Street. The Board of Zoning Adjustment recommended denial.
01/16/91	The City Council approved a request for a Variance (V-0153-90) to allow the expansion of an existing secondhand dealership and pawnshop at 117 North 4th Street. The Board of Zoning Adjustment recommended approval.
12/12/17	The Planning Commission approved a request for a Special Use Permit (SUP-71945) for a proposed 2,743 square-foot Tavern-Limited use with a 600 square-foot Outdoor Patio Area at 117 and 119 North 4th Street. Staff recommended approval.
07/18/19	The City Council voted to accept the applicant's request to withdraw without prejudice a request for a Special Use Permit (SUP-76080) for a proposed 4,433 square-foot Marijuana Dispensary Use at 121 North 4th Street.

Most Recent Change of Ownership	
08/09/21	A deed was recorded for a change in ownership.

CG

Related Building Permits/Business Licenses	
c.1935	First record of construction of the subject parcel.
05/30/12	A building permit (#212255) was issued for a tenant improvement at 117 North 4th Street.
03/28/16	Business licenses (G64-02262 and G64-02265) were issued for a film production business at 117 North 4th Street. The licenses were marked inactive on 10/04/17.
03/07/17	A business license (G65-01705) was issued for tobacco sales at 121 North 4th Street. The license was marked inactive on 05/03/17.
05/11/17	A privilege license (P65-00085) was issued for a Tobacco Sales/ Lounge at 121 North 4th Street. The license was marked inactive on 08/16/18.
05/30/17	A general and privilege license (G65-02548 and P66-00233) were issued for a Tobacco Sales/Lounge at 121 North 4th Street. Both licenses were marked inactive on 10/09/18.

Pre-Application Meeting	
05/09/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit and Site Development Plan Review.

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

Field Check	
06/02/22	A field check was conducted by staff where nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	0.16

CG

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-2 (General Commercial)
North	Parking Facility [Parking Garage]	C (Commercial)	C-2 (General Commercial)
South	Restaurant	C (Commercial)	C-2 (General Commercial)
East	Shopping Center	C (Commercial)	C-2 (General Commercial)
West	General Retail Store, Other Than Listed	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown Las Vegas	Y
2045 Downtown Las Vegas Master Plan (Resort and Casino District)	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	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

CG

DEVELOPMENT STANDARDS

Pursuant to Title 19 Appendix F Interim Downtown Las Vegas Development Standards (Area 1) and Title 19.09, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks • Front • Side • Rear	 70% alignment along PL N/A N/A	 100% alignment along PL 0 Feet 0 Feet	 Y N/A N/A
Max. Lot Coverage	N/A	100%	N/A
Max. Building Height	N/A	15 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened	Y
Mech. Equipment	Screened	Screened	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
4th Street	Collector	Master Plan of Streets & Highways	80 Feet	Y

Streetscape Standards	*Required*	*Provided*	*Compliance*
4th Street	Five-foot amenity zone and a 10-foot wide sidewalk with 25-foot or taller Deglet-Noor Date Palms or similar type palms spaced at 30-foot increments.	Five-foot amenity zone and a 10-foot wide sidewalk with 25-foot or taller Deglet-Noor Date Palms or similar type palms spaced at 30-foot increments.	Y

CG

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

Parking Requirement – Downtown							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Alcohol, On-Premise Full	7,023 SF	1 Space for each 50 SF of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area.	80				
TOTAL SPACES REQUIRED			80		0		Y*
Regular and Handicap Spaces Required			76	4	0	0	Y*
Loading Spaces	7,023 SF	1	1		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.

CG

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 121 N. 4th Street

Project Name Nacho Daddy **Proposed Use** Restaurant with Alcohol (Full On)

Assessor's Parcel #(s) 139-34-510-029 **Ward #** 5

General Plan: Existing C (COMM.) Proposed NO CHANGE **Zoning:** Existing C-2 (GEN COM) Proposed NO CHANGE

Additional Information DEVELOP NEW RESTAURANT WITH ALCOHOL (FULL ON-PREMISE). REMODEL EXISTING, VACANT 4,135SF BUILDING AND ADD 2,865SF ADDITION WITH FACADE IMPROVEMENTS.

Property Owner 117 REAL ESTATE HOLDINGS, LLC Contact Eric Scott

Address 10091 Park Run Dr., Suite 200 City Las Vegas State NV Zip 89145

E-mail eric@nachodaddy.com Phone (702) 534-1680

Applicant Nacho Daddy, LLC Contact Eric Scott

Address 8345 W Sunset, Suite. 320 City Las Vegas State NV Zip 89113

E-mail eric@nachodaddy.com Phone (702) 534-1680

Representative RICHARDSON WETZEL ARCHITECTS Contact CHRIS RICHARDSON

Address 4300 E. SUNSET ROAD, SUITE E-3 City HENDERSON State NV Zip 89014

E-mail CR@RWA-DESIGN.COM Phone 702-736-8822 EXT.105

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

☐ **Yes**
☒ **No**

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

City Official **Partner(s)**

Partner(s)

Eric Scott

- 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.

TYPE OF ID Provided : Nevada State Issued ID
Notarized online using audio-video communication

Property Owner Signature Eric Scott

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

Print Name Eric Scott

Subscribed and sworn before me

This 19th day of May , 20 22

Candis M Bradley Candis M Bradley State of Florida County of Broward

Notary Public in and for said County and State

CANDIS M BRADLEY
Notary Public State of Florida
Commission # GG 930475
Expires on November 11, 2023

22-0286
05/19/2022

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 (Restaurant w/ Alcohol-Full Alcohol On-Premise)

Project Address (Location) 121 N. 4th Street

Project Name Nacho Daddy **Proposed Use** Restaurant with Alcohol (Full On)

Assessor's Parcel #(s) 139-34-510-029 **Ward #** 5

General Plan: Existing C (COMM.) Proposed NO CHANGE **Zoning:** Existing C-2 (GEN COM) Proposed NO CHANGE

Additional Information DEVELOP NEW RESTAURANT WITH ALCOHOL (FULL ON-PREMISE). REMODEL EXISTING, VACANT 4,135SF BUILDING AND ADD 2,865SF ADDITION WITH FACADE IMPROVEMENTS.

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Address 8345 W Sunset, Suite. 320 City Las Vegas State NV Zip 89113

E-mail eric@nachodaddy.com Phone (702) 534-1680

Representative RICHARDSON WETZEL ARCHITECTS Contact CHRIS RICHARDSON

Address 4300 E. SUNSET ROAD, SUITE E-3 City HENDERSON State NV Zip 89014

E-mail CR@RWA-DESIGN.COM Phone 702-736-8822 EXT.105

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

☐ **Yes** ☒ **No**

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

City Official **Partner(s)**

Partner(s)

Eric Scott

• 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.

TYPE OF ID Provided : Nevada State Issued ID
Notarized online using audio-video communication

Property Owner Signature Eric Scott

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

Print Name Eric Scott

Subscribed and sworn before me

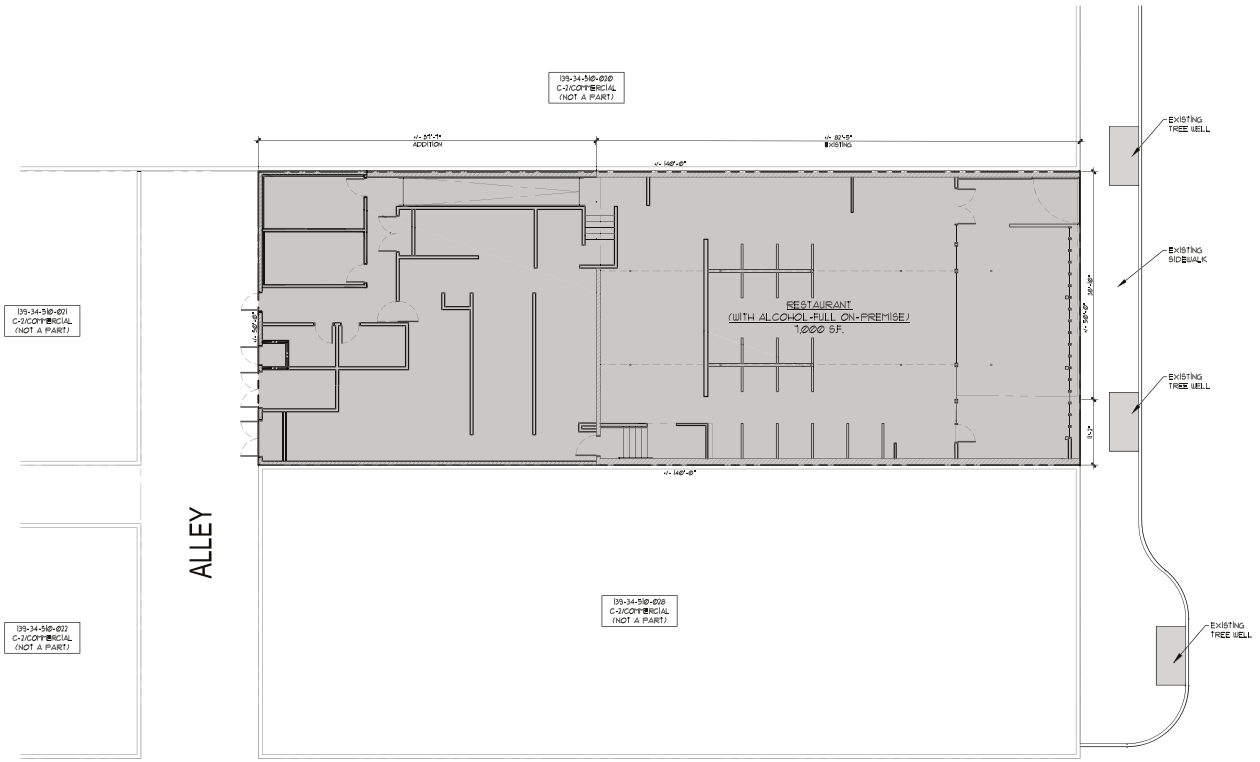
This 19th day of May , 20 22

Candis M Bradley

Notary Public in and for said County and State

CANDIS M BRADLEY
Notary Public State of Florida
Commission # GG 930475
Expires on November 11, 2023

22-0286
05/19/2022



SITE PLAN

SCALE: 1" = 10'-0"

NACHO DADDY

SITE DATA

ASSESSOR'S PARCEL NUMBER:		139-34-510-029
CURRENT ZONING:		C-2 (GENERAL COMMERCIAL)
PLANNED USE:		COMMERCIAL (DOWNTOWN)
SITE AREAS:	NET (LEASE AREA)-	7,000SF (0.16 ACRES)

SETBACKS:	REQUIRED	PROVIDED
FRONT -	0'-0"	0'-0"
REAR -	0'-0"	0'-0"
SIDE (INTERIOR) -	0'-0"	0'-0"

LOT COVERAGE	PROVIDED
	100%

BUILDING DATA

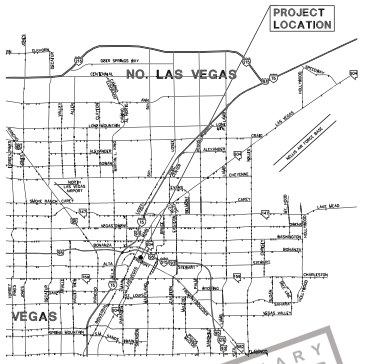
PROPOSED USES:		RESTAURANT
BUILDING AREAS:	RESTAURANT (WITH ALCOHOL)	7,000SF
BUILDING HEIGHTS:	RESTAURANT (WITH ALCOHOL) - 00'-0" MAX.	

PARKING DATA

PARKING REQUIREMENTS:	REQUIRED
RESTAURANT (PUBLIC) - 3,000 SF (1:50SF)	60
RESTAURANT (B.O.H.) - 4,000 SF (1:200SF)	20
TOTAL:	80

	PROVIDED
	0

VICINITY MAP



PRELIMINARY NOT FOR CONSTRUCTION

22-0286
05/19/2022

RWArchitects
Richardson Wetzel Architects
4300 E. Sunset Road Suite E-3
Henderson, NV 89014
Phone: 702-736-8822
RWA-design.com

OWNER:
117 REW ESTATE HOLDINGS LLC

ADDRESS:
121 N. 4TH ST.
LAS VEGAS, NV 89101

JURISDICTION:
LAS VEGAS, NEVADA

PROJECT #:
22-012

DATE:
18 MAY 22

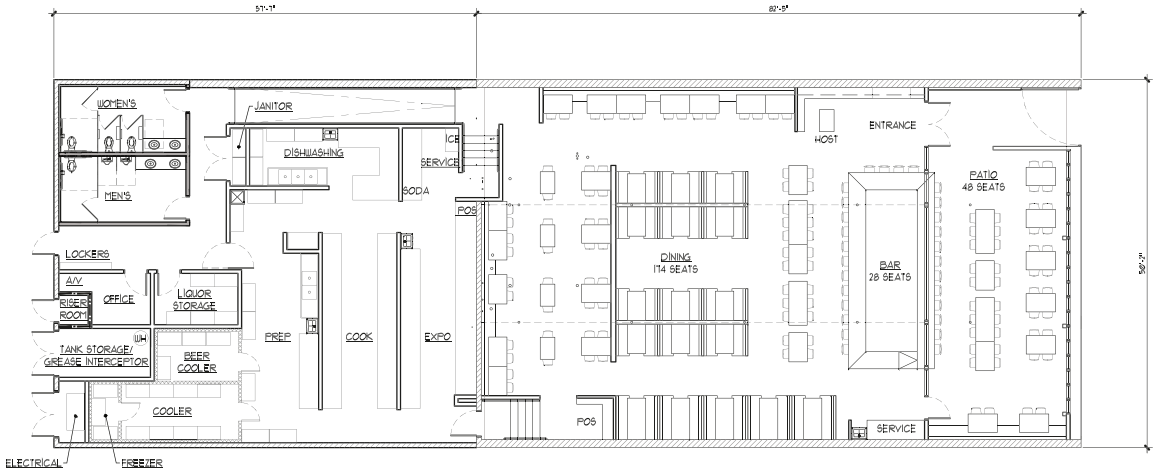
APN:
139-34-510-029

BUILDING DATA

PROPOSED USES:		RESTAURANT
BUILDING AREAS:	RESTAURANT -	7,023SF
	TOTAL:	7,023SF

MEANS OF EGRESS

OCCUPANTS:	DINING -	262
	KITCHEN -	14
	TOTAL -	276
EXITS:	REQUIRED -	2
	PROVIDED -	2



FLOOR PLAN

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

PRELIMINARY NOT FOR CONSTRUCTION

22-0286
05/19/2022

NACHO DADDY

RWArchitects
Richardson Wetzel Architects
4300 E. Sunset Road Suite E-3
Henderson, NV 89014
Phone: 702-736-8822
RWA-design.com

OWNER:
117 BEW ESTATE HOLDINGS LLC

ADDRESS:
121 N. 4TH ST.
LAS VEGAS, NV 89101

JURISDICTION:
LAS VEGAS, NEVADA

PROJECT #:
22-012

DATE:
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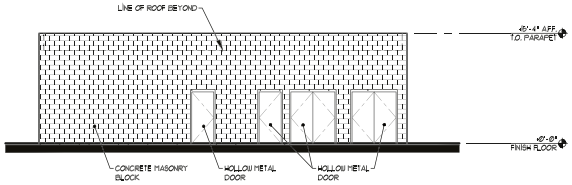
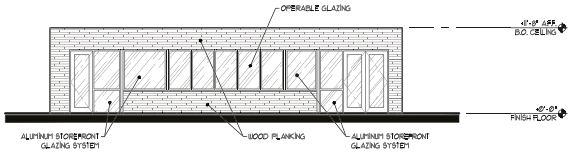
APN:
139-34-510-029



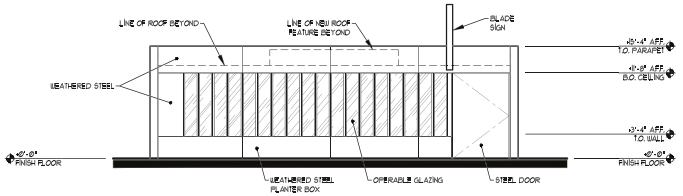
CONCEPTUAL ELEVATION - WEST

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



CONCEPTUAL ELEVATION - EAST/PATIO INTERIOR

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



CONCEPTUAL ELEVATION - EAST

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

NACHO DADDY

RWArchitects
Richardson Wetzel Architects
4300 E. Sunset Road Suite E-3
Henderson, NV 89014
Phone: 702-736-8822
RWA-design.com

PRELIMINARY NOT FOR CONSTRUCTION

22-0286
05/19/2022

OWNER:
112 BSW ESTATE HOLDINGS LLC

ADDRESS:
121 N. 4TH ST.
LAS VEGAS, NV 89101

JURISDICTION:
LAS VEGAS, NEVADA

PROJECT #:
22-012

DATE:
18 MAY 22

APN:
139-34-510-029



22-0286-SUP1 AND 22-0286-SDR1 - APPLICANT: NACHO DADDY, LLC - OWNER: 117 REAL ESTATE HOLDINGS, LLC
121 NORTH 4TH STREET

06/01/2022



22-0286-SUP1 AND 22-0286-SDR1 - APPLICANT: NACHO DADDY, LLC - OWNER: 117 REAL ESTATE HOLDINGS, LLC
121 NORTH 4TH STREET

06/01/2022



22-0286-SUP1 AND 22-0286-SDR1 - APPLICANT: NACHO DADDY, LLC - OWNER: 117 REAL ESTATE HOLDINGS, LLC
121 NORTH 4TH STREET

06/01/2022

RWArchitects
Richardson Wetzel Architects
Steven A. Richardson AIA • Michael E. Wetzel AIA

19 May 2022

City of Las Vegas, Dept. of Planning
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: Nacho Daddy 4th – Restaurant with Alcohol
APN: 139-34-510-029
RWA Job. No. 22-012

To Whom It May Concern:

On behalf of our client, Nacho Daddy, LLC in association with 117 Real Estate Holdings, LLC, we are submitting these Application for Site Development Plan Review and Special Use Permits for a proposed Restaurant with Alcohol, Full Alcohol on-premise consumption. This project is a remodel and addition to an existing, vacant retail building. The parcel is currently zoned General Commercial (C-2) with a planned land-use designation of Commercial (C). The subject site is within the Downtown Las Vegas Overlay District.

The existing, vacant retail building is approximately 4,135 square feet in area and 15'-4" in height. This proposed design seeks to remodel the existing building and add 2,865 square feet to total a 7,000 square foot building. The 4th Street façade would be a part of the remodel and would feature several enhancements, bringing it up to the quality of other recent improvements within the immediate area. Hours of operation would be Sun-Wed 8am-2am and Thurs-Sat 8am-3am.

We recognize that within the Downtown Las Vegas Overlay District parking requirements are not automatically applied. While 80 parking spaces would typically be required for the Restaurant with Alcohol (Full on-premise) special-use, patrons and employees of this establishment would take advantage of the ample parking throughout the Fremont Street Experience area, similar to other restaurants in the area.

Given this data, we request your support on this project. If additional information is necessary to prepare these applications for public hearing, please contact me at your earliest convenience.

Sincerely,

Chris A. Richardson, AIA, LEED AP
Planning Director
Richardson Wetzel Architects

22-0286
05/19/2022

22-0286-SDR1
Nacho Daddy, LLC

121 N 4th Street

Proposed 7 thousand square foot restaurant replacing a 4.5 thousand square foot retail use.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	4.500	37.75	170
AM Peak Hour			0.94	4
PM Peak Hour			3.81	17

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST CASUAL RESTAURANT [1000 SF]	7.000	315.17	2,206
AM Peak Hour			2.07	14
PM Peak Hour			14.13	99

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	2.500		**2,036**
AM Peak Hour				**10**
PM Peak Hour				**82**

Existing traffic on all nearby streets:

4th Street	
Average Daily Traffic (ADT)	10,281
PM Peak Hour	822
(heaviest 60 minutes)	

Ogden Avenue	
Average Daily Traffic (ADT)	5,055
PM Peak Hour	404
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
4th Street	30,540
Ogden Avenue	27,040

This project will add approximately 2,036 trips per day on 4th St. and Ogden Ave. Currently, 4th is at about 34 percent of capacity and Ogden is at about 19 percent of capacity. With this project, 4th is expected to be at about 40 percent of capacity and Ogden to be at about 26 percent of capacity.

Based on Peak Hour use, this development will add about 82 vehicles in the peak hour, or about three every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUL 11 2022
City of Las Vegas
Department of Planning

CASE: **22-0286-SUP1 AND 22-0286-SDR1**

SUBJECT: APPLICANT: NACHO DADDY, LLC - OWNER: 117 REAL ESTATE HOLDINGS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JULY 12, 2022*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JULY 11, 2022.***

Signature

07.08.22
Date

Chris Richardson
Please Print Name

Richardson Wetzel Architects
Company Name

Sincerely,

Submitted after final agenda

Nicole Eddowes
Community Development Coordinator
Case Planning Division

#15a-b

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
15a

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

SUBJECT:
22-0286-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 7,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
15b

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

SUBJECT:
22-0286-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,865 SQUARE-FOOT ADDITION TO AN EXISTING 4,135 SQUARE-FOOT COMMERCIAL DEVELOPMENT

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
16

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

SUBJECT:
TABLED - RENOTIFICATION - 21-0765 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 131.00 acres generally bounded by Gass Avenue on the north; Las Vegas Boulevard, 4th Street and 3rd Street on the east; Imperial Avenue on the south; and Commerce Street and the Union Pacific Railroad on the west (APNs multiple), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

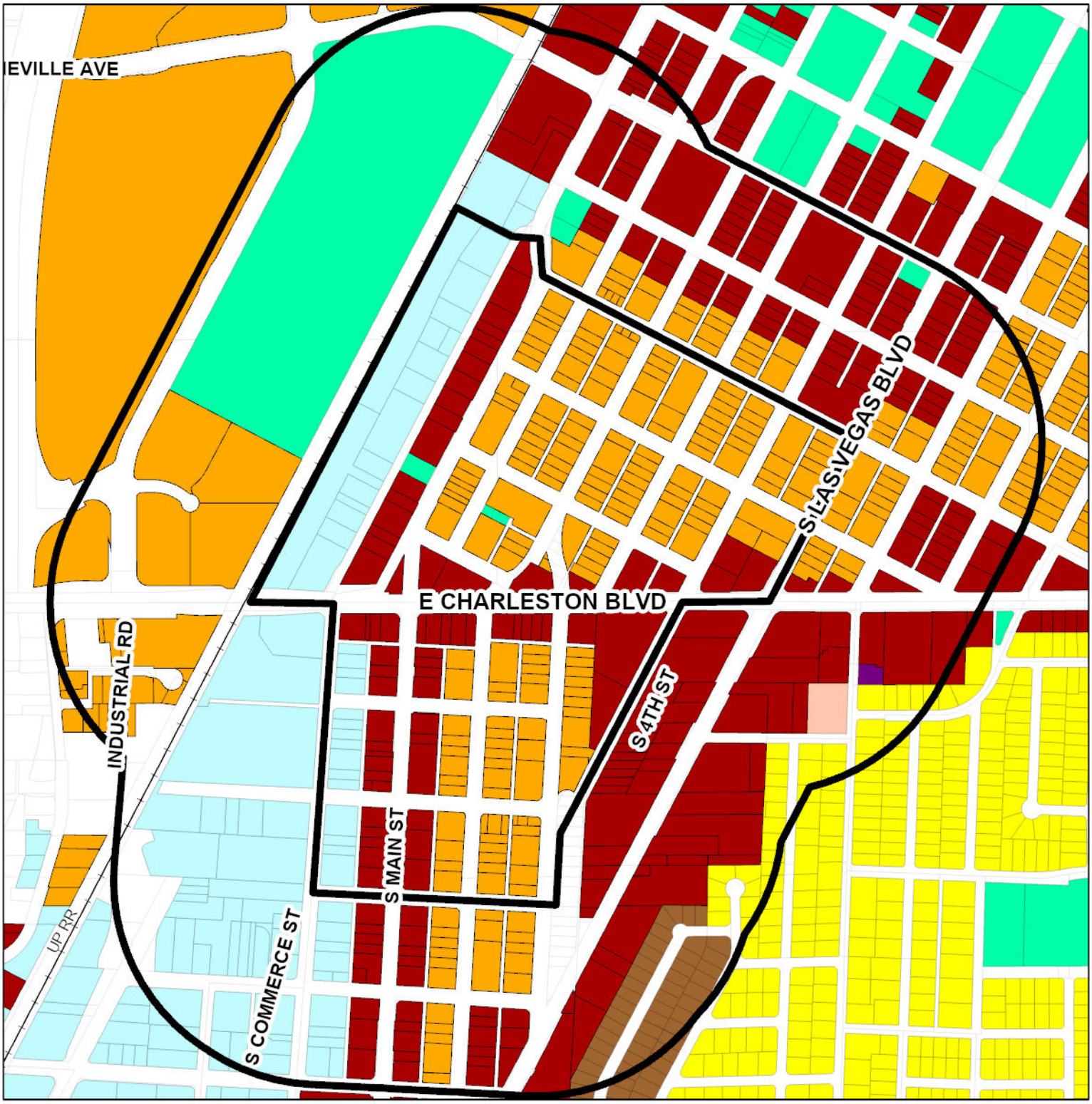
C.C.: 08/17/2022

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

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

BACKUP DOCUMENTATION:
1. Land Use Map for 21-0765-GPA1
2. Location and Aerial Maps for 21-0765-GPA1
3. Land Use Map for 21-0765-ZON1
4. Location and Aerial Maps
5. Staff Report
6. Exhibit A - 18b Las Vegas Arts District Form-Based Code Expansion Area DRAFT
7. Exhibit B - 18b Las Vegas Arts District Proposed Rezoning by Assessor's Parcel Number DRAFT
8. Supporting Documentation
9. Photo(s)
10. Support Postcards
11. Backup Documentation Submitted for the January 11, 2022 Planning Commission Meeting
12. Backup Documentation Submitted for the March 8, 2022 Planning Commission Meeting
13. Submitted after Final Agenda - Support Postcards

21-0765-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

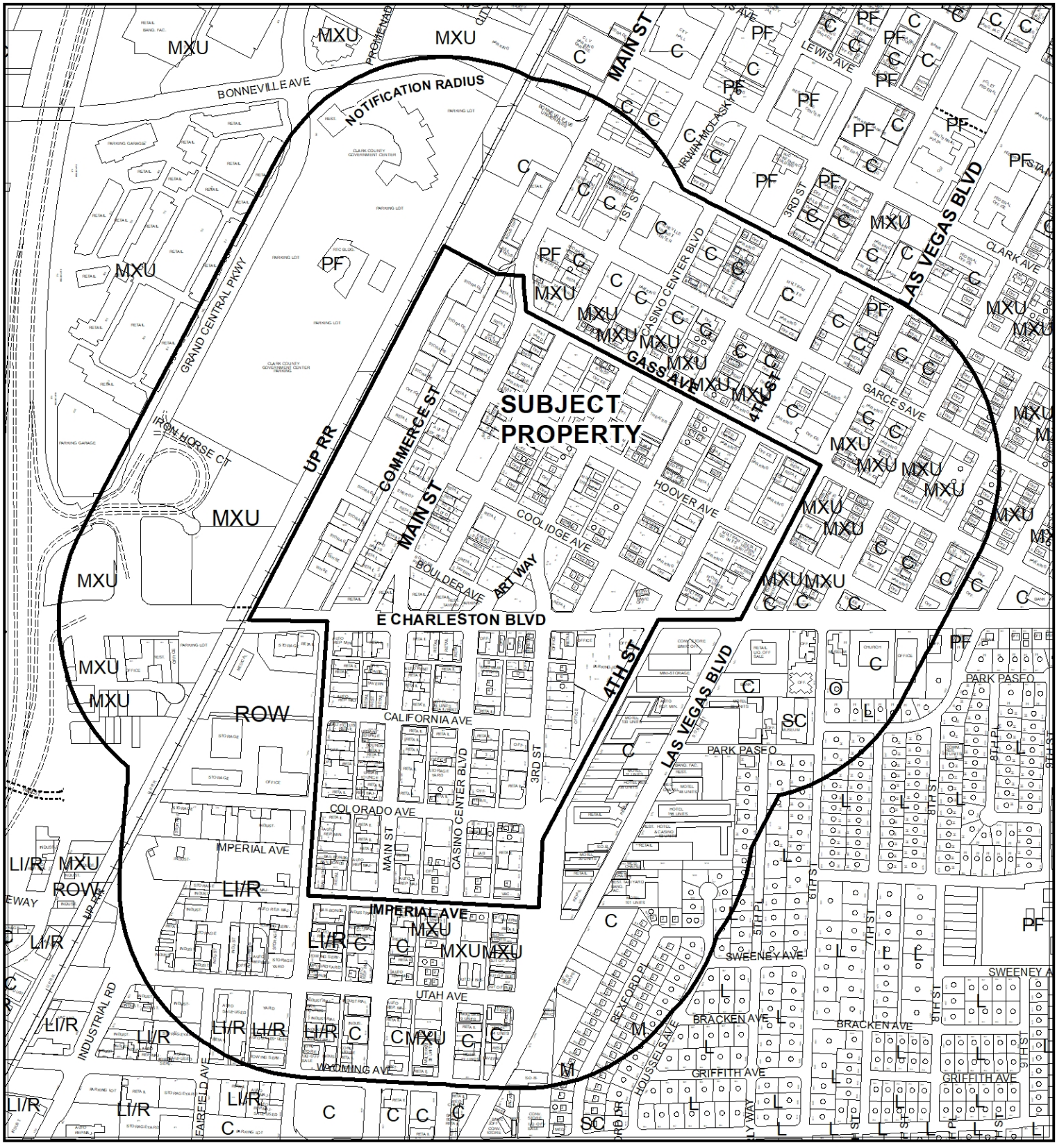
- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM MXU,C,LI/R,PF TO FBC

- Subject Property
- Not City
- 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, June 16, 2022



CASE: 21-0765-GPA1

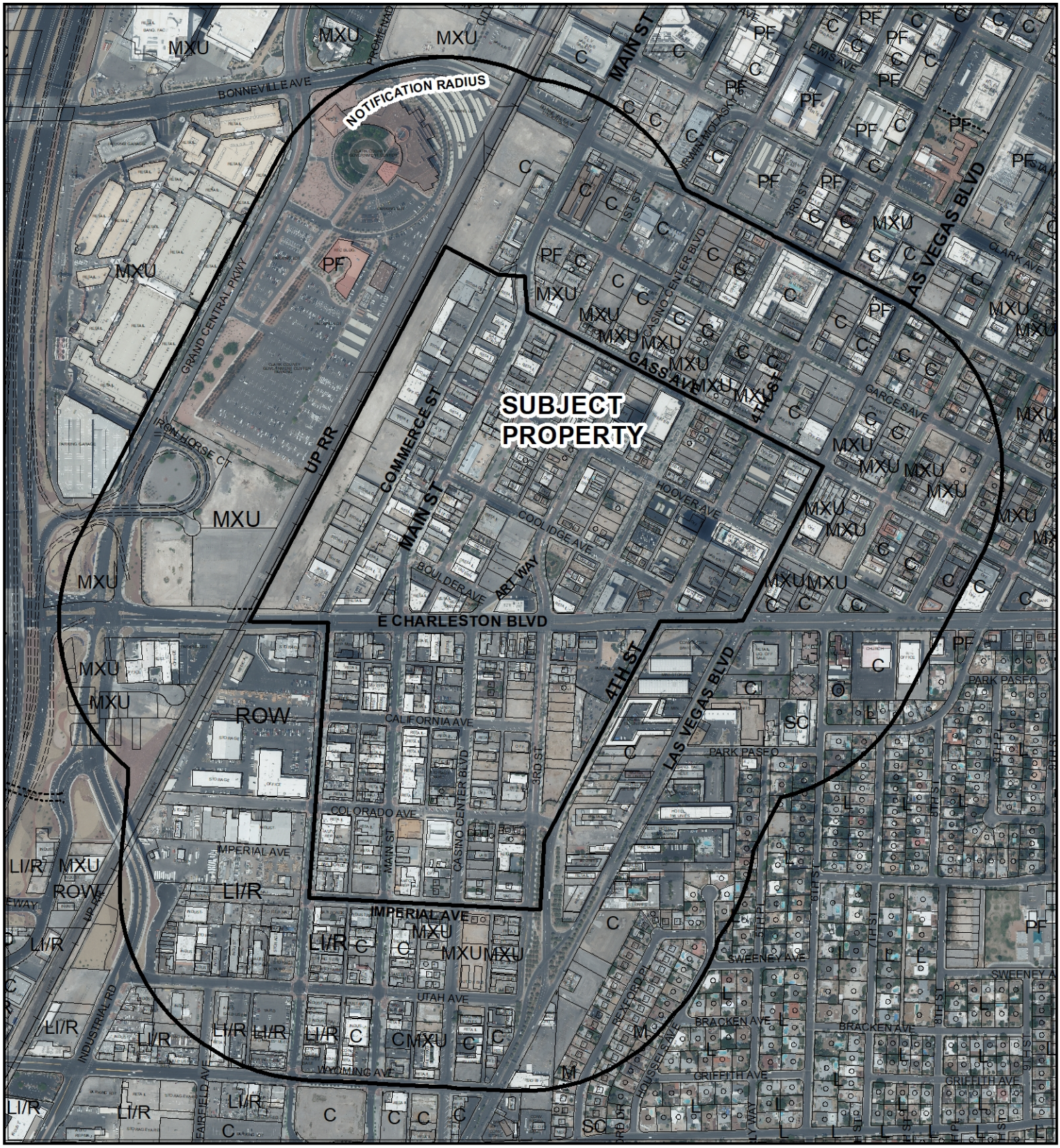
0 600 1,200 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH), AND PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)

N



CASE: 21-0765-GPA1

0 600 1,200 Feet

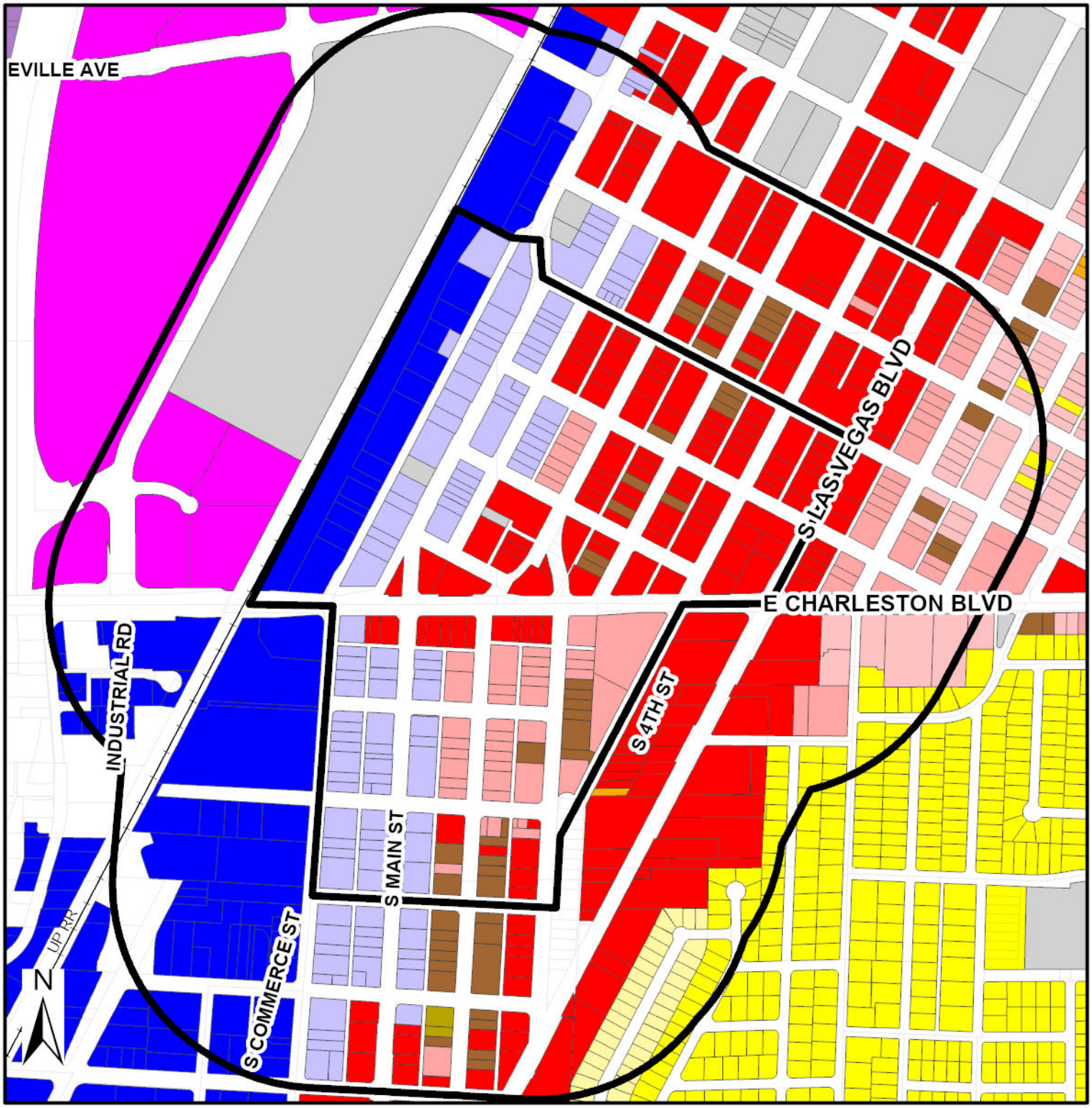
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH), AND PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)

N

21-0765-ZON1



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
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- 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

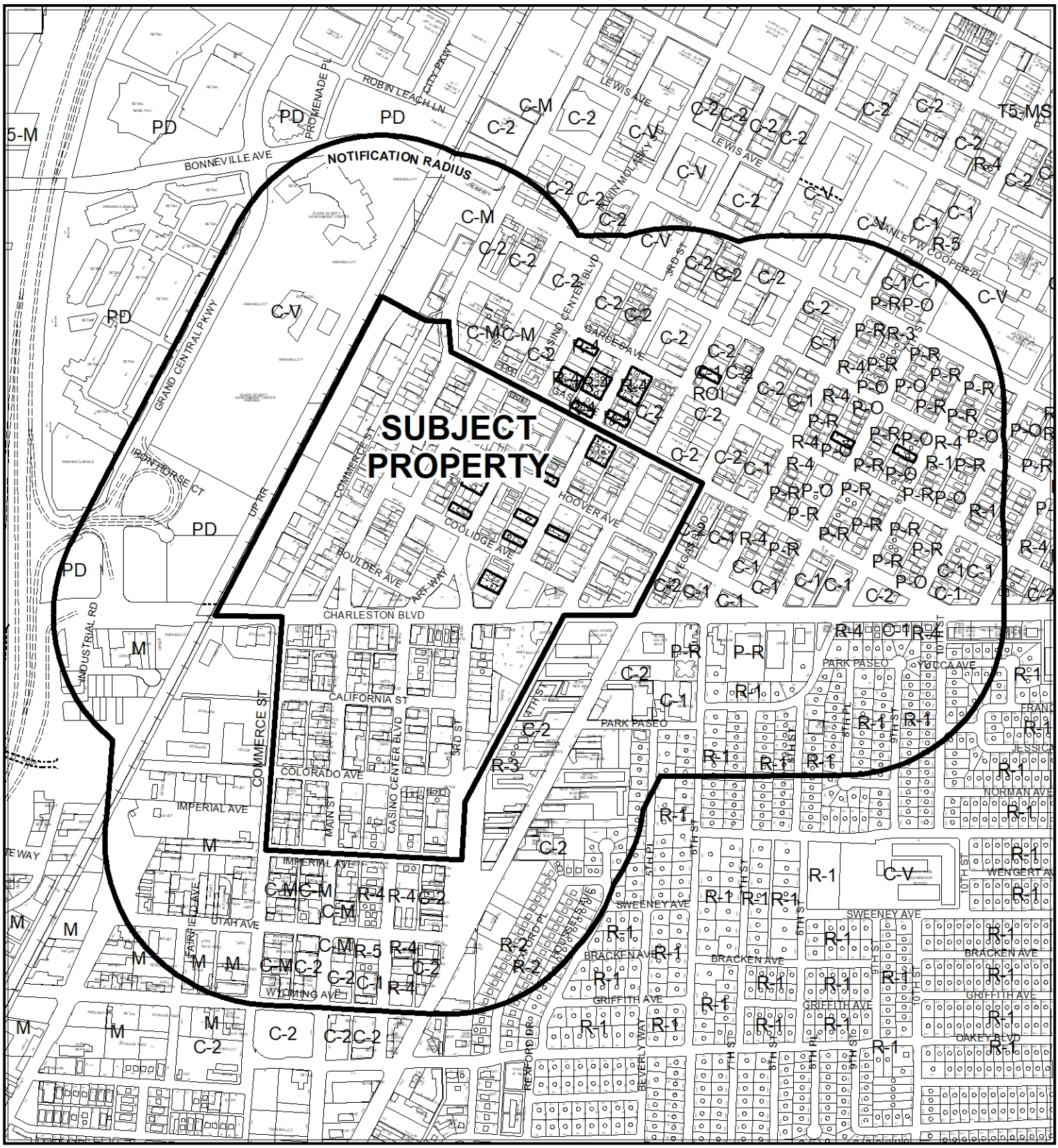
FROM: R-4, C-1,C-2 C-M, C-V, M

TO T4-MS, T4-M, T5-MS, T5-C, T6-UC, T6-UG, T6-UG-L

- Subject Property
- Not City
- 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, June 16, 2022



CASE: 21-0765

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M(COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: T4-MS (T4 MAIN STREET), T4-M (T4 MAKER), T5-MS (T5 MAIN STREET), T5-C (T5 CORRIDOR), T6-UC (T6 URBAN CORE), T6-UG (T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED)



CASE: 21-0765

RADIUS: 1000 FEET

0 700 1,400 Feet

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M(COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: T4-MS (T4 MAIN STREET), T4-M (T4 MAKER), T5-MS (T5 MAIN STREET), T5-C (T5 CORRIDOR), T6-UC (T6 URBAN CORE), T6-UG (T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0765-GPA1	Staff recommends APPROVAL.	
21-0765-ZON1	Staff recommends APPROVAL.	21-0765-GPA1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 42

NOTICES MAILED 1652

PROTESTS 12

APPROVALS 16

SS

**** STAFF REPORT ****

PROJECT DESCRIPTION

The City of Las Vegas is requesting a General Plan Amendment and Rezoning for parcels within the area described in the Vision 2045 Downtown Las Vegas Masterplan as the 18B Las Vegas Arts District, including a 47-acre expansion area. Development in this area is currently subject to standards contained in Appendix F of Title 19. If approved, these actions will allow for regulation of development under Title 19.09 (Unified Development Code – Form-Based Code).

ISSUES

- A bill to update Title 19.09 with amendments to the Form-Based Code will be adopted prior to or concurrently with this request. Those standards would replace the Interim Downtown Las Vegas Development Standards for Area 1 of the Downtown Las Vegas Overlay District that are currently referenced in Title 19 Appendix F.
- The current land use designations of properties within the 18B Las Vegas Arts District are inconsistent with the Vision 2045 Downtown Las Vegas Masterplan's goal of implementing place-based development standards. Therefore, the Southeast Sector Map of the General Plan is proposed to be amended to change the existing land use/density based designations within the 18B Las Vegas Arts District from MXU (Mixed Use), C (Commercial), LI/R (Light Industry/Research) and PF (Public Facilities) to FBC (Form-Based Code).
- In order to implement the form-based regulations recommended by the Vision 2045 Downtown Las Vegas Masterplan, rezoning is requested of parcels within the 18B Las Vegas Arts District from R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial) and C-V (Civic) to the following transect-based zones and subzones: T4-MS (T4 Main Street), T4-M (T4 Maker), T5-MS (T5 Main Street), T5-C (T5 Corridor), T6-UC (T6 Urban Core), T6-UG (T6 Urban General) and T6-UG-L (T6 Urban General Limited).
- Three core areas identified in the Vision 2045 Downtown Las Vegas Masterplan (Las Vegas Medical District, Fremont East and Historic Westside) have already been redesignated FBC and rezoned with form-based transect zoning districts. The 18B Las Vegas Arts District is the fourth such area selected for these requests.

ANALYSIS

The Vision 2045 Downtown Las Vegas Masterplan ("The Plan") was adopted in June 2016 to guide planning policy and future development over the next 30 years within an expanded Downtown area. The Plan divides Downtown into 12 distinct districts, each with specific needs and opportunities. The 18B Las Vegas Arts District is generally bounded by Hoover Avenue on the north; Las Vegas Boulevard, 4th Street and 3rd Street on the east; Main Street on the west, and Imperial Avenue on the south, containing approximately 84 acres. As part of this request, the boundaries are proposed to be expanded to the north generally to the centerline of Gass Avenue, to the west to include properties north of Charleston Boulevard westward to the Union Pacific Railroad and to the south to capture several parcels with frontage on Imperial Avenue. The total area with the proposed expansion is 131 acres, a 56 percent increase. The expansion area would take advantage of the industrial area adjacent to the railroad as a "maker" area for artisans, while the move north would capture Newport Lofts, a dense urban residential development.

The Plan's implementation action plan calls for the adoption of a form-based code that uses "place-based" standards to regulate development, rather than those based on the intensity of use and density. Establishment of a form-based code is intended to increase the predictability of development, promote walkable urban spaces and mixed uses to reduce vehicle travel and increase options for mobility. A form-based code was integrated into the Unified Development Code in 2018, and is intended to be incrementally updated as regulations are applied to each of the 12 core districts identified in the Plan. Standards are categorized based on the urban intensity of development, building and frontage types and the scale and type of streets and blocks. These development regulations are contained within 10 transect zones that will manifest the desired built environment. Six of these transect zones have been deemed appropriate for the 18B Las Vegas Arts District area.

In May 2018, the city's General Plan was amended to allow for the FBC (Form-Based Code) land use category for all land parcels where Title 19.09 can be applied. The FBC designation has thus far been applied to the Las Vegas Medical District, Fremont East District and Historic Westside District. After months of study, research and community input, the FBC designation, along with the appropriate zoning districts, is proposed to be applied to the 18B Las Vegas Arts District. A bill to update Title 19.09 with amendments to the Form-Based Code will be adopted prior to or concurrently with this request. Those standards would replace the Interim Downtown Las Vegas Development Standards for Area 1 of the Downtown Las Vegas Overlay District currently referenced in Title 19 Appendix F.

Historically, the predecessor to the Vision 2045 Downtown Las Vegas Masterplan, the Downtown Centennial Plan, encouraged development with little to no setbacks, no maximum lot coverage and relaxed parking, landscape and residential adjacency standards in this area. Form-based districts incorporate these measures in a thematic way, based on the character of a given area. Automobile usage will continue to be given lower priority, while walking and bicycling will be encouraged. The Downtown gridded street network lends itself to walkability. The form of buildings is emphasized, while uses are deemphasized, allowing for mixed use and live/work opportunities.

Proposed General Plan Amendment

The proposed FBC (Form-Based Code) General Plan designation is an umbrella designation that allows for implementation of the Form-Based Code regulations of LVMC Title 19.09 through rezoning of designated parcels to transect-based zoning districts. The FBC designation will be compatible with the existing General Plan designations within the 18B Las Vegas Arts District and along the periphery. These designations include C (Commercial) and MXU (Mixed Use) on the north, east and south; and LI/R (Light Industry/Research, MXU (Mixed Use) and PF (Public Facilities) on the west. Open space requirements are made part of the form-based code standards, and therefore no special land use designation for open space is needed for specific parcels. Staff recommends approval of the General Plan Amendment.

Proposed Rezoning

The Form-Based Code Regulating Plan (attached as Exhibit A) functions like a zoning map that assigns an appropriate form and scale (i.e., the character) of development, rather than only distinctions in land use types. Each transect zone shown on the proposed Regulating Plan will be included in the Official Zoning Map Atlas of the city of Las Vegas by replacing the current zoning district of the property. The proposed transect zone of each parcel as identified by Assessor's Parcel Number is attached as Exhibit B.

Title 19.16.090(R) describes the criteria required for property to be considered for rezoning to a Form-Based Code zoning district or transect zone. At least one of the following is required:

1. The site is located within the boundaries of the Downtown Las Vegas Overlay District (DTLV-O);
2. The minimum site area is 40 acres, measured as the outer boundary of all aggregated parcels proposed for rezoning;
3. The minimum site area is 20 acres, measured as the outer boundary of all parcels proposed for rezoning and
   a. Comprises adjacent parcels all of which are under documentable common ownership and
   b. The rezoning is related to a specific development proposal concerning which a Site Development Plan application will be considered concurrently.
4. The site is adjacent to property already zoned with a Form-Based zoning district.

The proposed Rezoning meets Criteria 1 and 2. The 18B Las Vegas Arts District is 84 acres (prior to expansion) and located within the Downtown Las Vegas Overlay District.

Title 19.09 provides a brief description of the purpose of the seven transect zones that appear on the proposed Regulating Plan (from least urban to most urban) proposed for the 18B Las Vegas Arts District. The Regulating Plan was developed through a consultant with community input. This plan is currently a draft that will be subject to further revision and additional neighborhood collaboration.

T4-MS (T4 Main Street): This zone is intended to provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small-to-medium building types allows for active pedestrian street facades. The flexible nature of building types is intended to encourage revitalization and investment. The primary designation for the 18B Las Vegas Arts District, this zone captures smaller parcels in the core of the neighborhood.

T4-M (T4 Maker): This zone is intended to maximize the opportunities created by medium-intensity walkable urban environments. This zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, service, and agricultural uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during work and non-work hours. Specialized uses in this zone can be categorized as downtown light industrial utilizing performance measures and conditions to ensure compatibility between different use types. T4 Maker is proposed on the western periphery of the District on large industrial parcels north of Charleston Boulevard between Main Street and the Union Pacific Railroad and on smaller commercial parcels south of Charleston Boulevard east of Commerce Street

T5-MS (T5 Main Street): The intent of this zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. Parking garages at street fronts are lined with active retail and service uses. This zone is proposed along the eastern boundary of the 18B Las Vegas Arts District, where there are already a number of larger developments.

T5-C (T5 Corridor): This zone is intended to enhance the city's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office and service uses in small-to-large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or light rail transportation options, these corridors will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. T5-C is proposed along the north and south sides of Charleston Boulevard, the primary east-west corridor serving this neighborhood.

T6-UG (T6 Urban General): This compact, high-intensity zone supports a wide range of regional-center appropriate uses as well as employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. The T6-UG-L (T6 Urban General Limited) subzone provides the same building form with a one-story minimum height allowance to accommodate specialized uses such as hospitals, medical facilities and offices.

T6-UC (T6 Urban Core): The highest-intensity transect zone, the T6 Urban Core District enables a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Buildings are 5-20 stories in height. The existing Newport Lofts and Soho Lofts developments exemplify the built character of this zone.

The proposed Rezoning to form-based transect zones is consistent with the goals, objectives and policies of the Vision 2045 Downtown Las Vegas Masterplan, the Las Vegas 2050 Master Plan and the City of Las Vegas Redevelopment Plan. It is intended to be compatible with existing development both within the Arts District and adjacent to its boundaries. Therefore, staff recommends approval of the proposed Rezoning.

FINDINGS (21-0765-GPA1)

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

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

   The proposed amendment to the FBC (Form-Based Code) land use designation is compatible with the density and intensity of existing adjacent land uses. This designation emphasizes the form of the built environment over density and land use.

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

   The form-based zoning designations allowed by the proposed amendment to FBC (Form-Based Code) will be compatible with the existing adjacent zoning districts and land uses, which include civic and commercial to the west, commercial to the north and east, and medium density residential, commercial and industrial to the south.

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 18B Las Vegas Arts District is a developed neighborhood that contains sufficient transportation, utility and recreational infrastructure to accommodate the uses permitted by the proposed amendment. The proposed amendment is intended to supplement and enhance the current resources in this area.

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

   The proposed amendment is compatible with the Vision 2045 Downtown Las Vegas Masterplan, Las Vegas Redevelopment Plan and the Las Vegas 2050 Master Plan.

FINDINGS (21-0765-ZON1)

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

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

If the associated General Plan Amendment to FBC (Form-Based Code) is approved on this site, the proposed T4-MS (T4 Main Street), T4-M (T4 Maker), T5-MS (T5 Main Street), T5-C (T5 Corridor), T6-UC (T6 Urban Core), T6-UG (T6 Urban General) and T6-UG-L (T6 Urban General Limited) form-based zoning districts as depicted on the 18B Las Vegas Arts District Regulating Plan would conform to the FBC land use designation.

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

The land uses allowed under the proposed form-based zoning districts have been adopted based on a yearlong planning process and public review, and they will be compatible with the surrounding land uses and zoning districts. The proposed districts will allow for orderly development that is intended to minimize incompatibility with existing adjacent uses.

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

Although an arts district has been formed and promoted in this area as a regional showcase for artists, the area has lacked a proliferation of development that encourages safe, walkable spaces attractive to both patrons and artists seeking to live in the area. The proposed Rezoning would provide the means for fostering transit hubs and nearby affordable housing while new development and performance standards aim to encourage entrepreneurs to live and work in a compact urban setting.

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.

Charleston Boulevard, a Primary Arterial as designated by the Master Plan of Streets and Highways, is an established east-west corridor serving the 18b Las Vegas Arts District. Main Street, a Primary Arterial and Casino Center Boulevard, a Major Collector, are the established north-south corridors for this district. These roadways are adequate in size to service existing and future development in this area. Additionally, form-based code standards require additional road improvements and façade standards that improve access, visibility and walkability in these areas.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/15/16	The City Council adopted a Resolution (R-25-2016) adopting the Vision 2045 Downtown Las Vegas Masterplan as a vision document to guide future development of downtown Las Vegas and directed staff to propose revisions that implement the goals of the plan where appropriate.
12/06/17	The City Council adopted Ordinance #6608, which amended Title 19 to replace references to the Downtown Centennial Plan Overlay District with the Downtown Las Vegas Overlay District and formally adopt the Title 19 Appendix F Interim Downtown Las Vegas Development Standards.
05/16/18	The City Council approved a General Plan Amendment (GPA-72837) to amend the Las Vegas 2020 Master Plan Land Use and Rural Neighborhoods Preservation Element to introduce the FBC (Form-Based Code) General Plan Land Use Designation as an allowed designation for properties within the City Las Vegas. The Planning Commission and staff recommended approval.
10/17/18	The City Council adopted Ordinance #6649, which amended the Unified Development Code to introduce a new chapter (19.09) pertaining to Form-Based Code.
12/05/18	The City Council approved a General Plan Amendment (GPA-73548) to amend portions of the Southeast Sector Land Use Map of the General Plan to FBC (Form-Based Code) on approximately 307.00 acres in the Las Vegas Medical District Form-Based Code Pilot Area. The Planning Commission and staff recommended approval.
01/16/19	The City Council approved a Rezoning (ZON-73549) of the Las Vegas Medical District Pilot Area from multiple zoning districts to new Form-Based Code transect zones developed as part of the Downtown Code update project. The Planning Commission and staff recommended approval.
07/03/19	The City Council adopted Ordinance #6693, thereby amending the Unified Development Code to repeal and replace Chapter 19.09 Form-Based Code to include the Fremont East Update.
10/16/19	The City Council approved a General Plan Amendment (GPA-75814) to amend portions of the Southeast Sector Land Use Map of the General Plan to FBC (Form-Based Code) on approximately 226.00 acres in the Fremont East District. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Rezoning (ZON-76747) on approximately 226.00 acres in the Fremont East District from multiple zoning districts to new Form-Based Code transect zones. The Planning Commission and staff recommended approval.
04/15/20	The City Council adopted Ordinance #6731, thereby amending the Unified Development Code to repeal and replace Chapter 19.09 Form-Based Code to refine and adjust various procedures and standards therein.
06/17/20	The City Council approved a General Plan Amendment (GPA-78218) to amend portions of the Southeast Sector Land Use Map of the General Plan to FBC (Form-Based Code) on approximately 40.00 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-78219) from multiple zoning districts to new form-based transect zones on approximately 40.00 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive. The Planning Commission and staff recommended approval.
12/02/20	The City Council adopted Ordinance #6759, which amended Chapters 19.04 (Complete Streets Standards) and 19.09 (Form-Based Code) of the Unified Development Code to include the Historic Westside District Update.
01/20/21	The City Council approved a request for a General Plan Amendment (20-0166-GPA1) to amend portions of the Southeast Sector Land Use Map of the General Plan from various land use designations to FBC (Form-Based Code) on approximately 603.00 acres in the Historic Westside District, generally bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (20-0166-ZON1) from multiple zoning districts to new form-based transect zones on approximately 603.00 acres in the Historic Westside District, generally bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/14/21	The Planning Commission approved a Text Amendment (21-0710-TXT1) to amend Chapter 19.09 (Form-Based Code) of the Unified Development Code to amend and consolidate the Permissible Use Tables therein and make other adjustments to the code. A bill will be considered by the City Council at a future date.
01/11/22	The Planning Commission voted to HOLD IN ABEYANCE 21-0765-GPA1 and 21-0765-ZON1 to the 03/08/22 Planning Commission meeting at the applicant's request.
03/08/22	The Planning Commission voted to TABLE 21-0765-GPA1 and 21-0765-ZON1 at the applicant's request.

Neighborhood Meeting	
12/27/21	A neighborhood meeting was held at the City of Las Vegas City Hall Training Room 1, 495 South Main Street, Las Vegas. There were six members of the public and four Department of Planning staff members in attendance. Staff delivered a presentation with the following key points: • Authorization to rezone the Arts District comes from the Vision 2045 Downtown Las Vegas Master Plan; • Review of basic form-based code principles; • Outline of proposed scenarios for an Arts District regulating plan that include an expanded district boundary. The regulating plan was developed over the past year by consultants and staff based in part on recommendations from area citizens through a charrette. Staff emphasized that the regulating plan is still a work in progress and invited further public input. The floor was opened for questions and comments. Attendees neither strongly supported nor opposed the General Plan Amendment and Rezoning requests.

Details of Application Request	
Site Area	
Gross Acres	Approximately 131.00

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Downtown Las Vegas	N/A
Vision 2045 Downtown Las Vegas Master Plan Area	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
C-V (Civic) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y

Other Plans or Special Requirements	***Compliance***
Trails (Tortoise Trail, Art Trail, Boulder Plaza) - constructed	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

Existing General Plan	***Permitted Density***
MXU (Mixed Use)	≥25.5 du/ac
C (Commercial)	N/A
LI/R (Light Industry/Research)	N/A
PF (Public Facilities)	N/A
Proposed General Plan	***Permitted Density***
FBC (Form-Based Code)	N/A, subject to height and form limitations in each transect zone

Pursuant to the Unified Development Code (LVMC Title 19), the following standards apply. Rather than achieving a specified density, form-based codes emphasize standards resulting in a desired built form.

Existing Zoning	***Permitted Density***
R-4 (High Density Residential)	Unlimited, subject to height limitations
C-1 (Limited Commercial)	N/A
C-2 (General Commercial)	N/A
C-M (Commercial/Industrial)	N/A
M (Industrial)	N/A
C-V (Civic)	N/A

Proposed Zoning	***Primary Characteristics***
T4-MS (T4 Main Street)	2-5 stories (2 stories accessory) Small to no setbacks Medium lot width Medium building footprint
T4-M (T4 Maker)	Up to 4 stories (3 stories accessory) Small to no setbacks Medium to large lot width Medium to large building footprint
T5-C (T5 Corridor)	2-7 stories (2 stories accessory) Small setbacks Medium to large lot width Large building footprint
T5-MS (T5 Main Street)	2-7 stories (2 stories accessory) Small to no setbacks Large lot width Large building footprint
T6-UC (T6 Urban Core)	5-20 stories Small to no setbacks Large lot width Large building footprint
T6-UG (T6 Urban General)	4-12 stories (2 stories accessory) Small to no setbacks Large lot width Large building footprint
T6-UG-L (T6 Urban General Limited)	1-4 stories (2 stories accessory) Small to no setbacks Large lot width Large building footprint

Supplemental Material Page One
July 12, 2022 - Planning Commission Meeting

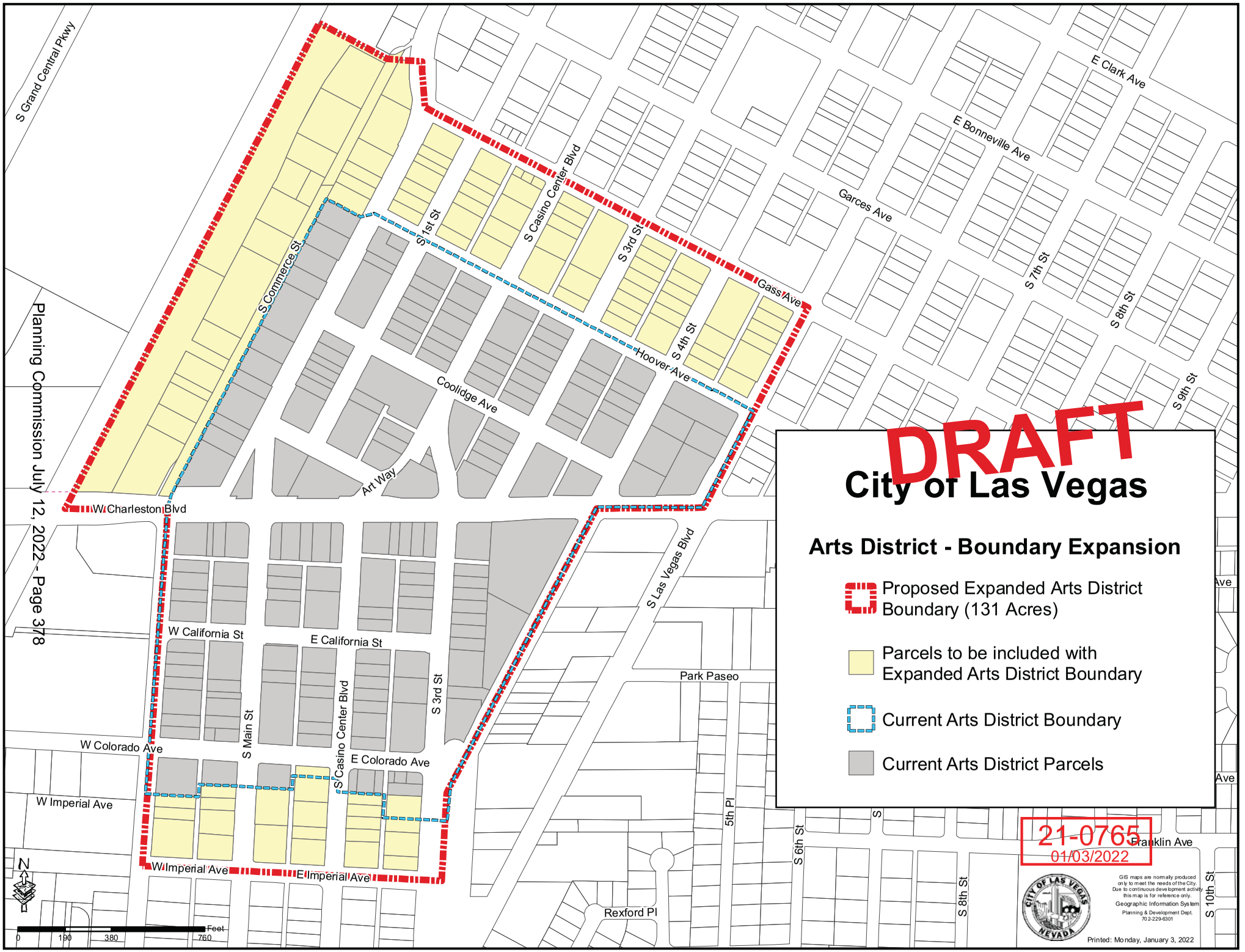
**** SUPPLEMENTAL MATERIAL ****

Exhibit A – 18b Las Vegas Arts District Form-Based Code Expansion Area

(DRAFT attached to backup materials – Regulating Plan not finalized)

Exhibit B – 18b Las Vegas Arts District Proposed Rezoning by Assessor's Parcel Number

(Placeholder – designations not finalized)


DRAFT
City of Las Vegas
Arts District - Boundary Expansion
Proposed Expanded Arts District Boundary (131 Acres)
Parcels to be included with Expanded Arts District Boundary
Current Arts District Boundary
Current Arts District Parcels
21-0765
01/03/2022
S Grand Central Pkwy
E Clark Ave
E Bonneville Ave
Garces Ave
S 7th St
S 8th St
S 9th St
S Commerce St
S 1st St
S Casino Center Blvd
S 3rd St
S 4th St
Gass Ave
Hoover Ave
Coolidge Ave
Art Way
W Charleston Blvd
S Las Vegas Blvd
Park Paseo
W California St
E California St
S Main St
S Casino Center Blvd
S 3rd St
W Colorado Ave
E Colorado Ave
W Imperial Ave
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S 6th St
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Planning Commission July 12, 2022 - Page 378
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Feet
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
Printed: Monday, January 3, 2022

EXHIBIT B (DRAFT)

Parcels Included in the Proposed Rezoning of the 18B Las Vegas Arts District

Parcel
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21-0765
01/03/2022

Parcel
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Parcel
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16203115002
16203117001
16203210047
16203210048
16203210070

21-0765
01/03/2022

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Gass Ave on the north, Las Vegas Blvd, 4th St and 3rd St on the east, Imperial Ave on the south and Comm

Project Name 18b Las Vegas Arts District - reclassify to form-based districts **Proposed Use**

Assessor's Parcel #(s) **Ward #** 3

General Plan: Existing multiple Proposed FBC **Zoning:** Existing multiple Proposed multiple

Additional Information General Plan Amendment from: MXU, C, LI/R and PF to: FBC

Rezoning from: R-4, C-1, C-2, C-M, M and C-V to: T4-MS, T4-M, T5-MS and T5-C

Property Owner Multiple Contact

Address City State Zip

E-mail Phone

Applicant City of Las Vegas Contact Michael Howe

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

E-mail mphowe@lasvegasnevada.gov Phone 702-229-6821

Representative same as above Contact Steve Swanton

Address City State Zip

E-mail sswanton@lasvegasnevada.gov Phone 702-229-4714

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

☐ **Yes**
☒ **No**

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Michael Howe

Emily Wetzstein
Notary Public-State of Nevada
Appointment No. 21-1855-01
My Appointment Expires 10-6-2025

Subscribed and sworn before me

This 4 day of January, 20 22

Notary Public in and for said County and State

12-17-21
01/04/2022



21-0765-GPA1 AND 21-0765-ZON1 - APPLICANT/OWNER: CITY OF LAS VEGAS

GENERALLY BOUNDED BY GASS AVENUE ON THE NORTH; LAS VEGAS BOULEVARD, 4TH STREET AND 3RD STREET ON THE EAST; IMPERIAL AVENUE ON THE SOUTH; AND COMMERCE STREET AND THE UNION PACIFIC RAILROAD ON THE WEST

12/08/2021



21-0765-GPA1 AND 21-0765-ZON1 - APPLICANT/OWNER: CITY OF LAS VEGAS

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12/08/2021



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12/08/2021



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12/08/2021



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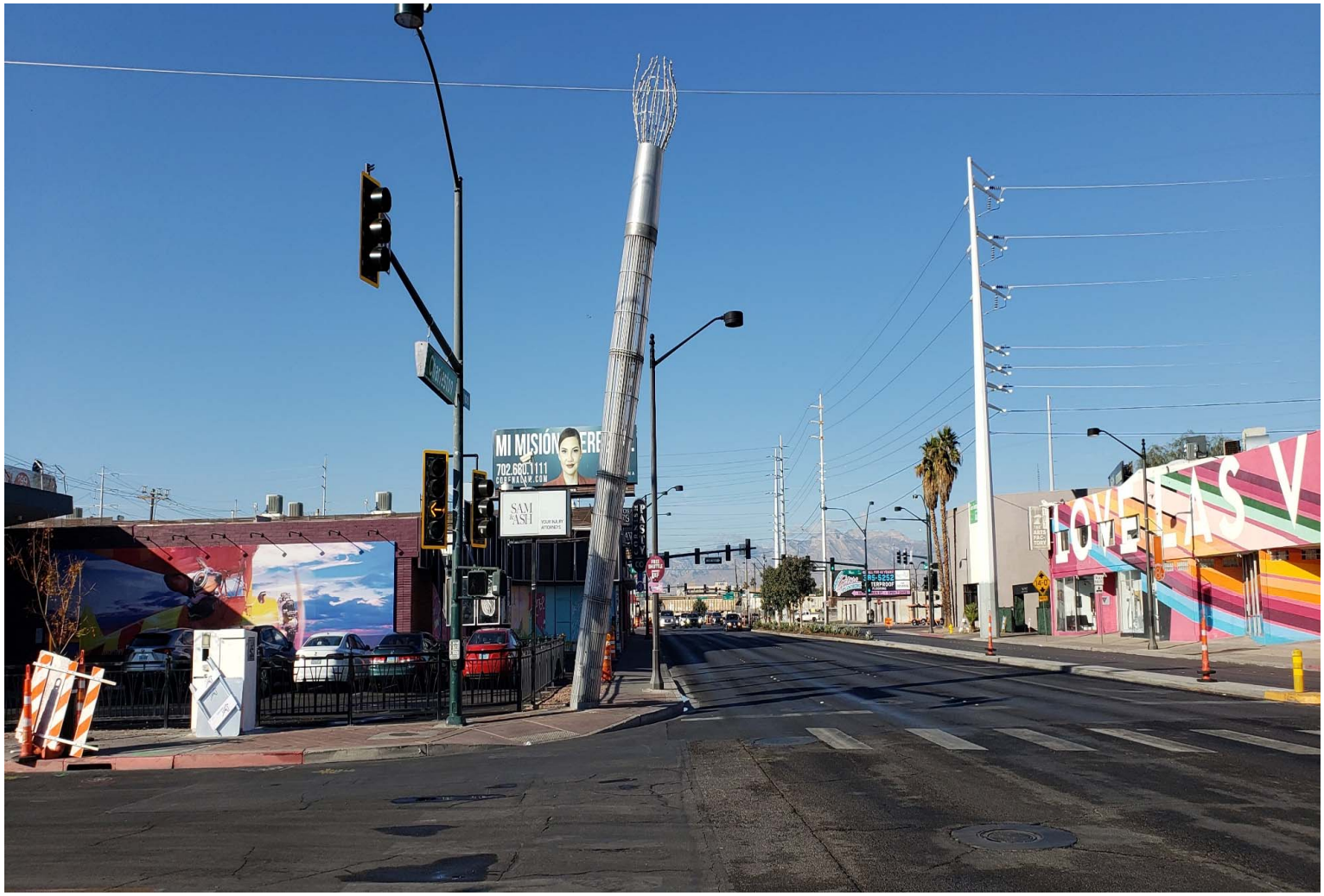
12/08/2021



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12/08/2021

P.004/008

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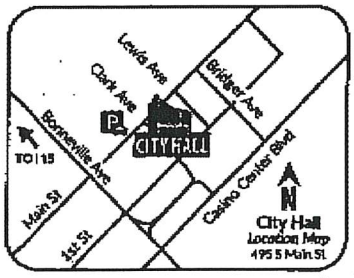

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **07/12/2022**

21-0765
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 DRDFNP1 89102

07/05/2022 07:53

1 Ca-b A

P.006/008

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

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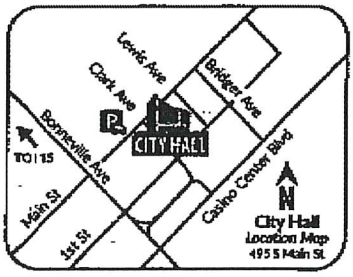

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **07/12/2022**

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21-0765
16203110108
1100 S MAIN L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 DRDFMP1 891.02

07/05/2022 07:53

16a-b A

P.005/008

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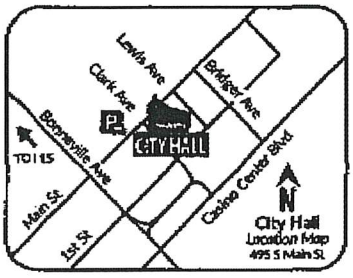

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **07/12/2022**

21-0765
16204506008
105 W CHARLESTON L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 ORDFNP1 89102

07/05/2022 07:53

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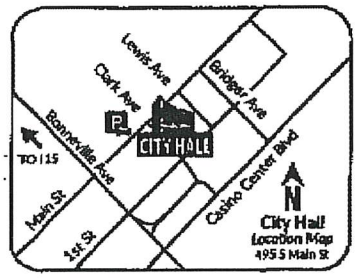

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **07/12/2022**

21-0765
16204608010
1520 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

89 DROFNP1 89102

16a-b A

P.001/008

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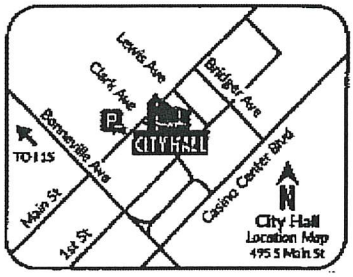

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **07/12/2022**

21-0765
16204608017
1530 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 DROFNP1 89102

07/05/2022 07:52

16a-bA

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

January 10, 2022

Mr. Stephen Swanton, AICP
Senior Planner
Department of Planning
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

RE: 18b Las Vegas Arts District General Plan Amendment and Rezoning (21-0765-GPA1 and ZON1) 60-day abeyance

Mr. Swanton:

On behalf of the Applicant (City of Las Vegas), staff requests that the proposed General Plan Amendment and Rezoning (20-0765-GPA1 and ZON1) to change the land use and zoning designations of parcels in the area referred to in the Vision 2045 Downtown Las Vegas Masterplan as the 18b Las Vegas Arts District be abeyed from the January 11, 2022 Planning Commission meeting to the March 8, 2022 Planning Commission meeting. The additional time is needed to hold multiple meetings with stakeholders including property owners and the public to gain valuable feedback regarding zoning designations and form-based code regulations.

Sincerely,

Michael Howe, AICP, LEED-GA
Planning Section Manager – Long Range Planning and Office of Sustainability

MH:ss

Submitted after final agenda

ITEM 40a-b
01.11.2022

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

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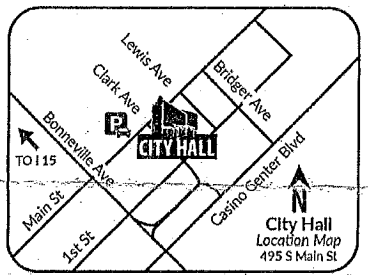

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
13934410110
KELESIS MICHAEL
947 SERENA VENEDA LN
LAS VEGAS NV 89138

Submitted after final agenda

40a-b P

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495 South Main Street
Las Vegas, Nevada 89101

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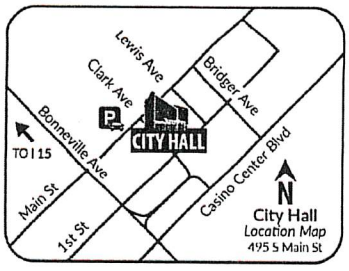

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
13934410111
KELESIS MICHAEL
947 SERENA VENEDA LN
LAS VEGAS NV 89138

59 JRDFNP1 89138

40a-b P

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

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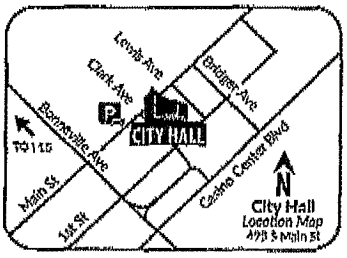

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
13934410004
YELLOW BRICK PROPERTIES L L C
8709 RED REO # 103
LAS VEGAS NV 89128-8433

40a-bP

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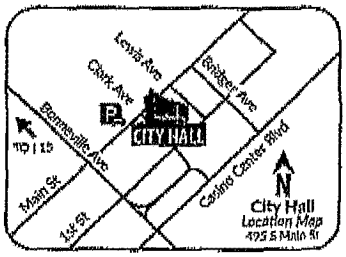

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

21-0765
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR # 103
LAS VEGAS NV 89128-8433

40a-bP

02/04/2000 05:04 091-702-9148984 LUK PAGE 01

faxed 1/5/2022

OPPOSE

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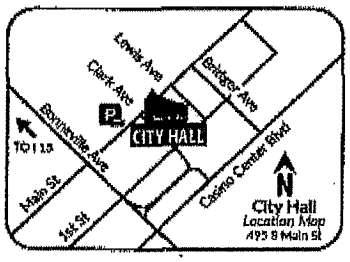

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16203515073
EMERITAS L L C
10313 POMPEI PL
LAS VEGAS NV 89144

1 3 1 JRDFNP1 89144

40a-b P

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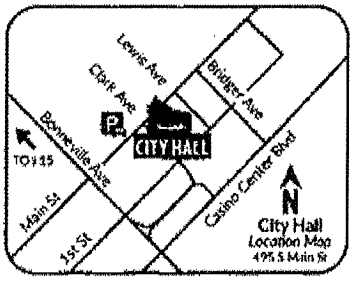

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[ ] I SUPPORT this Request [X] I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16203210004
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

Not enough information given to stake holders

89 JRDFNP1 89102

40 a-b P

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495 South Main Street
Las Vegas, Nevada 89101

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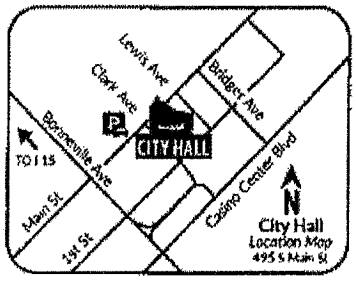

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16203210006
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

Not enough information given to stake holders

89 JRDFNP1 89102

40a-b P

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495 South Main Street
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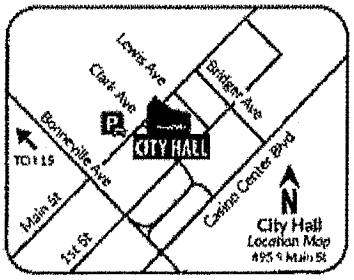

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[ ] I SUPPORT this Request
[X] I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16203210015
STICKY VI L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

Not enough information given to stake holders

89 JRDFNF1 89102

40a-b P

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

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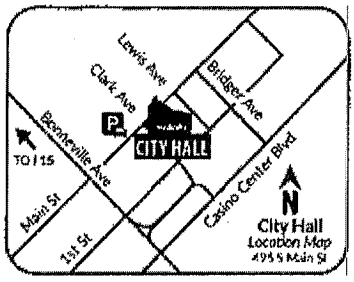

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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89 JRDFNP1 89102

4 of 6 P

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495 South Main Street
Las Vegas, Nevada 89101

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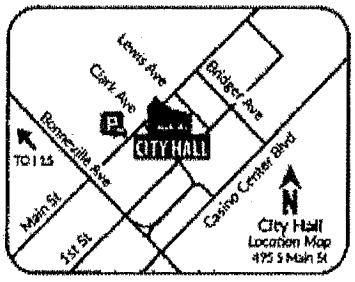

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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89 JRDFNP1 89102

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495 South Main Street
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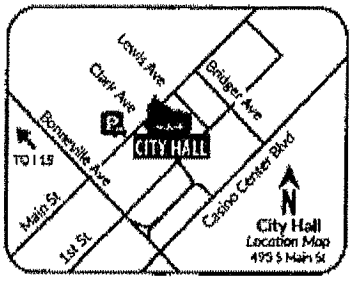

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21-0765
16203210005
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

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89 JRDFNP1 89102

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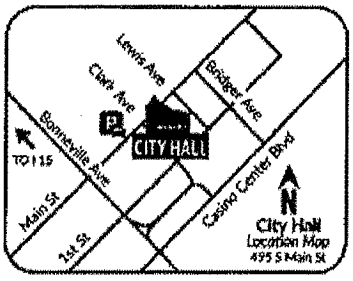

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

21-0765
16203210007
STICKY 7 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

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89 JRDFNP1 89102

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P.003/007

(FAX)

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495 South Main Street
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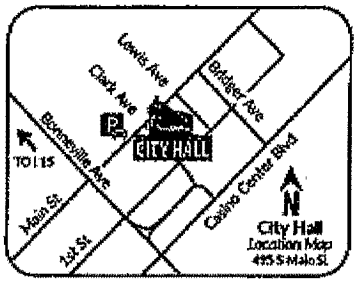

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21-0765
16203110108
1100 S MAIN L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

89 JRDFNP1 89102

12/31/2021 11:55

Submitted after final agenda

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P.004/007

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495 South Main Street
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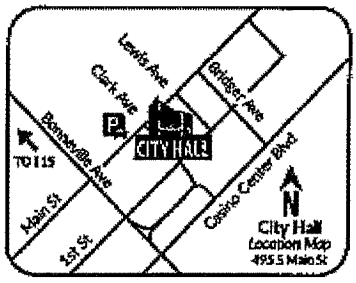

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Planning Commission Meeting of **01/11/2022**

21-0765
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 JROFNP1 89102

12/31/2021 11:55

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P.005/007
(FAX)

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495 South Main Street
Las Vegas, Nevada 89101

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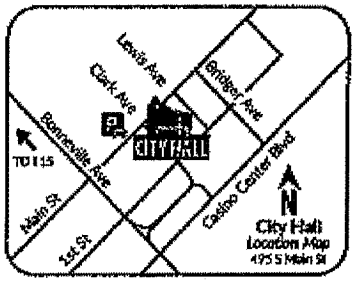

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16204506008
105 W CHARLESTON L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 JRDFNP1 89102

12/31/2021 11:55

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P.006/007

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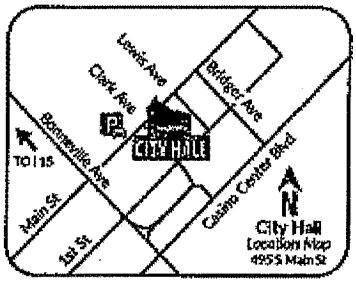

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21-0765
16204608017
1530 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 JRDFNP1 89102

12/31/2021 11:55

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P.007/007

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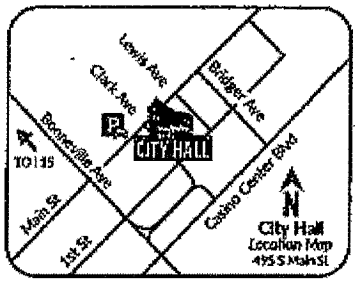

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Planning Commission Meeting of **01/11/2022**

21-0765
16204608010
1520 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

89 JRDFMP1 89102

12/31/2021 11:55

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495 South Main Street
Las Vegas, Nevada 89101

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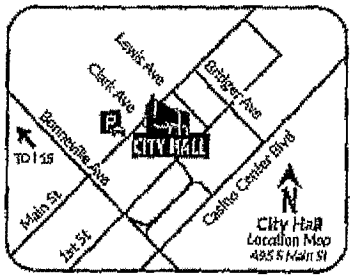

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

21-0765
16203202005
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

40a-b A

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

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PAID
Las Vegas, NV
Permit No. 1689

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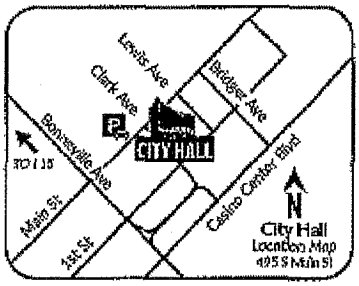

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

21-0765
16203210090
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

4 0 a b A

Application Information

21-0765 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 131.00 acres generally bounded by Gass Avenue on the north; Las Vegas Boulevard, 4th Street and 3rd Street on the east; Imperial Avenue on the south; and Commerce Street and the Union Pacific Railroad on the west (APNs multiple), Ward 3 (Diaz).

21-0765-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE)

21-0765-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL) TO: T4-MS (T4 MAIN STREET), T4-M (T4 MAKER), T5-MS (T5 MAIN STREET), T5-C (T5 CORRIDOR), T6-UC (T6 URBAN CORE), T6-UG (T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED)

Yes I support 100%

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***01/11/2022***
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

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

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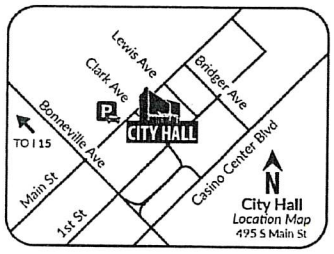

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

21-0765
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

93 JRDFNP1 89104

40 a-b A

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495 South Main Street
Las Vegas, Nevada 89101

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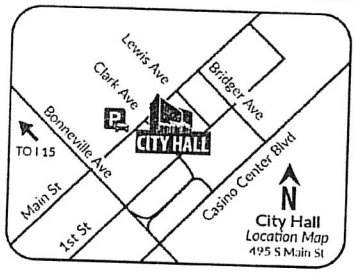

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Planning Commission Meeting of **01/11/2022**

21-0765
13934412018
DAVIS SHANON M & MARGARET E
LIVING TRUST
DAVIS SHANON M & MARGARET E TRS
200 HOOVER AVE UNIT 905
LAS VEGAS NV 89101-6875

03 JRDFNP1 89101

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Las Vegas, Nevada 89101

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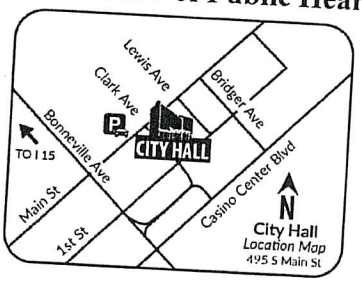

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Planning Commission Meeting of **01/11/2022**

21-0765
13934412121
DAVIS SHANON M & MARGARET E
LIVING TRUST
DAVIS SHANON M & MARGARET E TRS
200 HOOVER AVE # 905
LAS VEGAS NV 89101

89 JRDFNP1 89101

40a-bA

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495 South Main Street
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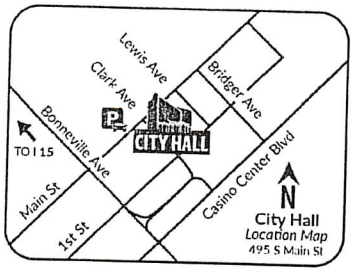

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

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21-0765
13934412072
2137 VELVET HILL AVE L L C
200 HOOVER AVE # 905
LAS VEGAS NV 89101

89 JRDFNP1 89101

40abA

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

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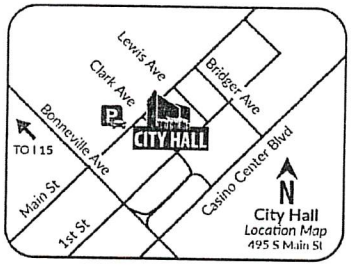

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SHOULD ALWAYS INCLUDE THE RESULTS OR POSSIBLE RESULTS OF A REZONING, ETC. MUST KNOW RAMIFICATION IF I AGREE OR OPPOSE. MAKE IT CLEARER. THANKS, J.O.

21-0765
13934710041
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

46 JRDFNP1 91605

Submitted after final agenda
40a-b C

Nora Lares

Subject: FW: 21-0765-GPA 1 & ZON 1

From: Michael Howe
Sent: Tuesday, March 01, 2022 1:43 PM
To: Seth Floyd <sfloyd@LasVegasNevada.GOV>; Peter Lowenstein <plowenstein@LasVegasNevada.GOV>
Cc: Eric McCammond <emccammond@LasVegasNevada.GOV>; Fred Solis <fsolis@LasVegasNevada.GOV>
Subject: 21-0765-GPA 1 & ZON 1

Hi Seth-

After meeting with Councilwoman Diaz's office this afternoon she gave direction to table the 18B FBC-related items set for the March 8 PC. We will mostly likely renotify these for an early summer PC, depending on how continued neighborhood outreach progresses.

Thanks,

Michael Howe (he, him, his)
Planning Program Manager
Department of Planning | Long Range Division
Office: (702) 229-6821
Mobile: (702) 630-6024
495 S. Main St | Las Vegas, NV 89101

mphowe@lasvegasnevada.gov
www.lasvegasnevada.gov

Submitted after final agenda
Item 26a-b
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03/08/2022

p.1

7023827616

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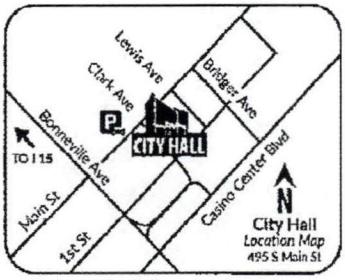

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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Planning Commission Meeting of **07/12/2022**

What about the small homes & Apts.?

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21-0765
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PALENCAR MIA R REV TR AGMT
PALENCAR MIA ROSEMARY TRS
1103 S 6TH ST
LAS VEGAS NV 89104

Submitted after final agenda

I Ceaba

Mia Rose

Jul 06 22, 12:51p

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Las Vegas, Nevada 89101

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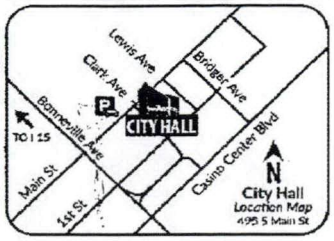

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21-0765
13934310022
721 SOUTH FIRST STREET L L C
4560 VICKI AVE
LAS VEGAS NV 89139-8156

113 DRDFNP1 89139

Item A

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

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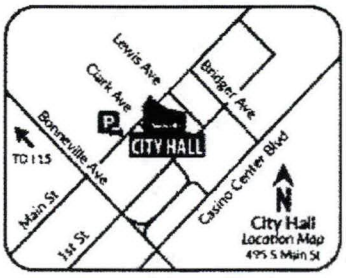

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21-0765
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 DRDFNP1 89102

11a-b A

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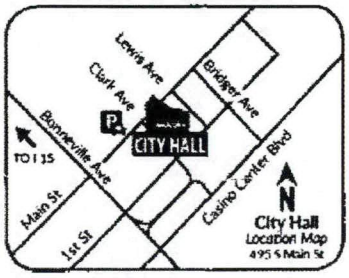

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[ ] I OPPOSE this Request

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2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 DRDFNP1 89102

16a-bA

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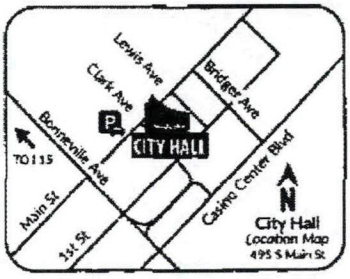

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[ ] I OPPOSE this Request

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Planning Commission Meeting of **07/12/2022**

21-0765
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STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 DROFNP1 89102

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495 South Main Street
Las Vegas, Nevada 89101

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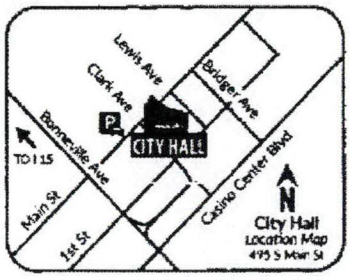

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21-0765
16203210006
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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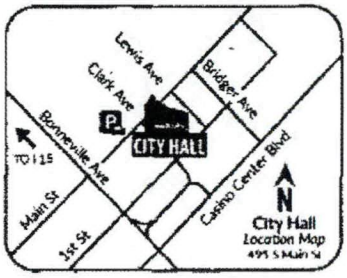

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Department of Planning

21-0765
16203210007
STICKY 7 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 DRDFNP1 89102

16a-bA

City of Las Vegas. Department of Planning
495 South Main Street
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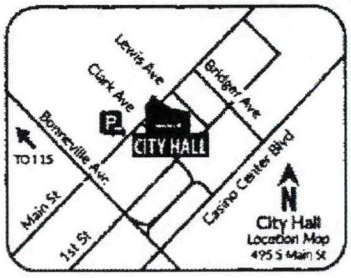

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Planning Commission Meeting of **07/12/2022**

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Department of Planning

21-0765
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STICKY VI L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 DRDFMP1 89102

11a-b A

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495 South Main Street
Las Vegas, Nevada 89101

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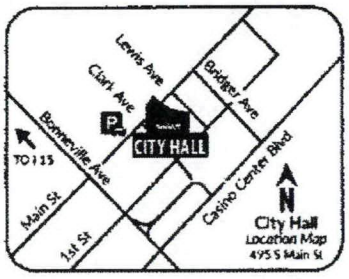

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[ ] I OPPOSE this Request

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Planning Commission Meeting of **07/12/2022**

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21-0765
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

DRDFNP1 89102

16a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
16a

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

SUBJECT:
TABLED - RENOTIFICATION - 21-0765-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	12	Planning Commission Mtg.	25
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
16b

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

SUBJECT:
TABLED - RENOTIFICATION - 21-0765-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL) TO: T4-MS (T4 MAIN STREET), T4-M (T4 MAKER), T5-MS (T5 MAIN STREET), T5-C (T5 CORRIDOR), T6-UC (T6 URBAN CORE), T6-UG (T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	12	Planning Commission Mtg.	25
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
17

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

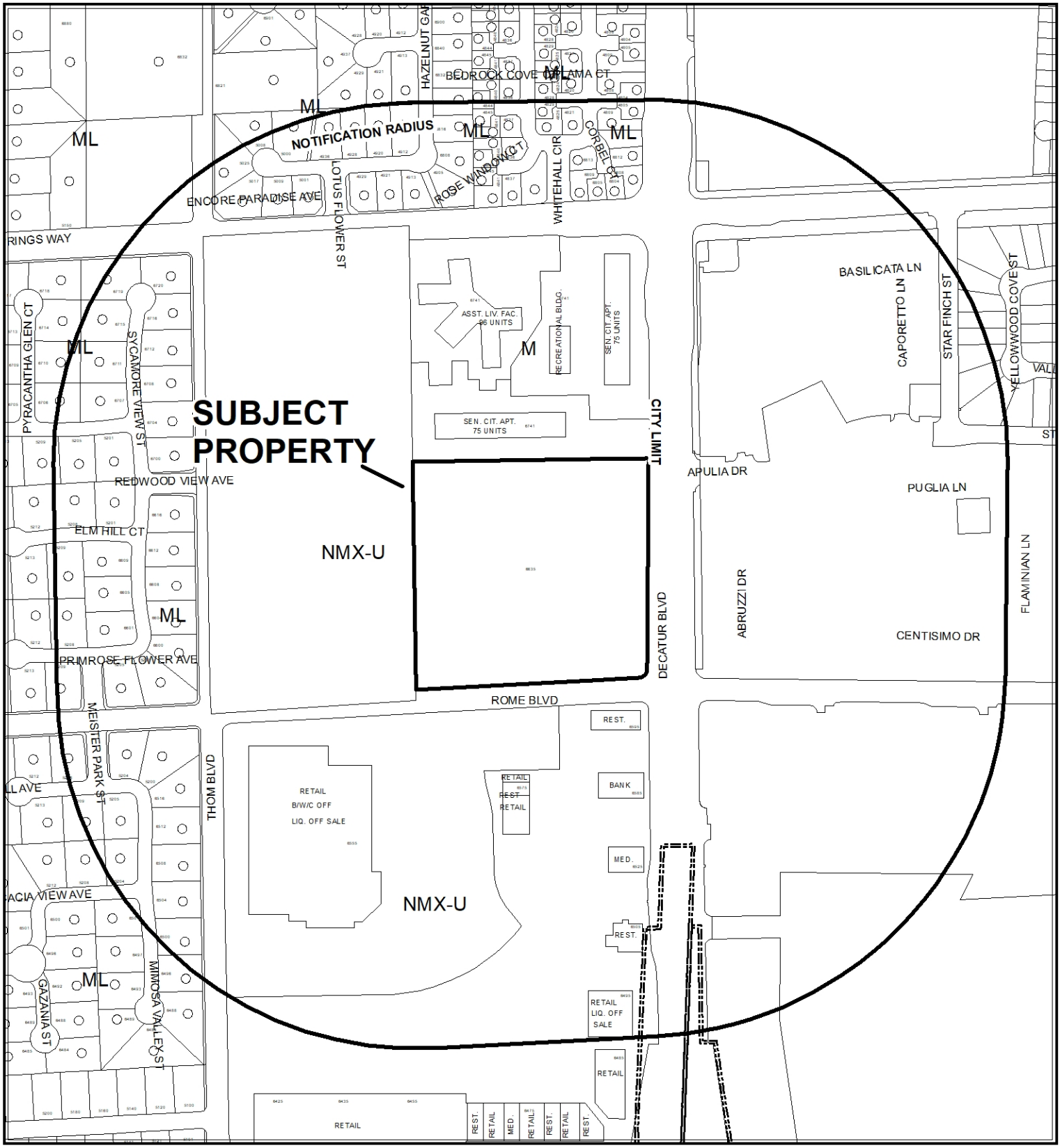
SUBJECT:
22-0086 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 08/17/2022

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 22-0086-GPA1
2. Land Use Map for 22-0086-GPA1
3. Land Use Map for 22-0086-ZON1
4. Location and Aerial Maps
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0086-SDR1
10. Protest Postcard
11. Submitted after Final Agenda - Revised Conditions and Staff Report, Site Plan, Elevations and Floor Plans Dated 07-12-2022, Protest Postcards and Documentation Not Vetted - Protest Comment Forms, E-mails, Petition, Letter, Comments and Telephone Log



CASE: **22-0086-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: NMX-U (NEIGHBORHOOD MIXED USE CENTER)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)



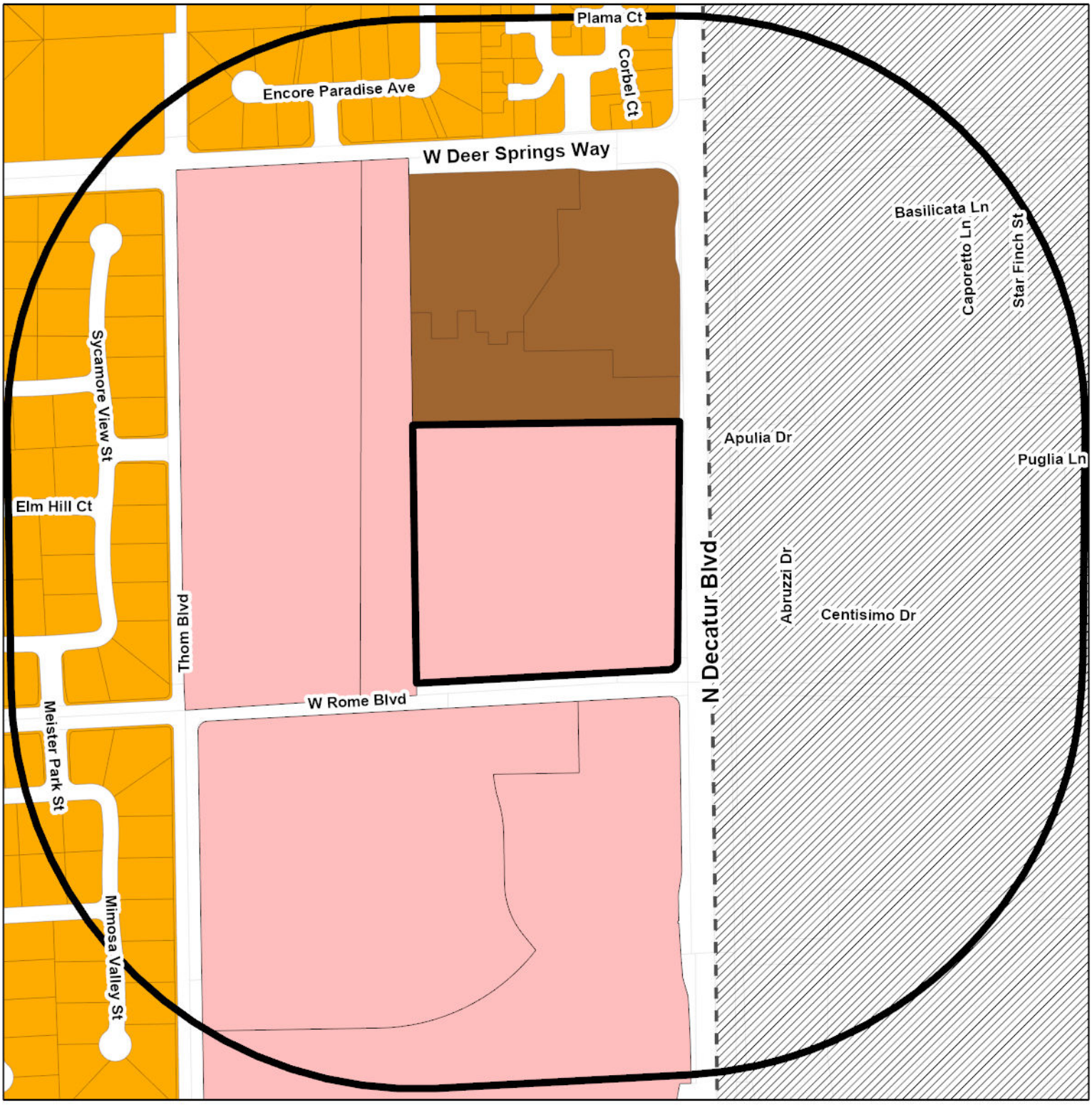
CASE: **22-0086-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: NMX-U (NEIGHBORHOOD MIXED USE CENTER)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

22-0086-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM NMX-U
TO H

- Subject Property
- Not City
- City Limits

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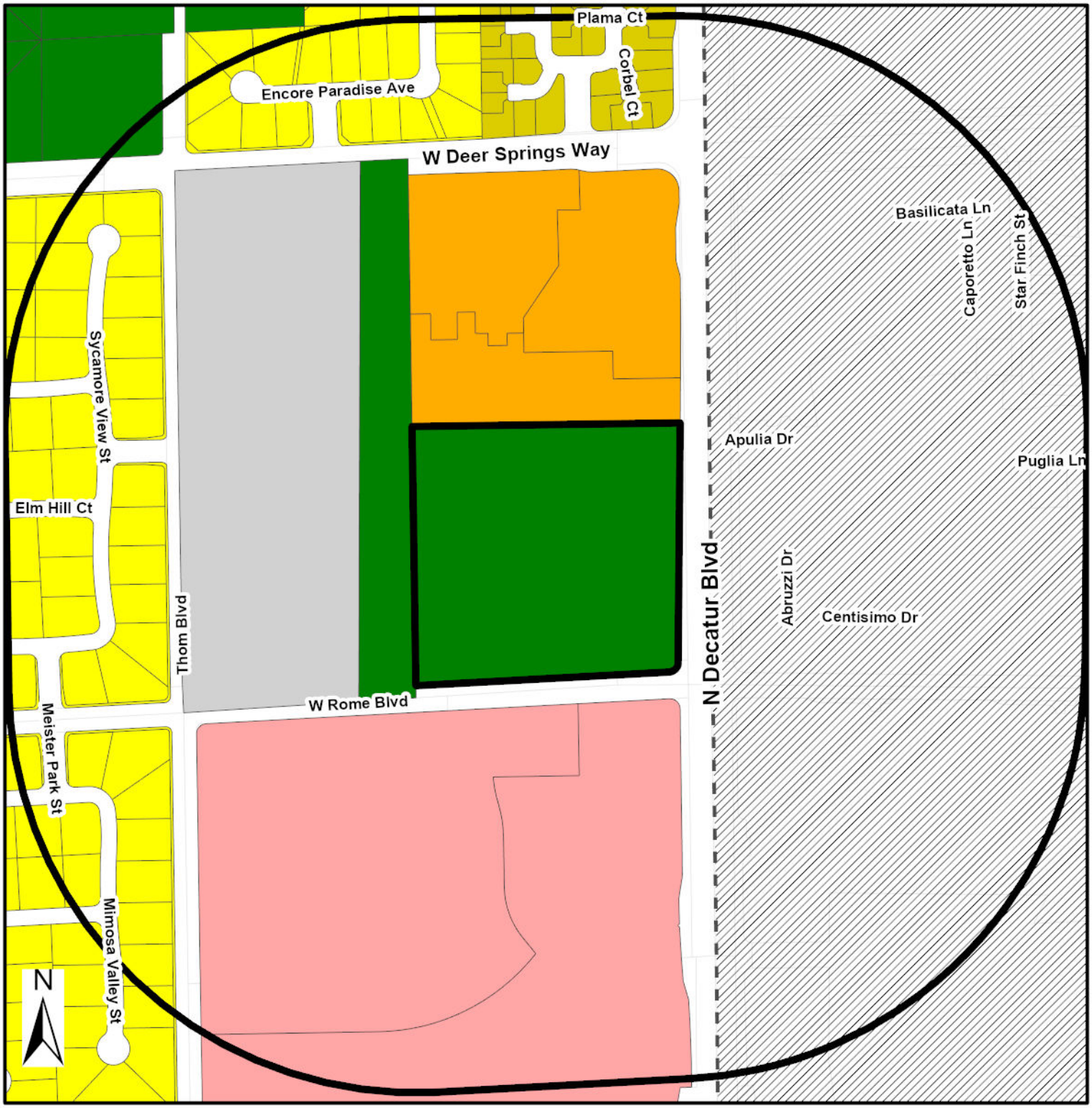
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, February 10, 2022

22-0086-ZON1



Zoning

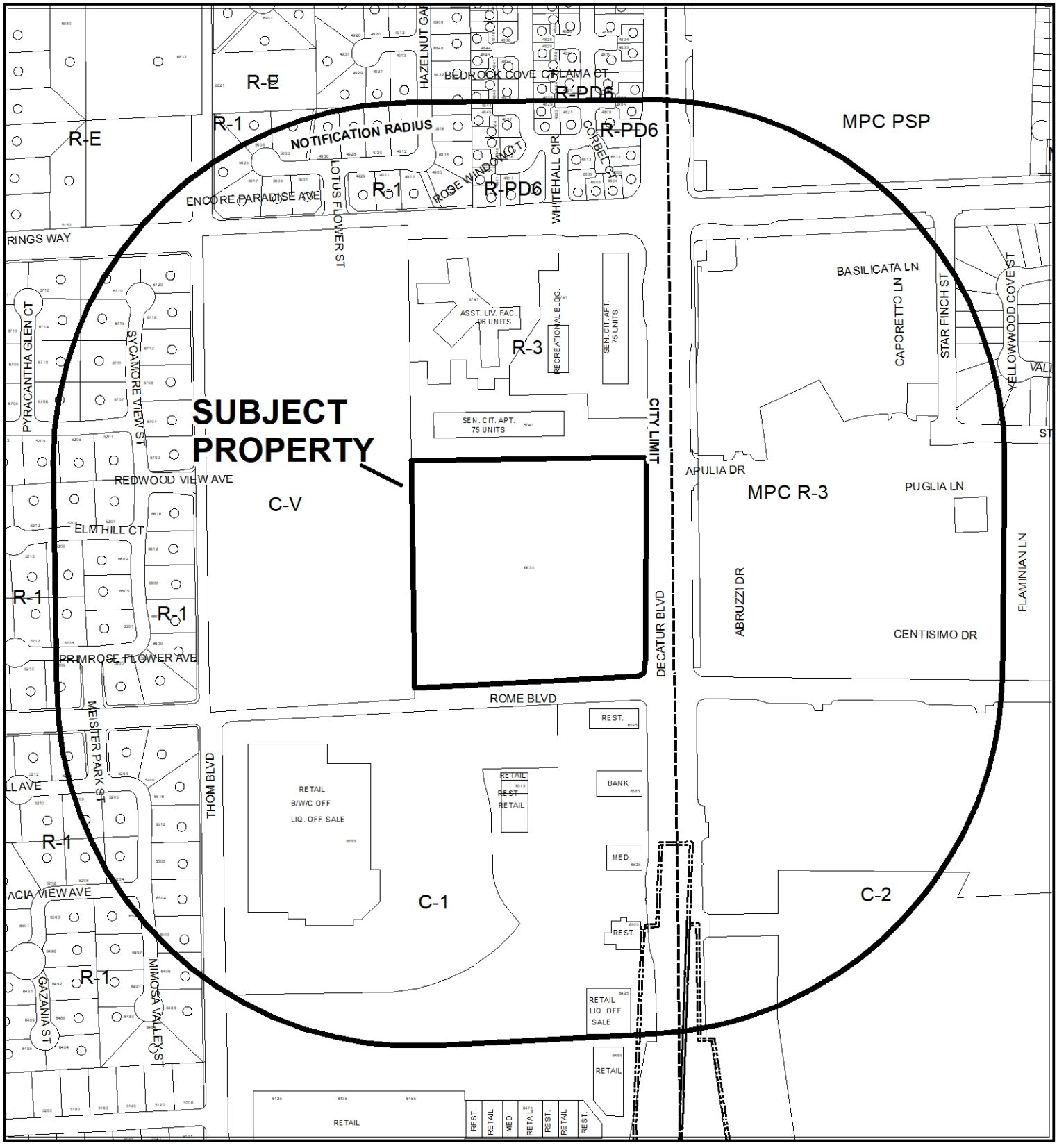
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- 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-E TO R-4

Subject Property
Not City
City Limits

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

Date: Thursday, February 10, 2022

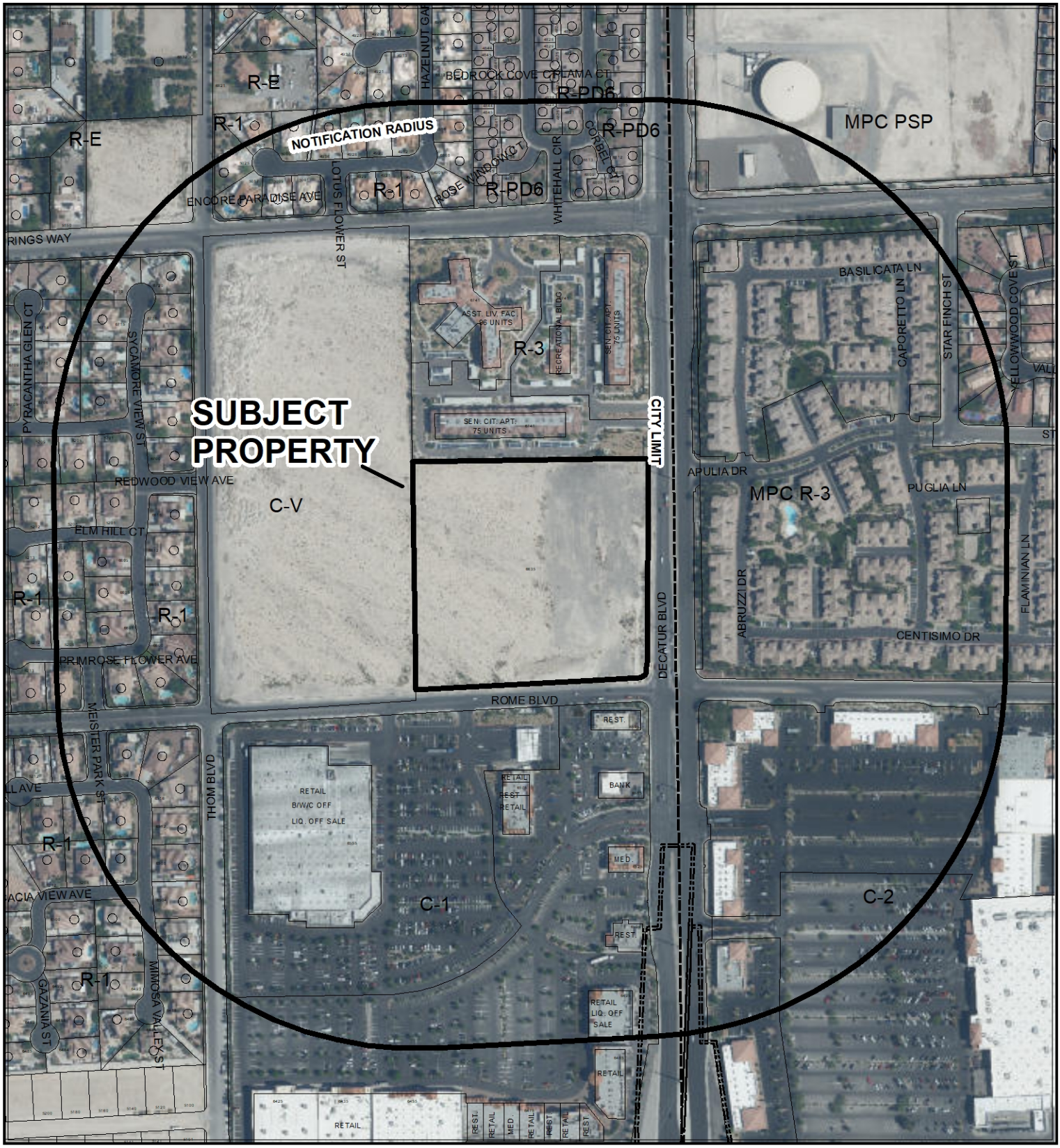


CASE: **22-0086**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



CASE: **22-0086**

RADIUS: 1000 FEET

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

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City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0086-GPA1	Staff recommends APPROVAL.	
22-0086-ZON1	Staff recommends APPROVAL.	22-0086-GPA1
22-0086-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0086-GPA1 22-0086-ZON1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 473

PROTESTS 1

APPROVALS 0

NE

**** CONDITIONS ****

22-0086-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow an 84-foot Residential Adjacency Setback where 120 feet is required.

2. Approval of General Plan Amendment (22-0086-GPA1) and Rezoning (22-0086-ZON1), and approval and conformance to the Conditions of Approval for Site Development Plan Review (22-0086-SDR1) shall be required, if approved.

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

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

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

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

22-0086-SDR1 CONDITIONS

Planning

1. Approval of General Plan Amendment (22-0086-GPA1) and Rezoning (22-0086-ZON1), and approval and conformance to the Conditions of Approval for Variance (22-0086-VAR1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan date stamped 05/19/22, and building elevations date stamped 05/19/22 (tiny homes) and date stamped 05/23/22 (three and four- story structures), except as amended by conditions herein.

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

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

6. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

8. Artificial turf shall be utilized in lieu of turf/sod in areas such as dog runs and play/active recreational areas.

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. 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.

11. 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.

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

Public Works

13. Construct half-street improvements Decatur Boulevard and Rome Boulevard meeting current City standards with appropriate transition paving adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Grant a Pedestrian Access Easement if any public sidewalks are located outside of the public right-of-way.

14. Coordinate and connect to Public Sewer at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.

15. 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.

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

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 276-unti Multi-Family development on the northwest corner of Rome Boulevard and Decatur Boulevard.

ISSUES

- The subject 9.45 acres was granted to the City of Las Vegas by the Federal Government through a Patent Easement with a Deed Restriction that is to be utilized for affordable housing only. If affordable housing is not developed on the subject site it shall be deeded back to the United States Government.
- The City of Las Vegas 2050 Master Plan emphasizes infill development, and prioritizes the construction of more affordable housing that is near public transit, commercial, and employment centers.
- A Variance is requested for Residential Adjacency Setback Standards to the undeveloped lot to the west, as it is a split zoned lot with only a small portion being residentially zoned. Prior to any development, the entire adjacent lot to the west would need to be rezoned and it is not anticipated to be rezoned to a residential use. Therefore, staff supports the Variance request and is recommending approval.

ANALYSIS

General Plan Amendment

A properties General Plan Designation determines the density allowed on a particular parcel. In this instance, the current designation of NMX-U would support mid-rise structures with varying densities. The applicant is requesting to amend the General Plan Designation from NMX-U (Neighborhood Mixed Use Center) to H (High Density Residential). The Neighborhood Mixed Use Center designation supports such uses as moderate intensity neighborhood oriented mixed use and town centers with variable densities. These type developments traditionally comprise of mid-rise structures (up to five-stories) that include ground floor retail and general personal services such as hair salons and dry cleaners with residential units on the upper floors.

The proposed High Density Residential General Plan Designation supports developments that consist of multi-family housing such as apartments, condominiums and townhomes. These structures can range from single and two-story townhomes to mid and high rise type structures. The density is typically 25 dwelling units per acre and higher.

NE

The intersection of Rome Boulevard and Decatur Boulevard includes a condominium development on the northeast corner, a shopping center anchored by Walmart on the southeast corner and a second shopping center located on the southwest corner anchored by Costco. Staff finds the need for more commercial space to be minimal at this particular intersection and supports the General Plan Amendment request to a designation that would support a mid-rise multi-family development without a commercial component and recommends approval of the request.

Rezoning

As stated above, a parcels General Plan Designation determines the density as to which it will be developed to. The current and proposed General Plan Designation support zoning districts that allow densities in the 25 dwelling units per acre range. The existing zoning district, R-E (Residence Estates) is not in alignment with the properties general Plan Designation as the R-E zoning district typically allows two dwelling units per acre. In order to bring the zoning district into alignment with the General Plan Designation, the applicant is requesting to rezone the subject site from R-E to R-4 (High Density Residential). As the subject site was deeded to the City from the Federal Government for the sole purpose of affordable housing, staff finds the highest and best use for the subject site is to align it with the proposed General Plan Designation of High Density which will allow the construction of an affordable multifamily development as intended by the U.S. Government. Therefore, staff is recommending approval of the requested rezoning.

Variance

Located adjacent to the west property line of the subject site is an undeveloped 17.49-acre parcel that currently contains two zoning districts, C-V (Civic) and R-E (Residence Estates). The portion of the site that is zoned R-E is directly adjacent to the subject and is approximately 130 feet in width and runs the entire length adjacent to the properties eastern property line. This R-E zoned portion of the adjacent parcel is approximately 3.85 acres of the total 17.49 acres. Due to this R-E zoned portion of the subject site being adjacent to the subject property, Residential Adjacency Standards apply.

Residential Adjacency Standards require properties to be developed for nonresidential or multifamily residential that is located adjacent to property zoned R-E, R-D, R-1, R-SL, or R-CL shall conform to the residential adjacency standards set forth by Title 19.08. No building subject to the residential adjacency standards shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards. For example, a 100-foot tall building must be set back 300 feet from the property line of the protected property. In this instance the three story portion of Building Number Three (3) is closest to the R-E zoned portion of the adjacent parcel and requires a 120-foot setback. The actual setback provided is 84 feet. In addition, Residential Adjacency Setback Standards require trash enclosures to be 50 feet from residentially zoned property. The proposed trash enclosures along the western portion of the development are setback 43 feet where 50 feet is required.

NE

The adjacent 17.49 acres would be required to be rezoned to a single zoning district prior to being developed. As this parcel is also contains a General Plan Designation of NMX-U (Neighborhood Mixed Use Center), it is expected to be rezoned to a zoning district that also supports either a mixed-use development or a multi-family development, and Residential Adjacency Standards would not be applicable at this point. Therefore, staff supports the requested Variance and is recommending approval.

Site Development Plan Review

The proposed multifamily development consists of 38 one-bedroom "tiny Homes along the western property line, two, three-story multifamily buildings adjacent to Decatur Boulevard that contain 18 and 24-units, and centralized to the site is a three and four-story building containing 196 multi-family units. The three and four-story buildings contain one to three bedroom units. The proposed development is proposing 419 covered and uncovered parking spaces where 489 are required. In addition, the site provides outdoor recreational areas for future residents.

Entrance to the development is from Rome Boulevard which is gated, and a secondary exit only is provided for Decatur Boulevard that is a right-turn only motion as all commercial services are located south of the development. The gated entry and exit on Rome Boulevard is aligned with the driveway to the south to avoid intersection offsets and traffic conflicts.

The building elevations depict articulated facades, featuring recesses and pop-outs with varying neutral colors contributing to the overall attractiveness of the area. The applicant is proposing to install an abundance of trees both within the interior of the site and the perimeter landscape buffers to provide shade for both the residents and pedestrians along both Rome Boulevard and Decatur Boulevard. The overall site and building design incorporates patterns and materials that provide visual interest and the buildings along Rome Boulevard are oriented to the street frontage, and make a strong tie to the street.

City of Las Vegas 2050 Master Plan

The Las Vegas 2050 Master Plan identifies the vision and goals of the community and provides a "road map" identifying where land use changes may be anticipated or desired. The Plan provides guidance and recommendations on the forms and functions of these future land uses. Understanding how future demographic changes, such as increasing population or socio-economic shifts, affect land uses is essential for effective master planning. In Las Vegas, demographic projections anticipate upwards of 300,000 new residents within the city limits by 2050. We know that past development practices relied on a suburban expansion model, where undeveloped lands at edge of city are incorporated into the City proper and developed - primarily as single-family housing developments. This pattern of development may ultimately prove unsustainable should it

continue, exacerbating a range of issues and associated mitigation costs. Single-family housing consumes the greatest amounts of water - are preciously and tightly managed resources, especially if needing to accommodate 300,000 new residents. Further suburban expansion requires significant infrastructure investment to expand sewer and water service, while often leaving aging infrastructure in older parts of the city in poorer condition. Suburban expansion means ever increasing commute times for workers, while making it increasingly expensive to provide mass transit service to outlying areas.

At the same time, Las Vegas struggles with the same issues of equality that are common across urban environments in the US: gentrification, affordable housing, and fair access to schools, hospitals, and critical services. A number of alternative strategies and development practices are at the city's disposal, which have the ability to accommodate future population growth in a more resilient manner, leading to better outcomes for all of Las Vegas.

Key land use planning strategies include prioritizing and incentivizing construction of "Missing Middle" housing: low-rise (3-5 story) multi-family units in key areas that have the smallest water footprint per dwelling unit. For Las Vegas, increasing density and population in select areas is vital to help maximize the efficiency of existing city services and to accommodate an increasing population. It will also provide the population concentration needed to support more accessible and equitable mobility and transportation systems and nearby, walkable neighborhood stores and businesses. Density is frequently perceived as a "bad" word because it connotes a wide array of ill-conceived or poorly-designed buildings and developments. These include past attempts at public housing, overcrowded and out-of-scale apartment complexes, and the conversion of single-family homes into multi-unit boarding houses. Well-planned and designed medium- to higher-density housing strategies could help transform and re-energize certain areas.

The proposed multifamily development supports the goals of the 2050 master Plan by providing an affordable housing development with nearby public transportation, walkable neighborhood stores, and nearby employment opportunities. Therefore, staff recommends approval of the requested General Plan Amendment, Rezoning, Variance and Site Development Plan Review with conditions.

FINDINGS (22-0086-GPA1)

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 High Density Residential is compatible with adjacent commercial and multifamily (condominium) developments in the area.

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

   The proposed R-4 (High Density Residential) zoning district is compatible with the adjacent civic, commercial and multifamily 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**

   Decatur Boulevard is a 154-foot wide Primary Arterial, and Rome Boulevard is a 65-foot wide Collector Street as defined by the Master Plan of Streets and Highways and both are adequate in size to accommodate the use proposed. In addition, an existing RTC (Regional Transportation Commission) bus stop exists approximately 400 feet north of the subject site. Therefore, there are adequate facilities to accommodate the proposed amendment.

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

   The proposed amendment supports the City of Las Vegas 2050 Master Plan for affordable housing and infill development.

FINDINGS (22-0086-ZON1)

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

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

   If approved, the proposed R-4 (High density Residential) conforms to the proposed High Density Residential 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 proposed R-4 zoning district allows multifamily developments that is compatible with the adjacent condominium and commercial shopping centers.

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

   Growth and development factors in the community indicate the need for the rezoning to allow an infill development consisting of affordable housing.

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.**

   Both Decatur Boulevard and Rome Boulevard are adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (22-0086-SDR1)

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

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

   The proposed multifamily development is compatible with the adjacent shopping centers to the south and southeast, and the multifamily (condominium) development to the east. Staff finds the proposed development will also be compatible with the future development to the west as that parcel contains a General Plan Designation of NMX-U (Neighborhood Mixed Use Center) which supports zoning districts that allow mid-rise mixed-use developments.

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

   The proposed development supports the goals of the Las Vegas 2050 Master plan and is consistent with those policies and standards.

NE

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

   Site access is designed to not negatively impact adjacent roadways as the Rome Boulevard entrance/exit is aligned with an existing driveway for the shopping center to the south, and an exit only driveway is provided for traffic intended for southbound traffic on Decatur Boulevard.

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

   The building and landscape materials are typical for a desert environment and are appropriate for the area and the City.

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

   The proposed building elevations create an 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.**

   If approved, the proposed development is subject to building permit reviews and regular inspections during construction to ensure the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/04/20	The Department of Planning, Code Enforcement Division processed a complaint (CE20-02542) for political signs posted within the median and on the northwest corner of Rome Boulevard and Decatur Boulevard. The case is open as of 06/13/22.

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

Pre-Application Meeting	
02/09/22	Beginning on February 9, 2022, staff has conducted multiple pre-application meetings to discuss the proposed multi-family development.

Neighborhood Meeting	
07/06/22	A Neighborhood Meeting is scheduled for 5:30 p.m. at the Centennial Hills Community Center located at 6601 North Buffalo Drive, Las Vegas, NV. 89131.

Field Check	
06/30/22	Staff observed the undeveloped lot during a routine field check. The subject site is secured by a chain link fence. Besides the political ads posted on the fencing, staff did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Gross Acres	9.45
Net Acres	9.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	R-E (Residence Estates)
North	Senior Citizen Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Shopping Center	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
East	Multi-Family	MFR (Multi-Family Residential) North Las Vegas	MPC R-3 (Master Plan Community High Density Residential) North Las Vegas
West	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	R-E (Residence Estates)
			C-V (Civic)

NE

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the proposed R-4 District:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	7,000 SF	411,642 SF	Y
Min. Setbacks			
• Front	10 Feet	89 Feet	Y
• Side	5 Feet	67 Feet	Y
• Corner	5 Feet	28 Feet	Y
• Rear	20 Feet	67 Feet	Y
Max. Building Height	Residential Adjacency Standards 28 Feet	40 Feet	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	120 Feet	84 Feet	N*
Trash Enclosure	43 Feet	50 Feet	N*

**A Variance is requested for the Residential Adjacency Setback Standards to the undeveloped parcel to the west that is split zoned R-E and C-V. Staff supports this request.*

NE

Subject 9.45 acres or 411,642 Square Feet:

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	18,000 SF Lots	22 Lots
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-4 (High Density Residential)	Unlimited	>240 Units
Existing General Plan	***Permitted Density***	***Units Allowed***
NMX-U Neighborhood Mixed Use Center)	<25 du/ac	<236 Units
Proposed General Plan	***Permitted Density***	***Units Allowed***
H (High Density Residential)	>25.5 du/ac	>240 Units

Pursuant to Title 19.06, the following standards apply for the R-4 District:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 42 Trees 27 Trees 29 Trees 41 Trees	 42 Trees 27 Trees 29 Trees 41 Trees	 Y Y Y Y
TOTAL PERIMETER TREES		**139 Trees**	**139 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	79 Trees	79 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 6 Feet 10 Feet 10 Feet 6 Feet		 6 Feet 15 Feet 15 Feet 6 Feet	 Y Y Y Y
Wall Height	6 to 8 Feet Adjacent to Residential		6-Foot Tall Decorative Wall	Y

A total of 218 trees are required, and 332 are being planted supporting the City of Las Vegas 2050 master Plan to plant trees to combat the heat island effect.

NE

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways Map		Y or N
Rome Boulevard	Collector	Master Plan of Streets and Highways Map		Y or N

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	ADA	Regular	ADA	
One Bedroom Multi-Family Unit	114 Units	1.25 Per Unit	143				
Two Bedroom Multi-Family Unit	82 Units	1.75 Per Unit	144				
Three Bedroom Multi-Family Unit	42 Units	2.00 Per Unit	84				
Tiny Homes	38 1-Bedroom Units	1.25 Per Unit	48				
TOTAL SPACES REQUIRED			419		489		Y
Regular and Handicap Spaces Required			410	9	475	14	Y

NE

Department of Public Works Traffic Study

Proposed 238-Unit Apartment Complex with 38 Single-Family Units				
First Proposed Use		***#Unit***	***RATE/#UNIT***	***TOTAL***
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	238	5.44	1,294
AM Peak Hour			0.36	86
PM Peak Hour			0.44	105
Second Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	38	9.44	359
AM Peak Hour			0.74	28
PM Peak Hour			0.99	37
Total Proposed Use				
Average Daily Traffic (ADT)	TOTAL	276		1,653
AM Peak Hour				114
PM Peak Hour				142
Existing Traffic on Nearby Streets				
Rome Boulevard				
Average Daily Traffic (ADT)			5,109	
PM Peak Hour (Heaviest 60 Minutes)			409	
Decatur Boulevard				
Average Daily Traffic (ADT)			23,573	
PM Peak Hour (heaviest 60 minutes)			1,886	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Rome Boulevard			12,480	
Decatur Boulevard			50,900	
Summary				
This project will add approximately 1,653 trips per day on Rome Boulevard and Decatur Boulevard. Currently, Rome Boulevard is at about 41 percent of capacity and Decatur Boulevard is at about 46 percent of capacity. With this project, Rome Boulevard is expected to be at about 54 percent of capacity and Decatur Boulevard to be at about 50 percent of capacity.				
Based on Peak Hour use, this development will add about 142 vehicles in the peak hour, or about five every two minutes.				

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 6635 N Decatur Blvd., Las Vegas, NV 89131

Project Name Rome & Decatur **Proposed Use** Affordable Housing

Assessor's Parcel #(s) 125-24-701-041 **Ward #** 6

General Plan: Existing NMX-U Proposed H **Zoning:** Existing R-E Proposed R-4

Additional Information

Property Owner City of Las Vegas Contact Teresa Boyce, Real Estate Manager

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

E-mail tboyce@LasVegasNevada.GOV Phone (702)229-1022

Applicant Ovation Contracting, Inc. Contact Janet Goyer

Address 6021 S. Fort Apache Road, #100 City Las Vegas State NV Zip 89148

E-mail jang@ovationdev.com Phone (702)990-2325, (702)580-9036

Representative Janet Goyer, Ovation Contracting Inc. Contact Janet Goyer

Address 6021 S. Fort Apache Road, #100 City Las Vegas State NV Zip 89418

E-mail jang@ovationdev.com Phone (702)990-2325, (702)580-9036

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 Teresa M Boyce

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

Print Name Teresa M Boyce

Subscribed and sworn before me

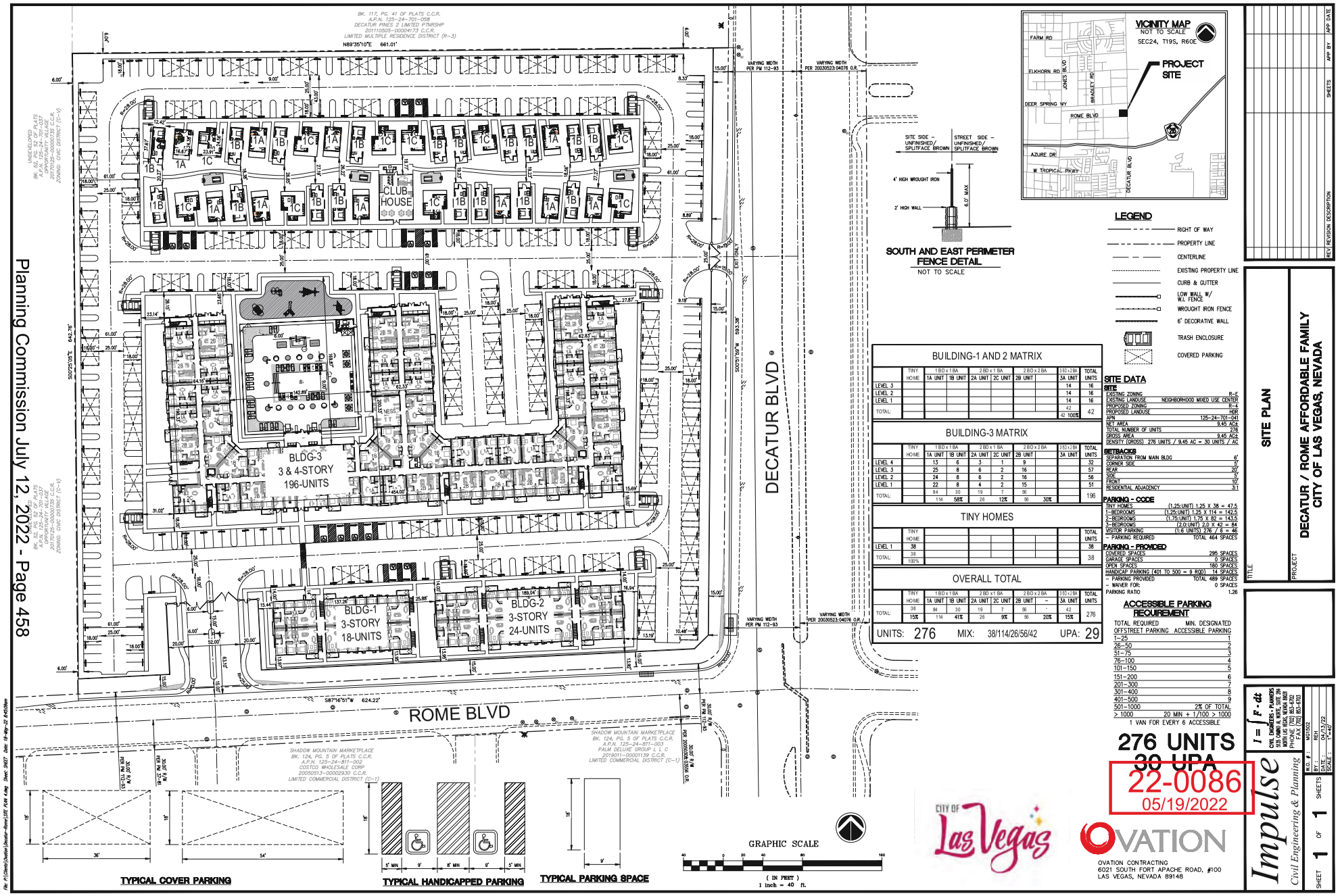
This 28th day of February, 20 22

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1185-1
My Appt. Expires January 4, 2023

22-0086
05/19/2022



SOUTH AND EAST PERIMETER FENCE DETAIL
NOT TO SCALE

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- CURB & GUTTER
- LOW WALL W/ W.I. FENCE
- WROUGHT IRON FENCE
- 6' DECORATIVE WALL
- TRASH ENCLOSURE
- COVERED PARKING

BUILDING-1 AND 2 MATRIX

	TINY HOME	1 BD x 1 BA 1A UNIT	1 BD x 1 BA 1B UNIT	2 BD x 1 BA 2A UNIT	2 BD x 1 BA 2C UNIT	2 BD x 2 BA 2B UNIT		3 BD x 2 BA 3A UNIT	TOTAL UNITS
LEVEL 3								14	16
LEVEL 2								14	16
LEVEL 1								14	16
TOTAL:								42	42 100%

BUILDING-3 MATRIX

	TINY HOME	1 BD x 1 BA 1A UNIT	1 BD x 1 BA 1B UNIT	2 BD x 1 BA 2A UNIT	2 BD x 1 BA 2C UNIT	2 BD x 2 BA 2B UNIT		3 BD x 2 BA 3A UNIT	TOTAL UNITS
LEVEL 4		13	6	3	1	9			32
LEVEL 3		25	8	6	2	16			57
LEVEL 2		24	8	6	2	16			56
LEVEL 1		22	8	4	2	15			51
TOTAL:		84	30	19	7	56			196
		114	58%	26	12%	56	30%		

TINY HOMES

	TINY HOME								TOTAL UNITS
LEVEL 1	38								38
TOTAL:	38								38
	100%								

OVERALL TOTAL

	TINY HOME	1 BD x 1 BA 1A UNIT	1 BD x 1 BA 1B UNIT	2 BD x 1 BA 2A UNIT	2 BD x 1 BA 2C UNIT	2 BD x 2 BA 2B UNIT	–	3 BD x 2 BA 3A UNIT	TOTAL UNITS
TOTAL:	38	84	30	19	7	56	-	42	276
	15%	114	41%	26	9%	56	20%	15%	

UNITS: 276 MIX: 38/114/26/56/42 UPA: 29

SITE DATA

SITE

EXISTING ZONING	R-E
EXISTING LANDUSE	NEIGHBORHOOD MIXED USE CENTER
PROPOSED ZONING	R-4
PROPOSED LANDUSE	HDR
APN	125-24-701-041
NET AREA	9.45 AC±
TOTAL NUMBER OF UNITS	276
GROSS AREA	9.45 AC±
DENSITY (GROSS)	276 UNITS / 9.45 AC = 30 UNITS / AC

SETBACKS

SEPARATION FROM MAIN BLDG	6'
CORNER SIDE	5'
REAR	20'
SIDE	5'
FRONT	10'
RESIDENTIAL ADJACENCY	3:1

PARKING - CODE

TINY HOMES	(1.25/UNIT) 1.25 X 38 = 47.5
1-BEDROOMS	(1.25/UNIT) 1.25 X 114 = 142.5
2-BEDROOMS	(1.75/UNIT) 1.75 X 82 = 143.5
3-BEDROOMS	(2.0/UNIT) 2.0 X 42 = 84
VISITOR PARKING	(1/6 UNITS) 276 / 6 = 46
– PARKING REQUIRED	TOTAL 464 SPACES

PARKING - PROVIDED

COVERED SPACES	295 SPACES
GARAGE SPACES	0 SPACES
OPEN SPACES	180 SPACES
HANDICAP PARKING (401 TO 500 = 9 ROD)	14 SPACES
– PARKING PROVIDED	TOTAL 489 SPACES
+ WAIVER FOR:	0 SPACES
PARKING RATIO	1.26

ACCESSIBLE PARKING REQUIREMENT

TOTAL REQUIRED OFFSTREET PARKING	MIN. DESIGNATED ACCESSIBLE PARKING
1–25	1
26–50	2
51–75	3
76–100	4
101–150	5
151–200	6
201–300	7
301–400	8
401–500	9
501–1000	2% OF TOTAL
> 1000	20 MIN + 1/100 > 1000

1 VAN FOR EVERY 6 ACCESSIBLE

276 UNITS
30 UPA

22-0086
05/19/2022

CITY OF Las Vegas

OVATION

OVATION CONTRACTING
6021 SOUTH FORT APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

TITLE: SITE PLAN

PROJECT: DECATUR / ROME AFFORDABLE FAMILY
CITY OF LAS VEGAS, NEVADA

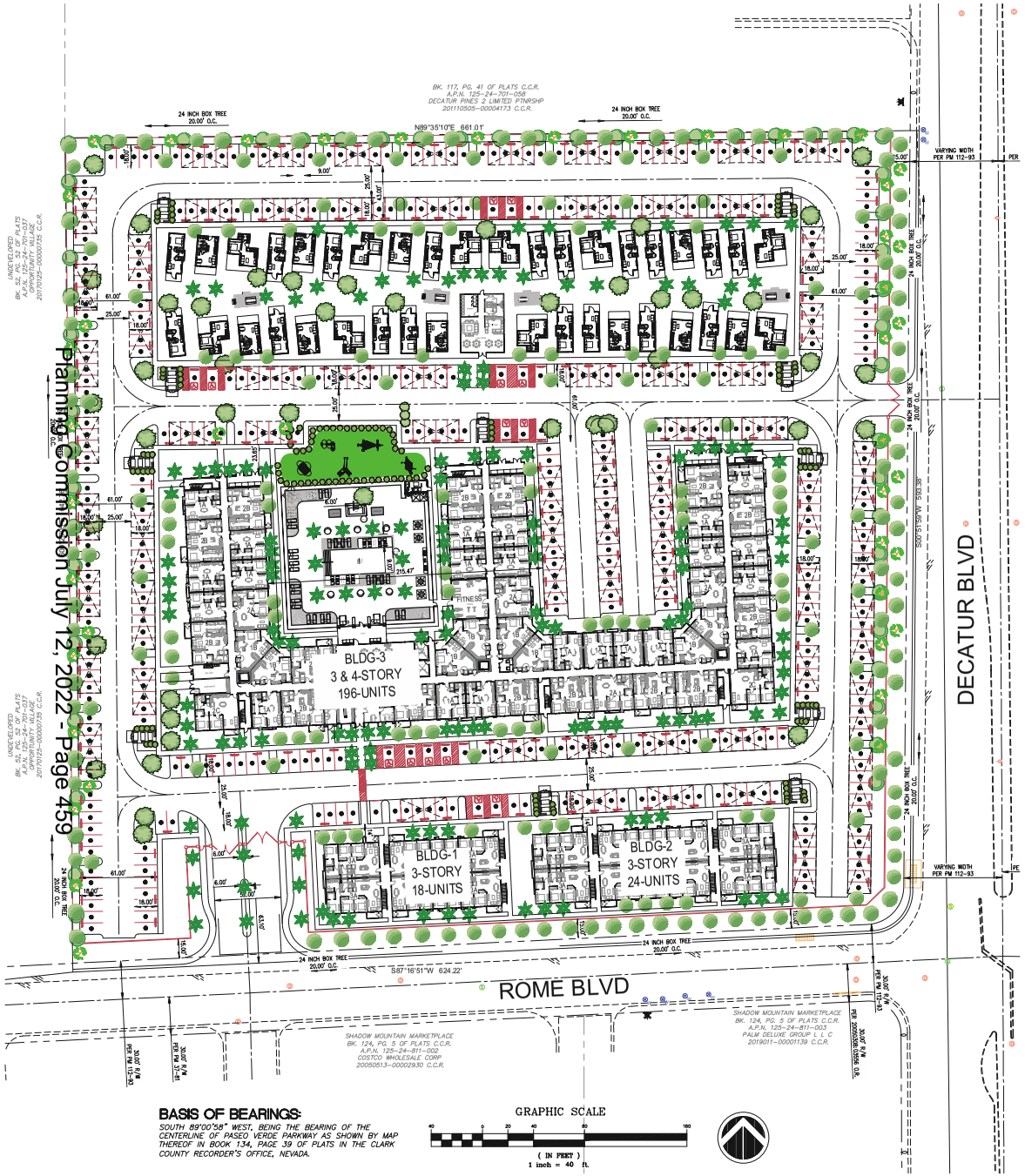
Impulse
Civil Engineering & Planning
CIVIL ENGINEERS • PLANNERS
5371 KIETZKE LANE, SUITE 200
RENO, NEVADA 89511
PHONE: (702) 853-6702
FAX: (702) 853-6703

M.D. # M21032
BY: RSH
DATE: 04/13/22
SCALE: 1"=40'

SHEET 1 OF 1 SHEETS

Planning Commission July 12, 2022 - Page 458

File: P:\Drawings\Ovation\Decatur-Rome\SITE PLAN 4.dwg Sheet: SHEET Date: 19-May-22 8:40:03am



Planning Commission July 12, 2022 - Page 459

PLANT LEGEND

5 GALLON SHRUBS:	
5 GAL. DEER GRASS	44
5 GAL. FEATHERY CASSIA	45
5 GAL. DWARF MOCK ORANGE	44
5 GAL. PINK LADY	44
5 GAL. RUBY FOUNTAIN GRASS	45
5 GAL. YELLOW BELLS	44

(NOT SHOWN FOR CLARITY)

24 INCH BOX TREES:

CHILTALPA	92
AFRICAN SUMAC	86
MONDEL PINE	65
PALO VERDE	65
EXISTING TREES	

PALM TREES:

20' WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	24

PHASE I - PROJECT INFORMATION

SITE DATA:

APN NUMBER	125-24-701-041
ZONING - EXISTING	PROPOSED
NET AREA	9.45 ACs
GROSS AREA	11.00 ACs
TOTAL NUMBER OF UNITS	276
DENSITY (MAXIMUM)	
DENSITY (GROSS)	29 UNITS / ACs
BUILDING CODE	2018 IBC
CONSTRUCTION TYPE	VA
OCCUPANCY	RESIDENTIAL (R-2)

PARKING REQUIRED

1BR/HOMES	38	1.25/PER UNIT	47.50 SPACES
1-BEDROOM UNITS	110	1.25/PER UNIT	137.50 SPACES
2-BEDROOM UNITS	80	1.75/PER UNIT	140.00 SPACES
3-BEDROOM UNITS	48	1.75/PER UNIT	84.00 SPACES
GUEST	276	1 EVERY 6	46.00 SPACES
TOTAL PARKING REQUIRED			497 SPACES
ACCESSIBLE PARKING REQUIRED, 401 TO 500 = 9 SPACES			9
VAN ACCESSIBLE PARKING REQUIRED, 1 FOR EVERY 6 ACCESSIBLE			2

PARKING PROVIDED

COVERED PARKING	276 SPACES
OPEN PARKING	172 SPACES
ACCESSIBLE PARKING (6 SPACES + 2 VAN SPACES)	18 SPACES
TOTAL PARKING PROVIDED:	466 SPACES
OVER:	0 SPACES
PARKING RATIO:	1.70 PER UNIT

BUILDING-2 AND 3 MATRIX

	TINY HOME	1 BD x 1 BA 1A UNIT	1 BD x 1 BA 1B UNIT	2 BD x 1 BA 2A UNIT	2 BD x 1 BA 2C UNIT	2 BD x 2 BA 2B UNIT		3 BD x 2 BA 3A UNIT	TOTAL UNITS
LEVEL 3								8	16
LEVEL 2								8	16
LEVEL 1								8	16
TOTAL:								24	48
								24 100%	

BUILDING-1 MATRIX

	TINY HOME	1 BD x 1 BA 1A UNIT	1 BD x 1 BA 1B UNIT	2 BD x 1 BA 2A UNIT	2 BD x 1 BA 2C UNIT	2 BD x 2 BA 2B UNIT		3 BD x 2 BA 3A UNIT	TOTAL UNITS
LEVEL 4		10	4	3	1	8			25
LEVEL 3		25	8	6	2	16			56
LEVEL 2		24	8	6	2	16			56
LEVEL 1		23	8	3	2	15			53
TOTAL:		82	28	18	7	55			190
		110	58%	25	13%	55	29%		

TINY HOMES

	TINY HOME							TOTAL UNITS
LEVEL 1	38							38
TOTAL:	38							38
	100%							

OVERALL TOTAL

	TINY HOME	1 BD x 1 BA 1A UNIT	1 BD x 1 BA 1B UNIT	2 BD x 1 BA 2A UNIT	2 BD x 1 BA 2C UNIT	2 BD x 2 BA 2B UNIT	–	3 BD x 2 BA 3A UNIT	TOTAL UNITS
TOTAL:	38	82	28	18	7	55	–	48	276
	14%	110	40%	25	9%	55	20%	17%	

UNITS: 276 MIX: 38/110/25/55/48 UPA: 29

COMMON AREA AMENITY LIST:

BUILDING:

LEVEL-1

1. LEASING OFFICE
2. MAIL CENTER
3. FOOD PANTRY / DELIVERY
4. FITNESS CENTER
5. GREAT ROOM, COMMUNITY SPACE
6. OUTDOOR PATIO
7. COMMUNITY KITCHEN
8. MENS AND WOMENS RESTROOMS
9. ATM AND VENDING MACHINES
10. PACKAGE LOCKERS
11. COLLABORATION CORNER

LEVEL-2

12. BUSINESS CENTER, COMPUTERS
13. CLASSROOM
14. WELLNESS
15. MEDIA
16. COLLABORATION CORNER

LEVEL-3

17. DEMONSTRATION KITCHEN
18. COMMUNITY LAUNDRY ROOM
19. COLLABORATION CORNER

LEVEL-4

21. COLLABORATION CORNER

22-0086
05/19/2022

OVATION

DECATUR / ROME AFFORDABLE FAMILY

NORTH DECATUR BLVD AND ROME BLVD

Las Vegas, Nevada

no.	date	description

The concepts and designs shown in these plans, as an instrument of service, are and shall remain the property of the architect whether the project for which they are made is executed or not. These plans are not to be 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 consent of the architect.

CONCEPTUAL DESIGN

879DSD
project number
MAY 10, 2022
date
DLR
drawn
checked

CONCEPTUAL DESIGN

SITE PLAN VERSION-5

AS.1

22-0086
05/19/2022

DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada
REVISIONS
no. date description
CONCEPTUAL DESIGN
8790SD
project number
MAY 17, 2022
date
JDC
drawn
checked
CONCEPTUAL DESIGN
UNIT PLANS
TINY HOME 1
A0.4

BEDROOM
11'-5"X 10'-1"
FOLDING TABLE
CLOSET
KITCHEN
6'-2"X 10'-6"
REF.
PANTRY
BATH
6'-1"X 7'-6"
LIVING
11'-4"X 10'-0"
PATIO
12'-4"X 6'-0"
12'-4"
12'-8"
8'-5"
10'-6"
KEY PLAN - TINY HOME 1 - 400 SF
SCALE: 3/8" = 1'-0"
ALL PRODUCT TYPES

DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

REVISIONS
no.
date
description

CONCEPTUAL DESIGN
B79DSD
project number
MAY 17, 2022
date
JDC
drawn
checked
CONCEPTUAL DESIGN

EXTERIOR
ELEVATIONS
TINY HOME 1
A0.4a

22-0086
05/19/2022

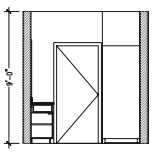
KEY PLAN
SCALE: NTS

1D
LEFT FACING ELEVATION
ALL PRODUCT TYPES
SCALE: 3/8" = 1'-0"

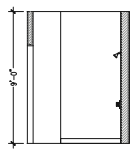
1C
RIGHT FACING ELEVATION
ALL PRODUCT TYPES
SCALE: 3/8" = 1'-0"

1A
FRONT FACING ELEVATION
ALL PRODUCT TYPES
SCALE: 3/8" = 1'-0"

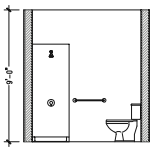
1B
REAR FACING ELEVATION
ALL PRODUCT TYPES
SCALE: 3/8" = 1'-0"



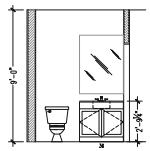
2A BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



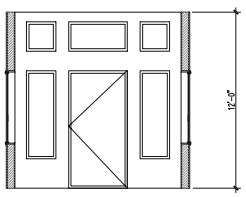
2D BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



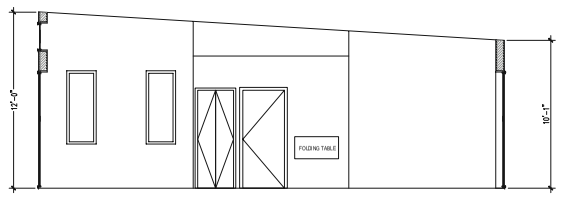
2B BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



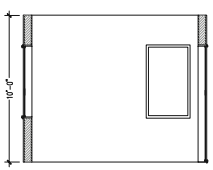
2C BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



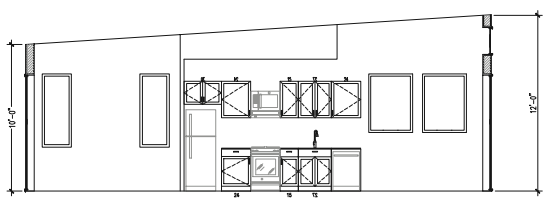
1A INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



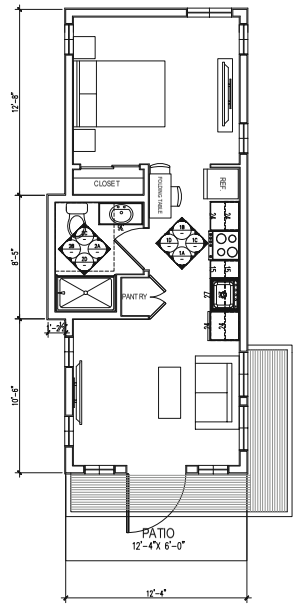
1D INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



1B INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



1C INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



A KEY PLAN - TINY HOME 1 - 400 SF
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES

22-0086
05/19/2022

OVATION
DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

The contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work. These drawings are not to be scaled.

no.	date	description

CONCEPTUAL DESIGN

879DSD
project number
MAY 17, 2022
date
JDC
drawn
checked

CONCEPTUAL DESIGN

INTERIOR ELEVATIONS
TINY HOME 1
A0.4b

RENDERINGS
TINY HOME 1
A0.4c

CONCEPTUAL DESIGN

B79DSD
project number
MAY 17, 2022
date
JDC
drawn
checked

CONCEPTUAL DESIGN

The contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work. These drawings are not to be scaled.

REVISIONS

no.	date	description

DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

1A TINY HOME 1
SCALE: ALL PRODUCT TYPES

1B TINY HOME 1
SCALE: ALL PRODUCT TYPES

1C TINY HOME 1
SCALE: ALL PRODUCT TYPES

1C TINY HOME 1
SCALE: ALL PRODUCT TYPES

22-0086
05/19/2022

22-0086
05/19/2022
DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada
CONCEPTUAL DESIGN
UNIT PLANS
TINY HOME 2
A0.5
BEDROOM
10'-1" X 9'-1"
PATIO
23'-8" X 12'-8"
BATH
8'-6" X 6'-1"
KITCHEN / LIVING
13'-4" X 12'-11"
SHOWER
WC
REF.
TINY HOME 2 - 400 SF
SCALE: 3/8" = 1'-0"

DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

OVATION

no.	date	description

REVISIONS

The contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work. These drawings are not to be scaled.

CONCEPTUAL DESIGN

project number
B79DSD
date
MAY 17, 2022
drawn
JDC
checked

CONCEPTUAL DESIGN

EXTERIOR ELEVATIONS
TINY HOME 2
A0.5a

22-0086
05/19/2022

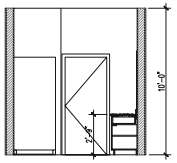
KEY PLAN
SCALE: NTS

1D LEFT FACING ELEVATION
SCALE: 3/8" = 1'-0" ALL PRODUCT TYPES

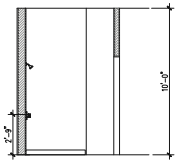
1C RIGHT FACING ELEVATION
SCALE: 3/8" = 1'-0" ALL PRODUCT TYPES

1A FRONT FACING ELEVATION
SCALE: 3/8" = 1'-0" ALL PRODUCT TYPES

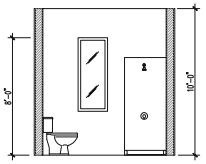
1B REAR FACING ELEVATION
SCALE: 3/8" = 1'-0" ALL PRODUCT TYPES



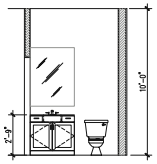
3A BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



3D BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



3B BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



3C BATHROOM INTERIOR ELEVATION
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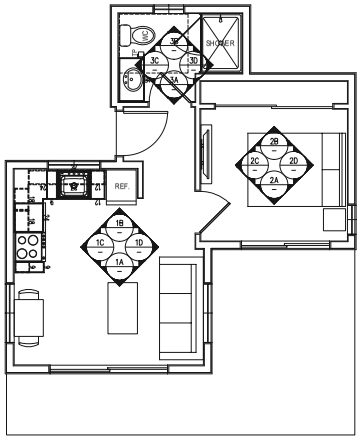
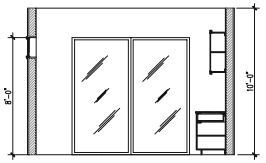
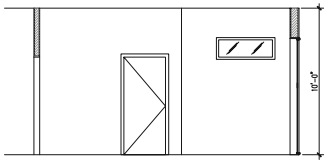


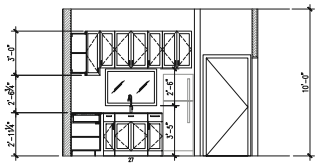
A KEY PLAN - TINY HOME 2 - 400 SF
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



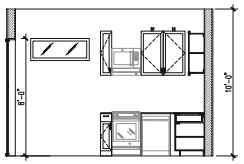
1A KITCHEN / LIVING INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



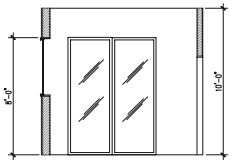
1D KITCHEN/LIVING INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



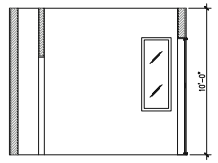
1B KITCHEN / LIVING INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



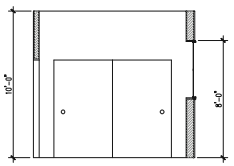
1C KITCHEN / LIVING INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



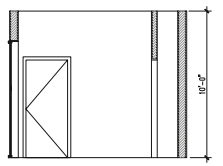
2A BEDROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



2D BEDROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



2B BEDROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



2C BEDROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES

22-0086
05/19/2022

OVATION
DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

The contractor shall check and verify all dimensions and conditions prior to commencing this work. Any discrepancies are to be reported to the architect before any work is done.

no.	date	description
		REVISIONS

CONCEPTUAL DESIGN
879DSD
project number
MAY 17, 2022
date
JDC
drawn
checked
CONCEPTUAL DESIGN

INTERIOR ELEVATIONS TINY HOME 2
A0.5b

RENDERINGS
TINY HOME 2
A0.5c

CONCEPTUAL DESIGN
8790SD
project number
MAY 17, 2022
date
JDC
drawn
checked

CONCEPTUAL DESIGN

The contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work. These drawings are not to be scaled.

REVISIONS

no.	date	description

DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

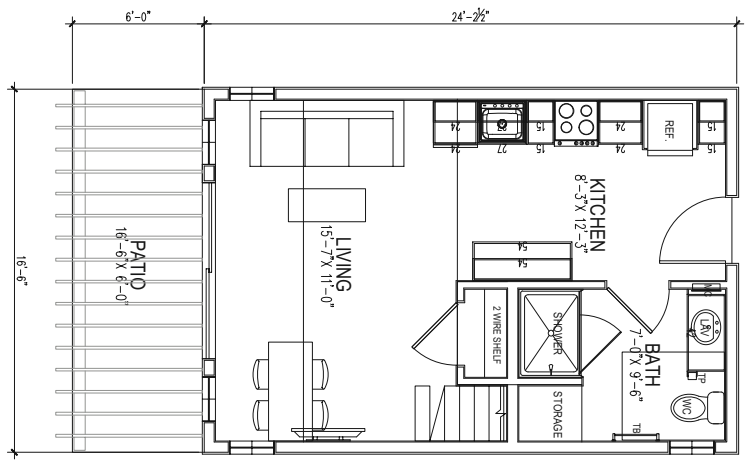
22-0086
05/19/2022

1A TINY HOME 2 SCALE:

1B TINY HOME 2 SCALE:

1D TINY HOME 2 SCALE:

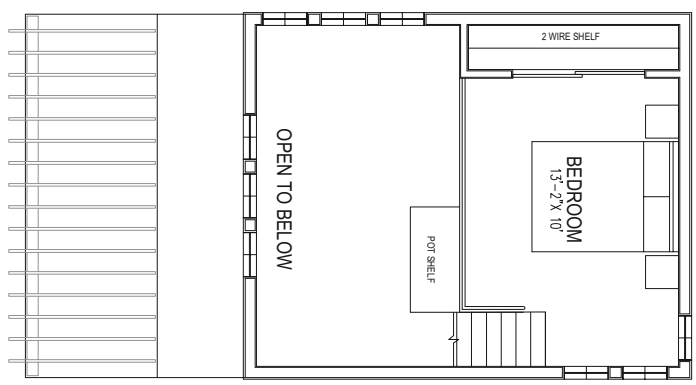
1C TINY HOME 2 SCALE:



A KEY PLAN - TINY HOME 3 - 400 SF

SCALE: 3/8" = 1'-0"

ALL PRODUCT TYPES



B KEY PLAN - TINY HOME 3 - 400 SF

SCALE: 3/8" = 1'-0"

ALL PRODUCT TYPES

22-0086
05/19/2022

UNIT PLANS
TINY HOME 3
A0.6

CONCEPTUAL DESIGN

879DSD
project number
MAY 17, 2022
date
JDC
drawn
checked

CONCEPTUAL DESIGN

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REVISIONS

no.	date	description

OVATION

DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

no.	date	description

REVISIONS

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CONCEPTUAL DESIGN

B79DSD
project number
MAY 17, 2022
date
JDC
drawn
checked

CONCEPTUAL DESIGN

EXTERIOR ELEVATIONS
TINY HOME 3
A0.6a

22-0086
05/19/2022

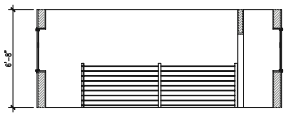
KEY PLAN
SCALE: NTS

1D LEFT FACING ELEVATION
SCALE: 3/8" = 1'-0" ALL PRODUCT TYPES

1C RIGHT FACING ELEVATION
SCALE: 3/8" = 1'-0" ALL PRODUCT TYPES

1A FRONT FACING ELEVATION
SCALE: 3/8" = 1'-0" ALL PRODUCT TYPES

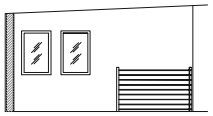
1B REAR FACING ELEVATION
SCALE: 3/8" = 1'-0" ALL PRODUCT TYPES



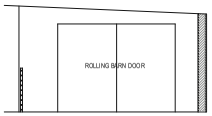
3A LOFT INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



3B LOFT INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



3D LOFT INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



3C LOFT INTERIOR ELEVATION
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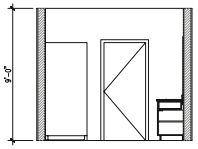
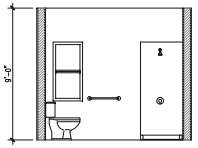
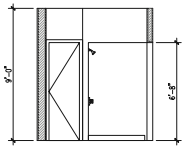


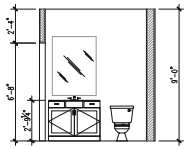
2A BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



2B BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



2D BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



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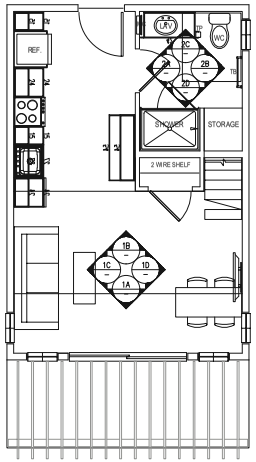
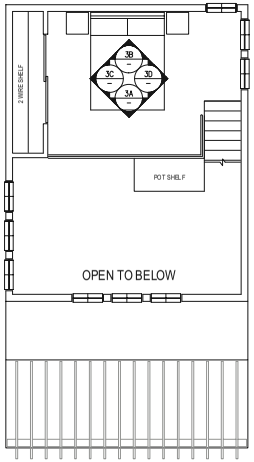
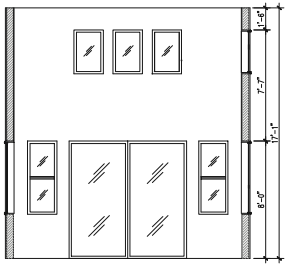


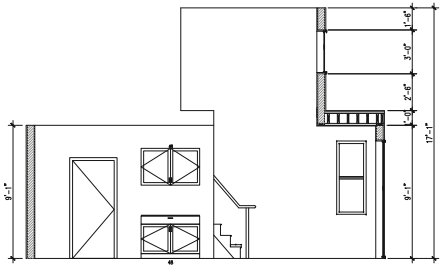
A KEY PLAN - TINY HOME 3 - 400 SF
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



B KEY PLAN - TINY HOME 3 - 400 SF
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



1A INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



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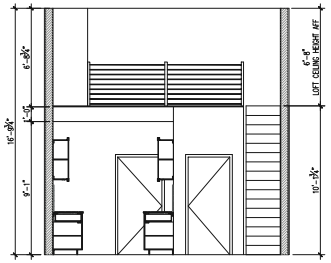
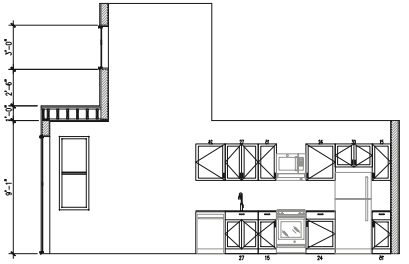
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



1B INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES



1C INTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ALL PRODUCT TYPES

22-0086
05/19/2022

OVATION
DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

The contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work. These drawings are not to be scaled.

no.	date	REVISIONS description

CONCEPTUAL DESIGN
879DSD
project number
MAY 17, 2022
date
JDC
drawn
checked
CONCEPTUAL DESIGN

INTERIOR ELEVATIONS
TINY HOME 3
A0.6b

RENDERINGS
TINY HOME 3
A0.6c

CONCEPTUAL DESIGN

project number
879DSD
date
MAY 17, 2022
drawn
JDC
checked

CONCEPTUAL DESIGN

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no.	date	description
		REVISIONS

DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

VATION

22-0086
05/19/2022

1A TINY HOME 3 SCALE:

1B TINY HOME 3 SCALE:

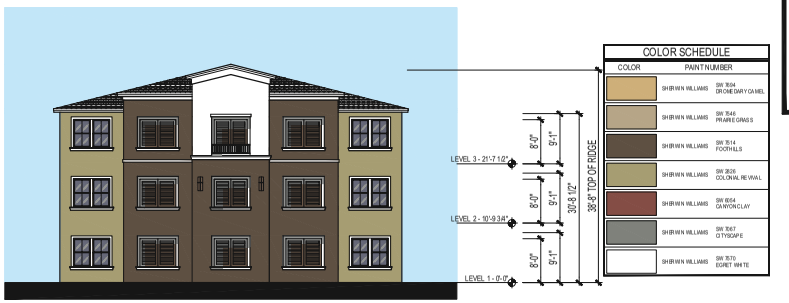
1C TINY HOME 3 SCALE:

1D TINY HOME 3 SCALE:



1 BUILDING-1 - EXTERIOR ELEVATION - NORTH AND SOUTH FACING

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



2 BUILDING-1 - END ELEVATION

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



BUILDING-2 - EXTERIOR ELEVATION - NORTH AND SOUTH FACING

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



2 BUILDING-2 - END ELEVATION

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

OVATION

DECATUR / ROME AFFORDABLE FAMILY

NORTH DECATUR BLVD AND ROME BLVD

Las Vegas, Nevada

no.	date	description
		REVISIONS

CONCEPTUAL DESIGN

879DSD
project number

MAY 18, 2022
date

DLR
drawn

checked

CONCEPTUAL DESIGN

22-0086
05/23/2022

BUILDING 1 AND 2 COLORED ELEVATIONS

A3.2b

Planning Commission July 12, 2022 - Page 472



22-0086-GPA1, 22-0086-ZON1, 22-0086-VAR1 AND 22-0086SDR1 - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS

NORTHWEST CORNER OF ROME BOULEVARD AND DECATUR BOULEVARD

06/30/2022



22-0086-GPA1, 22-0086-ZON1, 22-0086-VAR1 AND 22-0086SDR1 - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS

NORTHWEST CORNER OF ROME BOULEVARD AND DECATUR BOULEVARD

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22-0086-GPA1, 22-0086-ZON1, 22-0086-VAR1 AND 22-0086SDR1 - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS

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06/30/2022



22-0086-GPA1, 22-0086-ZON1, 22-0086-VAR1 AND 22-0086SDR1 - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS

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22-0086-GPA1, 22-0086-ZON1, 22-0086-VAR1 AND 22-0086SDR1 - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS

NORTHWEST CORNER OF ROME BOULEVARD AND DECATUR BOULEVARD

06/30/2022

KAEMPFER
CROWELL
ATTORNEYS AT LAW

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Carson City, NV 89703
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Fax: 775.882.0257

May 18, 2022

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main Street
Las Vegas, NV 89101

Re: Justification Letter – Ovation Contracting, Inc.
General Plan Amendment, Zone Change, Site Development Plan Review, and Waiver of Development Standards to Reduce Landscape Buffer
APN: 125-24-701-041 (Rome/Decatur)

To Whom It May Concern:

Our Firm represents Ovation Contracting, Inc. (the "Applicant") with respect to a request for a general plan amendment, zone change, and site development plan review for property located at the northwest corner of Rome Boulevard and Decatur Boulevard, more particularly described as APN: 125-24-701-041 (the "Site"). The Site is approximately 9.45 acres. The Applicant is proposing to develop 276 units comprised of a mixture of tiny homes and apartments.

By way of background, the City is the owner of the Site and the Applicant was recently awarded an RFP, *styled as RFP No. 210092-SK*, by the City to develop an Affordable Housing project on the Site. The project will include affordable multi-family units and stand-alone tiny homes. As part of the award to develop the Affordable Housing project, the Applicant is responsible for entitling the Site. As such, the Applicant is requesting the general plan amendment, the corresponding zone change, and site development plan review.

GENERAL PLAN AMENDMENT & ZONE CHANGE

The Applicant is seeking to change the general plan from Neighborhood Mixed Commercial (NMX-U) to High Density (H). The Applicant is requesting to rezone the Site from R-E to R-4. An R-4 zoning designation is an allowed zoning designation under H. The general plan to H and the zone change to R-4 will allow the Applicant to develop the Affordable Housing project (multi-family development and stand-alone tiny homes) consistent with the RFP requirements.

A change to the general plan to (H) and a zone change to R-4 are appropriate for the following reasons:

(1) Immediately to the north of Site is a developed R-3 zoned multi-family development and to the east across Decatur Boulevard in the City of North Las Vegas is a developed multi-family development. Therefore, a general plan to (H) and a zone change to R-4 is compatible.

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05/19/2022

(2) This Site is on Decatur Boulevard and Rome Boulevard. Both streets are designed to accommodate increased traffic patterns, including Rome Boulevard when fully constructed.

(3) The proposed project will provide the ideal buffer between the more intense commercial uses and Decatur Boulevard and the single-family residential uses to the west.

(4) The proposed project will also provide a good transition from the large scale commercial shopping centers located at the northwest and northeast corners of Decatur Boulevard and the 215 to less intense multi-family and other residential uses to the north.

SITE DEVELOPMENT PLAN REVIEW

The Applicant is proposing to develop an Affordable Housing development consisting of a 238-unit multi-family development and 38-tiny homes for a total unit count of 276-units. Access to the Site will be from a gated entry off of Rome Boulevard as well as a gated exit only onto southbound Decatur Boulevard. There will be a drive aisle around the entire Site providing for ideal on-site circulation. There are 3-multi-family buildings. Buildings 1 and 3 will be located along the Rome Boulevard frontage and each building will be three stories and approximately 39-feet in height. Building 2 is an "E" shaped building located in the middle of the Site ranging between three and four stories with heights of approximately 39-feet and 50-feet. Along the northern third of the Site, the Applicant is proposing 38-tiny homes.

With respect to the multi-family buildings, the elevations will be enhanced by a spectrum of colors. Likewise, the elevations show enhanced articulation to break up a monolithic look as well as providing enhanced finishes such as stucco trim, concrete roof tile, pop outs, and varying rooflines. Each apartment unit will have the following amenities: open floor plans, chef-inspired kitchens, granite countertops, hard surface flooring, full kitchen appliance package, and luxurious bathrooms and showers. Also, the Site will provide outdoor amenities such as a centralized pool/spa area as well as a playground and park area with benches, picnic tables, and barbecues. The indoor amenities will include: a business center with classroom and facilities for meetings and social gatherings, reading/media room, a fitness center, food pantry, and game area.

There will be one and two-story tiny home options. The one-story tiny home is a little over 12-feet in height and the two-story tiny home is a little of 17-feet in height. Each tiny home will consist of a bedroom, living area, kitchen, and outdoor patio area. The tiny home will incorporate skylights and sliding doors that access private backyard porches. The square footage of the tiny home is 400 square feet excluding the loft area. The tiny homes are built on permanent foundation with fire sprinklers. Like the multi-family buildings, the tiny home's elevation will be enhanced by a spectrum of colors as well as providing enhanced finishes. There is also a separate single-story clubhouse with laundry facilities available to the residents. The Site will be LEED-Gold certified and built to Universal Design Standards to promote accessibility. The Applicant will work with the RTC to provide a bus stop at the Site.

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05/19/2022

Other favorable factors as to why the proposed development is compatible to the area includes the surrounding commercial, office, and restaurant amenities within one-half of the Site which are: Costco, Walgreens, Walmart Supercenter, Griddlecakes, Café Rio, Panda Express, Bath & Body Works, Dental Office, Wells Fargo Bank, and Best Buy to name just a few. Another favorable factor is the Applicant's long and extensive history in developing and operating Senior Affordable Apartments in the Las Vegas area including the following locations:

- Acapella - 5025 E. Mohave Avenue, Las Vegas, NV 89104
- Acapella Duet – 2192 S. Nellis Blvd., Las Vegas, NV 89104
- Crescendo – 9550 W. Russell Road, Las Vegas, NV 89148
- Ensemble I & II – 2675 & 2775 W. Agate Avenue, Las Vegas, NV 89123
- Harmony – 4200 N. Tenaya Way, Las Vegas, NV 89129
- Minuet I & II – 4652 & 4654 N. Rainbow Blvd., Las Vegas, NV 89108
- Tempo I, II, & III – 5625 & 5665 S. Hollywood Blvd. and 6500 E. Russell Road, Las Vegas, NV 89122
- Melody – 8680 W. Oquendo Road, Las Vegas, NV 89148
- Arioso – 9270 S. Quarterhorse Lane, Las Vegas, NV 89178

WAIVER OF DEVELOPMENT STANDARDS

The Applicant is requesting to reduce a portion of the landscape buffer from 15-feet in width to 5-feet in width. The reduction in landscape width will along the eastern property line of the Site to allow for possible right turn pocket into the Site.

For the reasons listed above, the location of the Site is compatible and appropriate and the Applicant is more than qualified to develop and operate the development. 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/jmd

22-0086-SDR1
Ovation Contracting, Inc.

NWC Rome Boulevard & Decatur Boulevard

Proposed 238 unit apartment complex with 38 single family units.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	238	5.44	1,294
AM Peak Hour			0.36	86
PM Peak Hour			0.44	105

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	38	9.44	359
AM Peak Hour			0.74	28
PM Peak Hour			0.99	37

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	276		**1,653**
AM Peak Hour				**114**
PM Peak Hour				**142**

Existing traffic on all nearby streets:

Rome Boulevard	
Average Daily Traffic (ADT)	5,109
PM Peak Hour	409
(heaviest 60 minutes)	

Decatur Boulevard	
Average Daily Traffic (ADT)	23,573
PM Peak Hour	1,886
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Rome Boulevard	12,480
Decatur Boulevard	50,900

This project will add approximately 1,653 trips per day on Rome Blvd. and Decatur Blvd. Currently, Rome is at about 41 percent of capacity and Decatur is at about 46 percent of capacity. With this project, Rome is expected to be at about 54 percent of capacity and Decatur to be at about 50 percent of capacity.

Based on Peak Hour use, this development will add about 142 vehicles in the peak hour, or about five every two minutes.

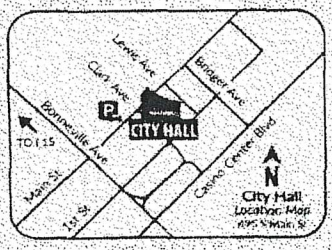
Note that this report assumes all traffic from this development uses all named streets.

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

Return Service Requested

Official Notice of Public Hearing

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



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

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JUL 5 - 2022
City of Las Vegas
Department of Planning

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

☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0086 and 22-0086-GPA1 and 22-0086-ZON1 and 22-0086-VAR1 and 22-0086-SDR1

Planning Commission Meeting of **07/12/2022**

22-0086
12524611027
VON RUEDEN PAUL R & INES E
5009 ENCORE PARADISE AVE
LAS VEGAS NV 89131

17a-dP

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0086-GPA1	Staff recommends APPROVAL.	
22-0086-ZON1	Staff recommends APPROVAL.	22-0086-GPA1
22-0086-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0086-GPA1 22-0086-ZON1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 473

PROTESTS 1

APPROVALS 0

Submitted after final agenda

Date 7-12-22 Item 17a-d

NE

** CONDITIONS **

22-0086-SDR1 CONDITIONS

Planning

1. Approval of General Plan Amendment (22-0086-GPA1) and Rezoning (22-0086-ZON1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and building elevations date stamped 07/12/22, landscape plan date stamped 05/19/22, and building elevations for the tiny homes date stamped 05/19/22 (tiny homes), except as amended by conditions herein.

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

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

6. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

8. Artificial turf shall be utilized in lieu of turf/sod in areas such as dog runs and play/active recreational areas.

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. 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.

11. 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.

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

Public Works

13. Construct half-street improvements Decatur Boulevard and Rome Boulevard meeting current City standards with appropriate transition paving adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Grant a Pedestrian Access Easement if any public sidewalks are located outside of the public right-of-way.

NE

14. Coordinate and connect to Public Sewer at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.

15. 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.

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

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17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

NE

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a 276-unti Multi-Family development on the northwest corner of Rome Boulevard and Decatur Boulevard.

UPDATES:

- ***The height of the building has been revised to meet the Residential Adjacency Standards and the applicant is requesting to Withdraw without Prejudice 22-0086-VAR1.***

ISSUES

- The subject 9.45 acres was granted to the City of Las Vegas by the Federal Government through a Patent Easement with a Deed Restriction that is to be utilized for affordable housing only. If affordable housing is not developed on the subject site it shall be deeded back to the United States Government.
- The City of Las Vegas 2050 Master Plan emphasizes infill development, and prioritizes the construction of more affordable housing that is near public transit, commercial, and employment centers.

ANALYSIS

General Plan Amendment

A properties General Plan Designation determines the density allowed on a particular parcel. In this instance, the current designation of NMX-U would support mid-rise structures with varying densities with a commercial component on the ground floor. The applicant is requesting to amend the General Plan Designation from NMX-U (Neighborhood Mixed Use Center) to H (High Density Residential). The Neighborhood Mixed Use Center designation supports such uses as moderate intensity neighborhood oriented mixed use and town centers with variable densities. These type developments traditionally comprise of mid-rise structures (up to five-stories) that include ground floor retail and general personal services such as hair salons and dry cleaners with residential units on the upper floors.

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The proposed High Density Residential General Plan Designation supports developments that consist of multi-family housing such as apartments, condominiums and townhomes with similar densities as the existing NMX-U, minus the commercial component that are typically on the ground floor of Mixed-Use Developments. These structures can range from single and two-story townhomes to mid and high rise type structures. The density is typically 25 dwelling units per acre and higher.

The intersection of Rome Boulevard and Decatur Boulevard includes a condominium development on the northeast corner, a shopping center anchored by Walmart on the southeast corner and a second shopping center located on the southwest corner anchored by Costco. Staff finds the need for more commercial space to be minimal at this particular intersection and supports the General Plan Amendment request to a designation that would support a mid-rise multi-family development without a commercial component and recommends approval of the request.

Rezoning

As stated above, a parcels General Plan Designation determines the density as to which it will be developed to. The current and proposed General Plan Designation support zoning districts that allow densities in the 25 dwelling units per acre range. The existing zoning district, R-E (Residence Estates) is not in alignment with the properties existing NMX-U General Plan Designation as the R-E zoning district typically allows two dwelling units per acre, or a minimum size of 18,000 square-foot per lot. Additionally, within the City limits it is preferential that the zoning district is in alignment and supported by the General Plan Designation. In this instance, the R-E (Residence Estates) zoning district is not in alignment or conformance with neither the existing NMX-U or the proposed H (High Density Residential) General Plan Designation, as both designations support densities of 25 dwelling units per unit and higher.

In order to bring the zoning district into alignment with the General Plan Designation, the applicant is requesting to rezone the subject site from R-E to R-4 (High Density Residential). As the subject site was deeded to the City from the Federal Government for the sole purpose of affordable housing, staff finds the highest and best use for the subject site is to align it with the proposed General Plan Designation of High Density which will allow the construction of an affordable multifamily development as intended by the U.S. Government. Therefore, staff is recommending approval of the requested rezoning.

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Site Development Plan Review

The proposed multifamily development consists of 38 one-bedroom "tiny Homes along the western property line, two, three-story multifamily buildings adjacent to Decatur Boulevard that contain 18 and 24-units, and centralized to the site is a three and four-story building containing 196 multi-family units. The three and four-story buildings contain one to three bedroom units. The proposed development is proposing 419 covered and uncovered parking spaces where 489 are required. In addition, the site provides outdoor recreational areas for future residents.

Entrance to the development is from Rome Boulevard which is gated, and a secondary exit only is provided for Decatur Boulevard that is a right-turn only motion as all commercial services are located south of the development. The gated entry and exit on Rome Boulevard is aligned with the driveway to the south to avoid intersection offsets and traffic conflicts.

The building elevations depict articulated facades, featuring recesses and pop-outs with varying neutral colors contributing to the overall attractiveness of the area. In addition, the revisions received on 07/12/22 depict building elevations that "step back" starting with two stories, and gradually stepping back to the maximum four-story height in order to meet the Residential Adjacency Requirements to the west.

The applicant is proposing to install an abundance of trees both within the interior of the site and the perimeter landscape buffers to provide shade for both the residents and pedestrians along both Rome Boulevard and Decatur Boulevard. The overall site and building design incorporates patterns and materials that provide visual interest and the buildings along Rome Boulevard are oriented to the street frontage, and make a strong tie to the street.

City of Las Vegas 2050 Master Plan

The Las Vegas 2050 Master Plan identifies the vision and goals of the community and provides a "road map" identifying where land use changes may be anticipated or desired. The Plan provides guidance and recommendations on the forms and functions of these future land uses. Understanding how future demographic changes, such as increasing population or socio-economic shifts, affect land uses is essential for effective master planning. In Las Vegas, demographic projections anticipate upwards of 300,000 new residents within the city limits by 2050. We know that past development practices relied on a suburban expansion model, where undeveloped lands at edge of city are incorporated into the City proper and developed - primarily as single-family housing developments. This pattern of development may ultimately prove unsustainable should it continue, exacerbating a range of issues and associated mitigation costs. Single-family housing consumes the greatest amounts of water - are preciously and tightly managed resources, especially if needing to accommodate 300,000 new residents.

NE

Further suburban expansion requires significant infrastructure investment to expand sewer and water service, while often leaving aging infrastructure in older parts of the city in poorer condition. Suburban expansion means ever increasing commute times for workers, while making it increasingly expensive to provide mass transit service to outlying areas.

At the same time, Las Vegas struggles with the same issues of equality that are common across urban environments in the US: gentrification, affordable housing, and fair access to schools, hospitals, and critical services. A number of alternative strategies and development practices are at the city's disposal, which have the ability to accommodate future population growth in a more resilient manner, leading to better outcomes for all of Las Vegas.

Key land use planning strategies include prioritizing and incentivizing construction of "Missing Middle" housing: low-rise (3-5 story) multi-family units in key areas that have the smallest water footprint per dwelling unit. For Las Vegas, increasing density and population in select areas is vital to help maximize the efficiency of existing city services and to accommodate an increasing population. It will also provide the population concentration needed to support more accessible and equitable mobility and transportation systems and nearby, walkable neighborhood stores and businesses. Density is frequently perceived as a "bad" word because it connotes a wide array of ill-conceived or poorly-designed buildings and developments. These include past attempts at public housing, overcrowded and out-of-scale apartment complexes, and the conversion of single-family homes into multi-unit boarding houses. Well-planned and designed medium- to higher-density housing strategies could help transform and re-energize certain areas.

The proposed multifamily development supports the goals of the 2050 master Plan by providing an affordable housing development with nearby public transportation, walkable neighborhood stores, and nearby employment opportunities. Therefore, staff recommends approval of the requested General Plan Amendment, Rezoning, Variance and Site Development Plan Review with conditions.

NE

FINDINGS (22-0086-GPA1)

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 High Density Residential is compatible with adjacent commercial and multifamily (condominium) developments in the area.

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

   The proposed R-4 (High Density Residential) zoning district is compatible with the adjacent civic, commercial and multifamily 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**

   Decatur Boulevard is a 154-foot wide Primary Arterial, and Rome Boulevard is a 65-foot wide Collector Street as defined by the Master Plan of Streets and Highways and both are adequate in size to accommodate the use proposed. In addition, an existing RTC (Regional Transportation Commission) bus stop exists approximately 400 feet north of the subject site. Therefore, there are adequate facilities to accommodate the proposed amendment.

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

   The proposed amendment supports the City of Las Vegas 2050 Master Plan for affordable housing and infill development.

NE

FINDINGS (22-0086-ZON1)

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

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

   If approved, the proposed R-4 (High density Residential) conforms to the proposed High Density Residential 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 proposed R-4 zoning district allows multifamily developments that is compatible with the adjacent condominium and commercial shopping centers.

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

   Growth and development factors in the community indicate the need for the rezoning to allow an infill development consisting of affordable housing.

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.**

   Both Decatur Boulevard and Rome Boulevard are adequate in size to meet the requirements of the proposed zoning district.

NE

FINDINGS (22-0086-SDR1)

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

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

   The proposed multifamily development is compatible with the adjacent shopping centers to the south and southeast, and the multifamily (condominium) development to the east. Staff finds the proposed development will also be compatible with the future development to the west as that parcel contains a General Plan Designation of NMX-U (Neighborhood Mixed Use Center) which supports zoning districts that allow mid-rise mixed-use developments.

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

   The proposed development supports the goals of the Las Vegas 2050 Master plan and is consistent with those policies and standards.

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

   Site access is designed to not negatively impact adjacent roadways as the Rome Boulevard entrance/exit is aligned with an existing driveway for the shopping center to the south, and an exit only driveway is provided for traffic intended for southbound traffic on Decatur Boulevard.

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

   The building and landscape materials are typical for a desert environment and are appropriate for the area and the City.

NE

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

   The proposed building elevations create an 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.**

   If approved, the proposed development is subject to building permit reviews and regular inspections during construction to ensure the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/04/20	The Department of Planning, Code Enforcement Division processed a complaint (CE20-02542) for political signs posted within the median and on the northwest corner of Rome Boulevard and Decatur Boulevard. The case is open as of 06/13/22.

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

Pre-Application Meeting	
02/09/22	Beginning on February 9, 2022, staff has conducted multiple pre-application meetings to discuss the proposed multi-family development.

Neighborhood Meeting	
07/06/22	A Neighborhood Meeting is scheduled for 5:30 p.m. at the Centennial Hills Community Center located at 6601 North Buffalo Drive, Las Vegas, NV. 89131.

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Field Check	
06/30/22	Staff observed the undeveloped lot during a routine field check. The subject site is secured by a chain link fence. Besides the political ads posted on the fencing, staff did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Gross Acres	9.45
Net Acres	9.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	R-E (Residence Estates)
North	Senior Citizen Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Shopping Center	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
East	Multi-Family	MFR (Multi-Family Residential) North Las Vegas	MPC R-3 (Master Plan Community High Density Residential) North Las Vegas
West	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	R-E (Residence Estates) C-V (Civic)

NE

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the proposed R-4 District:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	7,000 SF	411,642 SF	Y
Min. Setbacks			
• Front	10 Feet	89 Feet	Y
• Side	5 Feet	67 Feet	Y
• Corner	5 Feet	28 Feet	Y
• Rear	20 Feet	67 Feet	Y
Max. Building Height	Residential Adjacency Standards	50 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

NE

Subject 9.45 acres or 411,642 Square Feet:

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	18,000 SF Lots	22 Lots
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-4 (High Density Residential)	Unlimited	>240 Units
Existing General Plan	***Permitted Density***	***Units Allowed***
NMX-U Neighborhood Mixed Use Center)	<25 du/ac	<236 Units
Proposed General Plan	***Permitted Density***	***Units Allowed***
H (High Density Residential)	>25.5 du/ac	>240 Units

Within the City of Las Vegas, the zoning district and the General Plan Designation must be conforming prior to development. In this instance, the existing R-E (Residence Estates) zoning district does not conform with the existing General Plan Designation of NMX-U (Neighborhood Mixed Use Center). The City is requesting a zoning district with similar residential density to the NMX-U General Plan Designation, minus the commercial component required by Mixed-Use Developments.

NE

Pursuant to Title 19.06, the following standards apply for the R-4 District:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	42 Trees	42 Trees	Y
• South	1 Tree / 20 Linear Feet	27 Trees	27 Trees	Y
• East	1 Tree / 20 Linear Feet	29 Trees	29 Trees	Y
• West	1 Tree / 20 Linear Feet	41 Trees	41 Trees	Y
TOTAL PERIMETER TREES		**139 Trees**	**139 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	79 Trees	79 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	10 Feet		15 Feet	Y
• East	10 Feet		15 Feet	Y
• West	6 Feet		6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6-Foot Tall Decorative Wall	Y

A total of 218 trees are required, and 332 are being planted supporting the City of Las Vegas 2050 master Plan to plant trees to combat the heat island effect.

NE

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways Map		Y or N
Rome Boulevard	Collector	Master Plan of Streets and Highways Map		Y or N

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	ADA	Regular	ADA	
One Bedroom Multi-Family Unit	114 Units	1.25 Per Unit	143				
Two Bedroom Multi-Family Unit	82 Units	1.75 Per Unit	144				
Three Bedroom Multi-Family Unit	42 Units	2.00 Per Unit	84				
Tiny Homes	38 1-Bedroom Units	1.25 Per Unit	48				
Visitor Parking	1 Per 6 Units	286 Units	46				
TOTAL SPACES REQUIRED			465		489		Y
Regular and Handicap Spaces Required			456	9	475	14	Y

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Department of Public Works Traffic Study

Proposed 238-Unit Apartment Complex with 38 Single-Family Units				
First Proposed Use		***#Unit***	***RATE/#UNIT***	***TOTAL***
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	238	5.44	1,294
AM Peak Hour			0.36	86
PM Peak Hour			0.44	105
Second Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	38	9.44	359
AM Peak Hour			0.74	28
PM Peak Hour			0.99	37
Total Proposed Use				
Average Daily Traffic (ADT)	TOTAL	276		1,653
AM Peak Hour				114
PM Peak Hour				142
Existing Traffic on Nearby Streets				
Rome Boulevard				
Average Daily Traffic (ADT)			5,109	
PM Peak Hour (Heaviest 60 Minutes)			409	
Decatur Boulevard				
Average Daily Traffic (ADT)			23,573	
PM Peak Hour (heaviest 60 minutes)			1,886	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Rome Boulevard			12,480	
Decatur Boulevard			50,900	
Summary				
This project will add approximately 1,653 trips per day on Rome Boulevard and Decatur Boulevard. Currently, Rome Boulevard is at about 41 percent of capacity and Decatur Boulevard is at about 46 percent of capacity. With this project, Rome Boulevard is expected to be at about 54 percent of capacity and Decatur Boulevard to be at about 50 percent of capacity.				
Based on Peak Hour use, this development will add about 142 vehicles in the peak hour, or about five every two minutes.				

NE



PLANT LEGEND

5 GALLON SHRUBS:	
5 GAL. DEER GRASS	44
5 GAL. FEATHERY CASSIA	45
5 GAL. DWARF MOCK ORANGE	44
5 GAL. PINK LADY	44
5 GAL. RUBY FOUNTAIN GRASS	45
5 GAL. YELLOW BELLS	44
(NOT SHOWN FOR CLARITY)	
24 INCH BOX TREES:	
CHILTALPA	92
AFRICAN SUMAC	86
MONDEL PINE	65
PALO VERDE	65
EXISTING TREES	
PALM TREES:	
20' WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	24

COLOR LEGEND

- = TINY HOMES
- = 2 - STORIES
- = 3 - STORIES
- = 4 - STORIES

PHASE I - PROJECT INFORMATION

SITE DATA:

APN NUMBER	125-24-701-041
ZONING: EXISTING: R-E PROPOSED:	R-4
NET AREA:	9.45 ACs
GROSS AREA:	9.45 ACs
TOTAL NUMBER OF UNITS:	276
DENSITY MAXIMUM:	
DENSITY (GROSS):	30 UNITS / ACs
BUILDING CODE:	2018 IBC
CONSTRUCTION TYPE:	V-A
OCCUPANCY:	RESIDENTIAL (R-2)

PARKING REQUIRED

TINY HOMES	38	1.25/PER UNIT	47.50 SPACES
1-BEDROOM UNITS	113	1.25/PER UNIT	141.25 SPACES
2-BEDROOM UNITS	83	1.75/PER UNIT	145.25 SPACES
3-BEDROOM UNITS	42	2.00/PER UNIT	84.00 SPACES
GUEST	276	1/EVERY 6	46.00 SPACES
TOTAL PARKING REQUIRED			484 SPACES
ACCESSIBLE PARKING REQUIRED: 4% TO 5% = 9 SPACES			9
VAN ACCESSIBLE PARKING REQUIRED: 1 FOR EVERY 8 ACCESSIBLE			2

PARKING PROVIDED

COVERED PARKING		300 SPACES
OPEN PARKING		176 SPACES
ACCESSIBLE PARKING	10 SPACES + 4 VAN SPACES	14 SPACES
TOTAL PARKING PROVIDED:		489 SPACES
OVER:		+25 SPACES
PARKING RATIO:		1.77 PER UNIT

BUILDING-1 AND 2 MATRIX

	TINY HOME	1 BD x 1 BA 1A UNIT	1 BD x 1 BA 1B UNIT	2 BD x 1 BA 2A UNIT	2 BD x 1 BA 2C UNIT	2 BD x 2 BA 2B UNIT	2 BD x 2 BA	3 BD x 2 BA 3A UNIT	TOTAL UNITS
LEVEL 3								14	14
LEVEL 2								14	14
LEVEL 1								14	14
TOTAL:								42 100%	42

BUILDING-3 MATRIX

	TINY HOME	1 BD x 1 BA 1A UNIT	1 BD x 1 BA 1B UNIT	2 BD x 1 BA 2A UNIT	2 BD x 1 BA 2C UNIT	2 BD x 2 BA 2B UNIT	2 BD x 2 BA	3 BD x 2 BA 3A UNIT	TOTAL UNITS
LEVEL 4		16	6	5	1	11			39
LEVEL 3		21	8	6	1	14			50
LEVEL 2		24	8	6	2	16			56
LEVEL 1		22	8	4	2	15			51
TOTAL:		83	30	21	6	56			196
		113	58%	27	13%	56	29%		

TINY HOMES

	TINY HOME	TOTAL UNITS
LEVEL 1	38	38
TOTAL:	38	38
	100%	

OVERALL TOTAL

	TINY HOME	1 BD x 1 BA 1A UNIT	1 BD x 1 BA 1B UNIT	2 BD x 1 BA 2A UNIT	2 BD x 1 BA 2C UNIT	2 BD x 2 BA 2B UNIT	2 BD x 2 BA	3 BD x 2 BA 3A UNIT	TOTAL UNITS
TOTAL:	38	83	30	21	6	56	-	42	276
	14%	113	41%	27	10%	56	20%	15%	

UNITS: 276 MIX: 38/113/27/56/42 UPA: 30

COMMON AREA AMENITY LIST:

BUILDING:

LEVEL-1

1. LEASING OFFICE
2. MAIL CENTER
3. FOOD PANTRY / DELIVERY
4. FITNESS CENTER
5. GREAT ROOM, COMMUNITY SPACE
6. OUTDOOR PATIO
7. COMMUNITY KITCHEN
8. MENS AND WOMENS RESTROOMS
9. ATM AND VENDING MACHINES
10. PACKAGE LOCKERS
11. COLLABORATION CORNER

LEVEL-2

12. BUSINESS CENTER, COMPUTERS
13. CLASSROOM
14. WELLNESS
15. MEDIA
16. COLLABORATION CORNER

LEVEL-3

17. DEMONSTRATION KITCHEN
18. COMMUNITY LAUNDRY ROOM
19. COLLABORATION CORNER

LEVEL-4

20. COLLABORATION CORNER

22-0086
07/12/2022

OVATION

DECATUR / ROME AFFORDABLE FAMILY

NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

NO.	DATE	REVISIONS DESCRIPTION

CONCEPTUAL DESIGN

879050
project number
JULY 11, 2022
date
DLR
drawn
checked

CONCEPTUAL DESIGN

SITE PLAN VERSION-6

AS.1



1 BUILDING-3 - EXTERIOR ELEVATION - SOUTH FACING
SCALE: 1/16" = 1'-0"



2 BUILDING-3 - EXTERIOR ELEVATION - EAST FACING
SCALE: 1/16" = 1'-0"



3 BUILDING-3 - EXTERIOR ELEVATION - WEST FACING
SCALE: 1/16" = 1'-0"



4 BUILDING-3 - EXTERIOR ELEVATION - NORTH FACING
SCALE: 1/16" = 1'-0"

22-0086
07/12/2022

OVATION
DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

REVISIONS

no.	date	description

CONCEPTUAL DESIGN

879DSD
project number
JULY 11, 2022
date
DLR
drawn
checked

CONCEPTUAL DESIGN

BUILDING-3
EXTERIOR
ELEVATIONS
A3.1a



COLOR SCHEDULE			
COLOR	PAINT NUMBER		
	SHERWIN WILLIAMS SW 7694 DROMEDARY CAMEL		SHERWIN WILLIAMS SW 2826 COLONIAL REVIVAL
	SHERWIN WILLIAMS SW 7546 PRAIRIE GRASS		SHERWIN WILLIAMS SW 6054 CANYON CLAY
	SHERWIN WILLIAMS SW 7514 FOOTHILLS		SHERWIN WILLIAMS SW 7067 CITYSCAPE
			SHERWIN WILLIAMS SW 7570 EGRET WHITE

1 BUILDING-3 - EXTERIOR ELEVATION - SOUTH FACING
SCALE: 1/16" = 1'-0"



2 BUILDING-3 - EXTERIOR ELEVATION - EAST FACING
SCALE: 1/16" = 1'-0"



3 BUILDING-3 - EXTERIOR ELEVATION - WEST FACING
SCALE: 1/16" = 1'-0"



22-0086
07/12/2022

4 BUILDING-3 - EXTERIOR ELEVATION - NORTH FACING
SCALE: 1/16" = 1'-0"

OVATION
DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

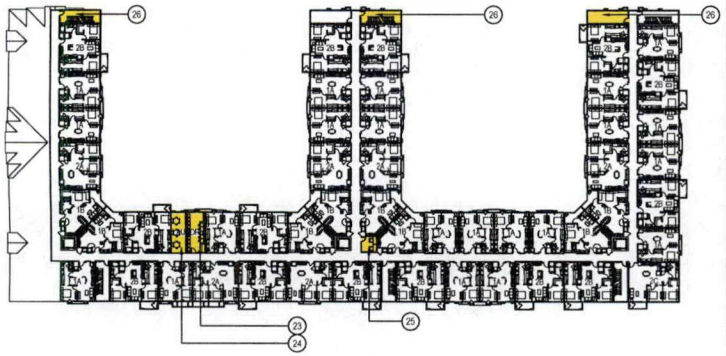
no.	date	description

CONCEPTUAL DESIGN

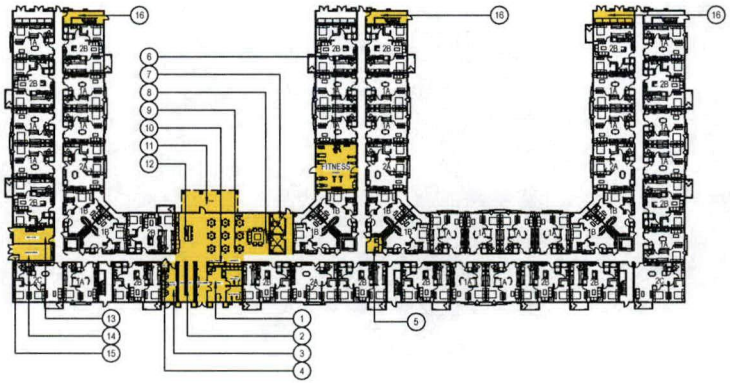
879050	project number
JULY 11, 2022	date
DLR	drawn
	checked

CONCEPTUAL DESIGN

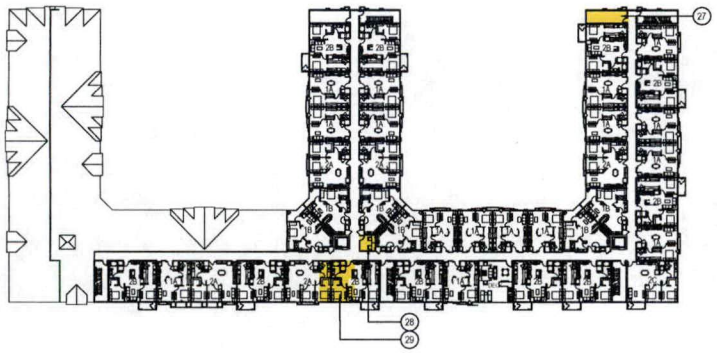
BUILDING-3 COLORED ELEVATIONS
A3.1b



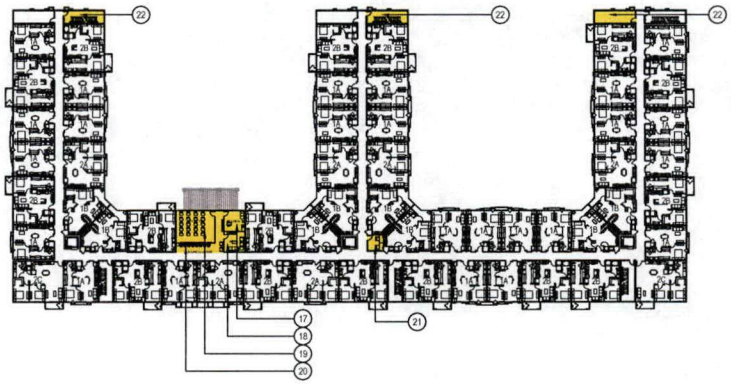
3 OVERALL BUILDING - LEVEL 3
SCALE: NOT TO SCALE



1 OVERALL BUILDING - LEVEL 1
SCALE: NOT TO SCALE



4 OVERALL BUILDING - LEVEL 4
SCALE: NOT TO SCALE



2 OVERALL BUILDING - LEVEL 2
SCALE: NOT TO SCALE

COMMON AREA AMENITY LIST:

BUILDING:

LEVEL-1

1. LEASING OFFICE
2. MAIL CENTER
3. FOOD PANTRY / DELIVERY
4. JANITOR CLOSET WITH MOP SINK
5. COLLABORATION CORNER
6. FITNESS CENTER
7. RESTROOMS
8. GREAT ROOM, COMMUNITY SPACE
9. PACKAGE LOCKERS
10. ATM AND VENDING MACHINES
11. OUTDOOR PATIO
12. COMMUNITY KITCHEN
13. DOG WASH
14. MAINTENANCE ROOM
15. RISER ROOM
16. ELECTRICAL GEAR

LEVEL-2

17. WELLNESS
18. MEDIA
19. CLASSROOM
20. BUSINESS CENTER, COMPUTERS
21. COLLABORATION CORNER
22. PROPERTY MANAGEMENT STORAGE

LEVEL-3

23. COMMUNITY LAUNDRY ROOM
24. LOUNGE AREA
25. COLLABORATION CORNER
26. PROPERTY MANAGEMENT STORAGE

LEVEL-4

27. PROPERTY MANAGEMENT STORAGE
28. COMMON AREA DECK
29. COLLABORATION CORNER

OVATION

DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

22-0086
07/12/2022

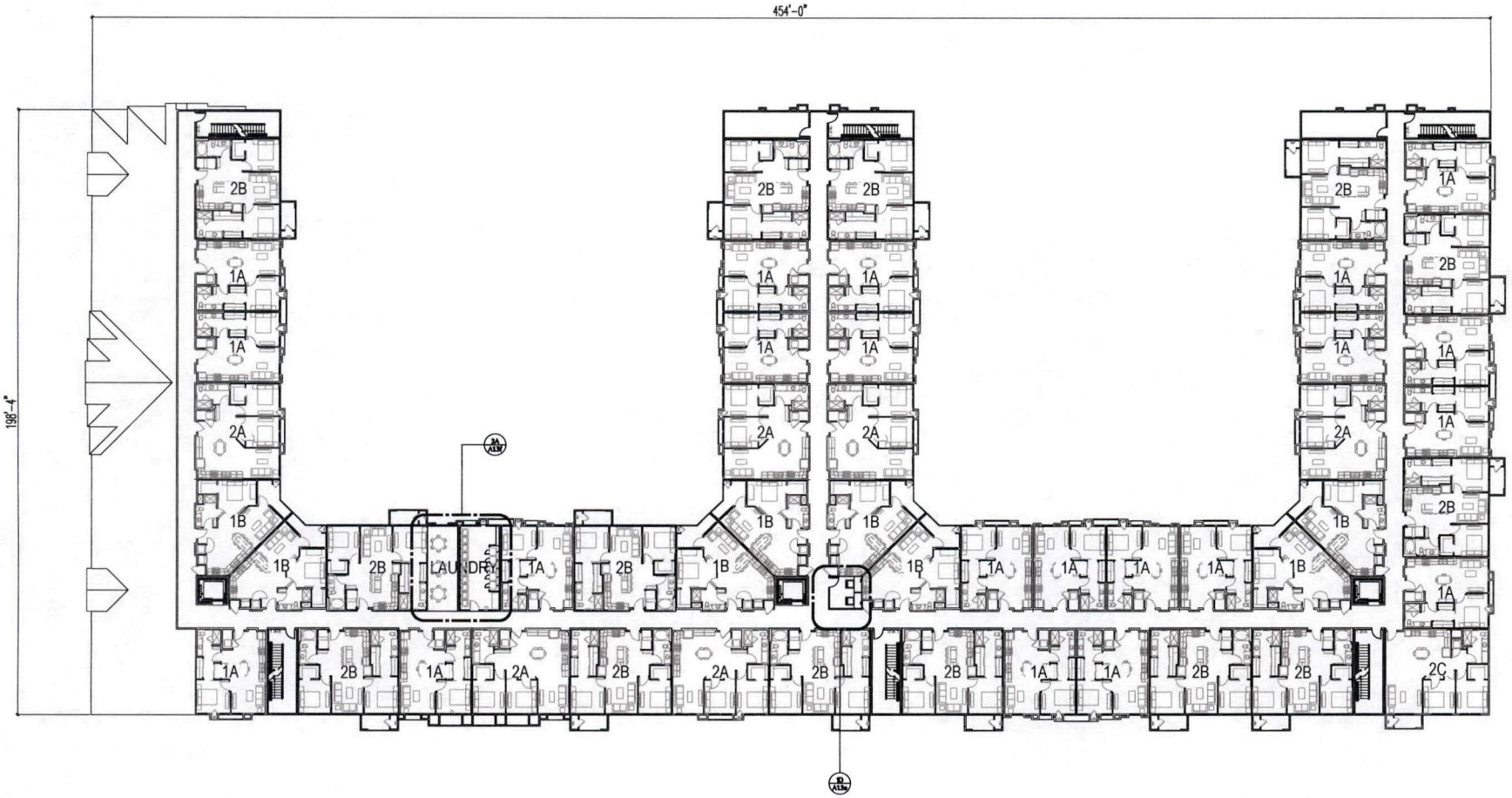
REVISIONS		
no.	date	description

CONCEPTUAL DESIGN

879DSD
project number
JULY 11, 2022
date
DLR
drawn
checked

CONCEPTUAL DESIGN

BUILDING-3
OVERALL COMMON
ALL LEVELS
A1.3



OVATION

DECATUR / ROME AFFORDABLE FAMILY

NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

no.	date	description

CONCEPTUAL DESIGN

879DSD
project number
JULY 11, 2022
date
DLR
drawn
checked

CONCEPTUAL DESIGN

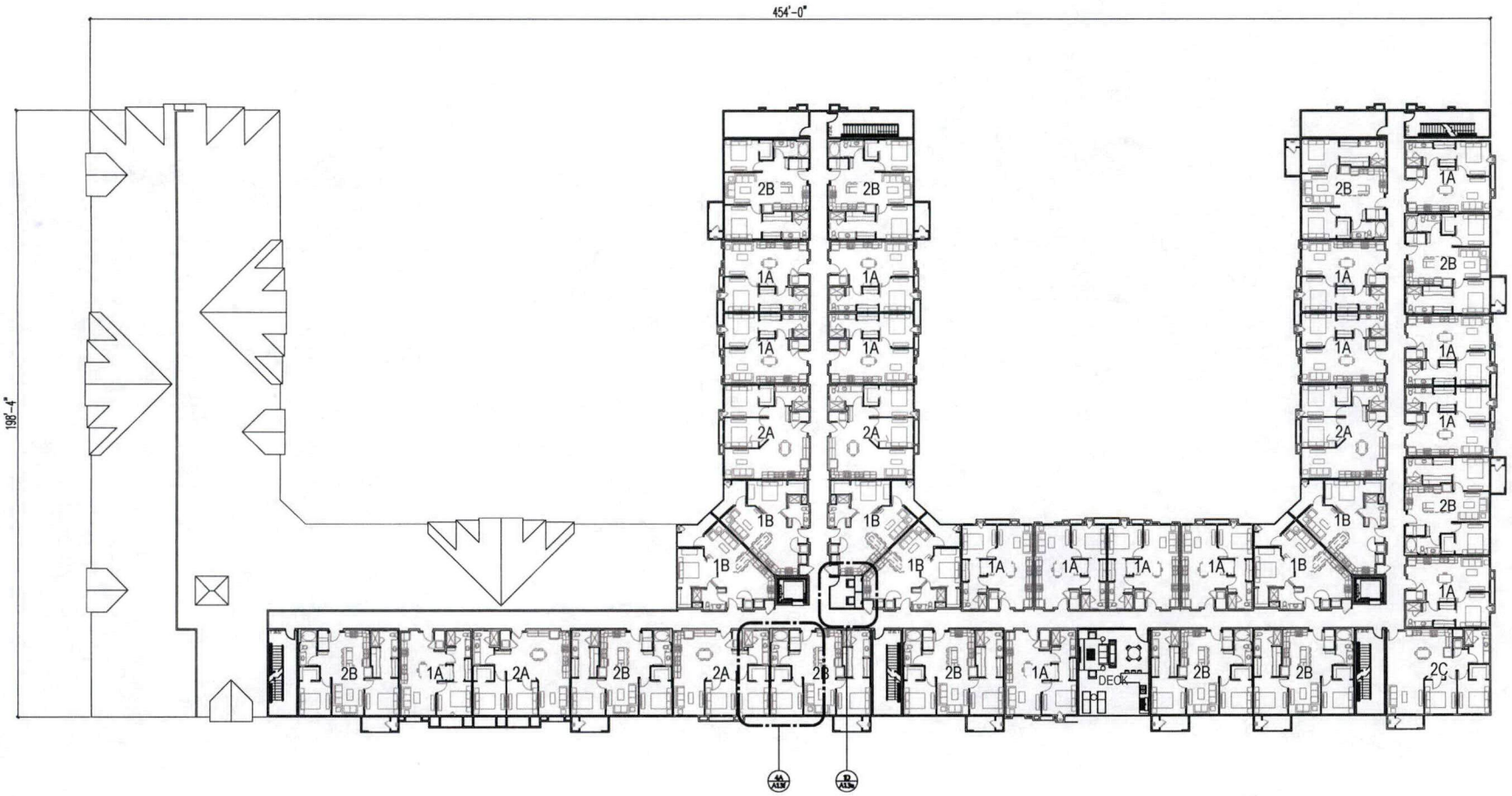
22-0086
07/12/2022

BUILDING-3
OVERALL PLAN
LEVEL 3

A1.3c

3 BUILDING-3 - OVERALL BUILDING PLAN - LEVEL 3

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



4 BUILDING-3 - OVERALL BUILDING PLAN - LEVEL 4
SCALE: 1/16" = 1'-0"

OVATION
DECATUR / ROME AFFORDABLE FAMILY
NORTH DECATUR BLVD AND ROME BLVD
Las Vegas, Nevada

CONCEPTUAL DESIGN
879050
JULY 11, 2022
DLR

BUILDING-3
OVERALL PLAN
LEVEL 4
A1.3d

22-0086
07/12/2022

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

Return Service Requested
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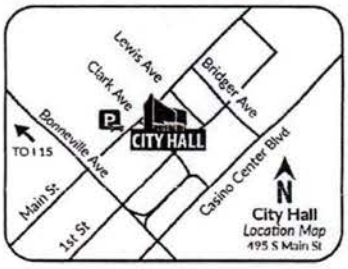

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0086 and 22-0086-GPA1 and 22-0086-ZON1 and 22-0086-VAR1 and 22-0086-SDR1

Planning Commission Meeting of **07/12/2022**

22-0086
12524710058
CROWTHER TED P
6708 SYCAMORE VIEW ST
LAS VEGAS NV 89131-2757

35 DRDFNP1 89131

Submitted after final agenda

na-dP

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

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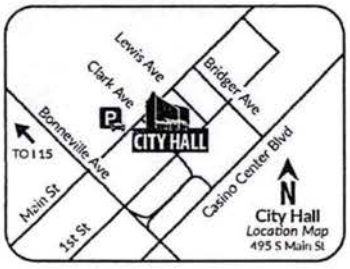
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0086 and 22-0086-GPA1 and 22-0086-ZON1 and 22-0086-VAR1 and 22-0086-SDR1

Planning Commission Meeting of **07/12/2022**

22-0086
12524710008
STURDIVANT ARTHUR L & LULA M
6605 SYCAMORE VIEW ST
LAS VEGAS NV 89131-2758

35 DRDFMP1 89131

17a-d P

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0086 and 22-0086-GPA1 and 22-0086-ZON1 and 22-0086-VAR1 and 22-0086-SDR1

Planning Commission Meeting of **07/12/2022**

We do not want the proposed area changed to "High Density Residential". This area has been "Residence Estates" from the beginning and has been a mostly peaceful and quiet area since the beginning in 2001/2002. Bringing in High Density Residential will change the dynamics of our peaceful community, bring more uncontrolled crime such as Robberies, car thefts and other unwanted noise and incidents to this area. Most of the residence are "Middle Age – Seniors. Bringing High Density Residential will most assuredly cause many homeowners to sale their homes & uproot our neighborhood!

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22-0086
12524710062
JUNIOR KEITH M & BEVERLY A
6612 SYCAMORE VIEW ST
LAS VEGAS NV 89131-2758

The Proposed project will right up on our HOMES & take away our privacy!!

* Please Do Not Approve This Change. * PLEASE ~~HEAR~~ US

35 DRDFNP1 89131

Na-dP

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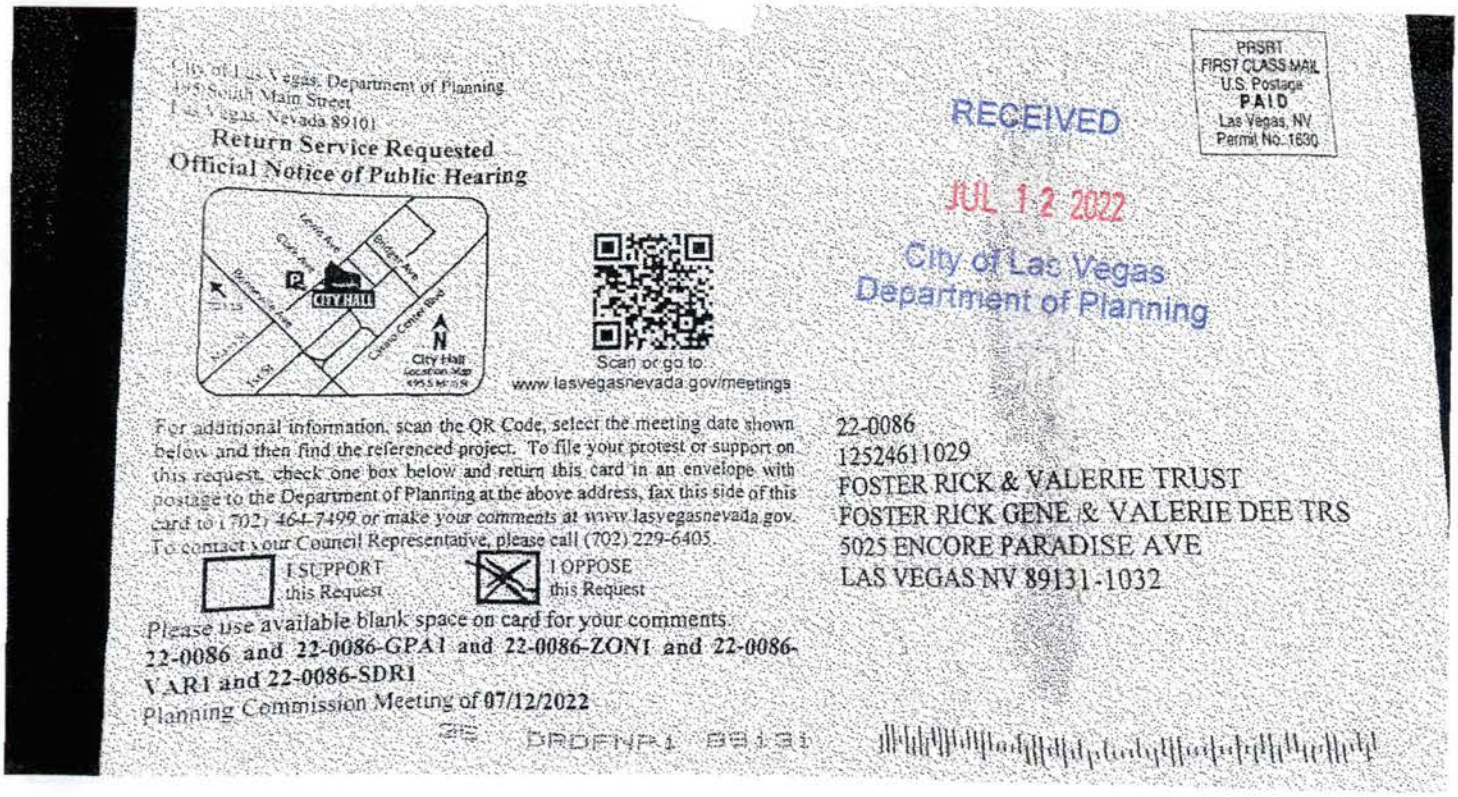
JUL 12 2022
City of Las Vegas
Department of Planning

FAX COVER SHEET

TO	department of planning
COMPANY	
FAX NUMBER	17024647499
FROM	Paul Von Rueden
DATE	2022-07-08 01:34:42 GMT
RE	homeless shelter 22-0086 GPA1, zon1, var1, sdr1

COVER MESSAGE

Don't forget about all the houses east of aliante .Their cars are not here yet.The 4000 properties north of DMV on Elkhorn, where are all of those students going to go?? The low income units are not near any government facilities to help them. By building these 4 story apartments will create hardship for them .



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

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Official Notice of Public Hearing

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0086 and 22-0086-GPA1 and 22-0086-ZON1 and 22-0086-VAR1 and 22-0086-SDR1
Planning Commission Meeting of **07/12/2022**

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JUL 12 2022
City of Las Vegas
Department of Planning

22-0086
12524611029
FOSTER RICK & VALERIE TRUST
FOSTER RICK GENE & VALERIE DEE TRS
5025 ENCORE PARADISE AVE
LAS VEGAS NV 89131-1032

17a-d P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 10:10 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 07/07/22 10:10 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Roland Gonzales
Residential or Business Address:	5605 Cricket Flat Ct Las Vegas, NV 89131
Phone:	(702) 267-7883
Email:	rj.gonzales27@gmail.com
Comments:	I do not want this in our area. There are no resources for those residents that this project is intended for. This will create unnecessary traffic and criminal activity.

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17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 10:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 07/07/22 10:20 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ulises Villarreal
Residential or Business Address:	4511 Moon Hill Rock Ave North Las Vegas, NV 89084
Phone:	(702) 771-0710
Email:	ulisesvillarreal10@gmail.com
Comments:	In my opinion there are no resources up here for the intended target residents and will attract criminal activity in the area.

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Nora Lares

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Sent: Thursday, July 7, 2022 10:24 PM
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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 10:23 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jennifer Yoas
Residential or Business Address:	5801 Ano Dr Las Vegas, NV 89131
Phone:	(702) 494-7834
Email:	twoblonds79@yahoo.com
Comments:	I do not support this project there is too much over crowding in schools, shopping center, streets. I want the rural area where I purchased my home to stay rural and protected. I'm am concerned about the safety of my family with this type of housing because crime will most definitely increase and values of our homes will decrease. I worked 2 jobs for 20yrs to buy my dream property to be in a rural area with other family's who appreciate rural type living.

17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 10:26 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 10:25 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086-G
Position:	I OPPOSE the project and all related applications.
Name:	Jennifer Yoas
Residential or Business Address:	5801 Ano Dr Las Vegas, NV 89131
Phone:	(702) 494-7834
Email:	twoblonds79@yahoo.com
Comments:	I do not support this project there is too much over crowding in schools, shopping center, streets. I want the rural area where I purchased my home to stay rural and protected. I'm am concerned about the safety of my family with this type of housing because crime will most definitely increase and values of our homes will decrease. I worked 2 jobs for 20yrs to buy my dream property to be in a rural area with other family's who appreciate rural type living.

Na-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 10:27 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 10:26 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086-Z
Position:	I OPPOSE the project and all related applications.
Name:	Jennifer Yoas
Residential or Business Address:	5801 Ano Dr Las Vegas, NV 89131
Phone:	(702) 494-7834
Email:	twoblonds79@yahoo.com
Comments:	I do not support this project there is too much over crowding in schools, shopping center, streets. I want the rural area where I purchased my home to stay rural and protected. I'm am concerned about the safety of my family with this type of housing because crime will most definitely increase and values of our homes will decrease. I worked 2 jobs for 20yrs to buy my dream property to be in a rural area with other family's who appreciate rural type living.

Na-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 10:29 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 10:28 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086-S
Position:	I OPPOSE the project and all related applications.
Name:	Jennifer Yoas
Residential or Business Address:	5801 Ano Dr Las Vegas, NV 89131
Phone:	(702) 494-7834
Email:	twoblonds79@yahoo.com
Comments:	I do not support this project there is too much over crowding in schools, shopping center, streets. I want the rural area where I purchased my home to stay rural and protected. I'm am concerned about the safety of my family with this type of housing because crime will most definitely increase and values of our homes will decrease. I worked 2 jobs for 20yrs to buy my dream property to be in a rural area with other family's who appreciate rural type living.

17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 10:34 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 10:33 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	David Burns
Residential or Business Address:	5308 Purple Orchid Ct Las Vegas, NV 89131
Phone:	(702) 885-0067
Email:	dburns5855@outlook.com
Comments:	I strongly oppose this as it will not be positive to the existing neighborhood. It was clearly stated that no research pertaining to traffic and infrastructure has been completed prior to this project. Therefore passing this would negatively affect the existing infrastructure that's already in place.

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17 a-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 11:02 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 11:01 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Michelle Spach
Residential or Business Address:	Residential 5426 Nestled Moon Ct Las Vegas, NV 89131
Phone:	(702) 326-0764
Email:	starlit149@aol.com

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Nora Lares

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Sent: Thursday, July 7, 2022 11:23 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 11:22 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Chris Spach
Residential or Business Address:	5426 Nestled Moon Ct Las Vegas, NV 89131
Phone:	(702) 289-2490
Email:	cspach@me.com

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17 a-dP

Nora Lares

From: noreply@formstack.com
Sent: Friday, July 8, 2022 6:11 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 07/08/22 6:11 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Garrett Fitzgerald
Residential or Business Address:	6221 Doubles Oak North Las Vegas , NV 89031
Phone:	(435) 229-5895
Email:	gmanfitzgerald@gmail.com

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17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Friday, July 8, 2022 9:15 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/08/22 9:14 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jocelyn Rappleye
Residential or Business Address:	6458 Mission Crest Ave Las Vegas, NV 89131
Email:	jocerappleye@yahoo.com

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Nora Lares

From: noreply@formstack.com
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Formstack Submission For: Planning App Comments
Submitted at 07/08/22 10:00 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kevin Bailey
Residential or Business Address:	5216 Hackberry Hill Ave Las Vegas, NV 89131
Phone:	(702) 286-6363
Email:	firekilr47@aol.com
Comments:	This is not the place to build an apartment complex. The Residential area is single family ranch style homes. The traffic on Rome is increasing everyday since Costco added more pumps to their gas station. Throughout the day Rome is backed up with vehicles trying to get into the shopping center. I agree with affordable housing in the right areas of town. There are issues they need approval to switch set backs. Also this will bring an increase of calls to North Las Vegas Fire Department because of the automatic aid agreement with Las Vegas

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Submitted at 07/08/22 10:41 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jennifer Davis
Residential or Business Address:	7630 Cowboy Trail Las Vegas, NV 89131
Email:	davisjd1@nv.ccsd.net

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Submitted at 07/08/22 11:36 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jennifer Brown
Residential or Business Address:	8029 Pink Desert Street North Las Vegas, NV 89085
Phone:	(702) 524-6286
Email:	dnopnej@yahoo.com
Comments:	I join my neighbors in opposing the rezoning of this land. Rezoning to high density housing and will have a devastating effect on our already overcrowded Northwest community. With Valley Vista recently filled in with a lot of high density housing our roads, schools and nearby shops/amenities are already busting at the seams! Where are the schools, post offices, libraries and other amenities to support the growth that it already here?! Adding all this extra housing will make everything even worse! We are told the residency requirements for the housing have a mix of HUD

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Pg 1 of 2

income qualifiers and section 8, section 202, choice vouchers. Building a housing insecure structure so far away from the cities social programming and social services opportunities for these residents is not helping them or being compassionate to their specific needs. I am struggling to understand your logic here in how this makes good sense for the community of Las Vegas or nearby North Las Vegas. It is appearing to only provide a financial boost or perhaps, political advantage to lawmakers who want to appear compassionate. This won't benefit any of the residents in this area, to include those future residents of this property. Additionally, any law enforcement of criminal acts would be on a North Las Vegas and Las Vegas city boundary which causes potential jurisdictional challenges. We will be attending the planning committee meetings and would appreciate a better understanding of the cities plan for this vacant property.

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Submitted at 07/08/22 11:45 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Charito Carter
Residential or Business Address:	5309 Purple Orchid Ct Las Vegas , NV 89131
Phone:	(702) 883-2486
Email:	cptacod76@yahoo.com
Comments:	The area is already congested. Additionally, the schools are already packed.

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Submitted at 07/08/22 12:01 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Wayne Naholowaa
Residential or Business Address:	6621 bradley rd Las Vegas, NV 89131
Phone:	(702) 378-3880
Email:	rockeedogg2@gmail.com
Comments:	The issues that concerns me is the low income(section 8) that will be living in the close proximity of my home. The definition that is being used as (low income) does not exclude welfare families, why whould it be ok to put a low income facility next to a area that has prospered thru the years to become a really decent area to raise a family? Now that this proposals are putting or bringing down our property values is not fair to all the hard working people that bought homes here and is worth near a half million in some circumstances.....I am not against senior living here but welfare,NO!

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Submitted at 07/08/22 12:19 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Joseph Eidelberg
Residential or Business Address:	6531 Greenlet Ave North Las Vegas, NV 89084
Phone:	(415) 216-9009
Email:	JEidelberg@gmail.com
Comments:	I think there are better sites closer to the city center. Perhaps you can do a land swap. In addition, the traffic on Decatur and Rome is terrible.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Stephanie Stucki
Residential or Business Address:	6111 Meisenheimer Las Vegas , NV 89131
Phone:	(702) 334-2054
Email:	stephstucki@gmail.com
Comments:	This is the wrong site for such a project. City services are too far for the people who would occupy the housing.

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Submitted at 07/08/22 1:26 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Dean Yeager
Residential or Business Address:	6601 Bradley Road Las Vegas , NV 89131
Phone:	(702) 241-0124
Email:	deanryeager@gmail.com
Comments:	I'm concerned about the increase in traffic in the area that is inevitable with a project like this. This was to remain a rural area and my road will be inundated with new traffic if the project is approved. Crime and theft is also a concern, which has not been a problem in the past.

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Submitted at 07/08/22 1:31 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Wesley Young
Residential or Business Address:	7051 N Decatur Blvd Las Vegas, NV 89131
Phone:	(702) 672-3798

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Submitted at 07/08/22 1:40 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Mitchell Menik
Residential or Business Address:	5409 Verbena Creek Ct Las Vegas, NV 89131
Phone:	(702) 219-2866
Email:	mitch@myrealtoris.in
Comments:	• Rome Blvd. traffic is already a problem from the Costco shopping and gas lines. • Schools cannot handle the current enrollment. • The surrounding community does not want the problems associated with low-income housing. • The North Las Vegas Fire Department will have to handle the overflow emergencies, detracting from servicing North Las Vegas in this area. Fire Departments respond by proximity and availability. *We have over 400 signed petitions that oppose this project and will be delivered at the beginning of the meeting, if not the day before.

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Submitted at 07/08/22 2:44 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	kevin ploense
Residential or Business Address:	4937 meadows encore ave las vegas , NV 89131
Phone:	(702) 524-9766
Email:	kjploe@msn.com
Comments:	i strongly oppose this project due to decreased service it will bring of medical, fire and police to other residents in the area . It will also bring additional traffic congestion, continued overcrowding in our schools, restaurants and shopping which is limited in the area. Worst of all this project will bring a notable increase of crime to the area in both commercial and residential areas .

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Submitted at 07/08/22 2:47 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Debra Henderson
Residential or Business Address:	5121 Dorrell Lane Las Vegas, NV 89131
Phone:	(702) 521-5993
Email:	d.henderson518@gmail.com
Comments:	My household is concerned for the safety of the residents and livestock who already live in the area that is being opposed. There's already an increase in traffic spilling onto our rural streets making it almost impossible to be able to ride our horses without being hit. Crime is another big issue. When you want to put low income housing around rural ranch homes it puts us at risk. A low income Senior housing would fit this area better. Less traffic, less overcrowding of schools, less noise. I oppose this project.

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Submitted at 07/08/22 4:18 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Laura Simeone
Residential or Business Address:	4928 Apache Valley Ave Las Vegas , NV 89131
Phone:	(702) 655-5745
Email:	laurastar@aol.com
Comments:	Please do not destroy my neighborhood. This project will decrease the value of my home and my neighbors homes. The stores near this project will also be affected negatively. Too many people and not enough stores. The local public schools are bursting at the seems with students. I've lived in this area for 19 years and I have always felt safe in my neighborhood. I left NYC to get away from crime and homelessness. This is not the place for this type of project. Please build it elsewhere closer to the services that these people will benefit from.

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Submitted at 07/08/22 5:13 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Tonya Naish
Residential or Business Address:	6909 Hawaiian Sky ct Las Vegas , NV 89131
Phone:	(408) 726-5951
Email:	tonya.naish@gmail.com
Comments:	Please think about the already impacted schools and medical and emergency workers!!

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/08/22 7:02 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kimberly Clanton-green
Residential or Business Address:	6810 Unicorn Street Las Vegas, NV 89131
Phone:	(702) 523-7853
Email:	clantongreen@yahoo.com
Comments:	Waivers for this build should be denied. The neighborhood consists exclusively of single family homes and many of these are zoned rural estate. This project will change the character of the neighborhood, and that needs to be considered in the planning of this development

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Submitted at 07/08/22 7:04 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Todd Conley
Residential or Business Address:	5700 Deer Springs Way Las Vegas, NV 89131
Phone:	(702) 373-5690
Email:	tconleysemail@gmail.com
Comments:	We purchased our land in 1996 in RE zoned neighborhood. It's been manipulated many times over and now to this? Is there really a need for that much greed to dishonor your agreed upon zoning with the residents that have been paying their taxes to live a certain lifestyle? Disgraceful. Put it in your neighborhood.

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Nora Lares

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Submitted at 07/08/22 7:18 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Rae Yuhas
Residential or Business Address:	5150 W Deer Springs Way Las Vegas, NV 89131
Phone:	(702) 496-4464
Email:	yuhasfamily@hotmail.com
Comments:	Changing from R-E to high density is going from one extreme to the other. Further, the traffic here is already terrible and the building in this area has continued with no increase in schools or other amenities. The city should've done a traffic study before this not after it's approved. If it's already approved why are we having a public meeting about it? During the public meeting on July 6, the lady who was a lawyer representing ovation indicated that BLM issued a patent in 2003 indicating this parcel must be used for high density /affordable housing. The patent actually only states affordable housing, nothing about high density. Further, the

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Pg 1 of 2

county assessors office shows this parcel has been owned by the city of Las Vegas since 1999. How could BLM issue a patent after the fact making it conditional? Something smells fishy here. I plan to investigate further. We are being misinformed and this project is being forced upon us. We have farm property less than 1500 feet from this location. We received no notice and more importantly, putting three and four-story low income apartments here is definitely not consistent with the surrounding area. The residence here would rather work with the city to put something such as senior apartments so it will not impact traffic or schools. There are many other locations you can put low income affordable high density housing.

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Submitted at 07/08/22 8:25 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Anthony Cawalla
Residential or Business Address:	5726 west Rome Blvd Las Vegas , NV 89131
Phone:	(702) 373-8372
Email:	Bighornbuck5@yahoo.com
Comments:	For one we have no more room in nearby schools along with transportation for the children, were do you expect these people to work it's literally 20 miles one way to the strip were most of the work is in Las Vegas , the roads are over crowded now and absolutely no more room to widen the roads and you want more traffic!!!!!!

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Submitted at 07/08/22 8:49 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ann Hartman
Residential or Business Address:	4900 Naff Ridge Drive Las Vegas, NV 89131
Phone:	(909) 919-8211
Email:	penelopeann70@gmail.com
Comments:	There is no neighborhood impact studies that have been done, there will increase school overcrowding, increase crime and there is no Low Income resources.

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Submitted at 07/08/22 8:56 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	David Hartman
Residential or Business Address:	4900 Naff Ridge Drive Las Vegas, NV 89131
Phone:	(702) 886-6708
Email:	gleemer@gmail.com
Comments:	-Overcrowding in school -Put a strain on Fire and police -Increase crime

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Submitted at 07/08/22 9:03 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Krystal Shen
Residential or Business Address:	6288 Lauren Ashton Las Vegas, NV 89131
Phone:	(702) 575-5038
Email:	ksechotech@yahoo.com
Comments:	This project does not belong in this area. This area is zoned for RE. High density housing should not be built in the area and the going should not be changed. Homeowners bought into the area for the current RE zoning requirements.

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Submitted at 07/08/22 9:24 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22–00086
Position:	I OPPOSE the project and all related applications.
Name:	Hellena Johnson
Residential or Business Address:	7857 Rachelis St North Las Vegas , NV 88084
Phone:	(702) 759-5055
Email:	hellenawalker123@gmail.com
Comments:	We recently brought a home in Valley Vista due to no income based/section 8/Housing Authority apartments. This was one of our requirements when purchasing! There is plenty more land east of NLV that would make much more sense!

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Formstack Submission For: Planning App Comments
Submitted at 07/08/22 9:29 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kenneth Hiscocks
Residential or Business Address:	5061 silent birch ave Las Vegas, NV 89131
Phone:	(702) 612-8818
Email:	hiscocks5@yahoo.com
Comments:	I join my neighbors in opposing the rezoning of this land. Rezoning to housing insecure land will have a devastating effect on our already overcrowded Northwest community and also on the future citizens who would live in this housing. We are told the residency requirements for the housing have a mix of HUD income qualifiers and section 8, section 202, choice vouchers. Building a housing insecure structure so far away from the cities social programming and social services opportunities for these residents is not helping them or being compassionate to their specific needs. I am struggling to understand your logic here in how this

17a-dP
Pg 1 of 2

makes good sense for the community of Las Vegas. It is appearing to only provide a financial boost or perhaps, political advantage to lawmakers who want to appear compassionate. This won't benefit any of the residents in this area, to include those future residents of this property. Additionally, any law enforcement of criminal acts would be on a North Las Vegas and Las Vegas city boundary which causes potential jurisdictional challenges.

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/08/22 10:15 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Patricia Traill
Residential or Business Address:	4716 Teton Peak Ct N Las Vegas, NV 89085
Phone:	(818) 929-1135
Email:	moonandstr@aol.com

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Nora Lares

From: noreply@formstack.com
Sent: Friday, July 8, 2022 10:28 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/08/22 10:27 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Eric Brown
Residential or Business Address:	8325 Kisses Ave Las Vegas, NV 89131
Phone:	(702) 882-3081
Email:	eric89131@gmail.com
Comments:	Homeless problems should be downtown where all the charities are based. Government housing isn't wanted in the NW.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/08/22 10:30 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Agnieszka Dziurewicz
Residential or Business Address:	8325 Kisses Ave Las Vegas, NV 89131
Phone:	(702) 343-0732
Email:	Agnieszka6363@yahoo.com
Comments:	Don't agree with this project

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Nora Lares

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Submitted at 07/08/22 10:40 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jamie Hannon
Residential or Business Address:	5617 Rustic View Ct Las Vegas, NV 89131
Phone:	(702) 321-2376

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Submitted at 07/08/22 11:10 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Edward Saliba
Residential or Business Address:	5904 Branded Bull court Las Vegas , NV 89131
Phone:	(702) 586-2204
Email:	edwardsaliba@hotmail.com

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 12:03 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Rochelle Arnold
Residential or Business Address:	4980 Dorrell Ln Las Vegas, NV 89131
Phone:	(702) 271-1088
Email:	rockyshse@yahoo.com

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, July 9, 2022 6:15 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 07/09/22 6:15 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Deborah Lombardo
Residential or Business Address:	7709 Pine Warbler Way North Las Vegas, NV 89084
Phone:	(843) 655-6347
Email:	debbi.lombardo@yahoo.com

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Nora Lares

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Sent: Saturday, July 9, 2022 8:09 AM
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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 8:08 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kay Hafeb
Residential or Business Address:	6490 Glen River Circle Las Vegas, NV 89131
Phone:	(702) 427-0365
Email:	ohkay2day@gmail.com
Comments:	First of all, I rarely approve of any zone changes. They were set up for a reason and people invest in their homes and reside in certain areas knowing what they are getting into. It is wrong to change this now. Second, this area is a very crowded area. Anyone who lives here does not need a traffic evaluation to know that the shopping center on Rome and Decatur is always crowded. The Costco gas station is right across from the proposed access to this project.

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Third, schools are overcrowded as it is.

Fourth, let's not pretend about what will happen here if these zoning exceptions are made. I have lived in a housing complex that went section 8 or HUD, the crime increased exponentially! Someone had their head blown off in front of my kitchen window. I moved to a zone that wouldn't have these issues. So, quite frankly, this is upsetting. There are so many other places for these types of housing.

Zoning changes, absolutely no!

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Elin Fehr
Residential or Business Address:	6800 Unicorn Str Las Vegas, NV 89131
Phone:	(702) 656-0219

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lauren Conklin
Residential or Business Address:	6820 Unicorn St Las Vegas, NV 89131
Phone:	(503) 956-6121
Email:	lconklin4osu@gmail.com

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 9:10 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Roberto Franco
Residential or Business Address:	4109 lower saxon ave area-North, NV 89085

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 9:43 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	James Simington
Residential or Business Address:	5500 deer springs Las Vegas , NV 89131
Phone:	(702) 502-7009
Email:	4simingtons@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Russel Lundy
Residential or Business Address:	4935 Charlo Dr Las Vegas , NV 89131
Phone:	(701) 340-5899
Email:	daddymyhero7@gmail.com
Comments:	I join my neighbors in opposing the rezoning of this land. Rezoning to housing insecure land will have a devastating effect on our already overcrowded Northwest community and also on the future citizens who would live in this housing. We are told the residency requirements for the housing have a mix of HUD income qualifiers and section 8, section 202, choice vouchers. Building a housing insecure structure so far away from the cities social programming and social services opportunities for these residents is not helping them or being compassionate to their specific needs. I am struggling to understand your logic here in how this

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makes good sense for the community of Las Vegas. It is appearing to only provide a financial boost or perhaps, political advantage to lawmakers who want to appear compassionate. This won't benefit any of the residents in this area, to include those future residents of this property. Additionally, any law enforcement of criminal acts would be on a North Las Vegas and Las Vegas city boundary which causes potential jurisdictional challenges. We will be attending the planning committee meetings and would appreciate a better understanding of the cities plan for this vacant property.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Carrie Simington
Residential or Business Address:	5500 deer springs way Las Vegas , NV 89131
Phone:	(702) 596-0906
Email:	4simington@gmail.com
Comments:	I am concerned over my communities safety and what this type of community will bring to this area. Also concerned of the traffic that this will bring to the area with the entrance off of Rome and the traffic is already horrendous so with more people in 1 small area it makes for future disaster. Also very worried with Ovation managing this type of community since they are only familiar with Senior living. When they were ask about security and if they will have it "they replied only if needed" of course they are going to need it.

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Thank you for listening to our voice I hope that you make the right decisions for our communities future.

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Submitted at 07/09/22 10:25 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Christina Darrington
Residential or Business Address:	5905 Branded Bull ct Las Vegas , NV 89131
Phone:	(702) 241-2618
Email:	christinagirl56@hotmail.com
Comments:	Please stop this property from going forward. It will be a mess for traffic and the stores and gas stations around this area. We don't need this congestion added to the already busy streets.

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Submitted at 07/09/22 10:25 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Rhonda Guerin
Residential or Business Address:	5000 indigo gorge ave Las vegas, NV 89131
Phone:	(702) 600-8629
Email:	rhondaguerin@gmail.com

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Submitted at 07/09/22 10:29 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Dominic Guerin
Residential or Business Address:	5000 indigo gorge ave Las Vegas , NV 89131
Phone:	(702) 600-5136
Email:	dominicguerin11@gmail.com

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 10:31 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	ADRIANA RIEGELSBERGER
Residential or Business Address:	5528 MAGI RANCH CT Las Vegas , NV 89131
Email:	mexicali077@yahoo.com

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Nora Lares

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Submitted at 07/09/22 10:37 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Vladimir Vesely
Residential or Business Address:	Residential 5908 Branded Bull CT Las Vegas , NV 89131-1973
Phone:	(702) 481-7770
Comments:	Oppose the multi level government housing. Not enough services on this side of town. Way to congested in that area already. Will change the face of this side of town.

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Submitted at 07/09/22 10:38 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Karie Brooks
Residential or Business Address:	8025 Bradley Rd Las Vegas, NV 89131
Email:	karie.brooks@gmail.com
Comments:	The traffic in this area is already a problem, adding a high density development will only add to it. The existing schools are overcrowded as is and will only suffer with the added population from this project.

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Nora Lares

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Submitted at 07/09/22 10:43 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Shalae Barney
Residential or Business Address:	5920 Cabo San Lucas Ave. Las Vegas , NV 89131
Phone:	(702) 806-9659
Email:	shalaebarney@yahoo.com

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Submitted at 07/09/22 10:43 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Christina Clem
Residential or Business Address:	8300 Sedona Flats St Las Vegas, NV 89131
Phone:	(228) 234-2990
Email:	christinaclem0518@gmail.com

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 10:44 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Brett Barney
Residential or Business Address:	5920 Cabo San Lucas Ave. Las Vegas, NV 89131
Phone:	(702) 806-9654
Email:	brettpbarney@yahoo.com

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Joshua Vesely
Residential or Business Address:	5908 branded bull ct 5908 branded bull ct 5908 branded bull ct, NV 89131
Phone:	(702) 575-7414
Email:	josh.vesely@yahoo.com

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 10:45 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Norma Scurlock
Residential or Business Address:	8305 Sedona flats Las Vegas , NV 89131
Phone:	(702) 277-7895
Email:	stephenson512@aol.com
Comments:	This project will be detrimental to our community. It will use too much water , it will raise crime in our area , it will cause over crowding in an already over crowded community.. it will lower our house values .. please reconsider this plan this is our community and we the people do not want it destroyed ..

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Submitted at 07/09/22 10:46 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Frank Clem
Residential or Business Address:	8300 Sedona Flats St Las Vegas, NV 89131
Phone:	(228) 234-2990
Email:	frankclem@yahoo.com

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 10:47 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Theresa Ritz
Residential or Business Address:	8217 Fulton Ranch St Las vegas , NV 89131
Phone:	(719) 464-8007
Email:	t_graz@hotmail.com
Comments:	I oppose this project. I don't feel this would be good for our community or area. Thank you

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Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 10:47 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Christina William Blose
Residential or Business Address:	5917 Huff Mountain Ave Las Vegas , NV 89131
Email:	blosec@yahoo.com
Comments:	I oppose this application as my concern of having a multi level building will increase traffic to a congested area as well as concerns of having a building that houses specific residents around a school area.

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, July 9, 2022 10:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 10:48 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jay Ritz Jr
Residential or Business Address:	8217 Fulton Ranch St Las Vegas , NV 89131
Phone:	(702) 493-3638
Email:	jayritzjr1234@gmail.com
Comments:	I oppose this project. I don't feel this would be good for our community or area. Thank you

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Nancy Funk
Residential or Business Address:	8217 Calico Wind St Las Vegas, NV 89131
Email:	nfunk71@pm.me

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Maria Dahlka
Residential or Business Address:	5823 Hoop Land Valley Ct Las Vegas, NV 89131
Phone:	(702) 439-2482
Email:	mrsdahlka@gmail.com
Comments:	I would be in support of a senior center or a veterans senior area. The schools in the area seem to already be at max capacity. Traffic is already a nightmare, and concerned with homeless, crime, and congestion.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Adrienne Hanchett
Residential or Business Address:	5909 Lone Ranch ave Las Vegas , NV 89131
Phone:	(702) 481-2877
Email:	dalhanchett5@yahoo.com
Comments:	I do not want this project in this area. It will raise crime. It will cause jaywalking accidents. The schools in this zone are already over crowded.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Andrea Crossley
Residential or Business Address:	5517 Ghost Rider Ct Las Vegas, NV 89131
Phone:	(702) 808-8054
Email:	acrossley13@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Amy Wetzel
Residential or Business Address:	6320 Peggotty Ave Las Vegas, NV 89130
Phone:	(702) 249-3661
Email:	Awetzel48@yahoo.com
Comments:	That area where this is planning to go is a nice area, and will cause so much more traffic. Also bringing in this type of housing will bring down the value of the surrounding houses. We don't need that. The crime has already increased in this area after the Vue apartments were put in. We don't need more. Also it's going to put more of a stress on the surrounding schools. With all the new houses going up down Decatur between Elkhorn and Grand Teton, we don't need more housing in this area, especially this type. Please oppose this project!!!!!!

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Wendy Van Artsdalen
Residential or Business Address:	5324 Fireside Ranch Ave Las Vegas , NV 89131
Email:	wendyeliz71@gmail.com
Comments:	The infrastructure in the area of complex building project is not sustainable. Also, the residence of this area do not want house values to deflate due to low income housing in the neighborhood. And people need to consider there may be a potential crime increase in the area. Next to that location is Senior Living Housing , they don't need potential crime in their neighborhood.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Abigail Wong
Residential or Business Address:	8930 Sable Falls St Las Vegas , NV 89131
Phone:	(208) 251-3508
Email:	priceabby@hotmail.com
Comments:	This project is absolutely ridiculous and not supported by the community. This is a very political move and you are not listening to your constituents. This area is already overflowing with all the new builds in the area without the structure being adding. The schools are overcrowded and the stores are overcrowded. This project does not benefit the community in any way. There are many other areas that are better equipped for a project like this. Please oppose this project.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ashley Trail
Residential or Business Address:	9017 Sandstone Ravine St Las Vegas, NV 89131
Phone:	(702) 467-1747
Email:	a.knite@yahoo.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Joel Rand
Residential or Business Address:	8220 Fulton Ranch st Las Vegas, NV 89131
Phone:	(702) 376-9615
Email:	joelrand179@gmail.com

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Submitted at 07/09/22 12:01 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Bethany Haskins
Residential or Business Address:	6048 crystal cascade st. Las Vegas , NV 89130
Phone:	(850) 339-5998
Email:	haskinsbethany@gmail.com
Comments:	We purchased our home 4 years ago. We made sure that the zoning was fitting for a smaller community. I do not support three and four story buildings being built on this side of town. I do not support 250 plus vehicles being added to the constant traffic off of Rome and Decatur. For these individuals to say that low income household will not have cars is beyond ridiculous. Every family I've ever met has at least one if not more. The fact also that there is no cap on how many families can live in one home, that will add more traffic. Our schools are already at capacity. What once was a nice drive has already become gridlock. I do not support

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adding this to our area of town. I ask for the people voted in to listen to your constituents and vote NO on this zoning change.

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Submitted at 07/09/22 12:11 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	GLORIA ROE
Residential or Business Address:	5044 Indigo Gorge Ave LAS VEGAS, NV 89131
Phone:	(702) 743-4164
Email:	jgroe@hotmail.com
Comments:	This is a very congested area without the public services that would be necessary to support low income / transitional housing residents. The businesses that are currently in place are already very congested. The public schools in the surrounding area are still trying to accommodate the increase in student population from the large housing development at Grand Teton and N. Decatur, 1.5 miles north (Valley View). Wrap around support services: job connect, childcare, mental and health services are not easily accessed from this location.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Tara Velasquez
Residential or Business Address:	7081 Shady Palms St Las Vegas , NV 89131
Phone:	(702) 338-7350
Email:	taraturtle14@me.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Michael Funk
Residential or Business Address:	8217 Calico Wind St. Las Vegas, NV 89131
Phone:	(702) 334-8598
Email:	mfunk66@hotmail.com
Comments:	This should not be done up here. It should be done in a more central location where there is access to services.

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Submitted at 07/09/22 12:53 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Anne Murphy
Residential or Business Address:	7846 Midnight Ride St. Las Vegas, NV 89131
Phone:	(702) 658-3066
Email:	msuspartangrag@cox.net
Comments:	I appreciate wanting to have low income housing in the Las Vegas area but this is definitely not the right place for this project. Why would you put low income housing nowhere near any services that the homeless need? The fact that it is right on the border of Las Vegas and North Las Vegas will be a huge problem for police/fire when it comes to the increase in crime that will result. Having only one entrance/exit onto Rome is a huge problem as the traffic on this road is already overloaded due to the Costco Gas station entrance being right there. There is also not enough parking for the proposed amount of units in the project. This

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Pg 1 of 2

development is much better suited for the downtown area. It will also cause property values to decrease and we will see an increase crime in the area. Not to mention, where are the neighborhood impact studies and traffic studies? From what I have been told postcards were only sent out to people living within 1,000 feet of the projected development?? That is very shady seeing that there are very few houses within 1,000 feet (mostly commercial). This should be sent out to people within 5 miles as it will have an impact on all up in this area and it is definitely a negative impact! I oppose the development plan for this project. Please vote no on proposal 22-0086! This is not good for our community or the people who would live in the proposed housing!

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Elizabeth Jones
Residential or Business Address:	5892 Shining Moon Ct. Las Vegas, NV 89131
Phone:	(702) 371-7105
Email:	betsie_jones@hotmail.com
Comments:	The traffic is already bad in the area.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jeremiah Jones
Residential or Business Address:	5892 Shining Moon Ct. Las Vegas, NV 89131
Email:	jeremiah.jones80@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Steven Sandoval
Residential or Business Address:	5001 Diamond ranch Las Vegas, NV 89131
Phone:	(702) 268-4715

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Carrie Harvey
Residential or Business Address:	6290 Trotting Trigger Ave Las Vegas , NV 89131
Email:	carrie_harvey@hotmail.com
Comments:	I vehemently oppose the housing project on Decatur and Rome Boulevard. The schools in this area are already overcrowded and unsafe. Many classes are being held in portables on the field. Shadow Ridge high school had a riot in 2021 and is in no position to take new students. Thank you for considering the well-being of the taxpayers in this area.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Richel Burog
Residential or Business Address:	5021 Apache Valley Ave Las Vegas, NV 89131

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Marc Smith
Residential or Business Address:	5844 McLennan Ranch Ave. Las Vegas, NV 89131
Email:	marcsmith79@hotmail.com
Comments:	Bad idea for surrounding residents and businesses. Crime will go up, property values will go down. Please consider voting no.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kristen Brummett
Residential or Business Address:	5777 Cowboy Fiddle Ct Las Vegas, NV 89131
Phone:	(702) 378-2462
Email:	kbrumms7@gmail.com

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Submitted at 07/09/22 2:12 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Amanda Robb
Residential or Business Address:	7344 Zion Falls Street Las Vegas , NV 89131
Phone:	(702) 863-6446
Email:	fishty54@yahoo.com
Comments:	This project is under thought out, under tested, and done so sneakily and "back alley" logistics for the City of LV. Such a shame, embarrassing and wrong. I OPPOSE this project and can't believe the lack of forethought going into this. Terrible. Absolutely terrible.

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Submitted at 07/09/22 2:12 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-00886
Position:	I OPPOSE the project and all related applications.
Name:	Colleen McClone
Residential or Business Address:	5423 Nestled Moon Ct Las Vegas , NV 89131
Phone:	(702) 563-9354
Email:	queenmcclone@gmail.com
Comments:	This application should not be considered due to the surrounding homes and assisted living facility.

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Submitted at 07/09/22 2:16 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Spencer Robb
Residential or Business Address:	7344 Zion Falls Street Las Vegas , NV 89131
Phone:	(702) 863-6446
Email:	spencer.robb.24@gmail.com
Comments:	I strongly oppose this project. The location is congested, horribly overcrowded on a normal day. To add container homes and more families in an area that's already a mess is under utilizing critical thinking skills and I'm embarrassed for the City of LV for "planning" this.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lindsay Eggers
Residential or Business Address:	4921 Meadows Encore Avenue Las Vegas, NV 89131
Phone:	(702) 809-6382
Email:	linzyturner@yahoo.com
Comments:	This addition will reduce property values, reduce neighborhood safety and bring nothing positive for our local community.

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 2:20 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Michael Eggers
Residential or Business Address:	4921 Meadows Encore Avenue Las Vegas, NV 89131
Phone:	(702) 630-3730
Email:	mikeyt89148@yahoo.com
Comments:	Please do not do this to my home!

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, July 9, 2022 2:27 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 2:26 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0068
Position:	I OPPOSE the project and all related applications.
Name:	Paige Bailey
Residential or Business Address:	5216 Hackberry Hill Ave 22-0068 Las Vegas, NV 89131
Phone:	(702) 802-1843
Email:	ptb3002@gmail.com
Comments:	Increased traffic, stress on police and fire resources, overcrowded schools, no contribution to property taxes, increase in crime, but I am for low income senior housing.

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0068
Position:	I OPPOSE the project and all related applications.
Name:	Dina Bailey
Residential or Business Address:	5216 Hackberry Hill Ave Las Vegas, NV 89131
Phone:	(702) 306-3382
Email:	dbaileyrn@aol.com
Comments:	This will increase traffic and crime, will strain our law enforcement and fire dept. Will overcrowd are already overwhelmed and overcrowded schools. Low income senior housing will not affect our schools. We were never made aware of this planning

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Michelle Shepherd
Residential or Business Address:	8352 San Mateo Street North Las Vegas, NV 89085
Phone:	(702) 726-0486
Email:	violingirlnv@gmail.com

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Michelle Fackrell
Residential or Business Address:	5901 Shining Moon Las Vegas , NV 89131
Phone:	(702) 286-2288
Email:	jm7073@netzero.net

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jason Fackrell
Residential or Business Address:	5901 Shining Moon Ct Las Vegas , NV 89031
Phone:	(702) 334-1331
Email:	jasoncordfackrell@gmail.con

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Brenna Fackrell
Residential or Business Address:	5901 Shining Moon ct Las Vegas , NV 89131
Phone:	(702) 630-4754
Email:	bjfackrell16@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Tammy Stout
Residential or Business Address:	8370 Eagle Estates Court Las Vegas, NV 89131
Phone:	(702) 524-3313
Email:	tammystout5@gmail.com
Comments:	I oppose this project due to the highly concentrated new residential developments in the immediate area, specifically the large developments east of Decatur and the upcoming development on Jones and Elkhorn. The current infrastructure, fire station on Elkhorn and Aliante and commercial establishments for shopping are not adequate to accommodate another highly dense community in this area. Please do not approve the current plans. Thank you.

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Submitted at 07/09/22 2:58 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	KATHERINE MENDOZA
Residential or Business Address:	7660 CATALINA HARBOR ST LAS VEGAS, NV 89131
Phone:	(702) 563-9111
Email:	KATHEROZ@GMAIL.COM
Comments:	This area is too crowded already. Traffic is bad enough at that intersection. The schools are full. An apartment building would worsen these problems.

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Submitted at 07/09/22 2:58 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-086
Position:	I OPPOSE the project and all related applications.
Name:	Kelly Krzmarzick
Residential or Business Address:	5217 Elm Hill Ct. Las Vegas, NV 89131
Phone:	(702) 285-0578
Email:	krzmakj1@nv.ccsd.net
Comments:	As a resident of this area, my main concern is the traffic on Rome. Quite often I have to wait on Rome because the gas line is so incredibly long. If a traffic study was completed, you would see my concern.

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 3:02 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	William Windsor
Residential or Business Address:	5605 Summer Splash Court Las Vegas, NV 89131
Phone:	(702) 218-3321
Email:	wswindsor@yahoo.com
Comments:	Low Income/High Density Project in this area will diminish the economic value of all homes in a two- mile radius. There seems to be economic discrimination whereby this project would not see the light of day if it was requested in Summerlin or areas near "exclusive" communities such as Queensridge or Spanish Hills. I do not think anyone will disapprove a change in the project if the developer changes plan to 48 luxury homes on 1/4-acre plots on the existing 9 acres. To place over 220 units on 9 acres of property is offensive to nearby homeowners and just ludicrous.

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 3:04 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Daisha Thibodeaux
Residential or Business Address:	7481 Garnet Moon Street North Las Vegas, NV 89084
Phone:	(337) 342-7439
Email:	daishathibodeaux@yahoo.com

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Submitted at 07/09/22 3:05 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Teddrick Thibodeaux
Residential or Business Address:	7481 Garnet Moon Street North Las Vegas, NV 89084
Phone:	(337) 412-3390
Email:	teddrickthibodeaux@yahoo.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ashley Trail
Residential or Business Address:	9017 Sandstone Ravine St Las Vegas, NV 89131
Phone:	(702) 467-1747
Email:	a.knite@yahoo.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Logan Reynolds
Residential or Business Address:	5961 Vizzi Ct Las Vegas, NV 89131
Phone:	(702) 324-2333
Email:	logan.cj7@gmail.com

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Submitted at 07/09/22 3:15 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-00886
Position:	I OPPOSE the project and all related applications.
Name:	Sharon Froese
Residential or Business Address:	5427 Nestled Moon Ct Las Vegas, NV 89131
Phone:	(352) 682-3556
Email:	push4itsf@hotmail.com

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Submitted at 07/09/22 3:19 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Marissa Flagg
Residential or Business Address:	4913 Meadows Encore ave. Las Vegas , NV 89131
Phone:	(702) 445-6047
Email:	marissa772t@cox.net
Comments:	This will strain schools, traffic, and community. No studies have been done.

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Submitted at 07/09/22 3:21 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Marissa Flagg
Residential or Business Address:	4913 Meadows Encore ave. Las Vegas , NV 89131
Phone:	(702) 445-6047
Email:	marissa772t@cox.net
Comments:	This will strain schools, traffic, and community. No studies have been done. There have been no studies on impact on traffic, environment, the flood system. You also cannot assume people may not have cars due to economic status, so this also poses a parking issues. Furthermore, we were never notified of the project.

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Submitted at 07/09/22 3:25 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Angel Dunbar
Residential or Business Address:	5004 Lonesome Spur Ave Las Vegas, NV 89131-5219
Phone:	(702) 372-6450
Email:	pixiegrl78@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ashlee Sorensen
Residential or Business Address:	6284 Radiant Rapture Ave Las Vegas , NV 89131
Phone:	(702) 336-3011
Email:	ashleesorensen@gmail.com
Comments:	I completely oppose this entire project for low income housing. This will bring home prices down, crime rates way up, it will hurt our current overcrowded schools in the area and more congestion to an already busy intersection. This is the worst use of the land. This should not be approved. Nobody in the area will want this low income housing in our area. Terrible politics.

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Nora Lares

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Submitted at 07/09/22 3:42 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ed Abreu
Residential or Business Address:	5928 Vizzi Ct. Las Vegas, NV 89131
Email:	edsa_us@ahoo.com
Comments:	A better use would be for low income seniors

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 3:43 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	17.22-008
Position:	I OPPOSE the project and all related applications.
Name:	Jim Haining
Residential or Business Address:	5912 Vizzi Ct Las Vegas , NV 89131
Phone:	(702) 428-6194
Email:	jhaining@gmail.com
Comments:	I STRONGLY OPPOSE this project in this location.

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Nora Lares

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Submitted at 07/09/22 3:44 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Rebecca Dehner-Williams
Residential or Business Address:	4401 Westmere Ave North Las Vegas, NV 88084
Phone:	(702) 461-5560
Email:	deikceb19@gmail.com

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Submitted at 07/09/22 4:21 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Rebekah Bruce
Residential or Business Address:	5021 Rapid River Ct Las Vegas, NV 89131
Phone:	(702) 738-4182
Email:	destroy9903@gmail.com
Comments:	I strongly oppose this project! This area has so much growth in the last couple of years and has caused so much congestion. In addition the crime in this area has gone up significantly! Most of us moved to this area to be in a less congested area and it is a shame that we have now become riddled with homeless and crime

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Submitted at 07/09/22 4:24 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Connie Davis
Residential or Business Address:	6713 Pyracantha Glen Ct. Las Vegas, NV 89131
Phone:	(702) 450-9192
Email:	dancinglit@aol.com
Comments:	I would like you to know that we and all Meister Park residents that we spoke to did not receive a notice of the 22-0086 and 22/-0086-GPA1 275 Unit project, including 4 story buildings on the corner of No. Decatur and Rome, hearing being considered July 12th. We attended the presentation on July 6th at the YMCA and were told that there hasn't even been a current traffic study done for this project. We understand that the one open entrance and exit for this project is planned for Rome Blvd across

17a-dP
Pg1of2

from the entrances and exits to the very congested business traffic of Costco and McDonalds. It is obvious to us that this will create a terrible bottleneck at this location, not to mention, cars trying to get on No. Decatur from Rome. After much frustration, traffic will move west on Rome and onto Thom which is already experiencing heavy traffic. It will, of course create a burden to our homes in Meister Park North at Rome and Thom which are already trying to manage heavy traffic from the Costco commercial center. We think the open entrance/exit should be located on the farthest most north end of the project at North Decatur, possibly with a light.

The density of this project is not compatible with the neighborhood. The 4 story apartments are unacceptable. We believe 3 levels should be the maximum height. The tallest buildings should be on the East and not on the West, to insure the most privacy to homes on Thom and Rome. There was no site view diagram presented showing visual site lines from upper apartment windows to existing homes and yards along Thom. That should be included along with the traffic study.

I'm sure you will carefully consider these remarks as the project is being reviewed at the July 12th meeting.

Thank you.

CONNIE & DAN DAVIS

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pg 2 of 2

Nora Lares

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Submitted at 07/09/22 4:26 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Andra Howard
Residential or Business Address:	8309 Sedona Flats Street Las Vegas, NV 89131
Phone:	(702) 612-5494
Email:	andrahoward@gmail.com
Comments:	This project will be detrimental to our community. It will use too much water , it will raise crime in our area , it will cause over crowding in an already over crowded community.. it will lower our house values .. please reconsider this plan this is our community and we the people do not want it destroyed .. The 89131 zip code has been a very desirable zip code for nice homes, larger lots and low crime rate.

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 4:27 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Clint Howard
Residential or Business Address:	8309 Sedona Flats Street Las Vegas, NV 89131
Phone:	(702) 612-5498
Email:	clinthoward71@yahoo.com
Comments:	This project will be detrimental to our community. It will use too much water , it will raise crime in our area , it will cause over crowding in an already over crowded community.. it will lower our house values .. please reconsider this plan this is our community and we the people do not want it destroyed .. The 89131 zip code has been a very desirable zip code for nice homes, larger lots and low crime rate.

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, July 9, 2022 4:28 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 4:27 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Daniel Davis
Residential or Business Address:	7630 Cowboy Trail Las Vegas, NV 89131
Comments:	I oppose apartments across from Costco. That is ridiculous. That area is too busy and crazy!

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Submitted at 07/09/22 4:27 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	James Bruce
Residential or Business Address:	5021 Rapid River ct Las Vegas , NV 89131
Phone:	(702) 401-7376
Email:	jbruce1997@gmail.com
Comments:	I STRONGLY OPPOSED THIS PROJECT. IT WILL BRING IN MUCH MORE CRIME TO THE AREA. WHICH WE DO NOT NEED MORE THAN WHAT WE HAVE!!!

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ether Wong
Residential or Business Address:	8930 Sable Falls Street Las Vegas, NV 89131
Email:	et_wong_99@yahoo.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kristin Bushman
Residential or Business Address:	5893 Huff Mountain Ave Las Vegas , NV 89131
Phone:	(702) 376-4577
Email:	kbushwoman@cox.net

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jeffrey Toschi
Residential or Business Address:	5113 Remini Ct Las Vegas, NV 89130
Phone:	(702) 429-3341
Email:	JJT224@aol.com
Comments:	I oppose this project

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Bryce Grunwald
Residential or Business Address:	5792 silver cascade ave Las Vegas , NV 89131
Phone:	(702) 595-0474
Email:	brycegrunwald@gmail.com
Comments:	I oppose the lower income apartments on Decatur

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jeanna LeFave
Residential or Business Address:	5836 Pirate Ship Dr North Las Vegas, NV 89031
Phone:	(702) 870-6499
Email:	jeannalefave3@gmail.com
Comments:	This area is too congested as it is. I teach at a surrounding school and we are overcrowded as it is. We can not support this project safely and or effectively.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jacquelin Trueblood
Residential or Business Address:	8925 Kenzie Cove St Las Vegas, NV 89131
Phone:	(702) 403-8048
Email:	jackietrueblood@cox.net
Comments:	I DO NOT want low income housing in my neighborhood.

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Steven Boring
Residential or Business Address:	6029 Ocho Rios St Las Vegas, NV 89130
Phone:	(714) 313-1679
Email:	steve.susan.forever@gmail.com
Comments:	There are no supporting organizations or resources in this area. This project should be put in the hope corridor.

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Submitted at 07/09/22 5:52 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	220086
Position:	I OPPOSE the project and all related applications.
Name:	Meghan Johl
Residential or Business Address:	7809 bear tooth cave ct Las vegas, NV 89131
Phone:	(702) 576-1655
Email:	meghanjohl@yahoo.com
Comments:	I oppose this project as we've already had multiple high density residential started in construction phase and partially completed on Decatur. The high residency is causing congestion, crowding, limited park area, lower property value, and lower quality of living. This project will essentially make most this shopping area inaccessible since the streets are not able to handle the increased traffic.

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Submitted at 07/09/22 5:52 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Karisa Smith
Residential or Business Address:	5844 Mclennan Ranch Ave. Las Vegas, NV 89131
Phone:	(702) 373-8897
Email:	karisa.smith@hotmail.com

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Submitted at 07/09/22 6:00 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Susan Boring
Residential or Business Address:	6029 Ocho Rios St Las Vegas , NV 89130
Phone:	(714) 609-4224
Email:	gwamasusan@gmail.com
Comments:	There are no resources for the homeless in this area. A project like this belongs down in Hope corridor for the sake of the homeless and for the residents. This will drive up crime and lower our property values. I understand Three Square will be providing some food for them, but from my experience volunteering with Three Square to deliver groceries to the homeless, it is helpful but definitely cannot sustain them like all the resources down south, ie

17a-dP Pg1of2

Catholic charities serves breakfast, Salvation Army lunch, Rescue Mission dinner , etc. we don't have those resources here.

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Pg 20 f2

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Submitted at 07/09/22 6:10 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Sherrie Guerra
Residential or Business Address:	4712 Teton Peak Court North Las Vegas, NV 89085

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Submitted at 07/09/22 6:12 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-086
Position:	I OPPOSE the project and all related applications.
Name:	Marian Russ
Residential or Business Address:	8821 Kenzie Cove St. Las vegas, NV 89131
Phone:	(702) 813-6923
Email:	marian.russ@gmail.com
Comments:	I stand in opposition to the proposed low-Income housing development on the corner of N. Decatur and Rome. While I applaud the city for looking to build more affordable housing, this location is a terrible choice for this project. The left hand turn from Decatur onto Rome is already a constant headache and traffic regularly backs up onto Rome due to the entrance of the Costco gas station being located directly across from the proposed development. Adding an entrance to this development, along with the additional traffic (both vehicles and

Na-dP
Pg 1 of 2

pedestrians), will only further exacerbate the existing issue. According to the recent planning meeting, the developers have not completed a traffic study and claim they do not expect many of the residents to have vehicles (hence the plan also not having enough parking spaces per the number of units). However, a large increase in pedestrian foot traffic will also cause major problems.

In addition to the traffic and congestion problems this project will cause, no one seems to be concerned with the fact that THOUSANDS of housing units have been built along N. Decatur in the past two years, but not a single new school. Where will these additional, low income students go when the schools in the area are already at capacity?

Finally, I strongly question the judgement of anyone who thinks building a low income development for the homeless (as is included in the current plan) miles from any social services is a good idea. How will these people access services miles from the majority of programs and without any transportation?

This plan is ill-concieved and clearly proposed by people who do not live and work in this area. I strongly urge the council to vote no on this proposal.

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Submitted at 07/09/22 6:27 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ann Mace
Residential or Business Address:	4900 River Splash Ave las Vegas, NV 89131
Phone:	(702) 525-9907
Email:	raggedyannie77@yahoo.com

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Submitted at 07/09/22 6:32 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Raymond Guerra
Residential or Business Address:	4712 Teton Peak Ct North Las Vegas, NV 89085

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Submitted at 07/09/22 6:33 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-086
Position:	I OPPOSE the project and all related applications.
Name:	Gabrielle Lang
Residential or Business Address:	9108 Sandstone Ravine Street Las Vegas , NV 89131
Phone:	(713) 410-1921
Email:	dyncherise@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22/0086
Position:	I OPPOSE the project and all related applications.
Name:	Nicole Miller
Residential or Business Address:	Residential 7367 silver spirit street Las vegas, NV 89131
Phone:	(702) 360-8383
Email:	bnmiller@cox.net
Comments:	I STRONGLY OPPOSE THIS PROJECT !

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Isabella Vesely
Residential or Business Address:	5908 Branded Bull Ct Las Vegas, NV 89131
Phone:	(702) 556-7431
Email:	bella66022188@gmail.com
Comments:	I disapprove of this project... there are kids and family that moved out here to not have to worry about any crime or bad influence in their schools and neighborhoods... this part of town has no resources for people living in section 8 homes. It's far from where they can ACTUALLY get the help they need. When someone is freely given something at a low to nothing cost they don't treat it with the same respect as someone who puts time and money into something... and that goes for everyone. It's a real scare. It will change the outcome of how we live our daily.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Gabrielle Lang
Residential or Business Address:	9108 Sandstone Ravine Street Las Vegas , NV 79131
Phone:	(713) 410-1921
Email:	dyncherise@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	bryce screen
Residential or Business Address:	5908 branded bull ct. las vegas , NV 89131
Phone:	(702) 332-1541
Email:	brycescreen@gmil.com
Comments:	to those of you enacting this, do you live in a gated community?

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Nora Lares

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Submitted at 07/09/22 6:48 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kerry Moya
Residential or Business Address:	6550 Natural Glass Dr Las Vegas , NV 89131
Phone:	(702) 501-7538
Email:	kerrymoya@hotmail.com
Comments:	The schools and classrooms and traffic in this area are so extremely overcrowded already. This area does not have the infrastructure to support this without new schools and appropriate staffing to support them.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Amanda Finlinson
Residential or Business Address:	6247 Apple Dew Ave Las Vegas, NV 89131
Phone:	(702) 285-3970
Email:	amanda.finlinson@gmail.com

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 7:23 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	David Ross
Residential or Business Address:	5824 Hansford Ranch Ave. Las Vegas, NV 89131
Phone:	(702) 690-2960
Email:	rossd1@yahoo.com
Comments:	The proposed area has way too much traffic to support the magnitude of the low-income apartments and the tiny houses proposed. However, the proposed construction plans COULD be used for ASSISTED LIVING FOR LOW INCOME SENIORS similar to the adjacent development to the north. Senior centers have substantially less traffic, much quieter in our residential area and much needed accommodations for our exploding elderly baby boomers needing this type of facility. Both the existing senior center and this parcel could be leveraged to share common services.

17a-dP
pg 1 of 2

I sincerely hope you will consider alternatives such as this that are better suited for this residential but high traffic area that still meets BLM and the city's intent that will maintain harmony with the current residents in this area.

Thank you

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ray Strickland
Residential or Business Address:	5940 Vizzi Ct Las Vegas, NV 89131
Phone:	(702) 816-0837
Email:	raystrickland9@gmail.com
Comments:	The land on the corner of Rome Blvd &N Decatur: 1. Already has two complexes for senior citizens. I know that they will harassed by the homeless people moving into the complex. You will have managed to put on most vulnerable population senior citizens in danger. 2. Metro will not be able to handle all the calls, crime will increase. This will also put everyone children and family's in danger. 3. This will destroy the value of our homes. 4. Resources for low income families are far from the area.

17a dP
Pg 10 f2

5. Traffic is already horrible
6. Where are all the vehicles going to park?
7. Walmart will be a war zone. Just like the on Nellis they had to close. It will have a major impact on all of our local businesses.
8. Some of the effects of homelessness drugs, alcohol and strain on the community.
9. The biggest issues I have is the schools get complaints already of being over crowded in classrooms.
10. We have 200 houses being added on Jones and Elkhorn.
11. Please don't destroy our community

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	220086
Position:	I OPPOSE the project and all related applications.
Name:	Starr Comstock
Residential or Business Address:	5843 McLennan Ranch Ave Las Vegas, NV 89131
Phone:	(702) 682-1472
Email:	rac974@msn.com

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17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Saturday, July 9, 2022 8:18 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 8:17 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Chastity Gohr
Residential or Business Address:	5917 Wildhorse Ledge Ave Las Vegas, NV 89131
Comments:	I oppose this project going forward. As a professional who has worked in an area surrounded by low income/government housing, I am all too familiar with the results of having such housing around. Crime rates skyrocket, and not just petty/misdemeanor crimes. Violent felony crimes increase immensely. Having lived in the area mentioned for development of this project for 12 years, I also know the lack of law enforcement presence for the area. Staffing levels for the police departments that are responsible for this area of the valley are down significantly. Focus of the officers tasked with working these areas are diverted further into town where the crime rates are higher, justifiably so. Unfortunately that leaves our neighborhoods vulnerable to the criminal element. For now, this is

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Pg 1 of 2

not an issue for our communities. Those of us who live out here choose to pay more to live this far north due to the more peaceful living and lower crime rates. By bringing low income/government housing into the area, our lifestyle is jeopardized.

Additionally, the specific area where this project is supposed to be built is already congested with traffic. The gas pumps for Costco bring an abundance of traffic to the entrance and exit points, both of which are on Rome. At any given point of the day, vehicles become unable to pass as the line to enter the parking lot backs up. That goes for cars trying to exit the parking lot as well. Traffic onto Decatur can only turn southbound from Rome. This also becomes backed up due to the congestion of the area.

Please consider denying this project from continuing forward. Myself, as well as the others in the communities around the area, deserve to live the life we pay to live, without fear of becoming victims to the criminal aspect that this type of housing will bring.

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Nora Lares

From: noreply@formstack.com
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Submitted at 07/09/22 8:49 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Sarah Bleazard
Residential or Business Address:	6760 Riddle rd Las Vegas , NV 89131
Phone:	(702) 443-5574
Email:	bleazardmgmt@gmail.com
Comments:	There is not appropriate resources for low income housing and we are already too densely populated in that area- especially at schools!

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Nora Lares

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Submitted at 07/09/22 9:12 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Aprylle Linch
Residential or Business Address:	5000 granite Creek ct Las Vegas , NV 89131
Email:	p5alinch@yahoo.com
Comments:	A homeless shelter this far out, away from all of the social benefit buildings doesn't make sense. As well as the crime that comes with bringing one of these projects closer. Our neighborhood is safe and would be greatly affected by the type of people this project will bring. I get that the city wants the homeless population as far from the strip as possible but it's not going to help them putting them so far from jobs and services.

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Submitted at 07/09/22 9:24 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Alice Conradt
Residential or Business Address:	5204 Iron Crossing Ave Las Vegas, NV 89131
Phone:	(702) 277-9692
Email:	Aconradt10@gmail.com

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Submitted at 07/09/22 9:26 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ira Clarin
Residential or Business Address:	5040 Indigo Gorge ave Las Vegas, NV 89131
Phone:	(702) 466-3049
Email:	irajane71@yahoo.com
Comments:	This will create way too much traffic congestion in an already congested area for a high density apartment project.

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 9:51 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Yessica Fernandez
Residential or Business Address:	6291 Apple Dew Ave Las Vegas , NV 89131
Phone:	(702) 862-6904
Email:	yess4049@gmail.com
Comments:	This project is not anywhere near services required for that community can be accessed, it is simply the wrong area of town. The city proposes to bring down property values of existing homes, bring too much traffic to the area and not support the schools in the area already overcrowded and under staffed. This seems like a bad business deal for residents while making profits huge for the planners, at the expense of taxpayers. High density housing without proper planning for schools and traffic should never be approved anywhere in the city.

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Submitted at 07/09/22 10:03 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	David Digon
Residential or Business Address:	6912 Hurricane River st. Las Vegas , NV 89131
Phone:	(909) 292-8194
Email:	dedigon@yahoo.com
Comments:	Adding that many low income units will affect, surrounding property values, crime rates, over crowd our stores and schools. Decatur is very crowded already and then to add more people is crazy. Not to mention all the new home just built on Decatur! Please don't do this to our neighborhood. We have one large grocery store in this area and it the Walmart and Costco on Decatur and they are already so congested it takes 2 hours to shop.

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Submitted at 07/09/22 10:21 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Stacy Lax
Residential or Business Address:	5515 Fowler Plains Ct Las Vegas , NV 89131
Phone:	(702) 340-4135
Email:	spetrelli@cox.net
Comments:	I teach at the school that these new homes would be zoned for. The schools in the area are already overcrowded with an outrageous number of students. Some classrooms don't even have full time teachers to accommodate the number of students overcrowding these schools already. This coming year students were removed from our school for rezoning and it's not fair to shuffle students from school to school when the district can not keep up with new developments. The traffic on Decatur and Rome is a nightmare already and is not structured to accommodate the amount of traffic it gets now.

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Submitted at 07/09/22 10:42 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Marisol Laskowski
Residential or Business Address:	5526 Fowler Plains Ct Las Vegas , NV 89131
Email:	4skibabiea@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Patrick MacFarlane
Residential or Business Address:	8225 FultonRanch Sr Las Vegas, NV 89131
Comments:	I intensely oppose this project because this project will be detrimental to our entire community. Aside from the fact that It will use too much water, it will raise the likelihood of crime, panhandling increased drug use and distribution in our area, it will cause over crowding in an already over crowded community... What we can expect to see with this project when it is done will be lower home and property values across the entire northern valley. please reconsider this plan, this is our community and we the people do not want it destroyed.

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Submitted at 07/09/22 11:06 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lindsay Aleckson
Residential or Business Address:	5321 Brayden Ct Las Vegas, NV 89131
Phone:	(702) 287-4142
Email:	lkaleckson@yahoo.com

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Submitted at 07/09/22 11:08 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Mike Vandewege
Residential or Business Address:	5321 Brayden Ct Las Vegas, NV 89131
Phone:	(715) 586-1752
Email:	mikevande01@yahoo.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Brooke Jordan
Residential or Business Address:	8846 Kenzie Cove Street Las Vegas, NV 89131
Phone:	(661) 330-1658
Email:	brooke.l.jordan81@gmail.com
Comments:	The added stress on our schools that this project will cause needs to be considered. The school district has not kept up with the growth and the additional students this housing will push more schools past capacity.

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Submitted at 07/09/22 11:19 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Eric Jordan
Residential or Business Address:	8846 Kenzie Cove Street Las Vegas, NV 89131
Phone:	(702) 672-0928
Email:	brooke.l.elliott@gmail.com

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Submitted at 07/09/22 11:23 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Amanda Ruiz
Residential or Business Address:	4912 indigo gorge ave Las Vegas, NV 89131
Phone:	(702) 210-0616
Email:	flautamayor@icloud.com

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Submitted at 07/09/22 11:44 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Steven Russell
Residential or Business Address:	5024 rapid river ct Las vegas, NV 89131
Phone:	(702) 449-4551
Email:	voodoodaddy73@aol.com
Comments:	There are several reason i oppose this There is plenty of homeless in that area always panhandling in those shopping centers, also with the low income will bring in some unsavory characters into this nice part of town and the crime rate will rise and we already dont see police presence in the area and the additional traffic that we definitely dont need in this area, traffic is already a mess, another reason is there are no services out in that area to help them.

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Nora Lares

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Submitted at 07/09/22 11:59 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Wendy Russell
Residential or Business Address:	5024 Rapid River Ct Las Vegas, NV 89131
Phone:	(702) 328-8549
Email:	dblestack678@gmail.com
Comments:	Disagree with this building completely.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 12:14 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lindsay Aleckson
Residential or Business Address:	5321 Brayden Ct Las Vegas , NV 89131
Phone:	(702) 287-4142
Email:	lkaleckson@yahoo.com
Comments:	We were never notified about the Ovation Project Proposal that directly affects the home that we just built last year. If we were not informed, there are probably others that were not notified as well. This is not right. The residents in this area that this project would directly affect have a right to know what is being planned in their neighborhood. Our home is behind Costco and uses Thom and Rome to leave and enter the subdivision. Traffic is a major concern for this area as the incoming freight trucks for Costco, the traffic for gas and the shopping center, and the traffic for the residents in the area compete for its use on a two lane road that has no room

17a-d P
Pg 1 of 2

for expansion. I worry that during construction, it will make it extremely difficult to re-route traffic and become an even more accident prone area for pedestrians and drivers alike. And when completed the residents at Ovation will have vehicles and Rome and Decatur will become a prime area for accidents. The combination of distractions, too many vehicles, people rushing, and traffic pile ups is cause for disaster and accidents. Decatur also is used for a public transportation stop and pick up and a CCSD bus drop off and pick up. I would hate to see a child suffer a loss due to a traffic accident because the City of Las Vegas failed to put safety first over profit of high rise apartments in a high density area.

The crime in this area has increased due to the rising costs of inflation. The presence of law enforcement in our area is little to non-existent and needs to be addressed. Along with the presence of emergency services being strained. At this time, the City of North Las Vegas is currently closer to the location of the proposed Ovation Project and need to be aware of their new added potential response areas. Residents in this area have families, myself included. The safety of our children is at risk.

Have all the businesses in the area been informed of the proposal? It directly affects them and the potential increase in crime it will create. They have a right to get involved and have a voice if they choose. The impact the construction of this project if approved will have on these businesses will also be significant if entrances/exits are blocked. And for my subdivision especially, we live in a cul-de-sac, we only have one way in or out so if Rome closes due to construction I'm not sure how we will manage the road closure.

Lastly, the issue of schools. All of our schools are extremely over capacity. We do not have enough teachers or enough schools for all the kids that currently reside in the area. Valley Vista and the new developments around the DMV still being developed and with the proposed Ovation project, I don't see how the schools will be able to handle the additional students. Teachers in these schools should be informed of the project also as it impacts their teaching. More students makes it difficult to focus on each student's individual needs and makes it difficult for the teacher to determine how to help the student be more successful. Nevada already ranks 49th out of 50 for education. I don't believe that adding more residents to a strained community will help the poor, lacking education students are receiving. Instead of building apartments and tiny homes, maybe the City should focus on the needs of its future growing citizens and build a school. Take a closer look at what this community needs City of Las Vegas. It needs your help in providing this community with another school, not affordable housing in a congested area on a very busy street. Let's give our children a better future.

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Nora Lares

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Submitted at 07/10/22 12:33 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lindsay Aleckson
Residential or Business Address:	5321 Brayden Ct Las Vegas , NV 89131
Phone:	(702) 287-4142
Email:	lkaleckson@yahoo.com
Comments:	We were never notified about the Ovation Project Proposal that directly affects the home that we just built last year. If we were not informed, there are probably others that were not notified as well. This is not right. The residents in this area that this project would directly affect have a right to know what is being planned in their neighborhood. Our home is behind Costco and uses Thom and Rome to leave and enter the subdivision. Traffic is a major concern for this area as the incoming freight trucks for Costco, the traffic for gas and the shopping center, and the traffic for the residents in the area compete for its use on a two lane road that has no room

17a-dP
Pg 1 of 2

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Nora Lares

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Submitted at 07/10/22 2:30 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Clara Doma
Residential or Business Address:	5761 Silver Cascade Ave Las Vegas, NV 89131
Phone:	(818) 334-0659
Email:	Lcdoma@gmail.com
Comments:	It would be a negative effect on my property's value!

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 2:31 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Morgan Wilcox
Residential or Business Address:	5793 Silver Cascade Ave Las Vegas, NV 89131

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Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 2:37 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Clara Doma
Residential or Business Address:	5761 Silver Cascade Ave Las Vegas, NV 89131
Phone:	(818) 334-0659
Email:	Lcdoma@gmail.com
Comments:	It would be a negative effect on my property's value!

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17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Sunday, July 10, 2022 2:39 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 2:38 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Joshua Carbone
Residential or Business Address:	4673 Teton Peak Ct North Las Vegas, NV 89085
Phone:	(702) 237-5777
Email:	jvcarb1@gmail.com

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Nora Lares

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Submitted at 07/10/22 2:45 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kathy Adorjan
Residential or Business Address:	5531 Bruin Lakes St Las Vegas, NV 89131
Phone:	(818) 716-1568
Email:	kathyadorjan@yahoo.com

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Submitted at 07/10/22 6:11 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Alan Rossi Jr
Residential or Business Address:	8500 Sable Beauty Street Las Vegas , NV 89131
Phone:	(702) 968-6280
Email:	menal@cox.net
Comments:	I oppose this project heing built in this area as well as all related applications. This area is already highly congested, traffic is already a problem and the amount of residences in such a small area can only negatively impact our neighborhood.

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Nora Lares

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Submitted at 07/10/22 6:28 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jenni Woodard
Residential or Business Address:	5300 Fireside Ranch Ave Las Vegas , NV 89131
Phone:	(702) 812-6888
Email:	jenni.woodard79@gmail.com
Comments:	I oppose this project in this area.

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Submitted at 07/10/22 6:29 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Daniel Woodard
Residential or Business Address:	5725 Tropic Mist Las Vegas, NV 89130
Phone:	(702) 205-8338
Email:	dan.woodard79@gmail.com
Comments:	I oppose this building for this area.

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 6:42 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kip Krzmarzick
Residential or Business Address:	5217 Elm Hill Ct Las Vegas , NV 89131
Phone:	(702) 285-0577
Email:	Krzmakd@nv.ccsd.net
Comments:	It is already an incredibly crowded area with traffic congestion because of the Costco and Costco gas. Not to mention Walmart, Seafood City, McDonald's, etc. there has got to be a better, safer place for this project. The school s in the area are already over crowded as well.

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Nora Lares

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Submitted at 07/10/22 7:45 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Richard Lough
Residential or Business Address:	6530 Helen Ave. Las Vegas, NV 89131
Phone:	(702) 360-8444
Email:	dlough@embarqmail.com
Comments:	I don't agree that this Is highest and best use of the property, contrary to the City's proposed analysis suggesting to surrounding property owners that this property is best suited for low income/subsidized rent occupants..

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 8:07 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lindsay Aleckson
Residential or Business Address:	5321 Brayden Ct Las Vegas , NV 89131
Phone:	(702) 287-4142
Email:	lkaleckson@yahoo.com
Comments:	We were never notified about the Ovation Project Proposal that directly affects the home that we just built last year. If we were not informed, there are probably others that were not notified as well. This is not right. The residents in this area that this project would directly affect have a right to know what is being planned in their neighborhood. Our home is behind Costco and uses Thom and Rome to leave and enter the subdivision. Traffic is a major concern for this area as the incoming freight trucks for Costco, the traffic for gas and the shopping center, and the traffic for the residents in the area compete for its use on a two lane road that has no room

Na-dP
Pg 1 of 2

for expansion. I worry that during construction, it will make it extremely difficult to re-route traffic and become an even more accident prone area for pedestrians and drivers alike. And when completed the residents at Ovation will have vehicles and Rome and Decatur will become a prime area for accidents. The combination of distractions, too many vehicles, people rushing, and traffic pile ups is cause for disaster and accidents. Decatur also is used for a public transportation stop and pick up and a CCSD bus drop off and pick up. I would hate to see a child suffer a loss due to a traffic accident because the City of Las Vegas failed to put safety first over profit of high rise apartments in a high density area.

The crime in this area has increased due to the rising costs of inflation. The presence of law enforcement in our area is little to non-existent and needs to be addressed. Along with the presence of emergency services being strained. At this time, the City of North Las Vegas is currently closer to the location of the proposed Ovation Project and need to be aware of their new added potential response areas. Residents in this area have families, myself included. The safety of our children is at risk.

Have all the businesses in the area been informed of the proposal? It directly affects them and the potential increase in crime it will create. They have a right to get involved and have a voice if they choose. The impact the construction of this project if approved will have on these businesses will also be significant if entrances/exits are blocked. And for my subdivision especially, we live in a cul-de-sac, we only have one way in or out so if Rome closes due to construction I'm not sure how we will manage the road closure.

Lastly, the issue of schools. All of our schools are extremely over capacity. We do not have enough teachers or enough schools for all the kids that currently reside in the area. Valley Vista and the new developments around the DMV still being developed and with the proposed Ovation project, I don't see how the schools will be able to handle the additional students. Teachers in these schools should be informed of the project also as it impacts their teaching. More students makes it difficult to focus on each student's individual needs and makes it difficult for the teacher to determine how to help the student be more successful. Nevada already ranks 49th out of 50 for education. I don't believe that adding more residents to a strained community will help the poor, lacking education students are receiving. Instead of building apartments and tiny homes, maybe the City should focus on the needs of its future growing citizens and build a school. Take a closer look at what this community needs City of Las Vegas. It needs your help in providing this community with another school, not affordable housing in a congested area on a very busy street. Let's give our children a better future.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Douglas Thorpe
Residential or Business Address:	8605 Apiary Wind Street Las Vegas, NV 89131
Phone:	(702) 806-6610
Email:	oatdoug@gmail.com
Comments:	We do not have the services here to provide for the low income housing. We need to build housing around Foremaster and Main Street.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 8:10 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jeffrey Battinus
Residential or Business Address:	4204 Cathedral Falls Ave Las Vegas , NV 89085
Phone:	(847) 809-0802
Email:	jeffreybattinus@msn.com
Comments:	This project, at that location is a direct danger to the community and it's proposed future residents. The traffic studies were incomplete, without a widening of all adjacent streets, the building of a pedestrian bridge, and without building more signal lights will put lives in danger. This plot of land on Decatur can not support a community with this many residents.

17a-dP
Pg 1 of 2

Furthermore, CCSD has not properly prepared for the influx of additional students. They have a plot of land at Farm and Aviary slated for a new elementary school but no construction has begun and Shadow Ridge HS is nowhere near ready to accept additional students.

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Submitted at 07/10/22 8:20 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jeffrey Battinus
Residential or Business Address:	4204 Cathedral Falls Ave Las Vegas, NV 89085
Phone:	(847) 809-0802
Email:	jeffreybattinus@msn.com
Comments:	High density housing out this location presents a clear danger to both its future residence and current traffic and residence. The traffic at this location is already increased beyond its capacity, you will need to build a pedestrian bridge and multiple light control areas while widening the roads to make this safe. The traffic study is bias, was incomplete, and likely influenced by the builder.

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Nora Lares

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Submitted at 07/10/22 8:29 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ciji Wosik
Residential or Business Address:	8105 meadow falls st North las vegas, NV 89085
Comments:	I oppose the building of this housing project in the location across from Costco

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 8:39 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Susan Sowers
Residential or Business Address:	6950 N Thom Blvd Las Vegas, NV 89131-2713
Phone:	(702) 250-4944
Email:	sowerssusan4@gmail.com
Comments:	I am in opposition of this development due to the increase of conjestion it will cause in our neighborhood. I realize that something is going to be built on the corner of North Decatur and Rome, but thought it would be a convenient store or gas station. I would really like to see a Metro station. Even a lower density Senior housing would be better. I have worked with senior living and individual seniors, and they have great difficultly finding suitable housing, and a place with close access to get needed items. Having a four story apartment complex is absolutely inappropriate for this area with single family homes and ranch estate property with

17a & P
pg 1 of 2

animals. I have been working with the traffic study team and they have admitted that this area is a very difficult project. The traffic study team is meeting with neighbors and me on July 20 at City Hall at 1:00 pm to go over their findings and plans to help ease traffic and speeding in our residential streets . Would be nice if you could be there. 50 MPH on 25 MPH residential streets will not be tolerated. Please ask Metro to give you reported traffic speeding tickets in late November when I first contacted them. I also emailed Chance and Metro a second time to complain about continued speeding and the hopes of having a Metro station. Hopefully more tickets will be given. Please let me know if you want more information, as I have all the email communication.
To clarify the area:
North/South Streets:. North Jones, North Decatur, Thom Blvd, Bradley
East/West Streets:. Deer Springs, Rome, Elkhorn, and also Grand Teton is included in the traffic study.
Thank you for your time in this matter and I hope that we can find a resolution that is appropriate for this area, and compliments the already established businesses and neighborhoods.

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Pg 20 f 2

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 8:45 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Yessica Fernandez
Residential or Business Address:	6291 Apple Dew Ave Las Vegas , NV 89131
Phone:	(702) 862-6904
Email:	yess4049@gmail.com
Comments:	This project is not anywhere near services required for that community can be accessed, it is simply the wrong area of town. The city proposes to bring down property values of existing homes, bring too much traffic to the area and not support the schools in the area already overcrowded and under staffed. This seems like a bad business deal for residents while making profits huge for the planners, at the expense of taxpayers. High density housing without proper planning for schools and traffic should never be approved anywhere in the city.

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Nora Lares

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Submitted at 07/10/22 9:21 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Thomas Swanson
Residential or Business Address:	4216 Kibraney ave North Las Vegas , NV 89084

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Submitted at 07/10/22 9:23 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Korey Byerly
Residential or Business Address:	7239 glimmer point st North Las vegas, NV 89084

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Submitted at 07/10/22 9:27 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Suzy Correlli
Residential or Business Address:	5225 Black Coral Ave Las Vegas , NV 89131
Email:	mcorrelli@cox.net
Comments:	I don't think it's a good area for a homeless facility! I feel like you are trying to sneak it in and a lot of people are not aware of it!

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 9:40 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Megan Mayes
Residential or Business Address:	4044 Floating Fern Ave N Las Vegas, NV 89084
Phone:	(901) 574-2824
Email:	megan.mayes@hotmail.com
Comments:	My concern is the CCSD schools being able to support all the children. They are already bursting at the seams and have woefully large classes.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 9:44 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Karli Beas
Residential or Business Address:	4720 Fuchsia Nights Ave Unit 103 North Las Vegas, NV 89084

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 9:53 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Alexia Canetti
Residential or Business Address:	8829 Kenzie Cove St. Las Vegas, NV 89131
Phone:	(949) 521-3296
Email:	alexia.canetti@gmail.com

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 9:53 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-00086
Position:	I OPPOSE the project and all related applications.
Name:	Lynn Hillers
Residential or Business Address:	8217 Swallow Falls Street North Las Vegas , NV 89085
Email:	lhillers0730@gmail.com
Comments:	To small of an area for the proposed amount of people that will live there. The schools in the area are already overwhelmed with students.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 10:31 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jason Rounds
Residential or Business Address:	4511 Meteora Ledge Ave North Las Vegas, NV 89084
Phone:	(702) 503-4887
Email:	jsrounds89@gmail.com
Comments:	I love that this country offers programs to help struggling people but bringing low income families to an area already seeing increased crime and schools already overpopulated will exacerbate the issues at hand. Please vote no and find a location that better serves everyone.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 10:52 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Peter Dorn
Residential or Business Address:	8331 China Falls St North Las Vegas, NV 89085
Comments:	I oppose this project in its entirety for several reasons. First, the high density nature of the project will significantly risk pedestrian safety in and around the area. The traffic study was not adequately completed and did not account for the remainder of growth expected north of this project. New pedestrian crossings (bridges) would have to be built, and roads widened, to accommodate the additional population. Additionally, CCSD is barely able to educate our children in its already over-crowded and under-funded classrooms. You are now planning to place an additional burden on an already failing system with no consideration of the long term effects and no thought to potential recourse. Finally, this raises major security concerns for those that work and/or shop in the adjacent shopping areas. Combine the large increase in residents with the already elevated crime rate that this area of the city sees along with the limited police presence that is

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Pg 1 of 2

afforded because of the size of the area, and you are placing citizens' safety and well-being at an unacceptable level of risk.

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17a-d
Pg 2 of 2

Nora Lares

From: noreply@formstack.com
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Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 11:16 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Rebecca Covington
Residential or Business Address:	7310 Velvet Sky St. Las Vegas, NV 89131
Phone:	(702) 336-2356
Email:	bcovington@me.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Zenia Molina
Residential or Business Address:	7333 Savannah falls st Las Vegas, NV 89131
Email:	zeniam2008@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Myron Williams
Residential or Business Address:	4216 Porticella Ave North Las Vegas , NV 89084
Phone:	(702) 250-0206
Email:	dubb5578@yahoo.com

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	220086
Position:	I OPPOSE the project and all related applications.
Name:	Marie Moore
Residential or Business Address:	6485 yellow bells Ct Las vegas, NV 89131
Phone:	(702) 278-0743
Email:	mreeerox@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lindsay Aleckson
Residential or Business Address:	5321 Brayden Ct Las Vegas , NV 89131
Phone:	(702) 287-4142
Email:	lkaleckson@yahoo.com
Comments:	We were never notified about the Ovation Project Proposal that directly affects the home that we just built last year. If we were not informed, there are probably others that were not notified as well. This is not right. The residents in this area that this project would directly affect have a right to know what is being planned in their neighborhood. Our home is behind Costco and uses Thom and Rome to leave and enter the subdivision. Traffic is a major concern for this area as the incoming freight trucks for Costco, the traffic for gas and the shopping center, and the traffic for the residents in the area compete for its use on a two lane road that has no room

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Pg 1 of 2

for expansion. I worry that during construction, it will make it extremely difficult to re-route traffic and become an even more accident prone area for pedestrians and drivers alike. And when completed the residents at Ovation will have vehicles and Rome and Decatur will become a prime area for accidents. The combination of distractions, too many vehicles, people rushing, and traffic pile ups is cause for disaster and accidents. Decatur also is used for a public transportation stop and pick up and a CCSD bus drop off and pick up. I would hate to see a child suffer a loss due to a traffic accident because the City of Las Vegas failed to put safety first over profit of high rise apartments in a high density area.

The crime in this area has increased due to the rising costs of inflation. The presence of law enforcement in our area is little to non-existent and needs to be addressed. Along with the presence of emergency services being strained. At this time, the City of North Las Vegas is currently closer to the location of the proposed Ovation Project and need to be aware of their new added potential response areas. Residents in this area have families, myself included. The safety of our children is at risk.

Have all the businesses in the area been informed of the proposal? It directly affects them and the potential increase in crime it will create. They have a right to get involved and have a voice if they choose. The impact the construction of this project if approved will have on these businesses will also be significant if entrances/exits are blocked. And for my subdivision especially, we live in a cul-de-sac, we only have one way in or out so if Rome closes due to construction I'm not sure how we will manage the road closure.

Lastly, the issue of schools. All of our schools are extremely over capacity. We do not have enough teachers or enough schools for all the kids that currently reside in the area. Valley Vista and the new developments around the DMV still being developed and with the proposed Ovation project, I don't see how the schools will be able to handle the additional students. Teachers in these schools should be informed of the project also as it impacts their teaching. More students makes it difficult to focus on each student's individual needs and makes it difficult for the teacher to determine how to help the student be more successful. Nevada already ranks 49th out of 50 for education. I don't believe that adding more residents to a strained community will help the poor, lacking education students are receiving. Instead of building apartments and tiny homes, maybe the City should focus on the needs of its future growing citizens and build a school. Take a closer look at what this community needs City of Las Vegas. It needs your help in providing this community with another school, not affordable housing in a congested area on a very busy street. Let's give our children a better future.

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Submitted at 07/10/22 11:49 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jordan Tanner
Residential or Business Address:	7530 pink moon st Unit 101 North Las Vegas , NV 89084

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Cheyenne Oden
Residential or Business Address:	8125 Otter Falls Ct NLV, NV 89085
Comments:	I oppose this project for several reasons. I have listed two major reasons below. Pedestrian safety- this plot of land is not appropriate for density housing like this. Traffic study was not proper or thoroughly completed, a pedestrian bridge needs to be built, widening of all adjacent lanes needs to be completed and new lights need to be installed. CCSD is woefully unable to support students.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lindsay Aleckson
Residential or Business Address:	5321 Brayden Ct Las Vegas , NV 89131
Phone:	(702) 287-4142
Email:	lkaleckson@yahoo.com
Comments:	We were never notified about the Ovation Project Proposal that directly affects the home that we just built last year. If we were not informed, there are probably others that were not notified as well. This is not right. The residents in this area that this project would directly affect have a right to know what is being planned in their neighborhood. Our home is behind Costco and uses Thom and Rome to leave and enter the subdivision. Traffic is a major concern for this area as the incoming freight trucks for Costco, the traffic for gas and the shopping center, and the traffic for the residents in the area compete for its use on a two lane road that has no room

17adP
DA 1of2

for expansion. I worry that during construction, it will make it extremely difficult to re-route traffic and become an even more accident prone area for pedestrians and drivers alike. And when completed the residents at Ovation will have vehicles and Rome and Decatur will become a prime area for accidents. The combination of distractions, too many vehicles, people rushing, and traffic pile ups is cause for disaster and accidents. Decatur also is used for a public transportation stop and pick up and a CCSD bus drop off and pick up. I would hate to see a child suffer a loss due to a traffic accident because the City of Las Vegas failed to put safety first over profit of high rise apartments in a high density area.

The crime in this area has increased due to the rising costs of inflation. The presence of law enforcement in our area is little to non-existent and needs to be addressed. Along with the presence of emergency services being strained. At this time, the City of North Las Vegas is currently closer to the location of the proposed Ovation Project and need to be aware of their new added potential response areas. Residents in this area have families, myself included. The safety of our children is at risk.

Have all the businesses in the area been informed of the proposal? It directly affects them and the potential increase in crime it will create. They have a right to get involved and have a voice if they choose. The impact the construction of this project if approved will have on these businesses will also be significant if entrances/exits are blocked. And for my subdivision especially, we live in a cul-de-sac, we only have one way in or out so if Rome closes due to construction I'm not sure how we will manage the road closure.

Lastly, the issue of schools. All of our schools are extremely over capacity. We do not have enough teachers or enough schools for all the kids that currently reside in the area. Valley Vista and the new developments around the DMV still being developed and with the proposed Ovation project, I don't see how the schools will be able to handle the additional students. Teachers in these schools should be informed of the project also as it impacts their teaching. More students makes it difficult to focus on each student's individual needs and makes it difficult for the teacher to determine how to help the student be more successful. Nevada already ranks 49th out of 50 for education. I don't believe that adding more residents to a strained community will help the poor, lacking education students are receiving. Instead of building apartments and tiny homes, maybe the City should focus on the needs of its future growing citizens and build a school. Take a closer look at what this community needs City of Las Vegas. It needs your help in providing this community with another school, not affordable housing in a congested area on a very busy street. Let's give our children a better future.

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Nora Lares

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Submitted at 07/10/22 12:15 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Linda Marvin
Residential or Business Address:	Residential 5916 Perfect View Street Las Vegas, NV 89130
Phone:	(702) 839-1157
Email:	colalogos@gmail.com
Comments:	Main reason is CRIME...which is getting worse by the day with out adding to it. It will definitely hurt property values! If you would just check ring door bell daily/nightly criminal events happening all in this area u would see that we don't need anymore people wandering the neighborhoods taking anything they want from our homes. Put this where it would not hurt good properties.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Linda Marvin
Residential or Business Address:	Residential 5916 Perfect View Street Las Vegas, NV 89130
Phone:	(702) 839-1157
Email:	colalogos@gmail.com
Comments:	Main reason is CRIME...which is getting worse by the day with out adding to it. It will definitely hurt property values! If you would just check ring door bell daily/nightly criminal events happening all in this area u would see that we don't need anymore people wandering the neighborhoods taking anything they want from our homes. Put this where it would not hurt good properties.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Shawn Bagnall
Residential or Business Address:	5028 Tropical Glen Ct Las Vegas, NV 89130

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Sabrina Barbilla
Residential or Business Address:	5422 St Bernard Cr Las Vegas , NV 89131
Phone:	(909) 238-5885
Email:	sbarbilla1@yahoo.com

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Submitted at 07/10/22 12:48 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Eli Palmer
Residential or Business Address:	7514 crested moon st North Las vegas, NV 89084
Phone:	(517) 488-9989
Email:	elileepalmer@gmail.com
Comments:	This project will create unsafe traffic conditions in the area this area is already backed up from traffic. Also the crime in the area is getting worse and this would only make the problem worse. Also where would they all go to school. The schools in the area are unable to accommodate.

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Submitted at 07/10/22 1:01 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Paul Crawford
Residential or Business Address:	5810 Mello Ave Las Vegas , NV 89131
Phone:	(702) 985-6374
Email:	coloss323@aol.com
Comments:	Schools cannot support increased students Unsafe area for pedestrians

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Submitted at 07/10/22 1:05 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Sandra Lee
Residential or Business Address:	7321 Pinfeather Way North Las Vegas, NV 89084
Phone:	(702) 513-8464
Email:	vsleevslee@yahoo.com
Comments:	I am very opposed to this project #22-0086. No traffic study done, did not take into account for the impact on schools

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Submitted at 07/10/22 1:09 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Thomas Hails
Residential or Business Address:	8600 Palomino Ranch St Las Vegas, NV 89131
Phone:	(660) 233-2127
Email:	thomas.hails2012@gmail.com
Comments:	Opposed to this project due too the negative impacts on the local business, local schools and infrastructure that can't handle the current population, and increase of population in an area that is having issues with sudden population explosion. Stores, schools and streets are over crowded with no plans for improvement.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Mikayla Barbilla
Residential or Business Address:	5422 St. Bernard Ct Las Vegas, NV 89131
Phone:	(702) 343-3725
Email:	hartfordgirl19@yahoo.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Bernard Barbilla
Residential or Business Address:	5422 St. Bernard Court Las Vegas, NV 89131
Phone:	(203) 818-9525
Email:	b7391@msn.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jayna Hardy Escamilla
Residential or Business Address:	3921 Bowers Hollow Ave North Las Vegas , NV 89085
Phone:	(702) 236-8660
Email:	harveyjaynaescamilla@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Janice Siano
Residential or Business Address:	Residential 8275 Garehime street None, NV 89131
Phone:	(702) 373-6342
Email:	rnevada@msn.com
Comments:	Already over crowded schools, increased crime and traffic, parking no enough. Not a positive impact in our community

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Nora Lares

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Melanie Stewart
Residential or Business Address:	7866 Morning Gallop Ct. Las Vegas , NV 89131
Phone:	(702) 496-8901
Email:	melanieastewart@hotmail.com
Comments:	I oppose the project because of traffic and congestion concerns. The schools that this project would affect are already overcrowded.

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Submitted at 07/10/22 1:57 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Klarissa Principe
Residential or Business Address:	7833 warm winds st Las Vegas, NV 89084
Phone:	(845) 401-7408
Email:	Rissuhhxbby@gmail.com
Comments:	I oppose this project

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 2:15 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kayleen Lyman
Residential or Business Address:	5916 Delonee Skies Ave Las vegas, NV 89131
Phone:	(702) 655-2143
Email:	lymfan@gmail.com

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17a-d P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, July 10, 2022 4:39 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 07/10/22 4:38 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Shawna Reed
Residential or Business Address:	5816 Revital court Las Vegas , NV 89131
Phone:	(702) 521-4869
Email:	reedfamily4@cox.net
Comments:	Please listen to those who live here and do not allow section 8 housing to be developer in our back yard.

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Na-d

Nora Lares

From: noreply@formstack.com
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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 4:41 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	David Reed
Residential or Business Address:	5816 Revital Court Las Vegas, NV 89131
Phone:	(702) 521-4869
Email:	chauche3400@cox.net
Comments:	Please do not build section 8 housing where we live. The section business area and surrounding homes are already very congested. Please listen to those who actually live in this area and not think about the almighty dollar.

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Submitted at 07/10/22 4:45 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Sydney Reed
Residential or Business Address:	5816 Revital Court Las Vegas, NV 89131
Phone:	(702) 366-4804
Email:	sydneyreed1111@gmail.com
Comments:	Pleas don't put section 8 housing where we live!

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17a-d

Nora Lares

From: noreply@formstack.com
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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 5:27 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kelli Wise
Residential or Business Address:	7429 Onyx Star St North Las Vegas, NV 89084
Email:	ksodonnell_92@hotmail.com
Comments:	I have lived in the Valley Vista community for just over a year, knowing that there will be an elementary school being built. Recently I learned that the elementary school is being replaced by this low income housing project. While I understand the need for this type of housing, this is not the place for this project. This will bring in more than 200 people in an already congested area. It was never meant to have dense housing such as this. This will also put even more of a strain on the already struggling school system as this will bring in many more children when it was meant to provide relief. To my knowledge, no traffic study has been completed nor are there plans to accommodate this additional population of people. With the increasing vandalism happening in our community, adding this great influx of people will bring in more violence. This part of town is going to continue to

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Pg 1 of 2

increase in population with the additional builds without this project. I urge you to decline his proposal and have them build the school we were promised.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 5:34 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kelli Wise
Residential or Business Address:	7429 Onyx Star St North Las Vegas, NV 89084
Email:	ksodonnell_92@hotmail.com
Comments:	I have lived in the Valley Vista community for just over a year, knowing that there will be an elementary school being built. Recently I learned that the elementary school is being replaced by this low income housing project. While I understand the need for this type of housing, this is not the place for this project. This will bring in more than 200 people in an already congested area. It was never meant to have dense housing such as this. This will also put even more of a strain on the already struggling school system as this will bring in many more children when it was meant to provide relief. To my knowledge, no traffic study has been completed nor are there plans to accommodate this additional population of people. With the increasing vandalism happening in our community, adding this great influx of people will bring in more violence. This part of town is going to continue to

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11a-d
pg 20f2

Nora Lares

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Submitted at 07/10/22 6:00 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Joshua Fernandez
Residential or Business Address:	8145 haven heights street North Las Vegas , NV 89085
Phone:	(702) 600-4937
Email:	josh.fernandez42@yahoo.com
Comments:	I feel this causes or raises issues of pedestrian safety, and congestion in an already crowded area. Traffic studies have not been properly studied. I feel this land is not appropriate for highly condensed housing units contributing to the congestion in the area. It would probably require extensive re planning of roads and traffic lights, all costing tax payers more and more money in an already inflated economy. I don't have children in school, but friends and family that do already complain about overcrowding with CCSD schools in the area. I just feel this area would be

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better if this land was used for more stores and restaurants to accommodate this already crowed area.

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Nora Lares

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Submitted at 07/10/22 6:28 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kyle Alcaraz
Residential or Business Address:	8653 Palomino Ranch St Las Vegas , NV 89131
Phone:	(702) 713-9610
Email:	kalcaraz13@gmail.com
Comments:	They are already adding additional housing developments in our area. It is very congested as it is and the addition of low income housing will bring down the upkeep of our community. The Las Vegas/North Las Vegas line of Decatur is still somewhat nice. The schools can not handle the kids as it is. What are the plans for all these kids that are already causing problems in the streets, and now we will be adding more? Please keep the area clean and not continue to add more issues to our community.

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Nora Lares

From: noreply@formstack.com
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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 7:43 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Carl Houghton
Residential or Business Address:	6706 HAWTHORNE CREEK CRT Las Vegas, NV 89131
Phone:	(702) 743-3009
Email:	houghtonct@gmail.com
Comments:	There is too much congestion already on Decatur and Rome. This is not a good use of the land on that corner. There was no traffic study done before any proposed plan was developed. This type of housing project is not a good option for this congested area.

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 7:44 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Sonia Houghton
Residential or Business Address:	6706 HAWTHORNE CREEK CRT Las Vegas, NV 89131
Phone:	(702) 743-3008
Email:	houghtonct@gmail.com

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 7:51 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lindsay Aleckson
Residential or Business Address:	5321 Brayden Ct Las Vegas , NV 89131
Phone:	(702) 287-4142
Email:	lkaleckson@yahoo.com
Comments:	We were never notified about the Ovation Project Proposal that directly affects the home that we just built last year. If we were not informed, there are probably others that were not notified as well. This is not right. The residents in this area that this project would directly affect have a right to know what is being planned in their neighborhood. Our home is behind Costco and uses Thom and Rome to leave and enter the subdivision. Traffic is a major concern for this area as the incoming freight trucks for Costco, the traffic for gas and the shopping center, and the traffic for the residents in the area compete for its use on a two lane road that has no room

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Pg 1 of 2

for expansion. I worry that during construction, it will make it extremely difficult to re-route traffic and become an even more accident prone area for pedestrians and drivers alike. And when completed the residents at Ovation will have vehicles and Rome and Decatur will become a prime area for accidents. The combination of distractions, too many vehicles, people rushing, and traffic pile ups is cause for disaster and accidents. Decatur also is used for a public transportation stop and pick up and a CCSD bus drop off and pick up. I would hate to see a child suffer a loss due to a traffic accident because the City of Las Vegas failed to put safety first over profit of high rise apartments in a high density area.

The crime in this area has increased due to the rising costs of inflation. The presence of law enforcement in our area is little to non-existent and needs to be addressed. Along with the presence of emergency services being strained. At this time, the City of North Las Vegas is currently closer to the location of the proposed Ovation Project and need to be aware of their new added potential response areas. Residents in this area have families, myself included. The safety of our children is at risk.

Have all the businesses in the area been informed of the proposal? It directly affects them and the potential increase in crime it will create. They have a right to get involved and have a voice if they choose. The impact the construction of this project if approved will have on these businesses will also be significant if entrances/exits are blocked. And for my subdivision especially, we live in a cul-de-sac, we only have one way in or out so if Rome closes due to construction I'm not sure how we will manage the road closure.

Lastly, the issue of schools. All of our schools are extremely over capacity. We do not have enough teachers or enough schools for all the kids that currently reside in the area. Valley Vista and the new developments around the DMV still being developed and with the proposed Ovation project, I don't see how the schools will be able to handle the additional students. Teachers in these schools should be informed of the project also as it impacts their teaching. More students makes it difficult to focus on each student's individual needs and makes it difficult for the teacher to determine how to help the student be more successful. Nevada already ranks 49th out of 50 for education. I don't believe that adding more residents to a strained community will help the poor, lacking education students are receiving. Instead of building apartments and tiny homes, maybe the City should focus on the needs of its future growing citizens and build a school. Take a closer look at what this community needs City of Las Vegas. It needs your help in providing this community with another school, not affordable housing in a congested area on a very busy street. Let's give our children a better future.

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Submitted at 07/10/22 8:41 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Daniel Knecht
Residential or Business Address:	7545 Splashing Rock Drive Las Vegas , NV 89131
Email:	dbknecht@gmail.com

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ryan Schaan
Residential or Business Address:	5665 Silver Cascade Ave Las Vegas , NV 89131
Phone:	(210) 544-7842
Email:	schaanryan@hotmail.com
Comments:	Stop trying to turn the northwest valley into the east side with this section 8 low income housing.

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Submitted at 07/10/22 9:58 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Melissa Riitano
Residential or Business Address:	7016 Mercurio Ave Las Vegas, NV 89131
Phone:	(702) 577-6448
Email:	mahlihsah@hotmail.com

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 9:59 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ryan Hofstetter
Residential or Business Address:	7016 Mercurio Ave Las Vegas, NV 89131
Phone:	(702) 504-9196
Email:	ryan_hofstetter@yahoo.com

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 10:02 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Michael Riitano
Residential or Business Address:	6485 yellow bells ct Las Vegas, NV 89131
Phone:	(702) 807-6098
Email:	Michaelriitano@gmail.com

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Formstack Submission For: Planning App Comments
Submitted at 07/10/22 10:01 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Icela Riitano
Residential or Business Address:	6485 yellow bells ct Las Vegas, NV 89131
Phone:	(702) 612-0391
Email:	icelaecu@hotmail.com

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 12:51 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Heath and Rebecca Havey
Residential or Business Address:	4900 Lonesome Spur Ave Las Vegas, NV 89131
Phone:	(916) 239-5885
Email:	thehaveys@yahoo.com
Comments:	We strongly oppose this project. We moved to and purchased a house in this community relying on the fact that such projects did not exist. It will bring crime into the community, does not have sufficient law enforcement support, and will drive down house values. Even more, there are no social service supports for these individuals anywhere in the area. Therefore, it will not even fulfill its basic premise of bringing help and supports to these individuals. Many, if not all, of the residents in this community are watching this closely. We will remember how these votes are cast in elections to come. We have a right to enjoy our premium

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Pg 1 of 2

neighborhood. We all bought our home in a residential estate area and paid a premium to be here so we could enjoy an estate sized lot. There are not too many areas like ours left in Las Vegas. Higher density housing or homeless housing hurts the values and the right to enjoyment of our property. This project would also result into about 900 vehicles causing traffic problems to an already significant traffic backup at this area in our neighborhood, especially dangerous because there are no crosswalks there. There is no overwhelming justification to change the master plan or public benefit to change the master plan community, which is required by law. Traffic is already terrible and this is not compatible with the existing development. There will also be a drain on existing services. Schools in the area already are overcrowded and this type of development does not have enough available schooling to support it. There had been no talk of more schools and there is not an adequate transportation system or bus system, resulting often in 45 minute delays due to overstressed demand. There is not even a proper grocery store in the area. This project should not pass and is opposed by the voters and residents. We all bought here for a reason and a way of life. This project will further stress an already overstressed infrastructure.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 1:44 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kimberly Granath-Musil
Residential or Business Address:	7409 Chorleywood Way Last Vegas , NV 89131
Comments:	I oppose this project at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 It is NOT appropriate for the existing surrounding area and location.

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Nora Lares

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Submitted at 07/11/22 3:57 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Tamara Phillips
Residential or Business Address:	7241 chaparral cove lane Las Vegas, NV 89131
Phone:	(702) 981-8555
Email:	tammy.phillips09@gmail.com
Comments:	Lower income housing will create high foot traffic in an already congested area. This is not the area for this project.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 7:26 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Rick Foster
Residential or Business Address:	5025 encore paradise ave las vegas, NV 89131
Phone:	(951) 391-5363
Email:	rickfosterrgf@yahoo.com
Comments:	We have low-income housing east and north of the Walmart shopping center. also have you taking into account the several thousands of dwelling units above and behind the DMV on Elkhorn that are not completed. There is another plan community under construction East of aliante that is under construction now, what you are planning already exist here, we would welcome condos, tiny homes or single-story dwelling units. Please make them to own. people given things do not value them. also, the utilities are included with the units, their water and electric will be double what I use as there will be no reason to conserve, I live at 80

17adP
Pg 1 of 2

degrees to help keep my electric bill lower. I feel you have greatly underestimated the traffic. Rome street has speed bumps driving most cars up Thom Street, your plan calls for 400 parking spots, each unit will have a minimal of 2 + cares which will drive the overflow into Costco than Rome than up Thom. Costco gas is on Rome your plan is to have your entrance at the same spot we turn into Costco. Please reconsider your plan as we don't want to live and drive like LA or San Fracisco! We have great people living in Las Vegas, and there is plenty of room, please do not start to build up with high density complexes.

very concerned Rick Foster

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Nora Lares

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Sent: Monday, July 11, 2022 7:36 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 7:36 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Harry Van Artsdalen
Residential or Business Address:	5324 Firseide Ranch Ave Las Vegas , NV 89131
Email:	wesvanman@gmail.com

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Na-dP

Nora Lares

From: noreply@formstack.com
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Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 7:45 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	John Haskell
Residential or Business Address:	5908 Amber Station Ave Las Vegas, NV 89131
Phone:	(806) 584-8726
Email:	pantexfire@gmail.com

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17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 11, 2022 8:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 8:48 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	220086
Position:	I OPPOSE the project and all related applications.
Name:	Pauline keenan
Residential or Business Address:	5904 perfect view Las vegas, NV 89130
Phone:	(702) 544-0505
Email:	paulinealwes@gmail.com

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Nora Lares

From: noreply@formstack.com
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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 8:51 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Mitch Bishop
Residential or Business Address:	5761 Indian Rain Ct. Las Vegas, NV 89131

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	20-0086
Position:	I OPPOSE the project and all related applications.
Name:	Derek Grunwald
Residential or Business Address:	5792 Silver Cascade Ave Las Vegas, NV 89131

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 9:28 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Pat Williams
Residential or Business Address:	8221 Fulton Ranch St Las Vegas, NV 89131
Phone:	(702) 657-0457
Email:	map_elect_98@yahoo.com
Comments:	Stop trying to ruin upstanding neighborhoods.

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Nora Lares

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Submitted at 07/11/22 9:35 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jeffrey Peters
Residential or Business Address:	6706 Cypress Park Ct Las Vegas, NV 89131
Phone:	(702) 592-6323
Email:	kjpeters0712@gmail.com
Comments:	This will have a dramatic effect on our property value. We moved this far out from the city center to avoid this very thing.

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Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kristine Peters
Residential or Business Address:	Residential 6706 Cypress Park Ct Las Vegas , NV 89131
Phone:	(702) 682-6635
Email:	kap2922@gmail.com

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 9:38 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-00886
Position:	I OPPOSE the project and all related applications.
Name:	Lauryn Strange
Residential or Business Address:	5423 Nestled Moon Court Las Vegas, NV 89131
Phone:	(702) 287-5196
Email:	rzrgirl0224@gmail.com
Comments:	This has been proven to bring in crime over and over. This is also placed next to an Assisted Living Facility for the elderly not to mention will decrease homes in area value.

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 10:13 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Caasi Gonzales
Residential or Business Address:	5209 Remini Ct Las Vegas, NV 89130
Phone:	(702) 738-3010
Email:	caasicgonzales@gmaik.com

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 10:14 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Kay Gonzales
Residential or Business Address:	7669 Velvet Mist Las Vegas, NV 89131

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Submitted at 07/11/22 10:22 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Angela Ririe
Residential or Business Address:	8717 Yamamoto st Las vegas, NV 89131
Phone:	(702) 423-3996
Email:	aaririe@yahoo.com

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 10:23 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Alan Ririe
Residential or Business Address:	8717 Yamamoto st Las vegas, NV 89132
Phone:	(702) 423-3985
Email:	aaririe@yahoo.com

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 11:27 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lily Solorzano
Residential or Business Address:	8610 Black brush Ln Las Vegas, NV 89131
Phone:	(702) 278-9526
Email:	lili_lexi08@yahoo.com
Comments:	I appose please.

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Nora Lares

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Submitted at 07/11/22 11:27 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Miriam Ross
Residential or Business Address:	Residential 5565 Moore Cove Ave Las Vegas, NV 89131
Phone:	(702) 570-5050
Email:	neilfan18802@gmail.com
Comments:	I fully oppose the construction of low-income housing and tiny homes on the corner of Rome and N Decatur. First, this will bring down all residential values in this beautiful part of the Norhwest. We do not want to be turned to East Las Vegas with crime. This is a single family residential area and not for large l apartments. Please reconsider this project. Imagine the traffic mess with Costco across the street! My family and I fully oppose!

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 11:39 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jessica Harbison
Residential or Business Address:	4062 Narada Falls Ave North Las Vegas , NV 89085

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 1:47 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Anthony Livreri
Residential or Business Address:	5620 Moore Cove Ave Las Vegas, NV 89131
Phone:	(702) 994-6823
Email:	ANTHAC300@gmail.COM
Comments:	I oppose this project to construct low income high density housing. I also oppose changing the zoning to allow for such projects. The project proposes to construct more units than it has parking spaces. The proposed project will add to congestion and overcrowding of the area schools. The area proposed for this project is already highly congested with traffic. Please do not approve this project. The area is zoned for R-E (Residential Estates) and it needs to stay that way.

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Submitted at 07/11/22 1:59 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Richard Bonamo
Residential or Business Address:	8713 Burning Hide Ave Las Vegas, NV 89143
Phone:	(702) 809-8466

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 2:05 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Irene Carpenter
Residential or Business Address:	3820 Ricebird Way North Las Vegas, NV 89084
Phone:	(702) 575-8985
Email:	Kenosonata@gmail.com
Comments:	Please, please don't follow through with building the 276 housing units in N Las Vegas, NV. Location at ROME/DECATUR, 89084. THIS AREA IS ALREADY OVERCROWDED. THE WALMART shopping center parking lot Is always full. In addition, the Costco/Walgreens Parking lot is also quite full every day. We, the residents of this area, have info which states this project has already been approved and these meetings are being held as a smoke screen, to imply

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Da 1 of 2

that the residents have a vote, when in actuality we DO NOT.

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 2:33 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Terrylea Hankins
Residential or Business Address:	5916 Perfect View Street Las Vegas , NV 89130
Phone:	(702) 630-3206
Email:	colalogos@gmail.com
Comments:	Please relocate this to another farther out location as this one is jammed right next to one of the busiest stores in the entire area ....COSTCO. The streets leading to and right next to this proposed site is always way over burdend and the entire area. The lines for gas continually block the entrances and exits to costco....with vehicles waiting on the streets to get in . The other issue is property values will drop and this is a serious issue for all who live in the area. The CRIME from this is also a problem and if they don't have cars they will then wander the neighborhoods....please please...

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Pg 10 of 2

Move this out where there is ROOM for it!!!
Use some common sense....this lot is to small for the traffic it will cause.

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Submitted at 07/11/22 4:20 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Robb Kawahakui
Residential or Business Address:	4340 French Landing Rd North Las Vegas , NV 89031
Phone:	(702) 994-5070
Email:	kawahakui14@gmail.com

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 4:42 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Brya Jones
Residential or Business Address:	5916 Kit Cove Court Las Vegas, NV 89131
Phone:	(702) 556-6719
Email:	Bryan_Jones702@yahoo.com
Comments:	I oppose 22-0086, our neighbors are already over crowded. This over crowding has also let to even more school overcrowding making a negative impact on our children's education. Also we have not seen any plans on new schools being built, not only that, we have a shortage of teachers throughout Clark County!

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/11/22 4:55 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Michael Ingarra
Residential or Business Address:	4943 Charlo Dr Las Vegas, NV 89131
Phone:	(772) 201-6139
Email:	mingarra@hotmail.com
Comments:	To whom it may concern, This is to voice my family's opposition to project # 22-0086. The use of this land as low-income housing is a horrible injustice to those who have bought upscale and expensive houses in this community, as it will assuredly bring down the value of the surrounding houses in the area. Besides the property value impact, there will be impacts on traffic, law enforcement, fire protection and overcrowding of the schools.

17a-d P
Pg 1 of 2

I understand from the meeting on July 6th, that the land was given to the city of Las Vegas years back with the stipulation from the Bureau of Land Management that it be used for low-income housing. Ignorant of the remaining stipulations attached to it, my suggestion would be to return the land. The city has not used the land for nearly 20 years. Let BLM have the land back.
There are plenty of other places, like downtown, that can provide infrastructure and resources to the families that need services that cater to low-income.

Please consider the impact to your constituents as you vote on this project and decline Project # 22-0086.

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Submitted at 07/11/22 8:13 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Ronnie Roberson
Residential or Business Address:	5525 Fowler Plains Ct Las Vegas, NV 89131
Phone:	(702) 469-4471
Email:	tarheelz69@yahoo.com

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Formstack Submission For: Planning App Comments
Submitted at 07/12/22 8:35 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Keith Parker
Residential or Business Address:	5330 Brevin Ct. Las Vegas, NV 89131
Email:	kdparker71@yahoo.com
Comments:	I oppose this rezoning application for the project of 276 high density residential homes.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/06/22 11:37 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Elizabeth Spencer
Residential or Business Address:	5541 Old Stable Ave Las Vegas, NV 89131
Phone:	(702) 445-6439
Email:	spencer7600@yahoo.com
Comments:	As a licensed social worker, I know our city needs more resources for the underserved, but having this development miles and miles away from reliable transportation and other services is ridiculous. The city is simply trying to dump a problem where they can't see it! There is no law enforcement up here as it is and crime is escalating. I have lived in this area for 13 years and do not support this project. Thank you.

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, July 6, 2022 11:41 AM
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Formstack Submission For: Planning App Comments
Submitted at 07/06/22 11:40 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Dwayne Spencer
Residential or Business Address:	5541 Old Stable Ave Las Vegas, NV 89131
Phone:	(702) 785-2030
Email:	lspence7600@gmail.com
Comments:	It makes so sense to build this out here. This is not where it is needed!

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Nora Lares

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To: Planning Comments
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Formstack Submission For: Planning App Comments
Submitted at 07/06/22 11:53 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	220086
Position:	I OPPOSE the project and all related applications.
Name:	Elizabeth Spencer
Residential or Business Address:	5541 Old Stable Ave Las Vegas, NV 89131
Phone:	(702) 445-6439
Email:	spencer7600@yahoo.com
Comments:	I oppose this Project. Our neighborhood cannot support this growth and everything that comes along with it. Our schools are overcrowded already and there are zero services for this population. This is not the answer!

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/06/22 7:58 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Sarah Sturman
Residential or Business Address:	8217 Tursi Lodge Court Las Vegas, NV 89131
Phone:	(740) 405-1799
Email:	sturmands@cox.net
Comments:	I went to the public meeting tonight on July 6Th. Our ward representative was not present to hear the complaints about the use for this property. I oppose this project for the following reasons 1. This property only has one entrance/exit and it is on Rome. Rome is also the road that is the entrance/exit for the Costco and it's gas station. It is extremely traffic heavy all the time and this multi use development will add extra congestion on that road which is extremely high already

17 a d P pg 1 of 2

2. The fact that it is multi use family, instead of multi use senior living will add a significant strain on already over crowded schools in this area. Specifically shadow ridge high school and Lied Middle school. Not to mention the elementary schools. The builder said they had no responsibility to resolve or help solve already overcrowded schools

3. Concerned about response time if not metro and the fire/ems with adding this high density property to this area.

4. Lastly I am concerned about the additional foot traffic it will create for both adults and children in this already extremely congested area.

I do not believe that high density/multi level is the best use of this property and encourage the planning commission to not approve the project as it is currently designed. Thank you

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17a-d
pg 20f2

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 12:17 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 07/07/22 12:16 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Tiffani Parker
Residential or Business Address:	Residential 5020 Ropers rock ct, NV 89131
Phone:	(702) 274-3241
Email:	parkersplus1@yahoo.com

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17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 7:19 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 07/07/22 7:18 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lauren Crossman
Residential or Business Address:	5820 Ano Dr Las Vegas, NV 89131
Phone:	(702) 767-9016
Email:	lauren.crossman@hotmail.com
Comments:	This is an unsafe project in a highly congested neighborhood. There are not enough resources to help those with this great of need. This is also unsafe for those of us with livestock animals. This neighborhood was protected for the ranch community. Please keep the NW from being unsafe, and congested. The schools, roads and amenities can not support this.

17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 7:20 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 7:20 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Garn Crossman
Residential or Business Address:	5820 Ano Dr Las Vegas, NV 89131
Phone:	(702) 521-2557
Email:	garn.crossman@hotmail.com

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17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 8:34 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 8:33 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Austin Okuda
Residential or Business Address:	6180 Smarty Jones Avenue Las Vegas, NV 89131
Phone:	(702) 374-2408
Email:	okuda3@hotmail.com
Comments:	I do not support this project going forward. Member of the community out here moved away from inner city Las Vegas to avoid these inner city issues and housing projects. We do not want our neighborhood and close businesses overrun

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17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 8:41 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 8:41 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Whitney Walker
Residential or Business Address:	8205 sawmill falls street North Las Vegas , NV 89085
Phone:	(702) 622-5345
Email:	ewbug@yahoo.com

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17a-d P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 9:00 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 9:00 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Susan Mical
Residential or Business Address:	5832 Revital Court Las Vegas, NV 89131
Phone:	(702) 677-0135
Email:	tsmical2@gmail.com
Comments:	I join my neighbors in opposing the rezoning of this land. Rezoning to housing insecure land will have a devastating effect on our already overcrowded Northwest community and also on the future citizens who would live in this housing. We are told the residency requirements for the housing have a mix of HUD income qualifiers and section 8, section 202, choice vouchers. Building a housing insecure structure so far away from the cities social programming and social services opportunities for these residents is not helping them or being compassionate to their specific needs. I am struggling to understand your logic here in how this

17a-d P pg 1 of 2

makes good sense for the community of Las Vegas. It is appearing to only provide a financial boost or perhaps, political advantage to lawmakers who want to appear compassionate. This won't benefit any of the residents in this area, to include those future residents of this property. Additionally, any law enforcement of criminal acts would be on a North Las Vegas and Las Vegas city boundary which causes potential jurisdictional challenges. We will be attending the planning committee meetings and would appreciate a better understanding of the cities plan for this vacant property.

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17a-d
Pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 10:23 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 10:23 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Jessie Sams
Residential or Business Address:	5405 Mesquite Meadow Ct Las Vegas, NV 89131
Phone:	(702) 743-4353
Email:	lvjbird@aol.com
Comments:	I strongly oppose this entire project. A number of reasons but the main one being the traffic and congestion that is already terrible, will be a disaster if this project is allowed to happened as proposed. If any one of you has ever had the pleasure of trying to drive down Rome and get into or out of the Costco shopping center, it is a nightmare already. The street (which is narrow and completely unmarked) is clogged with traffic for most of every day. Cars block the street trying to get into the gas pumps at Costco. This also creates a blockage for vehicles trying to exit the parking lot.

17a-d P
Pg 1 of 2

I implore any of you to just go up and watch this spectacle any weekday (and weekend also) for just 30 minutes. This proposal wants to put a driveway (exit and entry for 276 homes) for at least that many vehicles and possibly twice that number.
This is just not acceptable for safety reasons alone.
This rezoning is not acceptable either for safety reason and the sheer fact that this area cannot handle this load. It is way to high-density and will impact the property values all around. High density housing does not belong on this already stressed area.

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Nora Lares

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 10:53 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Amy Whitlock
Residential or Business Address:	8021 Redbud Vine Street North Las Vegas, NV 89085
Phone:	(702) 882-4806
Email:	awhitlock28@hotmail.com
Comments:	I join my neighbors in opposing the rezoning of this land. Rezoning to High Density Residential Low-Income land will have a devastating effect on our already overcrowded Northwest community and on the future citizens who would live in this housing. We are told the residency requirements for the housing have a mix of HUD income qualifiers and section 8, section 202, choice vouchers. Rezoning to a High Density Residential Low-Income structure so far away from the cities social programming and social services opportunities for these residents is not helping them or being compassionate to their specific needs.

NadP
pg 1 of 2

Additionally, any law enforcement of criminal acts would be on a North Las Vegas and Las Vegas city boundary which causes potential jurisdictional challenges and will place more drain on an already overwhelmed Fire and Rescue station in North Las Vegas.

As a multi-family project with the 238 apartments there could be an addition of 2000 residents to the area including families with school age children. This is a huge concern as it will increase enrollment in our nearby schools where we already have huge overcrowding issues. Triggs, Kitty Ward and Heckathorn elementary schools are turning students away because they are so overcrowded, Shadow Ridge High School, originally zoned for less than 3000 students has well over 4000 and currently has 38 portable classrooms. Adding this high-density development only burdens these schools further which impairs the ability for all our students to receive a proper education.

I am also opposed to the variance request. Requirements are put into place to keep the community and area safe. Changing the requirement from 120 ft to 84 ft means that this development will be closer to some of our most fragile citizens – those in the Assisted Living center that is adjacent to this development.

As leaders of the City of Las Vegas I know you are concerned with the safety and well being of the citizens you serve. Please consider how this project will adversely affect the citizens around the area and the future residents of this community.

Thank you,

Amy Whitlock

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17 a-d P pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 11:29 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 11:29 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Lansing Molzen
Residential or Business Address:	5815 Falling Stream Avenue Las Vegas, NV 89131
Phone:	(702) 878-4909
Email:	lansing@cox.net
Comments:	I oppose this project as it is not good for the surrounding communities for a variety of sound, statistics that surround low income housing and what happens to the area around it.

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17a-dP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 12:32 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 12:31 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Teresa Gilbert
Residential or Business Address:	6530 Helen Ave Las Vegas, NV 89131
Email:	tgilbertphotography@gmail.com
Comments:	Please be advised that I oppose the proposed rezoning/use of this land parcel. Was there an impact study done on home values of the homes/communities already established, the safety of the residents/customers and the economic impact (potential loss for businesses) in the immediate and surrounding areas? Who did the study? How can a copy of that study be obtained? What about additional City/County services that would be necessary? Which Law Enforcement agency has jurisdiction? Metro? North Las Vegas?

17a-d P
Pg 1 of 2

What about impact on schools in the area?

Were other areas (that might be more suitable) considered for this type of development?

While I don't like to be judgmental, in my opinion high density/low income housing substantially increases the RISK of low home values and of more crime in our area.

I am not against providing affordable housing to people that qualify, I just think it needs to be in an area more accessible for the services those people rely on and need.

If you approve this project, you've effectively put the safety and wellbeing of the current area residents at risk.

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Nad
Pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Thursday, July 7, 2022 12:42 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/07/22 12:41 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I OPPOSE the project and all related applications.
Name:	Sarah Sturman
Residential or Business Address:	8217 Tursi Lodge Court Las Vegas, NV 89131
Phone:	(740) 405-1799
Email:	sturmands@cox.net
Comments:	I went to the public meeting tonight on July 6Th. Our ward representative was not present to hear the complaints about the use for this property. I oppose this project for the following reasons 1. This property only has one entrance/exit and it is on Rome. Rome is also the road that is the entrance/exit for the Costco and it's gas station. It is extremely traffic heavy all the time and this multi use development will add extra congestion on that road which is extremely high already

17a-dP
Pg 1 of 2

2. The fact that it is multi use family, instead of multi use senior living will add a significant strain on already over crowded schools in this area. Specifically shadow ridge high school and Lied Middle school. Not to mention the elementary schools. The builder said they had no responsibility to resolve or help solve already overcrowded schools

3. Concerned about response time if not metro and the fire/ems with adding this high density property to this area.

4. Lastly I am concerned about the additional foot traffic it will create for both adults and children in this already extremely congested area.

I do not believe that high density/multi level is the best use of this property and encourage the planning commission to not approve the project as it is currently designed. Thank you

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n a-d
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Saturday, July 9, 2022 12:50 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 07/09/22 12:50 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0086
Position:	I support the project but OPPOSE a related application
Planning Application Number(s):	22-0086
Name:	Tiffani Parker
Residential or Business Address:	Residential 5020 Ropers rock ct, NV 89131
Phone:	(702) 274-3241
Email:	parkersplus1@yahoo.com
Comments:	I don't agree with the location of this project!

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17a-dP

Nora Lares

From: Marco Velotta
Sent: Tuesday, July 12, 2022 7:50 AM
To: Nicole Eddowes
Cc: Nora Lares
Subject: FW: CLV Contact Form: Master Plan

Please find attached comment for 7.12.22 PC via the Master Plan email:
Thanks,
--Marco

From: Contact the City Form <noreply@formstack.com>
Sent: Monday, July 11, 2022 21:09
To: Masterplan <masterplan@LasVegasNevada.GOV>
Subject: CLV Contact Form: Master Plan

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formstack

Formstack Submission For: Contact the City
Submitted at 07/11/22 9:08 PM

Who to contact?:	Master Plan
Your name:	Brittany Meng
Comments:	Please oppose the housing project on Rome and Decatur. We don't have the infrastructure to handle more high density housing. The schools are over crowded and our kids are suffering in their class sizes. Our parking lots in that area are a mess. Please invest in our community in keeping it a live able area that is worth staying.
Phone:	(425) 753-0744
Email:	brittanymeng@yahoo.com

N a-d P

Nora Lares

From: Marco Velotta
Sent: Tuesday, July 12, 2022 7:49 AM
To: Nicole Eddowes
Cc: Nora Lares
Subject: FW: CLV Contact Form: Master Plan

Please find attached comment for 7.12.22 PC via the Master Plan email:
Thanks,
--Marco

From: Contact the City Form <noreply@formstack.com>
Sent: Monday, July 11, 2022 17:50
To: Masterplan <masterplan@LasVegasNevada.GOV>
Subject: CLV Contact Form: Master Plan

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Formstack Submission For: Contact the City
Submitted at 07/11/22 5:49 PM

Who to contact?:	Master Plan
Your name:	Kim Miller
Comments:	OPPOSED Ovation Build - July 12 Planning Commission Meeting I am writing to share with you my opposition on the rezoning request listed below and the ultimate build request for high density low income housing on the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041). My husband and I were born and raised in Las Vegas and we are homeowners in the area and can't see any positives for this build. It is in the wrong area. There are insufficient resources for schooling and emergency services. The traffic assessment isn't even done yet but it's being voted on? If the city values SAFETY this build is wrong.

17a-dP Pg1of2

My husband and I have worked hard all of our lives. Paying for college degrees and earning professional careers in order save our pennies and purchase a home for our family in a quality area and avoid builds like this.

I request that we keep the zoning as neighborhood mixed use and residence estates. Find another way to use the gifted land with its contingencies. Perhaps a park or school or senior affordable housing.

Thank you,

Kim Miller
5512 Ivy Side Avenue

22-0086 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
17a. 22-0086-GPA1 - GENERAL PLAN AMENDMENT - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H (HIGH DENSITY RESIDENTIAL)
17b. 22-0086-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)
17c. 22-0086-VAR1 - VARIANCE - TO ALLOW AN 84-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 120 FEET IS REQUIRED FOR THE MAIN STRUCTURE AND 43 FEET WHERE 50 FEET IS REQUIRED FOR A TRASH ENCLOSURE
17d. 22-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT MULTI-FAMILY DEVELOPMENT

Phone:	(702) 561-7797
Email:	1kim.miller@gmail.com

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17a-d
Pg 2 of 2

Lora Kalkman

From: Contact the City Form <noreply@formstack.com>
Sent: Tuesday, July 12, 2022 3:10 PM
To: Office of the Mayor
Subject: CLV Contact Form: Mayor

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Formstack Submission For: Contact the City

Submitted at 07/12/22 3:09 PM

Who to contact?:	Mayor
Your name:	Sherri Graham
Comments:	Mayor After going to one meeting about this reasoning to high dinsity housing on Rome and Decatur I can honestly say I'm completely against this project. The representatives could not answer the most basic questions. Or would not answer. We, the public, were called names by the city rep. We are the tax payers. We are the ones ultimately paying for what happens on that lot of land. Everyone who came to this meeting was against this project except the people getting paid to put it through. We do not have the infrastructure in that area to support the number of people that are proposed to live there. The housing project would completely change this area. The schools are already overloaded in this ward 6 area. Elementary middle and high schools alike We are the tax payers. We are the voters. This is our money and our votes. Please remember you are our representatives and are to do just that represent our wishes. Thank you Sherri Graham
Phone:	(702) 429-1543
Email:	gsherri365@gmail.com

17a-d P

Lora Kalkman

From: Contact the City Form <noreply@formstack.com>
Sent: Wednesday, July 6, 2022 9:34 PM
To: Office of the Mayor
Subject: CLV Contact Form: Mayor

Follow Up Flag: Follow up
Flag Status: Flagged

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Formstack Submission For: Contact the City
Submitted at 07/06/22 9:34 PM

Who to contact?:	Mayor
Your name:	Vicki Nutt
Comments:	There are plans to put housing for homeless on Rome and Decatur. This is a terrible idea not only for homeowners near this property, but also for an already very congested traffic area. Furthermore, no plans on how this will impact/burden schools, medical services and surrounding stores and homeowners was not presented. We are upset that this builder tried to keep this quiet. For the sake of this beautiful community we ask you to stop this build.
Phone:	(623) 308-1810
Email:	1watanut1@gmail.com

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17a-d p

Lora Kalkman

From: Contact the City Form <noreply@formstack.com>
Sent: Wednesday, July 6, 2022 9:54 PM
To: Office of the Mayor
Subject: CLV Contact Form: Mayor

Follow Up Flag: Follow up
Flag Status: Flagged

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Formstack Submission For: Contact the City
Submitted at 07/06/22 9:54 PM

Who to contact?:	Mayor
Your name:	Darin Nutt
Comments:	There are plans to put housing for homeless on Rome and Decatur. This is a terrible idea not only for homeowners near this property, but also for an already very congested traffic area. Furthermore, no plans on how this will impact/burden schools, medical services and surrounding stores and homeowners was not presented. We are upset that this builder tried to keep this quiet. For the sake of this beautiful community we ask you to stop this build.
Phone:	(623) 363-7336
Email:	bart.nutt@voith.com

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17a-dP

Lora Kalkman

From: Contact the City Form <noreply@formstack.com>
Sent: Thursday, July 7, 2022 10:27 AM
To: Office of the Mayor
Subject: CLV Contact Form: Mayor

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Formstack Submission For: Contact the City
Submitted at 07/07/22 10:26 AM

Who to contact?:	Mayor
Your name:	Monica Udit
Comments:	Dear Mayor Goodman, I strongly oppose building any type of housing on the vacant lot off of Decatur behind Costco near the 215. First of all, I am opposed, because of the water situation at Lake Mead. Building more houses invites more people to move here and as the population increases so will the need for water. Secondly, I am opposed because this area is extremely congested with getting in and out of Costco and with Walmart across the street. I understand that the plan is for low income housing and it is presumed that people might not have cars and would be using public transportation. Adding more people to this area with the already abundance of cars could be hazardous to pedestrians. Thirdly, what is the impact of new builds going to have on nearby schools? These schools are at capacity and with the decline in the number of teachers available this could be a major problem. These construction companies care nothing for the people, environment, and water sustainability of Las Vegas. They want to build, make their money, and move on. I

17a-dP
Pg 1 of 2

	hope you vote no on this proposal. If this new housing project is for homeless people or low income people who already live here but are in need of housing, an alternative would be to locate houses, condos, apts., already built but may need some repairs. Repair these already built houses in different locations across the valley and make these homes available for low income housing. For these reasons, I hope you nix this plan. Respectfully submitted, Monica Udit
Phone:	(702) 767-6018
Email:	pisa294@aol.com

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17a-d
pg 2 of 2

Lora Kalkman

From: Contact the City Form <noreply@formstack.com>
Sent: Saturday, July 9, 2022 3:12 PM
To: Office of the Mayor
Subject: CLV Contact Form: Mayor

Follow Up Flag: Follow up
Flag Status: Flagged

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Formstack Submission For: Contact the City
Submitted at 07/09/22 3:12 PM

Who to contact?:	Mayor
Your name:	Letroy Pugh and Claudia Pugh
Comments:	Hello. This to inform you that we are opposed to the Ovations construction project proposed at the corner of N. Decatur and Rome Blvd. We have lived in the Meister Park Community at 5209 Hackberry Hill Avenue for 13 years. It has been a quiet well-kept neighborhood in spite of being located directly behind Costco. With all of the growth in this area, the traffic problem has started to impede our comings and goings on Rome and Costco. We believed this development will decrease our quality of life as well as reduce our property value. We respectfully ask that you vote NO!
Phone:	(702) 332-8284
Email:	pughl45@yahoo.com

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

17a-dP

Lora Kalkman

From: Contact the City Form <noreply@formstack.com>
Sent: Monday, July 11, 2022 9:05 PM
To: Office of the Mayor
Subject: CLV Contact Form: Mayor

Follow Up Flag: Follow up
Flag Status: Flagged

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formstack

Formstack Submission For: Contact the City

Submitted at 07/11/22 9:05 PM

Who to contact?:	Mayor
Your name:	Brittany Meng
Comments:	Please oppose the housing project on time and Decatur. We don't have the infrastructure to handle more high density housing. The schools are over crowded and our kids are suffering in their class sizes. Our parking lots in that area are a mess. Please invest in our community in keeping it a live able area that is worth staying.
Phone:	(425) 753-0744

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

17a-d P

Lora Kalkman

From: Rachel Gwin <rachelmgwin@yahoo.com>
Sent: Tuesday, July 12, 2022 1:26 PM
To: Office of the Mayor
Subject: Opposition to Project 22-0086

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mayor Goodman,

I join my neighbors in OPPOSING the current plan for the rezoning of the vacant lot on Rome Blvd to high density residential zoning. Our community resources cannot sustain a high density residential campus.

- The current staff recommendation did not take into account the single family and rural residential properties within walking distance of the lot. It only mentioned the commercial areas and the current senior living facility. It also disregards the eventual development of the back of the lot of 17 acres [almost double the size of this proposed campus].
- This campus community will not have access to the resources they need to in order to succeed.
- Allowing more high density housing will put an additional burden on the fire and police departments, by increased incidents and longer response times.
- All of our schools are already way beyond capacity. High density housing will cripple our barely surviving schools. Until better educational resources are available (more schools), it would be irresponsible to intentionally oversaturate our schools.
- The proposed parking and entrance/exit from this campus is incompatible and problematic with the current traffic congestion that exists on Rome Blvd. Additional traffic will result in more accidents and injuries.
- Three and 4 story buildings on this lot would be a major loss of privacy for the single family home neighbors. This could be addressed by only allowing this lot to be zoned for medium mixed use as the 1 yr old LV City Master plan recommends.
- There is a variance request for only 84 ft setback instead of the 120 ft setback as required. The approval of this variance would limit future project options on the 17-acre lot. Those set back requirements are in place for privacy and safety. The 36ft difference is a major amount.
- Covid cases continue to be prevalent in southern Nevada. High density housing increases the likelihood of Covid, and other illnesses, to spread quickly and rampantly throughout the community.

We want to be good neighbors. We understand there is a housing shortage and demand on precious resources. We want to ensure a successful foundation is laid to welcome our fellow Nevadans to this part of town. It is vital that the planning commission return this application to the RFP stage so that the community can be part of the conversation to ensure a successful outcome that benefits *all* of the community. Home Means Nevada for ALL of us, that includes those that have rural properties on Rome Blvd and those in the surrounding neighborhoods.

17a-d p
Pg 1 of 2

Please *work with the community* to come up with a mutually agreeable, and less-dense affordable housing community for this area.

Sincerely,
Rachel Gwin

"Opportunity is missed by most people because it is dressed in overalls and looks like work." ~Thomas Edison

17a-d
Pg 2 of 2

Lora Kalkman

From:	Michael Ingarra <mingarra@hotmail.com>
Sent:	Monday, July 11, 2022 4:36 PM
To:	Office of the Mayor
Cc:	Ward 1; Ward 2 Staff; Ward 3; Ward 4 Staff; Cedric Crear; Michele Fiore
Subject:	Project # 22-0086
Follow Up Flag:	Follow up
Flag Status:	Flagged

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To whom it may concern,

This email is to voice my family's opposition to project # 22-0086. The use of this land as low-income housing is a horrible injustice to those who have bought upscale and expensive houses in this community, as it will assuredly bring down the value of the surrounding houses in the area.
Besides the property value impact, there will be impacts on traffic, law enforcement, fire protection and overcrowding of the schools.
I understand from the meeting on July 6th, that the land was given to the city of Las Vegas years back with the stipulation from the Bureau of Land Management that it be used for low-income housing. Ignorant of the remainder of stipulations attached to it, my suggestion would be to return the land. The city has not used the land for nearly 20 years. Let BLM have the land back.
There are plenty of other places, like downtown, that can provide infrastructure and resources to the families that need services that cater to low-income.

Please consider the impact to your constituents as you vote on this project and decline Project # 22-0086.

Respectfully,

Michael Ingarra
Cell: 772-201-6139

17a-dP

Lora Kalkman

From: Kayleen Lyman <lymfan@gmail.com>
Sent: Friday, July 8, 2022 11:31 AM
To: Office of the Mayor
Subject: 215/N Decatur

Follow Up Flag: Follow up
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I am a resident in this area of town and am concerned about a low income housing project in this area. I moved to this area of town in 2004 because of the low crime rate after living in a high crime area. Statistics show increased property crime and violent crime rates in low income housing areas. It has also been shown that property values decrease in these areas. I am adamantly opposed to this project and am concerned about what it will do to this pleasant area of town. Let me know what we need to do to stop this project.

Sincerely,

Kayleen Lyman

17a-dP

Lora Kalkman

From: Jennifer Pond <dnopnej@yahoo.com>
Sent: Friday, July 8, 2022 11:44 AM
To: Office of the Mayor
Subject: Stop the Rezoning of Decatur and Rome

Follow Up Flag: Follow up
Flag Status: Flagged

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PLEASE OPPOSE THE REZONING OF THIS LAND
22-0086
I join my neighbors in opposing the rezoning of this land. Rezoning to high density housing and will have a devastating effect on our already overcrowded Northwest community. With Valley Vista recently filled in with a lot of high density housing our roads, schools and nearby shops/amenities are already busting at the seams! Where are the schools, post offices, libraries and other amenities to support the growth that it already here?! Adding all this extra housing, especially so close to busy shopping centers, will make everything even worse!
We are told the residency requirements for the housing have a mix of HUD income qualifiers and section 8, section 202, choice vouchers. Building a housing insecure structure so far away from the cities social programming and social services opportunities for these residents is not helping them or being compassionate to their specific needs. I am struggling to understand your logic here in how this makes good sense for the community of Las Vegas or nearby North Las Vegas. It is appearing to only provide a financial boost or perhaps, political advantage to lawmakers who want to appear compassionate. This won't benefit any of the residents in this area, to include those future residents of this property. Additionally, any law enforcement of criminal acts would be on a North Las Vegas and Las Vegas city boundary which causes potential jurisdictional challenges.
Please don't let this happen to our neighborhood!!

Jennifer Brown
8029 N Las Vegas, NV 89085

17a-dP

Lora Kalkman

From:	fjsundance@aol.com
Sent:	Friday, July 8, 2022 1:08 PM
To:	Ward 4 Staff; Cedric Crear; Michele Fiore; Ward 3; Ward 2 Staff; Ward 1; Office of the Mayor; fjsundance@aol.com
Subject:	project 22-0086, Item 17 (all) High Density housing on Rome and Decatur
Follow Up Flag:	Follow up
Flag Status:	Flagged

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I strongly oppose project 22-0086, Item 17 (all) High Density housing on Rome and Decatur. I would hope that you all listen to the logical concerns that all of us have about this project. It is not in the best interest of anyone. The traffic concerns would be horrible alone so why would you want to increase this project to a high-density? If you live here you would understand that all of the opposition to this project have many logical legitimate reasons to oppose.

It is not the place for a high-density housing project. I could go down the list of many concerns but if you think of the reason to increase it to a high-density housing project it would be for profit only based it isn't the best location. This project is not in the best interest of the city and our citizens especially living here.

Please cast your vote against this project. On items #17. It is simply the right thing to do.

17a-dP
Pg1of2

If you live in our area you would understand the importance of forward thinking like at the Post Office during Christmas time at Azure/Jones. If you actually went to that traffic light you would realize the problem. If you increased the traffic to Christmas time all the time at the Post Office at Jones/Azure you would have the same problem with this project. The traffic light at Jones/Azure is not a normal light and you must go to this area to understand. It is the same with this project, high-density housing there is not a solution it is adding to a problem that exists. Do the right thing and oppose this project.

Sincerely, Frank Sams

17a-d
Pg 2 of 2

Lora Kalkman

From: Lauren <lolofreitag@hotmail.com>
Sent: Friday, July 8, 2022 3:37 PM
To: Office of the Mayor
Subject: Planning Agenda Project 22-0086

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Mayor Goodman,

I wanted to write to you and let you know my opposition to the project #22-0086.

This does not fit in our neighborhood. The resources that the expected residents would need are far from the area. The building structure and size doesn't fit the area. The traffic for this area already is extremely busy do to the shopping center directly in-line with this community.
The police and fire stations in the area are already stretched very thin. Neighborhoods like this are very needful of this attention.

Please listen to the pleas of the community and find a better placement for this project.

Thank you!
Lauren

17a-dP

Lora Kalkman

From: Natali Hiscocks <hiscocks5@yahoo.com>
Sent: Friday, July 8, 2022 9:37 PM
To: Michele Fiore; Office of the Mayor; Ward 1; Ward 2 Staff; Ward 3; Ward 4 Staff; Cedric Crear; Jorge Cervantes; hiscocks5@yahoo.com
Subject: Opposing

Follow Up Flag: Follow up
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We need your help to not get this approved.

Mayor Carolyn Goodman 702-229-6241 officeofthemayor@lasvegasnevada.gov

Councilman Brian Knudsen 702-229-6405
ward1@lasvegasnevada.gov

Councilwoman Victoria Seaman 702-229-6405
ward2@lasvegasnevada.gov

Councilwoman Olivia Diaz
702-229-6405
ward3@lasvegasnevada.gov

Councilman Stavros S. Anthony
702-229-6405
ward4staff@lasvegasnevada.gov

Councilman Cedric Crear
702-229-6405
ccrear@lasvegasnevada.gov

Councilwoman Michele Fiore
702-229-6405
mfiore@lasvegasnevada.gov

Jorge Cervantes - City Manager 702-229-6906
jcervantes@

I join my neighbors in opposing the rezoning of this land. Rezoning to housing insecure land will have a devastating effect on our already overcrowded Northwest community and also on the future citizens who would live in this housing. We are told the residency requirements for the housing have a mix of HUD income qualifiers and section 8, section 202, choice vouchers. Building a housing insecure structure so far away from the cities social programming and social services opportunities for these residents is not helping them or being compassionate to their specific needs. I am struggling to understand your logic here in how this makes good sense for the community of Las Vegas. It is appearing to only provide a financial boost or perhaps, political

17a-dP
1 of 2

advantage to lawmakers who want to appear compassionate. This won't benefit any of the residents in this area, to include those future residents of this property. Additionally, any law enforcement of criminal acts would be on a North Las Vegas and Las Vegas city boundary which causes potential jurisdictional challenges. We will be attending the planning committee meetings and would appreciate a better understanding of the cities plan for this vacant property.

Thank you for your support
Natali Hiscocks
5061 silent birch ave
Las Vegas nv 89131

Sent from Yahoo Mail for iPhone

17a-d
Pg 2 of 2

Lora Kalkman

From: Karlin Grinnell <karlingrinnell@hotmail.com>
Sent: Thursday, July 7, 2022 4:16 PM
To: Office of the Mayor
Subject: Say no! Vote Against proposed project on North Decatur Boulevard and West Rome Boulevard. (Case #22-0086,Case #22-0086-GPA1, Case #22-0086-ZON1, Case # 22-0086-SDR1)

Follow Up Flag: Follow up
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Hello. I am writing to you today regarding the proposed Affordable Housing Project on North Decatur Boulevard and West Rome Boulevard. I am AGAINST the plan that was presented by Ovation. (Case #22-0086,Case #22-0086-GPA1, Case #22-0086-ZON1, Case #22-0086-SDR1)

My main concerns:

1. Traffic-The property's only entrance is on Rome right across from Costco/Costco gas entrance. This area is extremely busy at all times of day. Adding 276 units is going to create even more congestion. There is always a backup between Thom to Decatur with cars going west/East on Rome to turn into Costco. There is not adequate space to accommodate the current vehicle traffic.

2. Over Crowded Schools. Our schools are overcrowded already; especially Shadow Ridge High School which is one of the largest high schools in the state. Saville Middle School is also very overcrowded. Where are all these children going to go to school?

3. Quality- there is a request for waiver of the perimeter landscape buffer requirement. All housing projects in the area need to maintain the expectation of quality and aesthetics. This project should have to meet the same requirements.

4. Safety. The closest fire station is a North Las Vegas station, any calls and they will get pulled from their area to assist due to the proximity.

I encourage you as the Mayor and City Council Members to NOT APPROVE this project as it is currently laid out.

Going Forward- I understand the land is for affordable housing. Affordable housing does not mean high density. The specifications given by the city to the developer need to be re-addressed. I do encourage you to reach out to the residents of the area and come to a compromise of using the land maintaining the rural quality of life that we have chosen when buying homes in this area. Less units, two-story maximum on buildings, Entrance/exit on Decatur. Please consider changing to an assisted living or retirement affordable housing rather than multi family residence to ease the burden on our schools. Thank you for your time.

Sincerely,
Karlin Grinnell

17a-dP

Lora Kalkman

From: Jeff Muntis <jmuntis@gmail.com>
Sent: Thursday, July 7, 2022 12:25 PM
To: Michele Fiore; Cedric Crear; Ward 4 Staff; Ward 3; Ward 2 Staff; Ward 1; Office of the Mayor
Subject: Property at Rome and Decatur in Ward 6....

Follow Up Flag: Follow up
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Good Morning Mrs. Mayor and Council Members,

Last night my wife and I attended a neighborhood meeting regarding the planned use of a piece of property at the Northwest corner of N. Decatur and Rome Blvd. in the northwest end of the valley. I must say that I'm very concerned about this property being used for high density/low income housing for many reasons...

- Traffic on Rome Blvd. is already an absolute nightmare due to the popularity of the shopping center on the south side of Rome which contains Costco, Walgreens, Best Buy, Seafood City, Wells Fargo Bank as well as many other popular/smaller shops and restaurants including McDonald's. The Costco gas station recently underwent an increase in the number of its gas pumps and has become a major problem for traffic into and out of the parking lot at multiple entrances on Rome Blvd. On many occasions the residents of the homes accessed via Rome Blvd. have to resort to driving in the dirt in order to get around the long lines of cars trying to enter the Costco gas station. This is simply unacceptable. It's also dangerous to pedestrians trying to walk along Rome.
- I'm concerned about public safety as it pertains to the type of residents that can and will inhabit this new development if it's built. Let's be honest, it will be an issue.
- Schools, police and fire?? They already have their hands absolutely full dealing with the population that resides here so how will they handle additional issues? What will the slow response times increase to now? How many more calls will police and fire get from a low income/high density neighborhood both inside its own walls as well as in the immediate area due to increased crime?
- Property values are bound to suffer from a low income/high density project as well. We've worked very hard in our lifetime to afford the nice home that we bought here 16 years ago and we've sunk plenty of money into it to make it an even more beautiful home over the years. Now we're supposed to sit by and watch our home value deteriorate due to this project?? No!!
- Vulnerability of the seniors in the property on the north side of this proposed project is a major concern as well. The senior/assisted living facility next door to this project is not gated or secured so I'd be concerned for the safety of the senior citizens living there as well. The potential for more frequent issues in this area is bound to increase once the low income/high density project is completed.

So, we have very serious issues with traffic going from terrible to impossible, public safety as well as property values of existing homes. Also, additional school crowding and additional workload for an already overburdened police and fire department. Would you want to live in our neighborhood?

In short, I'm very much opposed to this and ask for your consideration in striking this project down completely or at the very least, modifying it significantly.

17a-d P
Pg 1 of 7

Thank you for your time and consideration.

Sincerely,

Jeff Muntis
6704 Sycamore View Street
Las Vegas, NV 89131
(702)499-7513
jmuntis@gmail.com

17a-d
Pg 20f2

Lora Kalkman

From: Jennifer Kirpes <jrkirpes@gmail.com>
Sent: Thursday, July 7, 2022 3:00 PM
To: Office of the Mayor
Subject: 17. 22-0086 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC.

Follow Up Flag: Follow up
Flag Status: Flagged

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July 7, 20222

RE:
17. 22-0086 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

Good afternoon,

I am writing in regards to the planned affordable housing project located between North Decatur, Rome, and Thom in Northwest Las Vegas. As a homeowner who lives within 1 mile of this development, myself and my neighbors were not notified by the city of these plans. I had to find out about this through social media.

I understand the need for affordable housing in Las Vegas but after attending the neighborhood meeting at the Centennial YMCA on July 6. This meeting raised more concerns and questions than it did answers.

We were presented with a plan at the meeting that showed 9.5 acres would be developed into a combination of 2 apartment buildings (4 story and 3 story housing 276 units, and around 40 tiny homes (400 square feet) along with 468 parking spaces. The access into and out of the community will be off Rome across from the current Costco parking lot.

This plan brings up a number of concerns such as increased traffic, current police and fire resources being thinned out, school overcrowding, Ovation's management of the community, and the overall layout of the new community.

1.
2.
3. **Traffic**:
4. We were told by the city traffic engineer that Rome is only at 47% capacity for traffic. When was this study done, for how many days, and what hours of the day? Traffic outside of Costco due to their gas pumps can line up and down Rome Blvd in both directions.
5. You have cars waiting to get into Costco, through traffic trying to get by, and now you are having cars from the new community also trying to access Rome. Additionally a McoDonald's restaurant, including the drive thru, causes a great deal of traffic at the

17a-dP
Pg 1 of 5

6. unregulated intersection of Rome/Decatur. On top of that there are other businesses that use these same access points This traffic study needs to be reconducted/reevaluated for a full 7 days and see what Rome is really like.
7.

2.
3.
4. **Police**
5. **Resources**:
6. Currently the closest substation is on Cheyenne and 215. That is an 18 minute drive to my community. We are now adding over 300 new residents to this area, plus all the new developments that have just been added or in the process of being added.
7.

3.
4.
5. **Fire resources**:
6. Even though stations 56 and 55 are in North Las Vegas due to proximity and because of automatic aid, station 56 currently serves our community and then stations 55 and 41. Are they prepared to take on more calls as we continue to add new developments in our
7. area?
8.

4.
5.
6. **Schools**:
7. Our schools are overcrowded in this area. We have only 1 high school (Shadow Ridge) and 1 middle school (Saville) and 5 elementary schools (Triggs, Goynes, Carl Kay, Heckethorn, & Kitty Ward).
8.

- Shadow Ridge has over 30 portables and is overcrowded.
- Lied became a magnet school and is now open to anyone from Las Vegas, the only way a student from
- our area goes there is if they were chosen in the lottery. This put more pressure on Saville.
- Out of the 5 elementary schools Triggs and Goynes will be most affected.

17a-d
Pg 20f5

5.
6.
7. **Taxes:**
8. The new development going in are all rental properties. These individuals
9. won't contribute to property taxes which help fund our community resources. Their rent will go towards utilities. Who will cover the additional revenue needed to fund our community resources? Studies show that affordable housing becomes a liability when the
10. resources needed to support it exceed the amount of taxes and subsidies coming in.
11.

6.
7.
8. **Ovation**:
9. We were told last by the Ovation representative that they will be managing the property for the next 15 years. A building is a building but the individuals who reside within the community is what makes a difference. Ovation has only managed senior living
10. spaces. This community is going to be a wide variety of people of all ages and backgrounds?
11.

a.
b.
c. Are they prepared for that task?
d.
e.
f.
g. Will there be an onsite manager/security to handle disturbances?
h.
i.
j.
k. How will the residents be selected to live there?
l.
m.
n.
o. Who will undergo the background checks? Will all adult individuals living within
p. the same unit be required to undergo a background check as well?
q.
r.
s.
t. How many people will be allowed to live in each unit? As a teacher in this community
u. for 22 years, I know it is common to have a 2 bedroom apartment with 8 individuals residing in one unit.
v.
w.
x.
y. Historically, apartment complexes have more calls to police services. When more
z. individuals are put into a smaller area with no equity or stake in the long term well being of the area, this tends to create problems. Will they allow Metro to utilize one of its units as a place to do paperwork in order to create an added police presence
aa. like other housing communities have done?
bb.

17a d
Pg 3 of 5

Ovation could not answer the majority of these questions last night. It was very disappointing and I felt the individual representing the company was more interested in lining their companies pockets than the community itself which will be affected.

7.
8.
9. **Community**:
10. Myself and most homeowners chose to buy in this area because of the layout of the community. A lot of single story homes with mid-sized lots, rural property with livestock. This new community layout does not take that into consideration. A 3 and 4 story
11. apartment complex holding 276 units is not spacious. Add in the tiny homes, parking, and community space and this is not spacious by any means.
12.

- From my understanding 176 units can be rented to individuals with an income below 49% AMI and 100
- below 58% AMI. The median income in Nevada is $62,043 according to the U.S Census. That means the qualifying income is roughly between $30,401 - $35,985. It was brought up multiple times last night by individuals representing the city that most households
- would make in the $60,000 - $80,000 range. This is simply not true because 276 of the units are being reserved for individuals/families making under $35,985.

- It was also brought up that this would be a great affordable housing for teachers. Teachers start
- out at $50,000 a year; they would only qualify for a few units. I felt this was the city's way of trying to make us feel better.

I am all for affordable housing. In fact, next to the planned development is affordable senior housing. Individuals and families need a nice and safe place to live but the development going into this area doesn't not fit the community that is around it. It is a high density plan (which we were told last night by the city that was their qualifications, not the federal governments for the land). The federal government said that area needed to be used for affordable housing, not high density affordable housing. That is a big difference. The city is trying to amend the purpose of the land.

- 17a. 22-0086-GPA1 - GENERAL PLAN AMENDMENT - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H
- (HIGH DENSITY RESIDENTIAL)

17a-d
Pg 4 of 5

- 17b. 22-0086-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)
-

The condos and townhomes that are less than a half mile from this planned development are around $300,000. These individuals pay fees to keep upkeep their community; houses around this area range from $600,000 and up. A majority of these houses have HOA's which help to keep our community up to a set standard.

I am not saying individuals who rent or live in affordable housing units are not good people or not invested in their community but when someone doesn't have buy-in to their community the community falls apart. If you drive up Decatur towards Farm road and look at the Valley Vista Community you can see the increase in graffiti.

I also understand the strain on resources and schools is something you can't fix but changing the parameters of the planned community and making it less dense is something you can change. That parcel of land does not need to be high density. More tiny homes and smaller apartments can be put in its place.

The city council needs to work with members of the community and come up with a better plan. Your vote will have an impact on a large community for years to come. I recently bought my current house with plans on living here for years to come and I am sure I am not the only one. I have made Nevada my home for 25 years, I am invested in my community and I want my neighbors to feel the same way. If home means Nevada then we need to make sure that it truly does mean that for all stakeholders.

Sincerely,
Jennifer and Brian Kirpes
5213 Elm Hill Court

17a-d
Pg 5 of 5

Lora Kalkman

From:	Mark Somers [Martinez ES] <somertm@nv.ccsd.net>
Sent:	Wednesday, July 6, 2022 9:40 PM
To:	Ward 1; Ward 2 Staff; Ward 3; Ward 4 Staff; Cedric Crear; Michele Fiore; Office of the Mayor
Subject:	Project 22-0086 Neighborhood Meeting Response
Follow Up Flag:	Follow up
Flag Status:	Flagged

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Good Evening,

I am writing in regards to the planned development on the corner of N. Decatur and Rome. Tonight I attended the informational meeting that outlined the structure of the development. I am **strongly opposed** to this development due primarily to public safety and that it does not identify with the foundations of this areas community.

This region of the city was founded on properties that were developed with the ability to have large acreage with the purpose of having livestock and horses. I am well aware of the challenges and the everchanging landscape of Las Vegas. This area has adapted and changed, but still serves the purpose of having a space for the needs of the community that has lived here for multiple generations. This development would further push the people who have embraced this area and their lifestyle out of this area.

My larger concern comes in the area of public safety. As a teacher myself, I am worried about the effects this will have on the schools in this area. I have 3 sons that are currently enrolled in local schools, my wife is a teacher, and my mother in law is a substitute teacher. We feel the strain of the growing population. This area in particular the schools have become severely overcrowded. This development will bring in a large amount of families and will continue to push these schools past their limits of having the ability to be successful.

Talking to firefighters and police officers I have learned that the resources for this area are already stretched thin. The added number of people will put a strain on the systems in place and will ultimately put the welfare of people at risk. The infrastructure needed to sustain this area safely is not in place and needs to be addressed before adding to an already strained system.

Last that particular corner is already a traffic safety concern with the amount of congestion and very little space for additional car and foot traffic. I fear that there will be major problems and a high chance of major accidents happening in this area.

Mayor and city council members, I urge you to please look at these concerns and vote **not** to approve this development. I am of the belief that this area can be developed in line with the foundations of this area of the city without putting the safety of residents of this area at risk. Thank you for your time and service to this community.

Sincerely,

17a-dP
Pg 1 of 2

Mark Somers
702-338-5716
somertm@nv.ccsd.net

17a-d
Pg 2 of 2

Nora Lares

From: Emily Wetzstein
Sent: Monday, July 11, 2022 7:34 PM
To: Nora Lares
Subject: Fw: OPPOSED Ovation Build - July 12 Planning Commission Meeting

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From: Kimberly Miller <1kim.miller@gmail.com>
Sent: Monday, July 11, 2022 5:12 PM
To: Emily Wetzstein <ewetzstein@LasVegasNevada.GOV>
Subject: OPPOSED Ovation Build - July 12 Planning Commission Meeting

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

I am writing to share with you my opposition on the rezoning request listed below and the ultimate build request for high density low income housing on the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041). I am a homeowner in the area and can't see any positives for this build. It is in the wrong area.

There are insufficient resources for schooling and emergency services. I purchased my home in this area to avoid builds like this.

I request that we keep the zoning as neighborhood mixed use and residents estates. Find another way to use the gifted last with its contingencies. Perhaps a park or school or senior affordable housing.

Thank you,

Kim Miller
5512 Ivy Side Avenue

22-0086 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
17a. 22-0086-GPA1 - GENERAL PLAN AMENDMENT - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H (HIGH DENSITY RESIDENTIAL)
17b. 22-0086-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)
17c. 22-0086-VAR1 - VARIANCE - TO ALLOW AN 84-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 120 FEET IS REQUIRED FOR THE MAIN STRUCTURE AND 43 FEET WHERE 50 FEET IS REQUIRED FOR A TRASH ENCLOSURE
17d. 22-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT MULTI-FAMILY DEVELOPMENT

Sent from my iPhone

17a-d P

Nora Lares

From: Kimberly Miller <1kim.miller@gmail.com>
Sent: Monday, July 11, 2022 5:12 PM
To: Nora Lares
Subject: OPPOSED Ovation Build - July 12 Planning Commission Meeting

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17a-d P

Nora Lares

From: Seth Floyd
Sent: Monday, July 11, 2022 1:19 PM
To: Lauren Crossman
Cc: Nora Lares; Emily Wetzstein; Peter Lowenstein
Subject: RE: Project 22-0086

Hi Lauren,

Thank you for the email. We will make sure this gets submitted with the item before Planning Commission tomorrow night. The meeting starts at 6 p.m. at City Hall (Council Chambers) if you or your neighbors would like to attend and speak in person.

Best,
-Seth

-----Original Message-----
From: Lauren Crossman <lauren.crossman@hotmail.com>
Sent: Friday, July 8, 2022 3:34 PM
To: Seth Floyd <sfloyd@LasVegasNevada.GOV>
Subject: Project 22-0086

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

Hi Seth,

I wanted to write to you and let you know my opposition to the project #22-0086.

This does not fit in our neighborhood. The resources that the expected residents would need are far from the area. The building structure and size doesn't fit the area. The traffic for this area already is extremely busy do to the shopping center directly in-line with this community.
The police and fire stations in the area are already stretched very thin. Neighborhoods like this are very needful of this attention.

Please listen to the pleas of the community and find a better placement for this project.

Thank you!
Lauren

Na-dP

22-0086

Nora Lares

Subject: FW: Project 22-0086

From: Sarah Sturman <Sturmands@cox.net>
Sent: Thursday, July 7, 2022 10:56 AM
To: Milagros (Miles) Escuin <mescuin@LasVegasNevada.GOV>
Subject: Fwd: Project 22-0086

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

Sending per your request
Sent from my iPhone

Begin forwarded message:

From: Sarah Sturman <Sturmands@cox.net>
Date: July 6, 2022 at 8:03:00 PM PDT
To: ward1@lasvegasnevada.gov, ward2@lasvegasnevada.gov, ward3@lasvegasnevada.gov, ward4staff@lasvegasnevada.gov, ccrear@lasvegasnevada.gov, mfiore@lasvegasnevada.gov, jbuchanan@lasvegasnevada.gov, sfloyd@lasvegasnevada.gov
Cc: Heather Somers <triplejumpgal@netscape.net>
Subject: Project 22-0086

I went to the public meeting tonight on July 6Th. Our ward 6 representative was not present to hear the complaints about the use for this property. I oppose this project for the following reasons

1. This property only has one entrance/exit and it is on Rome. Rome is also the road that is the entrance/exit for the Costco and it's gas station. It is extremely traffic heavy all the time and this multi use development will add extra congestion on that road which is extremely high already

2. The fact that it is multi use family, instead of multi use senior living will add a significant strain on already over crowded schools in this area. Specifically shadow ridge high school and Lied Middle school. Not to mention the elementary schools. The builder said they had no responsibility to resolve or help solve already overcrowded schools

3. Concerned about response time if not metro and the fire/ems with adding this high density property to this area.

4. Lastly I am concerned about the additional foot traffic it will create for both adults and children in this already extremely congested area.

I do not believe that high density/multi level is the best use of this property and encourage the planning commission to not approve the project as it is currently designed. Thank you

Sent from my iPhone

17a-dP

22-0086

Nora Lares

From: Brittany Meng <brittanymeng@yahoo.com>
Sent: Thursday, July 7, 2022 12:04 PM
To: Nora Lares; Emily Wetzstein
Subject: No to Decatur and Rome project

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I'm deeply opposed to any high density housing being added to the area.

1) Heckethorn elementary was at 110% capacity last year due to the Valley Vista development across Decatur
2) Just a few months ago these same commissioners held many meetings and had to rezone heckethorn to alleviate the capacity. These kids were rezoned to Triggs
3) both Triggs and Heckethorn are now at 100%+ capacity with more students moving into valley vista
4) Guess what elem school is right across the street from this proposed high density housing project? Triggs

Our elementary schools out here are bursting at the seems and there are no plans in ccsd's capital improvement plan to build a new school out here any time soon. The next new elem school slated to be built in all of ccsd isn't until 2026 and we don't even know where that will be

This doesn't even touch on our middle schools and high schools. Shadow is at 135% capacity.

Based on what I heard from the meeting last night, they have not factored how schools will affected at all in this plan.

As a mother of 5 in the public schools here, I am extremely disappointed with the lack of judgement to continue to adding high density housing without adding the necessary public means to support them.

Please oppose this project.

Sincerely
Brittany Meng

Sent from my iPhone

Mad P

Nora Lares

22-00856

From: Kellie Farley <kellie.farley@gmail.com>
Sent: Thursday, July 7, 2022 1:09 PM
To: Nora Lares; Emily Wetzstein
Subject: Agenda item 17 for July 12 meeting

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Hi Nora and Emily-

I was advised by the city planner to email you regarding Agenda item 17 for it to be included in the packet to oppose the project.

My biggest concern for rezoning the area in question to high density residential is the capacity of our schools in the area. Based on the neighborhood input meeting last night, it does not sound like any research has been done to see how adding a high density residential area would impact our already over capacity schools.

Just a few months ago, the county commissioners had to approve a rezone of Heckethorn Elementary School, one of the schools near the proposed area, due to being over capacity when students were zoned there from the Valley Vista master plan community that was built across Decatur in North Las Vegas. The rezoning moved some of the Valley Vista residents to Triggs Vincent Elementary school.

Both Heckethorn and Triggs are now at over 100%+ capacity with more students from Valley Vista continuing to move in. Triggs Elementary School is right across the street from the proposed area in question to rezone to high density residential.

If this rezone is approved, where are the students who move into this complex going to be zoned for school? Our elementary schools in the area are already over capacity with no plans from CCSD's capital improvements to build a new school in the area any time soon. The soonest a new elementary school with CCSD is slated to be built is no earlier than 2026, and we don't even know if that will include a school in this area.

It is irresponsible to approve a high density project without knowing there is infrastructure in place to support the new children moving in. This doesn't even touch on our middle schools and high schools in the area. Shadow Ridge High School alone is at 135% capacity.

Please reconsider allowing this land to be rezoned to high density. This area does not have the capacity to support such a high number of new residents.

Thank you,

Kellie Farley

17a-d P

22-0086

Nora Lares

From: Debbie <paulndebbi@gmail.com>
Sent: Thursday, July 7, 2022 1:28 PM
To: Nora Lares
Subject: Proposed 276 Units at Rome/Decatur

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

Good afternoon Nora,
I just wanted to reach out and voice my opposition and disappointment towards the possible approval of this building project.
This is not right for the community as well as for the residents that it will house. There are no services, located near this proposed site, that would benefit the residents. It would also bring so many potential problems into the neighborhoods surrounding the proposed site. I strongly disapprove and I am saddened that the infrastructure and congestion that already exists, is not being considered by politicians who are claiming to be the voice of the citizens. I have yet to hear of one citizen that is in favor of this development.
Once again I would like to state that I strongly oppose this project and anything similar in nature.

Deborah Freeman

17a-d P

22-00086

Nora Lares

From: Jennifer Hernandez <jrsnyder62577@yahoo.com>
Sent: Thursday, July 7, 2022 1:48 PM
To: Nora Lares
Subject: Change in zoning

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

Hello ,

My name is Jennifer Hernandez and I am a property owner in the Northwest Community . I was recently informed that the City Council plans to approve low income housing on Rome and Decatur across from Costco. I completely oppose this plan as there are no resources out in this area for low income families. Not to mention , approving low income housing in this area would decrease home values . If you have any questions or would like further information, please feel free to contact me.

Thank you for attention to this matter,
Jennifer Hernandez

Sent from my iPhone

17a-dP

Nora Lares

From: Suellen Abney <suellenabney@gmail.com>
Sent: Monday, July 11, 2022 7:15 PM
To: Nora Lares
Subject: Please add this to the opposition file

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I'm not able to attend the meeting, but I want to voice my concerns with school capacities in the area. If anyone wants to use this info as well when contacting, it's a major concern:
1) Heckethorn was at 110% capacity last year due to the Valley Vista development across Decatur
2) Just a few months ago these same commissioners held many meetings and had to rezone heckethorn to alleviate the capacity. These kids were rezoned to Triggs
3) both Triggs and Heckethorn are now at 100%+ capacity with more students moving into valley vista
4) Guess what elem school is right across the street from this proposed high density housing project? Triggs

Our elementary schools out here are bursting at the seems and there are no plans in ccsd's capital improvement plan to build a new school out here any time soon. The next new elem school slated to be built in all of ccsd isn't until 2026 and we don't even know where that will be

This doesn't even touch on our middle schools and high schools. Shadow is at 135% capacity.

Suellen Abney

na-dP

Nora Lares

From: Carol <carolmeng5@gmail.com>
Sent: Tuesday, July 12, 2022 11:07 AM
To: Nora Lares
Subject: N. Decatur and Rome Property

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

I'm contacting you about the property on North Decatur and Rome.
Some how the zoning was changed to accommodate large apartment buildings and low cost housing without checking on the impact to the surrounding community. I thought that was something you automatically would do to look out for the citizens you serve.
The traffic impact alone should be enough to cancel these plans, let alone the stress on our already overloaded schools, which one of our elected officials said that that is a school district issue. It is a community issue that you are supposed to care about.
I do not want high population apartments there. It will change our already crowded NW Las Vegas area.
Please show that you care about the people you serve and listen to our concerns and change the zoning to single family homes.

Ellen Carol Meng

NadP

RECEIVED
JUL 12 2022
City of Las Vegas
Department of Planning

Case # 22-0086; #22-0086-GPA1; #22-0086-ZON1; #22-0086-SDR1

PETITION TO DENY ZONING CHANGES AND VARIANCES

276 High Rise Apartments and Tiny Homes at the Corner of Decatur & Rome Blvd. is not acceptable.
We, the signatures of this petition, request the City of Las Vegas to deny Ovation Contracting, Inc from developing this 9.45 Acres from a current R-E (RESIDENCE ESTATES) to R-4 (HIGH-DENSITY RESIDENTIAL) and from (NEIGHBORHOOD MIXED-USE CENTER) to H (HIGH-DENSITY RESIDENTIAL).

	Name		Street Address	Zip Code
1	Brynley Johnson	(1)	5600 mesquite meadow	89131
2	Ellie Johnson		5600 mesquite meadow	89131
3	Joe Talamantes	(2)	5508 Verbena Creek CT	89131
4	Angela Talamantes		5508 Verbena Creek Ct	89131
5	Russ Messenger	(3)	5505 Verbena Creek ct.	89131
6	Oscar Ale	(4)	5404 Verbena Creek Ct.	89131
7	Angela C. Kast	(5)	5408 Verbena Creek ct	89131
8	Richard [illegible]		5408 Verbena Creek ct	89131
9	Mayra Curiel	(6)	3429 Birdwatcher Ave	89084
10	Agustin Zavala		3429 Birdwatcher Ave	89084
11	Rebecca Mitic	(7)	6908 Lark Mist St.	89131
12	Sasha Mitic		6908 Lark Mist St.	89131
13	Matthew Ramsey, Jr	(8)	6909 Lark Mist St	89131
14	Michael Ramsey		6909 Lark Mist St	89131
15	Kathy Snyder	(9)	6904 Lark Mist	89131
16	[illegible]	(10)	5009 ENCORE PARADISE	89131
17	[illegible]		5009 ENCORE PARADISE	89131
18	Leslie Clark	(11)	5001 Encore Paradise	89131
19	[illegible]	(12)	5000 Encore Paradise	89131
20	[illegible]		5008 Encore Paradise	89131
21	[illegible]	(13)	5025 Encore Paradise Ave	89131
22	[illegible]		5025 ENCORE PARADISE AVE	89131
23	David Foster		5025 ENCORE PARADISE AVE	89131
24	Stephanie Juliano	(14)	5008 Encore Paradise Ave	89131
25	Donna Gillan	(15)	5309 Blue Evergreen Ave	89

17a-dP
(X15)

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	Name		Street Address	Zip Code
1	Reich, Ricky R.	(1)	6540 Bradley Rd	89131
2	JOHN KARIE-FENTON	(2)	5401 W. ROME BLVD	89131
3	KRISTEN, KARIE-FENTON		5401 W. ROME BLVD	89131
4	MORGAN KARIE-FENTON		5401 W. ROME BLVD	89131
5	[illegible] Brown	(3)	5309 W. Rome Blvd	89131
6	Daniel Brown		5309 W Rome Blvd	89131
7	Richard Loritsch	(4)	8093 Soledad Canyon Rd	89131
8	Kathryn Loritsch		8093 Soledad Canyon Rd	89131
9	Geneva Mata	(5)	8700 Homestead Rd	89143
10	FRED MATA	(6)	8700 Homestead Rd	89143
11	Kenneth Teare	(7)	8101 Soledad Cyn St	89131
12	Patty Teare		8101 Soledad Cyn ST	89131
13	Denise Wright	(8)	5408 Mesquite Meadow Ct	89131
14	Charles Wright		— — — —	89131
15	Ty Wright		— — — —	89131
16	Frank Sams	(9)	5405 MESQUITE MEADOW CT	89131
17	Jesse Sams		" " "	" "
18	James C Hadbourne	(10)	5404 MESQUITE MEADOW CT	89131
19	Mary Jane C Hadbourne		5404 MESQUITE MEAD CT	89131
20	Joe Crowell	(11)	5501 MESQUITE MEADOW CT	89131
21	WENDY CROWELL		— — —	—
22	CHERYL JOHNSON	(12)	5504 MESQUITE MEADOW CT	89121
23	DENNIS JOHNSON		— — —	—
24	DAVE JOHNSON	(13)	5600 MESQUITE MEADOW	89131
25	JEN JOHNSON		5600 MESQUITE MEADOW	89131

17a-dP
(x13)

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	Name	Street Address	Zip Code
1	Lindsay Aleckson (1)	5321 Brayden Ct	89131
2	MANUEL GONZALES (2)	5301 BRAYDEN CT	89131
3	Loraine Goody (3)	5340 Brayden Ct.	89131
4	Jordon Goody	5340 Brayden Ct.	89131
5	MARY ANN SHANNON (4)	5360 BRAYDEN CT	89131
6	ERIN SHANNON	5360 BRAYDEN CT	89131
7	JIMMY RAMOS (5)	5381 BRAYDEN CT	89131
8	LORRAINE RAMOS	5381 BRAYDEN CT	89131
9	JEREMY RAMOS	5381 BRAYDEN CT	89131.
10	SAMARA PENNISTON (6)	5341 BRAYDEN CT	89131
11	ODO PENNISTON	5341 BRAYDEN CT	89131
12	DARLA ALSTON	5341 BRAYDEN Ct	89131
13	Toni DeVera (7)	7139 Calvert cliffs St.	89084
14	Pat Robinson (8)	6496 Gazania ST	89131
15	Teri Robinson	6496 Gazania St.	89131
16	DON KNIGHT (9)	3280 N TORREY PINES	89108
17	JANET KNIGHT	3280 N TORREY PINES	81108
18	[illegible] (10)	7255 [illegible]	89149
19	[illegible] (11)	4413 Mc Bride	89108
20	[illegible] (12)	4248 [illegible] Lane	89108
21	STANLEY N. LASS [illegible] (13)	4728 [illegible] De LVNI 89110	89110
22	MARGARET DODD (14)	4527 TESTAROSSA LANE	89081
23	Alissa Bento	4527 Testarossa lane	89081
24	Pete [illegible] (15)	200 W Sahara	89102
25	Tom McKay (16)	6224 LANNING LN	89108

17a-dP
(X16)

RECEIVED
JUL 12 2022
City of Las Vegas
Department of Planning

Case # 22-0086; #22-0086-GPA1; #22-0086-ZON1; #22-0086-SDR1

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	Name		Street Address	Zip Code
1	AMY McKay	(1)	6224 LANNING LN.	89108
2	Janice Carver	(2)	305 Sir Jeffery	89110
3	Sam WALDEN		305 Sir Jeffery	89110
4	Letroy Pugh	(3)	5209 Hackberry Hill	89131
5	Claudia Pugh		"	"
6	Lesley Dickson	(4)	5213 Hackberry Hill	89131
7	Fred Foster		"	"
8	James FINEGAN	(5)	5217 HACKBERRY HILL	89131
9	GAYLE FINEGAN		5217 HACKBERRY HILL	89131
10	PAUL SAUNDERS	(6)	5208 PRIMROSE FLOWER	8913
11	Justin Allred	(7)	5209 Primrose Flower	89131
12	Noel Allred		5209 Primrose Flower	89131
13	Kody Eyre		5209 Primrose Flower	89131
14	Kole Eyre		5209 Primrose Flower	89131
15	ALAN DIXON	(9)	5216 PRIMROSE FLOWER AVE	89131
16	PATRICIA DIXON		5216 PRIMROSE Flower Ave	89131
17	JAMES SIWY	(9)	5370 BREVIL CT.	89131
18	Mike Siwy	(10)	5371 Brevil CT	8913
19	Michelle Siwy		5371 Brevil CT	89131
20	Ed Masterson	(11)	5629 Crimson Ridge	89130
21	Louis Velez		5629 Crimson Ridge	89130
22	RAYLENE M. QUEEN	(12)	5250 So RAINBOW #1034	89118
23	DINA BAILEY	(13)	5216 HACKBERRY	89131
24	KEVIN BAILEY		5216 HACKBERRY	89131
25	CHRISTOPHER JAROWSEK	(14)	6718 PYRACANTHA CIRCLE	89-131

17a-dP
(x14)

RECEIVED
From: Paul Von Rueden
JUL 12 2022
City of Las Vegas
Department of Plannin

Case # 22-0086; #22-0086-GPA1; #22-0086-ZON1; #22-0086-SDR1

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	Name		Street Address	Zip Code
1	EDITH JAMESON	(1)	6718 PYRACANTHA GLEN CT	89-131
2	James R Perciuco	(2)	6714 Pyracantha Glen ct	89131
3	Mojena gf Perciuco		6714 Pyracantha Glen Ct	89131
4	Paul Bruning	(3)	6709 Pyracantha Glen Ct	89131
5	Kristina Bruning		6709 Pyracantha Glen Ct	89131
6	ALBERT H. CLAPP	(4)	6710 PYRACANTHA GLEN CT.	89131
7	DONNA J CLAPP		6710 PYRACANTHA GLEN CT.	89131
8	DAVID WILLIAMS	(5)	6705 Pyracantha Glen Ct	89131
9	Josephine WILLIAMS		6705 Pyracantha Glen ct	89131
10	Jayden Williams		6705 Pyracantha Glen ct	89131
11	JOSEPH OBRIEN	(6)	5205 BLUE EVERGREEN AVE	89131
12	VICKI OBRIEN		5205 BLUE EVERGREEN AVE	89131
13	MARGO O'REILLY	(7)	5321- BLUE EVERGREEN	89131
14	MARLOA O ROLLAND		5321 BLUE EVERGREEN	89131
15	AMY O'ROLLAND		5321- BLUE EVERGREEN	89131
16	Lisa Everett	(8)	6718 Hawthorne Creek Ct	89131
17	Greg Everett		6718 HAWTHORNE CREEK CT	89131
18	PHILIP LaGRAND	(9)	6705 CYPRESS PARK CT	89131
19	KAREN LaGRAND		6705 CYPRESS PARK CT	89131
20	David Hobbs	(10)	6714 CYPRESS PARK CT	89131
21	John Hailley	(11)	7157 Jerry Tarkanian	89139
22	DANIEL THOMAS	(12)	6820 BRADLEY RD	89131
23	RACHAEL THOMAS		6820 BRADLEY RD	89131
24	Evelyn McGuckin-Reich	(13)	6540 Bradley Road	89131
25	Kathleen Reich		6540 Bradley Road	89131

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(X13)

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Case # 22-0086; #22-0086-GPA1; #22-0086-ZON1; #22-0086-SDR1

PETITION TO DENY ZONING CHANGES AND VARIANCES

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	Name		Street Address	Zip Code
1	KIM MULLIKIN-DEVINE	(2)	6493 LANTANA FALLS CT	89131
2	TED WAKEFIELD		6492 LANTANA FALLS CT.	89131
3	LINDA WAKEFIELD		6492 LANTANA FALLS CT	89131
4	Heather West	(3)	6489 Lantana Falls Ct	89131
5	Melinda West		6489 Lantana Falls Ct	89131
6	Jose Madrigal	(4)	6485 Lantana Falls Ct	89131
7	Crystal Madrigal		6485 Lantana Falls Ct	89131
8	Chadwick Phillips	(5)	5160 Brayden Ct	89131
9	Brenda Phillips		5160 Brayden Ct	89131
10	Randy Zach	(6)	5180 Brayden Ct	89131
11	Laurie Zach		5180 Brayden Ct	89131
12	Laura Williams-Anderson	(7)	5181 Brayden Ct	89131
13	Jeff Anderson		5181 Brayden Ct.	89131
14	BillieSue Williams		5181 Brayden Ct	89131
15	Edgardo Lopez	(8)	5200 Brayden CT	89131
16	Kyong Lopez		5200 Brayden CT	89131
17	Consuelo Coronado	(9)	5201 Brayden Ct	89131
18	Roger Hall		5201 Brayden Ct	89131
19	Marilyn Coronado		5201 Brayden Ct	89131
20	Jeff Berry	(10)	5240 Brayden Ct	89131
21	Leonard Kotz	(11)	5280 Brayden Ct	89131
22	Tasha Bushrod	(12)	5320 Brayden Ct	89131
23	Norman Bushrod		5320 Brayden Ct	89131
24	Caylin Spears		5320 Brayden Ct	89131
25	Richard VanHooker	(13)	5321 Brayden Ct	89131

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(x13)

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	Name		Street Address	Zip Code
1	Michael F. Waters	1	6484 Lantana Falls CT.	89131
2	Dennis W. Flery	2	5732 Crystal Ocean St	89130
3	[illegible] Mellor	3	7805 Homing Pigeon St	89084
4	[illegible]	4	7412 Turtle Dove Ct	89129
5	Sharon Brown	5	7412 Turtle Dove Ct	89129
6	Susan Johnson	6	7285 Sheared Cliff Ln. #104	89149
7	Barbara [illegible]	7	6488 Lantana Falls Ct	89131
8	[illegible]	8	5732 Crystal Ocean LV	89130
9	Paula Vasilauskas			
10	Patte Mellor	9	7805 Homing Pigeon	89084
11	G. K. Edwards	10	7620 Island Rail Dr.	89084
12	Eric Marsh	11	5509 Mesquite Meadow Ct.	89131
13	[illegible]	12	8530 W El Campo Grande L.V.	89149
14	Viola M. Waters	13	6484 Lantana Falls Ct. L.V.	89131
15	[illegible]	14	5509 Mesquite Meadow Ct LV	89131
16	Barbara Mahan		5509 Mesquite Meadow Ct LV	89131
17	Jessie Sc[illegible]	15	5405 Mesquite Meadow Ct. LV	89131
18	[illegible]	16	7581 Prancing Pony Ct LV	89131
19	[illegible]	17	5405 Mesquite Meadow Ct	89131
20	[illegible]	18	5409 Verbena Creek Ct.	89131
21	Charisse Graf	19	5399 Mello Ave	89131
22	Steve Graf		5399 Mello Ave	89131
23	Kim Lillian	20	5525 W. Rome Blvd S	89131
24	Erin Sandoval	21	7244 Glimmer Point St	89084
25	Wesley Tandy		7244 Glimmer Point St	89084

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	Name		Street Address	Zip Code
1	Chris Meininger	(1)	6508 Mimosa Valley LV NEV	89131
2	KADY MEININGER		6508 MIMOSA VALLEY ST LV NEV	89131
3	Deborah J. Layti	(2)	5409 Mesquite Meadow Ct LV NV	89131
4	Rick Layti		5409 Mesquite Meadow CT NV	89131
5	Laura Portolese	(3)	6496 Mimosa Valley St	89131
6	JoAnn Haug	(4)	6707 Sycamore View St	89131
7	DONALD JOHNSON	(5)	6504 MIMOSA VALLEY ST	89131
8	Carol Healey	(6)	6501 Mimosa Valley St	89131
9	BRIAN A. MCCLOCK	(7)	5304 PURPLE ORCHID CT	89131
10	JACQUE BURNS	(8)	5304 PURPLE ORCHID CT	89131
11	CHATO CARTER	(9)	5308 PURPLE ORCHID CT	89131
12	Les Crowther	(10)	6718 Sycamore View St	89131
13	TED CROWTHER	(11)	6708 Sycamore View ST	89131
14	Linda Buttolph	(12)	6489 Mimosa Valley St	89131
15	LINDA CALENTE	(13)	5304 ACACIA VIEW AVE	89131
16	Theresa Mann	(14)	6710 Hawthorne Creek ct	89131
17	Lloyd Mann		6710 Hawthorne Creek ct	89131
18	LUCY ANDERS	(15)	6715 Sycamore View	89131
19	Eric Otto Baines	(16)	6715 Sycamore View St	89131
20	Jeri Mintz	(17)	6704 Sycamore View	89131
21	Jeff Myatt's	(18)	6704 Sycamore View St	89131
22	HAROLD HAMMOND		6484 Mimosa Valley ST	89131
23	Debbie Hammond		6484 Mimosa Valley St	89131
24	LOUIS V. EVANS	(19)	5324 TURKEY LN	89131
25	Auburn Franke	(20)	6712 Sycamore View St	89131

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	Name		Street Address	Zip Code
1	Jennifer Shields	1	6530 Whispering Sands Dr.	89131
2	Brady Simper	2	4937 Orchard Sky Ave	89131
3	Mark Thrower	3	8229 Silver Vine st.	89085
4	Susan DeLong	4	4720 Centisimo Dr 204/NLV	89084
5	Ellen Hagarty		4720 Basilicata Ln 201, NLV	89084
6	Dave Hagarty		4720 Basilicata Ln #201	89084
7	Dessy Whitten		4720 Centisimo Dr #204	89084
8	Donald Johnson	5	6504 MIMOSA VALLEY ST	89131
9	Robert & Carole Cady	6	5600 Ano Dr LV NV	89131
10	Francisco Lizaola		Ano Dr LV NV	89131
11	Andrea Manning	7	5516 Ivy Side Ave.	89131
12	Thanh Vom Perka	8	5409 Verbena Creek	89131
13	Steven Bumblis	9	6609 Sycamore View	89131
14	Wendy Bumblis		6609 Sycamore View	89131
15	Jennifer Ferniston	10	5341 Brayden Ct.	89131
16	Dick Ferniston		5341 Brayden Ct	89131
17	Everett Horton	11	6714 Hawthorne Creek Ln	89131
18	Heather Somers	12	6901 Hawaiian Sky Ct.	89131
19	Tonya Nairn	13	6909 Hawaiian Sky Ct	89131
20	N Paul Bruning		6709 Pyracantha Glen Ct	89131
21	Mitch Duckworth	14	5811 Ano Dr LV	89131
22	Josh Beck	15	8221 Sedona Flats	89131
23	Jen Munoz	16	7061 Shady Pony	89131
24	Jennifer Kirper	17	5213 Elm hill court	89131
25				

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	Name	Street Address	Zip Code
1	Amana Hites (1)	6712 Sycamore View St	89131
2	CHAD HITES	6712 SYCAMORE VIEW ST	89131
3	Samara Penniston (2)	5341 Brayden Ct.	89131
4	Odo Penniston	5341 Brayden Ct.	89131
5	Steve Bumblis (3)	6609 Sycamore View	89131
6	Wendy Bumblis	6609 Sycamore View	89131
7	Priscilla Davis (4)	8118 Meadow Falls St	89085
8	~~Stact~~ Blaine Davis	8118 Meadow Falls St	89085
9	Ida Zeiler (5)	8229 San Mateo St.	89085
10	Cleat Zeiler	8229 San Mateo St.	89085
11	MANUEL GONZALES (6)	5301 BRAYDEN COURT	89131
12	Debbie LeAvitt (7)	7920 Thorne Pine	89131
13	Victor Valenzuela (8)	6717 Cypress Pine Ct	89131
14	Christine Valenzuela	"	89131
15	[illegible] (9)	6719 Sycamore View	89131
16	Linda Bittolph (10)	6489 [illegible] Valley St	89131
17	MIKE BUGLEWICZ (11)	6720 Sycamore View St	89131
18	Judi Kaminishi (12)	6719 Sycamore View ST	89131
19	Christina Darrington (13)	5905 Branded [illegible] Ct	89131
20	Sandy Cooke (14)	6908 Hawaiian Sky Ct	89131
21	Bob Cooke	6908 Hawaiian Sky Ct.	89131
22	Connie Davis (15)	6713 Apacantha Glen Ct	89131
23	Merisa Kimber (16)	6805 Unicorn St	89131
24	Theresa Mann (17)	6710 Hawthorne Creek Ct	89131
25	Lorrin Gardner (18)	6675 Abruzzi Wk 103	89084

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	Name		Street Address	Zip Code
1	Jeff Montes	(1)	6704 Sycamore View St.	89131
2	Teri Montes		" "	89131
3	CARMINE ROMEO	(2)	6709 HAWTHORNE CREEK CT	89131
4	Ronny Richards		6709 Hawthorne Creek Ct	89131
5	Nadia Herrera	(3)	5501 Dunshee Vista Av	89131
6	Michelle Jones	(4)	7093 RONZE VALLEY	89131
7	Kaitlyn Hoggan	(5)	4449 CITYSCAPE GLEN CT	89084
8	[illegible]		4449 Cityscape Glen Ct.	89084
9	Loren OLSON	(6)	7916 Amber Mist St LV NV 89131	89131
10	Michelle Olson		7916 Amber Mist St.	89131
11	Sherri Graham	(7)	7928 Amber Mist St	89131
12	Ashley Webster		7920 Amber Mist St	89131
13	Katrina Hughes	(8)	4919 Wild Buffalo Ave	89131
14	[illegible]	(9)	5734 AUD DR	89131
15	SHARON OZUNA	(10)	6600 COWBOY TRAIL	89131
16	Kean L. Harvey	(11)	7333 Zion Falls St	89131
17	Letroy Pugh	(12)	5209 Hackberry Hill Av	89131
18	Claudia Pugh		5209 Hackberry Hill Av	89131
19	Jordan Gracey	(13)	5340 Brayden Ct	89131
20	Loraine Gracey	(14)	5340 Brayden Ct	89131
21	Isabella Liner		5340 Brayden Ct	89131
22	[illegible]	(15)	5321 Brayden Ct	89131
23	RICK FOSTER	(16)	5025 ENCORE PARADISE AVE	89131
24	Valerie Foster		5025 Encore Paradise Ave	89131
25	Irma & Paul Von Rueden	(17)	5009 Encore Paradise Ave	89131

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(x17)

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	Name	Street Address	Zip Code
1	Lindsay Ollerson (1)	5321 Brayden Ct	89131
2	Mike VanDewege	5321 Brayden Ct	89131
3	ED DOUGHERTY (2)	5912 WILD HORSE LEDGE AVE	89131
4	ANGELA DOUGHERTY	5912 WILD HORSE LEDGE AVE	89131
5	[illegible] Cady (3)	5600 Ano Dr	89131
6	LEE REESE (4)	6775 ABRUZZI DR #203	89084
7	LULA STURDIVANT (5)	6605 SYCAMORE VIEW ST	89131
8	TAMI MCCLINCY (6)	5892 AUDRIA FALLS AVE.	89131
9	DOWN E. POTTEIGER (7)	3681 MOONCREST CIR	89129
10	Kim Miller (8)	5512 Ivy Side Ave	89131
11	GEORGETTE JONES (9)	5305 BLUE EVERGREEN AVE	89131
12	VIRGIL SWARTWOOD	5305 PURPLE ORCHID CT	89131
13	Charles Henry (10)	6713 Cypress Park Ct.	89131
14	Geraldean Henry	6713 Cypress Park Ct	89131
15	JACKIE SMITH (11)	5434 Bossett Hood Ave	89131
16	JAMES SMITH	5434 Bossett Hood Ave	89131
17	Kevin Kelly (12)	6832 Thom Blvd	89131
18	Melissa Chambers (13)	6417 Amanda Michelle	89086
19	Sheila Varga	6417 Amanda Michelle	89086
20	[illegible] NEHMER (14)	6908 HAZELNUT GARDEN	89131
21	JEFFREY HARVEY (15)	6900 HAZELNUT GARDEN	89131
22	Amy Whitlock (16)	8021 Red Bud Vine St NLVNV	89085
23	Dawn Beck (17)	5770 Speaking Rock Ave	89131
24			
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	Name	Street Address	Zip Code
1	M MCINERNEY (1)	5200 HACKBERRY HILL AVE	89131
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	Name	Street Address	Zip Code
1	Thomas G. Nicholson (1)	5301 Blue Evergreen Ave,	89131
2	Marie L. Nicholson	5301 Blue Evergreen Ave,	89131
3	Robert & Carrie Cook (2)	5608 Ann Dr. LV NV	89130
4	Ron & Rae Yuhas (3)	5150 Deer Springs Way	89131
5	Dana Rae (4)	5824 Homestead Ranch	89131
6	Eileen Robson (5)	5305 Primrose Flower Ave	89131
7	Ingrid Carpenter (6)	5711 Mello Ave.	89131
8	Aron Carpenter	5711 Mello Ave	89131
9	Kyle Carpenter	5711 Mello Ave	89131
10	Sam Carpenter	5711 Mello Ave	89131
11	Bret Carpenter	5711 Mello Ave	89131
12	[illegible] (7)	5820 Ann Ave	89131
13	[illegible]	5810 Ann Ave	89131
14	[illegible]	5810 Ann Ave	89131
15	[illegible]	5810 Ann Ave	89131
16	[illegible]	5870 Ann Ave	89131
17	[illegible]	5820 Ann Ave	89131
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	Name		Street Address	Zip Code
1	Mitchell G. Menik	1	5409 Verbena Creek ct	89131
2	Pace Jane	2	6608 Sycamore View St	89131
3	Victor Valenzuela.	3	6717 Cypress Pare Ct	89131.
4	Andrea Manning	4	5516 Ivy Side Ave.	89131
5	BARBARA RODRIQUEZ	5	6690 FLAMINIAN LANE	89084
6	Shelley Rodriquez	6	8713 BURNING HIDE AVE	89143
7	Sandra Burns	7	4836 Mars Black CT	89131
8	AMY MIRDLOCK	8	5304 PURPLE ORCHID CT	89131
9	DAVID BURNS	9	5308 Purple Orchid Ct	89131
10	JAMES CANTER		5309 PURPLE ORCHID CT.	89131
11	John T. SKAW	10	5700 W. Rome Blvd	89131
12	KEVIN PLOENSE	11	4937 MEADOWS ENCORE AVE	89131
13	Annette Mullin	12	4900 WILD BUFFALO	89131
14	MANUEL GONZALES	13	5301 BRAYDEN COURT	89131
15	Christina Darrington	14	5905 Brandon Bull Ct	89131
16	Jesse Godinez	15	5361 Brayden CT	89131
17	Alex Godinez		5361 Brayden Ct	89131
18	RICHARD FONBUENA	16	5108 PEACEFUL POND AVE	89131
19	TAYLOR FONBUENA		5108 PEACEFUL POND AVE	89131
20	John DURICA	17	6805 UNICORN	89131
21	Jami Connolly	18	7345 Savannah Falls St.	89131
22	Corey Miller	19	5512 Ivy Side Ave.	89131
23	Nancy Freitag	20	7184 Sea Orchard St	89131
24	Meghan Jacobson/Rew Jacobson	21	5843 Kearnes Ranch Ave	89131.
25	JOSEPH OBRIEN	22	5205 BLUE EVERGREEN AVE	89131

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	Name	Street Address	Zip Code
1	Wayne & Faith Alfapada	(1) 6621 Bradley Rd	89131
2	Debra & Darryl Henderson	(2) 5121 Dorrell Ln	89131
3	Chris Jayne	(3) 5420 W Rome Blvd	89131
4	GARN CROSSMAN	(4) 5820 ANODE	89131
5	JEFFREY BOWERS	(5) 7241 MESQUITE TREE ST	89131
6	Susan & Steve Boring	(6) 6029 Ocho Rios St.	89130
7	Carrie Simington	(7) 5500 Deer Springs way	89131
8	Shawn & Roger Woorda	(8) 7308 Zion Falls St	89131
9	Jamie & Jill Adkins	(9) 7105 Pueblo Llano Dr NLV	89084
10	John & Susan DeNofa	(10) 6616 Sycamore View St	89131
11	James Simington	(11) 5500 Deer springs way	89131
12	JOE & LORI ELLEZ	(12) 4821 SHADY CRESCENT	89131
13	Tony & Alisa Peko	(13) 4128 Masseria Ct	89031
14	SPENCER & MANDY ROBB	(14) 7344 ZION FALLS ST LV NV	89131
15	WESLEY & ERIN TANDY	(15) 7244 Glimmer Point St	89084
16	STAN POWELL & RENAE POWELL	(16) 6058 DENTON RANCH Rd	89131
17	Carl & Sonia Houghton	(17) 6706 Hawthorne Creek Ct	89131
18	José/Alice Principe	(18) 5708 indigo bay way	89131
19	Janice & Heinrich	(19) 5501 Verbena Creek Ct	89131
20	Darrell Heinrich	5501 Verbena Creek Ct	89131
21	Jessica Ventura	5501 Verbena Creek Ct	89131
22	John Ventura	5501 Verbena Creek Ct	89131
23	Jeremy Revere	(20) 7050 AMBER ROBIN St	89131
24	Ronni Revere	7050 Amber Robin St	89131
25	GRIZELDA MADISON	(21) 5804 HOUCBERRY Hill Ave	89131
	[illegible]	[illegible]	89131

17a-dP
(x21)

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City of Las Vegas
Department of Planning

Case # 22-0086; #22-0086-GPA1; #22-0086-ZON1; #22-0086-SDR1

PETITION TO DENY ZONING CHANGES AND VARIANCES

276 High Rise Apartments and Tiny Homes at the **Corner of Decatur & Rome Blvd.** is not acceptable. We, the signatures of this petition, request the City of Las Vegas to deny Ovation Contracting, Inc from developing this 9.45 Acres from a current R-E (RESIDENCE ESTATES) to R-4 (HIGH-DENSITY RESIDENTIAL) and from (NEIGHBORHOOD MIXED-USE CENTER) to H (HIGH-DENSITY RESIDENTIAL).

	NAME	STREET ADDRESS	ZIP CODE
1	Russel P. Lundy	4935 CHARCO DR	89131
2	Christianne Yates	3829 Bowers Hollow	89085
3	Meghan Sohl	7809 Bear Tooth Cave	89131
4	MEGAN DEAN	4943 CHARCO DR	89131
5	JULIE WEAVER	7344 ZION FALLS ST	89131
6	BILL HALL	4939 CHARCO DR	89131
7	BILL NENNEMAN	5000 CHARCO DR	89131
8	Frank Sams	5405 MESQUITE MEADOW CT	89131
9	Randy Burdick	6821 Thom Blvd	89131
10	Robert J Franco	4109 Lower Saxon AVE	89085
11	Mike Ritano	6484 Yellow Bells Ct	89131
12	CHARLES WRIGHT	4931 CHARCO DR	89131
13	Jim Chadburn	5404 MESQUITE MEADOW CT	89131
14	DILLON SALETO	4927 CHARCO DR	89131
15	MIKE INGARRA	4943 CHARCO DR	89131
16	Grant Lewon	5713 Indigo Bay Way	89131
	Jeanine Lewon	5713 Indigo Bay Way	89131
17	JOHN LOPEZ	9309 FOREST MEADOWS DR.	89149
18	Rick LAJTI	5409 MESQUITE MEADOW CT	89131
19	Madison Graf	8890 Eurostar St	89131

17a-dp
(v1a)

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Case#s: #22-0086; #22-0086-GPA1; #22-0086-ZON1; #22-0086-SDR1

NAME	STREET ADDRESS	ZIP CODE
Keith & Beverly Junior (1)	6612 Sycamore View St	89131
MICHELLE JENKINS (2)	7228 QUEENS CRESCENT ST	89166

PETITION TO DENY ZONING CHANGES AND VARIANCES

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17a-d P (x2)

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	Name		Street Address	Zip Code
1	Joe Royce	(1)	5208 Acacia View Ave	89131
2	Mr. George Miller	(2)	9208 Grand Gate	89143
3	Karmen Miller	(3)	8016 Roundup Ridge	89131
4	Michael Burns	(4)	8457 Belkey Ave	89143
5	Ayman Lockhart	(5)	5611 Hill Cliff Ct N Las Vegas	89031
6	Diana Anderson	(6)	6488 Mimosa Valley	89131
7	Mike Riitano	(7)	6485 Yellow Bells ct.	89131
8	Donna Korn	(8)	6484 Yellow Bell	89131
9		(9)	6492 Gazania	89131
10		)	6488 Gazania	89131
11	John King	(10)	6484 Gazania St	89131
12	Madeli Royce	(11)	5208 Acacia View Ave	89131
13	Carey Anderson		6488 Mimosa Valley st	89131
14	Jason Kyle		6488 Yellow Bells Ct.	89131
15			6488 Yellow Bell ct	89131
16	Marie Moore		6485 Yellow Bells Ct	89131
17	Iceta Riitano		6485 Yellow Bells ct	89131
18	Donna Korn		6484 Yellow Bell	89131
19	Dorothy Baker		6492 Yellow Bell Ct	89131
20	Chris Moore		6485 Yellow Bells Ct	89131
21	Mindy Moore	(12)	5308 Turkey Ln	89131
22			5308 Turkey Ln	89131
23		(13)	5314 Turkey Ln	89131
24	John Devine	(14)	6493 LANTANA FALLS	89131
25	ED Moore		5308 Turkey Ln	89131

17a-dP
(XII)

Case # 22-0086; #22-0086-GPA1; #22-0086-ZON1; #22-0086-SDR1

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	Name	Street Address	Zip Code
1	Mario J Perkins (1)	6493 Gazania St	89131
2	Magda Hartgen (2)	5629 Morent Athos	89031
3	Alexander C Cauda (3)	6821 Arcadia Creek St.	89084
4	Anil Neopaney (4)	4021 Keasbery Ave	89081
5	Michelle Banka (5)	6497 Mimosa Valley	89031
6	ED Banka (6)	5611 Hill Cliff Ct	89031
7	PALACIO ULMAR (7)	5832 AMBER STATION AVE	89131
8	Kenney Monica (8)	8557 Blowing Pines	89103
9	Donna Foreman (9)	6501 Gazania St	89131
10	Mael K Seibert (10)	6489 Gazania St	89131
11	Jeffrey Dunn (11)	6492 GAZANIA	89131
12	Tonia Haley (12)	6488 Gazania	89131
13	Kristina McBride (13)	6484 Gazania St.	89131
14	MICHAEL NITTO (14)	5509 VERBENA CREEK CT	89131
15	Caroline Nitto	5509 Verbena Creek Ct	89131
16	Bob Mara (15)	6485 Gazania St	89131
17	Mitsue Mara	6485 Gazania St. LV	89131
18	VINCE COMENDADOR (16)	6500 GAZANIA ST. L.V.	89131
19	Lilia Comendador	6500 Gazania LV	89131
20	RANDY COMENDADOR	6500 GAZANIA ST. L.V.	89131
21	BARBARA BELCHER (17)	5212 Acacia View LV NV	89131
22	Bobby Belcher	5212 ACACIA VIEW NV	89131
23	Brenda J Jogde	5212 Acacia View NV	89131
24	Andrew Jogde	5212 Acacia View NV	89131
25	Jera Royce (18)	5208 Acacia View NV	89131

17a-dP
(v12)

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Department of Planning

Case # 22-0086; #22-0086-GPA1; #22-0086-ZON1; #22-0086-SDR1

PETITION TO DENY ZONING CHANGES AND VARIANCES

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	Name	Street Address	Zip Code
1	EDWARD SACHETTI (1)	5209 BLUE EVERGREEN AVE	89131
2	KELLEY SACHETTI	" " " "	89131
3	William E Mitchell	5409 Verbena Ck Ct	89131
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(x1)

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City of Las Vegas
Department of Planning

Case # 22-0086; #22-0086-GPA1; #22-0086-ZON1; #22-0086-SDR1

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	Name	Street Address	Zip Code
1	Lola Johnson (1)	6716 Sycamore View St	89131
2	[illegible]	6716 Sycamore View St.	89131
3	Margaret Bugleiz (2)	6720 Sycamore View St	89131
4	Michael Buglevicz	6720 SYCAMORE VIEW ST.	89131
5	[illegible] (3)	6719 SYCAMORE VIEW ST.	89131
6	[illegible]	6719 SYCAMORE VIEW ST.	89131
7	[illegible] Houghton (4)	6706 Hawthorne Creek	89131
8	Sonia Houghton	6706 Hawthorne Creek	89131
9			
10			
11	Kelly Krzmarzick (5)	5217 Elm Hill Ct.	89131
12	SRIAN KIRPES (6)	5213 Elm Hill Ct.	89131
13	Dave Hagarty (7)	4720 Basilicata Ln	89084
14	Ellen Hagarty	4720 Basilicata Ln	89084
15	CRYSTAL Prob St (8)	5161 Braiden Ct	89131
16	Sheri Lusbarte (9)	6820 Velvet Snow St.	89149
17	Tonya Naish (10)	6909 Hawaiian Sky Ct	89139
18	Kevin Bailey (11)	5216 Hackberry Hill Ave	89131
19	DAN R. DAVIS (12)	6713 PYRACANTHA GLEN CT.	89131
20	Milton B Griggs (13)	4625 CENTISIMO DR #202	89084
21	Everett Hoffman (14)	6714 Hawthorne Creek Ct	89131
22	Tim Pittsenbarger (15)	8225 Tursi Lodge CT	89131
23	Edward Saliba (16)	5904 Branded Bull Ct	89131
24	Sarah Sturman (17)	8217 Tursi Lodge Ct	89131
25	Karlin Grimell (18)	7671 Plunging Falls Drive	89131

17a-dP
(VIA)

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JUL 12 2022

City of Las Vegas
Department of Planning

Case # 22-0086; #22-0086-GPA1; #22-0086-ZON1; #22-0086-SDR1

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	Name	Street Address	Zip Code
1	Vickie Bouldin (1)	6700 Sycamore View	89131
2	Robert Bouldin	6700 Sycamore View	89131
3	Heidi Raines (2)	5201 Blue Evergreen Ave	89131
4	Leonard Raines	5201 Blue Evergreen Ave	89131
5	SHANE OLIVEIRA/ELIZABETH LUTA (3)	5213 BLUE EVERGREEN AVE	89131
6	Thomas G. Nicholson (4)	5301 Blue Evergreen Ave	89131
7	Marie L. Nicholson	5301 Blue Evergreen Ave	89131
8	[illegible] (5)	5305 BLUE EVERGREEN	8913
9	[illegible] (6)	6605 Sycamore View	89131
10	Lula Stundivant	6605 Sycamore View St	89131
11	Michelle ~~David~~ Beck (7)	8221 Sedona Flats St	89131
12	David Beck	8221 Sedona Flats St	89131
13	Jeri Muncie (8)	7061 Shady Palms St	89131
14	Mary + Mitch Duckworth (9)	5811 Ans Drive	89131
15	Patricia McKee-McAlane (10)	4132 Lancaster Hills	89087
16	Edward Sachett (11)	5209 Blue Evergreen Ave	89131
17	Michael Naish (12)	6904 Hawaiian Sky Ct ~~89131~~	89131
18	Timothy Somers (13)	6901 Hawaiian Sky Ct	89131
19	Heather Somers	6901 Hawaiian Sky Ct	89131
20	Greg June (14)	6608 Sycamore View St.	89131
21	Lee & Cathleen Reese (15)	6775 Abruzzi #203, NLV, NV	89084
22	Thomas G. Nicholson (16)	5301 Blue Evergreen Ave	89131
23	Marie L. Nicholson	5301 Blue Evergreen Ave	89131
24	Tyler Darrington (17)	5905 Branded Bull Ct.	89131
25	Lorrin Gardner (18)	6675 Abruzzi Dr #103	89084

17a-d P
(VIO)

July 11, 2022

City of Las Vegas Mayor
City of Las Vegas City Council
City of Las Vegas Planning Commissioners
Other City of Las Vegas Officials
495 South Main Street
Las Vegas, NV 89101

RE: Objection to the Proposed RFP 210098 - SK Development of Affordable Mixed-Income Rental Housing at the Northwest corner of N. Decatur Blvd. and W. Rome Blvd.

My husband and I are longtime homeowners at 6605 Sycamore View St., Las Vegas, NV 89131. We strongly oppose the approval of the actions to develop the parcel located at Decatur Blvd and Rome as identified in the RFP 210098.

We believe that changing the zoning from R-E (Residential Estates) to R-4 (High Density Residential), would be detrimental for that location. More people, more crime. More kids, more safety issues. The sheer number of extra permanent vehicles (Approximately 450 or more) would have a devastating impact in the area. Currently the neighborhood already experiences problems with cars cutting through the residential neighborhood to get to Crossroads Town Center which is the location of Walmart, restaurants and various businesses and Shadow Mountain Marketplace, location of Costco, restaurants, fast food, etc. They speed and run the 4 way stop at Rome and Thom. Just leaving and coming back home has become a safety issue. Only having one entrance on Rome into the Ovation proposed project would seem to aggravate an already problematic situation, adding more stress to Rome. Cars are already blocking the ability to travel down Rome between Thom to Decatur.

Anyone familiar with other Costco locations understands the resulting traffic it brings. Normally they are not located in residential neighborhoods, but the Costco at Decatur and Rome is adjacent to our residential homes. The only thing that separates us is N. Thom Blvd, another residential street. The undeveloped block adjacent on Thom is land now owned by Opportunity Village which already has proposed building plans. No traffic or infrastructure study has been conducted, so Ovation nor the City of Las Vegas has demonstrated that a negative impact would not exist.

We believe homes would be devalued in the surrounding areas due to a very dense 276 multi-family affordable apartment complex at this location. Such a complex is not consistent with this area which has estate homes and horse properties. The reason we bought a home in the area was based on the demographics of the area. The City of Las Vegas in earlier neighborhood meetings also indicated the

17a-dp
pg 1 of 2

undeveloped area which is surrounded by Decatur, Deer Springs, Thom and Rome would remain zoned to stay consistent with the area. A park was even proposed at one time! On the East side of Decatur which is N. Las Vegas, there are condominium homes that have been mistakenly described as apartments which they are not.

While the Northwest is growing, this area has been developed leaving only small vacant parcels available for development of projects for larger homes or a substantial smaller number of units. Nothing like a multi- level, multi-family complex on 9+ acres as proposed.

To the North of the proposed area are two senior complexes. There are no problems - less cars!

We agree that mixed affordable housing is needed in Las Vegas, but to saturate this small area doesn't appear to be beneficial. Not only is it not consistent with the area, we believe it would overwhelm the infrastructure, schools, fire department, etc. Further north is the growing Master Planned community of Valley Vista, which is bringing thousands of homes and people to the area. Just across the street of Decatur is N. Las Vegas. Was any consideration given to the impact good or bad, Valley Vista will have on the little undeveloped Las Vegas enclaves west of Decatur?

It is disheartening that our Ward 6 representative did not bring these proposed possible actions to the attention of the residents of our Ward.

In closing, it seems reasonable to first study, research and have a clearer vision rather than "just building". An endeavor of this size should take into consideration, concerns or problems that may or may not exist, rather than The City of Las Vegas possibly have to come up with solutions later that may have a negative fiscal impact on the community. We believe if zoning is changed, it should be changed to accommodate senior housing with much fewer units. This would seem to be more consistent with the existing neighborhood. A different project that is not "so dense" just seems to be more reasonable. Please share this letter with our seven City Planning Commissioners. Thank you for your consideration.

Arthur and Lula Sturdivant
6605 Sycamore View Street
Las Vegas, NV 89131

17acd
pg 2 of 2

Attention!

I am signing below in opposition to the below information, as described on post card, for a 276-unit multi-family project attempting to be developed by Ovation on the corner of North Decatur and Rome.

Comments:

1. The value of our homes are going to immediately drop.
2. The 2 entrance/exits to Meister Park Home (#1) will be constantly blocked waiting for traffic to clear so we can enter & exit our community.
3. Some of our homes back up to Thom, the 4 story buildings we end all Privacy for our backyards.

Name: Keith & Beverly Junior **Signature:** K. Junior **Date:** 7/6/22

Application Information

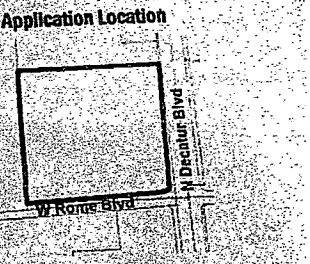
22-0088 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore).

12-0086-GPA1 - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H HIGH DENSITY RESIDENTIAL), Ward 6 (Fiore).

Z-0086-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL), Ward 6 (Fiore).

-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT ULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE FFER REQUIREMENT, Ward 6 (Fiore).

Application Location



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

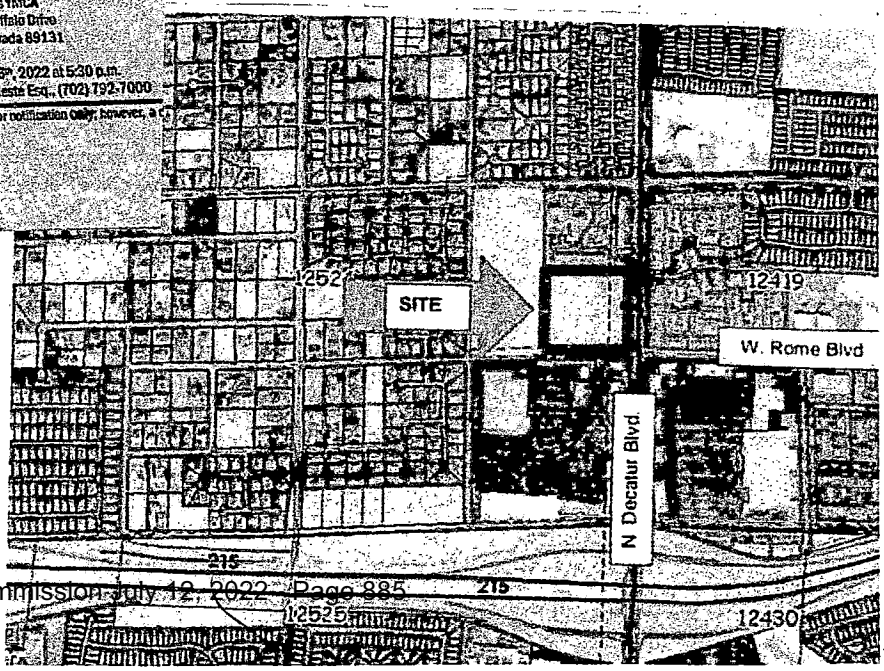
Neighborhood Meeting Information

Location: Centennial Hills YMCA
6601 North Buffalo Drive
Las Vegas, Nevada 89131

Date/Time: Tuesday, July 6th, 2022 at 5:30 p.m.

Contact: Anthony J. Celeste Esq., (702) 792-7000

eeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification only; however, a c entative will be in attendance to answer any questions related to the General Plan.



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Comments:

_____

_____

_____

_____

Name: JOSEPH O'BRIEN **Signature:** _____ **Date:** 7-6-22

Application Information

22-0086 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore).

12-0086-GPA1 - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H (HIGH DENSITY RESIDENTIAL), Ward 6 (Fiore).

2-0086-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL), Ward 6 (Fiore).

-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT ULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE FFER REQUIREMENT, Ward 6 (Fiore).

Application Location



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

Neighborhood Meeting Information

Location:	Centennial Hills YMCA 6601 North Buffalo Drive Las Vegas, Nevada 89131
Date/Time:	Tuesday, July 6th, 2022 at 5:30 p.m.
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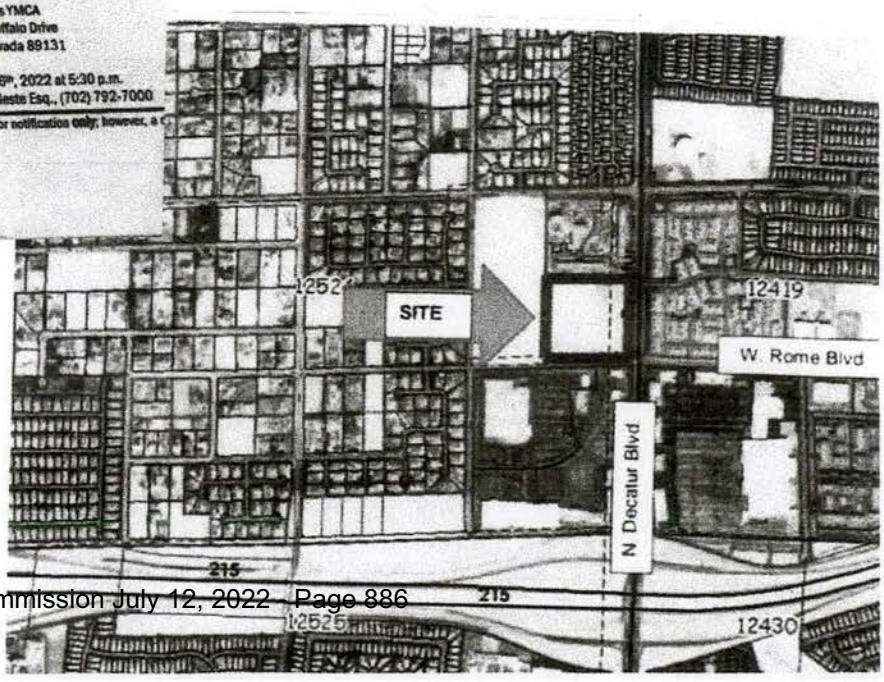

Attention!

I am signing below in opposition to the below information, as described on post card, for a 276-unit multi-family project attempting to be developed by Ovation on the corner of North Decatur and Rome.

Comments: There is currently an ongoing traffic survey being done
My concerns are the increase in traffic, noise, more people pose a problem to our peaceful way of life in our rural neighborhood. More danger to our livestock + children.

Name: Debra Henderson **Signature:** [signature] **Date:** 7/1/22

Application Information

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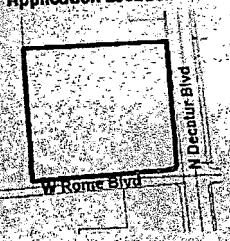

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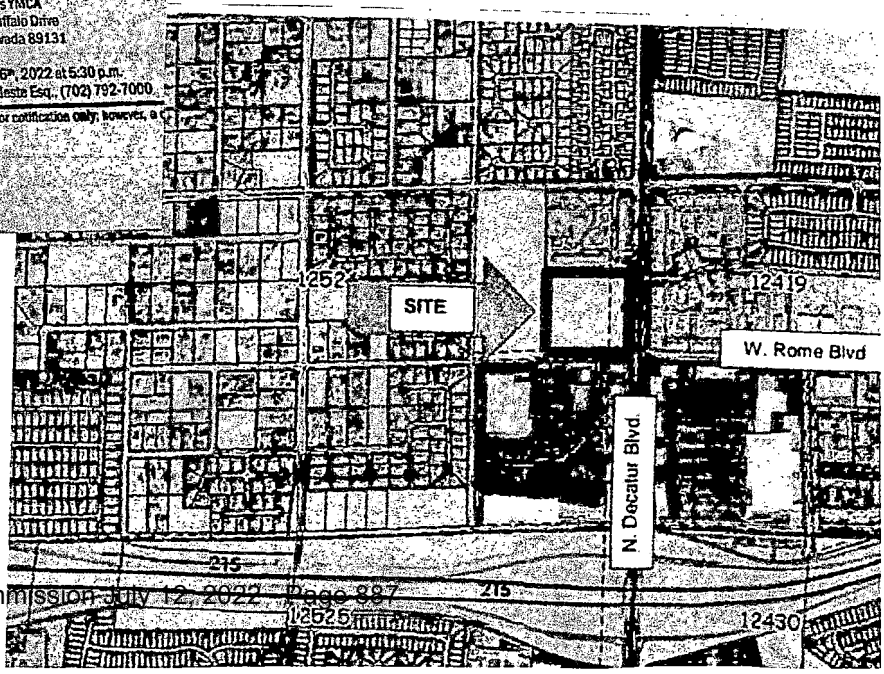

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JUL 12 2022

City of Las Vegas
Department of Planning

Attention!

I am signing below in opposition to the below information, as described on post card, for a 276-unit multi-family project attempting to be developed by Ovation on the corner of North Decatur and Rome.

Comments:

Traffic concerns - we live on Desert Springs + speed limit is 25 mph - NO ONE goes the speed limit + there is no enforcement. This will make the traffic even worse, especially by Rome + Decatur.

Name: Ron + Rae Yates **Signature:** Ron Yates **Date:** 7/6/22

Application Information

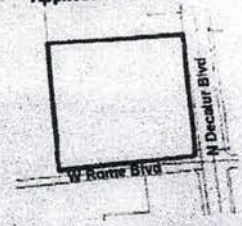
22-0086 - PUBLIC HEARING - APPLICANT: OVATION CONTRACTING, INC. - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore).

22-0086-GPA1 - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H (HIGH DENSITY RESIDENTIAL), Ward 6 (Fiore).

22-0086-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL), Ward 6 (Fiore).

22-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENT, Ward 6 (Fiore).

Application Location



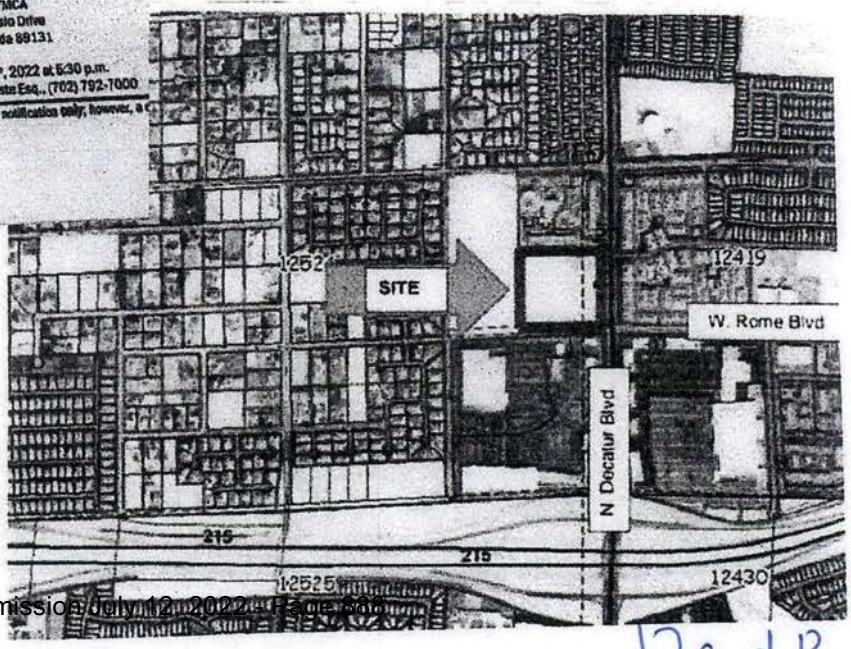
The proposed project may not pertain to the entire highlighted project site.

Neighborhood Meeting Information

Location: Centennial Hills YMCA
6601 North Buffalo Drive
Las Vegas, Nevada 89131

Date/Time: Tuesday, July 6th, 2022 at 5:30 p.m.
Contact: Anthony J. Celeste Esq., (702) 792-7000

Meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification only, however, a representative will be in attendance to answer any questions related to the General Plan.



Na-dP (VI)

Telephone Protest/ Approval Log

Meeting Date: 07/12/2022 **Case Number:** 22-00806

Date: 07/07/22
Name: Paula Hutchison
Address: 5704 Ano Drive
LV. NV. 89131
Phone: (702) 355-0753
[X] **PROTEST** [ ] **APPROVE**

Date: 07/12/2022
Name: Sannene Garehime
Address: 6911 Unicorn St
LV NV 89131
Phone: (702) 809-9556
[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**

17 a-d P (x2)

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
17a

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

SUBJECT:
22-0086-GPA1 - GENERAL PLAN AMENDMENT - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H (HIGH DENSITY RESIDENTIAL)

C.C.: 08/17/2022

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 APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
17b

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

SUBJECT:
22-0086-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)

C.C.: 08/17/2022

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 APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
17c

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

SUBJECT:
22-0086-VAR1 - VARIANCE - TO ALLOW AN 84-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 120 FEET IS REQUIRED FOR THE MAIN STRUCTURE AND 43 FEET WHERE 50 FEET IS REQUIRED FOR A TRASH ENCLOSURE

C.C.: 08/17/2022

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
17d

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

SUBJECT:
22-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT MULTI-FAMILY DEVELOPMENT

C.C.: 08/17/2022

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 APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
18

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

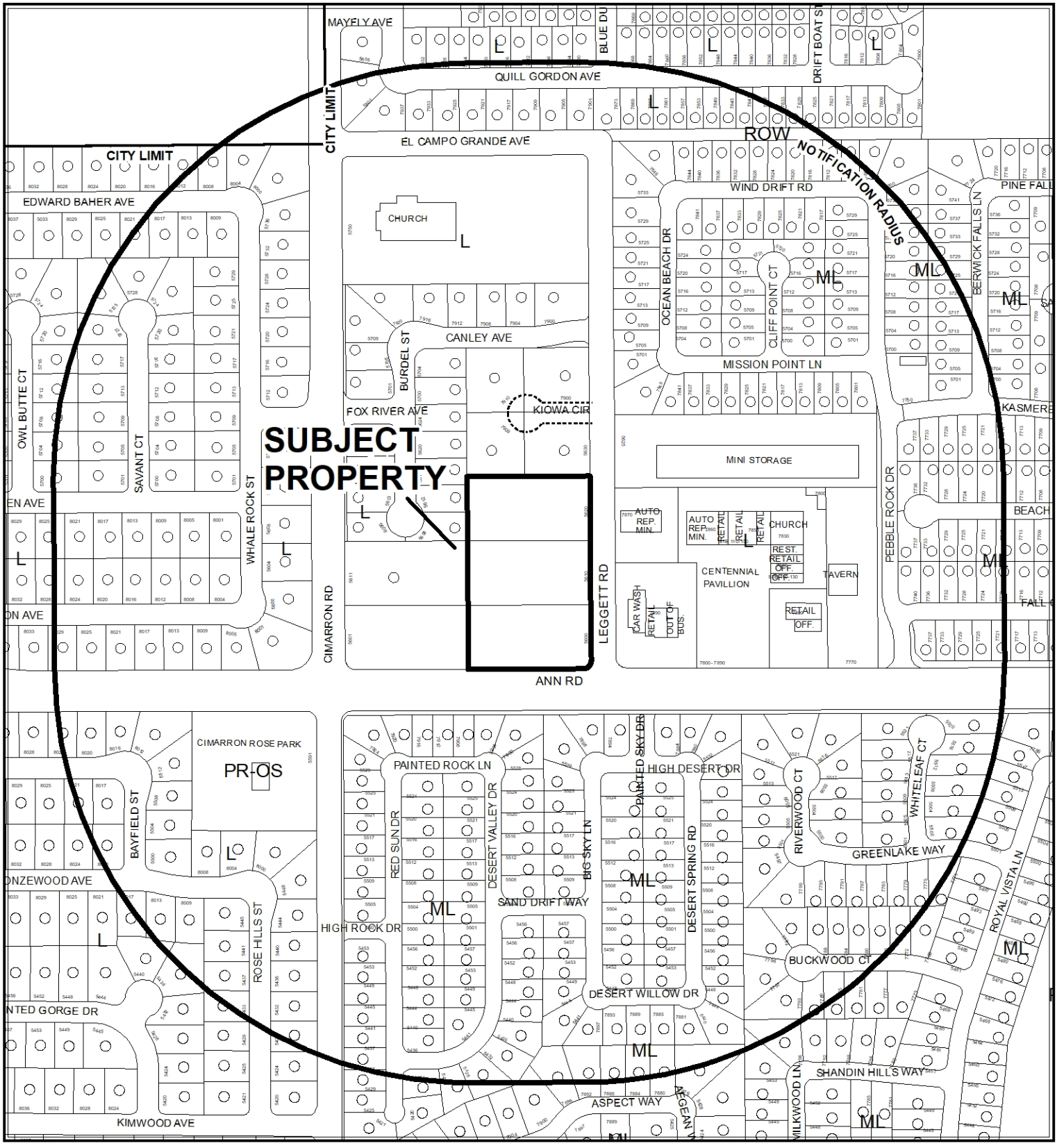
SUBJECT:
22-0165 - PUBLIC HEARING - APPLICANT: DXD CAPITAL - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 3.18 acres on the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 08/17/2022

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 22-0165-GPA1
2. Land Use Map for 22-0165-GPA1
3. Land Use Map for 22-0165-ZON1
4. Location and Aerial Maps
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0165-SDR1
10. Protest Postcards
11. Documentation Not Vetted - Protest E-mails, FormStack Comment Forms and Petition
12. Submitted after Final Agenda - Withdraw without Prejudice Request Letter by Brown, Brown and Premsrirut, Protest-Support Postcards and Documentation Not Vetted - Protest E-mails, Petition, Letters and Telephone Log



CASE: **22-0165-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)



0 275 550 Feet

CASE: **22-0165-GPA1**

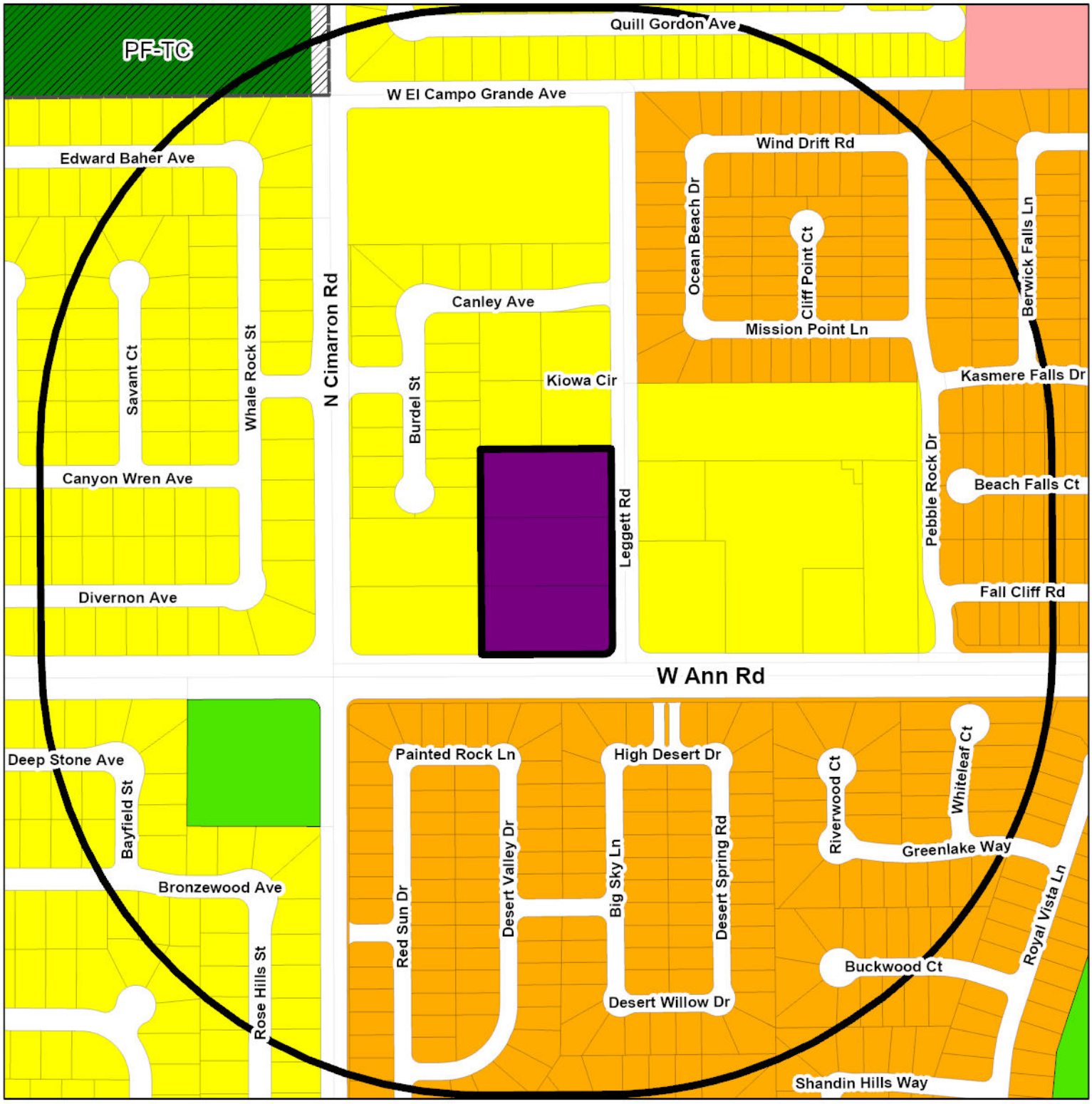
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N

22-0165-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

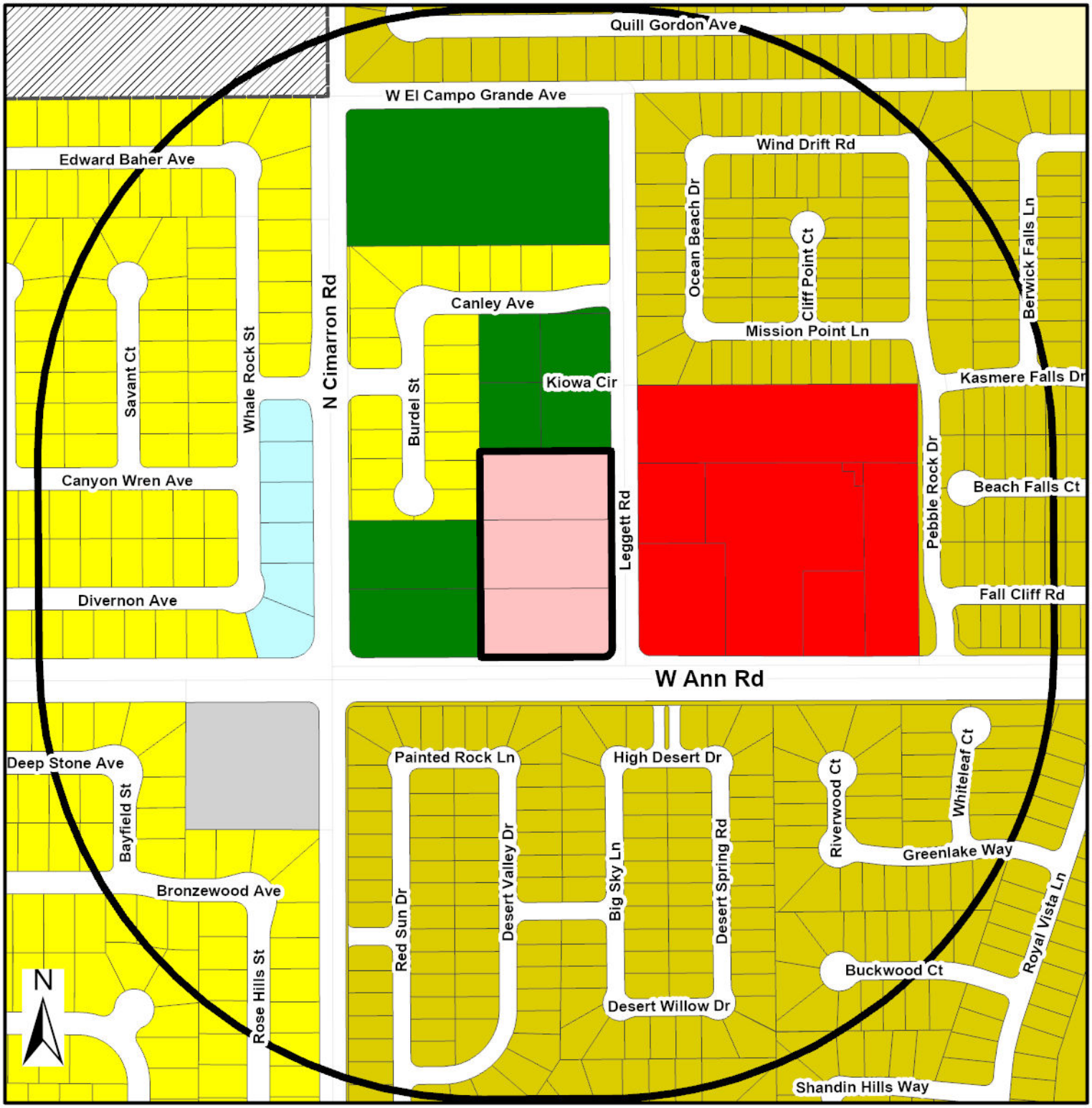
FROM O
TO SC

Subject Property
Not City
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: Monday, May 23, 2022

22-0165-ZON1



Zoning

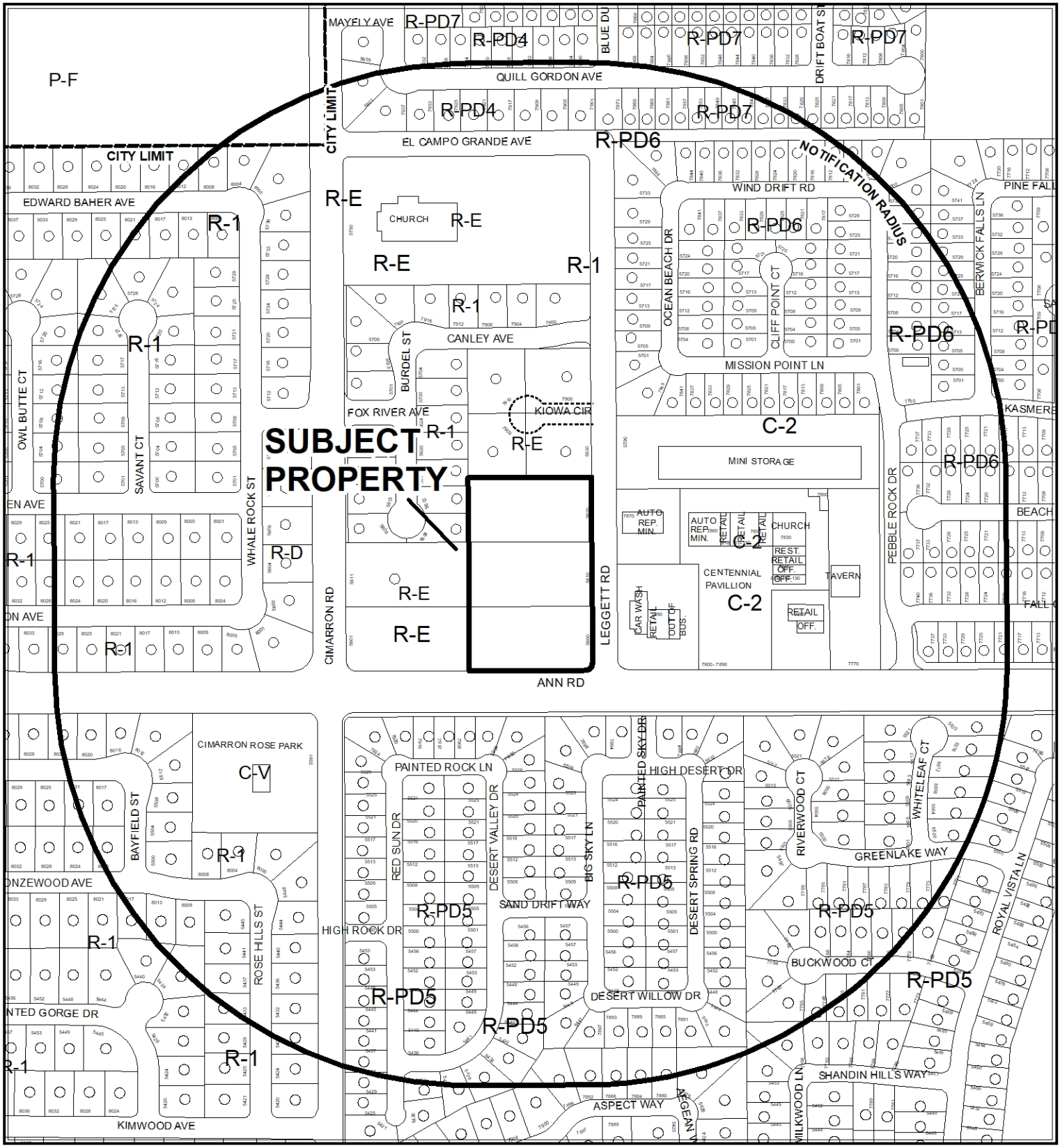
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- 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 P-R TO C-1

Subject Property
Not City
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: Monday, May 23, 2022



0 275 550

Feet

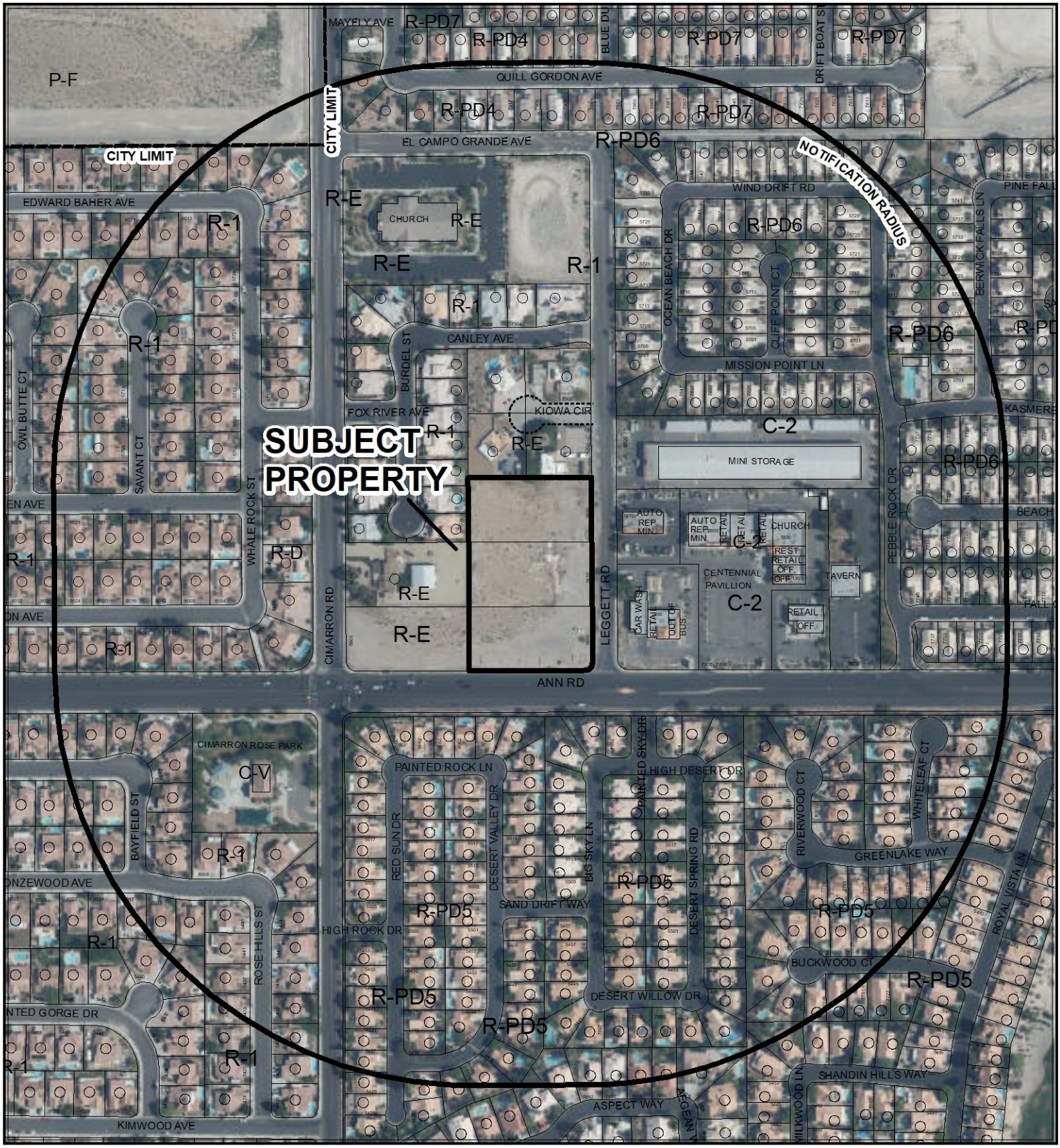
CASE: 22-0165

RADIUS: 1000 FEET

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

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

N



CASE: 22-0165

RADIUS: 1000 FEET

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

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DXD CAPITAL - OWNER: PRECEDENT PROPERTIES, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0165-GPA1	Staff recommends DENIAL.	
22-0165-ZON1	Staff recommends DENIAL.	22-0165-GPA1
22-0165-SUP1	Staff recommends DENIAL, if approved subject to conditions:	22-0165-GPA1 22-0165-ZON1
22-0165-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0165-GPA1 22-0165-ZON1 22-0165-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 466

PROTESTS 2

APPROVALS 0

JB

**** CONDITIONS ****

22-0165-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use.

2. Approval of a General Plan Amendment (22-0165-GPA1) and Rezoning (22-0165-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0165-SDR1) shall be required, if approved.

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

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

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

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

22-0165-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0165-GPA1) and Rezoning (22-0165-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0165-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan landscape plan date stamped 06/16/22, and building elevations date stamped 05/19/22, except as amended by conditions herein.

4. A Waiver from 19.08.070 is hereby approved, to allow a five-foot landscape buffer on the east perimeter where 15 feet is required.

5. An Exception from Title 19.08 is hereby approved, to allow five interior parking lot islands and end caps with 24-inch box trees where 11 are required.

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

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

8. Prior to the issuance of building permits for the future 12,600 square-foot building pads, development of the pad will be subject to an additional Site Development Plan Review.

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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede 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. Prior to the issuance of a permit, dedicate an additional 5 feet of right-of-way to create a 25-foot radius at northwest corner of Ann Road and Leggett Road. Additionally, grant Public Pedestrian Access Easements for all public sidewalks located outside the public right-of-way.

15. Grant a joint access easement to the parcel to the west such that a shared driveway could be used if compatible uses develop in the future unless otherwise allowed by the City Engineer.

16. Construct all incomplete half-street improvements on Ann Road and Leggett Road per current City of Las Vegas standards adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. 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. 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.

19. Submit a License Agreement for landscaping and private improvements in the Ann Road and Leggett Road right-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).

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a General Plan Amendment, Rezoning, Special Use Permit and Site Development Plan Review for a proposed three story tall, 855-unit, 104,879 square-foot Mini-Storage Facility on 3.18 acres at the northwest corner of Ann Road and Leggett Road.

ISSUES

- The applicant has requested a General Plan Amendment (22-0165-GPA1) to amend the Northwest Sector of the General Plan from O (Office) to SC (Service Commercial). Staff recommends denial of this request.
- The applicant has requested a Rezoning (22-0165-ZON1) from P-R (Professional Office and Parking) to C-1 (Limited Commercial). Staff recommends denial of this request.
- The applicant has requested a Special Use Permit (22-0165-SUP1) for a proposed Mini-Storage Facility use within the proposed C-1 (Limited Commercial) zoning district. Staff recommends denial of the request.
- The applicant has requested a Waiver from Title 19.0 development standards to allow a five-foot landscape buffer on the east perimeter where 15 feet is required. Staff recommends denial of the request.
- The applicant has requested an Exception to allow five interior parking lot islands and end caps with 24-inch box trees where 11 are required. Staff recommends denial of the request.

ANALYSIS

The subject site is comprised of three undeveloped parcels the comprise 3.18 acres. The site is currently zoned P-R (Professional Office and Parking) with a O (Office) General Plan Designation and is subject to the development standards outlined in Title 19. The subject site is located on the northwest corner of Ann Road and Leggett Road and located directly adjacent to existing single-family residential dwellings to the west and north, single-family dwellings to the south across Ann Road and an existing shopping center to the east across Leggett Road. Also, the subject site is located within the Centennial Hills Area as outlined in the City of Las Vegas 2050 Master Plan. The City of Las Vegas 2050 Centennial Hills Area plan states, “The future of the Rancho Area will maintain its mix of traditional and suburban single-family development combined with large lot residential estates.”

JB

The applicant has proposed a General Plan Amendment (22-0165-GPA1) from O (Office) to SC (Service Commercial). The existing Office category provides for small lot office conversions and for large planned office areas, as a transition along primary and secondary streets as a buffer for residential properties from commercial uses. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. The proposed SC (Service Commercial) land use designation would allow uses such as restaurants with drive through lanes, retail shops, beauty salons, convenience stores, and movie theaters which are too intense for residential adjacency. The current designation of O (Office) is appropriate for residential adjacency as it provides a buffer for the residents from more intense commercial uses such as the proposed commercial development.

Also, the applicant has proposed to Rezone (22-0165-ZON1) the subject site from P-R (Professional Office and Parking) to C-1 (Limited Commercial). The existing P-R (Professional Office and Parking) district is designed to be a transitional zone to allow low intensity administrative and professional offices such as medical, dental, and law offices. These uses are characterized by a low volume of direct daily client and customer contact in order to decrease the impact to adjacent residential uses. The P-R (Professional Office and Parking) district is consistent with the subject sites current General Plan designation of O (Office).

The proposed C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The subject site is adjacent to a primary arterial and a local street that carries mostly residential traffic. This particular section of Ann Road is predominantly residential, and not a retail corridor. The C-1 (Limited Commercial) zoning district would be consistent with the proposed SC (Service Commercial) category of the General Plan. Additionally, the C-1 (Limited Commercial) zoning district allows such land uses as Clinics, General Personal Services (e.g. beauty salons and dry cleaners), restaurants, health clubs, and rental stores by right, which are too intense to be located 20 feet from residential properties. For this reason, staff has determined that the proposed C-1 (Limited Commercial) zoning district and SC (Service Commercial) General Plan designation is not consistent with the Centennial Hills Area plan and existing single-family residences that surround the subject site. Therefore, staff recommends denial of the requested General Plan Amendment (22-0165-GPA1) and Rezoning (22-0165-ZON1).

The proposed Mini-Storage Facility use is described in Title 19.12 as, “A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment,” and requires approval of a Special Use Permit (22-0165-SUP1) in the C-1 (Limited Commercial) zoning district.

JB

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: No more than one manager's security residence shall be permitted.

This regulation is not applicable at this time, as no security residence has been proposed on the submitted floor plan.

Requirement 2: All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.

All storage will be within the enclosed mini-storage facility structure. The applicant has indicated in the submitted justification letter that there is no recreational vehicle storage proposed with the facility.

Requirement 3: The following activities are prohibited on or from the premises of a mini-storage facility:

a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
b. The retail sale of stored items;
c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
e. The production, fabrication or assembly of products.

The proposed Mini-Storage Facility is subject to inspections by both Code Enforcement and Licensing Enforcement, ensuring these prohibited activities do not occur on site. Also, the applicant has indicated in the submitted justification letter that there will be no other activities other than storage within the mini-storage facility.

Requirement 4: The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.

The applicant has indicated in the submitted justification letter that the rental of single unit trucks and small utility trailers is not part of this proposal and not applicable at this time.

JB

Requirement 5: Truck and trailer storage shall be screened from streets and adjacent properties.

This condition is not applicable, the applicant has indicated in the submitted justification letter that truck and trailer rental is not proposed with development.

Requirement 6: When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

The submitted building elevations indicate the mini-storage facility is constructed decorative block on all sides of the structure.

The site will provide 23 total parking spaces, including two ADA accessible parking space, which complies with the 23 spaces required by Title 19.12.010 for an 855-unit Mini Storage Facility. Also, the submitted site plan indicates a future 12,000 square-foot building pad will be located on the northern perimeter of the site. Since no floor plans or building elevations have been submitted for the additional building pad, development of the building pad will require approval of an additional Site Development Plan Review prior to the issuance of building permits. A condition of approval has been added which indicates, development of the future 12,600 square-foot building pad will be subject an additional Site Development Plan Review.

In addition, the applicant has requested a Waiver of Title 19.08.100 landscaping development standards to allow a five-foot perimeter landscape buffer along a portion of the east property line adjacent to Leggett Road where 15 feet is required. The submitted Landscape Plan indicated future parking space on the north eastern perimeter of the site which encroach five feet into the 10-foot wide eastern perimeter landscape buffer. Staff has determined that the request to reduce the required perimeter landscaping will have a negative impact to those residential properties and staff is recommending denial of the Waiver request. Per the submitted landscape plan, the primary plant species being utilized within the landscape buffer areas will be 24-inch box “Bottle” and “Desert Willow” trees with a variety of shrubs, which are consistent with the Southern Nevada Regional Plant List.

The subject site shares a northern and western property line with existing, detached single-family homes on lots ranging in size from 0.18-acres to 1.07-acres in size. When commercially zoned property is proposed adjacent to property zoned and used for residential, Residential Adjacency Standards are in place to protect the adjacent residential properties from the intense land uses that usually occur within commercially zoned properties. Staff has determined the proposed project is not compatible with surrounding single-family residential development in the area, as evidenced by the incompatibility of the intense commercial land uses allowed in the proposed C-1 (Limited Commercial) zoning district and the potential negative impact they will have with the existing single-family dwellings that surround the site. Therefore, staff recommends denial of this project subject to conditions.

FINDINGS (22-0165-GPA1)

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 intensity of the proposed SC (Service Commercial) General Plan designation would allow land uses that are not compatible with the adjacent detached, single-family residences to the north and west of the subject site.

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

   The SC (Service Commercial) General Plan designation supports the C-1 (Limited Commercial) as requested by the applicant in the Rezoning application, which is too intense for direct adjacency to existing single-family homes to the north and west 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 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.**

   The Centennial Hills Sector Plan provides specific design standards for neighborhoods that include buffering these residential neighborhoods from intense development such as the proposed commercial development. The proposed development does not support the recommendations set forth by the Centennial Hills Sector Plan to protect residential neighborhoods from dense, use intensive developments.

FINDINGS (22-0165-ZON1)

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

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

   If approved, the requested 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.**

   If approved, such land uses as Clinics, General Personal Services (e.g. beauty salons and dry cleaners), restaurants, health clubs, and rental stores would be permitted in the C-1 (Limited Commercial) zoning district by right. These land uses are too intense to be located directly adjacent to single-family residential properties to the west and north of the subject site.

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

   The existing development directly adjacent to the subject site is detached, single-family residences. This existing residential development does not indicate the need for the requested rezoning as it would allow intense, commercial land uses directly adjacent to residential property.

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.**

   Ann Road is a 100-foot Primary Arterial as defined by the Master Plan of Streets and Highways and is adequate in size to meet the needs of a commercial development. However, Leggett Road is a Local Street as defined by Title 13, which is designed to carry a combination of light commercial and residential traffic between minor collectors, major collectors and primary arterials that is not adequate in size to service the proposed commercial development.

FINDINGS (22-0165-SUP1)

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

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

   The proposed land use is not able to be conducted in a manner that is harmonious or compatible with the existing surrounding land uses as the use is too intense for an area dominated with residential land uses.

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

   The subject site is not physically suited for the type or intensity of the proposed land use as the subject site is located directly adjacent to existing single-family residential neighborhoods. Approval of this request would introduce large commercial “semi-truck” and “moving” type trucks and trailers into the area that is primarily residential.

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.**

   Ann Road is a 100-foot Primary Arterial as defined by the Master Plan of Streets and Highways and is adequate in size to meet the needs of a commercial development. However, Leggett Road is a Local Street as defined by Title 13, which is designed to carry a combination of light commercial and residential traffic between minor collectors, major collectors and primary arterials that is not adequate in size to service the proposed Mini-Storage Facility development.

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

   The approval of this Special Use Permit would also require the approval of a General Plan Amendment and rezoning to an intense zoning district not appropriate for residential adjacency.

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

   The proposed Mini-Storage Facility complies with all Title 19.12 minimum special use permit requirements.

FINDINGS (22-0165-SDR1)

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

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

   The proposed development is not compatible with the adjacent detached single-family homes located adjacent to the west and north perimeter of the subject site. Staff has determined that the intensity of the commercial development use is not appropriate for the area since it will increase noise and traffic which will negatively impact the existing single-family dwellings adjacent to the site.

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

   The proposed development is not consistent with the City of Las Vegas – Centennial Hills area which seeks to maintain its mix of traditional and suburban single-family development combined with large lot residential estates. In addition, the site design does not comply with Title 19 perimeter landscape development standards.

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

Site access is provided by both Ann Road and Leggett Road. The Traffic Division of Public Works will work with the applicant during the construction phase to ensure curb cuts and medians are installed in a manner to not negatively impact these adjacent roadways.

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

The proposed landscape buffers will have 24-inch box “Bottle” and “Desert Willow” trees with a variety of shrubs, which are consistent with the Southern Nevada Regional Plant List. The submitted building elevations indicate the proposed buildings multi-colored stucco building façades with architectural elements of all sides of the building, which are consistent with the desert environment and are appropriate for the area.

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

The design characteristics of the proposed building elevations are not unsightly, undesirable, or obnoxious.

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

If approved, the proposed commercial development would be subject to building permit review as well as regular inspections during the construction phase, protecting the public health, safety and general welfare. Individual land uses within the commercial development are subject to a variety of regulations; including those enforced by business licensing and code enforcement.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/19/03	The City Council denied a request for a General Plan Amendment (GPA-1451) to amend a portion of the Centennial Hills Sector Plan from L (Low Density Residential) to O (Office) on 3.21 acres adjacent to the northwest corner of Ann Road and Leggett Road. The Planning Commission and staff recommended denial.
08/02/05	A Code Enforcement case (#CE-33203) was processed for illegal signs on a vacant lot at 5600 Leggett Road. The case was closed on 08/11/05.
06/07/06	The City Council approved a request for a General Plan Amendment (GPA-12378) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from L (Low Density Residential) to O (Office) on 3.21 acres at 5500, 5510, and 5520 Leggett Road. The Planning Commission could not reach a supermajority which tantamount to a denial recommendation. Staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-12379) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 3.21 acres at 5500, 5510, and 5520 Leggett Road. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a request for a Variance (VAR-12382) to allow a Residential Adjacency setback of 30 feet where 51 feet is required on 3.21 acres at 5500, 5510, and 5520 Leggett Road. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-12380) for a proposed 21,750 square-foot office development with a Waiver to allow a 10-foot perimeter landscape buffer where 15 feet is required on 3.21 acres at 5500, 5510, and 5520 Leggett Road. The Planning Commission recommended approval. Staff recommended denial.
12/21/06	The Planning Commission approved a request for a Tentative Map (TMP-17943) for a proposed one-lot commercial subdivision on 3.21 acres at 5600, 5610, and 5620 Leggett Road. Staff recommended approval.
01/30/07	A Code Enforcement case (#CE-49883) was processed for illegal subdivision sign on a vacant lot at 5600 Leggett Road. The case was closed on 03/13/07.
	A Code Enforcement case (#CE-49884) was processed for illegal subdivision sign on a vacant lot at 5600 Leggett Road. The case was closed on 03/13/07.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	A Code Enforcement case (#CE-49885) was processed for illegal apartments sign on a vacant lot at 5600 Leggett Road. The case was closed on 03/13/07.
	A Code Enforcement case (#CE-49886) was processed for illegal storage one trailer sign on a vacant lot at 5600 Leggett Road. The case was closed on 03/13/07.
10/11/07	A request for a Site Development Plan Review (SDR-22239) for a proposed one-story 32,750 square-foot office development on 3.21 acres at the northwest corner of Ann Road and Leggett Road was tabled.
07/16/08	The City Council approved a request for an Extension of Time (EOT-28307) of an approved Rezoning (ZON-12379) from R-E (Residence Estates) to P-R (Professional Office and Parking) on 3.21 acres at 5500, 5510, and 5520 Leggett Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-28308) of an approved Site Development Plan Review (SDR-12380) for a proposed 21,750 square-foot office development with a Waiver to allow a 10-foot perimeter landscape buffer where 15 feet is required on 3.21 acres at 5500, 5510, and 5520 Leggett Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-28309) of an approved Variance (VAR-12382) to allow Residential Adjacency Setback of 30 feet where 51 feet is required on 3.21 acres at 5500, 5510, and 5520 Leggett Road. Staff recommended approval.
09/11/08	The Planning Commission approved a request for a Site Development Plan Review (SDR-28853) for a proposed one-story, 29,700 square-foot office development with a Waiver of commercial building placement standards on 3.21 acres at the northwest corner of Ann Road and Leggett Road. Staff recommended approval.
07/09/09	A Code Enforcement case (#CE-79739) was processed for an abandoned sign on a vacant lot at 5600 Leggett Road. The case was closed on 08/06/09.
07/13/09	A Code Enforcement case (#CE-79832) was processed for illegal dumping on a vacant lot at 5610 Leggett Road. The case was closed on 07/28/09.
01/26/11	A Code Enforcement case (#CE-97633) was processed for illegal dumping on a vacant lot at 5610 Leggett Road. The case was closed on 03/02/11.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/30/15	A Code Enforcement case (#CE-152450) was processed for a trailer on a vacant lot at 5600 Leggett Road. The case was closed on 04/01/15.
07/18/16	A Code Enforcement case (#CE-168733) was processed for semis parked on a vacant lot at 5600 Leggett Road. The case was closed on 02/01/17.
03/30/17	A Code Enforcement case (#CE-176882) was processed for illegal dumping on a vacant lot at 5620 Leggett Road. The case was closed on 09/06/17.
06/14/17	A Code Enforcement case (#CE-179742) was processed for semis parked on a vacant lot at 5610 Leggett Road. The case was closed on 06/20/17.
10/10/17	A Code Enforcement case (#CE-183248) was processed for high weeds and overgrown vegetation on a vacant lot at 5600 Leggett Road. The case was closed on 10/10/17.
06/12/18	The Planning Commission approved a request to withdraw without prejudice Special Use Permit (SUP-72730) for a proposed Car Wash, Full Service or Auto Detailing use at the northwest corner of Ann Road and Leggett Road. Staff recommended denial of the request.
07/18/18	The City Council accepted a request to withdraw without prejudice General Plan Amendment (GPA-72727) from O (Office) to SC (Service Commercial) on 2.14 acres at the northwest corner of Ann Road and Leggett Road. The Planning Commission recommended denial of the request.
	The City Council accepted a request to withdraw without prejudice Rezoning (ZON-72728) from P-R (Professional Office and Parking) to O (Office) and C-1 (Limited Commercial) on 2.14 acres at the northwest corner of Ann Road and Leggett Road. The Planning Commission recommended denial of the request.
	The City Council accepted a request to withdraw without prejudice Variance (VAR-72941) to allow a 20-foot rear and side yard setback where residential adjacency standards require 69 feet and a 15-foot front yard setback where 25 feet is required at the northwest corner of Ann Road and Leggett Road. The Planning Commission recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council accepted a request to withdraw without Site Development Plan Review (SDR-72731) for a proposed 24,300 square-foot commercial development with waivers to allow a seven-foot wide landscape buffer along a portion of the north and west property lines where eight feet is required, to allow a zero-foot wide landscape buffer adjacent to both sides of an interior lot line where eight feet is required, to allow the buildings to not orient to the corner and street frontages where such is required, and to allow a drive through lane to face the public right-of-way where such is not allowed on 3.21 acres at the northwest corner of Ann Road and Leggett Road. The Planning Commission recommended denial of the request.
12/19/18	A Code Enforcement case (#CE-195362) was processed for high mounds of dirt, overgrown vegetation and miscellaneous dumping on a vacant lot at 5600 Leggett Road. The case was closed on 01/24/19.
02/26/20	A Code Enforcement case (#CE20-01011) was processed for possible unpermitted signage on a vacant lot at 5600 Leggett Road. The case was closed on 03/23/20.

Most Recent Change of Ownership	
02/01/21	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
03/16/22	Staff conducted a pre-application meeting where the submittal requirements for a General Plan Amendment, Rezoning, Special Use Permit and Site Development Plan Review were discussed for a proposed Mini-Storage Facility development.

JB

Neighborhood Meeting	
06/28/22	A neighborhood meeting was held at the Centennial Hills Library Multipurpose Room at 6711 North Buffalo Drive, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning, Special Use Permit and Site Development Plan Review at Assessor's Parcel 125-28-801-014, 016 and 018. The meeting was attended by one Department of Planning staff member, Council Ward 4 liaison and Council Ward 4 Planning Commissioner. There were 34 members of the public in attendance; as such the following concerns were raised regarding the proposed development. 1. There is already a Mini-Storage Facility directly to the east of the subject site. The area does not need another mini-storage facility. a. The applicant indicated that this is the applicant business decision. 2. This project will negatively impact traffic in the surrounding area. a. The applicant indicated that a Traffic Study will be required by the Department of Public Works if approved. 3. Measures must be taken to insure that individuals do not live in the storage units. a. The applicant indicated that security will be provided and will monitor activity on the site. 4. Concern about what commercial land use the future building pad located on the north perimeter of the site will be and the negative impact it will have on the single-family dwellings on the norther perimeter of the site. a. The applicant indicated that there is no proposed use for the building pad at this time. 5. Concerns about the negative impact the overall three-story height and scale of the building will have to the surrounding area that are predominately one-story height. a. The applicant indicated the building has been designed to meet all residential adjacency development standards and provide architectural elements and façade treatments to make the building blend with the desert environment and commercial development in the area. 6. Concerns about the negative impact the proposed C-1 (Limited Commercial) zoning district will have to the surrounding residential properties.

JB

Neighborhood Meeting	
	7. Concerns about if the property is sold after the new zoning district is approved; a more intense commercial use can be developed. a. The applicant indicated that the owner intends to develop a mini-storage facility. 8. The neighbors indicated they would prefer for the site to Rezoned to a residential zoning district. 9. Terrible Herbst previously tried to rezone the property to C-1 (Limited Commercial) back in 2018 and was forced to withdraw the project. 10. Concerns were raised about how semi-trucks will access the site to drop-off and pick-up items, as the site design requires loading vehicles to access a 14-foot tall covers drive-through on the north perimeter of the building. a. The applicant indicated that the building and on-site turning radius is not designed to facilitate semi-trucks. School buses drop-off children on the corner of the subject site, which can negatively impact pedestrian circulation in the area.

Field Check	
05/26/22	During a routine site visit staff noted the subject site is undeveloped with large mounds of dirt and overgrown vegetation. In addition, there where an abundance of political advertising signs on the southern perimeter of the site adjacent to Ann Road.

Details of Application Request	
Site Area	
Net Acres	3.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	O (Office)	P-R (Professional Office and Parking)
North	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
East	Shopping Center	L (Low Density Residential)	C-2 (General Commercial)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
			R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Centennial Hills	N*
Special Area and Overlay Districts	***Compliance***
Centennial Hills Sector Plan	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

**The proposed General Plan Amendment does not comply with the Master Plan 2050 Area: Centennial Hills Area plan to buffer existing single family residences from dense and/or intense development.*

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	297 Feet	Y
Min. Setbacks (Mini-Storage Facility)			
• Front (Ann Road)	10 Feet	20 Feet	Y
• Side (West)	10 Feet	69 Feet	Y
• Corner (Leggett Road)	10 Feet	15 Feet	Y
• Rear (North)	20 Feet	235 Feet	Y
Min. Setbacks (Future Building Pad)			
• Front (Ann Road)	10 Feet	309 Feet	Y
• Side (West)	10 Feet	69 Feet	Y
• Corner (Leggett Road)	10 Feet	74 Feet	Y
• Rear (North)	20 Feet	72 Feet	Y
Max. Lot Coverage	50 %	37 %	Y
Max. Building Height	N/A*	23 to 35 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*Building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.040(H).

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	69 Feet	69 Feet	Y
Trash Enclosure	50 Feet	59 Feet	Y

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

JB

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	14 Trees	14 Trees	Y
• South	1 Tree / 20 Linear Feet	12 Trees	15 Trees	Y
• East	1 Tree / 20 Linear Feet	20 Trees	23 Trees	Y
• West	1 Tree / 20 Linear Feet	23 Trees	24 Trees	Y
TOTAL PERIMETER TREES		**69 Trees**	**76 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	5 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		5 Feet	N**
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested applicant has requested an Exception to allow five interior parking lot islands and end caps with 24-inch box trees where 11 are required.
**The applicant has requested a Waiver to allow reduced perimeter landscape buffers.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Ann Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Leggett Road	Local Street	Title 13	42	N*

**If approved, the applicant will be required to install the half street improvements, including a pedestrian pathway (sidewalk) for Leggett Road.*

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	
Mini-Storage Facility	855 units/ 0 rental vehicles	5 spaces + 1 space per 50 units + 1 space per rental vehicle	23 (17.10 +5 = 22.10)				
TOTAL SPACES REQUIRED			23		23		Y
Regular and Handicap Spaces Required			21	1	21	2	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08.070 a 15-foot landscape buffer is required on the eastern perimeter of the subject site.	To allow a five-foot landscape buffer on a portion of the eastern perimeter.	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 five interior parking lot islands and end caps with 24-inch box trees where 11 are required	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) GPA, Rezon,e, SDRP, Special Use Permit

Project Address (Location) _____

Project Name Ann Road Storage **Proposed Use** mini storage

Assessor's Parcel #(s) 125-28-801-014, 016, 018 **Ward #** 4-Anthony

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

Additional Information _____

Property Owner Precedent Properties Contact Levi Parker

Address 3425 Cliff Shadows Parkway #130 City Las Vegas State NV Zip 89129

E-mail _____ Phone _____

Applicant DXD Capital Contact Brian Walsh

Address 1718 Central Ave SW City Albuquerque State NM Zip 87104

E-mail Brian@dxd.capital Phone (203) 313-6990

Representative Brown, Brown and Premsrirut Contact Lora Dreja

Address 520 South Fourth Street City Las Vegas State NV Zip 89135

E-mail Lora@Brownlawlv.com Phone (702) 598-1408

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

☐ Yes
☒ No

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

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

Partner(s) _____

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

Property Owner Signature [signature]

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

Print Name LEVI PARKER, MANAGER

State of Nevada
County of Clark

Subscribed and sworn before me

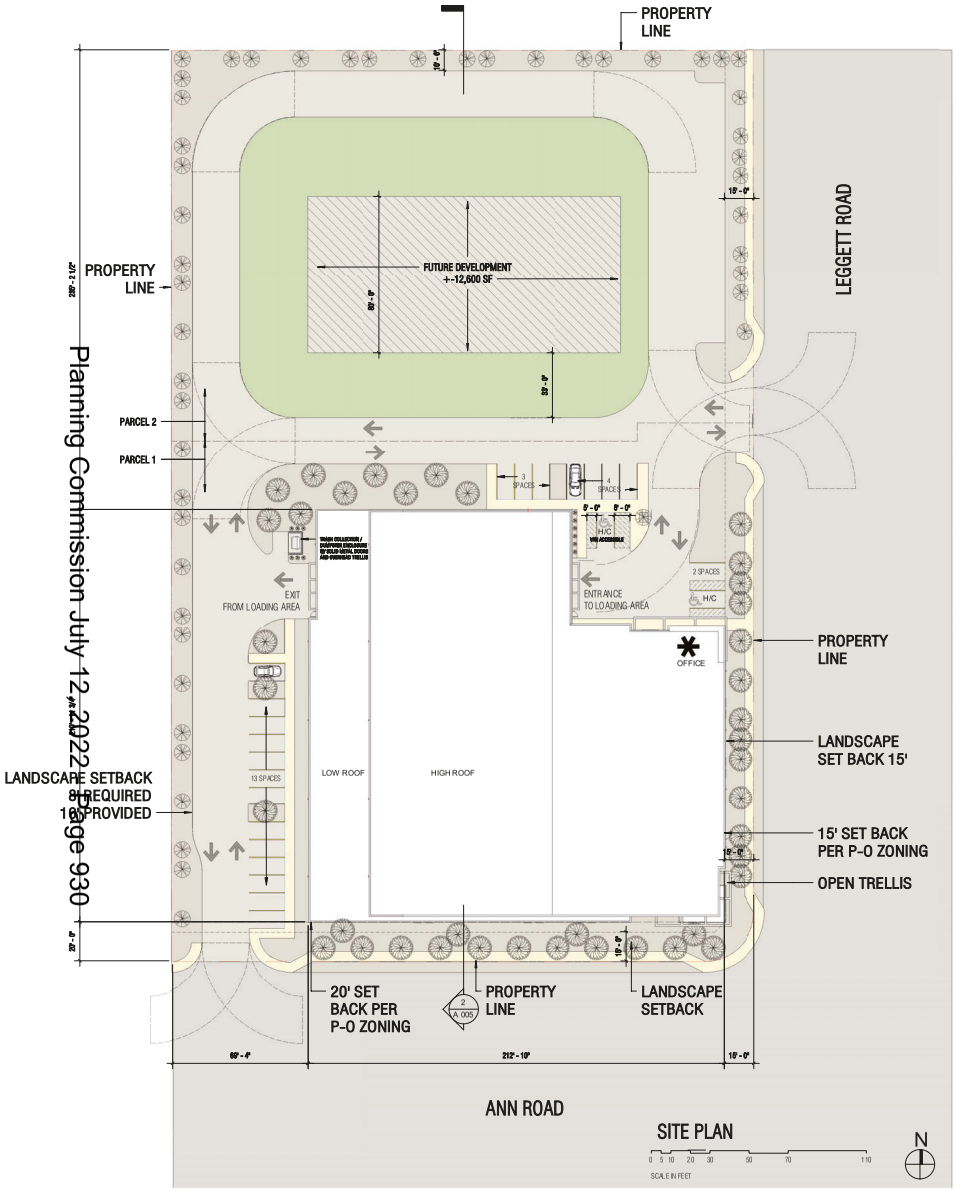
This 16th day of May, 20 22

[signature]

Notary Public in and for said County and State

DANIELLE NERO
Notary Public, State of Nevada
County of Clark
APPT. NO. 16-3931-1
My App. Expires Oct. 19, 2024

22-0165
05/19/2022





LOOKING SOUTHWEST FROM LEGGETT

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	BUILDING SETBACK LINE
*	ENTRANCE LOCATION

DEVELOPMENT DATA

TOTAL PARCEL AREA	3.18 ACRES: 138,520.8 SF
PARCEL 1 - MINI WAREHOUSE	1.83 ACRES / 79,651 SF
PARCEL 2 - UNASSIGNED	1.35 ACRES / 58,951.8 SF
BUILDING DATA	
FIRST FLOOR:	39,651.5 SF
SECOND FLOOR:	32,439.5 SF
THIRD FLOOR:	32,789.5 SF
TOTAL BUILDING AREA:	104,878.5 SF

ZONING INFORMATION

PROPERTY PARCEL: 125-28-801-014,016, 018

ZONING: CURRENT ZONING: P-O (PROFESSIONAL OFFICE) / PROPOSED ZONING: C-1 (LIMITED COMMERCIAL)

DEVELOPMENT GUIDELINES PER THE UNIFIED DEVELOPMENT CODE
CHAPTER 19.08.050, P-O PROFESSIONAL OFFICE

MINIMUM LOT WIDTH 60' 297'-2" PROVIDED
MAXIMUM LOT COVERAGE 50% 49.8% PROVIDED

BUILDING HEIGHT: 2 STORIES OR 35' WHICHEVER IS LESS
PER 19.08.040 PROXIMITY SLOPE ADJACENT TO RESIDENTIAL - 3' OF SETBACK IS REQUIRED FOR EACH 1' OF BUILDING HEIGHT

PROXIMITY SLOPES ARE SHOWN ON THE SITE SECTIONS - WE COMPLY - 35' MAXIMUM BUILDING HEIGHT PROVIDED

YARD REQUIREMENTS: MINIMUM FRONT YARD SETBACK: 20' 20'-0" PROVIDED
PER: 19.08.050 MINIMUM CORNER SIDE YARD SETBACK: 15' 69'-4" PROVIDED
MINIMUM REAR YARD SETBACK: 15' 235'-2 1/2" PROVIDED

LANDSCAPE BUFFERS: MINIMUM LANDSCAPE BUFFER 15' ADJACENT TO RIGHT OF WAY
ANN ROAD 20' PROVIDED
LEGGETT ROAD 15' PROVIDED

MINIMUM LANDSCAPE BUFFER 8' AT INTERIOR LOT LINES
WEST SIDE OF PARCEL 10' PROVIDED
NORTH SIDE OF PARCEL 10'-5" PROVIDED

PARKING REQUIREMENT: 1 SPACE FOR EACH 50 STORAGE UNITS + 5
PER 19.12.070 855 UNITS / 50 = 17.1 + 5 = 22.1 SPACES REQUIRED

SPACES PROVIDED: 23 - 2 ACCESSIBLE SPACES INCLUDED

LOADING: 30,000 TO 50,000 SF 3 SPACES, + 1 PER EACH ADDITIONAL 1000,000 SF
PER TABLE 3, 19.08.110 4 INTERIOR LOADING SPACES PROVIDED

REFUSE COLLECTION: A DUMPSTER IS LOCATED INSIDE OF THE BUILDING ADJACENT TO THE INTERIOR LOADING AREA - WE COMPLY
PER 19.08.040

6.15.2022

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ANN ROAD - PROPOSED SELF STORAGE

DXD Capital

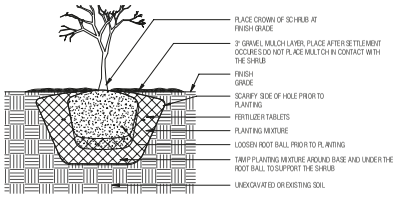
Studio Level 1
1001 North Warren Street Gary, Indiana 46403

LANDSCAPE AND IRRIGATION NOTES

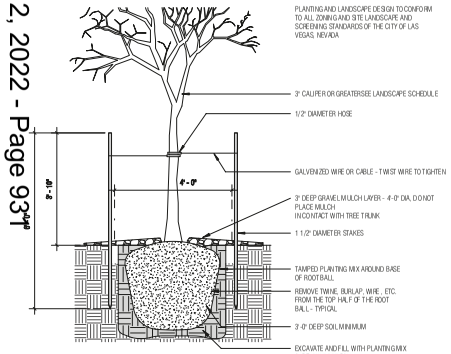
1. ALL PLANTING AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH 19.08.040
2. IRRAGATION SYSTEM WILL BE INSTALLED AT THE SAME TIME AS THE PLANT AND LANDSCAPE MATERIALS, AND MONITORED AND REPAIRED AS NECISSARY.
3. A MINIMUM OF 8 EMITTERS WILL BE INSTALLED FOR EACH TREE.
4. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD ORDER, AND SHALL RECEIVE ACCEPTABLE LEVELS OF PROFFESIONAL MAINTENANCE, PER INDUSTRY STANDARDS. INCLUDING; INCLUDING IRRIGATION CONTROLS, FERTILIZER, STACKING AND PRUNING AS NECISSARY.
5. OWNERS SHALL CAUSE DEAD OR DYING PLANT MATERILS TO BE REPLACED WITHIN 30 DAYS WITH SUCH REPLACEMENTS TO MATCH THE MATURE SIZE AND CALIPER OF THE SURROUNDING PLANT MATERIALS.

PARKING AREAS

1. ALL PARKING LOT LANDSCAPING SHALL BE ACCORDANCE WITH LVMC 19.08.110 (C), (12)



① SHRUB PLANTING DETAIL
1/2" = 1'-0"

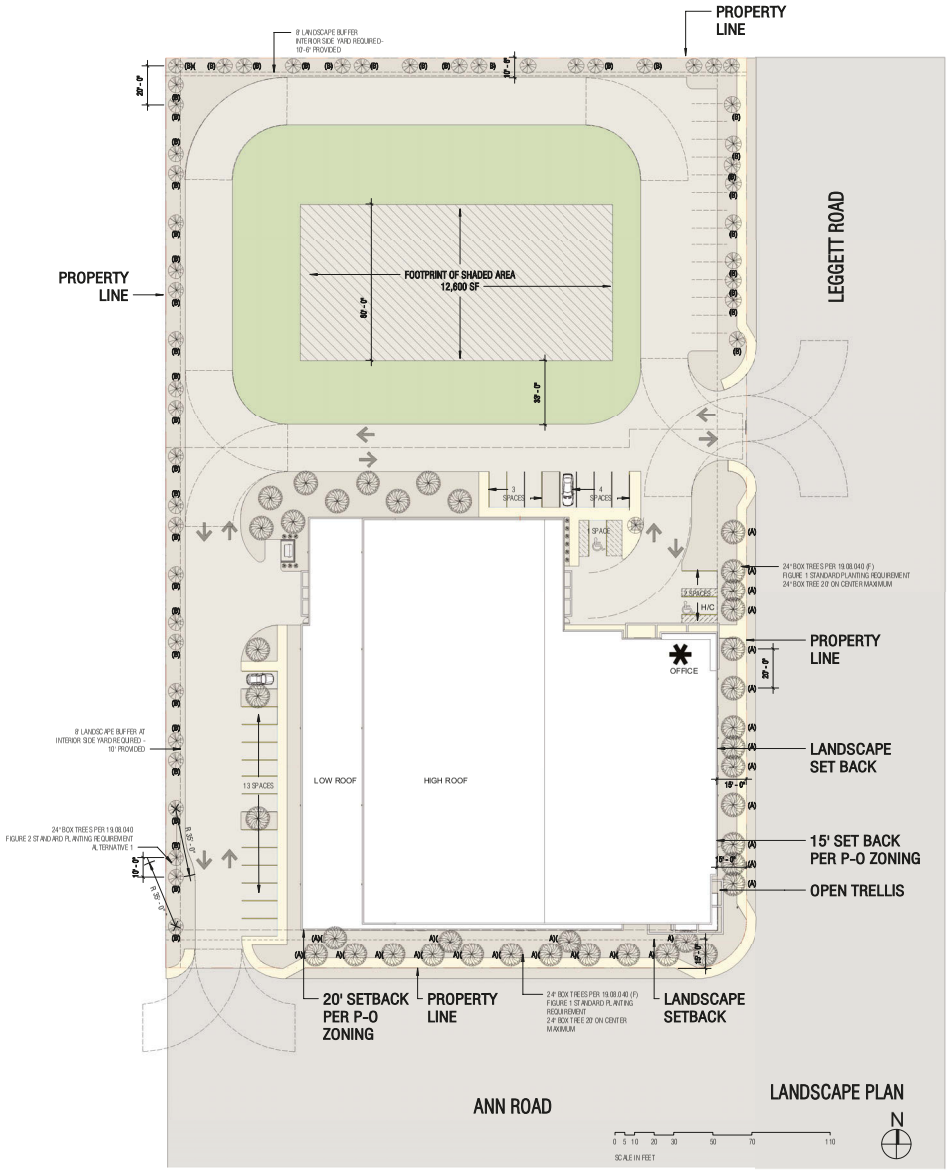


NOTES:

1. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPIG. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMODATE 1 1/2" OF GROWTH IN DUBBER ALL BRANCHES FROM THE WIRE.
2. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
3. ALL STAKES SHALL BE DRIVEN OUTSIDE OF THE EDGE OF THE ROOT BALL.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNL IS A MINIMUM OF 1/2" .
5. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING

SCALE IN FEET 0 1 2 3 5

② TREE PLANTING AND STAKING DETAIL
1/2" = 1'-0"



LANDSCAPE DESIGN REQUIREMENTS AND PROVISIONS

ALONG ANN ROAD R/W: 15' LANDSCAPE BUFFER FROM BACK OF CURB, APPROX 295' OF FRONTAGE

REQUIRED: 1 - 15 GALLON TREE AT 20' O.C. SPACING ALONG FRONTAGE - 14.75 TREES REQUIRED
4 - 5 GALLON SHRUBS ARE REQUIRED FOR EACH TREE PLANTED - 60 SHRUBS ARE REQUIRED

PROVIDED: 15 TREES

60 SHRUBS ARE PROVIDED,
REFER TO LANDSCAPE PLAN LEGEND FOR TYPE, LOCATIONS NOT SHOWN FOR CLARITY

ALONG LIGGETT R/W: 15' LANDSCAPE BUFFER FROM PROPERTY LINE, APPROX 468' OF FRONTAGE

REQUIRED: 1 - 15 GALLON TREE AT 20' O.C. SPACING ALONG FRONTAGE - 22.5 TREES REQUIRED
4 - 5 GALLON SHRUBS ARE REQUIRED FOR EACH TREE PLANTED

PROVIDED: 23 TREES

92 SHRUBS ARE PROVIDED,
REFER TO LANDSCAPE PLANT LEGEND FOR TYPE, LOCATIONS NOT SHOWN FOR CLARITY

ALONG WEST PROPERTY LINE: 8' LANDSCAPE BUFFER, APPROX 468' IN LENGTH

REQUIRED: 1 - 15 GALLON TREE AT 20' O.C. SPACING - 22.5 TREES REQUIRED
4 - 5 GALLON SHRUBS ARE REQUIRED FOR EACH TREE PLANTED

PROVIDED: 23 TREES

92 SHRUBS PROVIDED,
REFER TO LANDSCAPE PLANT LEGEND FOR TYPE, LOCATIONS NOT SHOWN FOR CLARITY

ALONG THE NORTH PROPERTY LINE: 8' LANDSCAPE BUFFER, APPROX 295' IN LENGTH

REQUIRED: 1 - 15 GALLON TREE AT 20' O.C. SPACING ALONG FRONTAGE - 14.75 TREES REQUIRED
4 - 5 GALLON SHRUBS ARE REQUIRED FOR EACH TREE PLANTED - 60 SHRUBS ARE REQUIRED

PROVIDED: 15 TREES

60 SHRUBS ARE PROVIDED
REFER TO LANDSCAPE PLANT LEGEND FOR TYPE, LOCATIONS NOT SHOWN FOR CLARITY

PLANT LEGEND

SUGGESTED PLANT LIST

24" BOX TREES		QUANTITY
BOTTLE TREE((Brachychiton Populneus)	A)	28 IN LANDSCAPE BUFFERS 8 WITHIN THE SITE
DESERT WILLOW((Chilopsis Linearis)	B)	48 IN LANDSCAPE BUFFERS 4 WITHIN THE SITE

QUANTITIES BELOW ARE FOR LANDSCAPE BUFFER AREAS ONLY, ADDITIONAL PLANTINGS WILL BE PROVIDED ADJACENT TO THE BUILDING AND PARKING AREAS

1 GALLON SHRUBS	QUANTITY
1 GALLON DEER GRASS	50
1 GALLON MOHAVE AGAVE	50
1 GALLON ADAMS NEEDLE	50
(NOT SHOWN FOR CLARITY)	

5 GALLON SHRUBS	
5 GALLON FEATHERY CASSIA	64
5 GALLON DESERT WOLFBERRY	60
5 GALLON APACHE PLUME	60
5 GALLON BIG SAGE BUSH	60
5 GALLON MEXICAN ELDERBERRY	60
(NOT SHOWN FOR CLARITY)	

ROCK MULCH TO BE 1/2" IN SIZE AND GOLD IN COLOR- ROCK MULCH TO BE 2" IN DEPTH AS A STANDARD

NOTE: LANDSCAPE MATERIAL QUANTITY AND TYPE SHALL CONFORM TO 19.08.040 DEVELOPMENT STANDARDS, 19.02.100 SIGHT CLEARANCE AND 13.48 TREES AND SHRUBS

ALL PLANTED MATERIAL WILL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIAL CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST

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ANN ROAD - PROPOSED SELF STORAGE

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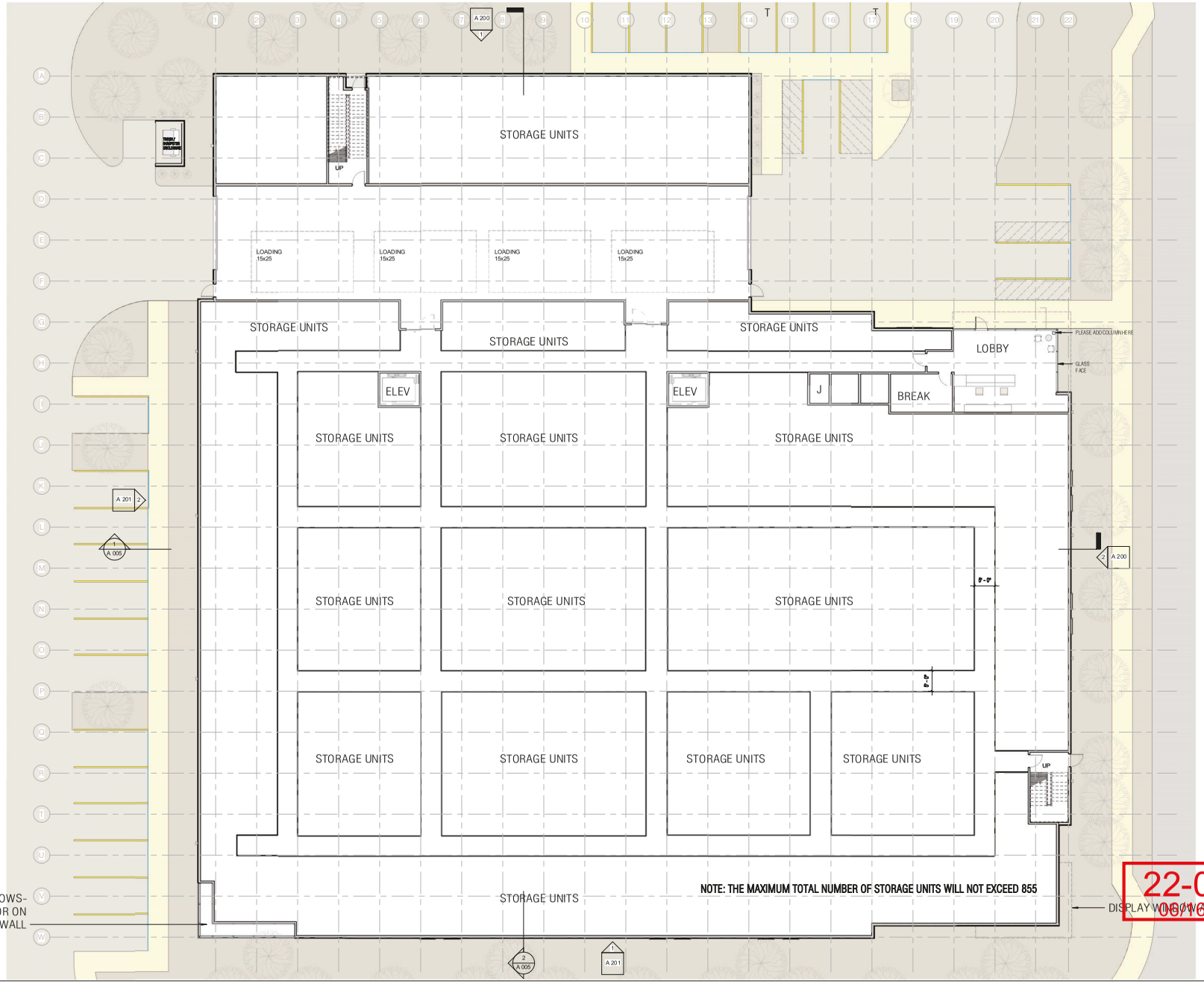

22-0165
06/16/2022

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

6.15.2022

ANN ROAD - PROPOSED SELF STORAGE

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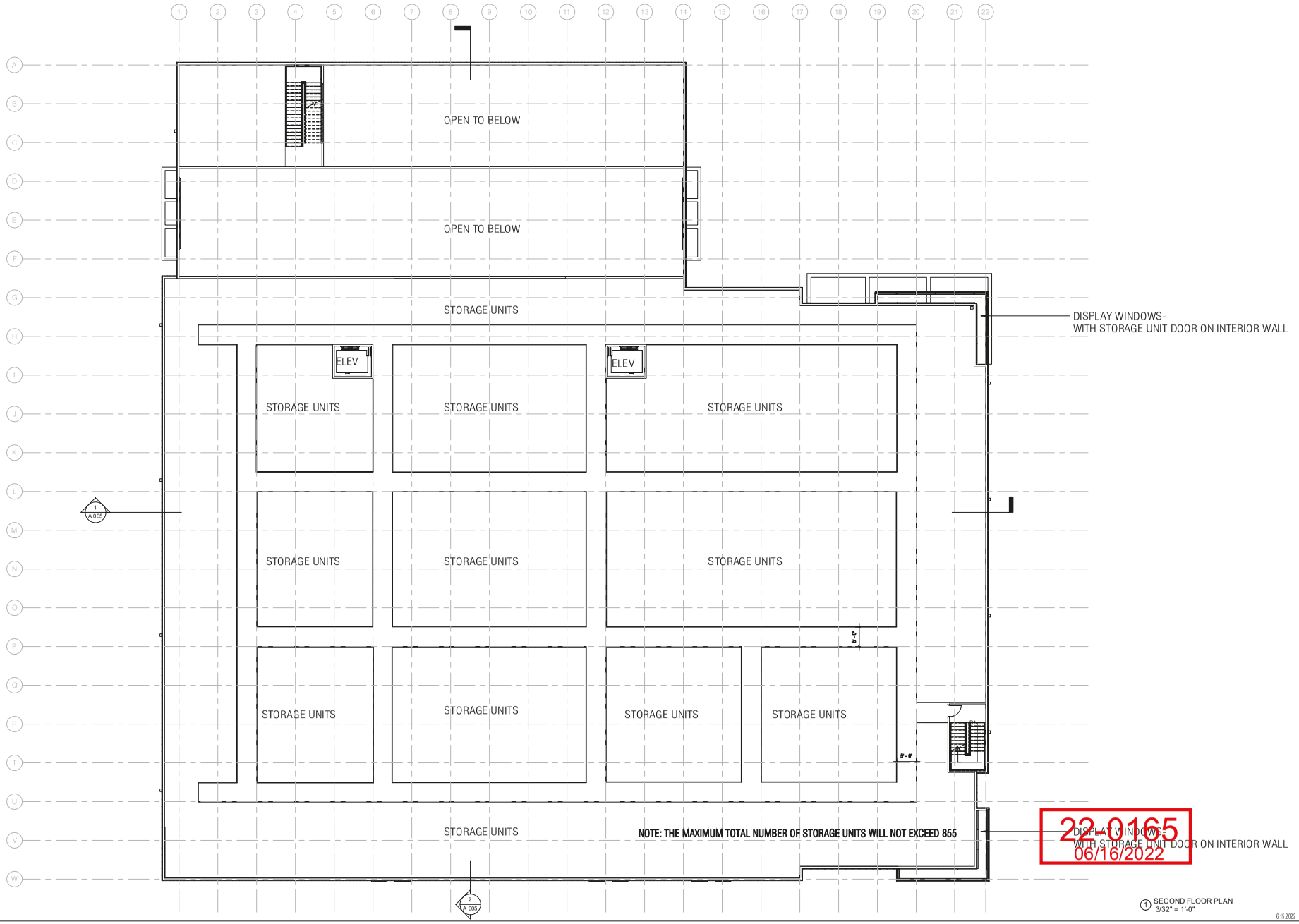

22-0165
06/16/2022

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

6.15.2022

ANN ROAD - PROPOSED SELF STORAGE

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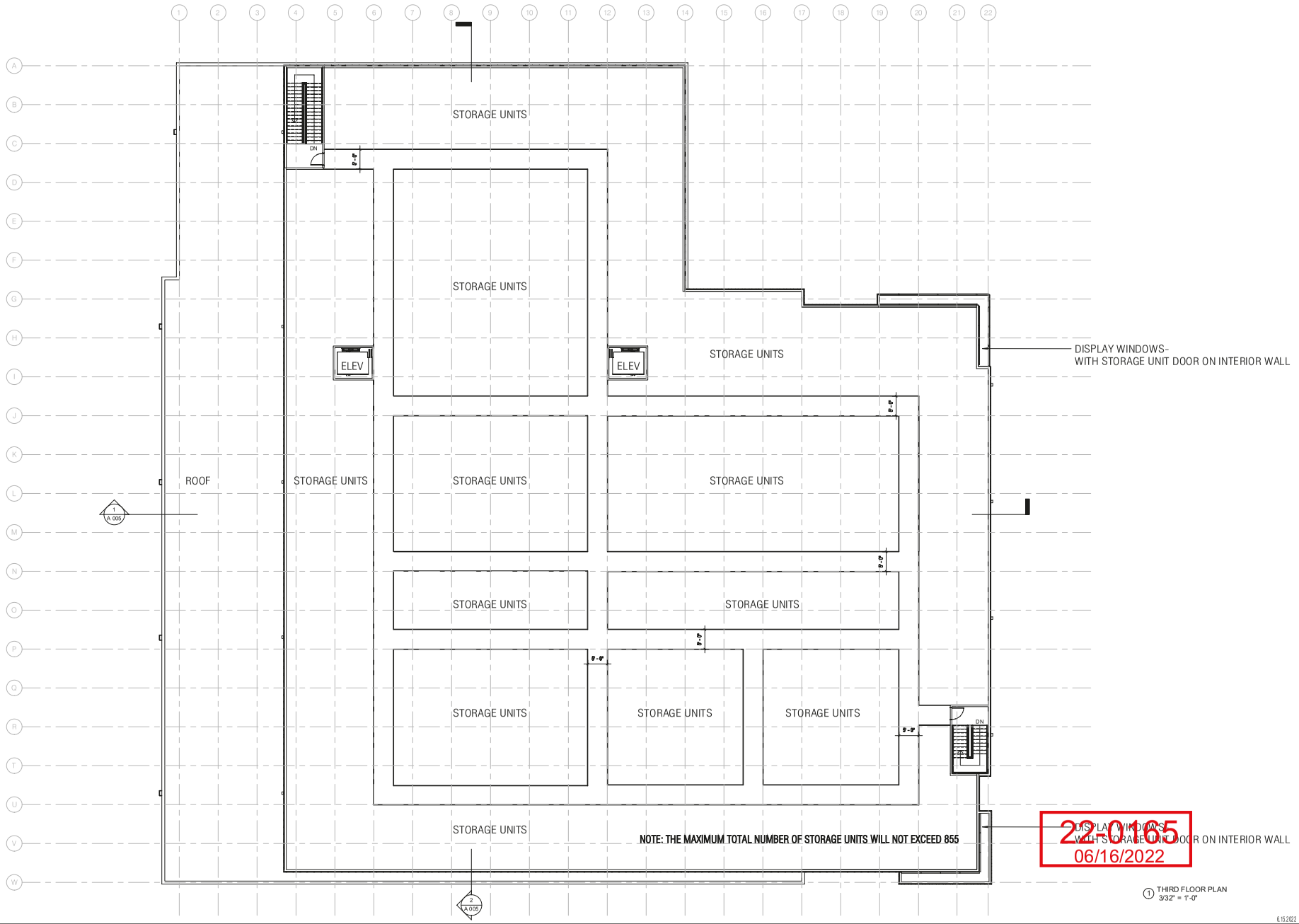

2220165
06/16/2022

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

6.15.2022

ANN ROAD - PROPOSED SELF STORAGE

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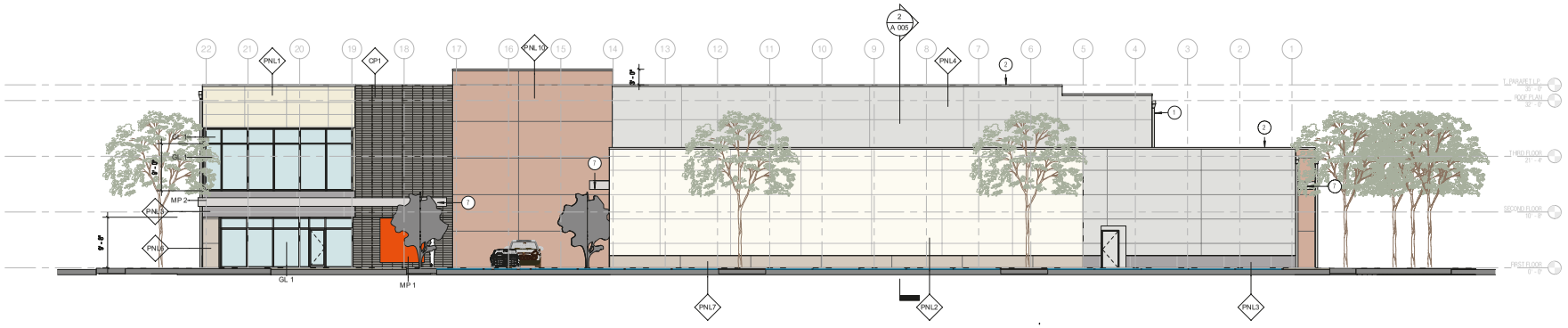
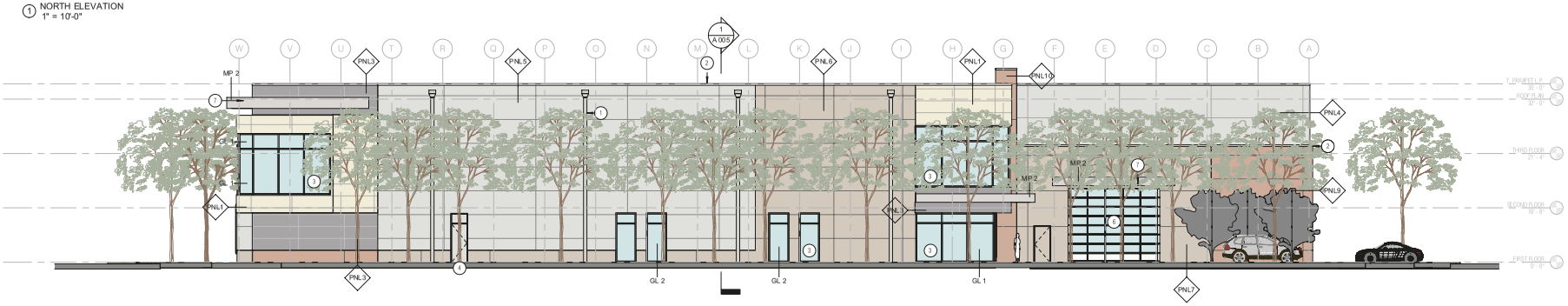


1 NORTH ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"

SCHEDULE OF MATERIALS

SYMBOL	DESCRIPTION
CONCRETE PANEL PRODUCT	
CP 1	NICHIHA, DIMENSION SERIES, HORIZONTAL RIBBED PANEL, COLOR: INDIGO 17'-7 /8" H. X 119-5/16" L. THICKNESS: 5/8"
EXTERNAL INSULATION FINISH SYSTEM	
PNL 1	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS.- PATTERN 2'-4" H. X 12'-0" L. COLOR: BONE WHITE - STO 16027
PNL 2	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS.- PATTERN 4'-8" H. X 13'-6 L. COLOR: IVORY WHITE- STO 16002
PNL 3	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS- PATTERN 2'-4 H. X 8'-0" L. COLOR: MEDIUM GRAY- STO 16282
PNL 4	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS- PATTERN 7'-0" H. X 18'-0" L. COLOR: VERY LIGHT GRAY - STO 11406
PNL 5	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS- PATTERN 4'-8" H. X 13'-6"L. COLOR: VERY LIGHT GRAY - STO 11406
PNL 6	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS- PATTERN 4'-8" H. X 13'-6"L. COLOR: LIGHT BROWN - STO 16046
PNL 7	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS- PATTERN 2'-4" H. X 13'-6"L. COLOR: LIGHT BROWN - STO 16046
PNL 8	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS- PATTERN 7'-0" H. X 18'-0"L. COLOR: LIGHT BROWN - STO 16046
PNL 9	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS- PATTERN 4'-8" H. X 18'-0"L. COLOR: RED CLAY- STO 32 433
PNL 10	STUCCO WALL FINISH WITH DECORATIVE REVEALS.- PATTERN 7'-0" H. X 18'-0"L. COLOR: RED CLAY - STO 32433

SYMBOL	DESCRIPTION
METAL WALL PANEL	
MP 1	FORMED METAL PANEL WITH POLYESTER POWDER COAT BRANDING COLOR OF MANAGING OPERATOR - ORANGE
CANOPY	
MP 2	METAL FORMED PANEL OVER TUBULAR STEEL FRAMING PPG CORAFLON, COLOR: COSMIC GRAY - UC10 6683, FINISH: FLUOROPOLYMER COATING
GLASS TYPES	
GL-1	VISION LITE- 1" INSULATED GLAZING UNIT, OUTER LITE - CLEAR INNER LITE CLEAR - LOW E COATING SOLARBAN 60 ON SURFACE
GL-2	SPANDREL LITE 1" INSULATED GLAZING UNIT, OUTER LITE - GRAY INNER LITE CLEAR - LOW E COATING SOLARBAN 60 ON SURFACE

ELEVATION NOTES

SYMBOL	DESCRIPTION
1	METAL SCUPPER WITH COLLECTOR HEAD AND DOWNSPOUT DISCHARGE ON CONCRETE PAD AT GRADE COLOR OF THE COLLECTOR HEAD AND DOWN SPOUTS WILL MATCH THE COLOR OF THE WALL THEY ARE ATTACHED TO
2	PREFINISHED METAL CORING, WALL CAP, COLOR LIGHT GRAY, FINISH SYSTEM KYNAR 500 OR EQUAL
3	PREFINISHED STOREFRONT AND GR WINDOW SYSTEM, SEE MATERIAL SCHEDULE FOR GLASS TYPES, FINISH FLUOROPOLYMER BY PPG, OR EQUAL
4	HOLLOW METAL EXIT DOORS PAINTED TO MATCH ADJACENT WALL PANEL COLOR
5	WALL MOUNTED LIGHT FIXTURE- EXIT LIGHTING
6	ALUMINUM AND GLASS OVERHEAD SECTIONAL DOOR, GLASS: CLEAR, ALUMINUM: WHITE
7	METAL CLAD TELLUS FEATURE

4.25.2022

22-01655
05/19/2022

ANN ROAD - PROPOSED SELF STORAGE

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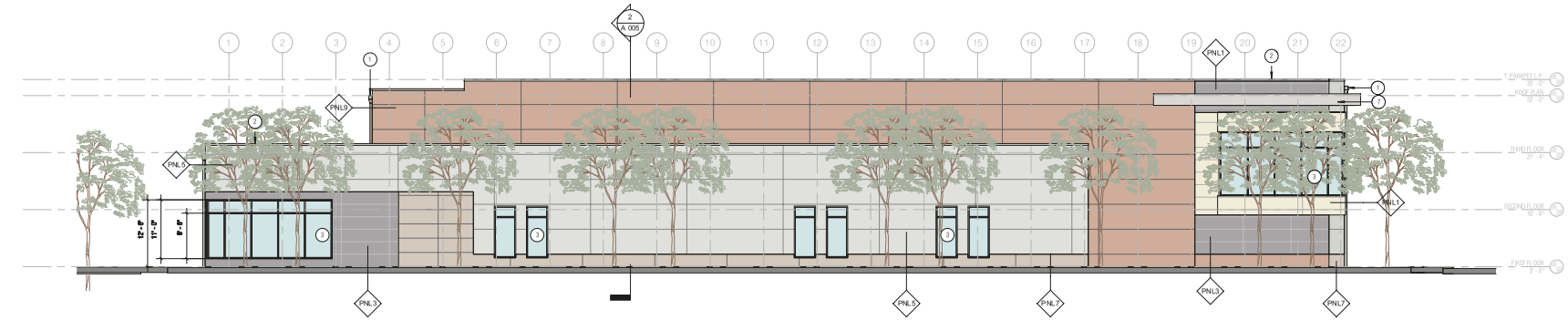
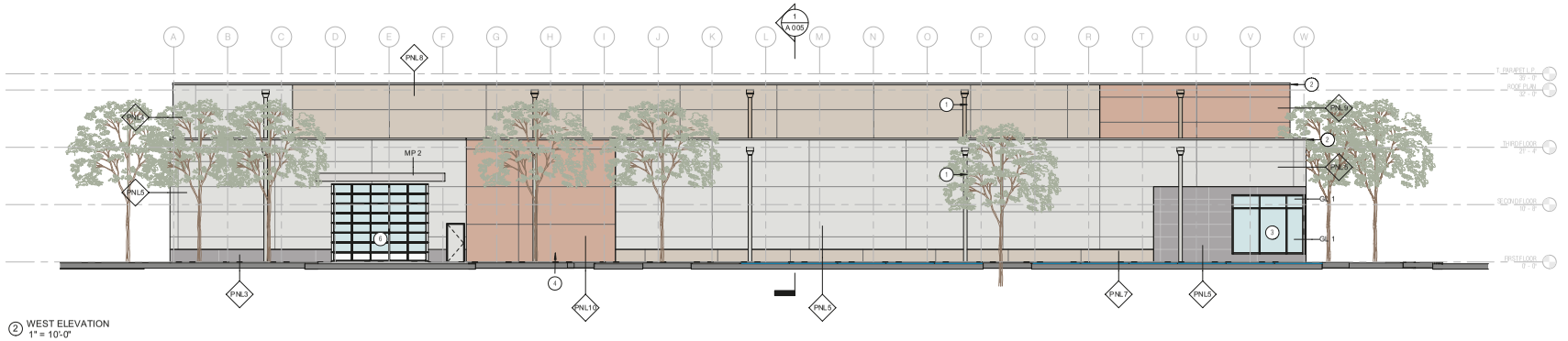


1 SOUTH ELEVATION
1" = 10'-0"



2 WEST ELEVATION
1" = 10'-0"

SCHEDULE OF MATERIALS

SYMBOL	DESCRIPTION
CONCRETE PANEL PRODUCT	
CP 1	NICHIHA, DIMENSION SERIES, HORIZONTAL RIBBED PANEL, COLOR: INDIGO 17'-7 /8" H X 119-5/16" L, THICKNESS: 5/8"
EXTERNAL INSULATION FINISH SYSTEM	
PNL 1	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS - PATTERN 2'-4" H X 12'-0" L, COLOR: BONE WHITE - STO 16027
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PNL 3	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS - PATTERN 2'-4 H, X 8'-0" L, COLOR: MEDIUM GRAY - STO 16282
PNL 4	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS - PATTERN 7'-0" H X 18'-0"L, COLOR: VERY LIGHT GRAY - STO 11406
PNL 5	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS - PATTERN 4'-8" H, X 19'-6" L, COLOR: VERY LIGHT GRAY - STO 11406
PNL 6	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS - PATTERN 4'-8" H, X 19'-6" L, COLOR: LIGHT BROWN - STO 160 46
PNL 7	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS - PATTERN 2'-4" H, X 12'-0" L, COLOR: LIGHT BROWN - STO 160 46
PNL 8	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS - PATTERN 7'-0" H, X 18'-0"L, COLOR: LIGHT BROWN - STO 160 46
PNL 9	EIFS WALL FINISH, SAND TEXTURE WITH DECORATIVE REVEALS - PATTERN 4'-8"H, X 19'-6" L, COLOR: RED CLAY - STO 32 433
PNL 10	STUCCO WALL FINISH WITH DECORATIVE REVEALS - PATTERN 7'-0" H, X 18'-0"L, COLOR: RED CLAY - STO 32433

SYMBOL	DESCRIPTION
METAL WALL PANEL	
MP 1	FORMED METAL PANEL WITH POLYESTER POWDER COAT BRANDING COLOR OF MANAGING OPERATOR - ORANGE
CANOPY	
MP 2	METAL, FORMED PANEL OVER TUBULAR STEEL FRAMING PPG CORAFLON, COLOR: COSMIC GRAY - UC109985, FINISH: FLUOROPOLYMER PPG, OR EQUAL
GLASS TYPES	
GL-1	VISION LITE: 1" INSULATED GLAZING UNIT, OUTER LITE - CLEAR INNER LITE CLEAR - LOW E COATING SOLARBAN 60 ON SURFACE
GL-2	SPANDREL LITE 1" INSULATED GLAZING UNIT, OUTER LITE - GRAY INNER LITE CLEAR - LOW E COATING SOLARBAN 60 ON SURFACE

ELEVATION NOTES

SYMBOL	DESCRIPTION
1	METAL SCUPPER WITH COLLECTOR HEAD AND DOWNSPOUT DISCHARGE ON CONCRETE PAD AT GRADE COLOR OF THE COLLECTOR HEAD AND DOWN SPOUTS WILL MATCH THE COLOR OF THE WALL THEY ARE ATTACHED TO
2	PREFINISHED METAL COPING, WALL CAP, COLOR LIGHT GRAY, FINISH SYSTEM KYNAR 500 OR EQUAL
3	PREFINISHED STOREFRONT AND OR WINDOW SYSTEM, SEE MATERIAL SCHEDULE FOR GLASS TYPES, FINISH FLUOROPOLYMER BY PPG, OR EQUAL
4	HOLLOW METAL DOOR PAINTED TO MATCH ADJACENT WALL PANEL COLOR
5	WALL MOUNTED LIGHT FIXTURE - EXIT LIGHTING
6	ALUMINUM AND GLASS OVERHEAD SECTIONAL DOOR, GLASS: CLEAR, ALUMINUM: WHITE
7	METAL CLAD TRELLIS FEATURE

22-065
05/19/2022

4.25.2022

ANN ROAD - PROPOSED SELF STORAGE

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22-0165
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View looking across Legget Road from Centennial Pavilion

ANN ROAD - PROPOSED SELF STORAGE

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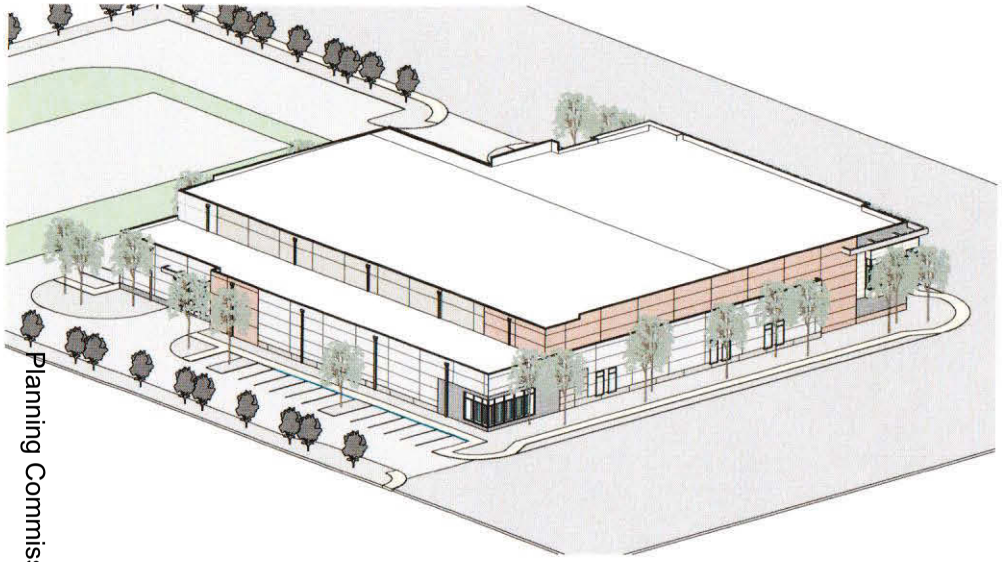
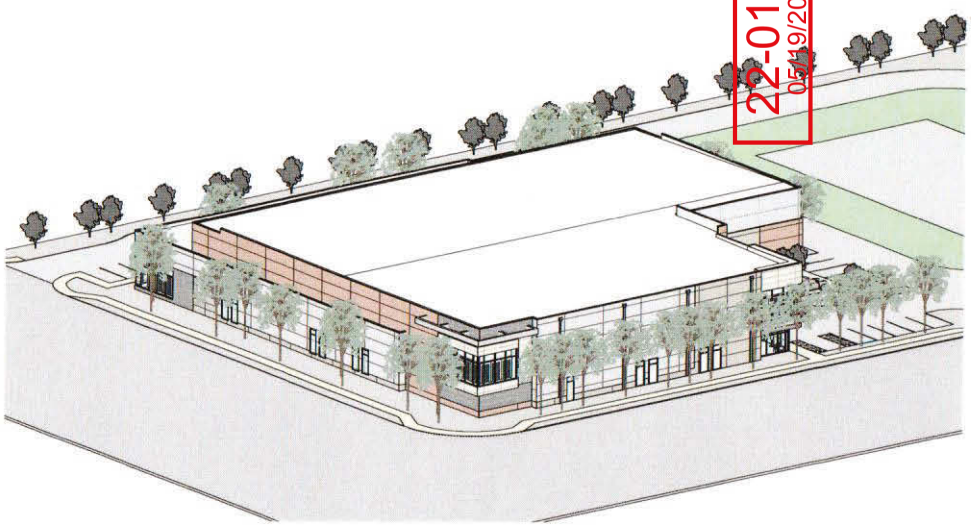
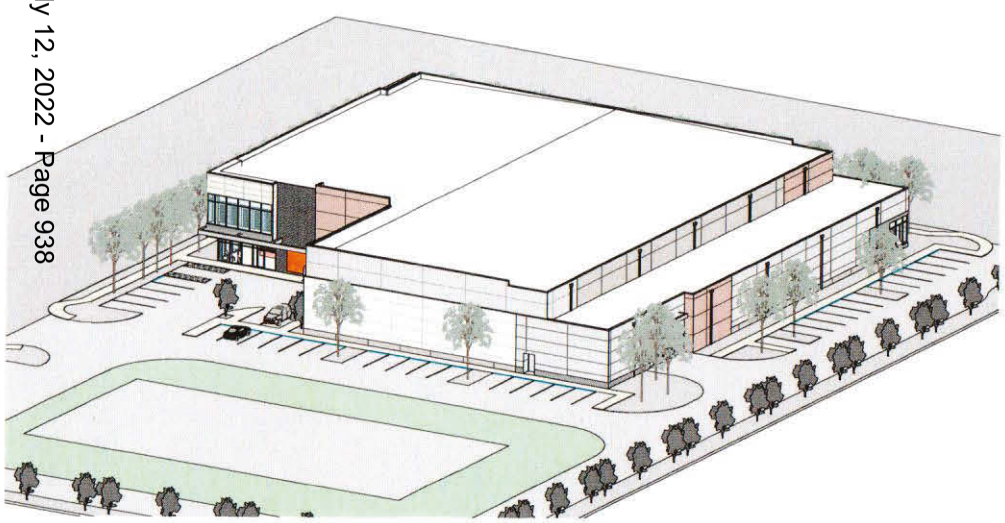
22-0165
05/19/2022



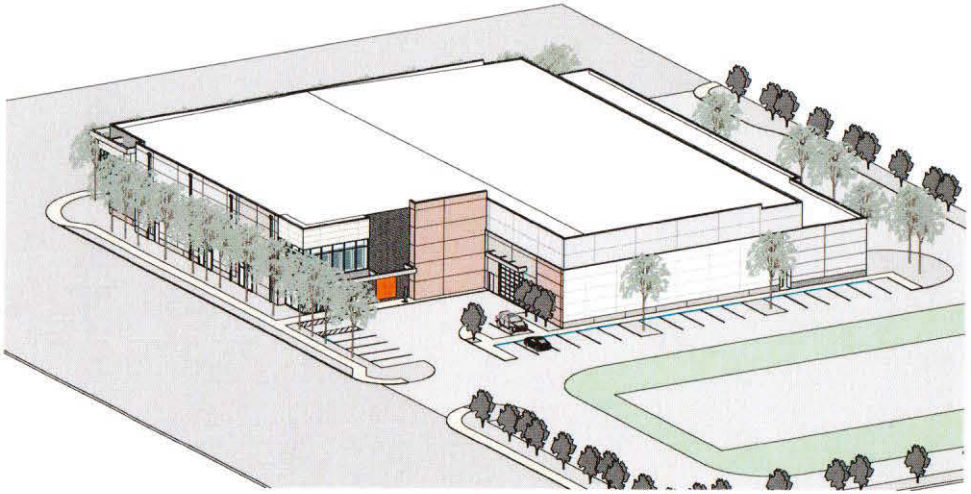
① View Looking Northeast



② View Looking Northwest



③ View Looking Southeast



④ View Looking Southwest

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ANN ROAD - PROPOSED SELF STORAGE

DXD Capital

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22-0165
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View from Ann Road at Leggett looking West

ANN ROAD - PROPOSED SELF STORAGE

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22-0165
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Aerial View looking North across Ann Road

ANN ROAD - PROPOSED SELF STORAGE

DXD Capital

Studio Level 1



22-0165-GPA1, 22-0165-ZON1, 22-0165-SUP1, AND 22-0165-SDR1 - APPLICANT: DXD CAPITAL - OWNER: PRECEDENT PROPERTIES, LLC

NORTHWEST CORNER OF ANN ROAD AND LEGGETT ROAD

05/26/2022



22-0165-GPA1, 22-0165-ZON1, 22-0165-SUP1, AND 22-0165-SDR1 - APPLICANT: DXD CAPITAL - OWNER: PRECEDENT PROPERTIES, LLC

NORTHWEST CORNER OF ANN ROAD AND LEGGETT ROAD

05/26/2022



22-0165-GPA1, 22-0165-ZON1, 22-0165-SUP1, AND 22-0165-SDR1 - APPLICANT: DXD CAPITAL - OWNER: PRECEDENT PROPERTIES, LLC

NORTHWEST CORNER OF ANN ROAD AND LEGGETT ROAD

05/26/2022



22-0165-GPA1, 22-0165-ZON1, 22-0165-SUP1, AND 22-0165-SDR1 - APPLICANT: DXD CAPITAL - OWNER: PRECEDENT PROPERTIES, LLC

NORTHWEST CORNER OF ANN ROAD AND LEGGETT ROAD

05/26/2022



22-0165-GPA1, 22-0165-ZON1, 22-0165-SUP1, AND 22-0165-SDR1 - APPLICANT: DXD CAPITAL - OWNER: PRECEDENT PROPERTIES, LLC

NORTHWEST CORNER OF ANN ROAD AND LEGGETT ROAD

05/26/2022



22-0165-GPA1, 22-0165-ZON1, 22-0165-SUP1, AND 22-0165-SDR1 - APPLICANT: DXD CAPITAL - OWNER: PRECEDENT PROPERTIES, LLC

NORTHWEST CORNER OF ANN ROAD AND LEGGETT ROAD

05/26/2022

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

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FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

June 7, 2022

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

RE: General Plan Amendment, Zone Change and Design Review, Special Use Permit for Mini-Storage on P-O zoned parcels at NWC Ann Road and Leggett. 125-28-801-014, 016, 018

Dear Mr. Boyles:

Our client is interested in the above mentioned parcel that total 3.18 acres and are currently zoned P-O. We request your consideration to allow a three-story mini storage facility.

Site Development Plan Review: Notable characteristics of the site layout and building design include:

1) There are four loading spaces within the building.
2) There are 855 proposed storage units. With a requisite five spaces plus a ratio of one parking space per 50 units, 22 spaces are needed. There are 25 spaces surrounding the building.
3) The building is oriented towards the intersection of the two major roadways.
4) The building is stepped back to accommodate residential adjacency standards of the vacant (R-E) and large lot residential properties at the western property line. The foot print is more than 105 feet from the northern property line and the nearest residential property line to the south. This can accommodate the 35-foot height without the need for a waiver.
5) Visual interest, materials and articulation are consistent with design guidelines listed in Title 19.
6) Landscape standards are met although a waiver is requested for a cross section that offsets the sidewalk.
7) Intersection and driveway offsets are met.
8) The trash enclosure is within the secure building.

22-0165
06/16/2022

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Special Use Permit: The design meets Special Use Regulations for Mini-storage:

1. There is no manager's security residence while one unit is allowed. A manager is not needed as there is 24-hour surveillance. The office will be manned by on-site employees from 9:30 Am to 6:00 PM daily then 9:00 AM to 5:30 PM Saturday.
2. All Storage is within an enclosed building. Loading and trash are also within this building. There are no RV storage spaces.
3. There will be no other activities other than storage within the building. The electrical system is designed no to offer power to individual units. The 24-hour indoor and outdoor surveillance is added to ensure activities prohibited in Title 19.12 will not happen after employee hours.
4. There are no rental trucks stored on-site.
5. There is no need for additional screening consideration for truck or trailer rentals.
6. All sides of the building are constructed with decorative block.

Waiver of Development Standards – Landscaping: Currently Legget Road is not improved adjacent to the site. The property immediately north uses rural standards while the property further north has an attached sidewalk with 15 feet of landscaping. Our client prefers to use a detached sidewalk. This cross section includes the same amount of land used for planting (15 feet) and sidewalk (5 feet), but is rearranged to a composition that is more comfortable for both pedestrians and cyclists using the dedicated lane as it both holds more visual interest and provides more shade. The applicant is willing to sign a maintenance agreement for property within the right of way.

GPA, Rezone: The P-R zoning designation is now defunct making any use require a zone change. The GPA request to change the designation to Service Commercial and rezone to C-1 will allow for mini-storage on the south portion site while still leaving the option for other uses, including schools and offices, on the north portion of the site. With this approval, it is unlikely intense commercial uses will occupy the north portion of the site because of lack of visibility presented by the proposed storage building.

We respectfully submit that the mini-storage use an appropriate use for this corridor that hosts a combination of RNP, Commercial and Planned Community. This property has been challenging undeveloped infill property for several decades. Mini-storage is a low intensity use that, with the sensitive design will not have significant impact surrounding established residential area.

Respectfully,

L A Dreja

Lora Dreja
Land Entitlements
(702) 598-1408

22-0165
06/16/2022

22-0165-SDR1
DXD Capital

NWC Ann Road and Leggett Road

Proposed 104.879 thousand square foot mini-storage development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF]	104.879	1.51	**158**
AM Peak Hour			0.10	**10**
PM Peak Hour			0.17	**18**

Existing traffic on all nearby streets:

Ann Road

Average Daily Traffic (ADT)	18,399
PM Peak Hour	1,472
(heaviest 60 minutes)	

Cimarron Road

Average Daily Traffic (ADT)	1,155
PM Peak Hour	92
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Ann Road	59,900
Cimarron Road	15,600

This project will add approximately 158 trips per day on Ann Rd, Leggett Rd. and Cimarron Rd. Currently, Ann is at about 31 percent of capacity and Cimarron is at about 7 percent of capacity. With this project, Ann is expected to remain unchanged and Cimarron to be at about 8 percent of capacity. Counts are not available for Leggett, but it is believed to be under capacity.

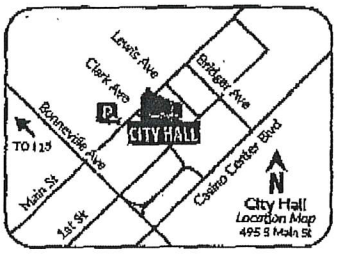
Based on Peak Hour use, this development will add about 18 vehicles in the peak hour, or about one every three minutes.

Note that this report assumes all traffic from this development uses all named streets.

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-SUP1 and 22-0165-SDR1

Planning Commission Meeting of **07/12/2022**

22-0165
12528801009
JOHNSON MURPHY FAMILY TRUST
MURPHY TIMOTHY L TRS
7900 KIOWA CIR
LAS VEGAS NV 89149-5113

18a-d P

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

ease use available blank space on card for your comments.

-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-UP1 and 22-0165-SDR1

anning Commission Meeting of **07/12/2022**

22-0165
12528801008
FOREMAN CRAIG W & JENNIFER A
7910 KIOWA CIR
LAS VEGAS NV 89149-5113

18a-d P (x2)

Nora Lares

From: Mandy Wyatt-Hulton <mandywyatthulton@gmail.com>
Sent: Tuesday, June 28, 2022 7:55 PM
To: Nora Lares
Subject: Purposed Site of 3 Story storage unit on Ann Rd and Leggett
Attachments: 20220628_172330.jpg; 20220628_185838.jpg; 20220628_192001.jpg

Categories: Birthday

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

Good evening. I just left the community meeting regarding the purposed site of a huge storage unit on the corner of Ann Rd and Leggett. There are only a few nice areas in Las Vegas, and Centennial Hills is one of those areas. We are a proud community. There are expensive homes here and we keep our community nice and clean. I oppose the idea of putting such a monster storage unit on that property. Below are the reasons why we don't want it in our neighborhood.

1) There's already a storage unit across the street (Storage One @ 5625 Leggett) that is not even at capacity.
2) More traffic for people trying to come out of Painted Desert. Over the last year it's already getting more difficult to pull out onto Ann Rd due to the increase of traffic already. Not to mention the school bus stop there. And Big Rigs (they can't guarantee there won't be Big Rigs coming in and out of there) coming in and out of there moving people's belongings from wherever.
3) There has been a lot of storage units already being built (or just completed) in the area recently.
4) I know there has been at least 2 homeless people that have died in a certain storage until in the area because they were living in them. I have noticed the homeless population has already started to grow in the area. I see homeless people walking around panhandling or sleeping in the Centennial Hills stopping center or the Albersons shopping center a lot more already, this will attract more.
5) Property values will go down.
6) It's too big!

We want it to stay zoned as either P-R, or Residential. Please not C1. Allowing this Monster storage unit to be built here will be a travesty. All of us that have purchased our homes here liked the area for the peace and quiet of the area. Plus it made us feel safe. Please don't allow this to happen. There area a lot of retired people here. And people that bought there homes here to raise their children in a nice, quiet, wholesome environment. Please don't take that away from us. Nowadays that's hard to find! Please feel free to call me . Have a great evening.

Thank you,
Amanda Wyatt
805-814-2497
5436 Desert Valley Dr
Las Vegas, NV 89149


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MOVING
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StorageOne
SELF STORAGE
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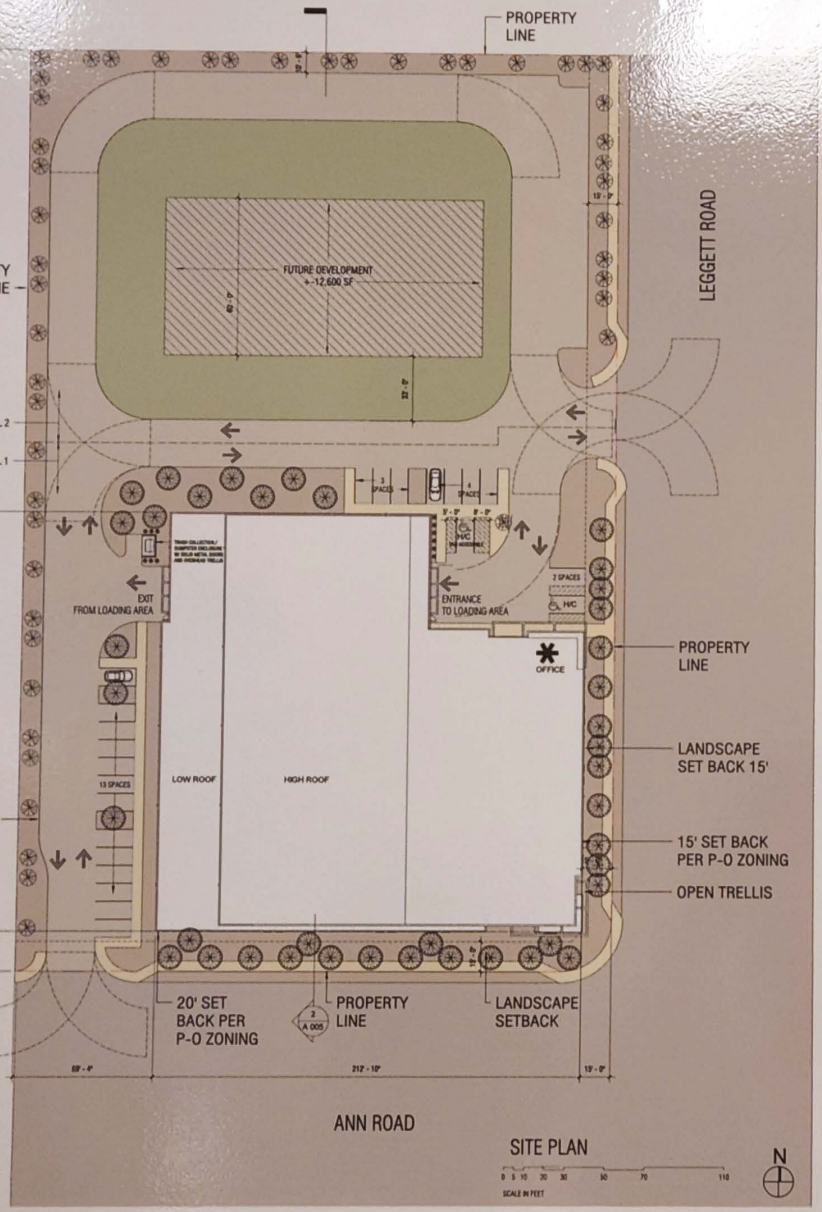
(702) 364-2100
OFFICE
5625
5625





LOOKING SOUTHWEST FROM LEGGETT

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	BUILDING SETBACK LINE
*	ENTRANCE LOCATION

DEVELOPMENT DATA

TOTAL PARCEL AREA	3.18 ACRES: 138,520.8 SF
PARCEL 1 - MINI WAREHOUSE	1.83 ACRES / 79,651 SF
PARCEL 2 - UNASSIGNED	1.35 ACRES / 58,951.8 SF
BUILDING DATA	
FIRST FLOOR:	39,651.5 SF
SECOND FLOOR:	32,439.5 SF
THIRD FLOOR:	32,789.5 SF
TOTAL BUILDING AREA:	104,878.5 SF

ZONING INFORMATION

PROPERTY PARCEL: 125-28-801-014,016, 018

ZONING: CURRENT ZONING: P-O (PROFESSIONAL OFFICE) / PROPOSED ZONING: C-1 (LIMITED COMMERCIAL)

DEVELOPMENT GUIDELINES PER THE UNIFIED DEVELOPMENT CODE
CHAPTER 19.08.050, P-O PROFESSIONAL OFFICE

MINIMUM LOT WIDTH 60' 297'-2" PROVIDED
MAXIMUM LOT COVERAGE 50% 49.8% PROVIDED

BUILDING HEIGHT: PER 19.08.040
2 STORIES OR 35' WHICHEVER IS LESS
PROXIMITY SLOPE ADJACENT TO RESIDENTIAL - 3' OF SETBACK IS REQUIRED FOR EACH 1' OF BUILDING HE
PROXIMITY SLOPES ARE SHOWN ON THE SITE SECTIONS - WE COMPLY - 35' MAXIMUM BUILDING HEIGHT

YARD REQUIREMENTS: PER: 19.08.050
MINIMUM FRONT YARD SETBACK: 20' 20'-0" PROVIDED
MINIMUM CORNER SIDE YARD SETBACK: 15' 69'-4" PROVIDED
MINIMUM REAR YARD SETBACK: 15' 235'-2 1/2" PROVIDED

LANDSCAPE BUFFERS:
MINIMUM LANDSCAPE BUFFER 15' ADJACENT TO RIGHT OF WAY
ANN ROAD 20' PROVIDED
LEGGETT ROAD 15' PROVIDED

MINIMUM LANDSCAPE BUFFER 8' AT INTERIOR LOT LINES
WEST SIDE OF PARCEL 10' PROVIDED
NORTH SIDE OF PARCEL 10'-6" PROVIDED

PARKING REQUIREMENT: PER 19.12.070
1 SPACE FOR EACH 50 STORAGE UNITS + 5
855 UNITS / 50 = 17.1 + 5 = 22.1 SPACES REQUIRED
SPACES PROVIDED: 23 - 2 ACCESSIBLE SPACES INCLUDED

LOADING: PER TABLE 3, 19.08.110
30,000 TO 50,000 SF 3 SPACES, + 1 PER EACH ADDITIONAL 1000,000 SF
4 INTERIOR LOADING SPACES PROVIDED

REFUSE COLLECTION: PER 19.08.040
A DUMPSTER IS LOCATED INSIDE OF THE BULDING ADJACENT TO THE INTERIOR LOADING AREA - WE CO

ANN ROAD - PROPOSED SELF STORAGE

DXD Capital

Studio Level
1001 North Warren Street Gary, Indiana

Planning Commission July 12, 2022 Page 953

Application Information

22-0165 - PUBLIC HEARING - APPLICANT: DXD CAPITAL - OWNER: PRECEDENT PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 3.18 acres on the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016 and 018), Ward 4 (Anthony).

22-0165-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL), Ward 4 (Anthony).

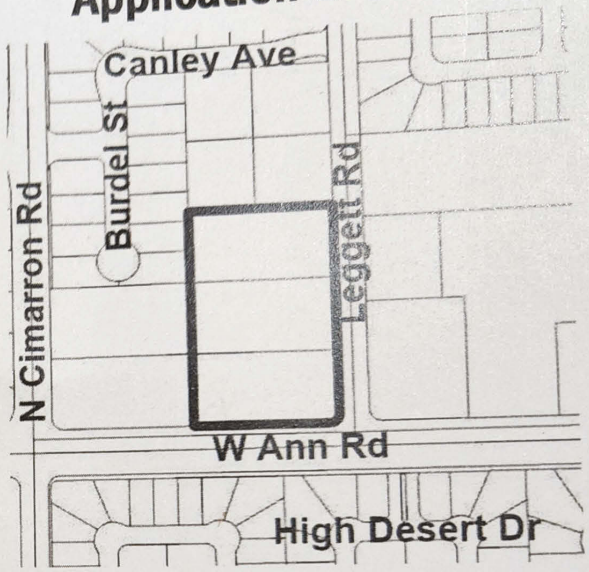
22-0165-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL), Ward 4 (Anthony).

22-0165-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE, Ward 4 (Anthony).

22-0165-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 845-UNIT, 104,879 SQUARE-FOOT MINI-STORAGE DEVELOPMENT WITH FUTURE BUILDING PAD SITE AND A WAIVER OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, Ward 4 (Anthony).

Planning Commission July 12, 2022 - Page 954

Application Location



emp. ID#

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

Neighborhood Meeting Information

Location: Centennial Hills Library
6711 North Buffalo Drive
Las Vegas, Nevada 89131

Date/Time: Tuesday, June 28th, 2022 at 6:30 p.m.

Contact: Lora Dreja (702) 598-1408

This meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification **only**; however, a city representative will be in attendance to answer any questions related to the General Plan.

4798547

Nora Lares

From: Sherri Warf <swarfhomes@gmail.com>
Sent: Wednesday, June 29, 2022 6:33 PM
To: Nora Lares
Subject: Opposition to 22-0165

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Hello,

I live in Canyon Creek North, the subdivision just West of this proposed project.

We oppose the General Plan change from Office to Service Commercial.

We oppose the Zoning change from Professional Office to C-1 Commercial.

We oppose the Special Use Permit for the Mini Storage.

We oppose the Side Development Plan Review for a 3-story, 845 Unit, 104,879 SF Mini Storage Development, future building pad site and waiver of the perimeter landscape buffer.

There is a Storage Facility literally across Leggett that is not full currently. This building does not fit in a residential neighborhood…and we do not want anything of commercial nature on this land adjacent to custom & track home neighborhoods.

Thank you.

Sherri Warf
5721 Owl Butte Ct.
Las Vegas, NV. 89149

Sherri Warf, REALTOR®
NV License 73491
702.245.8831
3042 S. Durango Dr.
Las Vegas, NV. 89117
sherriwarfhomes.com

SIMPLY VEGAS
REAL ESTATE MADE SIMPLE™

July 5, 2022

Attn: Nora Lares

Re: 22-0165

City of Las Vegas Zoning Dept.:

I am a homeowner in the Painted Desert community on Ann Road. I vehemently oppose the construction of a commercial storage unit building at Ann Road and Leggett Road.

Las Vegas is notorious for re-zoning parcels, and I'm tired of it. Let us keep our lovely neighborhood of well kept homes and relatively limited commercial business.

The last thing any of us want to look at is an unsightly 3 story building. Please respect the wishes of the community surrounding this parcel.

Sincerely,

Dana Lamb

7648 Rolling View Drive Unit 201

Las Vegas, NV 89149

From: noreply@formstack.com
To: Planning Comments
Subject: Planning Application Comments Form
Date: Saturday, July 2, 2022 12:00:05 PM

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Formstack Submission For: Planning App Comments

Submitted at 07/02/22 11:59 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0165
Position:	I OPPOSE the project and all related applications.
Name:	Jeff Harris
Residential or Business Address:	8004 Edward Baher Ave. Las Vegas , NV 89149
Phone:	(406) 249-4536
Comments:	I strongly oppose the proposed General Plan Amendment, Zone Change, Special Permit, and Site Development Plan Review for Application 22-165 (applicant DXD Capital). The reasoning is that the proposed project is not compatible with existing land use patterns in the area. The proposed land use and wavier of perimeter landscsaping will negatively impact surrounding residential and office professional uses. The General Plan was carefully crafted and well thought out in advance to reflect a mix of land uses that worked

in harmony with infrastructure in thae area. Application 22-0165 would disrupt and add a different element which was not comtemplated (or perhaps was comtemplated and then discounted by your professional staff).

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

From: noreply@formstack.com
To: Planning Comments
Subject: Planning Application Comments Form
Date: Tuesday, July 5, 2022 11:33:40 AM

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Formstack Submission For: Planning App Comments

Submitted at 07/05/22 11:33 AM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0165
Position:	I OPPOSE the project and all related applications.
Name:	Stephen Felgar
Residential or Business Address:	5412 Irish Spring St. Las Vegas, NV 89149-2004
Phone:	(702) 449-2034
Email:	elsabeluga@msn.com
Comments:	I oppose this zoning change. We already made one compromise to allow a professional building and I believe that is the limit our neighborhood can take. Another structure like the one at Durango and Centennial Pkwy will further degrade the residential character of the area.

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

22-0165

Call Jim for Pick up 702-371-4669

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JUL 5 - 2022

City of Las Vegas
Department of Planning

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Michele Gatti	[signature]	7905 March Brown Ave Las Vegas NV 89149	702-528-5087	7/2/22
Tim Compton	[signature]	8048 Edward Bahar Ave Las Vegas, NV 8149	702-528-5137	7/2/22
Frank Maletsky	[signature]	7901 Blue Charm Ave	775-338-1580	7-2-22
Ernest Ventura	[signature]	5733 Ocean Beach Dr	702 498-9466	7-2/22
HARRY V. VAN GORP	[signature]	5724 Centralia St Las Vegas, NV, 89149	702-785-2859	7-2-2022
Yvonne Edwards	Yvonne Edwards	5704 Centralia St	702-285-6218	7-2-2022
* JACK CLARK	[signature]	7649 Rolling View Dr. #201 LV NV 89149	801-231-8823	7-3-22
Stephanie Ryne	[signature]	8784 W. Washburn Rd. LV NV 89149	702-858-8801	7/3/22
[signature]		7861 Quint Gordon Ave		7/3/22
Sue Kirland	[signature]	7749 Kasmere Falls Dr LV NV 89149	424 274 5078	7/3/22
KATHERINE LARSEN	[signature]	7868 MARCH BROWN AVE LAS Vegas, NV 89149	702-243-5113	7-3-22
ROGER STADE	R Stadem	5608 WHALE ROCK ST LV NV 89149	rastadee@cox.net	7-3-22
Rhonda Chapple	R Chapple	5611 N Cimarron Rd LV 89149	562 8438722	7-3-22
J. Carrera	J Carrera	5429 Red Sun Dr. LV 89149	702-604-3089	7/3/22

16a-d P
Pg 1 of 3

22-0165 Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

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Department of Planning

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Mark DeLong	Mark DeLong	7250 Whitedove #104	702-205-3993	7-3-22
DANA LAMB	Dana Lamb	7648 Rolling View Dr #201 89149	702-283-3987	7-3-22
Deanna DeLong	Deanna DeLong	8041 Edward Baker Ave 89149	702-630-1089	7-3-22
Tom DeLong	[illegible]	8041 Edward Baker Ave 89149	702-521-1711	7-3-22
Joan Weber	Joan Weber	5750 N Dapple Gray 89149	702 278 8420	7-3-22
Ket Weber	Kit W. Weber	5750 N Dapple Gray 89149	702 278 6253	7-3-22
Marie Bostick-Champlin	Marie Bostick-Champlin	5705 Whale Rock St.	702-234-6640	7-3-22
Kelly + Sherry Holloway	Sherry Holloway	5721 Whale Rock	702-755-1349	7-3-22
Stacey Entrop	Stacey Entrop	5524 Red Sun Dr.	940-631-4633	7-3-22
LeeAnn Maunda Holland	LeeAnn Maunda Holland	7904 Canley Ave, 89149	808-358-3208	7-3-22
Mike Reigh	Mike Reigh	8112 Deepstove	702 306 6502	7/3/22
Diana Wood	Diana Wood	7644 Rolling View Dr. #202	702 521 1746	7/3/22
Gary Wood	Gary Wood	" " "	702-525-2725	7/3/22
Alan Puleipher	[illegible]	8480 W. LaMancha		7/3/22

Planning Commission July 12, 2022 - Page 962

18a-dP
Pg 20 of 8

22-0165

Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

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City of Las Vegas
Department of Planning

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Reuben Figueroa	[signature]	8201 ASHKAM AVE	702-461-0343	7/3/22
MICHAEL HOUSE	Michael House	7917 MARCH BROWN AVE	540-514-3390	7/3/22
ORLIN HOUSE	Orlin O. House	7917 MARCH BROWN AVE	540-514-6615	7/3/22
GEORGE HANSON	George H	7869 Quill Garden ave	702 491-9585	7-3-22
Raymond Spencer	Raymond Spencer	5624 Burdel St Las Vegas NV	702 289-0620	7.3.22
Sharyn Spencer	Sharyn Spencer	5624 Burdel St LV NV	903.423.1585	7.3.22
CHRIS WREN	[signature]	5711 ASPEN FALLS CIR.	702-769-3893	7-3-22
Jared Wren	[signature]	10134 Neville Ct	702-302-2917	7/3/22
Robert Harty	[signature]	9085 W El Campo Grande AVE	702 271 8635	3 Jul 2022
PAULA KNUTSEN	Paula Knutsen	8221 CEDAR MESA AVE	702-489-7422	7-3-2022
MICHAEL P. KNUTSEN	[signature]	8221 CEDAR MESA AVE	702-489-7422	7-3-2022

18 a-d P
Pg 3 of 8

22-0165

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City of Las Vegas
Department of Planning

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Cynthia A. Reigh	Cynthia A Reigh	8112 Deep Stone Ave 89149	775 400 8405	7/3/22
CHUCK / [illegible]	[illegible]	8545 El Campo Grande	702 994-0076	7/3/22
Casey Chapple	[illegible]	5611 N Cimarron Rd Las Vegas NV 89149	562-237-8080	7/3/22
Stacy Warner	Stacy Warner	5709 Bolton Bay Way 89149	702 885 5969	7/3/22
Kenneth Clark	Kenneth Clark	2852 March Brown Ave	702-277-5728	7/3/22
Summer Golia	Summer Golia	9115 W. Hammer Ln.	916-627-8299	7/3/22
Sierra Golia	Sierra Golia	9285 W. Ann Rd.	702-480-9523	7/3/22
Barbara L. Maletsky	Barbara L Maletsky	8309 Ashkum Ave	760-382-3159	7/3/22
Randell Perkins	[illegible]	8124 W. Hammer Ln.	702-437-5259	7/3/22
Michelle Flater	Michelle Flater	8124 W Hammer Ln	702 437 5259	7/3/2022
Eugene Rodrigo	[illegible]	7916 March Brown	702 656-0553	7/3/2022
Raymond Fuls	[illegible]	5616 Windy Gap	702-656-[illegible]	7/3/2022
Edith Flores	[illegible]	7924 Aspect Way 89149	702 715-8481	7/3/2022
Anthony Ahern	[illegible]	8201 W. Ashkum AVE	702-638-4557	7/3/2022

180-dP
pg 4 of 8

22 0165 Call Tim Murphy for pick up 702 3714669

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Department of Planning

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Maryann Brewer	Maryann Brewer	5728 Centralia St.	818-517-0186	6/28/22
Jackie Brewer	Jackie Brewer	5728 Centralia St	818-621-4816	6/28/22
Vernia McCullough	Vernia McCullough	5840 Drift Bent St	352-457-7424	7-2-22
Roberta Hanson	Roberta Hanson	7869 Quill Gordon Ave	702-491-9804	7-2-22
Heidi Wichie	[illegible]	5524 Red Sun Dr.	940-273-4059	7/2/22
Jason Weber	Jason Weber	8211 W. Hammer lanes	702-848-0917	7/2/22
Vicki Brown	Vicki Brown	5721 CENTRALIA St.	702-286-8518	7/2/22
Julie Barnes	Julie Barnes	5765 N. Durango Dr.	702-306-2050	7/2/22
Ken Barnes	Ken Barnes	5765 N Durango Dr	702-306-2050	7/2/22
Chris Kulczyk	[illegible]	5308 Savant Ct.	702-994-2844	7/2/22
Melissa Pipersburg	M. Pipersburg	7916 March Brown Ave	805 200 4344	7/2/22
Julia Jesinger	[illegible]	6114 Kings Brooks Ct 89149	702 835 2307	7/2/22
MARIO SAENZ	[illegible]	5716 WHALE ROCK ST.	702 506 4094	7/2/22
Torre Romero	[illegible]	7809 Quill Gordan Ave 89149	Formula fpi00@yahoo.com	7/2/22

18a-d P
Pg 5 of 8

22-0160 Call Tim Murphy for pick up 702 371 4669

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Department of Planning

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Harry Vivian Gorp		5721 Centralia St. Las Vegas NV, 89149	hvivangorp@yahoo.com 702-785-2859	6-28-22
Louise Kissinger		5716 " " "	Tweezy51@Gmail.com 702-275-3672	"
Penny Baratta		5724 Owl Butte Ct LV 89149	702-481-1972	6-28-22
Gene Baratta		" " " "		
Edward Baklajian		5700 Whale Rock St	702 368-6792	7/2/22
Monet Pitre		5605 Janell dr	702 2244887	7/2/22
Steven Zawislak		" "	7024612558	7/2/22
Shawn Berry		7724 Beach Falls Ct	hellsingberry@hotmail	7/02/22
Sherry L. Jones		7913 March Brown Ave	arizonadevil91@gmail.com	7/2/22
Amber Tweedie		8113 Canyon Wren Ave	amberthegrumpe yahoo.com	7-2-22
Bruce Tweedie		8113 Canyon Wren Ave	brucetweedie@gmail.com	7/2/21
Maria Miranda		5717 Pebble Rock NV 89149	themirandateam@yahoo.com	7/2/22
Joseph Caron III		7921 Quill Gordon Ave	702-465-6882	7/2/22
Jimmy Washington		7857 March Brown Ave	702 203 4705	7/2/22

Board Pg 6 of 8

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Printed Name	Signature	Address	Email or Phone#	Date
Fabian Chapple	Fabian Chapple	5611 N Cimarron	Fabian.chapple@gmail.com	6/27
Rhonda Chapple	Rhonda Chapple	" "	Chapple.rhonda@gmail.com	6/27
Beltejar, Rey	[signature]	7909 Kiowa Circle Las Vegas NV 89149	reynolfoBeltejar@gmail.com	6/30
Joe Ortega	[signature]	5708 Silver Belle ST LV NV 89149	Jorteg96027@yahoo.com	7.02.2022
Marilyn Caron	[signature]	7925 Gulll Gordon Ave LV. NV. 89149	Lynnri76@Hotmail	7.02.02
John Lowberg	[signature]	5416 Rainbows End Dr. Las Vegas NV 89149	JohninLasVegasP yahoo.com	7-2-2022
Susan Ware	Susan Ware	8037 Edward Baker Ave Las Vegas NV 89149		7-2-22
Frances Mitchell	[signature]	7829 B Tue Charm Ave Las Vegas, NV 89149		7/2/22
Louise Harper	[signature]	8301 Bolingbrook Las Vegas NV 89149	LJHTURBO@AOL.com	7-2-22
Daneen Murphy	[signature]	7861 Blue Charm Ave LV, NV 89149	forartneen@gmail.com	7/2/22
Mark Woicichowski	[signature]	7717 Tinted Mesa Ct 89149	702.289.9094	7.2/22
Sandy Baklajian	[signature]	5700 Whale Rock St 89149	702 368-6792	7/2/22

18a-dP
Pg 7 of 8

22-0165 Call Tim Murphy For Pick up 702 371 4669

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Printed Name	Signature	Address	Email or Phone#	Date
TANYA GOODE	Tanya Goode	8000 Bronzewood Ave LV, NV 89149	TLG41LV@gmail.com	6/28/22
ERIK Archer	[illegible]	5725 Owl Butte Ct LV NV 89149	EARCHER68@yahoo.com	28 JUNE 2022
WENDY K GRAY	Wendy K. Gray	5725 Owl Butte Ct LV NV 89149	WENDYKGRAY@gmail.com	6/28/22
SHERRI WARF	Sherri Warf	5721 Owl Butte Ct Las Vegas, NV 89149	sherriwarf@gmail.com	6/28/22
David Warf	David Warf	5721 Owl Butte Ct LV NV 89149	warfid@earthlink.net	6/28/22
Kandee Keller	Kandee Keller	5824 Red Gull St. Las Vegas, NV 89149	kandee00@hotmail.com	6/28/22
Jim Meserve	Jim Meserve	5705 S. Durango Dr Las Vegas NV 89113	702-265-6800	6/28/22
LISA AMAYO	Lisa A Mayo	1825 Galopi Hardin, NV 89044	702-403-7779	6/28/22
Michael Hammond	Michael Hammond	8013 Edward Baker Ave Las Vegas, NV 89149	702-871-5757	7/2/22
CAROL CADY	Carol A Cady	7876 March Brown Ave Las Vegas NV 89149	310.351-5689	7/2/22
Joel Cady	Joel Cady	7876 March Brown Ave Las Vegas NV 89149	310-351-7912	7/2/22
NINA RUBIO	Nina Rubio	8049 EDWARD BAKER AVE LAS VEGAS NV 89149	702-655-3900	7/2/22
Jacquelyn Infante	[illegible]	5700 Burdel Street	702-806-3200	7/2/22
Vincent Gatti	[illegible]	7905 March Brown Ave Las NV 89149	702-528-5091	7/2/22

(8a-d P
Pg 8 of 8

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 11, 2022

Via Email (jboyles@lasvegasnevada.gov)

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

Re: Withdrawal from July 12, 2022 Planning Commission Meeting.
Item # 18 Applicant: DXD Capital
22-0165-GPA1, 22-0165-ZON1, 22-0165-SUP1 and 22-0165-SDR1

Dear Mr. Boyles,

Please be advised that I represent DXD Capital.

I have been authorized by my client to withdraw without prejudice the above-mentioned applications.

Very truly yours,

Brown, Brown & Premsrirut

David T. Brown, Esq.

cc: Emily Wetzstein, City Clerk, (ewetzstein@lasvegasnevada.gov)
Nora Lares, Agenda Technician (nlares@lasvegasnevada.gov)
Donna Toussaint, Planning Commissioner (d2saint@me.com)
Sally Christiansen, Ward Four Liaison (schristensen@lasvegasnevada.gov)

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07/11/2022
ITEM 18a-d

Submitted after final agenda

1) A three story building does not fit into a residential area.

2) Homeless people live in these types of storage facilities.

3) Potential of property values dropping due to an increase in crimes.

4) It should be zoned into a residential area for SFHs only.

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

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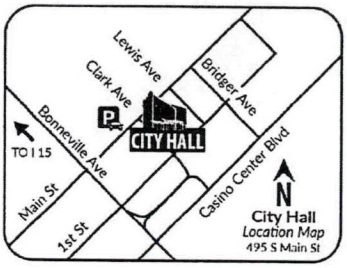

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of **07/12/2022**

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22-0165
12533510071
CARRERA J ALFONSO JR
5429 RED SUN DR
LAS VEGAS NV 89149

39 DRDFMP1 89149

19a-dP

Will negatively impact our real estate. No commercial change.

Marie Bostick Champlin

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

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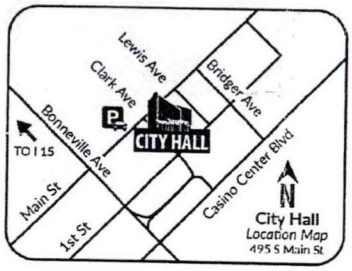

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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22-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-SUP1 and 22-0165-SDR1

Planning Commission Meeting of **07/12/2022**

22-0165
12528410027
CHAMPLIN RANDALL D
BOSTICK-CHAMPLIN MARIE
5705 WHALE ROCK ST
LAS VEGAS NV 89149-4699

39 DRDFNP1 89149

18a-dP

a 3-story storage unit is not going to be beneficial to our community. We are a 1story residential area. This monstrosity of a building will be a giant eye-sore for this area. We already have a storage unit in the same neighborhood. Secondly, the storage unit across the street already does not have adaquate parking for moving trucks & need to take residental road space to load/unload. Next, the owners will have the authority to ditch the storage unit & possibly build something else that another hearing - the old bait & switch. Office space zoning must stay instead of service commercial. Please protect our neighborhood!

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

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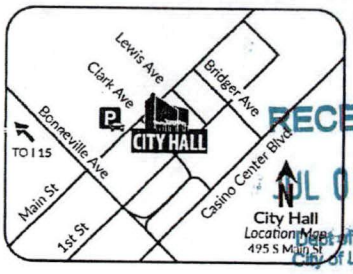

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City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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22-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-SUP1 and 22-0165-SDR1
Planning Commission Meeting of **07/12/2022**

22-0165
12528410096
GILCHRIST ANGELA R
8028 DIVERNON AVE
LAS VEGAS NV 89149-4941

39 DRDFNP1 89149

18a-d P

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

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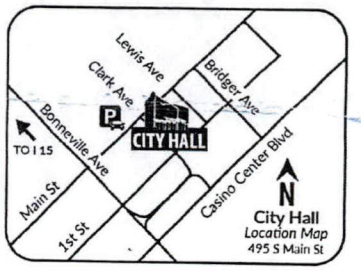

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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22-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-SUP1 and 22-0165-SDR1

Planning Commission Meeting of **07/12/2022**

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22-0165
12533510003
WEISS FAMILY REVOCABLE LIV TR
WEISS FRANKLYN T & PHYLLIS TRS
5509 RED SUN DR
LAS VEGAS NV 89149-6674

39 DRDFNP1 89149

18a-d P

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

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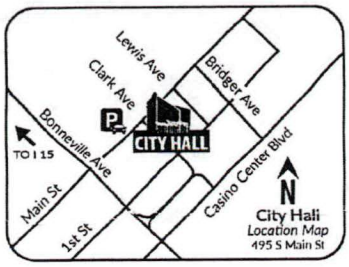

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City of Las Vegas

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-SUP1 and 22-0165-SDR1

Planning Commission Meeting of **07/12/2022**

22-0165
12528817007
STRADAL WILLIAM P & CARMEN M
5616 BURDEL ST
LAS VEGAS NV 89149

39 DRDFNP1 89149

180-d P

Jul 11 22 06:30a Lee 7023957980 p.1

ty of Las Vegas, Department of Planning
75 South Main Street
as Vegas, Nevada 89101

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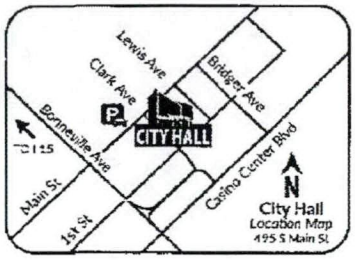

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.

2-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-UP1 and 22-0165-SDR1

lanning Commission Meeting of **07/12/2022**

22-0165
12528410006
LEE WILLIAM A & WILHELMINA A
8017 DIVERNON AVE
LAS VEGAS NV 89149-4913

39 DRDFMP1 89149

18a-d P

JUL. 6. 2022 8:11AM NO. 589 P. 1

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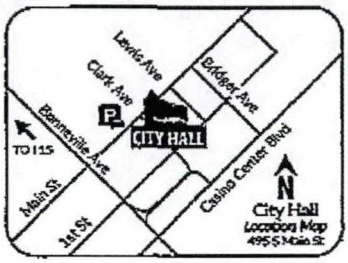

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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22-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-SUP1 and 22-0165-SDR1
Planning Commission Meeting of **07/12/2022**

22-0165
12528818001
ANN ROAD INVESTMENT L L C
5105 S DURANGO DR # 100
LAS VEGAS NV 89113

133 DRDFNP1 89113

18a-d P

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Las Vegas, Nevada 89101

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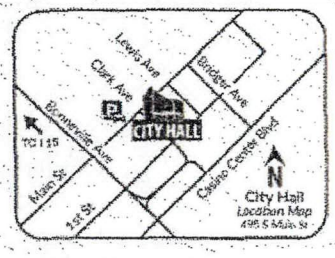

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We have storage across the street as well as 2.5 miles away! Please keep this residential!! No 3 story monstrosities!!!

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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22-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-SUP1 and 22-0165-SDR1

Planning Commission Meeting of **07/12/2022**

22-0165
12528817009
SPENCER RAYMOND EDWARD & SHARYN LEE
5624 BURDEL ST
LAS VEGAS NV 89149

39 DRDFNP1 89149

FAX COVER SHEET

TO	
COMPANY	LV Planning Comm
FAX NUMBER	17024647499
FROM	Sharyn spencer
DATE	2022-07-11 22:27:50 GMT
RE	NO!!! vote on 22-0165, 22-0165-GPA1, 22-016ZON1, 22-0165-SUP1

COVER MESSAGE

NO!!! vote on 22-0165, 22-0165-GPA1, 22-016ZON1, 22-0165-SUP1, 22-0165-SDR1, There is NO need for a 3 story business in this area. There is already a storage facility right across the street!!! not to mention, a HUGE one less than 3 miles up Ann.

18a-d P

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

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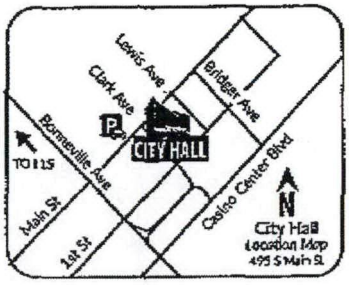

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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22-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-SUP1 and 22-0165-SDR1

Planning Commission Meeting of **07/12/2022**

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City of Las Vegas
Department of Planning

22-0165
12533510013
MEHLING SHERI J
7908 PAINTED ROCK LN
LAS VEGAS NV 89149-6650

18a-d P
Pg 1 of 2

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JUL 12 2022

City of Las Vegas
Department of Planning

July 7, 2022

City of Las Vegas
Dept. Planning
FAX 702-464-7499

RE: Meeting 7/12/22
Agenda Item 22-0165
22-0165GPA1, 22-0165ZON1, 22-0165SUP1, 22-0165SDR1

To Whom it May Concern,

Please let this letter serve as my OPPOSITION to the above requested Applications. I am the homeowner of 7908 Painted Rock Lane, Las Vegas, NV 89149, for over 10 years. My house is directly across the street from this area. My backyard faces Ann Road.

I am strongly opposed to this application for the following reasons:

- I am opposed to ANY zoning change. There is a reason this land is zoned for OFFICE/PROFESSIONAL. It needs to stay that way. We are primarily a residential neighborhood, NOT a commercial or industrial area.
- I am opposed to a 3-story building, especially a 3-story storage facility. This type of building would significantly distract from the look of the neighborhood and impede my view of the Northern mountains.
- I am opposed to a storage facility being built here. There is another storage property just behind the auto mechanics, and I'm sure they do not want competition that close. Also, I am VERY familiar with storage properties, as I run my family storage property Maycliff Mini-Storage & RV Park, located at 4001 E Sahara Ave., Las Vegas, NV 89149. I can only imagine the amount of noise, additional traffic, excessive lighting, and possible nighttime disturbances a storage property could bring.

Thank you for your consideration in this matter.

Sincerely,

Sheri Mehling- Homeowner

7908 Painted Rock Ln
Las Vegas, NV 89149
Phone 702-572-7517
e-mail: sherimehling@hotmail.com

18a-d
pg 2 of 2

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

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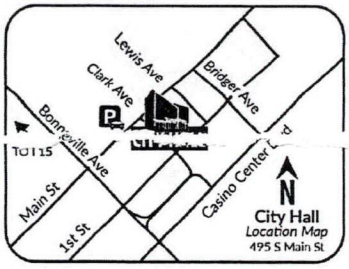

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Las Vegas, NV
Permit No. 1630

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0165 and 22-0165-GPA1 and 22-0165-ZON1 and 22-0165-SUP1 and 22-0165-SDR1

Planning Commission Meeting of **07/12/2022**

22-0165
12533110006
FIELDS STEVEN A
POWERS SHELLY A
8012 DEEP STONE AVE
LAS VEGAS NV 89149

39 DRDFNP1 89149

18a-d A

Nora Lares

From: Ken Slon <kslon@msn.com>
Sent: Tuesday, July 12, 2022 10:33 AM
To: Nora Lares
Subject: Fw: Item 18 DXD capital 22-0165-GPA1,220165-ZON-1-220165-SUP1;220165-SDRI

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

I am against the proposed project. It is not Harmonious and compatible and is against the master plan for this area. In addition there currently is a storage facility directly across the street from the proposed facility and many, many, more in the area close to where this one is proposed. One recently opened up further up Anne road with capacity for 600 storage units. The street where the project is proposed is bordered by two residential streets with one story residential homes, a small shopping center and a church. This is a high density project that does not belong in this low density neighborhood. I am against the site being changed from P1 to C.

Regards,

Ken Slon

8308 Ashkum St

Las Vegas, NV 89149

18 a-d P

Nora Lares

From: Paula Knutsen <paula.knutsen@gmail.com>
Sent: Monday, July 11, 2022 2:26 PM
To: Nora Lares
Subject: Re: Project #22-0165 Proposed Zoning Change and 3-Story Commercial Warehouse at Ann Road and Leggett Road

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

My husband and I live in Canyon Creek North, the neighborhood just west of the proposed development. We have lived here 10 years, and enjoy the area very much. We were opposed to the attempt by Terrible Herbst to develop the subject property, and are just as opposed to this present attempt.

Look around the area - a 3-story enormous commercial warehouse building right up to Ann Road DOES NOT FIT in an area of mostly residential, 1-story homes. Even the business park on the east side of Leggett Road is in keeping with one level buildings.

Please do not change the zoning from Office Professional to C1 (Service Commercial with Special Use Permit). While the original intended use for the property was RE, it changed to Office Professional around 2008, and the plans agreed upon at the time with neighboring residents was for 1-story offices, ample parking, and buffering landscape. IT SHOULD STAY THAT WAY.

PLEASE LISTEN TO THE VOICES OF THE NEIGHBORING RESIDENTS. We do not want the zoning changed from Office Professional, and a monstrous 3-story facility built on subject property.

Sincerely,

Michael and Paula Knutsen
8221 Cedar Mesa Ave.
Las Vegas, NV 89149

18adP

Nora Lares

From: Robert Paul Petekiewicz <frrobworks4mary@cox.net>
Sent: Saturday, July 9, 2022 4:22 PM
To: Nora Lares
Subject: Ref: 22-0165 - COMMERCIAL WAREHOUSE HIGH RISE PROPOSAL AT ANN AND LEGGETT ROADS

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

Please be advised that I am totally against the proposal to build a commercial warehouse high rise at Ann Road and Leggett Road.
As a resident of this local community for the last 18 years I am offended that such an idea is being put forth within this beautiful quiet residential area.
I stand with the rest of my neighbors in condemning such a proposal. WE DON'T WANT OR NEED A HIGH RISE WAREHOUSE IN OUR BEAUTIFUL RESIDENTIAL CENTENNIAL HILLS AREA!
Thank you for recording my objection.
Have a wonderful day!
Rev. Robert Paul Petekiewicz
8300 Shad Bush Avenue
Sent from my iPhone

18a-dP

Nora Lares

From: reynolfo beltejar <reynolfobeltejar@gmail.com>
Sent: Saturday, July 9, 2022 9:45 AM
To: Nora Lares
Cc: Leslie Murphy
Subject: OBJECTION TO PROPOSED DEVELOPMENT of a STORAGE FACILTY at ANN RD AND LEGGETT RD.
Attachments: 22 wheeler infront of 7909 Kiowa Cir LV NV.pdf

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

July 9, 2022

Sir/Madam;

The purpose of this letter is to present my objection to the following proposed development as enumerated by the references below:

References:
22-0165-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL)
22-0165-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)
22-0165-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 855-UNIT, 104,879 SQUARE-FOOT MINI-STORAGE DEVELOPMENT WITH FUTURE BUILDING PAD SITE AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS

I respectfully object to the planned development of Precedent Properties , LLC as identified above in my references. I list my material objection as follows:

(a) The company has not taken into account the restriction of movement into my property by big rigs, 18 wheelers. Attached is a photo of a large 18 wheeler parked in front of my property while waiting to offload its cargo in the adjacent existing storage facility located at Legget Road. (See attached photo of 22 wheeler in front of 7909 Kiowa Cir, Las Vegas, NV 89149)
(b) The developer does not have a specific plan on what to build at the back portion of the property and their waiver request for future unknown structure or development may have an unsightly impact or security concern to my property. My property is 7909 Kiowa Cir and it is next to the property they are going to develop.
(c) The developer's request of rezoning from (Office) to SC (Service Commercial) will have an impact on the environment and public health, the restriction of movement, unsightly impact on us living at Kiowa Circle, Las Vegas NV due to the increased traffic, potential homeless individuals living in storage facilities and
(d) Lastly, the proposed three storage facility will present a aesthetic blockage to our natural view of our environment.

My name: Reynolfo Beltejar, LCDR US Navy (Ret.)

1 Ba-d P
Pg 1 of 2

My address: 7909 Kiowa Cir Las Vegas NV 89149

My cell phone: (775) 283-8801

Thank you for your attention to my objection letter

Sincerely,

Reynolfo Beltejar

18a-d
Pg 2 of 2

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JUL 12 2022

City of Las Vegas
Department of Planning

22-0165 Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
TED RECHE	[signature]	(1) 6668 Cord Valley Vegas	702-334-8044	
Brittany Smith	[signature]	(2) 3911 Rive St. Las Vegas NV. 89115	(702) 801-7367	07/07/22
Teresa V. Hatcher Parker	[signature]	(3) 5241 Jalitzed Ct Las Vegas 89103	510-827-6349	7-7-22
Linda House	[signature]	(4) P.O. Box 571471 L.V., NV. 89157	708-897-3944	7-7-22
Misty Stevenson	[signature]	(5) 8216 Cedar Mesa Ave LV NV 89149	702-278-3616	7.9.22
Laura Ammiato	[signature]	(6) 6330 Regina Ridge LV NV 89149	909-568-4966	7.9.2022
Warren Lambert	[signature]	(7) 8301 Divernon Ave LV, NV 89149	702-463-2421	7/9/22
Lindsey Maestas	[signature]	(8) 8201 Bolingbrook Ave LV NV 89149	702-672-7645	7/9/22
John Carpenter	[signature]	(9) 7701 Sandridge Court Las Vegas, NV 89149	702-645-1792	7/9/22
Connie Carpineta	[signature]	(10) 5825 Red Gull St LV, NV 89149	702 539 4282	7/9/22
Patricia L. Martin	[signature]	(11) 8520 W. El Campo Grande L.V. NV 89149	702-283-1665	7/9/22
Charles E Martin	[signature]	8520 W El Campo Grande L.V. NV. 89149	702-283-1867	7-9-22
Frank Lessary	[signature]	(12) 8036 Divernon AVE LV. NV 89149	702-379-1095	7-9-22
Mark Schottmuller	[signature]	(13) 5425 Ireland street LV NV. 89149	702-373-9118	7-9-22

18a-dP
(X13)

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JUL 12 2022

City of Las Vegas
Department of Planning

22-0160. Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Lynda Deascentis	Lynda DeAscentis (1)	7773 Arnold Palmer Way	702-307-1248	7-5-22
Dwayne Garrison	[signature] (2)	7777 Arnold Palmer Way	702-580-2257	7-5-22
Cynthia Salerno	Cindy Salerno (3)	7744 Painted Sunset	1004cs@gmail.com	7-6-22
Steven C Solsaa	[signature] (4)	7773 Arnold Palmer Way 89149	702-265-8568	7-7-22
Terry Sokey	[signature] (5)	7769 Arnold Palmer 89149	702-656-5565	7/7/22
Christina Rogers	C. Rogers (6)	7761 Arnold Palmer Way 89149	702-501-0589	7/8/22
Marianne Laslo	[signature] (7)	7764 Arnold Palmer Way 89149	702-560-8614	7/8/22
Gary Ende	[signature] (8)	6748 Bastille Ave 89130	~~705-525~~ 702-523-9132	7/9/22
David Denison	David Denison (9)	5601 Windy Gorge St L.V. NV 89149 CCN	702-249-8874	7-9-22
Karen Denison	Karen Denison	5601 Windy Gorge St CCN 89149	702-249-8873	7-9-22
Donna Landers	[signature] (10)	5709 Janell Dr. 89149	702-395-0558	7/9/22
William Lee	William Lee (11)	8017 Divernon Ave 89149	702-395-4664	7/9/22
Judith Cirincione	Judith Cirincione (12)	8009 Canyon Wren Ave 89149	702-596-0093	7/9/22
Junee Garcia	[signature] (13)	9641 Friesian St 89143	775-482-4348	7/9/22

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City of Las Vegas
Department of Planning

22-0165 Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Darla Schottmuller	Darla (1)	5425 Ireland	iagrown@gmail.com	7/9/2022
Horacio Talavera	[illegible] (2)	7908 Blue Charm	RekRosAdGmail	7/9/22
Glenda Lemar	Glenda Lemar (3)	5420 Escallonia St	jgleman@cox.net	7-9-22
James LeMar	James LeMar	5420 Escallonia St	jgleman@cox.net	7-9-22
Candida Richards	Candida Richards (4)	6429 White Tiger Ct.	ohcandida@gmail.com	7-9-22
David Richards	David Richards	6429 White Tiger Ct.	davidrichards@cox.net	7-9-22
Dawn Becker	Dawn Becker (5)	8013 Bronzewood Ave	dawn.mbecker@yahoo.com	7-9-22
Kelley Dryden	Kelley Dryden (6)	5612 Bolton Bay Way	kelleyballock21@gmail.com	7/9/22
Shaun Hamilton	[illegible]	5612 Bolton Bay Way	shaunh072@gmail.com	7/9/22
Jacque Welch	Jacque Welch (7)	5717 Savant Ct.	welchjacque@yahoo	7-9-22
Lloyd Eggstaff	[illegible] (8)	5600 Rainbow Spring Ct	lloydeggstaff@gmail.com	7/9/22
DAWN Eggstaff	Dawn P Eggstaff	" "	DAWNeggstaff@gmail	7/9/22
Joseph Mudreaux	[illegible] (9)	5457 Pointe Gorge P	Joesvegas@live.com	7/9/22
Jon Carpineta	Jon Carpineta (10)	5825 Red Gull St.	jcarpineta@msn.com	7/9/22

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City of Las Vegas
Department of Planning

22-0165 Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Tim Miller	Tim W. Miller (1)	8213 Mountain Heather 89149	702-610-5252	7-7-22
Leslie Stowe	Leslie K. Stowe (2)	8020 Bronze Wood ave. 89149	702-595-5463	7-7-22
Greg Lushmann	[illegible] (3)	7821 Mission Point Ln.	310 678-2353	7-9-22
Sarita Bissett	Sarita Bissett	7821 Mission Point Ln.	310 916-6063	7-9-22
Christopher Hartzer	Christopher Hartzer (4)	5617 Burdell st	702-576-7013	7-9-22
Wendy Hartzer	Wendy Hartzer	5617 Burdel St.	702-576-6975	7-9-22
Rudy Roybal	[illegible] (5)	5476 Painted Gorge Dr	702-588-4719	7-9-22
CHRIS Kile	[illegible] (6)	7908 PAinted Rock Ln	331-233-3407	7-9-22
Sheri Mehling	Sheri Mehling	7908 Painted Rock Ln.	702-572-7517	7/9/22
Curtis Terry	[illegible] (7)	8535 Corbett St. LV	702-533-0425	7/9/22
Melynda Gross	[illegible] (8)	7853 Quill Gordon	702 409 3221	7/9/22
[illegible]	[illegible] (9)	8209 Divernon AV	702 339 0656	7-9-22
Vinetta Wroten	Vinetta Wroten (10)	8024 Kimwood Ave.	702-658-2875	7-9-22
Lonnie Wroten	Lonnie T. Wroten	8024 Kimwood Ave	702-275-0558	7-9-22

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JUL 12 2022

City of Las Vegas
Department of Planning

22-0160

Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature		Address	Email or Phone#	Date
Rochelle Ferguson		1	5445 Painted Gorge Dr. LV, NV 89149	rocardy.rc@gmail.com	7/10/2022
Kathy Martineau		2	3512 Riverwood Ct Las Vegas 89149	kathymartineau8@gmail.com	7/10/2022
Jesse Jorgensen		3	5965 Wasatch Ridge Cir. Las Vegas NV 89149	702 371 4196	7/10/2022
Kennia Villalba		4	5975 N Durango Dr Las Vegas, Nevada 89149	702-349-93-88	7/10/2022
Alex Salvatierra			5975 N Durango Dr Las Vegas NV 89149	661-917-8756	7/10/2022
Charlene Miller		5	8004 Bronzewood Ave. Las Vegas, NV 89149	725-252-0379	07/10/2022
Nina Bacigalupi		6	7905 Aspect Way Las Vegas, NV. 89149	Ninabaci2000@gmail.com	7/10/22
Amy Vo		7	7913 Astral Ave Las Vegas NV 89149	amyelizabethvo@gmail.com	7/10/22
James Mollica			7913 Astral Ave. Las Vegas, NV 89149	jmollica@comcast.net	7/10/22
Scott Kaha		8	5780 N. KILEY LAS VEGAS NV. 89149	SCOTKAHA8080@MAIL.COM	7/10/22
Rapatsorn Salmon		9	9060 W. Washburn Rd Las Vegas NV 89149	Puay.Salmon@hotmail.com	7/10/22
Christian Salmon			9060 W Washburn Rd. Las Vegas, NV 89149	theChristianISalmon@gmail.com	7/10/22
Loquel Tolliver		10	8905 CANYON WREN LV 89149		
John Putman		11	8217 SHADOW BROOK AVE LV 89149	JRDERLOCKS@YAHOO.COM	7/10/22

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JUL 12 2022

City of Las Vegas
Department of Planning

22-0165

Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
DONNA Andreanu	[signature]	(1) 89149 5457 Painted Gorge Dr	DMAND@gmail.com	07/09/2022
Jeff Smith	[signature]	(2) 5728 windy gorge ST 89149	Jdsmi003@gmail	7-9-22
Judy Anderson	[signature]	(3) 7920 Canley Ave. 89149		7-9-22
Dannelle Anderson	[signature]	7920 Canley Ave 89149	Dannelle Anderson	7-9-22
Dora Terry	[signature]	(4) 8535 Corbett 89149	doratheexplorer58@gmail.com	7/9/2022
Michelle Morrison	[signature]	8535 Corbett St 89149		7/9/22
Jeremy Garrett	[signature]	(5) 8013 Diverton AVE. 89149	Sabracinnabear@aol.com	7-9-22
Tim Murphy	[signature]	(6) 7900 Kiowa Cir 89149		7-9-22
RENE DAIGNEAULT	[signature]	(7) 8033 CANYON WREN AVE LV NV 89149		7-10-2022
SHARI SCHLESINGER-BERTSCH	[signature]	(8) 5409 ALABASTER Ct 89149	sharibertsch@mail.com	7-10-2022
DAVID Elliot	[signature]	(9) 8008 Edward Baker Ave Las Vegas, NV 89149	davidrelliot@yahoo.com	7/10/22
Scott Hoffrichter	[signature]	(10) 7238 Platinum Creek St Las Vegas NV 89131	702-235-6618	7/10/22
GARY PUNG	[signature]	(11) 5600 WHALE ROCK AVE. LAS VEGAS, NEV.	N/A	7/10/22
Paul Ferguson	[signature]	(12) 5445 PAINTED GORGE DR. LAS VEGAS, NV	P7469F@yahoo.com	7/10/22

18a-dP
(x12)

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JUL 12 2022

City of Las Vegas
Department of Planning

22-0165

Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
KENNEDY PUTMAN	[signature] (1)	8217 SHAD BUSH AVE. LV, NV 89149	702-595-1012	7/10/22
Steve Luedtke	[signature] (2)	7805 ASTRAL AVE LAS VEGAS, NV, 89149	702-275-1102	7/10/22

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JUL 12 2022

City of Las Vegas
Department of Planning

22-0160

PETITION AGAINST PROPOSED 3-STORY MINI-STORAGE BUILDING · TO BE LOCATED AT ANN ROAD AND LEGGETT ROAD

The undersigned are concerned citizens and area residents who urge our CITY COUNCIL to OPPOSE the proposed project and rezoning request [From: P-R (Professional Office and Parking) To: C-1 (Limited Commercial) with SUP1 (Special Use Permit) for a Mini-Storage Facility]

	DATE	NAME (Please print)		ADDRESS	EMAIL or PHONE #	SIGNATURE
1	7/3/22	FREDDIE SWIFT	(1)	8020 EDWARD BAKER 89149	702 655 7440	Freddie Swift
2	7/3/22	LISA [illegible]	(2)	8072 Edward Baker 89149	702-241-0104	[illegible]
3	7/3/22	HARRY HANSEN	(3)	8045 Edward Baker Ave	702 395 6001	Harry Hansen
4	7/3/22	JEFF HARRIS	(4)	8004 EDWARD BAKER AVE	406-249-45[illegible]	[illegible]
5	7/3/22	Wendy Cooper	(5)	8012 Edward Baker Ave	702-290-5768	Wendy Cooper
6	7/3/22	JOHN E. PERALA		8021 EDWARD BAKER AVE.	702 363 9003	John E Perala
7	7/3/22	KAY E. PERALA		8021 EDWARD BAKER AVE	702 363-9003	Kay E Perala
8	7/3/22	Amy Burns	(6)	5729 Whale Rock St	570-906-0953	[illegible]
9	7/3/22	Donna Gryczkowski	(7)	5717 Whale Rock St	702-355-4374	[illegible]
10	7/3/22	Randy Champlin	(8)	5705 Whale Rock st	702-234-6637	[illegible]
11	7/3/22	Alex Olekey	(9)	8001 Divernon Ave	702 755-0083	[illegible]
12	7/3/22	Janet White	(10)	5604 Whale Rock St	702 3269487	[illegible]
13	7/3/22	Stephen White	(11)	5604 Whale Rock St.	702-320-9486	[illegible]
14	7/3/22	David Carranza	(12)	5712 Whale Rock St	702 556-0730	[illegible]
15	7/3/22	Angel Carranza		5712 Whale Rock St	702 219-4299	[illegible]
16	7/3/22	Tammy Saenz	(13)	5716 Whale Rock ST	702 375 2305	[illegible]
17	7/3/22	Ryan Clyburn	(14)	5728 Whale Rock ST	937 751 0945	[illegible]
18	7/3/22	DEAN Cooper	(15)	8012 EDWARD BAKER AVE	725-243-9996	[illegible]
19	7/3/22	Debra Tyner	(16)	8016 Divernon Ave	702 382 9994	[illegible]
20	7/3	Michiko Hodges	(17)	8024 Divernon Ave.	408 410 1739	[illegible]

CALL TIM MURPHY @ 702-371-4669 FOR PETITION PICK-UP OR EMAIL PETITIONS TO NORA LARES @ nlares@lasvegasnevada.gov

18a-dP
(x17)

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

22-0160

PETITION AGAINST PROPOSED 3-STORY MINI-STORAGE BUILDING · TO BE LOCATED AT ANN ROAD AND LEGGETT ROAD

The undersigned are concerned citizens and area residents who urge our CITY COUNCIL to OPPOSE the proposed project and rezoning request
[From: P-R (Professional Office and Parking) To: C-1 (Limited Commercial) with SUP1 (Special Use Permit) for a Mini-Storage Facility]

	DATE	NAME (Please print)	ADDRESS	EMAIL or PHONE #	SIGNATURE
1	7/3/22	Angela Gilchrist (1)	8028 Divernon Ave	7028585783	
2	7/3/22	Norman Cox (2)	8100 Divernon Ave	wolfieop@yahoo.com	
3	7/3/22	Zakary Escap (3)	8104 Divernon Ave	702-376-8129	
4	7/3/22	Arloa Reston (4)	8120 Divernon Ave	ARLOALA@GMAIL.COM	
5	7/3/22	Austin Brooks	8120 Divernon Ave	818 266 2199	
6	7/3/22	Dora Corwin (5)	8133 Divernon Ave	702-982-3322	
7	7/3/22	David Corwin	8133 Divernon Ave	702-587-3722	
8	7/3/22	Wendy Dudgeon (6)	8121 Divernon Ave	702-655-2127	
9	7/3/22	Jeff Dudgeon	8121 Divernon Ave	702-429-5621	
10	7/3/22	Peter Steriopulos (7)	8033 Divernon Ave	951-225-5087	
11	7/3/22	Brooke garnett (8)	8013 Divernon Ave	702-285-1463	
12	7/5/22	Sergio Rivera (9)	8137 Divernon Ave	n/a	
13	7/5/22	Taylor Oppliger (10)	8221 Divernon Ave.	702-860-7711	
14	7/5/22	Lanna Hoffman (11)	8305 Divernon Ave	702-752-9395	
15	7/5/22	Tyler Martin	8305 Divernon Ave	707-210-7400	
16	7/5/22	Allie Rossi (12)	8309 Divernon Ave.	702-855-1601	
17	7/5/22	ALBERT ROSSI	8309 Divernon Ave.	702-373-6411	
18	7/5/22	Priscilla Shannon (13)	8321 Divernon Ave	702 807 8736	
19	7/5/22	Michael Shannon	8321 Divernon Ave	702 743 9378	
20	7/5/22	Terry A Rogers (14)	8317 Divernon Ave	68 245 8743	

CALL TIM MURPHY @ 702-371-4669 FOR PETITION PICK-UP OR EMAIL PETITIONS TO NORA LARES @ nlares@lasvegasnevada.gov

18a-dP
(x14)

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JUL 12 2022

City of Las Vegas
Department of Planning

22-0163

PETITION AGAINST PROPOSED 3-STORY MINI-STORAGE BUILDING · TO BE LOCATED AT ANN ROAD AND LEGGETT ROAD

The undersigned are concerned citizens and area residents who urge our CITY COUNCIL to OPPOSE the proposed project and rezoning request
[From: P-R (Professional Office and Parking) To: C-1 (Limited Commercial) with SUP1 (Special Use Permit) for a Mini-Storage Facility]

	DATE	NAME (Please print)	ADDRESS	EMAIL or PHONE #	SIGNATURE
1	7/5/22	Margie Rose (1)	5601 Rainbow Spgs Ct	roseme@comcast.net	[signature]
2	7/5/22	Felicia Boudreau (2)	5605 Great Gorge Ct	fmboudreau@cox.net	[signature]
3	7/5/22	Robert Pahlman	5605 Rainbow Spring Ct	702-580-6316	[signature]
4	7/5/22	Jan Pochron (3)	5601 Great Gorge Ct	702-242-0878	[signature]
5	7/5/22	Kristie Liveri (4)	5608 Great Gorge.	702-274-8084	[signature]
6	7-5-22	Yvette Engstrom (5)	5604 Great Gorge CT	702-375-7650	[signature]
7	7-5-22	Michael Phillips (6)	5600 Great Gorge Ct	702-374-1037	[signature]
8	7-5-22	Jordan Rose (7)	8015 Edward Baker Ave	702-278-4514	[signature]
9	7/7/22	Lisa Rose (8)	8016 Edward Baker Ave	702 204 5472	[signature]
10	7/7/22	Randy Leonard (9)	8212 Cedar Mesa Ave	702 416 1018	[signature]
11	7/7/22	Ken Guzzetta (10)	5713 Silver Belle St	702 222 9889	[signature]
12	7/7/22	Venn Salyer (11)	5709 Silver Belle st	702 658 7252	[signature]
13	7/7/22	Nandie Schulberg (12)	5701 Silver Belle st	702 240 3760	[signature]
14	7/7/22	Thomas Carranza (13)	5613 Silver Belle St.	702 655 6263	[signature]
15	7/7/22	Andrea Hall (14)	5605 Silver Belle St	702 759 5444	[signature]
16	7/7/22	Adrianna Simmons (15)	5601 Silver Belle St.	702 985 9084	[signature]
17	7-7-22	Amy Hehr (16)	5608 Silver " "	702-427-6096	[signature]
18	7-7-22	Andrew Pollard (17)	5614 Silver Belle St	702-852-92-75	[signature]
19	7/7	Jose Aleman (18)	5620 Silver Belle St	323-821-93-15	[signature]
20	7/7	Roger Sullenberger (19)	5621 Silver Belle St	702-683-6110	[signature]

CALL TIM MURPHY @ 702-371-4669 FOR PETITION PICK-UP OR EMAIL PETITIONS TO NORA LARES @ nlares@lasvegasnevada.gov

18a-dP
(X19)

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

22-0703

PETITION AGAINST PROPOSED 3-STORY MINI-STORAGE BUILDING · TO BE LOCATED AT ANN ROAD AND LEGGETT ROAD

The undersigned are concerned citizens and area residents who urge our CITY COUNCIL to OPPOSE the proposed project and rezoning request
[From: P-R (Professional Office and Parking) To: C-1 (Limited Commercial) with SUP1 (Special Use Permit) for a Mini-Storage Facility]

	DATE	NAME (Please print)	ADDRESS	EMAIL or PHONE #	SIGNATURE
1	7/10/22	BRIAN MACOMBER (1)	5713 Owl Butte Ct N.V.	702 749 7934	
2	7/10/22	JANEL R. MACOMBER	"	"	
3	7/10/22	Karen Merino (2)	5709 Owl Butte Ct	702 812-7718	
4	7/10/22	Mike Stark (3)	5705 OWL Butte ct		
5	7/10/22	PATRICIA DAIGNEAULT (4)	8033 CANYON GREEN	702-658-3126	
6					
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CALL TIM MURPHY @ 702-371-4669 FOR PETITION PICK-UP OR EMAIL PETITIONS TO NORA LARES @ nlares@lasvegasnevada.gov

18a-dP
(x4)

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

22-0160

PETITION AGAINST PROPOSED 3-STORY MINI-STORAGE BUILDING · TO BE LOCATED AT ANN ROAD AND LEGGETT ROAD

The undersigned are concerned citizens and area residents who urge our CITY COUNCIL to OPPOSE the proposed project and rezoning request
[From: P-R (Professional Office and Parking) To: C-1 (Limited Commercial) with SUP1 (Special Use Permit) for a Mini-Storage Facility]

	DATE	NAME (Please print)	ADDRESS	EMAIL or PHONE #	SIGNATURE
1	7/7/22	Brian Clark (1)	5704 Silver Belle St	clarkquality constructing@gmail.com	[signature]
2	7/7/22	Kevin Cromer (2)	5712 Silver Belle St	Kchromed@gmail	[signature]
3	7/7/22	Dimitra Politis (3)	8321 Cedar Mesa Ave	memeka41@yahoo.com	[signature]
4	7/7/22	Vernie Croghan (4)	8209 Cedar Mesa Ave.	verniekc@earthlink.net	[signature]
5	7/7/22	Sandy LaFortune (5)	8029 Canyon Wren Ave	sandylafortune@gmail.com	[signature]
6	7/7/22	DAVID WHEATY (6)	8013 CANYON WREN AVE	DEBWHEATLEY@HOTMAIL.COM	[signature]
7	7/7/22	Lisa Reaver	8013 Canyon Wren Ave	LMReaver@gmail.com	[signature]
8	7/9/22	LINDA MOUNT (7)	5716 WINDY GORGE ST.	bLMOUNT@icloud.com	[signature]
9	7-9-22	Rupert Mount	5716 Windy Gorge St.	bLMOUNT@icloud.com	[signature]
10	7-9-22	Manuel Arteaga (8)	8209 Divemon Ave	MARTEAGA36@yahoo	[signature]
11	7/9	LEE OGDEN (9)	5728 JANELL DR	lee@leo-cpr.com	[signature]
12	7/9/22	Kathy Hamman (10)	5724 Janell Dr.	Kathyhamman@yahoo.com	[signature]
13	7/9/22	Deborah Shellard (11)	5721 Janell Dr.	nydeb@cox.net	[signature]
14	7/9/22	Patricia Parker (12)	5716 Janell Dr	triciaxxx@cox.net	[signature]
15	7/9/22	TERRY FOUNTAIN (13)	5709 JANELL DR	tfountain1@msn.com	[signature]
16	7/9/22	RAYMOND PYLE (14)	5708 JANELL DR	ray.pyle@comcast.net	[signature]
17	7/9/22	Ricky Leone (15)	5613 Janell DR	rick.jag819@gmail.com	[signature]
18	07/09/22	Fred McCord (16)	5601 Janell Dr.	moonfix777@gmail.com	[signature]
19	7/09/22	Dian Stowell (17)	5716 Owl Butte Ct.	lendi@cox.net	[signature]
20	7/09/22	Leonard Stowell	5716 Owl Butte Ct	lendi@cox.net	[signature]

CALL TIM MURPHY @ 702-371-4669 FOR PETITION PICK-UP OR EMAIL PETITIONS TO NORA LARES @ nlares@lasvegasnevada.gov

18a-dP
(x17)

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

22-0766

PETITION AGAINST PROPOSED 3-STORY MINI-STORAGE BUILDING · TO BE LOCATED AT ANN ROAD AND LEGGETT ROAD

The undersigned are concerned citizens and area residents who urge our CITY COUNCIL to OPPOSE the proposed project and rezoning request
[From: P-R (Professional Office and Parking) To: C-1 (Limited Commercial) with SUP1 (Special Use Permit) for a Mini-Storage Facility]

	DATE	NAME (Please print)	ADDRESS	EMAIL or PHONE #	SIGNATURE
1	7/8	ROB JENSEN (1)	8121 CANYON WREN AVE	GETREDEE2@YAHOO.COM	[signature]
2	7/8	VIRGINIA CHAMPION (2)	5717 CENTRALIA ST.	ginnygirl75@CENTURYLINK.NET	Virginia Champion
3	7/8	Lisa Jurcak (3)	5705 Centralia St.	702 786 4590	L. Jurcak
4	7/8	Joseph Jurcak (4)	5705 Centralia St.	(702) 786-4590	[signature]
5	7/8	Cheryl Kustra (5)	8117 Canyon Wren Ave.	(702) 677-1034	Cheryl Kustra
6	7/8	Karen Leavitt (6)	5865 Janell Dr.	702-658-4622	Karen Leavitt
7	7/8	Kevin Leavitt (7)	5865 Janell DR	702-419-5146	Kevin Leavitt
8	7/8	Brady Jacks (8)	5875 Janell Dr	702-985-2299	[signature]
9	7/8	Julie Nelson (9)	5855 Janell Dr.	702-358-6816	Julie Nelson
10	7/8	Brittany Jacks (10)	5875 Janell Dr	702 376 4591	Brittany Jacks
11	7-8-22	KIRT+NITA MALFAUN (11)	5701 CENTRALIA ST	702-465-3759	[signature]
12	7/9	Jerry LaFortune (12)	8029 Canyon Wren Ave	(702) 236-2515	Jerry LaFortune
13	7-9/22	Damian Cirincione (13)	8009 Canyon Wren Ave	702 596 2304	[signature]
14		George D Conrad (14)	8001 CANYON WREN AVE	702.278.8595	[signature]
15	7/9/22	Randy Lyons (15)	5725 SAVANT CRT	702-860-9250	[signature]
16	7/10/22	Lisa Haney (16)	5712 Owl Butte CT	619 200 7741	[signature]
17	7/10/22	James Haney	5712 Owl Butte CT	760 497 3333	[signature]
18	7/10/22	[illegible] (17)	5720 Owl Butte Ct	702.461-0101	[signature]
19	7/10/22	GENE BARATTA (18)	5724 OWL BUTTE CT	702-303-8133	[signature]
20	7-10-22	Tracey Erickson (19)	5728 Owl Butte Ct	702 773-1613	Tracey Erickson

CALL TIM MURPHY @ 702-371-4669 FOR PETITION PICK-UP OR EMAIL PETITIONS TO NORA LARES @ nlares@lasvegasnevada.gov

18a-dP
(x19)

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

22-0165 Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature		Address	Email or Phone#	Date
Jim Barker		(1)	8311 Ashkum Ave	Jimmyb0114@yahoo	7-5-22
Kristin Fullerton		(2)	8216 Ashkum Ave	702-501-5904	7-5-22
George Dezotelle		(3)	8208 ASHKUM AVE	702-335-3857	7-5-22
[illegible]			[illegible] Ashkum Ave	[illegible]	7-5-22
KENNETH SLOAN		(4)	8308 ASHKUM AVE	KSLOAN@MSN.COM	7-5-22
Colton Dale		(5)	5701 Sliding Rock St	Cjdale1941@gmail.com	7-5-22
PATRICIA CHALMERS		(6)	8217 Bolingbrook Ave	702-658-0435	7-6-22
Alfonso Hickson		(7)	8209 Bolingbrook Ave	702.443.5482	7.6.22
Kimberley Ashurst		(8)	8212 Bolingbrook Ave	KSA.8591@yahoo.com	7-7-22
THOMAS HULKOWER		(9)	8258 BOLINGBROOK	PTHULKE@AOL.NET	7-7-22
Bonnie Schwetz		(10)	8204 Bolingbrook		7-7-22
Mike Hollis		(11)	8200 Bolingbrook		7/7/22
Dan Ryan		(12)	5605 Windy Gorge	Skunkwaffle84@yahoo.com	7-9-22
Bradley Weiner		(13)	5708 Windy Gorge	971-206-1019	7 9 22

19a-dP
(x18)

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

22-0165 Call Tim Murphy for pick up 7023714669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Leah Straube	Leah Straube (1)	5625 Leggett Rd. Las Vegas, NV 89149	shoeslsj@yahoo.com	6-29-22
ANTHONY CHARRETTE	[signature] (2)	8609 Majestic Pine Ave LAS VEGAS NV 89149	bhinzmo@gmail.com	6-29-22
CJ GEONETTA	[signature] (3)	7253 PAINTED SHADOWS WAY LAS VEGAS, NV 89149	cjgeonetta1@outlook	6/29/2022
D Sandoval	[signature] (4)	5850 Skypointe 8913 LV, NV.	Damian.o.sandoval@gmail	6/29/22
Heather Zmak	[signature] (5)	617 Arabian Filly Ave LV, NV. 89143	hzmak23@gmail.com	6/29/22
Jerred Dobbins	[signature] (6)	38826 BERTA DR, ZEPHYRHILLS FL 33540	JMDOBBINS21@gmail	6/30/22
Clinton Greene	[signature] (7)	5625 Leggett Las Vegas NV 89149	Greene.Clinton@yahoo	7-2-22
Mark S Mp	[signature] (8)	7256 Wayfarene Dr LV NV 89156.		7-6-22
Amber Wise	Amber Wise (9)	311 Park Way East LV NV. 89106	amber.w@yahoo.com	7-6-22
Sue Compton	Sue Compton (10)	405 altamira L.V. NV 89145	702-294-2676	7-6-22
Bonnie Rzuber	Bonnie Rzuber (11)	9301 Mt. Breck Ave #102 Las Vegas, NV 89129	702-242-5005	7-11-22

18a-dP
(XII)

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

22-0165

Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Ruby Strickling	[signature] 1	3413 Amish Ave, NLV	Rubyd.strick@gmail.com	7-7-22
Mike Ryne	[signature] 2	8784 W. Washburn Rd 89149	702-530-7814	7/07/22
Jazmin Avila	[signature] 3	7645 Desert Breeze	jazz.avila17@gmail.com	7/7/22
Rosa Avila	Rosa Avila	7645 Desert Breeze	702-574-9862	7-7-22
Antonio Avila	[signature]	7645 Desert Breeze	702 809 9548	7-7-22
Emma ~~Elizabeth~~ Avila	[signature]	7645 Desert Breez ~~702-~~ 561 1408	702 561 1408	7-7-22
Nick Tibbetts	[signature] 4	6721 Blubbell Garden St	757 894 6811	7/7/22
Benita Ryne	[signature] 5	3340 N Pioneer Wy	702-768-0500	7/7/22
Tyler Wheeler	Tyler Wheeler 6	6112 Aturite Drive	702-265-0447	7/11/22
Patricia Pedroza	[signature] 7	6208 Sadler Dr.	ppedroza26@gmail.com	7/11/22
Susie Flores	[signature] 8	11605 Western lily St	559-800-4253	7/11/22
Brianna Klett	[signature] 9	1050 E. Cactus Ave	briannaklett@gmail.com	7/11/22
Samantha Whitley	[signature] 10	6800 Beach Nest	Swhitley21613@gmail.com	7/11/22
A Price-Lowery	[signature] 11	9832 East Elk St	andreapricelk@yahoo.com	7/11/22

18a-dP
(XII)

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

22-0165

Call Tim for Pick up 702-371-4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Elizabeth Murillo	Elizabeth Murillo (1)	10151 Dorell Lane Apt 2111 Las Vegas NV 89166	lizzymurillo777@yahoo.com	07/11
Sharie Denton	Sharie Denton (2)	611 Scenic Ridge Ave N. Las Vegas, 89084	Vaughn-sharie@yahoo.com	7/11
Samantha Evenson	Samantha Evenson (3)	3900 Dalecrest LV, NV 89129	5335levensone@gmail.com	7/11
Greg Stricklin	Greg Stricklin (4)	343 Amish Ave NLV	Rubyd.stricklin@gmail.com	7/11/22

18a-dP
(x4)

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

22-0165

Call Tim Murphy for pickup 702 371 4669

MINI WAREHOUSE HIGH RISE AND ZONE CHANGE AT ANN AND LEGGETT

The undersigned are concerned citizens who urge our city council to oppose this proposed project and the proposed Master Plan and Zoning Changes from Office Professional to C-1 and SC with Special Use Permit.

Printed Name	Signature	Address	Email or Phone#	Date
Jack Lodge	(1)	7173 Lansbrook ave	702-379-7633	7/5

18a-dP
(x1)

22-0165

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

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

Dear Planning Commissioners,

I'm a resident that lives right next to the proposed high-rise warehouse at Ann Rd. and Leggett Rd. If you don't live in the vicinity, you may not be impacted by this project. We are, we live here. Please, don't consider our neighborhood irrelevant.

The proposal, 22-0165 is to rezone the current zoning of Office Professional to C-1 and C Service. There is nothing in our neighborhood that remotely resembles an industrial building. This proposed 3 story monstrosity does.

We are a community of single family, one and 2 story homes. This proposed project is adjacent to larger RE lots. There is a small park and community center across the street. Ann Rd. is a school bus corridor for the neighboring communities. The proposed project would be out of place in this neighborhood.

I'd like to borrow from the planner's analysis. The City of Las Vegas 2050 Centennial Hills Area plan states, "The future of the Rancho Area will maintain its mix of traditional and suburban single-family development combined with large lot residential estates". The current designation of O is appropriate for residential adjacency as it provides a buffer for the residents from more intense commercial uses such as the proposed commercial development.

Thank you for your time,

Tim Murphy
7900 Kiowa Cir.
Las Vegas, Nevada 89149
702-371-1424

18adP

22-0165

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JUL 12 2022

City of Las Vegas
Department of Planning

The recent news of homeless living in storage facilities has people concerned.

Often, moving companies use large trucks like 18 wheelers. The developer would have no onsite provisions for them. That leaves trucks being parked down in residential areas while they move the contents with a smaller truck to the facility.

When using a GPS for addresses on Leggett you are directed to Cimarron, then to El Campo Grande and then on to Leggett. This drives traffic involving moving vans and 18 wheelers into residential areas.

Thank you for your time and consideration.

Leslie Johnson-Murphy
7900 Kiowa Cir.
Las Vegas, Nevada 89149
702-371-1424

18a-dP

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

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

Dear Planners,

I'm writing to express my strong opposition to 22-0165, the proposed rezoning at the corner of Ann Rd. and Leggett Rd. Nearly all the residents in the area were opposed to the rezoning and plan for development presented at the neighborhood meeting on June 28th.

In 2008 that property was rezoned from RE to Office Professional. The neighboring residents were misled by a project proposed at that time. We were told by the presiding city councilman and his assistant at that time, the project was going to go thru and we needed to negotiate something with the developer. We were given no choice. They were also friendly with the owners of the property and they wanted to sell. There were a few meetings held and a proposed plan to rezone Office Professional was presented. It could have easily been rezoned housing with smaller lots but they wanted Office Professional. It was to be a single story with buffers and ample parking that the neighboring residents agreed upon. After the sale was finalized, nothing was built. Some of those residents are still in the neighborhood. Now, when a new developer wants to come and change the zoning again, it's met with skepticism.

Four years ago we had a Terrible Herbst want to build on the same property. The law firm representing the seller/developer for this proposed project is the same one that represented Terrible's. The zoning they are asking for is the same zoning needed to build a Terrible's. If this zoning were to go thru, we don't know what would be built there. A bait and switch for a small casino?

The current proposed project, a 3 story Mini warehouse high rise, 855 unit, 104,879 sq, ft would overpower everything around it.

The developer wants to rezone the entire 3 acres C-1 and C Service. Their plan is to develop the front 2 acres. They couldn't give an answer as to what would be developed on the back portion of the property. They don't have a specific plan for it at this time. We don't know what we would get later.

18a-d P

Telephone Protest/ Approval Log

Meeting Date: 07/12/2022 **Case Number:** 22-0165

Date: 07/07/2022
Name: Peggy Mcelrath
Address: 5601 Cimarron

Phone: (702) 647-3173
☒ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

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Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

18a-dP

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
18a

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

SUBJECT:
22-0165-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	11	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
18b

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

SUBJECT:
22-0165-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	11	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
18c

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

SUBJECT:
22-0165-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	11	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
18d

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

SUBJECT:
22-0165-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 855-UNIT, 104,879 SQUARE-FOOT MINI-STORAGE DEVELOPMENT WITH FUTURE BUILDING PAD SITE AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	11	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
19

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

SUBJECT:
22-0172 - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENTS WEST, LLC - For possible action on the following Land Use Entitlement project requests on 1.80 acres at the northeast corner of Kyle Canyon Road and Shaumber Road (APN 126-01-301-013), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

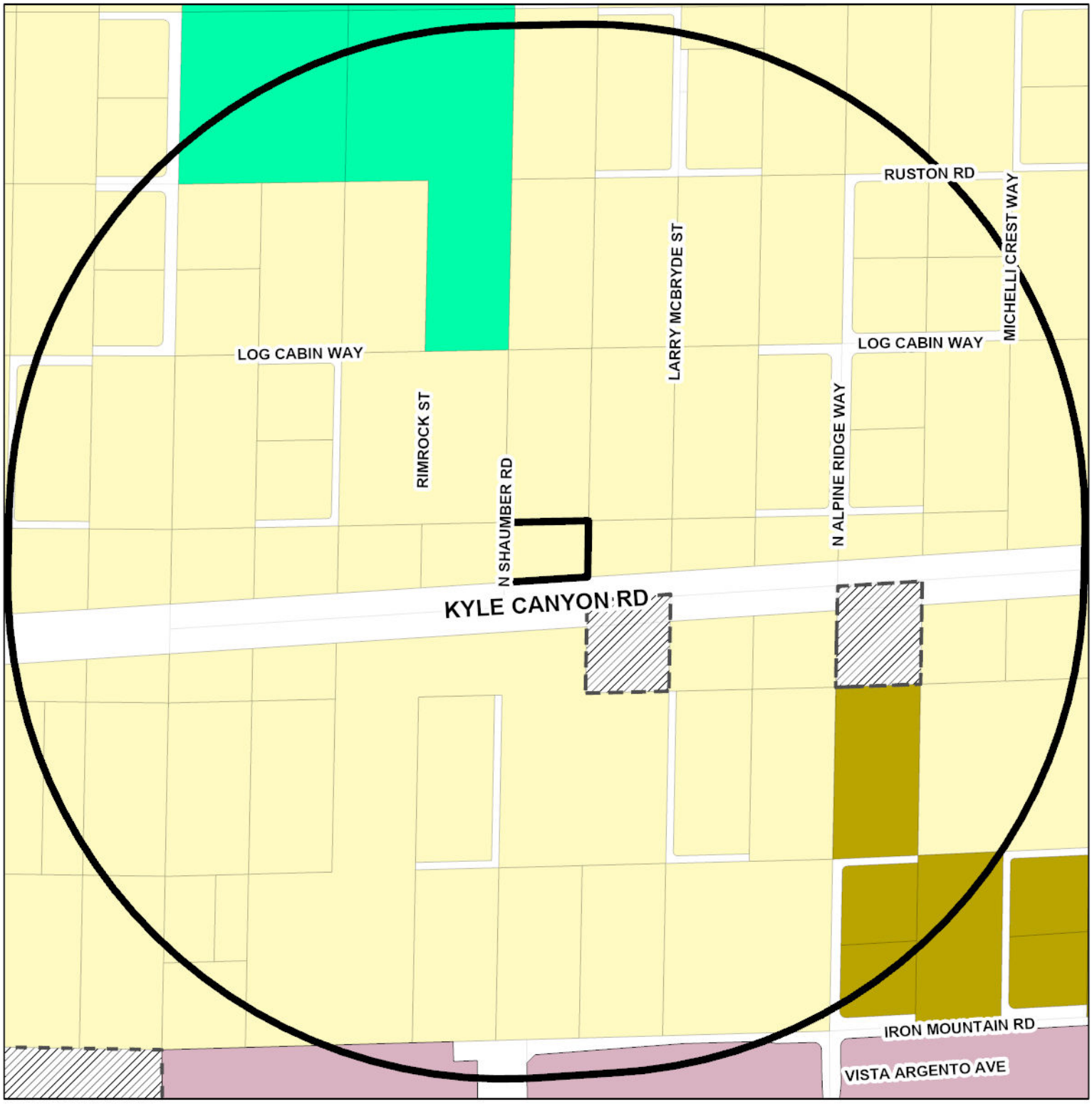
C.C.: 08/17/2022

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

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

BACKUP DOCUMENTATION:
1. Land Use Map for 22-0172-GPA1
2. Location and Aerial Maps for 22-0172-GPA1
3. Land Use Map for 22-0172-ZON1
4. Location and Aerial Maps
5. Special Map for 22-0172-SUP1 and 22-0172-SUP2
6. Conditions and Staff Report
7. Supporting Documentation
8. Photo(s)
9. Justification Letter
10. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0172-SDR1
11. Support Postcards
12. Submitted after Final Agenda - Support Postcards

22-0172-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

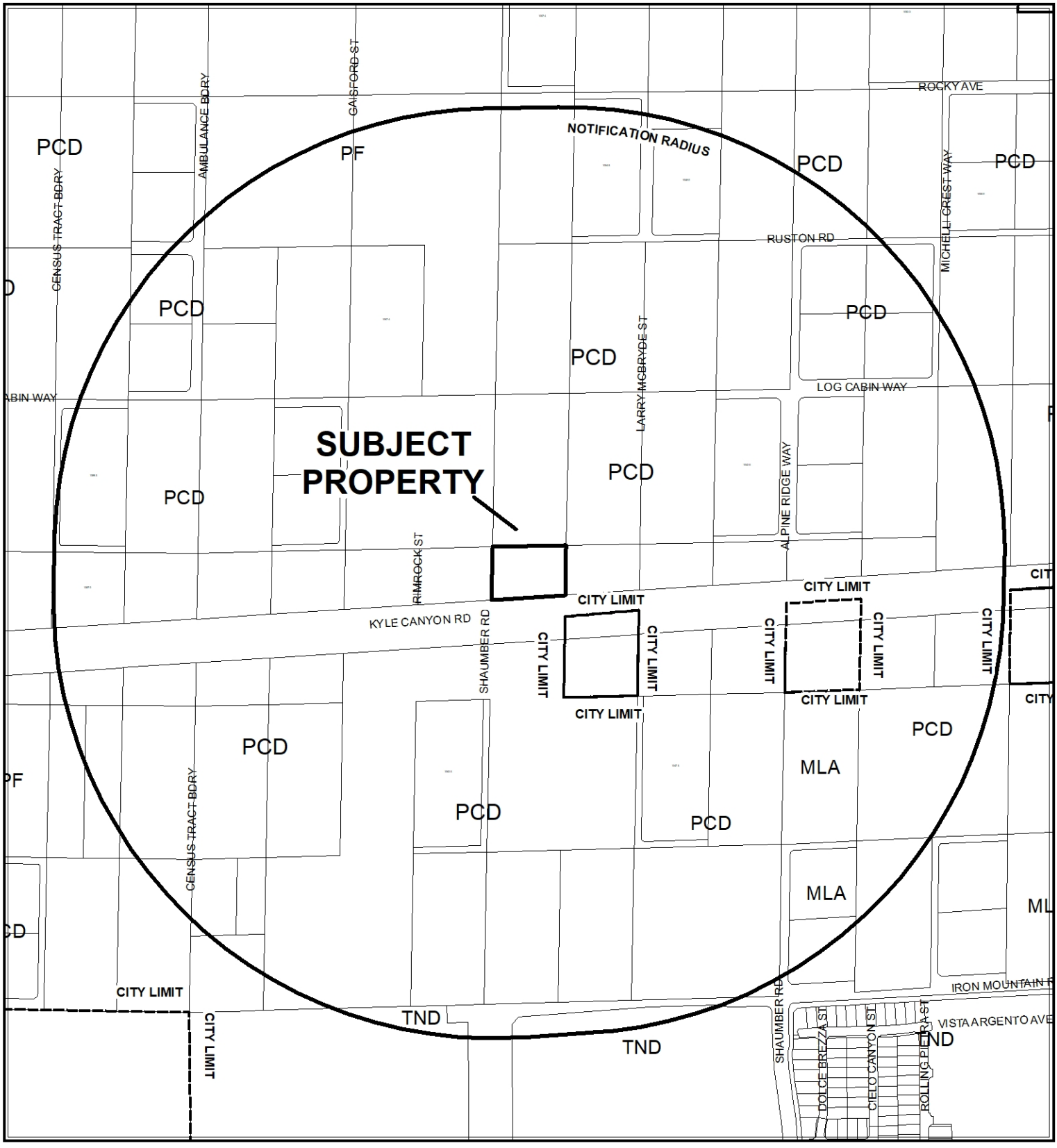
- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM PCD TO SC

- Subject Property
- Not City
- 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, June 14, 2022

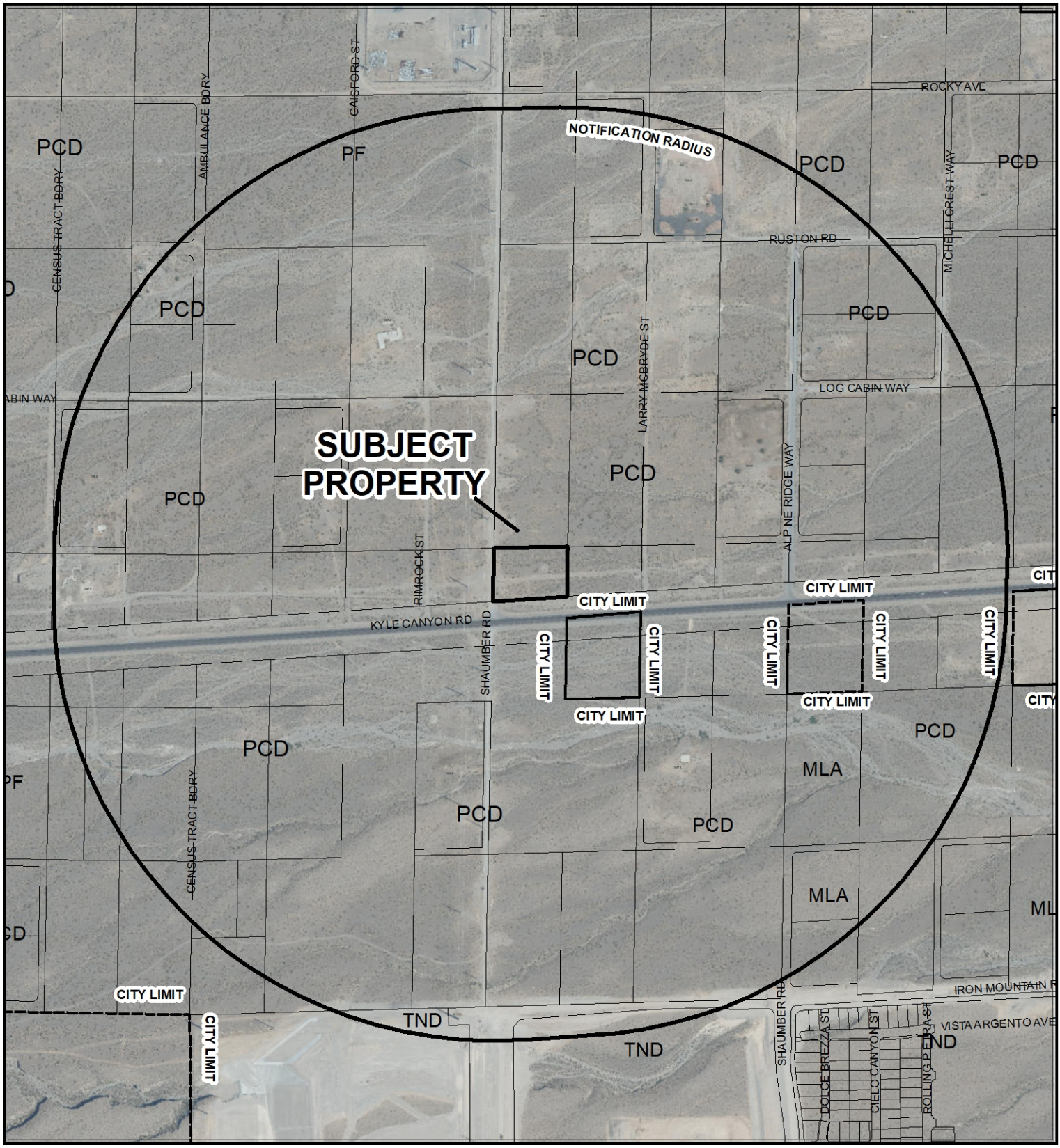


CASE: **22-0172-GPA1**

RADIUS: 2000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)



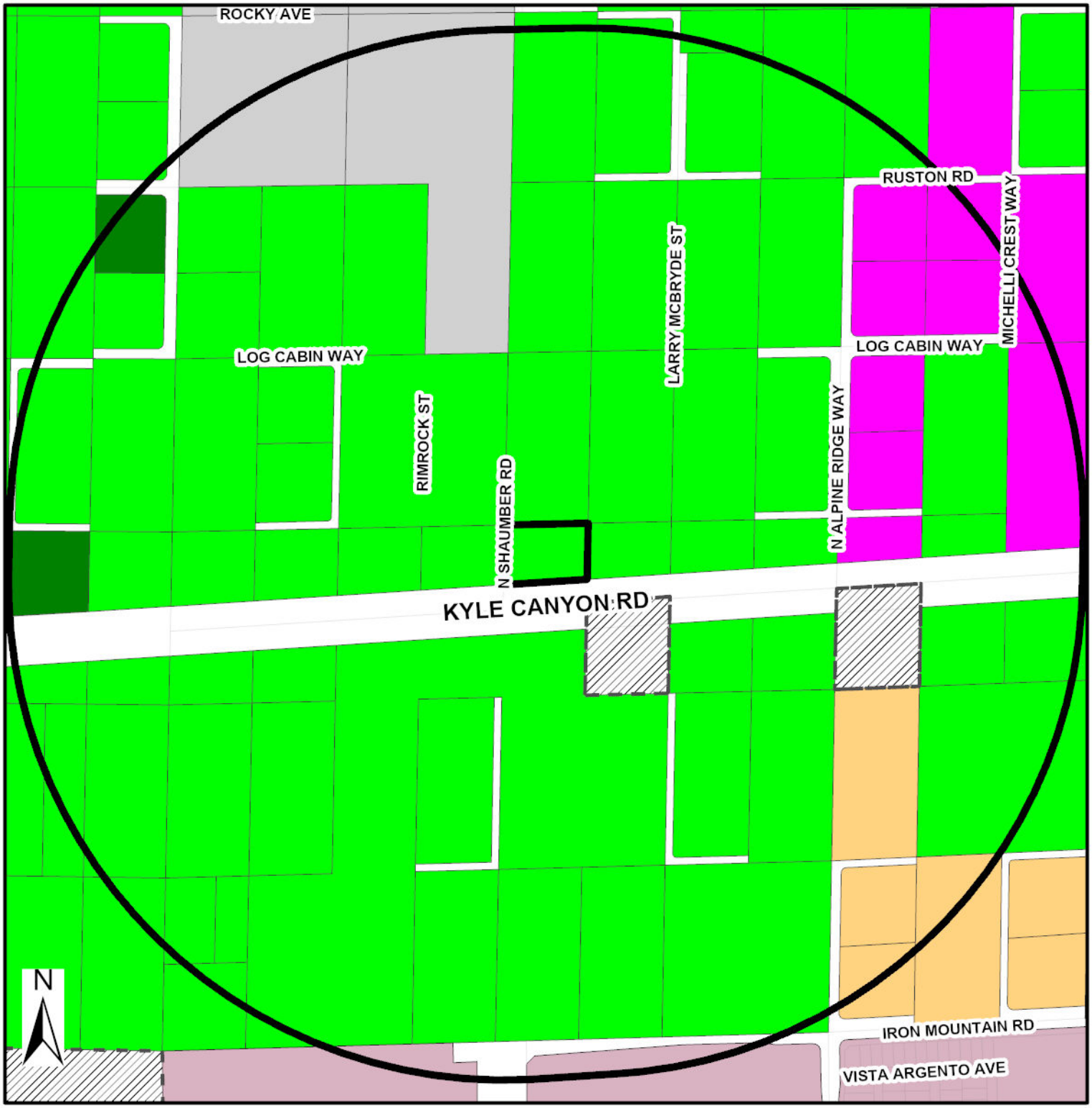
CASE: **22-0172-GPA1**

RADIUS: 2000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

22-0172-ZON1



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
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- 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
- P-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U (PCD) TO C-1

Subject Property
Not City
City Limits

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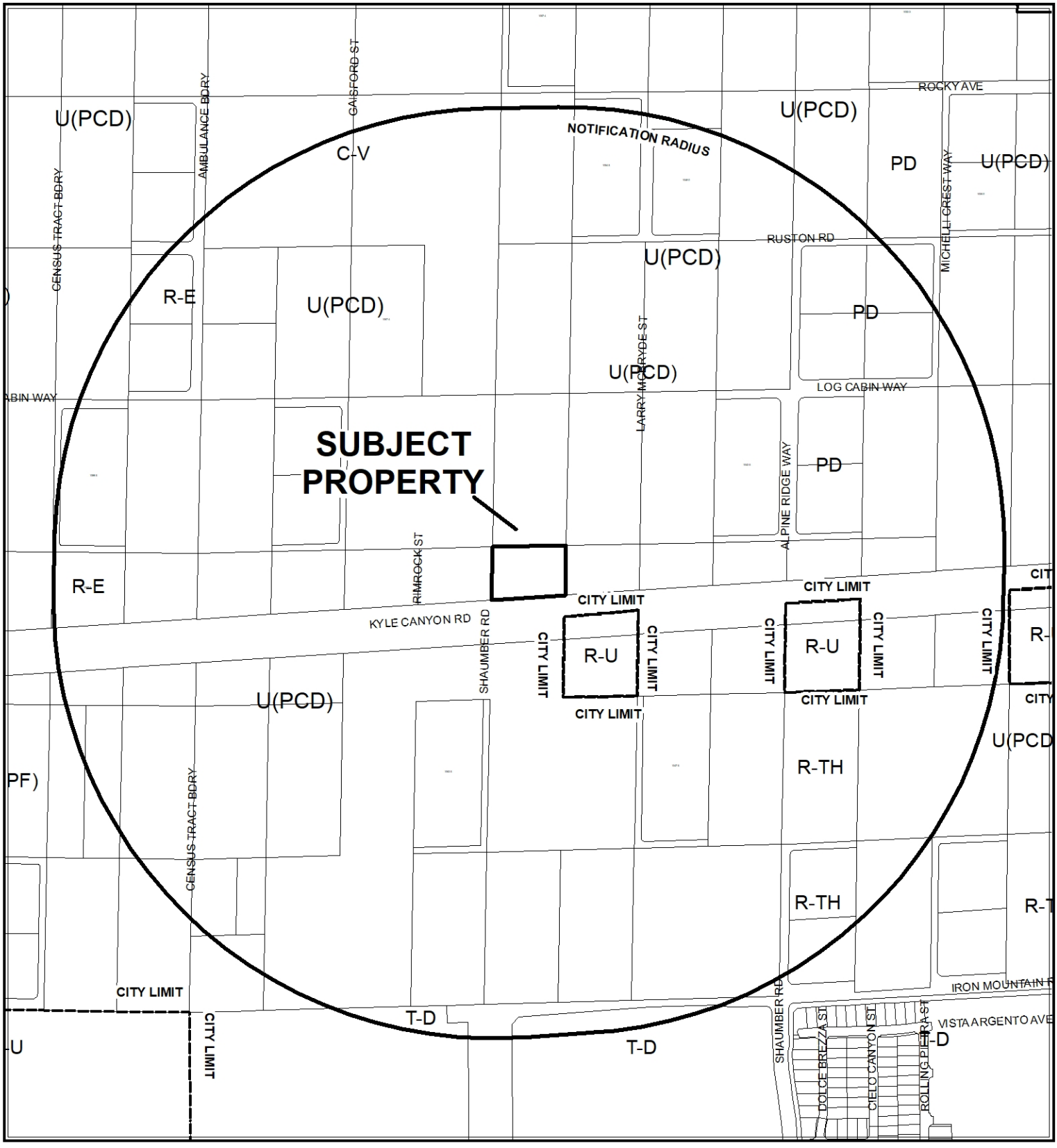
Planning & Development Dept.
702-229-6301

Date: Tuesday, June 14, 2022

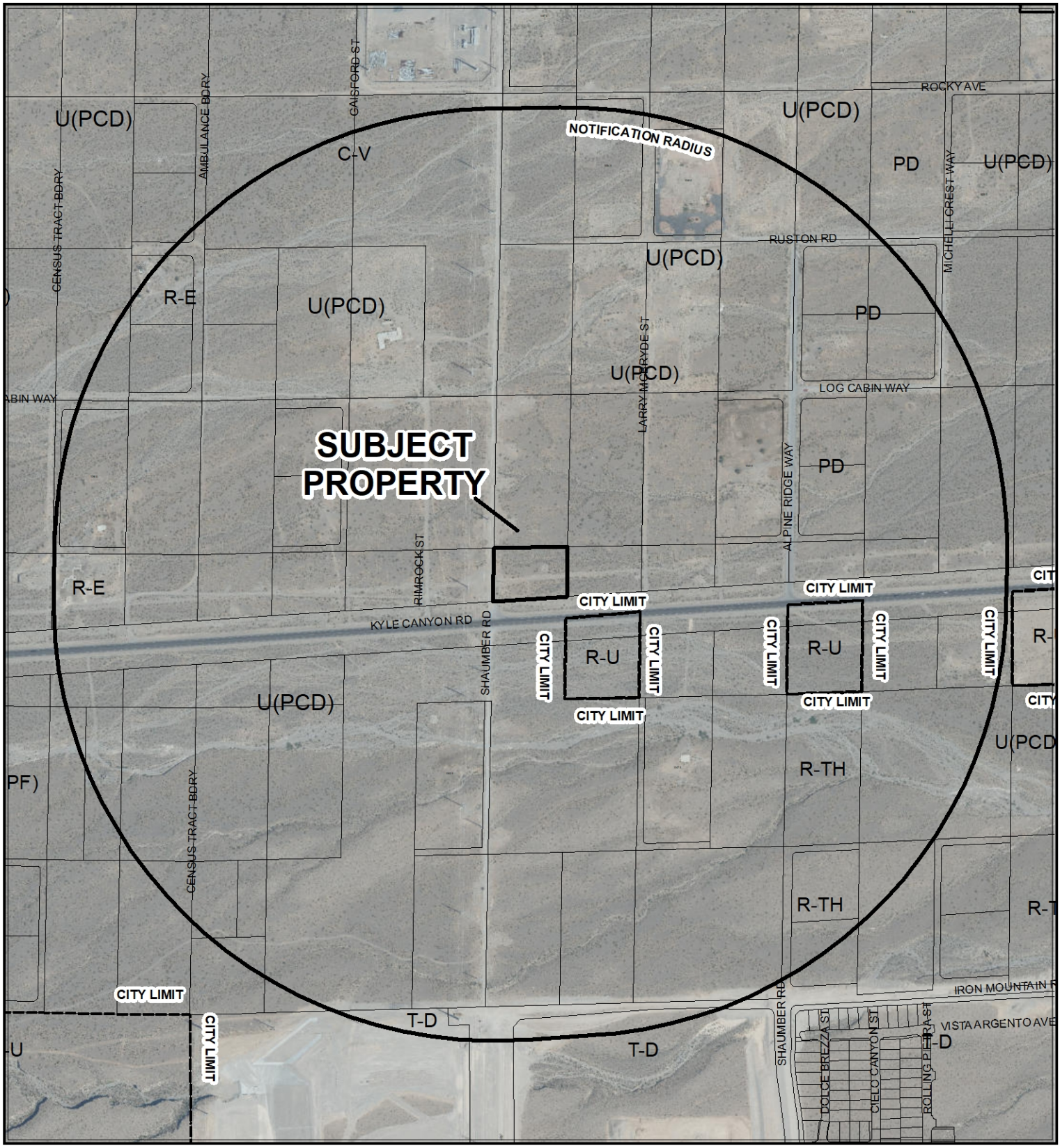


CASE: **22-0172**

RADIUS: 2000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)]

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

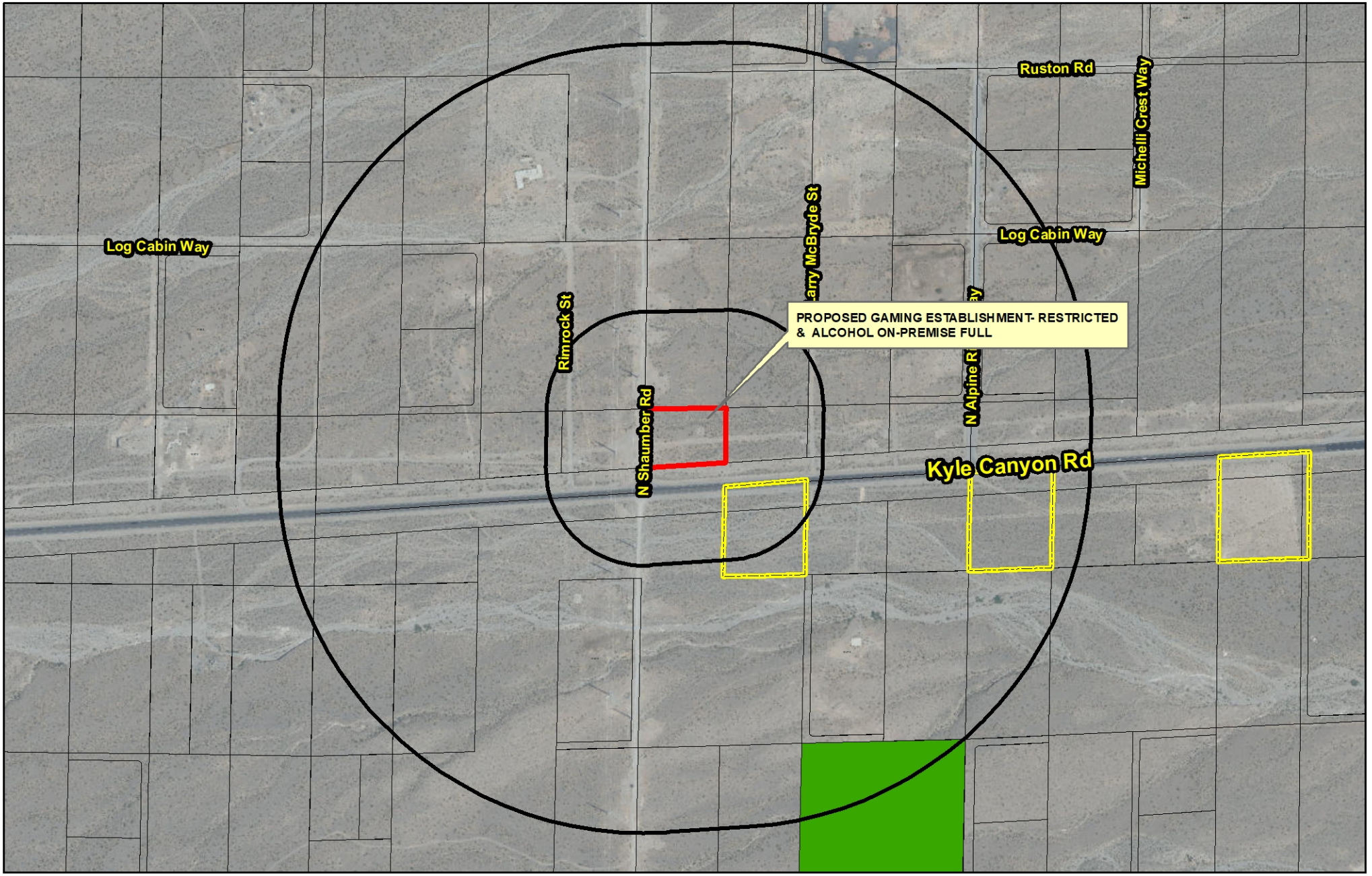


CASE: **22-0172**

RADIUS: 2000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)]

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



22-0172-SUP1
22-0172-SUP2

Gaming Establishment Restricted & Alcohol On-Premise Full

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Beer/Wine/Cooler On-Sale
- Package Liquor Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Gaming Restricted
- Gaming Location (Non-Restricted)
- Restaurant With Alcohol/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub
- Beer/Wine/Cooler Off-Sale

Protected Uses

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

Downtown Districts

- Resort & Casino District
- Symphony Park District
- Civic & Business District
- Market Corridor District

Subject Property

400 ft gaming with one to five gaming machines not less from the property line of a protected use.

1500 ft For gaming with six to fifteen gaming machines not less from the property line of a protected use, gaming with six to fifteen gaming machines or gaming non-restricted use

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 18, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: INVESTMENTS WEST, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0172-GPA1	Staff recommends APPROVAL.	
22-0172-ZON1	Staff recommends APPROVAL.	22-0172-GPA1
22-0172-SUP1	Staff recommends APPROVAL, subject to conditions:	22-0172-GPA1 22-0172-ZON1
22-0172-SUP2	Staff recommends APPROVAL, subject to conditions:	22-0172-GPA1 22-0172-ZON1 22-0172-SUP1
22-0172-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0172-GPA1 22-0172-ZON1 22-0172-SUP1 22-0172-SUP2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 77

PROTESTS 0

APPROVALS 2

JB

** CONDITIONS **

22-0172-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0172-SUP2) and Site Development Plan Review (22-0172-SDR1) shall be required, if approved.

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

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

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

6. 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.

JB

22-0172-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming Establishment, Restricted (6 to 15 Machines) use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0172-SUP1) and Site Development Plan Review (22-0172-SDR1) shall be required, if approved.

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

4. A Waiver from Title 19.12 is hereby approved, to allow a 1,195-foot distance separation from a parcel designated to become a City Park where 1,500 feet is the minimum allowed.

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

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

JB

22-0172-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0172-GPA1) and Rezoning (22-0172-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0172-SUP1) and Special Use Permit (22-0172-SUP2) 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 06/14/22 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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

9. Prior to the issuance of permits for this site, dedicate 60-feet of right-of-way on Sheep Mountain Parkway (North Shaumber Road) and a 25-foot radius at the northeast corner Sheep Mountain Parkway and Kyle Canyon Road.

10. Concurrent with development, construct half-street improvements on Kyle Canyon Road with appropriate overpaving and transition paving. The Kyle Canyon Road cross section shall be approved by the Nevada Department of Transportation (NDOT). Additionally, construct half street improvements on Sheep Mountain Parkway based on a 90-foot total roadway-width cross section that is approved by the City Traffic Engineer.

11. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

12. Extend oversized public sewer in Kyle Canyon Road from its current terminus to this site, at a size, depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Coordinate with the Sanitary Sewer Planning Section to execute an Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus the minimum required 8-inch sewer.

13. Submit a License Agreement for landscaping and private improvements in the 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).

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed commercial development consisting of a 2,224 square-foot Restaurant with drive through and 3,800 square-foot Alcohol, On-Premise Full (Tavern) use on 1.80 acres located on the northeast corner of Kyle Canyon Road and Shaumber Road.

ISSUES

- The applicant has requested a General Plan Amendment (22-0172-GPA1) from PCD (Planned Community Development) to SC (Service Commercial) on the subject site. Staff recommends approval of the request.
- The applicant has requested a Rezoning (22-0172-ZON1) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial). Staff recommends approval of the request.
- The proposed Restaurant use is permitted, the Drive-Through use is permitted conditionally and the Alcohol, On-Premise Full (Tavern) use is allowed with an approved Special Use Permit within the proposed C-1 (General Commercial) zoning district.
- The applicant has requested a Special Use Permit (22-0172-SUP1) for a proposed 3,800 square-foot Alcohol, On-Premise Full (Tavern) use within the proposed development. Staff recommends approval of the request.
- The applicant has requested a Special Use Permit (22-0172-SUP2) for a proposed 3,800 square-foot Gaming, Restricted (6 to 15 machines) use with a Waiver to allow a 1,195-foot distance separation from site that is designated to be a City Park where 1,500 feet is required within the proposed Tavern. Staff recommends approval of the request.

ANALYSIS

The subject site is comprised of one undeveloped 1.80 acre parcel. The site is currently zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] with a PCD (Planned Community Development) General Plan Designation and is subject to the development standards outlined in Title 19. The subject site is located on the northeast corner of Kyle Canyon Road and Shaumber Road alignment and is currently surrounded by undeveloped parcels with similar zoning and general plan designations.

Also, the subject site is located within the Kyle Canyon Area as outlined in the City of Las Vegas 2050 Master Plan. The districts character is predominantly detached single-family residential and has several areas under development agreements, open desert, and large-lot estates. The area plan indicates that few major or significant employers or commercial centers exist within Kyle Canyon, with limited new suburban commercial will be constructed at major interchanges.

The applicant has proposed a General Plan Amendment (22-0172-GPA1) from PCD (Planned Community Development) to SC (Service Commercial). The Service Commercial category generally allows low to medium intensity retail, office and other commercial uses that serve primarily local patrons, and do not include more intense general commercial characteristics. The SC (General Commercial) General Plan land use designation allows the P-O (Professional Office and Parking), O (Office) and C-1 (Limited Commercial) zoning districts.

In addition, the applicant has proposed Rezoning (22-0172-ZON1) the subject site from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to C-1 (Limited Commercial). The C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services. This district should is intended to be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors and is consistent with the Service Commercial category of the General Plan.

Staff has determined that the proposed C-1 (Limited Commercial) zoning district and SC (Service Commercial) General Plan land use designation are consistent with the surrounding area. Furthermore, the Kyle Canyon Area plan indicates the Shaumber Road alignment is designated to become the Sheep Mountain Parkway alignment, which will create a major intersection that is suitable for commercial development on the subject site. The Department of Public Works states, “That although the right-of-way width for Sheep Mountain Parkway is determined, the physical roadway cross section has yet to be determined. However, we anticipate having a final determination on the Sheep Mountain Parkway roadway section prior to the submittal of technical studies for this project.” A condition of approval has been added which will require the applicant to dedicate 60-feet of right-of-way on Sheep Mountain Parkway (North Shaumber Road) and a 25-foot radius at the northeast corner Sheep Mountain Parkway and Kyle Canyon Road. In addition, the applicant will also have to construct half-street improvements on Kyle Canyon Road.

The permitted Restaurant use is described in Title 19.12 as, “An establishment providing for the preparation and retail sale of food and beverages, including without limitation cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses. The associated Drive-Through use is listed as a conditional land use with within the C-1 (Limited Commercial) zoning district. Title 19.12 describes the use as, “The use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service.”

The Conditional Use Requirements for the use include:

1. A single-station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station. A multiple-station drive-through shall have stacking lanes that will accommodate a minimum of three vehicles per station, including the vehicle at that station.

The submitted site plan indicates that the proposed Restaurant with a Drive-Through will provide a single-station drive-through that will provide a stacking lane that will accommodate nine vehicles.

2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).

The submitted landscaping plan indicates that the proposed development complies with all Title 19.08.040(F) landscape buffer screening requirements by providing a 15-foot wide landscape buffer adjacent to the drive-through with all required planting materials.

In addition, the applicant has requested a Special Use Permit (22-0172-SUP1) for a proposed 3,800 square-foot Alcohol, Off-Premise Full use with the proposed Tavern. The Alcohol, On Premise Full use is described in Title 19.12 as, “An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.” This use requires approval of a Special Use Permit within a C-1 (Limited Commercial) zoning district in Title 19.

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 a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses:

a. Church/house of worship;
b. School;
c. Individual care center licensed for more than 12 children; or
d. City park.

This requirement has been met as there are no protected land uses within 400 feet of the subject site. All measurements have been taken from the perimeter boundary of APN 126-01-301-013.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:

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; or
b. Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

This requirement is not applicable, as the proposed land use is not associated with a non-restricted gaming license with a hotel having more than 200 rooms or an establishment having more than 50,000 square feet of retail floor space.

Also, the applicant has requested a Special Use Permit (22-0172-SUP2) for a proposed 3,800 square-foot Gaming Establishment, Restricted (6 to 15 Machines) in conjunction with the proposed Tavern. The Gaming Establishment, Restricted use is described in Title 19.12 as “An establishment which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Title 6. For informational purposes, this description refers to an establishment whose gaming operations are limited to not more than 15 slot machines, and no other game or gaming device.” This use requires approval of a Special Use Permit within a C-1 (Limited Commercial) zoning district in Title 19.

The Minimum Special Use Permit Requirements for this use include:

*1. Pursuant to its general authority to regulate gaming, 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 distance separation between a Gaming Establishment, Restricted use and certain other uses that should be protected from the impacts associated with that establishment, or that otherwise should be separated so as to minimize impacts on surrounding areas. Therefore, except as otherwise provided in these Requirements, the following distance separation requirements apply:

a. For one to five gaming machines, no less than 400 feet to the nearest:
   I. Church/house of worship;
   II. School;
   III. Individual care center licensed for more than 12 children; or
   IV. City park.
b. For six to fifteen gaming machines, no less than 1500 feet to the nearest:
   I. Church/house of worship;
   II. School;
   III. Individual care center licensed for more than 12 children; or
   IV. City park;
   V. Gaming Establishment, Restricted use with six to fifteen gaming machines; or
   VI. Gaming Establishment, Non-restricted use.
c. For one to fifteen gaming machines, and operating independently of Requirement 1.b. above, no less than 1500 feet to the nearest Gaming Establishment, Restricted use or Gaming Establishment, Non-restricted use located within the Resort & Casino District, as described in LVMC Title 19, Appendix F.

This requirement has been not been met, there is an existing parcel (APN 126-01-401-013) located approximately 1,195 feet to the southeast across Kyle Canyon Road that is designated to be developed as a City Park where a 1,500-foot separation is required.

2. The distance separation requirement set forth in Requirement 1.b. may be waived in accordance with the provisions of LVMC 19.12.050(C) for the following:

a) An establishment located on property within one or more of the following Special Area and Overlay Districts:
   I. The Civic District, as described in LVMC 19.10.010;
   II. The Market District or the Symphony Park District within the Downtown Las Vegas Overlay District, as described in LVMC Title 19, Appendix F; or
   III. The Gaming Enterprise Overlay District, as described in LVMC 19.10.130, except for any portion of the Gaming Enterprise Overlay District that falls entirely within the Resort & Casino District, as described in LVMC Title 19, Appendix F.
b) An establishment located within a Regional Mall, as defined by LVMC 19.18.020;
c) An establishment located within a Mixed-Use development, as defined by LVMC 19.18.020;
d) An establishment that will be separated from an existing protected use by a street or highway with a minimum right-of-way width of 100 feet; or
e) An establishment that is located on a site, or within a building or structure, that is designated on the City of Las Vegas Historic Property Register.

Pursuant to condition #2(d) the applicant has requested a Waiver to all a reduced separation from the protected land use as the subject site is separated from the City Park by the Kyle Canyon Road right-of-way width that exceeds 100 feet, which staff supports.

*3. The use shall conform to, and is subject to, the provisions of LVMC Chapter 6.40.

The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.40 if approved.

The submitted building elevations indicate both structures will be one-story, with building façades that include a stone veneer exterior with painted stucco exterior finish, and is consistent with commercial development within the desert environment. The submitted landscape plan indicates the primary tree species being utilized throughout the development is the 24-inch box Mexican Sycamore, 24-inch box Golden Rain and 24-inch box Red Puss Pistache trees with a variety of five-gallon shrubs.

The proposed commercial development and use of the structures is consistent with the Kyle Canyon Area as outlined in the City of Las Vegas 2050 Master Plan and the surrounding area. The proposed project is compatible with the adjacent land uses and meets all the minimum requirements of Title 19 and the conditions of approval of the previous site development plan reviews for the commercial development with exception of the distance separation Waiver associated with the Gaming Restricted use; therefore, staff recommends approval the requested General Plan Amendment, Rezoning, Special Use Permits and Site Development Plan Review.

FINDINGS (22-0172-GPA1)

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 SC (Service Commercial) designation is compatible with the existing adjacent land use designations. The proposed amendment would allow for a commercial development at this location.

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

   The proposed amendment would allow for the C-1 (Limited Commercial) zoning district, will be compatible with the proposed land uses and development trends outlined in the City of Las Vegas 2050 Master Plan – Kyle Canyon Area plan.

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

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

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

   The proposed amendment conforms to the policies for development outlined in the Las Vegas 2050 Master Plan for the Kyle Canyon area.

FINDINGS (22-0172-ZON1)

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

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

   The proposed Rezoning to C-1 (Limited Commercial) would conform to the SC (Service Commercial) General Plan designation if approved.

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

   The proposed C-1 (Limited Commercial) zoning district would allow for the proposed Restaurant development as permissible land use, Drive-Through as a conditional use and Alcohol, On Premise Full and Gaming, Restricted uses with an approved Special Use Permit. This is compatible with the surrounding uses within the subject site.

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

   The pattern of development in this area supports rezoning to C-1 (Limited Commercial).

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

   Site access is provided from Kyle Canyon Road a 200-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed commercial land uses.

FINDINGS (22-0172-SUP1)

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

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

   The proposed Alcohol, On-Premise Full use is appropriate for commercially zoned property on the corner of a major intersection with in the Kyle Canyon area.

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

   The proposed commercial development is physically suitable for the intensity of the proposed Alcohol, On-Premise Full use.

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

   Site access is provided from Kyle Canyon Road a 200-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways, which is adequate in size to accommodate the proposed commercial development.

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

   If approved, the proposed use will be subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

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

   The proposed Alcohol, On-Premise Full use meets the minimum requirements set forth by Title 19.12.

FINDINGS (22-0172-SUP2)

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

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

   The proposed Gaming Establishment, Restricted (6 to 15 Machines) use is appropriate for commercially zoned property on the corner of a major intersection with in the Kyle Canyon area.

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

   The subject site is an proposed commercial development which is physically suitable for the intensity of the proposed Gaming Establishment, Restricted use.

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

   Site access is provided from Kyle Canyon Road a 200-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways, which is adequate in size to accommodate the proposed commercial development.

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

   If approved, the proposed use will be subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

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

   The proposed Gaming Establishment, Restricted (6 to 5 Machines) use meets the minimum requirements set forth by Title 19.12, with the exception of the requested Waiver to allow a 1,195-foot distance separation from site that is designated to be a City Park where 1,500 feet is required. Staff finds the Waiver request will have minimal negative impact to the future development of the City Park, since the use is separated by a 200-foot wide Kyle Canyon right-of-way which will limit access to the park.

FINDINGS (22-0172-SDR1)

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

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

   The proposed commercial development is located in the Kyle Canyon Area of the City of Las Vegas 2050 Master Plan and will serve as a commercial development that is complementary to the other single-family residential land uses in the surrounding area and is the type of use that is encouraged in the area.

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

   The proposed site plan conforms to the General Plan, Title 19 and the overall site development plan for the commercial development.

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

   Site access is provided from Kyle Canyon Road a 200-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways, which is adequate in size to accommodate the proposed commercial development.

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

   The proposed building and landscape materials are appropriate for the surrounding area and a desert climate.

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

   The proposed building elevations are not unsightly or obnoxious in appearance and would be compatible with future development in the area.

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

   The proposed development is subject to building permit review and regular inspections during the construction phase to ensure the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/01/05	The City Council approved a request for a Petition to Annex (ANX-5528) property generally located north of Iron Mountain Road and west of Hualapai Way, containing approximately 529 acres of land.

Most Recent Change of Ownership	
08/25/11	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
03/21/22	Staff conducted a pre-application meeting where the submittal requirements for a General Plan Amendment, Rezoning, Variance, Special Use Permits and Site Development Plan Review were discussed for a proposed tavern and drive-through restaurant development.

Neighborhood Meeting	
05/19/22	A neighborhood meeting was held at the Centennial Hills YMCA Multipurpose Room at 6601 North Buffalo Drive, at 5:30pm to discuss the proposed General Plan Amendment and Rezoning at Assessor's Parcel 126-01-301-013. The meeting was attended by one Department of Planning staff member and no Council Ward 6 liaison. There were two members of the public in attendance; as such the following concerns were raised regarding the proposed development. • How future commercial development would impact future traffic on Kyle Canyon Road and Shaumber Road • Expressed that commercial development would be a great addition since there will be neighboring residents in need of a close commercial center • What future business types are being thought to occupy the future commercial center

Field Check	
05/26/22	During a routine site visit staff noted the subject site is undeveloped with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	1.80

JB

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
South	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Kyle Canyon	N/A
Northwest Open Space Plan	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	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	333 Feet	Y
Min. Setbacks – Coffee Shop			
• Front (south)	10 Feet	30 Feet	Y
• Side (east)	10 Feet	170 Feet	Y
• Side (west)	10 Feet	39 Feet	Y
• Rear (north)	20 Feet	165 Feet	Y
Min. Setbacks – Tavern			
• Front (south)	10 Feet	15 Feet	Y
• Side (east)	10 Feet	65 Feet	Y
• Side (west)	10 Feet	128 Feet	Y
• Rear (north)	20 Feet	165 Feet	Y
Max. Lot Coverage	50 %	8 %	Y
Max. Building Height	N/A	24 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]	1du/lot	1du/lot
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
PCD (Planned Community Development)	8du/acre	14
Proposed General Plan	***Permitted Density***	***Units Allowed***
GC (General Commercial)	N/A	N/A

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	14 Trees	14 Trees	Y
• South	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
• East	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• West	1 Tree / 20 Linear Feet	12 Trees	20 Trees	Y
TOTAL PERIMETER TREES		**49 Trees**	**57 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	22 Trees	31 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Kyle Canyon	Primary Arterial	Master Plan of Streets and Highways	32	Y*
Shaumber Road - alignment	Local	Title 13	Zero	N*

*Half-street improvement will be required pursuant conditions.

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	
Alcohol, On Premise, Full (Tavern)	3,800 SF	Public: 1:50 SF (2,130 SF)	43				
		Back of House: 1:200 SF (1,670 SF)	9				
Restaurant with Drive Through (Coffee Shop)	2,224 SF	Public: 1:50 SF (838 SF)	17				
		Back of House: 1:200 SF (1,386 SF)	7				
TOTAL SPACES REQUIRED			76		79		Y
Regular and Handicap Spaces Required			72	4	75	4	Y
Loading Spaces	0 – 10,000 SF (6,024 SF)		1		2		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0172
Meeting Date	04/14/2022
Total Fee	
Received By/Date	

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

Project Address (Location) Kyle Canyon Road and Shaumber Road

Project Name Investments West **Proposed Use** Commercial

Assessor's Parcel #(s) 126-01-301-013 **Ward #** 6

General Plan: Existing PCD Proposed GC **Zoning:** Existing U-PCD Proposed C-2

Additional Information

Property Owner Investments West, LLC **Contact** Chris Johsnon

Address PO Box 94313 City Las Vegas State NV Zip 89193

E-mail n/a Phone 000-000-0000

Applicant Investments West, LLC **Contact** Chris Johnson

Address PO Box 94313 City Las Vegas State NV Zip 89193

E-mail n/a Phone 000-000-0000

Representative Kaempfer Crowell **Contact** Tony Celeste

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Christopher Johnson

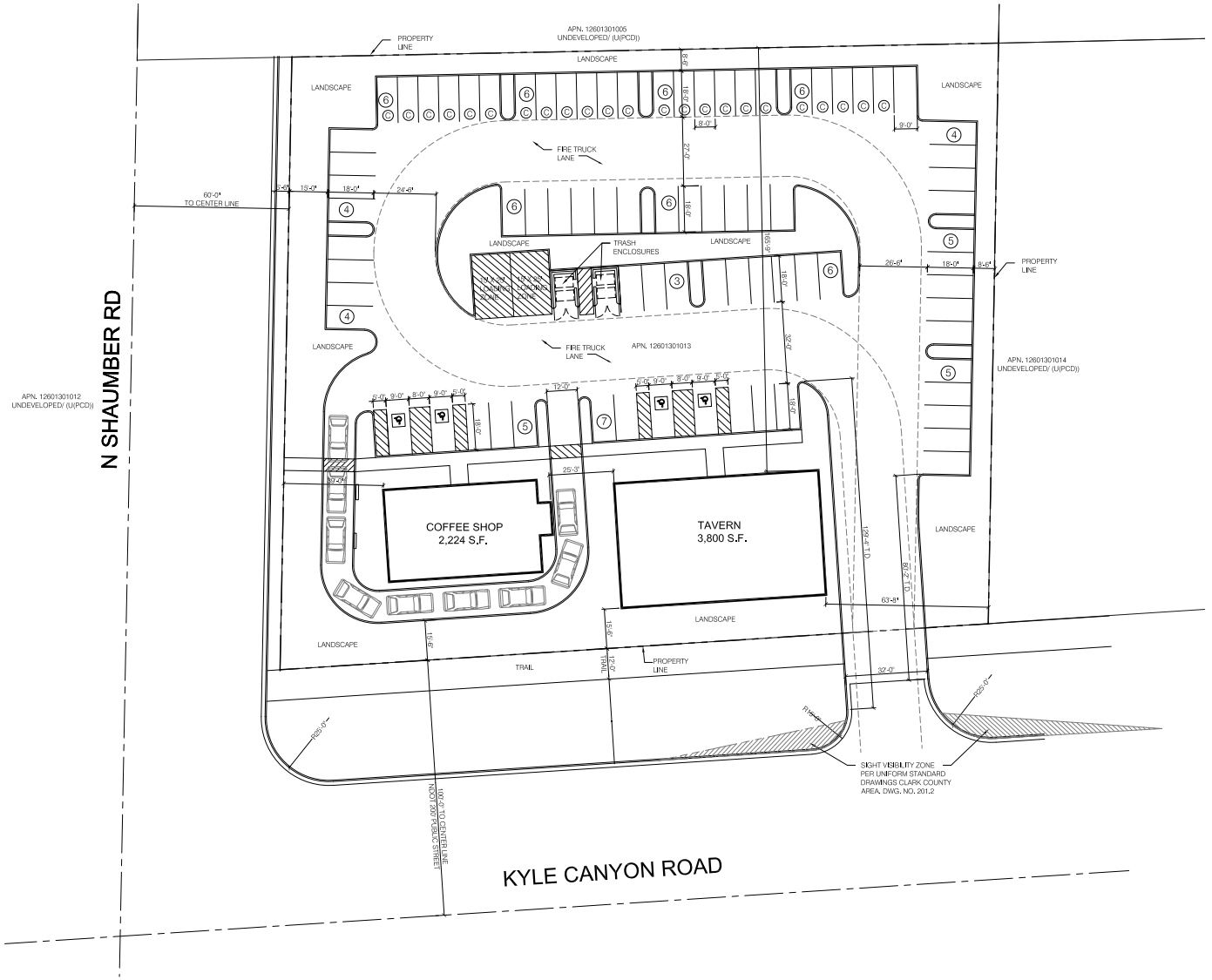
Subscribed and sworn before me

This 8th day of April, 2022

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
MARCIA WYATT
No. 00-65841-1 / Comm. Exp. 10/16/2024



SITE INFORMATION

JURISDICTION:	Las Vegas, NV 89166	
EXISTING ZONING:	Undeveloped/ (U(PCD))	
APN #:	126-01-301-013	
PROJECT SITE GROSS AREA:	1.8 ACRES	78,408 S.F.
PROJECT SITE NET AREA:	1.48 ACRES	64,540 S.F.

SETBACK	REQUIRED	PROVIDED
FRONT	10 ft	15'-6"
SIDE STREET (CORNER)	10 ft	39'-0"
REAR	20 ft	165'-9"
HEIGHT	1 STORY	25'-0"

BUILDING AREA	GROSS
TAVERN	3,800 sq. ft.
COFFEE SHOP	2,224 sq. ft.
TOTAL BUILDING AREA	6,024 sq. ft.
TOTAL BUILDING LOT COVERAGE:	9.33 %

PARKING ANALYSIS

TAVERN: – 1 PER 50 FOR PUBLIC SEATING AND WAITING AREA @ 2,130 S.F./50 = 42.60 SPACES (43 SPACES)
– 1 PER 200 FOR BACK OF HOUSE @ 1,670 S.F./200 = 8.35 SPACES (9 SPACES)

COFFEE SHOP: – 1 PER 50 FOR PUBLIC SEATING AND WAITING AREA @ 838 S.F./50 = 16.76 (17 SPACES)
– 1 PER 200 FOR BACK OF HOUSE @ 1,386 S.F./200 = 6.93 SPACES (7 SPACES)

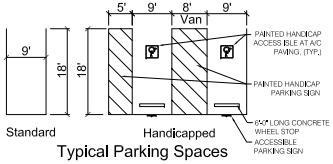
PARKING REQUIRED = 76 SPACES

PARKING PROVIDED = 79 SPACES
(INCLUDES 23 COMPACT SPACES – 30% ALLOWED)

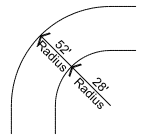
ACCESSIBLE PARKING REQUIRED: =4 STALLS
ACCESSIBLE PARKING PROVIDED: = 2 REGULAR STALLS
2 VAN ACCESSIBLE STALLS INCLUDED
2 LOADING ZONES PROVIDED

ACCESSIBLE PARKING BASED UPON 2018 IBC TABLE 1106.1
4 ACCESSIBLE STALLS OUT OF 76–100 STALLS

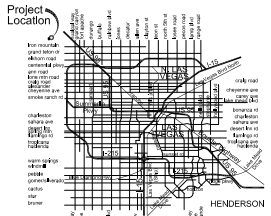
Ⓒ = COMPACT VEHICLE



Typical Parking Spaces



Fire Turning Radius



Vicinity Map

22-0172
06/14/2022

CHRIS JOHNSON TAVERN - SITE PLAN

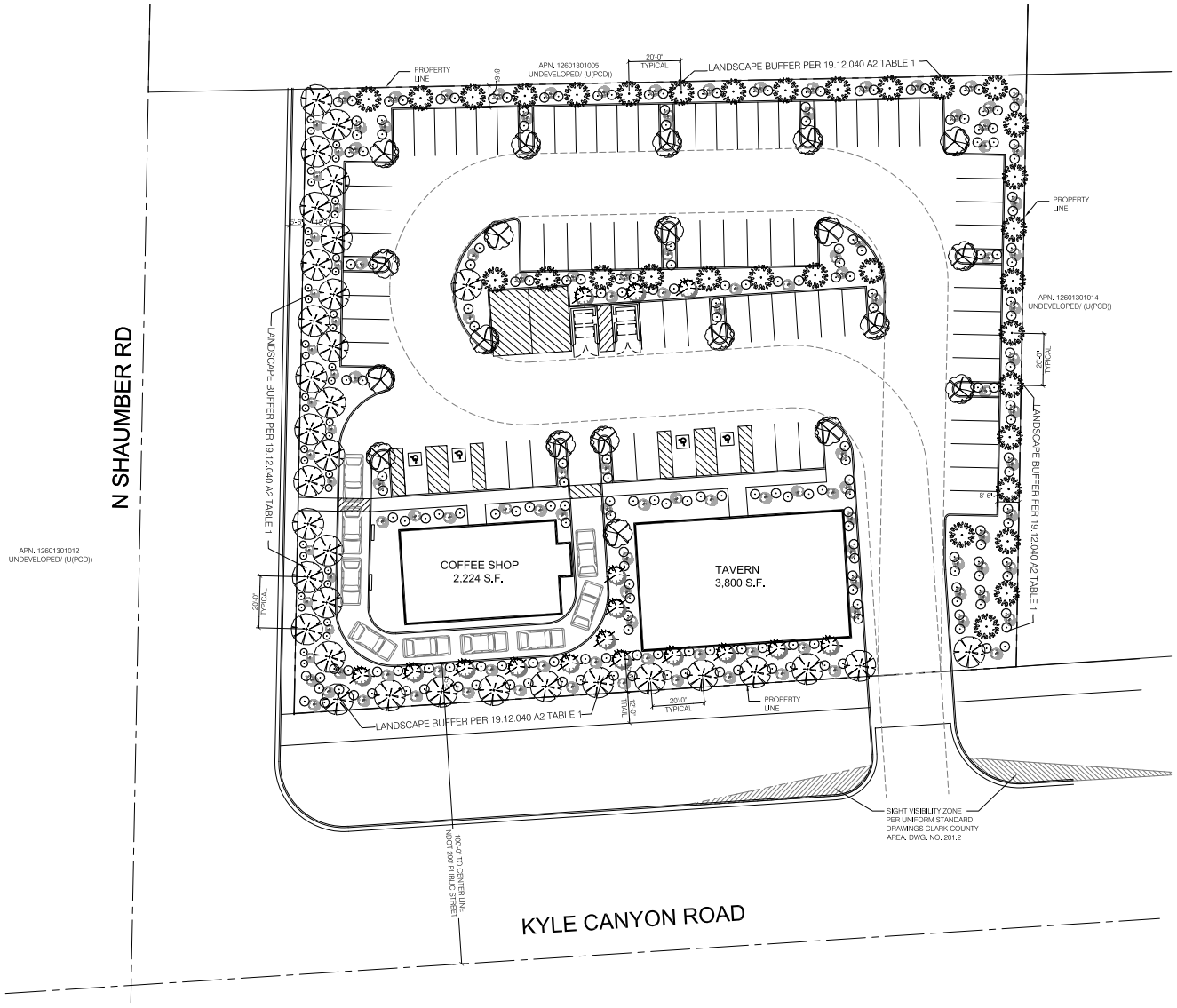
Las Vegas, Nevada 89166

Scale:1" = 20'

NORTH

Site Plan : Sheet Title
22-074 : Project Number
06-09-2022 : Date

MOSER architecture studio



LANDSCAPE SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
TREES					
	34	24"-Box	20' On Center	MEXICAN SYCAMORE	PLATINUS MEXICANA
	33	24"-Box	20' On Center	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA
	20	24" Box	20' On Center	RED PUSH PISTACHE	PISTACIA X 'RED PUSH'
SHRUBS/ACCENTS					
	16	5 Gallon	N/A	RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA
	252	1- 5 Gallon	N/A	BUSH LANTANA	LANTANA CAMARA
	127	5 Gallon	N/A	DESERT SENNA	SENNA NEMOPHILIA

* Xeroscape- No turf to be used. Only rock, Crushed rock or other Low-water use, approved ground conver will be used.

Planning Commission July 12, 2022 - Page 1048

CHRIS JOHNSON TAVERN - LANDSCAPE PLAN

Las Vegas, Nevada 89166

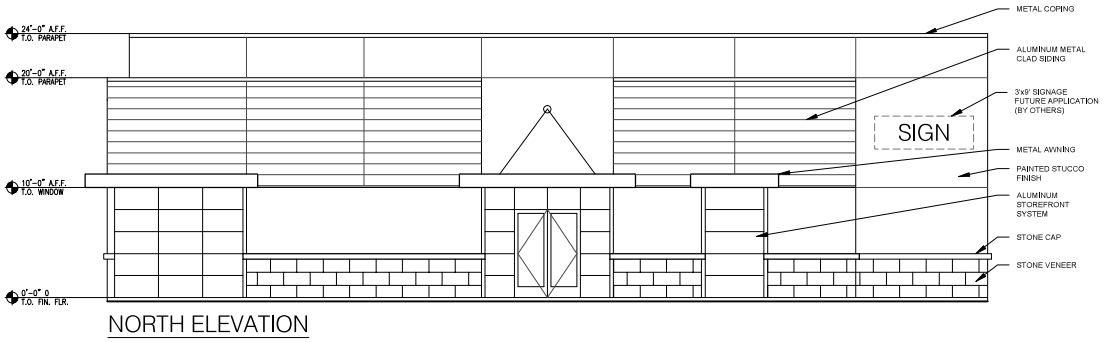
Scale:1" = 20'

NORTH

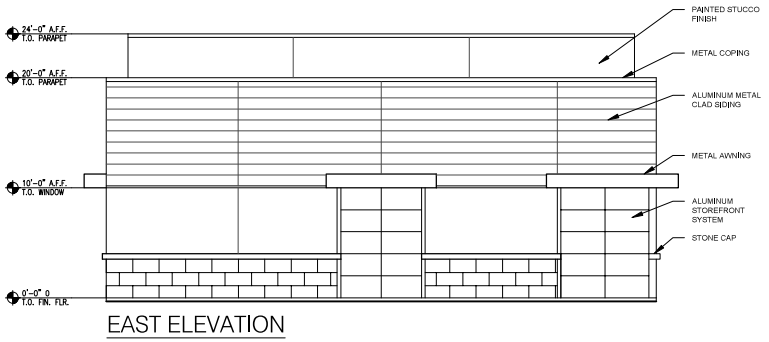
22-0172
06/14/2022

Landscape Plan : Sheet Title
22-074 : Project Number
06-09-2022 : Date

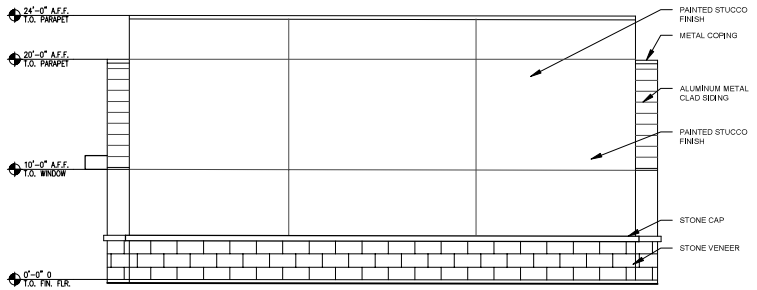
MOSER architecture studio



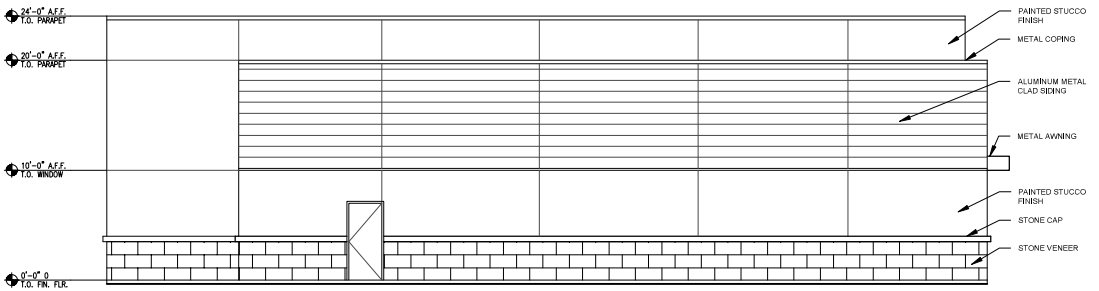
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Planning Commission July 12, 2022 - Page 1049

22-0172
06/14/2022

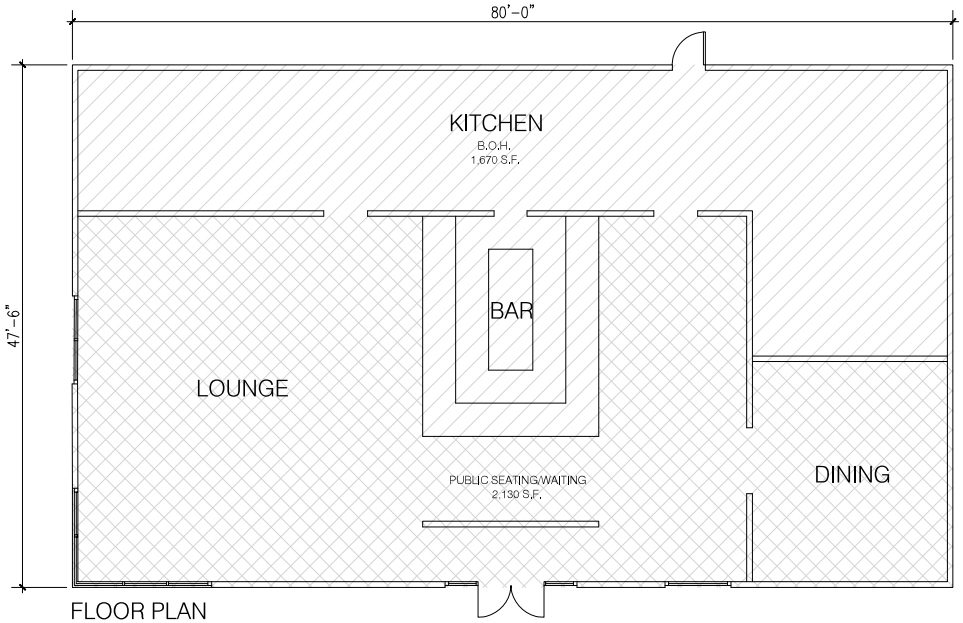
CHRIS JOHNSON TAVERN - TAVERN ELEVATIONS

Las Vegas, Nevada 89166

Scale:3/16" = 1'-0"

Exterior Elevations : Sheet Title
22-074 : Project Number
06-09-2022 : Date

MOSER architecture studio



FLOOR PLAN
3,800 s.f.

22-0172
06/14/2022

CHRIS JOHNSON TAVERN - TAVERN PLAN

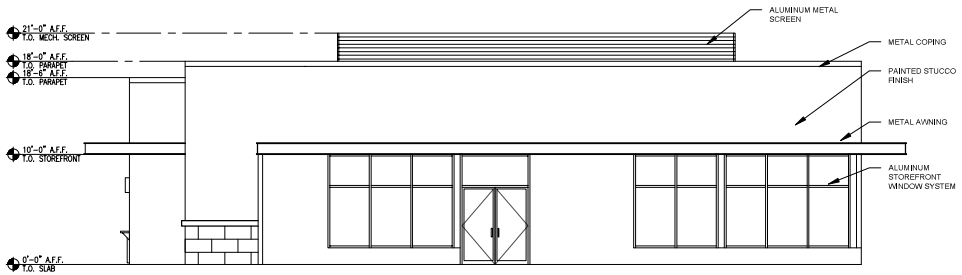
Las Vegas, Nevada 89166

Scale:3/16" = 1'-0"

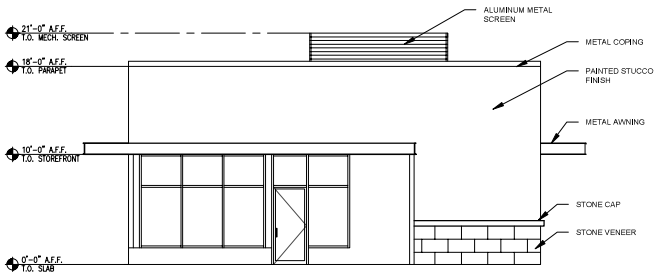
NORTH

Floor Plan : Sheet Title
22-074 : Project Number
06-09-2022 : Date

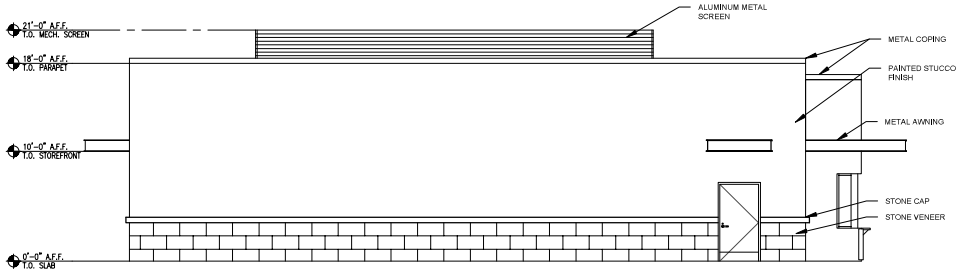
MOSER architecture studio



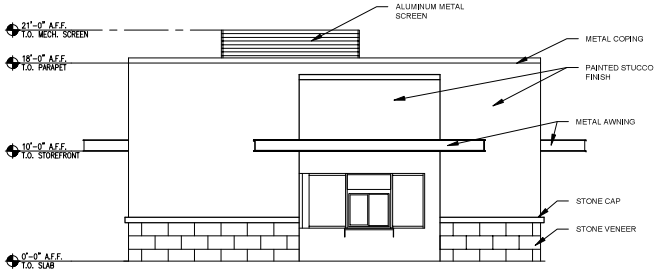
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

22-01-12
06/14/2022

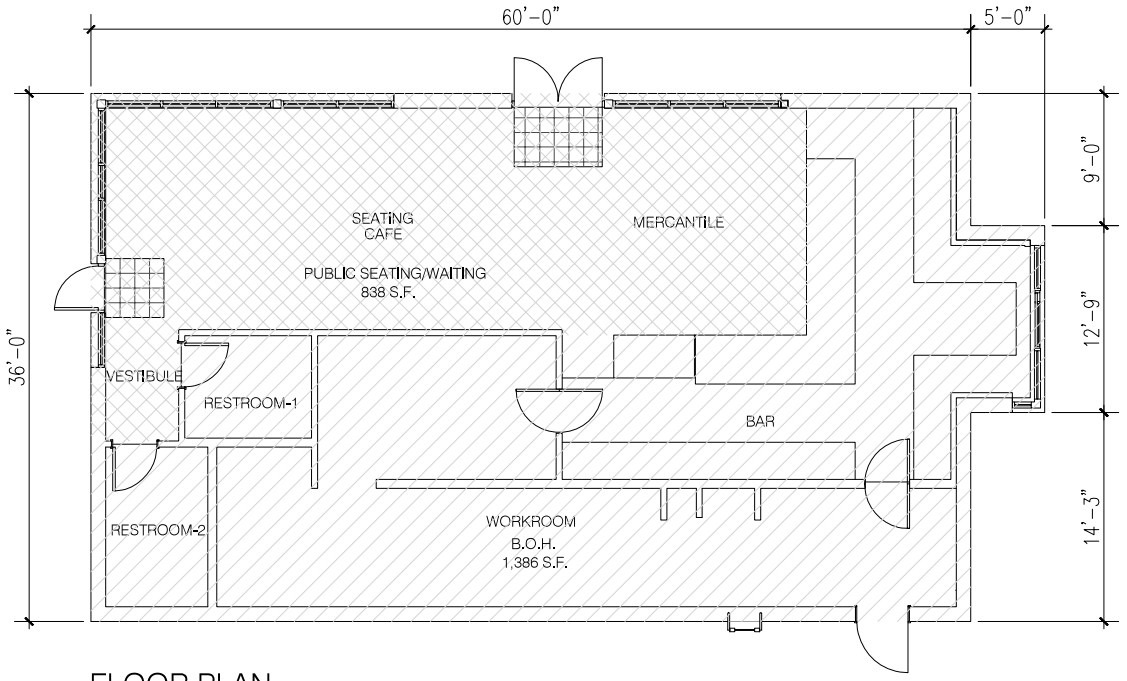
CHRIS JOHNSON TAVERN - COFFEE SHOP ELEVATIONS

Las Vegas, Nevada 89166

Scale: 3/16" = 1'-0"

Exterior Elevations : Sheet Title
22-074 : Project Number
06-09-2022 : Date

MOSER architecture studio



FLOOR PLAN
2,224 s.f.

22-0172
06/14/2022

CHRIS JOHNSON TAVERN - COFFEE SHOP PLAN

Las Vegas, Nevada 89166

Scale:1/4" = 1'-0"

NORTH

MOSER architecture studio

Floor Plan : Sheet Title
22-074 : Project Number
06-09-2022 : Date

MOSER architecture studio

CHRIS JOHNSON TAVERN

COLOR BOARD



PRIMARY



SECONDARY



ACCENT - 1



ALUMINUM
CLADDING



ELDORADO
RUSTIC LEDGE
SEQUOIA STONE

22-0172
06/02/2022

5975 Edmond Street, Suite 115 Las Vegas, NV 89118 Phone: 702.322.1177 Fax: 702.322.1188



22-0172-GPA1, 22-0172-ZON1, 22-0172-SUP1, 22-0172-SUP2, AND 22-0172-SDR1 - APPLICANT/OWNER: INVESTMENTS WEST, LLC

NORTHEAST CORNER OF KYLE CANYON ROAD AND SHAUMBER ROAD

05/26/2022



22-0172-GPA1, 22-0172-ZON1, 22-0172-SUP1, 22-0172-SUP2, AND 22-0172-SDR1 - APPLICANT/OWNER: INVESTMENTS WEST, LLC

NORTHEAST CORNER OF KYLE CANYON ROAD AND SHAUMBER ROAD

05/26/2022



22-0172-GPA1, 22-0172-ZON1, 22-0172-SUP1, 22-0172-SUP2, AND 22-0172-SDR1 - APPLICANT/OWNER: INVESTMENTS WEST, LLC

NORTHEAST CORNER OF KYLE CANYON ROAD AND SHAUMBER ROAD

05/26/2022



22-0172-GPA1, 22-0172-ZON1, 22-0172-SUP1, 22-0172-SUP2, AND 22-0172-SDR1 - APPLICANT/OWNER: INVESTMENTS WEST, LLC

NORTHEAST CORNER OF KYLE CANYON ROAD AND SHAUMBER ROAD

05/26/2022

KAEMPFER
CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

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

June 13, 2022

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main St.
Las Vegas, NV 89101

Re: ***[REVSIED] Justification Letter – Investments West***
General Plan Amendment, Zone Change, Site Development Plan Review for a Commercial Center, and Special Use Permits to Allow (1) On-Premises Liquor and (2) Restricted Gaming
APN: 126-01-301-013 (Kyle Canyon Road/Shaumber Road)

To Whom It May Concern:

Our Firm represents the Applicant with respect to a request for a general plan amendment and zone change for property located at the northeast corner of Kyle Canyon Road and Shaumber Road, more particularly described as APN: 126-01-301-013 (the "Site"), along with the site development plan review for a tavern use. The Site is approximately 1.8 acres.

GENERAL PLAN AMENDMENT AND ZONE CHANGE

The Applicant is seeking to change the general plan to Service Commercial (SC) from Planned Community Development (PCD). The Applicant is requesting to rezone the Site to C-1 from U-PCD. A C-1 zoning designation is an allowed zoning designation under GC.

A change to the general plan to SC and a zone change to C-1 are appropriate for the following reasons:

(1) The City of Las Vegas recently approved a large scale commercial development for properties located between Kyle Canyon Road and Iron Mountain Road and west of the Skye Village Road alignment. There is also an approved casino site located between the Skye Village Road alignment and the US 95 and north of Grand Canyon Road. Therefore, a plan update to SC and zone change to C-1 is compatible with these large-scale commercial and entertainment uses.

(2) There is developing residential uses along the Kyle Canyon Road corridor. With the increase in residential development, additional commercial is needed. Therefore, a commercial zoning designation is appropriate and compatible.

22-0122
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(3) Sheep Mountain Parkway will connect to Kyle Canyon Road immediately south of the Site. Sheep Mountain Parkway and Kyle Canyon Road will be a major intersection, therefore making commercial development on the Site appropriate.

SITE DEVELOPMENT PLAN REVIEW & SPECIAL USE PERMITS

The Applicant is proposing to build a 6,024 square foot commercial shopping center consisting of two buildings. The first building, approximately 24-feet in height, is a 2,224 square foot shop with drive thru located on the southwest corner of the Site near the hard corner of Kyle Canyon Road and Shaumber Road. The second building, approximately 25-feet in height, is a 3,800 square foot tavern located along the Kyle Canyon Road frontage. Both of the buildings' elevations provide enhanced articulation such as stone base, aluminum standing seam roof, clad siding, and painted stucco finishes.

Access to the Site is from Kyle Canyon Road. Although there is only one access point to the Site due to the City's desire to reduce curb cuts along Shaumber, the Site provides ideal on-site circulation with drive aisles circulating around the Site. The Site is meeting parking by providing 79 parking spaces. Additionally, the Site complies with all Title 19 requirements including landscaping and setbacks.

SPECIAL USE PERMITS

With special use permit approvals for on-premises liquor and restricted gaming, a tavern use is an allowed use in a C-1 zoned district. Here, the proposed tavern meets all the distance separation requirements as there are no taverns (on-premises liquor and restricted gaming) within 1,500-feet of the Site and there are no protected uses (i.e. religious centers, city parks, schools, or day cares) within 400-feet of the Site. In addition to meeting all the separation requirements, the Site is located on Kyle Canyon Road where the Sheep Mountain Parkway will connect to Kyle Canyon Road. This area will become an intense commercial corridor, and therefore, a tavern (on-premises liquor and restricted gaming) use is compatible and appropriate for the area.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC/

22-0172-SDR1
Investments West, LLC

NEC Kyle Canyon Road and Shaumber Road

Proposed 6.024 thousand square foot commercial development.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	COFFEE/DOUGNUT SHOP W/ DRIVE THRU [1000SF]	2.224	820.38	1,825
AM Peak Hour			88.99	198
PM Peak Hour			43.38	97

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	3.800	112.18	426
AM Peak Hour			9.94	38
PM Peak Hour			9.77	37

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	6.024		**2,251**
AM Peak Hour				**236**
PM Peak Hour				**134**

Existing traffic on all nearby streets:

Kyle Canyon Road	
Average Daily Traffic (ADT)	2,664
PM Peak Hour	213
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Kyle Canyon Road	12,480

This project will add approximately 2,251 trips per day on Kyle Canyon Rd. and Shaumber Rd. Currently, Kyle Canyon is at about 21 percent of capacity. With this project, Kyle Canyon is expected to be at about 39 percent of capacity. Counts are not available for Shaumber, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 236 additional cars, or about four every minute.

Note that this report assumes all traffic from this development uses all named streets.

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

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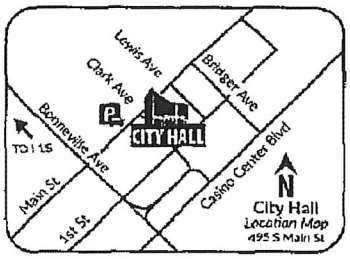

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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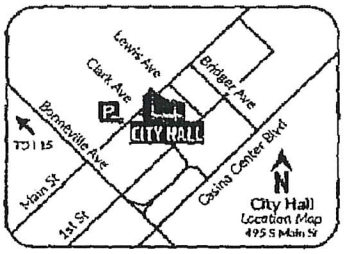

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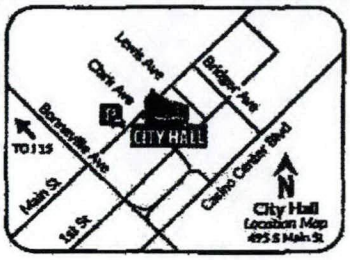

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Submitted after final agenda

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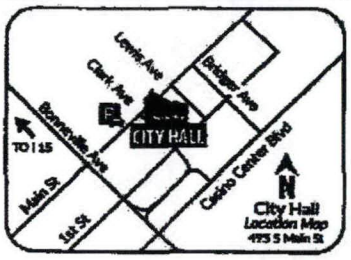

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Planning Commission Meeting of **07/12/2022**

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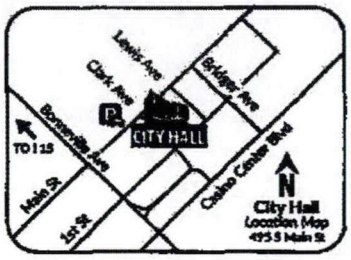

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

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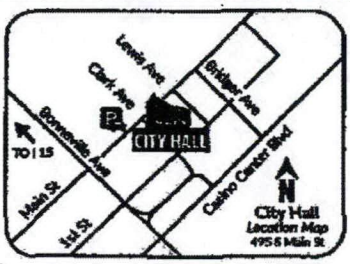

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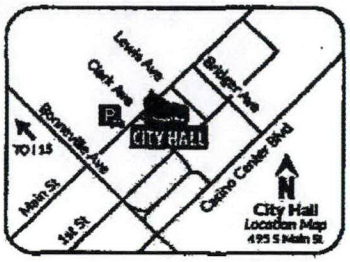

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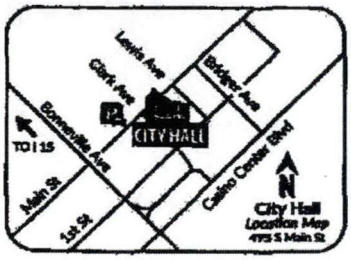

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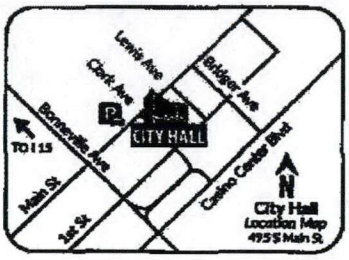

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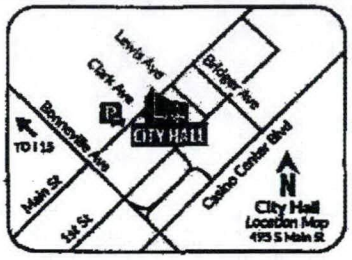

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Planning Commission Meeting of **07/12/2022**

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
19a

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

SUBJECT:
22-0172-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
19b

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

SUBJECT:
22-0172-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
19c

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

SUBJECT:
22-0172-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,800 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
19d

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

SUBJECT:
22-0172-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 3,800 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED (6 TO 15 MACHINES) USE WITH A WAIVER TO ALLOW A 1,195-FOOT DISTANCE SEPARATION FROM A SITE THAT IS DESIGNATED TO BE CITY PARK WHERE 1,500 FEET IS REQUIRED

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
19e

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

SUBJECT:
22-0172-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,024 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF TWO BUILDINGS WITH AN 828 SQUARE-FOOT OUTDOOR PATIO AREA

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
20

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

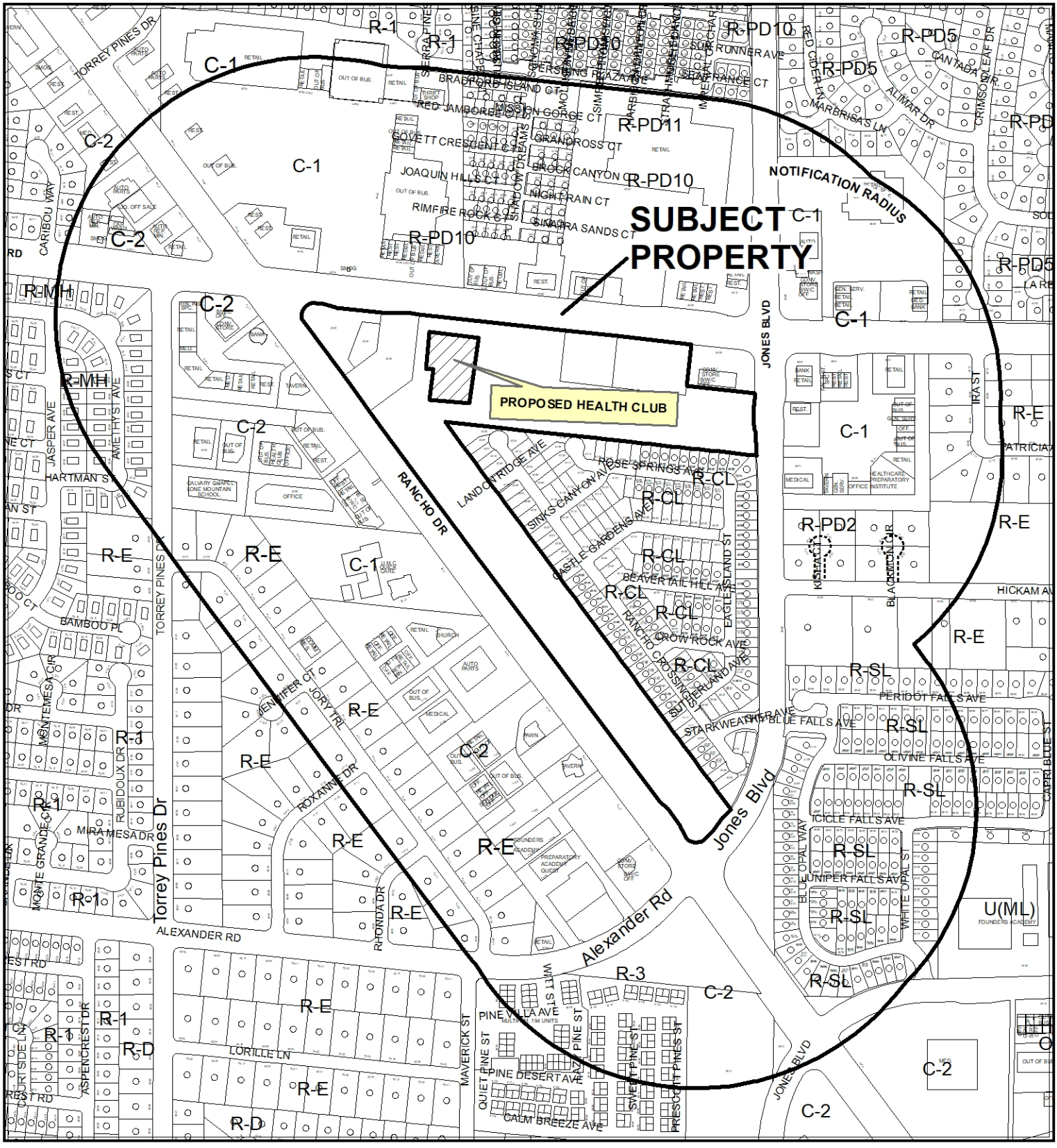
SUBJECT:
22-0174 - PUBLIC HEARING - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC - For possible action on the following Land Use Entitlement project requests on 20.76 acres on the South Side of Craig Road, approximately 470 feet east of Rancho Drive (APN 138-02-715-008), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 08/17/2022

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

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

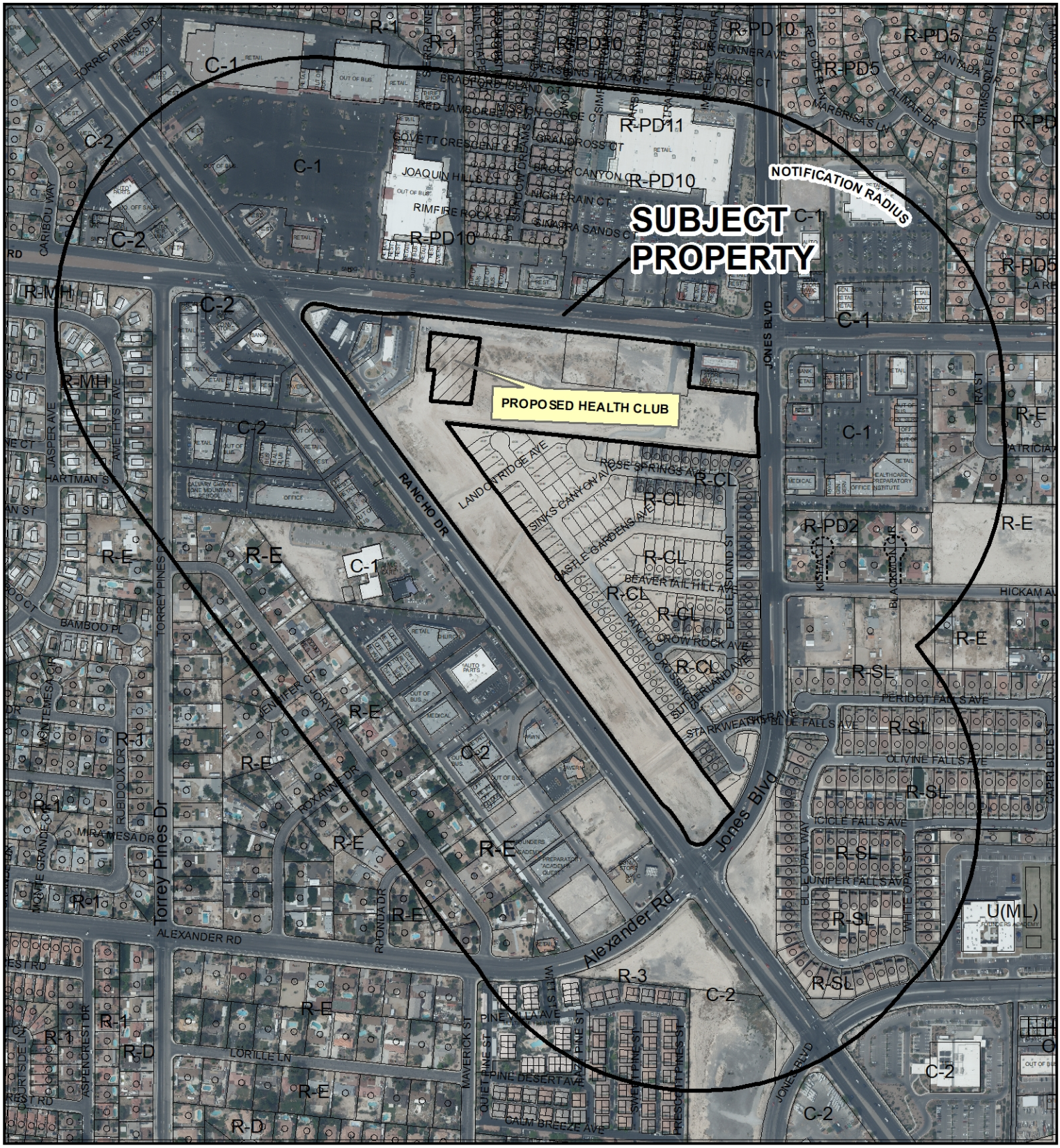
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Comments Submitted by Clark County Department of Aviation for 22-0174-VAR1 and 22-0174-SDR1
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0174-SDR1
8. Support Postcard
9. Submitted after Final Agenda - Support Postcard



CASE: 22-0174

RADIUS: 1000 FEET

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



0 462.5 925 Feet

CASE: **22-0174**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PRE RANCHO CRAIG, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0174-VAR1	Staff recommends DENIAL, if approved subject to conditions:	22-0174-SDR1
22-0174-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0174-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 876

PROTESTS 0

APPROVALS 1

IR

**** CONDITIONS ****

22-0174-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the approved conditions of approval for Site Development Plan Review (22-0174-SDR1) shall be required, if approved.

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

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

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

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

22-0174-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (22-0174-VAR1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/14/2022, except as amended by conditions herein.

4. An Exception from 19.08.040 is hereby approved, to allow 4 landscape buffer trees where 18 are required.

5. An Exception from 19.08.110 is hereby approved, to allow 26 trees in the parking area where 43 are required.

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

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

8. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

9. All utility or mechanical equipment shall comply with the provisions of the Interim 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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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.

12. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
    a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
    b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
    c. Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
    d. Applicant is advised that the FAA’s airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

13. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/14/2022, except as amended by conditions herein**.**

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

Public Works

15. Per the intent of a commercial subdivision, this site may connect to the on-site private sewer system. Alternatively, this site may connect to public sewer in Craig Road.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. A Master Traffic Impact analysis for the entire commercial subdivision may be used to address this condition.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all 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 requesting land use entitlements for a Site Development Plan Review for a 40,103 square foot EOS Health Club near the intersection of Rancho Drive and Craig Road. The proposal utilizes 4.3 acres of a 20.73 acre single-lot commercial subdivision that fronts on both Craig Road and Rancho Drive. The remaining portions of the parcel are earmarked for future development.

ISSUES

- The applicant is requesting Exceptions for plant material that include a reduction of required number of perimeter landscape buffer trees from 18 to four, and a reduction of the number of parking lot trees from 43 to 26. Staff does not support this request.
- The applicant is requesting a Variance to allow a 95-foot Residential Adjacency Setback where 97 feet is required. Staff does not support this request.

ANALYSIS

The applicant is proposing a 40,103 square foot 'EOS' Health Club with 292 parking spaces, and a 2,466 square foot outdoor amenity area. The Health Club use is defined by Title 19.12 as, "an establishment that operates physical fitness facilities, sports clubs or recreation clubs." The proposed use meets the definition in 19.12 as it is a stand-alone Health Club with no other uses proposed.

The subject property is zoned C-2 (General Commercial) and is bound to the applicable development standards in Title 19. The property's designated land use is GC (General Commercial). According to the City of Las Vegas 2050 Master Plan, the General Commercial land use is suitable for higher intensity retail, service, wholesale, office, and other general business uses. The General Commercial land use designation supports the existing C-2 (General Commercial) zoning district.

The surrounding area consists of single-family residential to the south, which is buffered by commercially zoned land fronting on West Craig Road and North Rancho Drive, both Primary Arterials with 120 feet right-of-way widths characterized as commercial corridors. The businesses fronting on these two Primary Arterials consist of a wide range of neighborhood serving retail and services. Immediately to the west is a car wash and 'Dutch Bros' Coffee drive through. The properties fronting on West Craig Road and North Rancho Drive are zoned C-2 (General Commercial) on the same block. The use of the proposed development is suitable to the surrounding area.

According to Title 19.08.080, the C-2 (General Commercial) District is intended for the following:

> The C-2 District is designed 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. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors.

The proposal is consistent with the goals and standards of the 2050 Master Plan and the intent of the General Commercial land use category and the C-2 zoning district. However, the applicant has requested a Variance for a reduction of the Residential Adjacency setback from 97 to 95 feet. While this is a small variance request, nevertheless, staff is not able to support this Variance request as it is preferential in nature. Due to the requested Variance of the Residential Adjacency Setback Standards, staff is not able to support the overall proposed development and is recommending denial of both the requested variance and Site development Plan Review.

The applicant is also requesting an Exception for planting materials to allow a reduction of required number of perimeter landscape buffer trees from 18 to four, and a reduction of the number of parking lot trees from 43 to 26. There are no circumstances that prevent the applicant from meeting Title 19 requirements for interior parking landscaping in this case, which leads staff to recommend denial of the site plan development review application. The lack of perimeter trees further the encumbrance of the requested Variance for Residential Adjacency Standards as the lack of perimeter trees provide no buffer to the existing residential neighborhood.

In addition to providing a much needed buffer to the neighboring residential homes, a goal outlined in the 2050 City of Las Vegas Master Plan is to prioritize the increase in tree canopy across all areas of the City for multiple public health and environmental benefits. This goal includes the planting of "60,000 'Bulletproof' native and adaptive trees on public and private property that are heat, cold, and wind tolerant; water efficient; low maintenance; noninvasive, and pest and disease resistant." The planting of trees improves air quality and reduces the urban heat island impacts felt across the City due to the lack of trees. Approving the requested Exception will increase the City's deficiency in trees and support the growing heat island effect the City continues to endure year after year. Planting trees does not negatively impact the existing water issues the entire southwest is enduring right now. As a matter of fact, the planting of heat tolerant, desert species use less water and reduces the heat island effect that ultimately requires the consumption of more water and energy. Staff supports the City's 2050 Master Plan and is recommending denial of the Exception request to plant an insufficient number of shade trees as it is preferential in nature and a self-imposed hardship that only benefits the applicant.

This project will add approximately 1,383 trips per day on Craig Road, Rancho Drive and Jones Boulevard. Currently, Craig Road is at about 60 percent of capacity, Rancho Drive is at about 41 percent of capacity and Jones Boulevard is at about 46 percent of capacity. With this project, Craig Road is expected to be at about 62 percent of capacity, Rancho Drive to be at about 43 percent of capacity and Jones Boulevard to be at about 49 percent of capacity.

FINDINGS (22-0174-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting a 95-foot Residential Adjacency Setback where 97 feet is required. Moving the southern extent of the building north by two 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 (22-0174-SDR1)

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

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

   The proposed development is incompatible with adjacent development due to the requested Variance of the Residential Adjacency setback requirement and an Exception for planting materials such as trees that would provide a much needed buffer to the neighboring residential neighborhood from the commercial activity.

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

The proposed development has requested a Variance of the required Residential Adjacency Setback requirements and an Exceptions of the required landscape buffer and parking lot trees which is inconsistent with Title 19 development standards.

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

The subject site is accessed by West Craig Road, a 120-foot wide Primary Arterial as designated by the Master Plan of Streets and Highways and will not negatively impact the adjacent roadways.

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

The proposed painted CMU and wood siding building façade and color palette is deemed appropriate for the desert environment. The primary tree species utilized are the 24-inch box "Desert Museum Palo Verde" and 24-inch box "Escarpment Oak" 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 proposed building elevations and materials are not unsightly, undesirable, or obnoxious in appearance, but due to the requested Variance of the Residential Adjacency Setback requirements, the proposed scale of the structure is not compatible with the adjacent residential neighborhood and is not harmonious nor compatible with the existing development in the area.

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

Site development is subject to building permit review and inspection, thereby protecting the public's health, safety and welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/18/15	The City Council approved a request for a General Plan Amendment (GPA-60900) from SC (Service Commercial) to GC (General Commercial) on 51.21 acres on the southeast corner of Rancho Drive and Craig Road.
11/18/15	The City Council approved a request for a Rezoning (ZON-60901) from C-2 (General Commercial) and R-E (Residence Estates) to C-2 (General Commercial) on 51.21 acres on the southeast corner of Rancho Drive and Craig Road.
11/18/15	The City Council approved a request for a Tentative Map (TMP-60902) for a one-lot commercial subdivision on 51.21 acres on the southeast corner of Rancho Drive and Craig Road.

Most Recent Change of Ownership	
08/28/19	A deed was recorded for a change in ownership.

Pre-Application Meeting	
03/23/22	A pre-application meeting was held with the applicants to discuss the project.

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

Field Check	
06/01/22	Staff conducted a routine site visit and found the undeveloped property to be free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	20.76 acres
Net Acres	4.3 acres

IR

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant Commercial	GC (General Commercial)	C-2 (General Commercial)
North	Office, Other than Listed	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)
	Restaurant		
South	Single Family, Detached	ML (Medium Low)	R-CL (Single Family Compact-Lot)
East	Vacant Commercial	GC (General Commercial)	C-2 (General Commercial)
West	Car Wash, Full Service or Auto Detailing	GC (General Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

IR

DEVELOPMENT STANDARDS

Pursuant to 19.08.080, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	373 Feet	Y
Min. Setbacks • Front • Side • Rear	 10 Feet 10 Feet 20 Feet	 83 Feet 52 Feet 95 Feet	 Y Y Y
Max. Lot Coverage	50 %	21 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	CMU	Y
Mech. Equipment	Screened		Y

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	97 Feet	95 Feet	N
Trash Enclosure	50 Feet	99 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North • South	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 18 Trees 22 Trees	 4 Trees 28 Trees	 N Y
TOTAL PERIMETER TREES		**40 Trees**	**32 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	43 Trees	26 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South	15 Feet 8 Feet		20 Feet 8 Feet	Y Y

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Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
West Craig Road	Primary Arterial	Title 13	126	Y
North Rancho Road	Primary Arterial	Title 13	125	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	ADA	Regular	ADA	
Health Club	40,103	200 SF:1	201				
TOTAL SPACES REQUIRED			201		292		Y
Regular and Handicap Spaces Required			194	7	284	8	Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One, 24-inch box tree for every 20 linear feet within the perimeter landscape buffer (18 Trees).	4 Perimeter Landscape Buffer Trees	Denial
One landscape island with 24-inch box shade trees for every six uncovered parking spaces and at the end of each row of parking (43 Trees).	26 Parking Lot Trees	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Rancho and Craig (Rancho Triangle)

Project Name EOS Fitness @ Rancho and Craig **Proposed Use**

Assessor's Parcel #(s) 138-02-715-008 **Ward #**

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

Additional Information New EOS Fitness center

Property Owner PRE Rancho Craig LLC **Contact** Daniel Sullivan

Address One Marina Park Drive, Suite 1500 City Boston State MA Zip 02210

E-mail dsullivan@eastern-re.com Phone 617 274-5667

Applicant Momeni Engineers **Contact** Rene Rolin / Moe Momeni

Address 3120 S. Durango Drive, Suite 205 City Las Vegas State NV Zip 89117

E-mail rener@momeniengineers@gmail.com Phone 702.499.4555

Representative See above **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

☐ **Yes** ☒ **No**

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Daniel Sullivan

Subscribed and sworn before me

This 17th day of May , 20 22

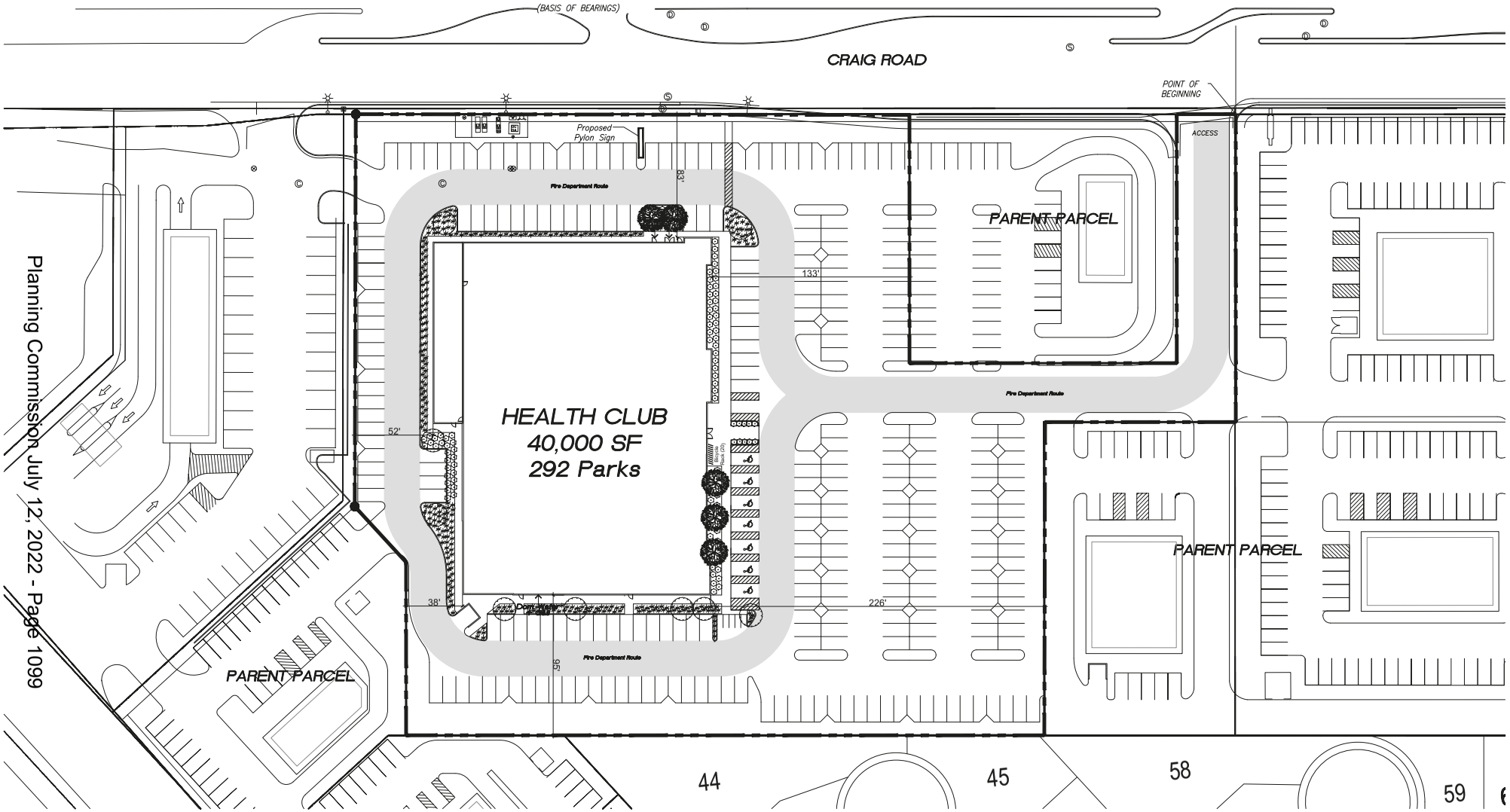
_____

Notary Public in and for said County and State

JUDY C SULLIVAN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 23, 2022

22-0174
05/18/2022

Judy C. Sullivan



Planning Commission July 12, 2022 - Page 1099

22-0174
05/18/2022

EOS FITNESS • RANCHO TRIANGLE • Site Plan • May 9, 2022

1" = 30'

JSA ARCHITECTURE

PROJECT NUMBER: 1812B

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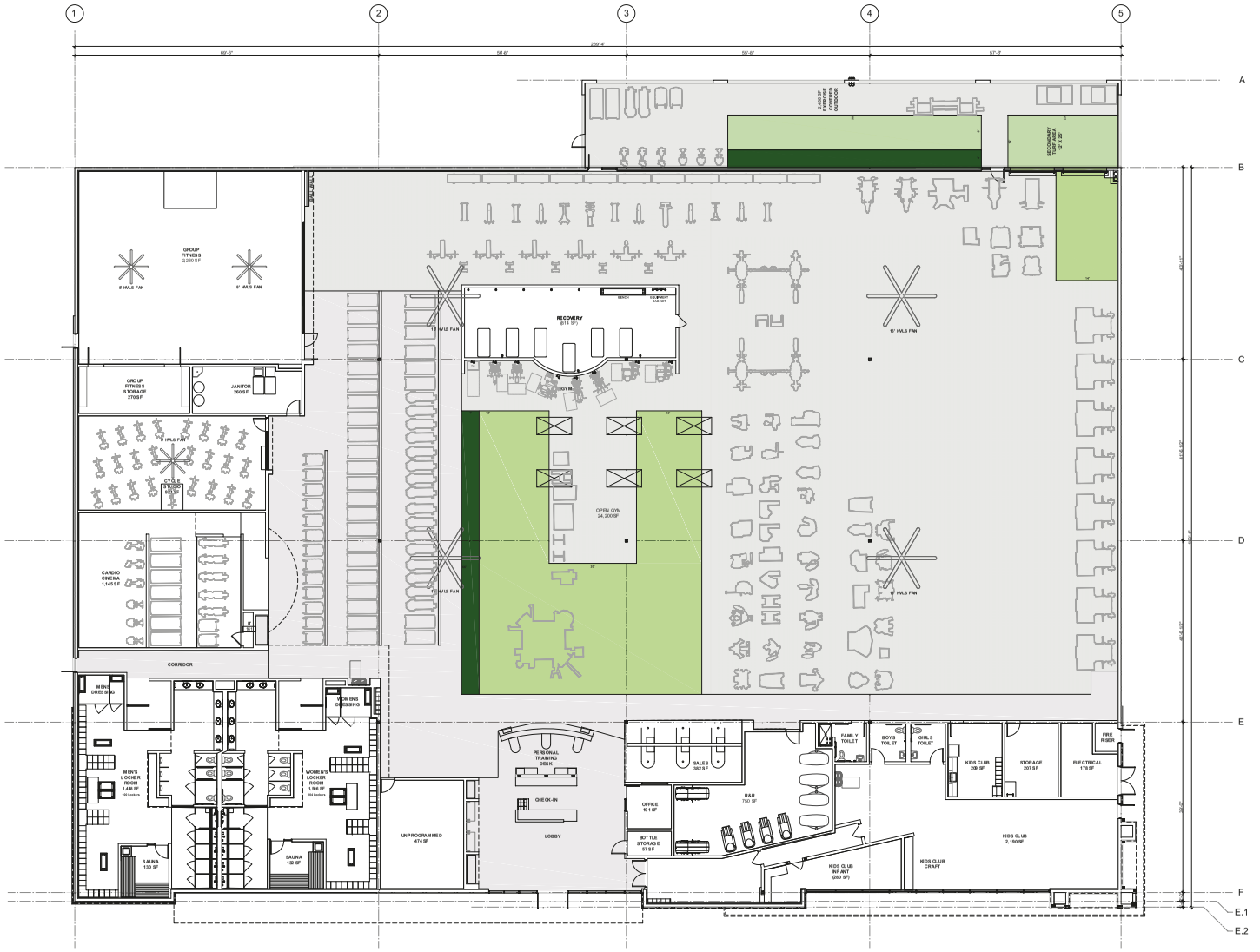
The information in this drawing is preliminary and conceptual in nature. It is based on information provided by others which the Architect has assumed to be substantially accurate. No representation is made by the Architect, express or implied, regarding the accuracy of this drawing, or the feasibility of this development approach.

22-0174
05/18/2022



EOS FITNESS • CRAIG-RANCHO • Floor Plan • May 5, 2022

40,000 SF

1" = 10'

JSA ARCHITECTURE

PROJECT NUMBER: 18128

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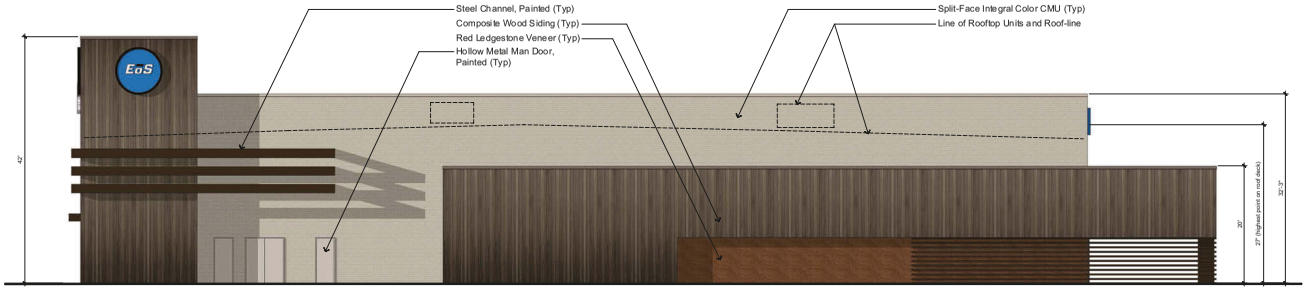

North Elevation



East Elevation

22-0174
05/18/2022

EOS FITNESS • RANCHO TRIANGLE • Elevations • May 9, 2022

1" = 10'

JSA ARCHITECTURE

PROJECT NUMBER: 18128

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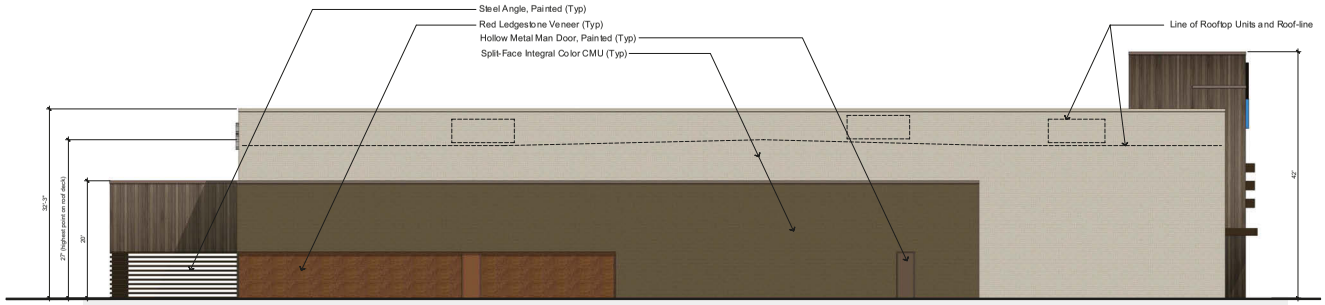
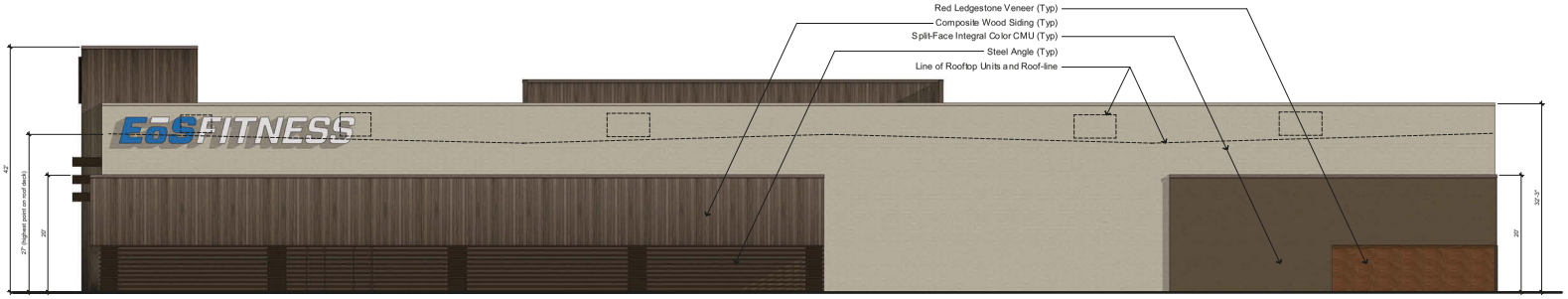


West Elevation



South Elevation

22-0174
05/18/2022

EOS FITNESS • RANCHO TRIANGLE • Elevations • May 9, 2022

1" = 10'

JSA ARCHITECTURE

PROJECT NUMBER: 18128

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It is based on information provided by others which the Architect has assumed to be substantially accurate. No representation is made by the Architect, express or implied, regarding the accuracy of this drawing, or the feasibility of this development approach.



Planning Commission July 12, 2022 - Page 1103

22-0174
05/18/2022

EOS FITNESS • RANCHO TRIANGLE • Impression Looking Southwest • May 9, 2022

JSA ARCHITECTURE

PROJECT NUMBER: 18128

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Planning Commission July 12, 2022 - Page 1104

22-0174
05/18/2022

EOS FITNESS • RANCHO TRIANGLE • Impression Looking Southeast • May 9, 2022

JSA ARCHITECTURE

PROJECT NUMBER: 18128

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Planning Commission July 12, 2022 - Page 1105

22-0174
05/18/2022

EOS FITNESS • RANCHO TRIANGLE • Impression Looking Northeast • May 9, 2022

JSA ARCHITECTURE

PROJECT NUMBER: 18128

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SPLIT-FACE CMU, PAINTED
SW 7632 "MODERN GRAY"



COMPOSITE WOOD SIDING
FIBERON WILDWOOD SAHARA COLLECTION
"KOA"



SPLIT-FACE CMU, PAINTED



RED LEDGESTONE VENEER



STEEL ACCENT, PAINTED
SW 9183 "DARK CLOVE"



STANDARD BRONZE ANODIZED
ALUMINUM STOREFRONT SYSTEM WITH 1"
INSULATED CLEAR GLAZING

Planning Commission July 12, 2022 - Page 1106

22-0174
05/18/2022

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22-0174-VAR1 AND 22-0174-SUP1 - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC
SOUTH SIDE OF CRAIG ROAD, APPROXIMATELY 470 FEET EAST OF RANCHO DRIVE

06/01/2022



22-0174-VAR1 AND 22-0174-SUP1 - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC
SOUTH SIDE OF CRAIG ROAD, APPROXIMATELY 470 FEET EAST OF RANCHO DRIVE

06/01/2022



22-0174-VAR1 AND 22-0174-SUP1 - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC
SOUTH SIDE OF CRAIG ROAD, APPROXIMATELY 470 FEET EAST OF RANCHO DRIVE

06/01/2022

momeni ENGINEERS, LLC.
CIVIL & STRUCTURAL ENGINEERING

May 16, 2022

City of Las Vegas Planning Department

Subject: Planning Application Justification Letter:

Health Club @ Rancho Triangle
6021 W. Craig Road, Las Vegas, NV 89130

Dear Planning Department,

We are requesting approval to construct a Health Fitness Club in an area of the Las Vegas Valley where none exists nearby. The local area would benefit from the proximity of a Health Fitness Club for their use and enjoyment.

The development conforms to all requirements of the title code and is appropriate and architecturally compatible to the area.

Please do not hesitate to contact our office at your earliest convenience, if you have any questions.

Sincerely,
Momeni Engineers, LLC.



Moe Momeni, P.E., S.E.
Principal

|o| 702.902-2444 |f| 702.248-8495
3110 S. DURANGO, DR., STE. #205
LAS VEGAS, NEVADA 89117
www.mhmengineers.com

22-0174
05/18/2022

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**22-0174-VAR1, SDR1**
PROJECT:	**FITNESS CENTER**
LOCATION:	**138-02-715-008**
MEETING DATES:	**JULY 12, 2022, PLANNING COMMISSION, AUGUST 17, 2022, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

22-0174-SDR1
Pre Rancho Craig

SS Craig Road, E of Rancho Drive

Proposed 42 thousand square foot health club.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HEALTH/FITNESS CLUB [1000 SF]	42.000	32.93	**1,383**
AM Peak Hour			1.31	**55**
PM Peak Hour			3.45	**145**

Existing traffic on all nearby streets:

Craig Road

Average Daily Traffic (ADT)	35,855
PM Peak Hour	2,868
(heaviest 60 minutes)	

Rancho Drive

Average Daily Traffic (ADT)	25,850
PM Peak Hour	2,068
(heaviest 60 minutes)	

Jones Boulevard

Average Daily Traffic (ADT)	19,073
PM Peak Hour	1,526
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Craig Road	59,900
Rancho Drive	62,895
Jones Boulevard	41,790

This project will add approximately 1,383 trips per day on Craig Rd, Rancho Dr. and Jones Blvd. Currently, Craig is at about 60 percent of capacity, Rancho is at about 41 percent of capacity and Jones is at about 46 percent of capacity. With this project, Craig is expected to be at about 62 percent of capacity, Rancho to be at about 43 percent of capacity and Jones to be at about 49 percent of capacity.

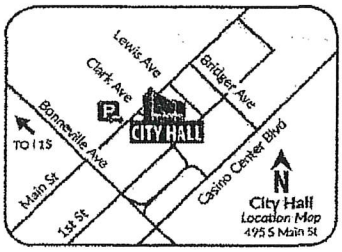
Based on Peak Hour use, this development will add about 145 vehicles in the peak hour, or about five every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

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

Return Service Requested
Official Notice of Public Hearing

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



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

RECEIVED
JUL 5 - 2022
City of Las Vegas
Department of Planning

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0174 and 22-0174-VAR1 and 22-0174-SDR1
Planning Commission Meeting of **07/12/2022**

22-0174
13801410030
LOWE GREGORY DEAON & KAREN
DENISE
5974 JUNIPER FALLS AVE
LAS VEGAS NV 89130

89 DROPMP1 6S130

20a-b A

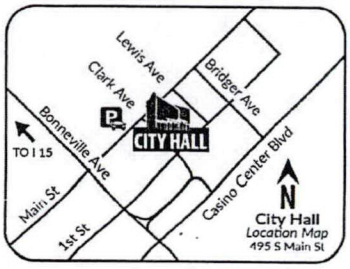
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
JUL 06 2022
Dept of Planning
City of Las Vegas



Scan or go to:
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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0174 and 22-0174-VAR1 and 22-0174-SDR1

Planning Commission Meeting of **07/12/2022**

22-0174
13802811032
STIRLING DEAN F & LESLIE S
6300 JENNIFER CT
LAS VEGAS NV 89108-5201

99 DRDFNP1 89108

Submitted after final agenda

20a-bA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
20a

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

SUBJECT:
22-0174-VAR1 - VARIANCE - TO ALLOW A 95-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 97 FEET IS REQUIRED

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
20b

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

SUBJECT:
22-0174-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 41,103 SQUARE-FOOT HEALTH CLUB

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
21

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

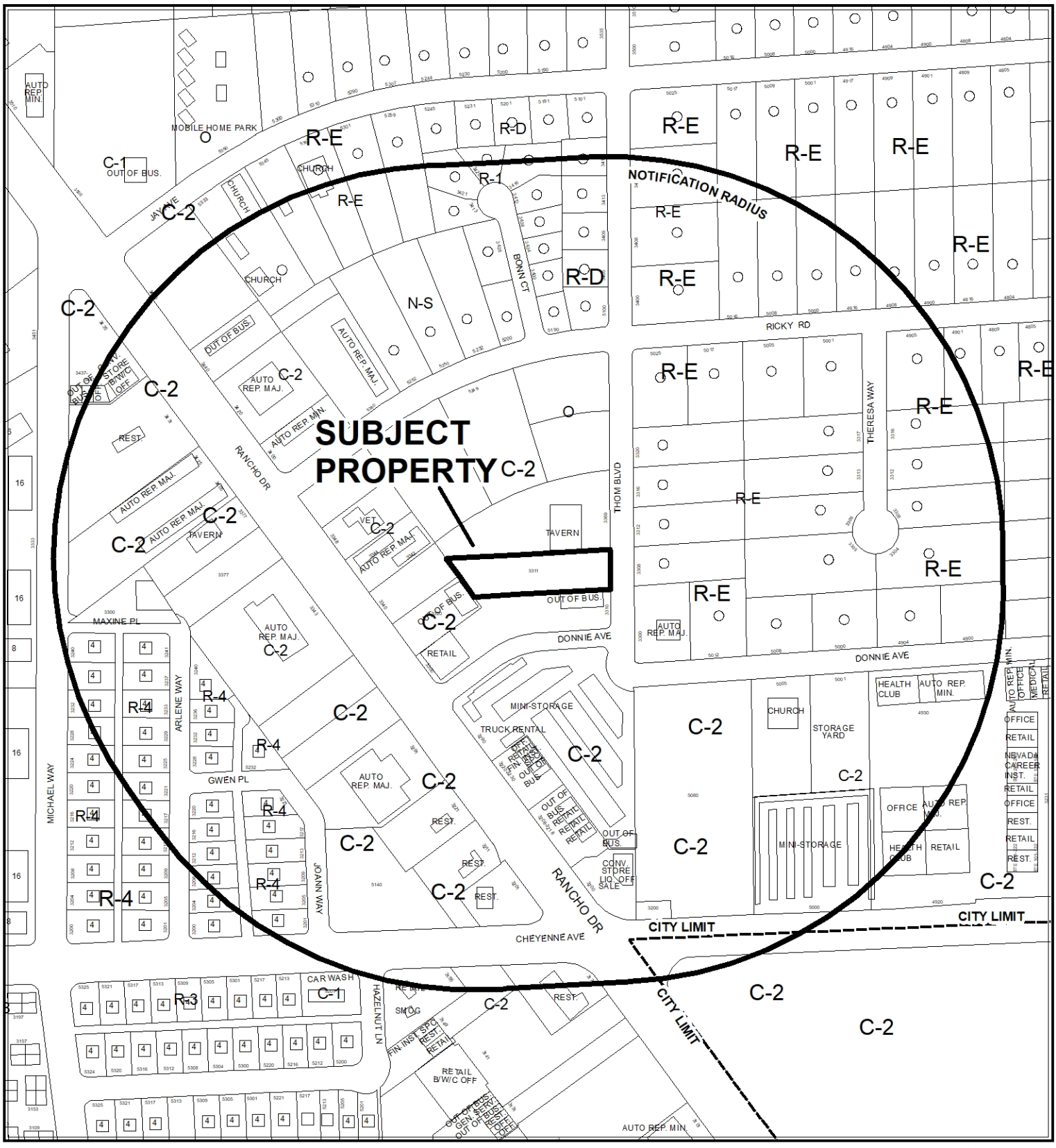
SUBJECT:
22-0199 - PUBLIC HEARING - APPLICANT/OWNER: GREEN ENVIRONMENTAL LANDSCAPE, INC. - For possible action on the following Land Use Entitlement project requests on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue (APN 138-12-810-009), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 08/17/2022 OR May be Final Action (Unless Appealed Within 10 Days)

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

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

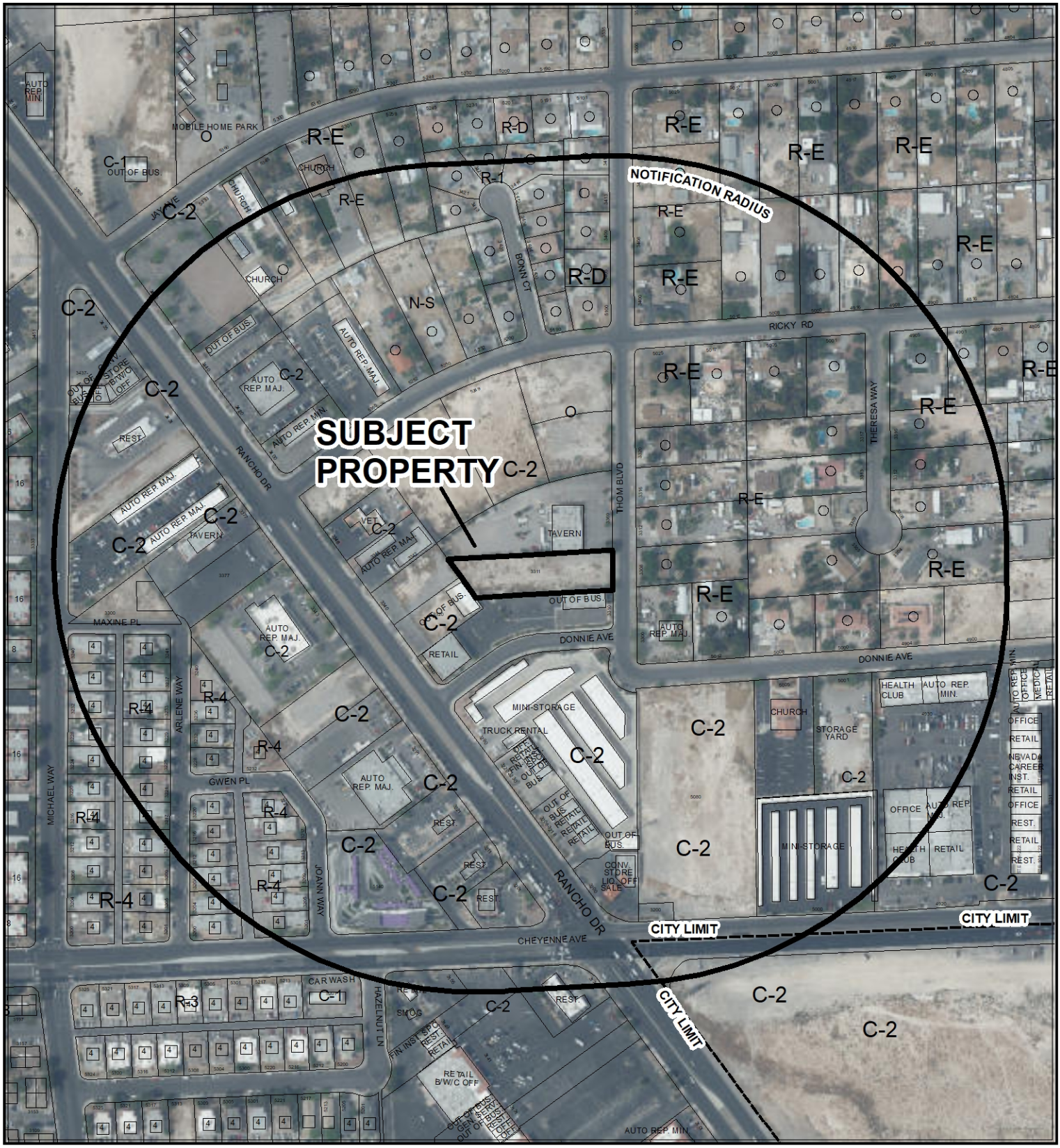
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Comments Submitted by Clark County Department of Aviation for 22-0199-VAR1, 22-0199-VAR2, and 22-0199-SDR1
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0199-SDR1
8. Submitted after Final Agenda - Abeyance Request Letter by Taylor Consulting Group, Inc.



CASE: 22-0199

RADIUS: 1000 FEET

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



0 290 580 Feet

CASE: **22-0199**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GREEN ENVIRONMENTAL LANDSCAPE, INC.

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0199-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
22-0199-VAR2	Staff recommends DENIAL, if approved subject to conditions:	
22-0199-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0199-VAR1 22-0199-VAR2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 137

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

22-0199-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a zero-foot side yard building setback on the south side of the subject site where 10 feet is required.

2. A Variance is hereby approved to allow existing six-foot CMU block walls on the north, south and west perimeter where a minimum of eight-foot tall solid walls is required for screening of outdoor storage areas.

3. Approval of and conformance to the Conditions of Approval for a Variance (22-0199-VAR2) and a Site Development Plan Review (22-0199-SDR1) shall be required, if approved.

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

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

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

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

22-0199-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow no curb, gutter, streetlight or sidewalk improvements adjacent to the subject site where such are required.

2. Approval of and conformance to the Conditions of Approval for a Variance (22-0199-VAR1) and a Site Development Plan Review (22-0199-SDR1) shall be required, if approved.

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

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

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

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

Public Works

7. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 50 percent of the City's bond estimate costs for deferred improvements on Thom Boulevard if an administrative deferral is approved for this site. Per 19.02.025.F, the street light contribution on Thom Boulevard may be reduced to 25 percent if a service is provided.

8. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with City Standards for all improvements not required to be constructed at this time. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

22-0199-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (22-0199-VAR1 and 22-0199-VAR2) shall be required, if approved.

2. Outdoor storage on this site is subject to the screening requirements of Title 19.08.040.E.4, except as allowed by an approved Variance. Prior to issuance of a business license, all applicable outdoor storage requirements shall be met.

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

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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/16/22, except as amended by conditions herein.

6. A Waiver from Title 19.08.080 is hereby approved, to allow zero-foot perimeter landscape buffers along the north and west property lines and the portions of the south property line not occupied by the proposed building.

7. An Exception from Title 19.08.110.C.12 is hereby approved, to allow two parking lot trees where nine, 24-inch box shade trees within islands are required.

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

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

10. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the Federal Aviation Administration (FAA) and/or the Clark County Department of Aviation of the following:
    a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
    b. No building permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
    c. Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede 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. Construct half street improvements on Thom Boulevard adjacent to this site meeting current City Standards concurrent with on-site development activities unless an administrative deferral is approved.

15. Gates shall remain open during business hours.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to construct a proposed two-story, 5,876 square-foot building on an undeveloped 0.89-acre site at 3311 Thom Boulevard. The building interior would consist of offices and an equipment storage area. Parking and landscaping is provided in front of the building and in the rear yard. No accessory buildings are proposed; however, an accessory outdoor storage area is proposed in the rear yard of the site.

ISSUES

- Building Maintenance Service and Sales is a permitted use in the C-2 (General Commercial) zoning district. Outside storage is permitted as an accessory use in the C-2 (General Commercial) zoning district.
- The Clark County Department of Aviation (CCDOA) has notified the City of Las Vegas that the proposed development would exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of an airport runway and therefore the applicant is required to formally notify the Federal Aviation Administration of possible construction. A condition of approval addresses this issue.
- The applicant has requested a Variance (22-0199-VAR1) to allow a zero-foot side yard setback where 10 feet is required in the C-2 zoning district. This Variance includes a request to allow existing six-foot tall walls on the north, south and west perimeter where a minimum of eight-foot tall solid walls is required for screening of outdoor storage areas. Staff recommends denial of the Variance.
- Staff has added conditions if approved to ensure proposed outdoor storage is in conformance to Title 19 screening standards for outdoor storage areas, notwithstanding any related Variance approvals.
- The applicant has requested a Variance (22-0199-VAR2) to allow no offsite improvements where such are required adjacent to this site. Staff recommends denial of the Variance, as it places the financial responsibility of improvements on the taxpayer.
- The applicant has requested Waivers of Title 19 perimeter landscape buffer standards to allow zero-foot buffers along the north and west property lines and on portions of the south property line where eight feet is required. Staff recommends denial of the Waivers.
- An Exception is requested to allow two parking lot trees and islands where nine trees and islands are required. Staff denies the Exception.

SS

ANALYSIS

The site is zoned C-2 (General Commercial) with a GC (General Commercial) General Plan land use designation, which would allow for the proposed uses. The site is proposed to be developed with a landscaping contractor's office and fleet vehicle storage area. The Building Maintenance Service and Sales use is a permitted use in the C-2 zoning district that allows for contracting services related to building maintenance. Staff has determined that landscaping contracting services fall into this land use category. In the C-2 zoning district, the Outdoor Storage use is allowed only as an accessory use to a primary use, and is subject to the standards contained in Title 19.08.040.E.4 for screening from adjacent properties. As an accessory use, no more than 50 percent of the building area for the primary use may be occupied for outdoor storage purposes. The site plan indicates that 2,900 square feet of land on the west side of the site would be available for storage of materials, which is approximately 49 percent of the total floor area of the building.

Placement of the building is shown on the interior of the site along the south property line. A Variance would need to be approved to allow a zero-foot side yard setback where 10 feet is required. Staff notes that buildings on the adjacent commercial properties to the north and south are already constructed at or near a property line; however, there is no physical characteristic of the subject site that poses a hardship to placement of the building in conformance to Title 19 C-2 setback standards. The building footprint could be designed to be narrower to allow both for two-way access and to meet the required setbacks. Therefore, staff recommends denial of the requested Variance, subject to conditions.

An existing six-foot, non-decorative block wall with a gate is located along the front property line, which was permitted through a previous Variance approval (20-0141-VAR1). Parking is proposed along the front of the building for customers and in the rear yard for customers, employees and fleet vehicles. A condition of approval will require the gate to remain open during business hours to allow access to customers and ensure sufficient onsite parking is provided.

Development is subject to residential adjacency standards, as properties zoned R-E (Residence Estates) are located on the east side of Thom Boulevard directly across from the subject site. This includes a required 50-foot front setback from Thom Boulevard to match the 50-foot setback required for the R-E-zoned property on the east side of Thom Boulevard. The site plan indicates the proposed building would be set back 64 feet from the front property line along Thom Boulevard and screened from view of the adjacent residential properties by the existing six foot wall along the east property line.

Perimeter landscaping is proposed only at the front of the site; likewise, parking lot landscaping is provided only in the front yard area behind the existing six-foot wall. Waivers and Exceptions are required from the following requirements:

- A Waiver to allow a zero-foot wide landscape buffer along the north, west and south perimeter where eight feet is required. If the related Variance (22-0199-VAR1) is approved, the Waiver would only apply to the portions of the perimeter not occupied by the proposed building.
- An Exception to allow two (2) parking lot landscape trees and islands where nine (9) are required.

Staff recommends that the landscape buffer Waivers and parking lot landscaping Exception be denied, as buffers could be constructed to meet Title 19 requirements with a narrower building footprint. In addition, the lack of trees and other plants in the rear yard will contribute to the urban heat island effect, where large areas of impervious surfaces absorb and retain heat from the sun. As residential adjacency standards require at least a 50-foot setback for a commercial building on this site, a Waiver of commercial building placement standards to allow the building to be set back from the front setback line is not required.

All offsite improvements are required with development of a commercial site. Citing compatibility with the rural character of the area, the applicant is requesting a Variance (22-0199-VAR2) to allow no offsite improvements with this project with no deferral for future improvements. This would include curb, gutter, sidewalk and streetlight requirements. Staff notes that these improvements have already been provided on the property to the south. According to Title 19.02.025, all development must, at a minimum, match and extend existing improvements that are immediately adjacent to the proposed development. The Department of Public Works does, however, have discretion to determine the extent of required offsite improvements. If the related Variance is approved, conditions have been added regarding this issue. Staff recommends denial of the Variance, because it frustrates the goal of complete streets and places the burden of future improvements on the taxpayer.

Due to its location within the Airport Overlay District and proximity to the North Las Vegas Airport, no structures may exceed 35 feet in height without a Special Use Permit and permission from the Clark County Department of Aviation (CCDOA). The submitted elevations indicate the height of the building will be 30 feet in conformance to the Airport Overlay District requirements. If approved, additional conditions of approval will apply, as the proposed development would exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of an airport runway, triggering formal notification to the Federal Aviation Administration.

SS

The proposed elevations show a two-story building that is aesthetically pleasing and compatible with other commercial buildings in this area. Exteriors are proposed to consist of painted stucco with flat rooflines. The stucco would painted various colors to provide visual interest. The front side of the building would contain an awning. The north side of the building would contain two roll up doors in a color contrasting with the main exterior color. Windows would be provided on the north, west and east elevations to break up large expanses of wall.

The Traffic Engineering Section of the Department of Public Works projects that the proposed development will add approximately 57 trips per day on Thom Boulevard, Donnie Avenue, Rancho Drive and Cheyenne Avenue, assuming all traffic from this development will use all named streets. Currently, Rancho Drive is at about 51 percent of capacity and Cheyenne Avenue is at about 68 percent of capacity. With this project, Rancho Drive is expected to remain unchanged and Cheyenne Avenue is expected to be at about 69 percent of capacity. Counts are not available for Thom Boulevard or Donnie Avenue in this vicinity, but they are believed to be under capacity. Based on Peak Hour use, this development will add about seven vehicles in the peak hour (both morning and afternoon), or about one every nine minutes.

The proposed Building Maintenance Service and Sales development is overbuilt for a site of this size. As a result, several Variances and Waivers are required, which staff cannot support. In addition, new commercial development should provide offsite improvements that tie into the existing improvements, for safety, flood control and transportation purposes. Staff therefore recommends denial of all applications, subject to conditions if approved, including those specifically regarding outdoor storage areas.

FINDINGS (22-0199-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a building on the south property line with no setback and utilizing existing six-foot tall walls for screening outdoor storage where a solid screening device of at least eight feet is required. Placing the building 10 feet to the north and adding two additional feet of screening to the existing walls would allow conformance to the Title 19 requirements. If approved, this Variance will place the financial burden of required offsite improvements on the City and its taxpayers. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0199-VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

SS

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 no offsite improvements where such are required adjacent to existing improvements. Providing a curb, gutter and sidewalk per City of Las Vegas standards would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0199-SDR1)

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

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

   The proposed Building Maintenance Service and Sales development is overbuilt for the shape and size of the subject site. Screening from adjacent properties is provided, but screening of storage areas is insufficient.

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

   The project as proposed is consistent with the General Plan for this area, but does not meet multiple Title 19 standards, including those governing commercial development, outside storage and offsite improvements.

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

Existing access is provided to the site from Thom Boulevard, which is a 60-foot public right-of-way that is currently only improved to 28 feet adjacent to this site. The existing gate must be open during business hours to ensure proper access to the site and to onsite parking and to reduce negative impacts to neighborhood traffic. Traffic is only expected to moderately increase as a result of the proposed project.

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

Building materials are typical for buildings in this area. Landscape materials are drought tolerant and appropriate for this area but are lacking in number to meet zoning code requirements.

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

The proposed building elevations are harmonious and compatible with development in this area.

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

Site development is subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a request for a Site Development Plan Review (SDR-9197) for a proposed 11,540 square-foot retail center and waivers to allow no side yard setback where 10 feet is required; waivers of perimeter, parking lot landscaping and foundation landscaping requirements; and a waiver of the building placement requirement on 1.22 acres at the northeast corner of Donnie Avenue and Rancho Drive. The Planning Commission recommended approval; staff recommended denial.
08/06/08	The City Council denied a request for a Variance (VAR-28081) to allow a 0.5-foot side yard setback where 10 feet is required for an existing building on 0.48 acres at 3320 North Rancho Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council denied a request for a Site Development Plan Review (SDR-28080) for an existing Building & Landscape Material/Lumber Yard with a waiver to allow a zero-foot landscape buffer along the north, south and east perimeter where an eight-foot buffer is required on 0.96 acres at 3320 and 3340 North Rancho Drive. The Planning Commission recommended approval; staff recommended denial.
11/18/20	The City Council approved a request for a Variance (20-0141-VAR1) to allow a six-foot tall solid screen wall within the front yard setback area where five feet with two feet solid is the maximum allowed on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue. The Planning Commission recommended approval; staff recommended denial.
04/29/21	A Code Enforcement Case (CE21-01732) was processed for possible encroachment of a utility trench onto neighboring property at 3311 Thom Boulevard. The case was resolved 05/05/21.

Most Recent Change of Ownership	
09/30/21	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
03/17/08	A building permit (C-110828) was issued for four-foot tall temporary chain link fencing at 3311 Thom Boulevard. A final inspection was approved 03/25/08.
08/26/20	A building permit (C20-02934) was issued for six-foot tall perimeter block walls at 3311 Thom Boulevard. A final inspection was approved 12/07/20.
11/30/20	Application was made for a Covenant Running With Land Agreement (A20-00068) at 3311 Thom Boulevard. Processing of the agreement has not been completed.
12/01/20	A building permit (C20-04519) was issued for six-foot tall perimeter block walls at 3311 Thom Boulevard. A final inspection was approved 12/08/20.
01/14/21	A building permit (L20-02754) was issued to install sewer service at 3311 Thom Boulevard. A final inspection was approved 03/30/22.
04/06/21	A building permit (C21-00426) was issued to install 200A 120/240V single meter pedestal for temporary storage at 3311 Thom Boulevard. The Department of Planning review noted that the site could not be used for storage until such time as a primary use was established; however, minimal utilities could be provided for purposes of maintenance and security. Any commercial use of the property would require a Site Development Plan Review. A final inspection was completed 08/12/21.

Pre-Application Meeting	
04/06/22	A pre-application meeting was held with the applicant to discuss submittal requirements for applications in conjunction with a proposed landscape contractor business. The applicant requested that no offsite improvements adjacent to this site be required.

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

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Field Check	
06/01/22	The site is unpaved with no permanent buildings. The site is enclosed on the east by a solid screen wall with a rolling gate, on the south by an existing building (on the adjacent lot) and screen wall, on the west by an existing screen wall, and on the north by an existing building (on the adjacent lot) and screen wall. All walls contained 1-2 feet of wrought iron on top of the masonry. Fleet vehicles were parked on the north side of the site. The site also contained a security trailer, two large storage containers and large refuse bins. No heavy machinery was observed on the property.

Details of Application Request	
Site Area	
Gross Acres	0.89
Net Acres	0.89

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Liquor Establishment (Tavern)	GC (General Commercial)	C-2 (General Commercial)
South	General Retail Store, Other Than Listed	GC (General Commercial)	C-2 (General Commercial)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	General Retail Store, Other Than Listed	GC (General Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: Rancho	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (35 and 70 Feet)	Y
RP-O (Rural Preservation Overlay) District (330’ buffer from existing RPN)	Y

SS

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	38,769 SF	N/A
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks • Front • Side • Rear	 50 Feet* 10 Feet 20 Feet	 64 Feet 0 Feet 213 Feet	 Y N** Y
Max. Lot Coverage	50 %	12 %	Y
Max. Building Height	Limited by residential adjacency standards	30 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Parapet screened	Y

*The minimum building setback is 10 feet in the C-2 District; however, residential adjacency standards require the building setback to match the setback for the adjacent residential property, which is 50 feet.
**The applicant has requested a Variance (22-0199-VAR1) as part of this project.

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	90 Feet	124 Feet	Y
Adjacent development matching setback	50 Feet	64 Feet	Y
Trash Enclosure	50 Feet	213 Feet	Y

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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 / 30 Linear Feet	13 Trees	0 Trees	N
• South	1 Tree / 30 Linear Feet	8 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• West	1 Tree / 30 Linear Feet	4 Trees	0 Trees	N
TOTAL PERIMETER TREES		**29 Trees**	**4 Trees**	**N*** **
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	9 Trees	2 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N†
• South	8 Feet		0 Feet	N†
• East	15 Feet		15 Feet	Y
• West	8 Feet		0 Feet	N†
Wall Height	6 to 8 Feet Adjacent to Residential 8 Feet screening of storage areas		Existing 6-Foot CMU walls	N**

*An Exception of this standard is required. See Exception table below.
**The applicant has requested a Variance (22-0199-VAR1) as part of this project.
***An Exception is not required if the requested Variance (22-0199-VAR1) is approved.
†The applicant has requested a Waiver of Title 19 standards. See Waiver table below.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Thom Blvd	Minor Collector	Title 13	28	N

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Building Maintenance Service and Sales	5,876 SF	1 space per 300 SF GFA	20				
TOTAL SPACES REQUIRED			20		22*		Y
Regular and Handicap Spaces Required			19	1	21	1	Y
Loading Spaces	5,876 SF	Less than 10,000 SF	1		1		Y

*The site includes 16 additional spaces for fleet vehicle parking, which may not be counted toward the required onsite parking total.

Waivers		
Requirement	***Request***	***Staff Recommendation***
8-foot wide landscape buffer along interior perimeter lot lines	To allow a zero-foot buffer along the north, south and west property lines	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24” box shade tree for every 6 uncovered parking spaces, plus one tree at the ends of each parking row	To allow 2 parking lot trees and islands where 9 are required	Denial

SS

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) 3311 Thom Blvd.

Project Name GREEN ENVIRONMENTAL LANDSCAPE INC **Proposed Use** _____

Assessor's Parcel #(s) 138-12-810-009 **Ward #** _____

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

Additional Information _____

Property Owner GREEN ENVIRONMENTAL LANDSCAPE INC Contact _____

Address 8032 SPRINGBUCK CT. City LAS VEGAS State NV Zip 89129

E-mail info@thetaylorconsultinggroup.com Phone 702-483-7045

Applicant GREEN ENVIRONMENTAL LANDSCAPE INC Contact Nathaniel Taylor

Address 8032 SPRINGBUCK CT. City Las Vegas State NV Zip 89131

E-mail info@thetaylorconsultinggroup.com Phone 702-483-7045

Representative Taylor Consulting Group, Inc. Contact Nathaniel Taylor

Address 8414 W. Farm Road, #180 City Las Vegas State NV Zip 89131

E-mail info@thetaylorconsultinggroup.com Phone 702-483-7045

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name James R Spikes

Subscribed and sworn before me

This 17th day of February, 20 22

_____

Notary Public in and for said County and State

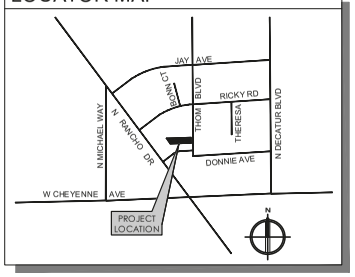
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEVON FLORES
Appt No. 21-7473-01
My Appt Expires June 27, 2025

22-0199
05/18/2022

GREEN ENVIRONMENTAL LANDSCAPE, INC.

3311 THOM BOULEVARD
LAS VEGAS, NEVADA 89130
PARCEL # 138-12-810-009

LOCATOR MAP



PROJECT INFORMATION

OWNER NAME(S):
MCKEE DEVELOPMENT LLC AND S & J LANDSCAPING LLC

SITE ADDRESS:
3311 THOM BOULEVARD, LAS VEGAS, NEVADA 891XX

ASSESSORS PARCEL NUMBER:
138-12-810-009

JURISDICTION:
LAS VEGAS, NV 89130

CURRENT ZONING CLASSIFICATION:
GENERAL COMMERCIAL DISTRICT (C-2)

ESTIMATED LOT SIZE:
0.89 ACRES (38,769 SQ. FT.)

BUILDING ENVELOPE COVERAGE:
4,550 SQ. FT.

LOT COVERAGE:
12%

TOTAL BUILDING SQUARE FOOTAGE
1ST FLOOR (4,768 SQ. FT.)
2ND FLOOR (4,768 SQ. FT.)
OVERALL (5,876 SQ. FT.)

TOTAL MINOR STORAGE OF MATERIALS:
2,900 SQ. FT.

PARKING USE FACTOR (OFFICE 1:300):

REQUIRED PARKING STALLS:
19 STANDARD + 01 HANDICAP = 20 TOTAL

PROVIDED PARKING STALLS:
21 STANDARD + 01 HANDICAP = 22 TOTAL

PROVIDED FLEET PARKING STALLS:
16 STANDARD

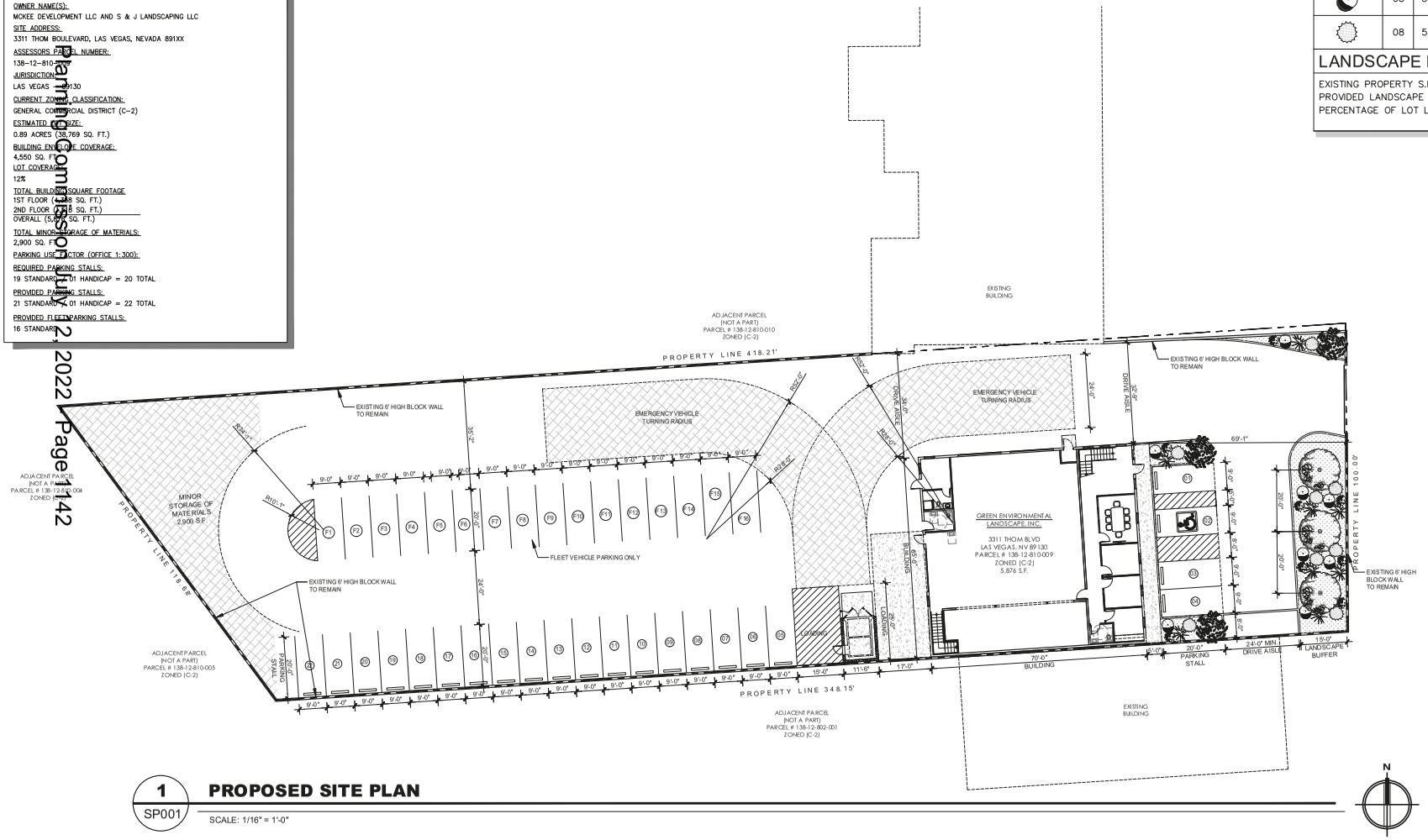
LANDSCAPE LEGEND

TREE SYMBOL	QTY.	SIZE	COMMON NAME
	03	24" BOX	DESERT WILLOW
	03	15" BOX	CHITALPA
	08	5-GAL	FEATHERY CASSIA
	08	5-GAL	JAPANESE BOXWOOD
	08	5-GAL	GREEN CLOUD TEXAS RANGER
	08	5-GAL	RADIANT LANTANA

LANDSCAPE PERCENTAGE

EXISTING PROPERTY S.F.	38,769 S.F.
PROVIDED LANDSCAPE S.F.	1,413 S.F.
PERCENTAGE OF LOT LANDSCAPED	3.5%

22-0199
06/16/2022



1 SP001 **PROPOSED SITE PLAN**

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

STAMP:

REVISIONS:

Rev	Date	Description
△	06/15/2022	Original

DESIGN REVIEW FOR:
GREEN ENVIRONMENTAL LANDSCAPE, INC.
3311 THOM BOULEVARD
LAS VEGAS, NEVADA 89130
APN: 138-12-810-009

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DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED SITE PLAN

DATE:
JUNE 15, 2022

JOB NUMBER:
013-21-043

SHEET:
SP001

22-0199
06/16/2022

STAMP:

REVISIONS:

Rev	Date	Description
△	06/15/2022	Original

DESIGN REVIEW FOR:

GREEN ENVIRONMENTAL LANDSCAPE, INC.

3311 THOM BOULEVARD
LAS VEGAS, NEVADA 89130
APN: 138-12-810-009

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2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

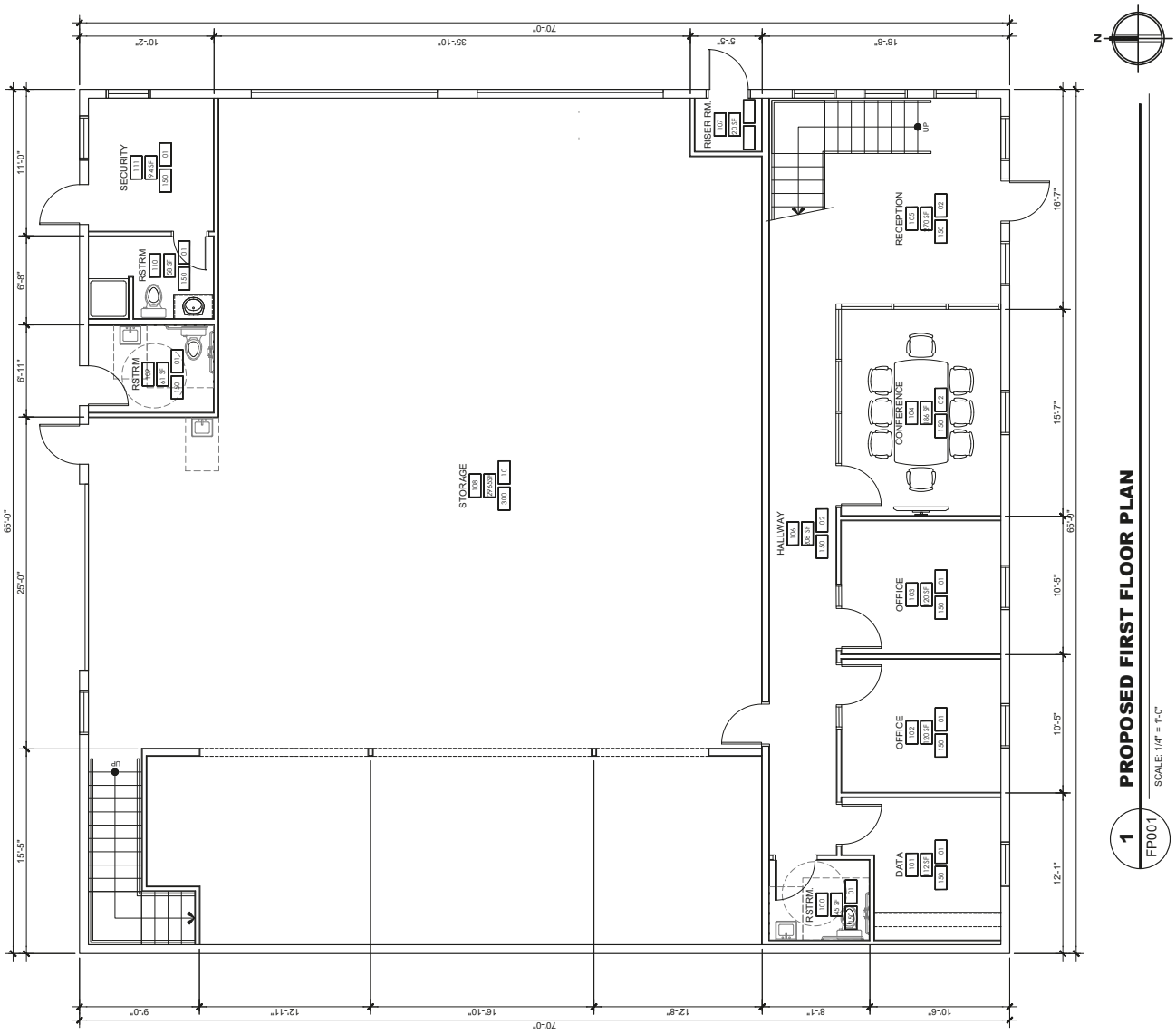
PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED FIRST FLOOR PLAN

DATE:
JUNE 15, 2022

JOB NUMBER:
013-21-043

SHEET:
FP001



1 FP001 **PROPOSED FIRST FLOOR PLAN**

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

FLOOR AREA CALCULATION

1ST FLOOR AREA	4,358 SQ. FT.
2ND FLOOR AREA	1,518 SQ. FT.
TOTAL FLOOR AREA	5,876 SQ. FT.

STAMP:

REVISIONS:
No.	Date	Description
1	06/15/2022	Original

DESIGN REVIEW FOR:

GREEN ENVIRONMENTAL LANDSCAPE, INC.
3311 THOM BOULEVARD
LAS VEGAS, NEVADA 89130
APN: 138-12-810-009

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LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED SECOND FLOOR PLAN

DATE:
JUNE 15, 2022

JOB NUMBER:
013-21-043

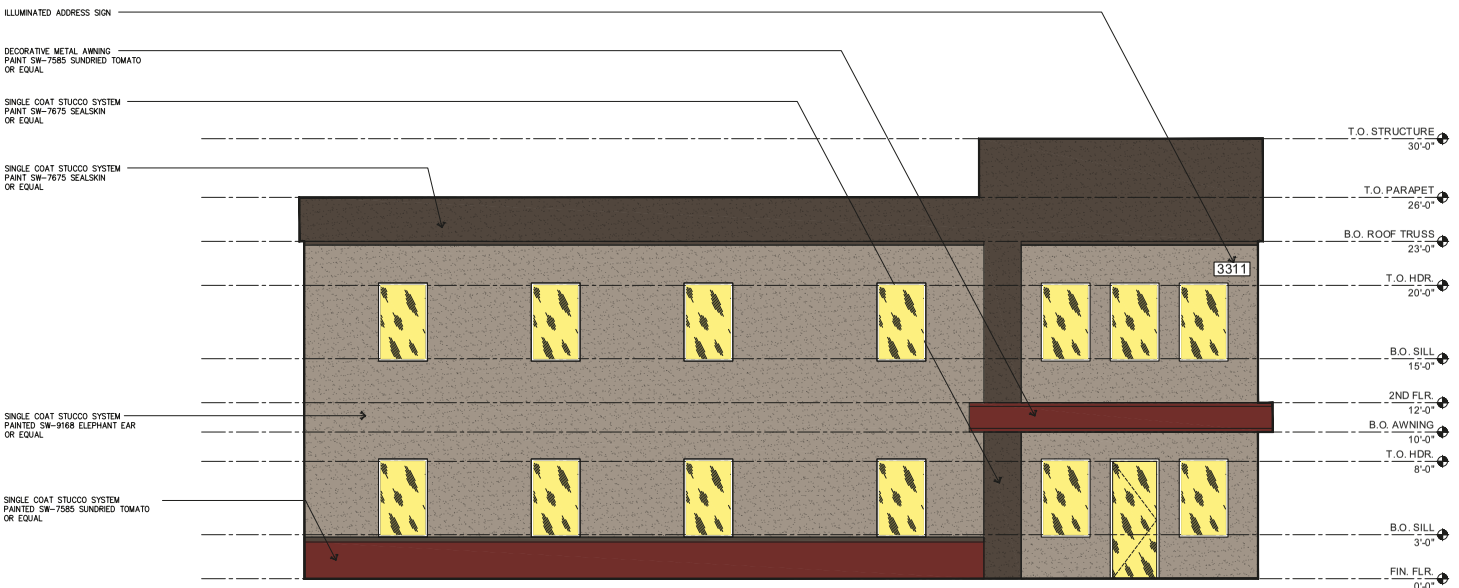
SHEET:
FP002

22-0199
06/16/2022

2 PROPOSED SECOND FLOOR PLAN
FP002
SCALE: 1/4" = 1'-0"

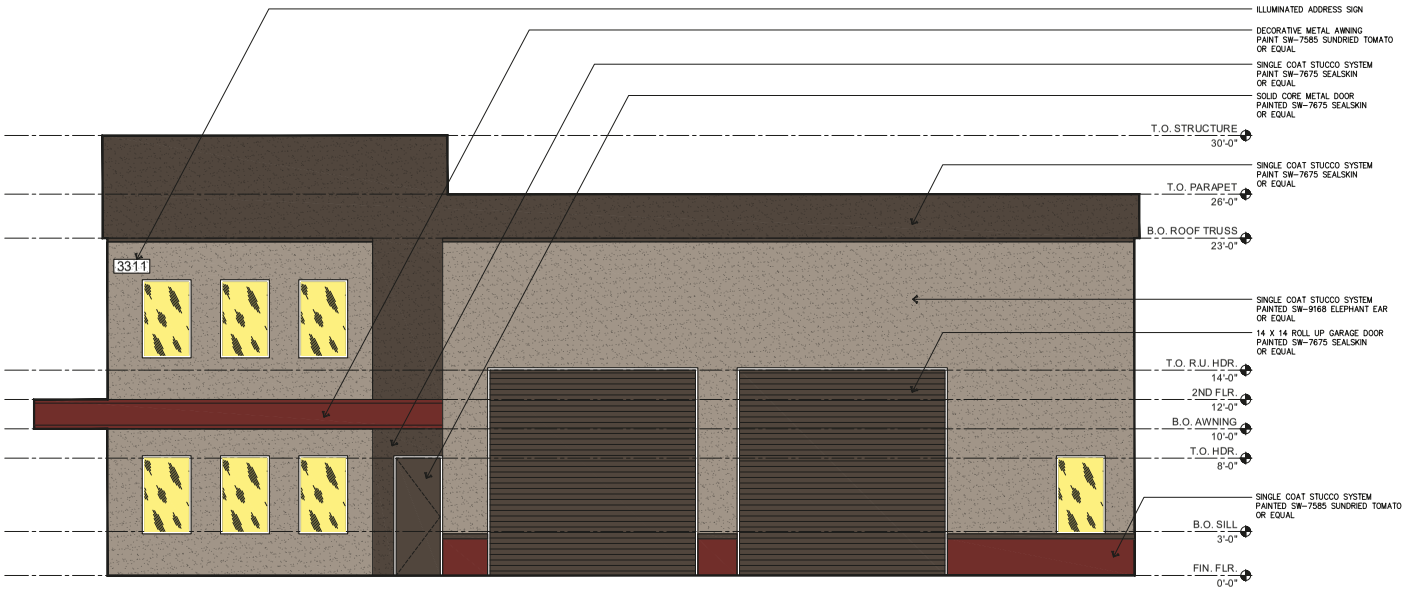
FLOOR AREA CALCULATION

1ST FLOOR AREA	4,358 SQ. FT.
2ND FLOOR AREA	1,518 SQ. FT.
TOTAL FLOOR AREA	5,876 SQ. FT.



1 EV001 **EAST ELEVATION**

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



2 EV001 **NORTH ELEVATION**

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

22-0199
06/16/2022

STAMP:

REVISIONS:

Rev	Date	Description
1	06/15/2022	Original

DESIGN REVIEW FOR:
GREEN ENVIRONMENTAL LANDSCAPE, INC.
3311 THOM BOULEVARD
LAS VEGAS, NEVADA 89130
APN: 138-12-810-009

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DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

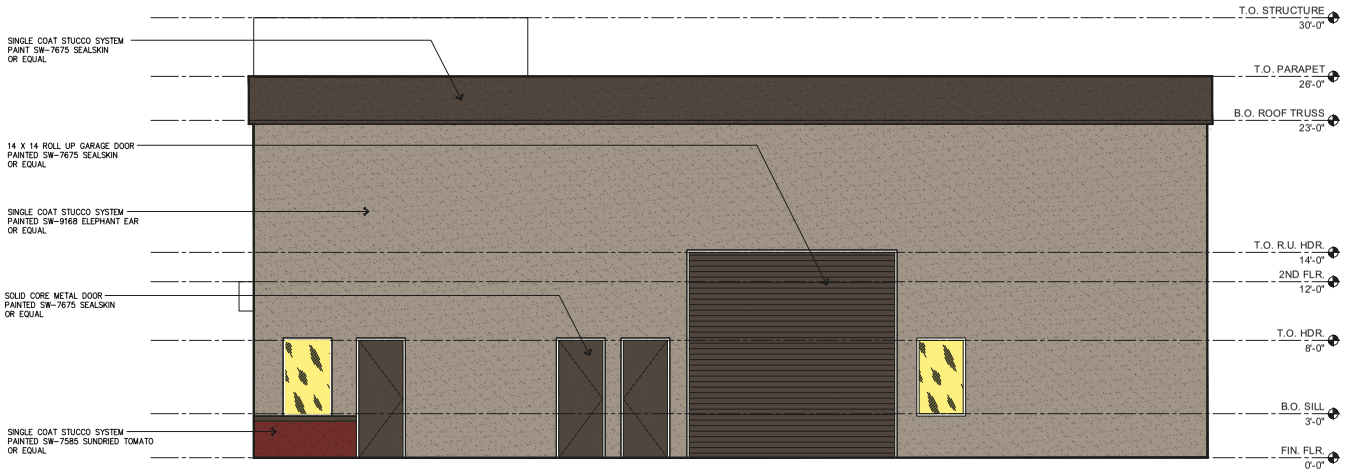
PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED EXTERIOR ELEVATION

DATE:
JUNE 15, 2022

JOB NUMBER:
013-21-043

SHEET:
EV001



1 / EV002 **WEST ELEVATION**

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

22-0199
06/16/2022

STAMP:

REVISIONS:

Rev	Date	Description
1	06/15/2022	Original

DESIGN REVIEW FOR:
GREEN ENVIRONMENTAL LANDSCAPE, INC.
3311 THOM BOULEVARD
LAS VEGAS, NEVADA 89130
APN: 138-12-810-009

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2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED
EXTERIOR ELEVATION

DATE:
JUNE 15, 2022

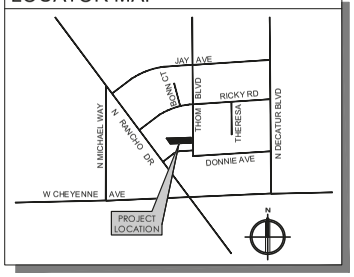
JOB NUMBER:
013-21-043

SHEET:
EV002

GREEN ENVIRONMENTAL LANDSCAPE, INC.

3311 THOM BOULEVARD
LAS VEGAS, NEVADA 89130
PARCEL # 138-12-810-009

LOCATOR MAP



PROJECT INFORMATION

OWNER NAME(S):
MCKEE DEVELOPMENT LLC AND S & J LANDSCAPING LLC

SITE ADDRESS:
3311 THOM BOULEVARD, LAS VEGAS, NEVADA 891XX

ASSESSORS PARCEL NUMBER:
138-12-810-009

JURISDICTION:
LAS VEGAS, NV 89130

CURRENT ZONING CLASSIFICATION:
GENERAL COMMERCIAL DISTRICT (C-2)

ESTIMATED LOT SIZE:
0.89 ACRES (38,769 SQ. FT.)

BUILDING ENVELOPE COVERAGE:
4,550 SQ. FT.

LOT COVERAGE:
12%

TOTAL BUILDING SQUARE FOOTAGE
1ST FLOOR (4,768 SQ. FT.)
2ND FLOOR (4,768 SQ. FT.)
OVERALL (5,876 SQ. FT.)

TOTAL MINOR STORAGE OF MATERIALS:
2,900 SQ. FT.

PARKING USE FACTOR (OFFICE 1:300):

REQUIRED PARKING STALLS:
19 STANDARD + 01 HANDICAP = 20 TOTAL

PROVIDED PARKING STALLS:
21 STANDARD + 01 HANDICAP = 22 TOTAL

PROVIDED FLEET PARKING STALLS:
16 STANDARD

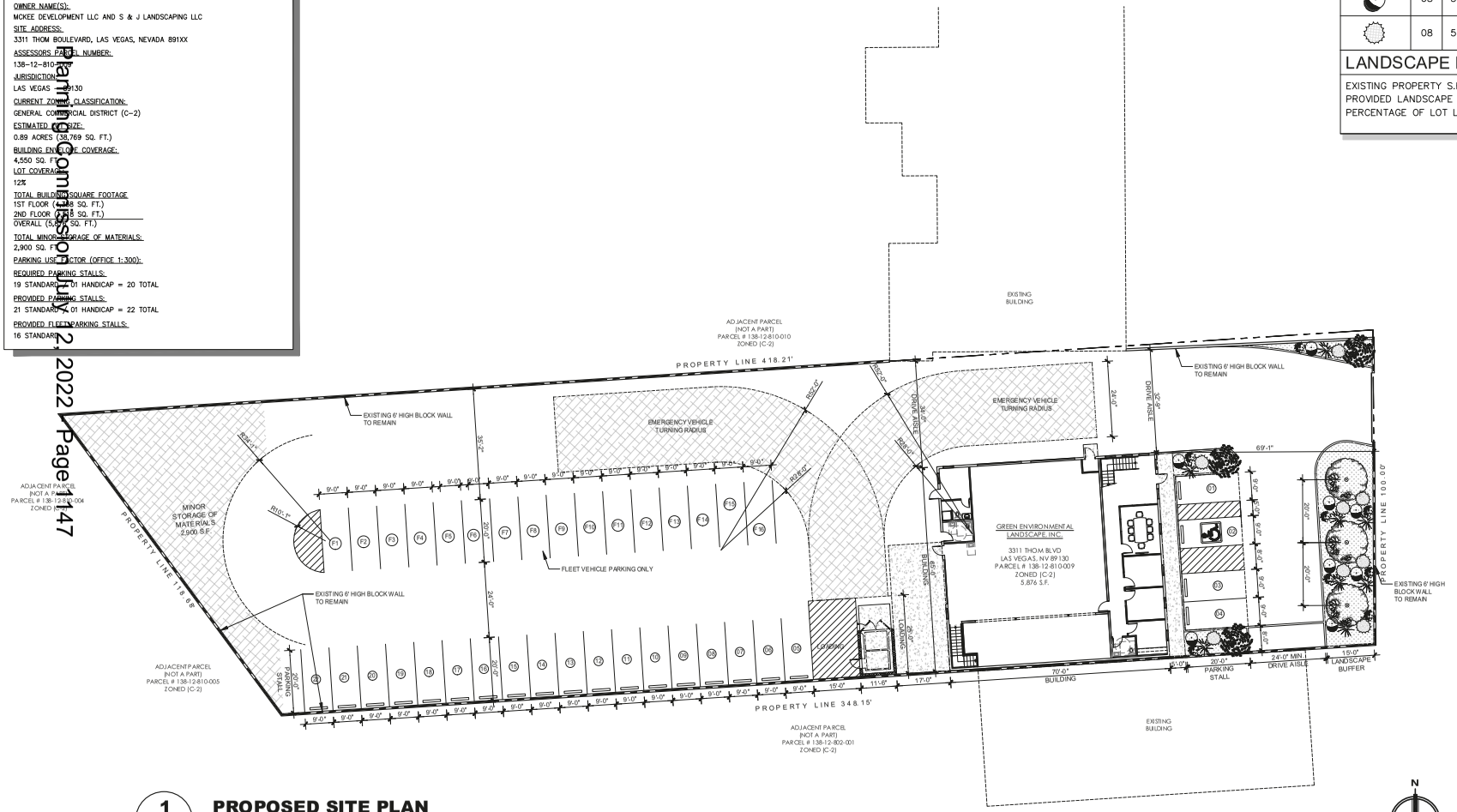
LANDSCAPE LEGEND

TREE SYMBOL	QTY.	SIZE	COMMON NAME
	03	24" BOX	DESERT WILLOW
	03	15" BOX	CHITALPA
	08	5-GAL	FEATHERY CASSIA
	08	5-GAL	JAPANESE BOXWOOD
	08	5-GAL	GREEN CLOUD TEXAS RANGER
	08	5-GAL	RADIANT LANTANA

LANDSCAPE PERCENTAGE

EXISTING PROPERTY S.F.	38,769 S.F.
PROVIDED LANDSCAPE S.F.	1,413 S.F.
PERCENTAGE OF LOT LANDSCAPED	3.5%

22-0199
06/16/2022



1 SP001 **PROPOSED SITE PLAN**

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

STAMP:

REVISIONS:

Rev	Date	Description
△	06/15/2022	Original

DESIGN REVIEW FOR:
GREEN ENVIRONMENTAL LANDSCAPE, INC.
3311 THOM BOULEVARD
LAS VEGAS, NEVADA 89130
APN: 138-12-810-009

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DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED SITE PLAN

DATE:
JUNE 15, 2022

JOB NUMBER:
013-21-043

SHEET:
SP001

22-0199
06/16/2022

STAMP:

REVISIONS:

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△	06/15/2022	Original

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PHONE: 702-521-7021

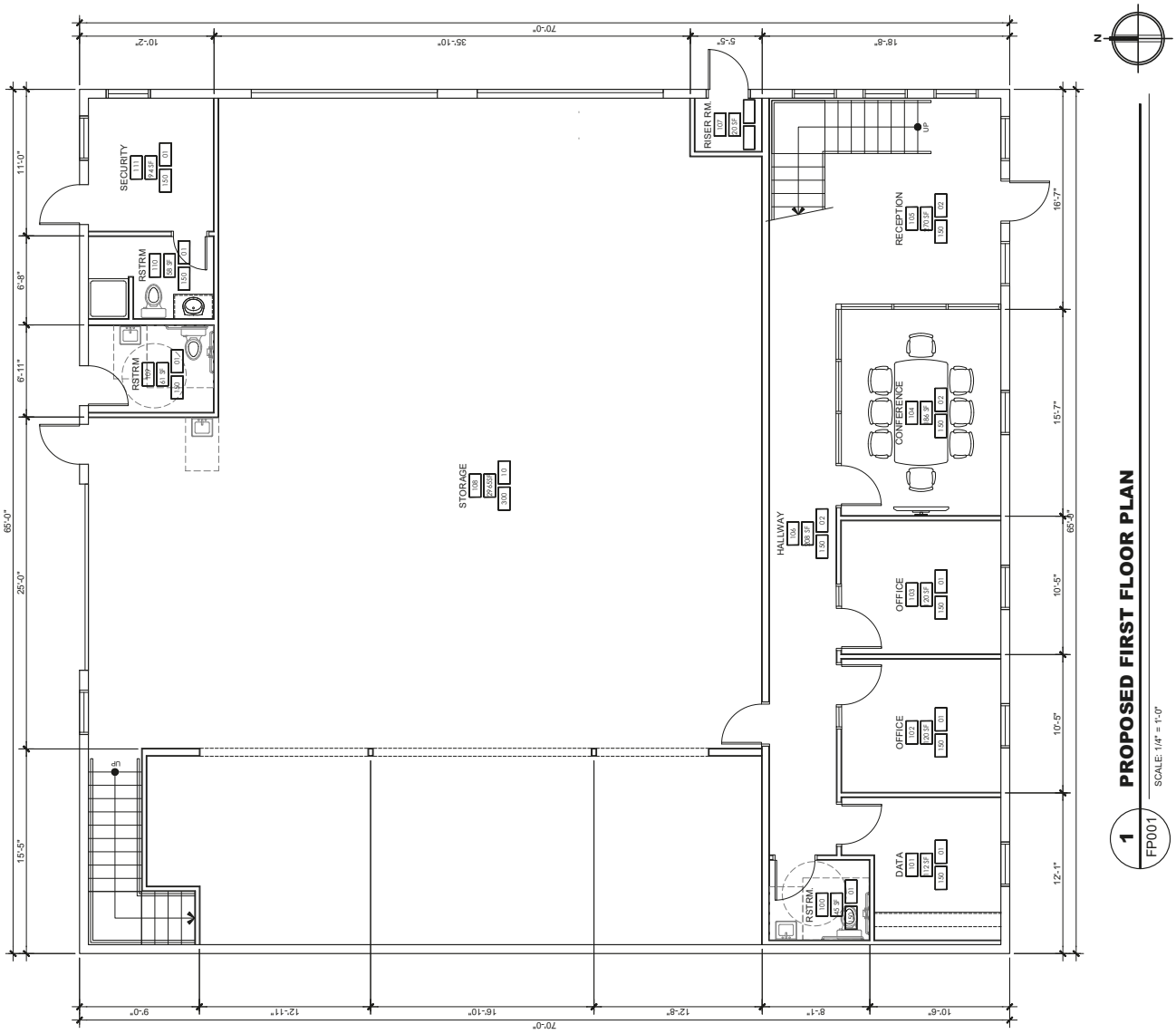
PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED FIRST FLOOR PLAN

DATE:
JUNE 15, 2022

JOB NUMBER:
013-21-043

SHEET:
FP001



1 FP001 **PROPOSED FIRST FLOOR PLAN**

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

FLOOR AREA CALCULATION

1ST FLOOR AREA	4,358 SQ. FT.
2ND FLOOR AREA	1,518 SQ. FT.
TOTAL FLOOR AREA	5,876 SQ. FT.

STAMP:

REVISIONS:
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DESIGN REVIEW FOR:

GREEN ENVIRONMENTAL LANDSCAPE, INC.

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APN: 138-12-810-009

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2885 EAST OQUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED SECOND FLOOR PLAN

DATE:
JUNE 15, 2022

JOB NUMBER:
013-21-043

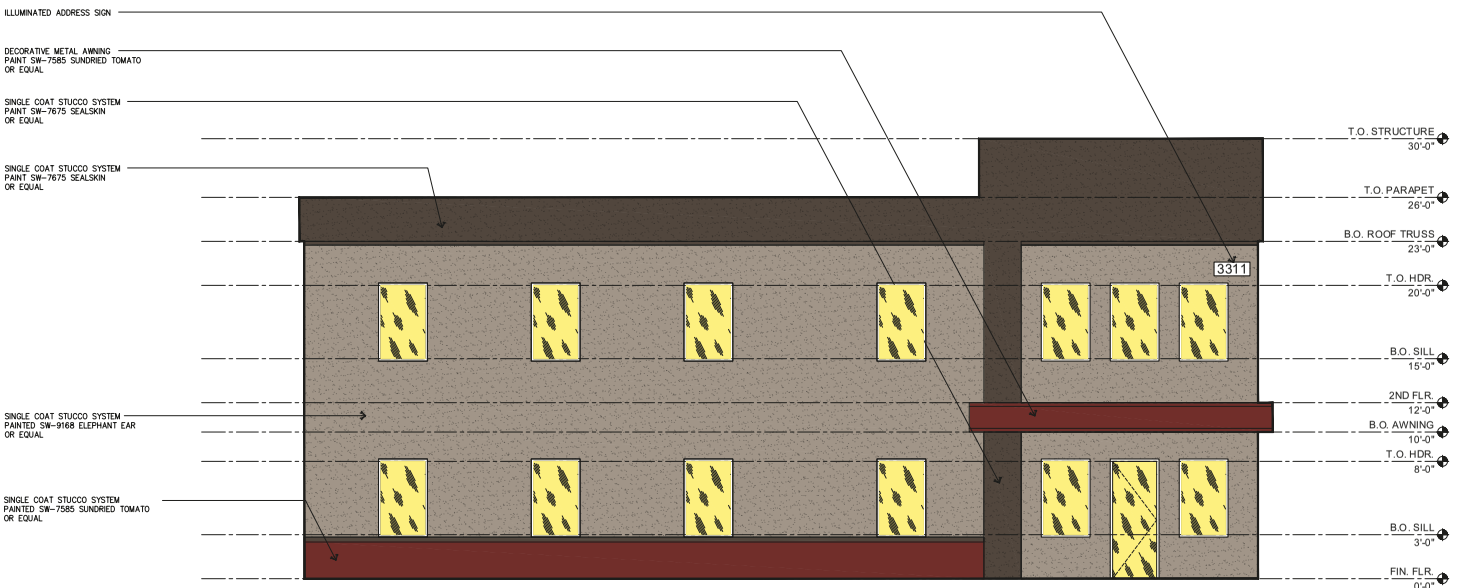
SHEET:
FP002

22-0199
06/16/2022

2 PROPOSED SECOND FLOOR PLAN
FP002
SCALE: 1/4" = 1'-0"

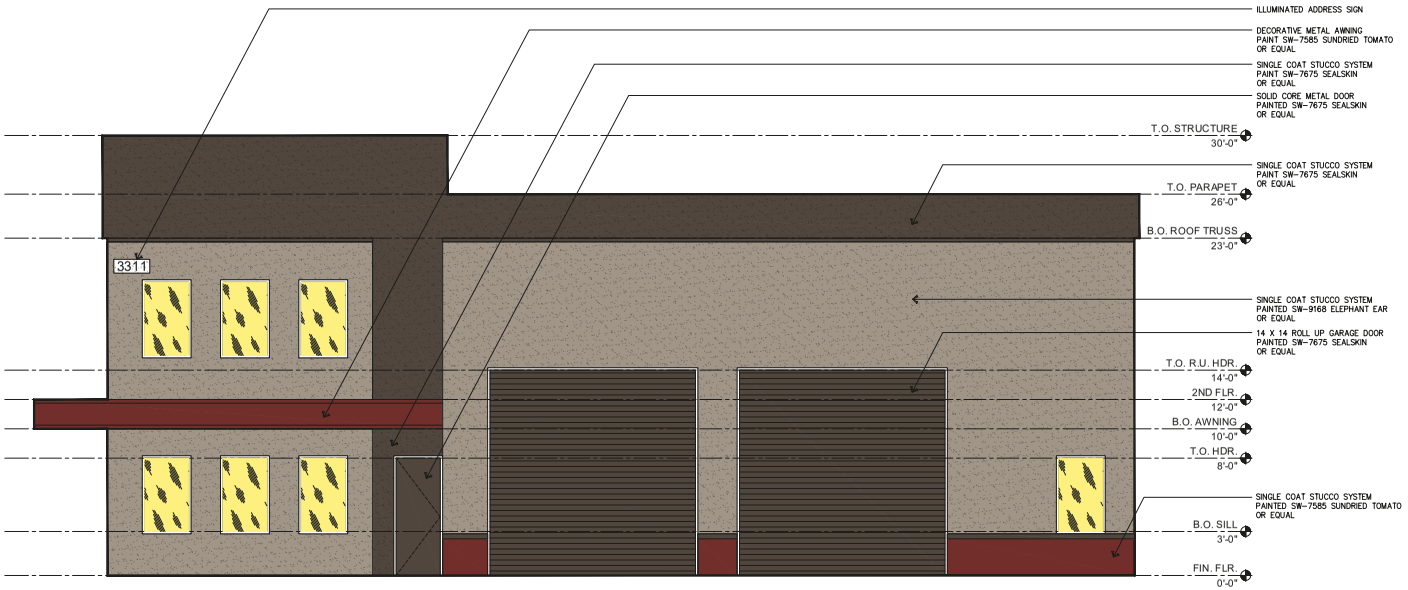
FLOOR AREA CALCULATION

1ST FLOOR AREA	4,358 SQ. FT.
2ND FLOOR AREA	1,518 SQ. FT.
TOTAL FLOOR AREA	5,876 SQ. FT.



1 EV001 **EAST ELEVATION**

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



2 EV001 **NORTH ELEVATION**

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

22-0199
06/16/2022

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DESIGN REVIEW FOR:
GREEN ENVIRONMENTAL LANDSCAPE, INC.
3311 THOM BOULEVARD
LAS VEGAS, NEVADA 89130
APN: 138-12-810-009

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LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED EXTERIOR ELEVATION

DATE:
JUNE 15, 2022

JOB NUMBER:
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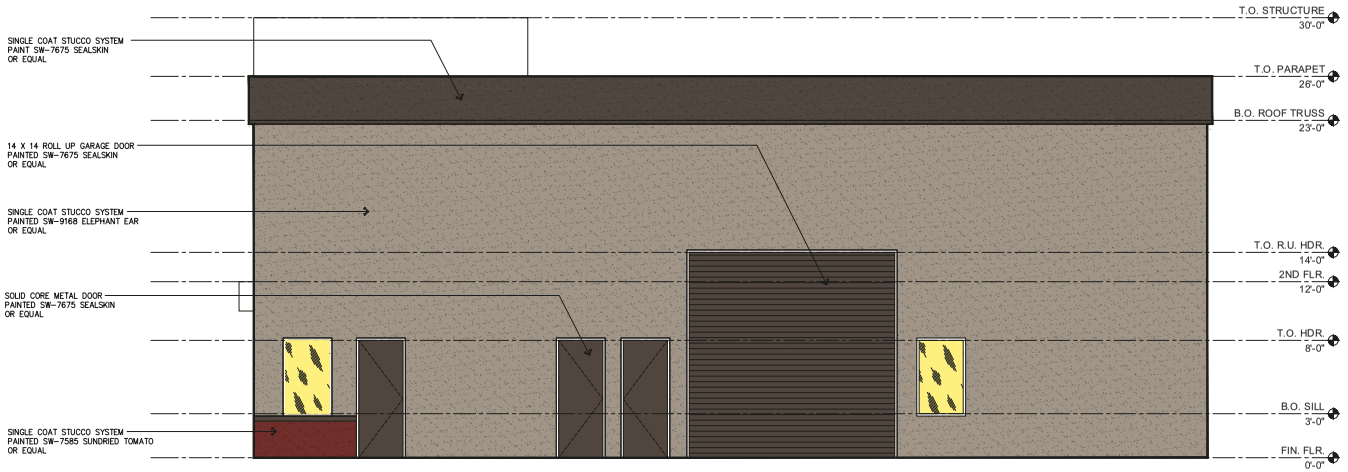
SHEET:
EV001



1 / EV002 **WEST ELEVATION**

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

22-0199
06/16/2022

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PROPOSED
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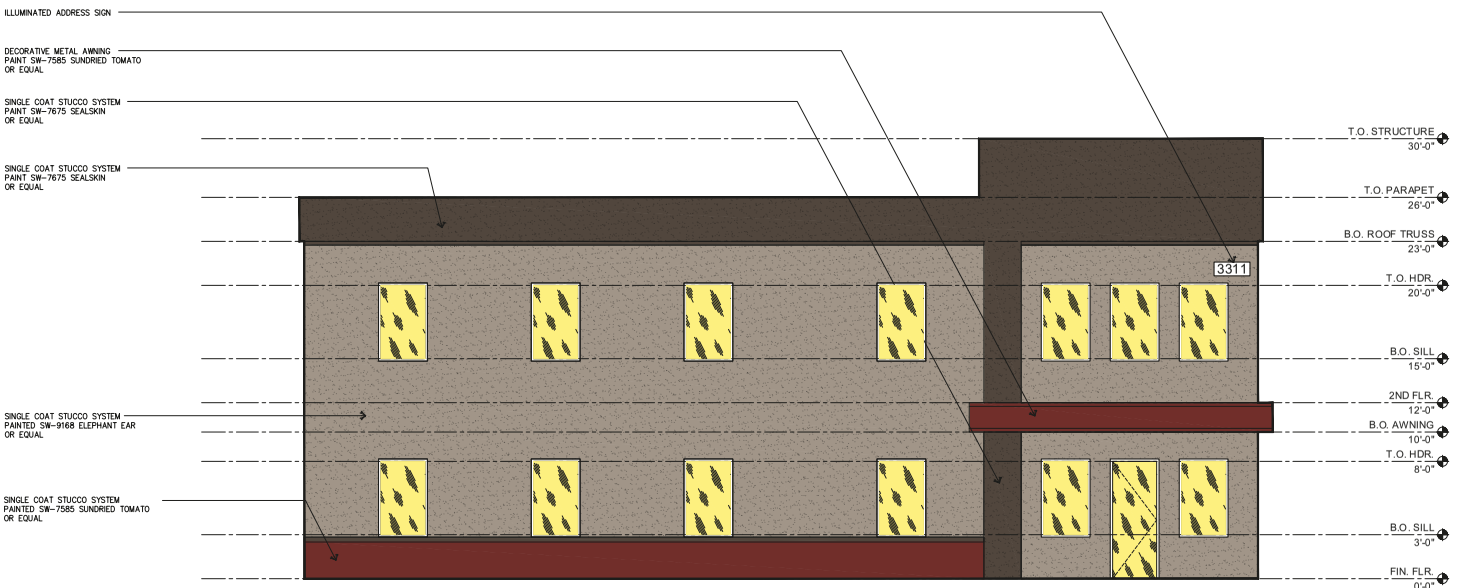

1 EV001 **EAST ELEVATION**

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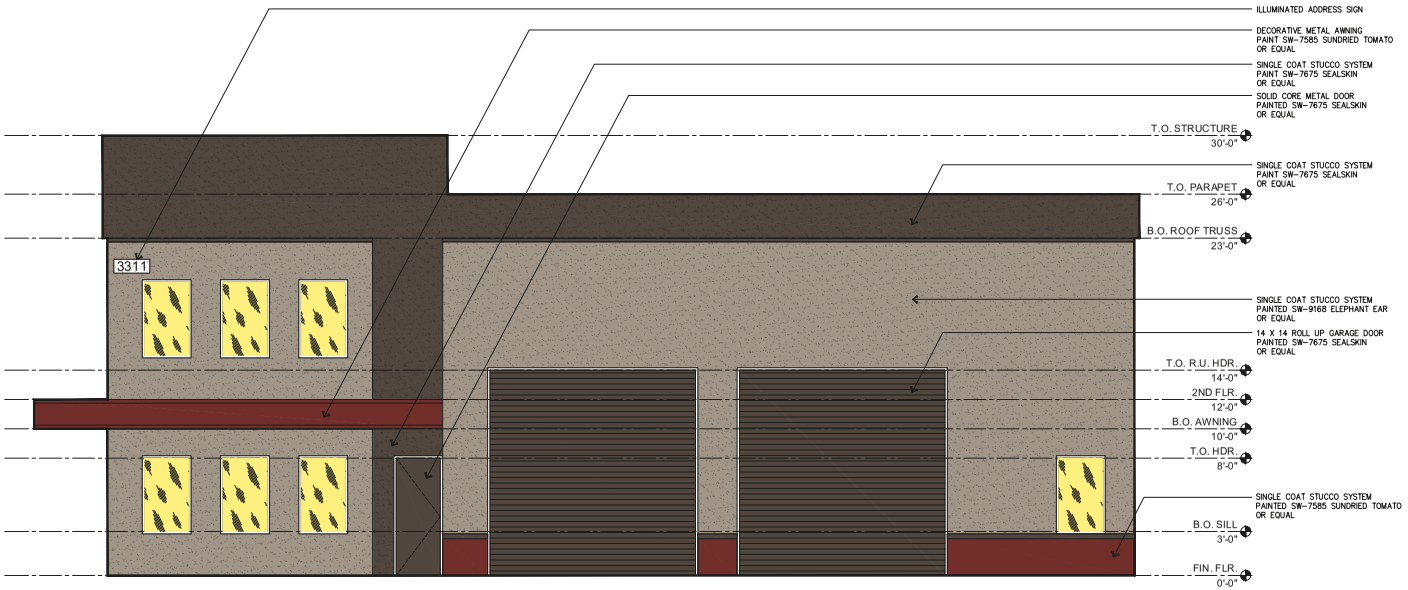

2 EV001 **NORTH ELEVATION**

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

22-0199
06/16/2022

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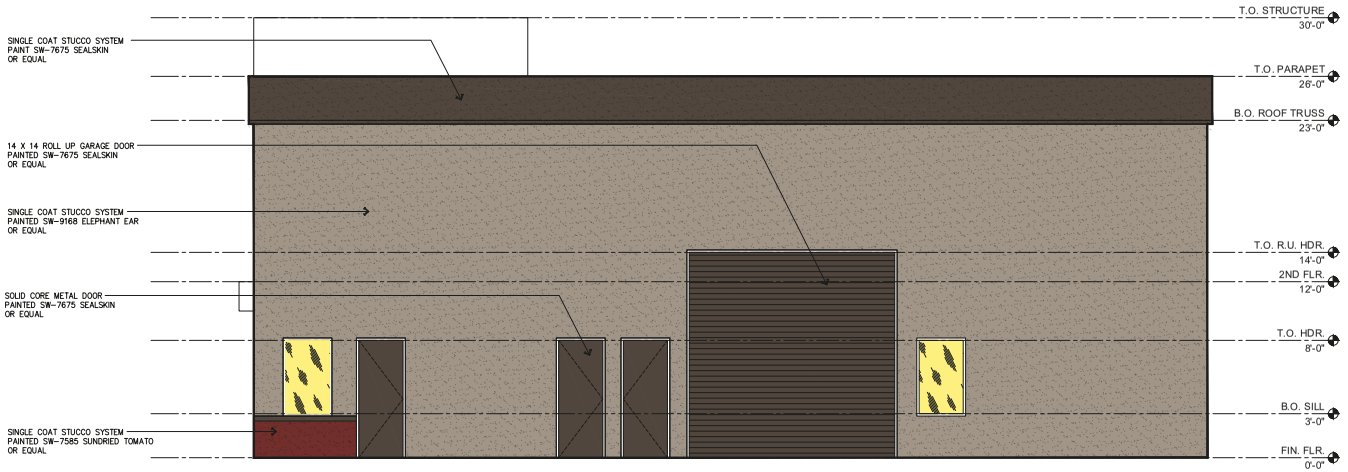

1 / EV002 **WEST ELEVATION**

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PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED FIRST FLOOR PLAN

DATE:
JUNE 15, 2022

JOB NUMBER:
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SHEET:
FP001

22-0199
06/16/2022

1 FP001 **PROPOSED FIRST FLOOR PLAN**

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

FLOOR AREA CALCULATION

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22-0199
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PHONE: 702-521-7021

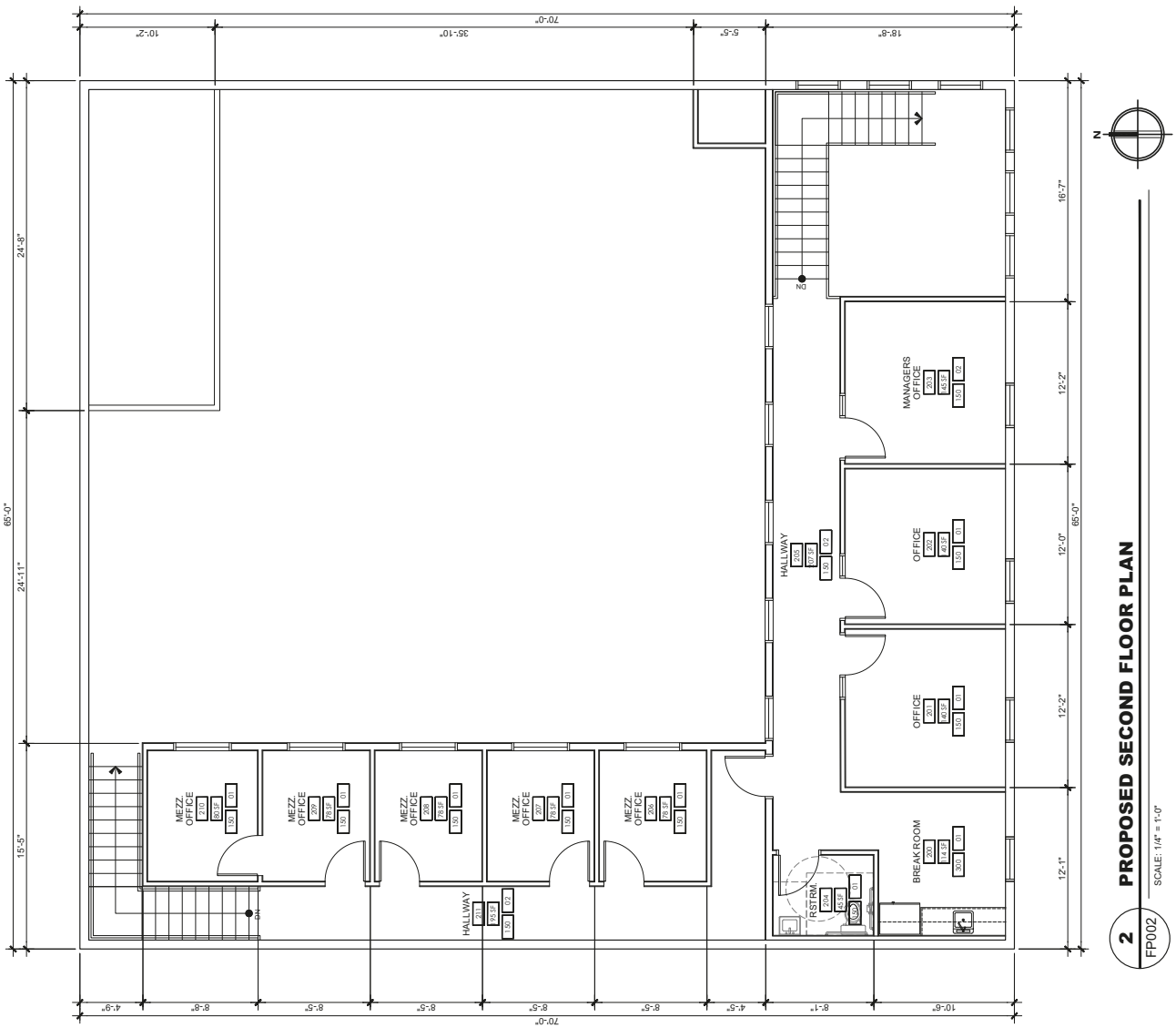
PROJECT:
GREEN ENVIRONMENTAL LANDSCAPE, INC.

SHEET CONTENT:
PROPOSED SECOND FLOOR PLAN

DATE:
JUNE 15, 2022

JOB NUMBER:
013-21-043

SHEET:
FP002



2 FP002 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR AREA CALCULATION

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2ND FLOOR AREA	1,518 SQ. FT.
TOTAL FLOOR AREA	5,876 SQ. FT.



22-0199-VAR1, 22-0199-VAR2 AND 22-0199-SDR1 - APPLICANT/OWNER: GREEN ENVIRONMENTAL LANDSCAPE, INC.

WEST SIDE OF THOM BOULEVARD, APPROXIMATELY 100 FEET NORTH OF DONNIE AVENUE

06/01/2022



22-0199-VAR1, 22-0199-VAR2 AND 22-0199-SDR1 - APPLICANT/OWNER: GREEN ENVIRONMENTAL LANDSCAPE, INC.

WEST SIDE OF THOM BOULEVARD, APPROXIMATELY 100 FEET NORTH OF DONNIE AVENUE

06/01/2022



22-0199-VAR1, 22-0199-VAR2 AND 22-0199-SDR1 - APPLICANT/OWNER: GREEN ENVIRONMENTAL LANDSCAPE, INC.

WEST SIDE OF THOM BOULEVARD, APPROXIMATELY 100 FEET NORTH OF DONNIE AVENUE

06/01/2022

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

May 11, 2022

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

Re: 138-12-810-009

To Whom It May Concern:

We represent the applicant related to their request for a design review for a new landscaping business with an office building that will have some indoor storage areas and outdoor storage and parking of company vehicles—project located at 3311 Thom Blvd., LV, NV 89130. It's our belief that this request does not impact any other property owners negatively and is harmonious and compatible.

We're respectfully requesting a (1.) a waiver of all required off-site improvements in order to maintain the rural character of the neighborhood, (2.) a variance to allow a 0' side yard setback where 10' is required (south side), (3.) a variance to allow an existing 6' solid walls on the west, south, and north perimeters where a minimum of 8' is required for screening of outdoor storage areas, (4.) a waiver of perimeter landscape buffer requirement to allow a 0' buffer on the south (non-building portion), west, and north where 8' required, and (5.) to allow 2 parking lot shade trees and islands where 5 are required.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

22-0199
05/18/2022

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

Nathaniel Taylor

Nathaniel Taylor
President

22-0199
05/18/2022

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**22-0199-VAR1, VAR2, SDR1**
PROJECT:	**OFFICE DEVELOPMENT**
LOCATION:	**138-12-810-009**
MEETING DATES:	**JULY 12, 2022, PLANNING COMMISSION, AUGUST 17, 2022, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

22-0199-SDR1
Green Environmental Landscape, Inc.

WS Thom Boulevard, N of Donnie Avenue

Proposed 5.876 thousand square foot office building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.876	9.74	**57**
AM Peak Hour			1.16	**7**
PM Peak Hour			1.15	**7**

Existing traffic on all nearby streets:

Rancho Drive

Average Daily Traffic (ADT)	30,735
PM Peak Hour	2,459
(heaviest 60 minutes)	

Cheyenne Avenue

Average Daily Traffic (ADT)	43,074
PM Peak Hour	3,446
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Rancho Drive	59,900
Cheyenne Avenue	62,895

This project will add approximately 57 trips per day on Thom Blvd., Donnie Ave., Rancho Dr. and Cheyenne Ave. Currently, Rancho is at about 51 percent of capacity and Cheyenne is at about 68 percent of capacity. With this project, Rancho is expected to remain unchanged and Cheyenne to be at about 69 percent of capacity. Counts are not available for Thom or Donnie in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add about 7 vehicles in the peak hour, or about one every nine minutes.

Note that this report assumes all traffic from this development uses all named streets.

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

July 11, 2022

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

Re: July 12, 2022 PC (Item #21., 21a, 21b, 21c--Hold Request)

To Whom It May Concern:

We are respectfully requesting to hold item #21, 21a, 21b, and 21c to the August 9, 2022 Planning Commission Meeting. This request is being made in order to meet with Commissioner Williams to discuss our requests and to work with Staff on prospective changes to our application.

Thank you in advance for your time and consideration regarding this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

Nathaniel Taylor

RECEIVED
07/12/2022
ITEM 21a-c

Submitted after final agenda

8414 W. Farm Rd., #180, Las Vegas, Nevada 89131 (702) 483-7045

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
21a

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

SUBJECT:
22-0199-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND EXISTING SIX-FOOT TALL WALLS ON THE NORTH, SOUTH AND WEST PERIMETER WHERE A MINIMUM OF EIGHT-FOOT TALL SOLID WALLS IS REQUIRED FOR SCREENING OF OUTDOOR STORAGE AREAS

May go to City Council on: 08/17/2022 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
21b

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

SUBJECT:
22-0199-VAR2 - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED

May go to City Council on: 08/17/2022 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
21c

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

SUBJECT:
22-0199-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 5,876 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

May go to City Council on: 08/17/2022 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
22

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

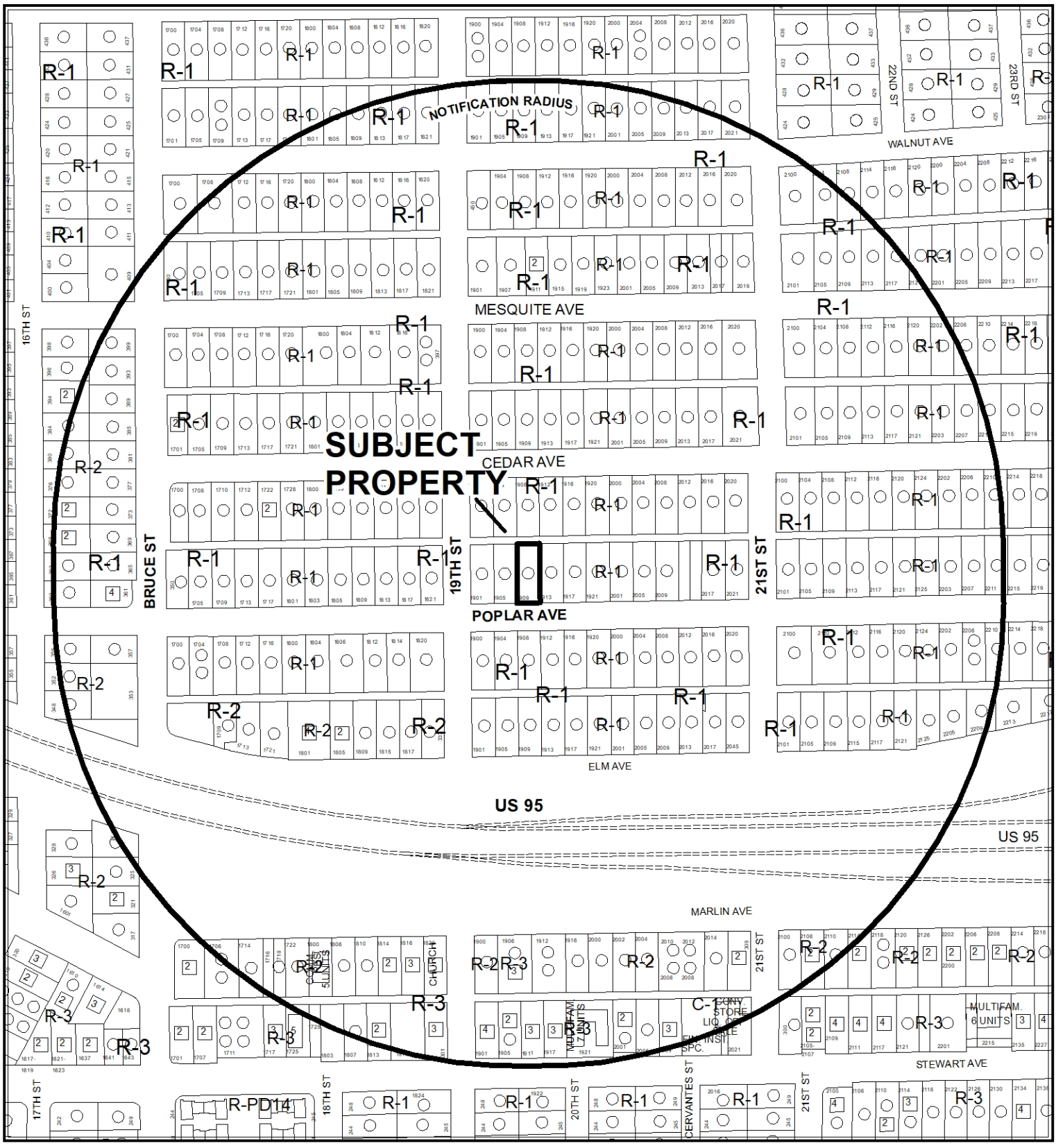
SUBJECT:
22-0220-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANIEL SANCHEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AND TO ALLOW THE PATIO COVER TO EXCEED THE 12-FOOT HEIGHT LIMITATION on 0.15 acres at 1909 Poplar Avenue (APN 139-35-610-035), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



CASE: **22-0220-VAR1**

RADIUS: 1000 FEET

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



CASE: **22-0220-VAR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DANIEL SANCHEZ

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0220-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 346

PROTESTS 0

APPROVALS 0

CG

**** CONDITIONS ****

22-0220-VAR1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to allow an existing patio cover and shed that does not meet minimum side yard setback requirements nor maximum height limitations for the R-1 (Single Family Residential) zoning district at 1909 Poplar Avenue.

ISSUES

- Variance (22-0220-VAR1) is requested to allow an Accessory Structure (Class II) [Shed] with a zero-foot side yard setback where three feet is required; to allow a zero-foot side yard setback for an existing patio cover where five feet is required; and to allow the patio cover to exceed the 12-foot height limitation.

ANALYSIS

The applicant has constructed a patio cover and shed on a residential development within the R-1 (Single-Family Residential) zoning district, which are subject to Title 19 development standards. The applicant has constructed a patio cover and shed that has a zero-foot side yard setback where five feet is required and where the patio cover exceeds the 12-foot height limitation. The applicant stated in their justification letter that the patio cover was constructed to replace a damaged aluminum awning.

There are no permits on file for the existing structures. The City of Las Vegas Code Enforcement Division opened Case #21-03996 on 09/15/21 citing existing, non-permitted accessory structures within the side yard setbacks of the subject site. No evidence of unique or extraordinary circumstance related to the physical characteristics of the property has been presented to warrant the requested Variance. As such, the hardship is self-imposed and therefore, staff recommends denial of this request. If approved, it will be subject to conditions.

FINDINGS (22-0220-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a patio cover and shed that does not meet side yard setback nor maximum height requirements. Modifying the existing structures to not exceed setback or height requirements 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.	
9/15/21	A Code Enforcement case was opened (CE21-03996) for a non-permitted permitted accessory structure in the side yard. The case is still open.

Most Recent Change of Ownership	
05/02/1990	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related Building Permits/Business Licenses

Pre-Application Meeting	
04/12/22	A pre-application meeting was held to discuss the submittal requirements for a Variance application. The Building and Safety Department discussed the requirement to construct a fire-rated wall as the patio/carport is too close to the side property line.

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

Field Check	
06/02/22	Staff conducted a field check and observed a fire-damaged accessory structure in the rear yard of the subject property. The applicant will need to obtain permits to demolish the damaged structure.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family, Detached	L (Low)	R-1 (Single-Family Residential)
North	Single-Family, Detached	L (Low)	R-1 (Single-Family Residential)
South	Single-Family, Detached	L (Low)	R-1 (Single-Family Residential)
East	Single-Family, Detached	L (Low)	R-1 (Single-Family Residential)
West	Single-Family, Detached	L (Low)	R-1 (Single-Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: East Las Vegas	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	6,969 SF	Y
Min. Lot Width	60 Feet	50 Feet	N*
Min. Setbacks			
• Side (Shed)	3 Feet	0 Feet	N**
• Side (Patio Cover)	5 Feet	0 Feet	N**
• Rear (Patio Cover)	5 Feet	36 Feet	Y
• Rear (Shed)	3 Feet	0 Feet	Y***
Max. Lot Coverage	50 %	42%	Y
Max. Building Height	12 Feet	13 Feet	N**

* Subject parcel has non-conforming lot width.
** (22-0220-VAR1) is requested to allow a zero-foot side yard setback where three feet is required for an existing Accessory Structure (Class II) [Shed]; to allow a zero-foot side yard setback where five feet is required for an existing Patio Cover; and to allow an existing Patio Cover to exceed the 12-foot height limitation.
*** Accessory Structure (Class II) [Shed] is detached and abuts an alley in which no setback is required.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1909 POPLAR AVE LAS VEGAS, NV 89101

Project Name SANCHEZ **Proposed Use** PATIO COVER / CARPORT

Assessor's Parcel #(s) 139-35-610-035 **Ward #**

General Plan: Existing L Proposed NA **Zoning:** Existing R1 Proposed N/A

Additional Information

Property Owner DANIEL SANCHEZ Contact SELF

Address 1909 POPLAR City LV State NV Zip 89101

E-mail DANIELFURD@AOL.COM Phone 702-325-8367

Applicant SELF Contact SELF

Address City State Zip

E-mail Phone

Representative SELF 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 Daniel Sanchez

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

Print Name DANIEL SANCHEZ

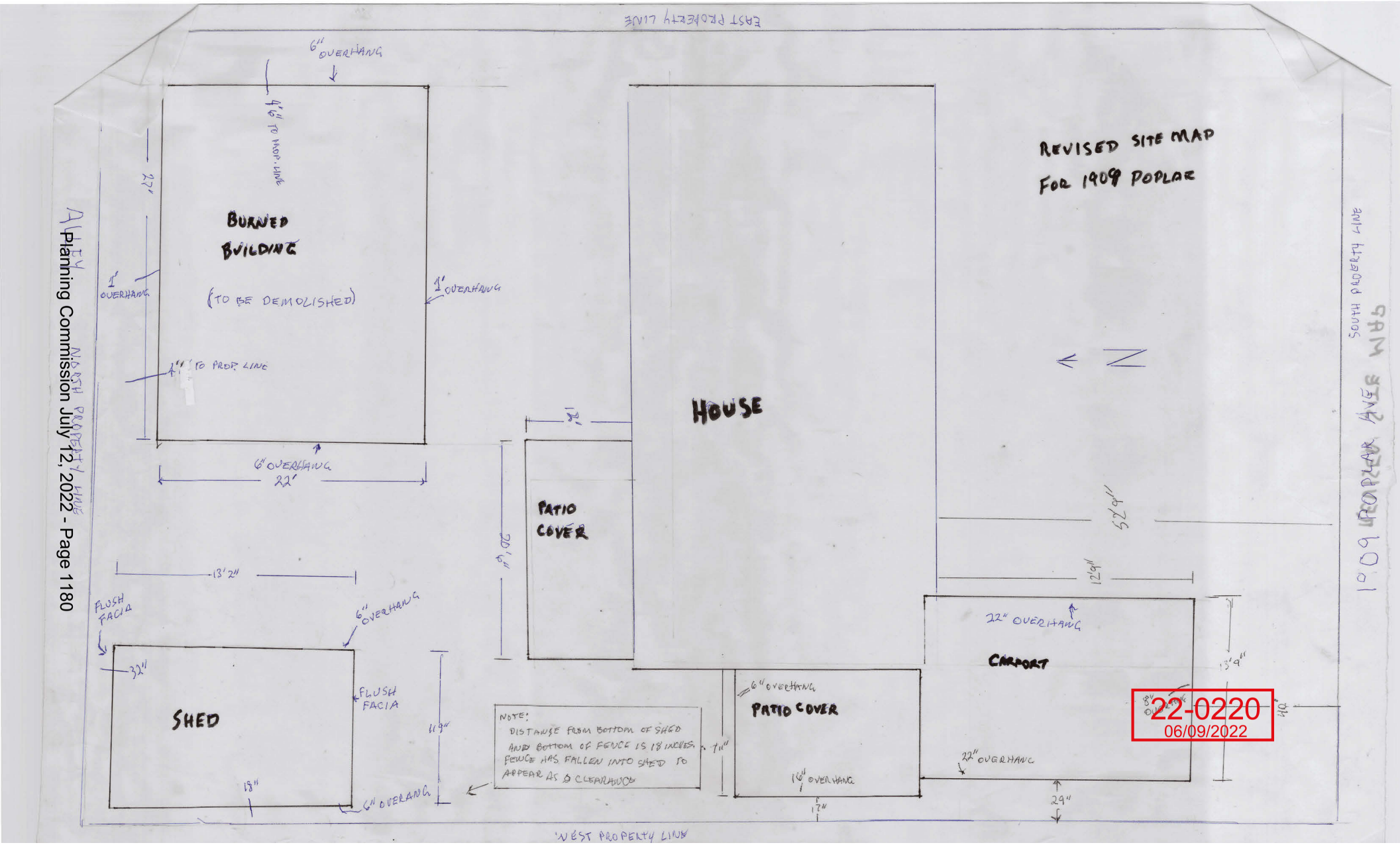
22-0220
05/10/2022

Subscribed and sworn before me

This 4 day of MAY 20 22

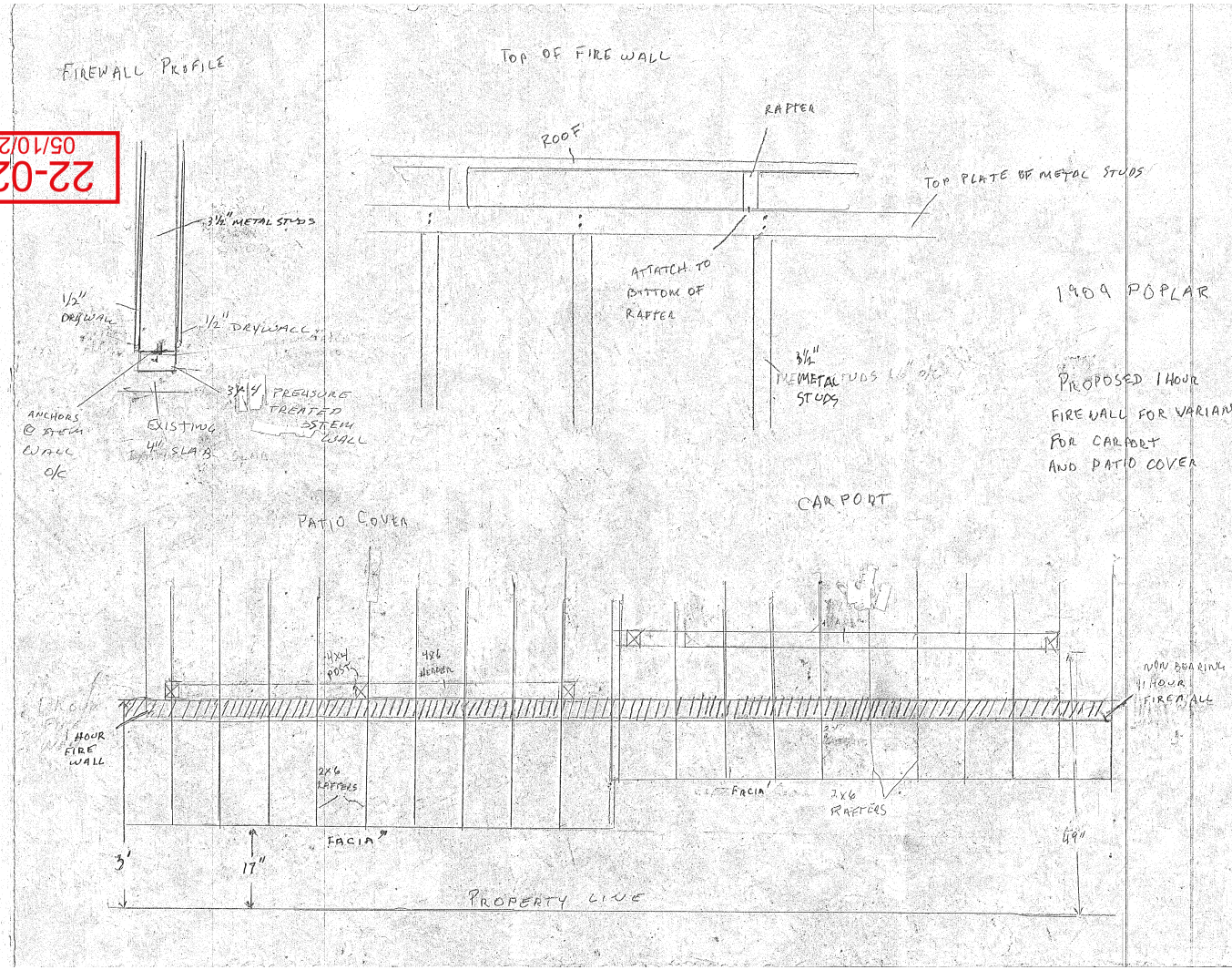
MARCO ANTONIO GARCIA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-24-2023
Certificate No: 15-2976-1

Notary Public in and for said County and State



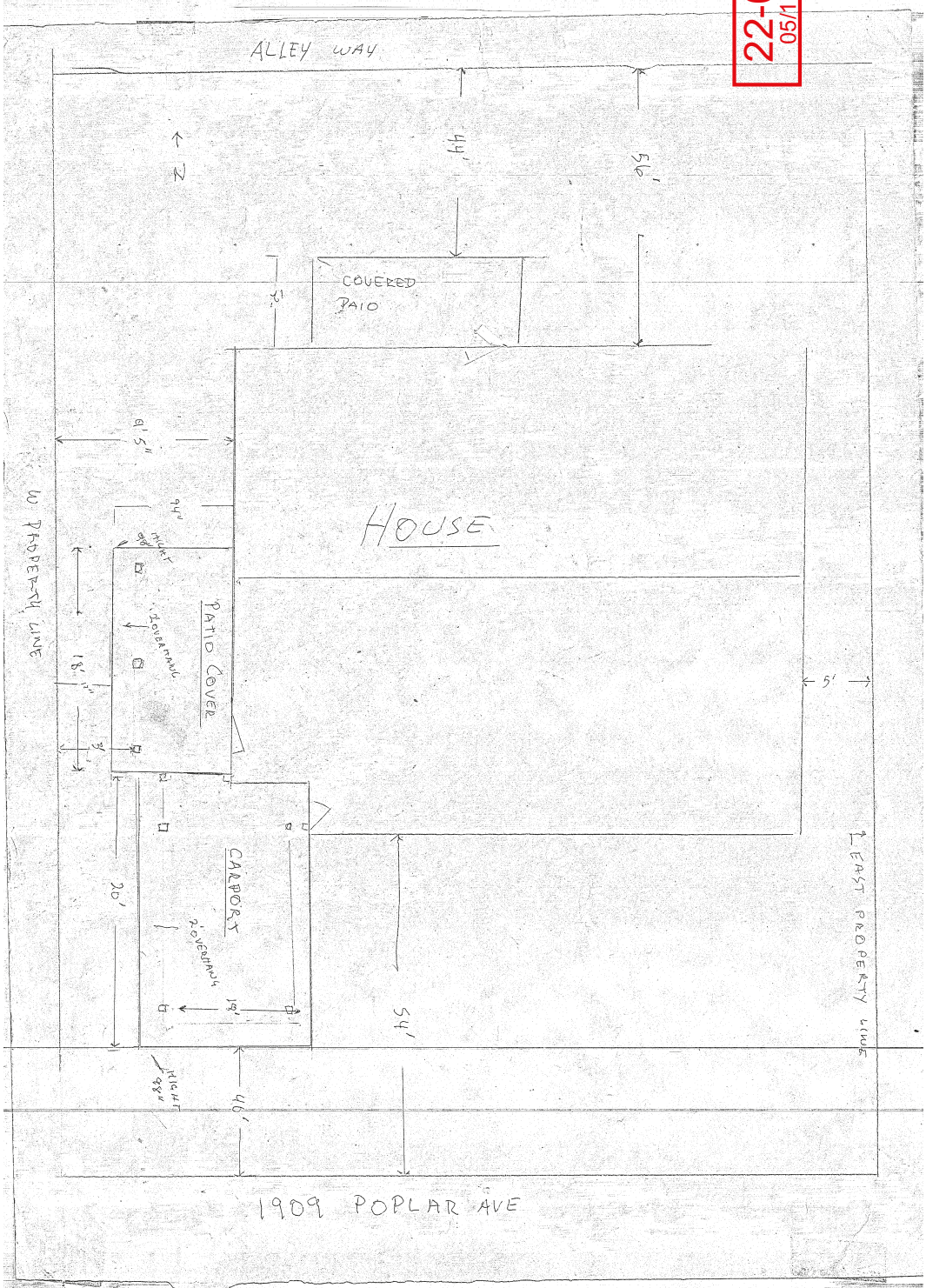
22-0220
06/09/2022

22-0220
05/10/2022



Planning Commission July 12, 2022 - Page 1181

22-0220
05/10/2022





22-0220-VAR1 - APPLICANT/OWNER: DANIEL SANCHEZ
1909 POPLAR AVENUE

06/01/2022



22-0220-VAR1 - APPLICANT/OWNER: DANIEL SANCHEZ
1909 POPLAR AVENUE

06/01/2022



22-0220-VAR1 - APPLICANT/OWNER: DANIEL SANCHEZ
1909 POPLAR AVENUE

06/01/2022

My name is Danny Sanchez,I am applying for a zoning variance due to two citations I recieved on my property at 1909 Poplar ave in the city of Las Vegas. One was for my carport witch is too close to the side property line and the other if for my patio cover witch is also too close to the property line. The carport was there when I moved in the house in 1985.The patio cover rplaced an aluminum awning that blew down in a windstorm.I will do what is neccessary to bring my house up to code.

Thank you very much
Daniel A Sanchez

22-0220
05/04/2022

file:///C/Users/DANIEL%20SANCHEZ/Downloads/letter%20to%20city%20of%20Vegas.txt[5/3/2022 2:57:18 PM]

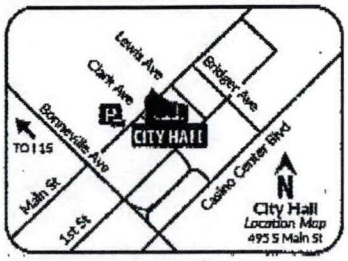
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
JUL 12 2022
City of Las Vegas
Department of Planning



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

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0220-VAR1

Planning Commission Meeting of **07/12/2022**

702-229-6301

22-0220-VAR1
13935610002
HUNG DAVID
HUNG-LYU KIM
67758 RIO ARAPAHO RD
CATHEDRAL CITY CA 92234

35 ORDFNP1 92234

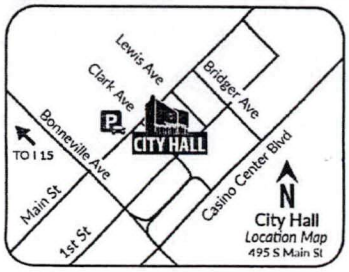
Submitted after final agenda

22P

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

Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0220-VAR1

Planning Commission Meeting of **07/12/2022**

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

RECEIVED
JUL 07 2022
Dept of Planning
City of Las Vegas

22-0220-VAR1
13935510084
VRANESH JANIS M TRUST
VRANESH JANIS M TRS
1805 WALNUT AVE
LAS VEGAS NV 89101-3342

83 DRDFNP1 89101

22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
23

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

SUBJECT:
22-0223 - PUBLIC HEARING - APPLICANT/OWNER: MARCUS ALLEN - For possible action on the following Land Use Entitlement project requests on 0.43 acres at 1200, 1212 and 1224 West Lake Mead Boulevard (APNs 139-21-610-285 through 287), R-2 (Medium-Low Density Residential) and C-1 (Limited Commercial) Zones, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

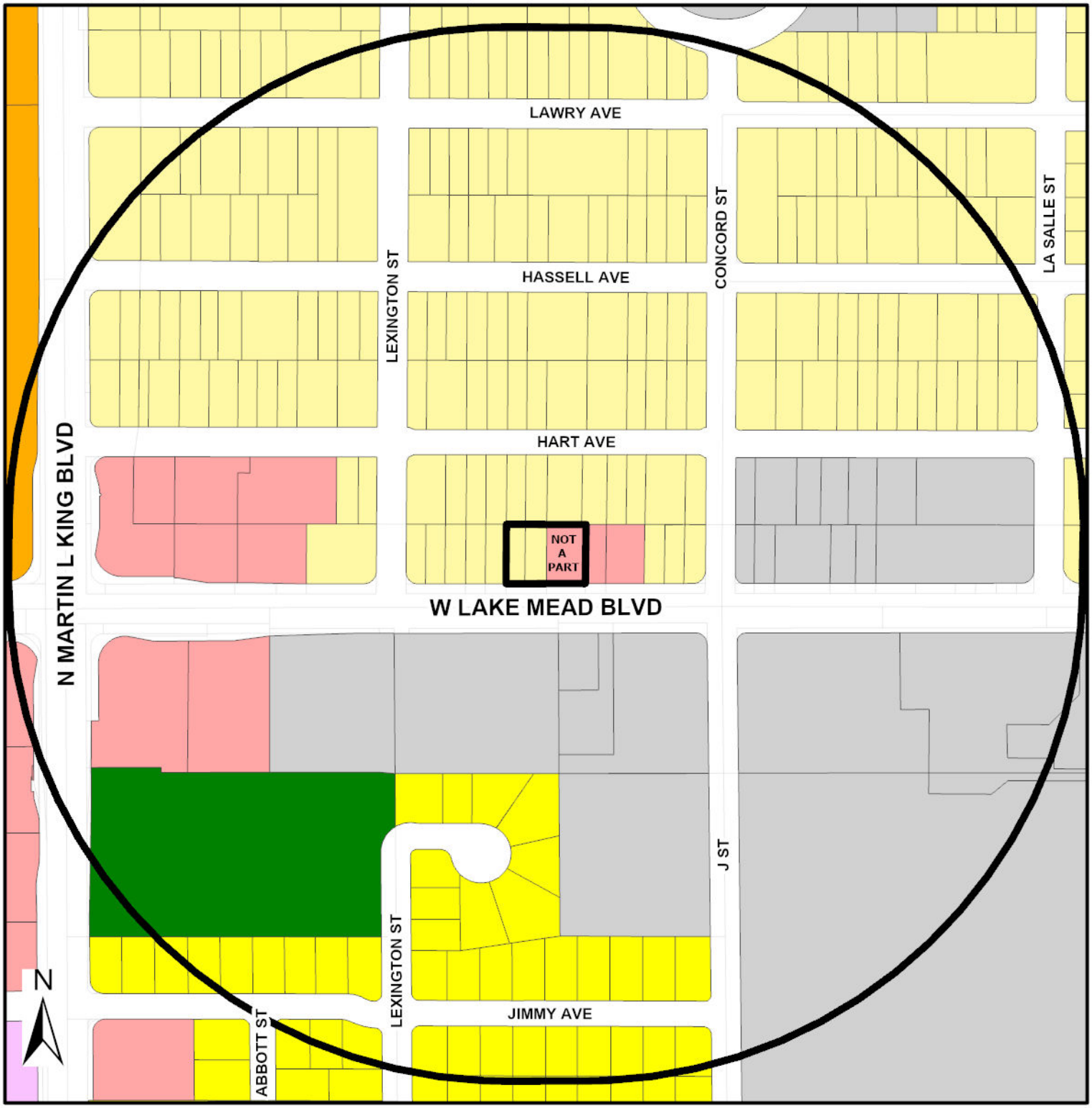
C.C.: 08/17/2022

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

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

BACKUP DOCUMENTATION:
1. Land Use Map for 22-0223-ZON1
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0223-SDR1
8. Submitted after Final Agenda - Protest Postcard

22-0223-ZON1



Zoning

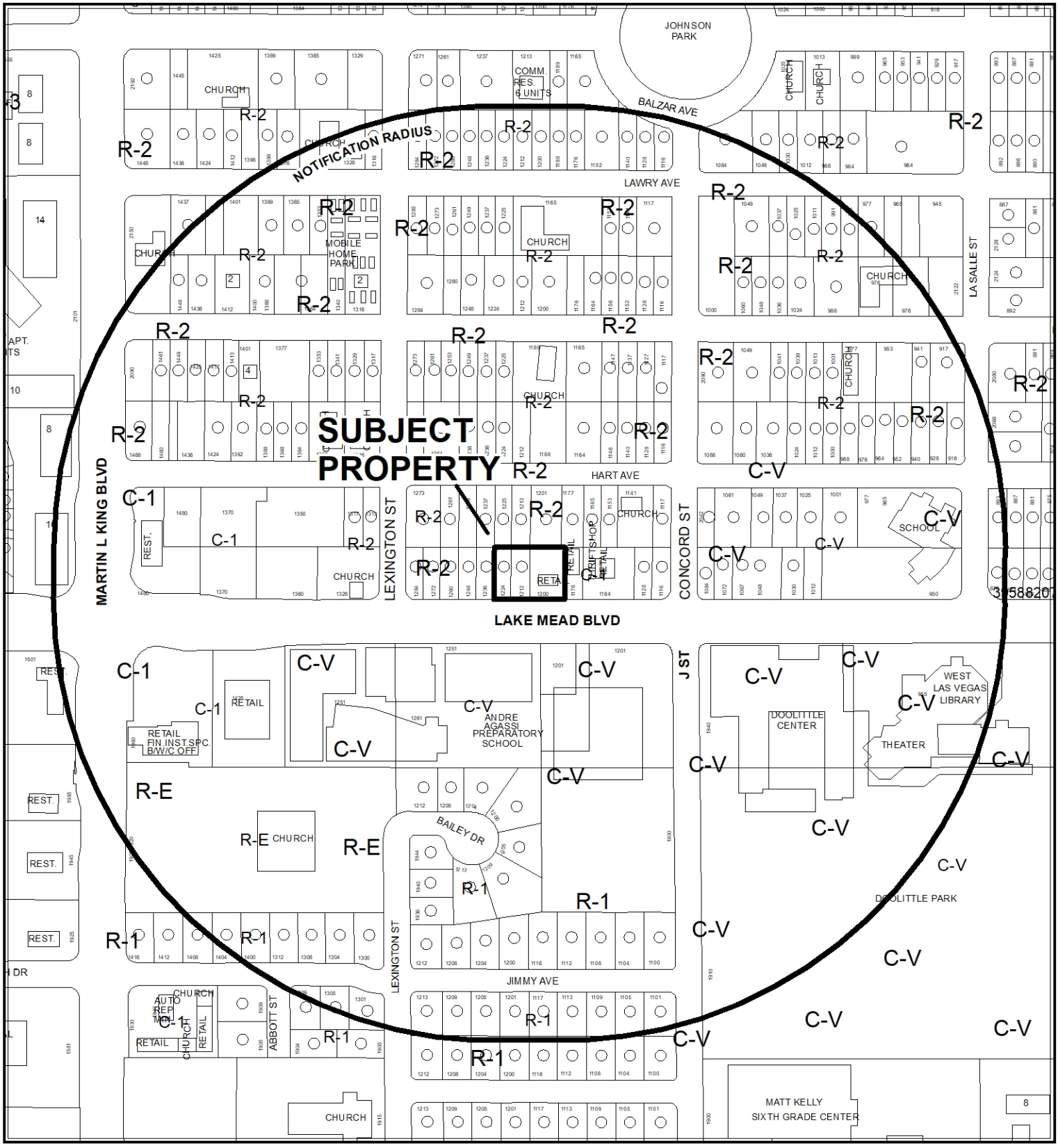
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 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-2
TO: C-1

Subject Property
Not City
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, June 2, 2022



0 260 520 Feet

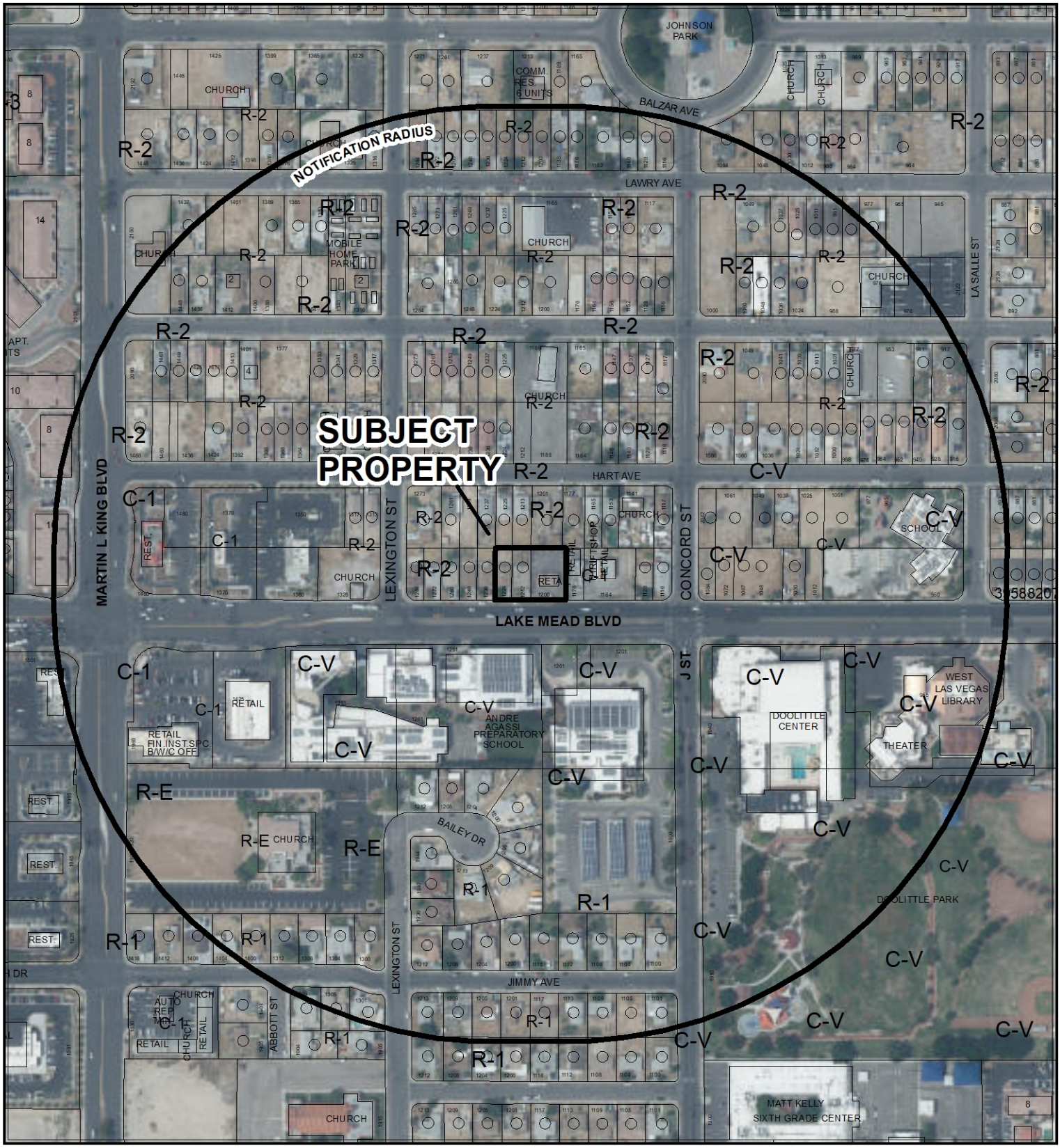
CASE: **22-0223**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) and C-1 (LIMITED COMMERCIAL)

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

N



0 260 520 Feet

CASE: **22-0223**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) and C-1 (LIMITED COMMERCIAL)

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MARCUS ALLEN

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0223-ZON1	Staff recommends DENIAL.	
22-0223-VAR1	Staff recommends DENIAL, if approved subject to conditions:	22-0223-ZON1
22-0223-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0223-ZON1 22-0223-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 267

PROTESTS 0

APPROVALS 0

SS

** CONDITIONS **

22-0223-VAR1 CONDITIONS

Planning

1. Approval of a Rezoning (22-0223-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0223-SDR1) shall be required, if approved.

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

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

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

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

22-0223-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (22-0223-ZON1) and approval of and conformance to the Conditions of Approval for a Variance (22-0223-VAR1) shall be required, if approved.

2. All mechanical equipment shall be adequately screened from view in conformance to Title 19.08.040.E.

3. The site plan shall be revised and submitted to the Department of Planning for review prior to the time application is made for a building permit to depict minimum 23-foot long parallel parking spaces. The number of parking spaces shall not be reduced below 18 unless a Variance is approved.

4. Prior to the issuance of a building permit, provide Department of Planning staff with a letter from Republic Services confirming curbside refuse pickup from this site.

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

6. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/15/22, except as amended by conditions herein.

7. A Waiver from Title 19.08.070 is hereby approved, to allow zero-foot wide perimeter landscape buffers along the north, west and east property lines where eight feet is required and a three-foot wide buffer along the south property line where 15 feet is required.

8. An Exception from Title 19.08.110.C.12 is hereby approved, to allow zero parking lot shade trees where eight, 24-inch box shade trees are required.

9. An Exception from Title 19.08.110.C.12 is hereby approved, to allow a 2.5-foot wide paved buffer area between the parking lot and any building where a minimum five-foot sidewalk or combined three-foot sidewalk and two-foot landscape buffer is required.

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

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

12. 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.

13. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - Trees within the perimeter landscape buffer along the south property line shall be depicted on the north side of the property line.
    - A minimum of four (4) five-gallon shrubs shall be provided for each proposed tree within perimeter buffer planters.
    - All trees shall be of minimum 24-inch box size.

15. 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.

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

Public Works

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

18. No queuing or backing in the public right-of-way is allowed.

19. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to convert two existing single-family dwellings at 1212 and 1224 West Lake Mead Boulevard into commercial office buildings and combine those properties with a third site containing an existing barber shop at 1200 West Lake Mead Boulevard.

ISSUES

- A Rezoning is requested from R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) for APNs 139-21-610-286 and 287 in order make the zoning across the subject site consistent and allow for the proposed commercial uses.
- A Site Development Plan Review is required for the conversion of single-family dwellings to commercial buildings and to determine conformance with commercial development standards.
- The applicant requests a Variance to allow a five-foot side yard setback where the C-1 (Limited Commercial) zoning district standards require 10 feet for the existing building at 1224 West Lake Mead Boulevard. Staff recommends denial.
- There are currently four driveways providing access to the site from Lake Mead Boulevard. Circulation is dependent on one-way traffic in and out of the site and two-way traffic at the rear in order to utilize proposed 90 degree parking spaces. One of the existing driveways is proposed to be eliminated.
- Title 19 requires perimeter walls adjacent to residential zoning districts to be a minimum of six feet in height. Existing walls adjacent to the R-2 (Medium-Low Density Residential) zoning district are currently five feet tall. A condition of approval addresses this issue.
- Waivers of Title 19 perimeter landscape standards are requested to allow no buffers along the north, west and east property lines where eight feet is required and a three-foot buffer along the south property line. Staff recommends denial. Where trees are provided, a condition of approval requires minimum 24-inch box tree size.
- An Exception is required to allow no parking lot trees where eight shade trees are required. Staff recommends denial.
- An Exception is required to allow a 2.5-foot paved buffer area between the parking lot and a building where a minimum five-foot sidewalk or combination three-foot sidewalk and two-foot landscape buffer is required. Staff recommends denial.

- A separate mapping action is needed to consolidate the existing subdivided lots that make up the subject site. In addition to allowing for a uniform zoning district across the site, this would eliminate the need to request Waivers of perimeter landscape buffer standards along interior platted lot lines. A condition of approval addresses this issue.

ANALYSIS

This site is located within the West Las Vegas Plan Area as designated by the 2050 Las Vegas Master Plan. This area has a high percentage of vacant or underutilized lots, providing opportunities for infill and mixed-use redevelopment. Lake Mead Boulevard is a major east-west thoroughfare that is shifting away from direct residential access and toward commercial and civic uses.

The zoning of the current residential properties is R-2 (Medium-Low Density Residential), which is intended to accommodate low to medium density single-family detached and duplex units. The adjacent property included in this request is zoned C-1 (Limited Commercial), which is intended to allow retail, office, restaurants and personal services such as the existing barber shop. As the applicant intends to combine the existing lots into a single site with shared access and parking, the applicant has requested Rezoning to C-1. The C-1 zoning district is consistent with the existing MXU (Mixed Use) General Plan designation, which allows both residential and commercial zoning districts. A precedent for C-1 zoning is present on this block, but the parcels currently zoned C-1 are not located at the corner. This will leave residentially zoned properties on both sides of the current and proposed commercial areas.

Rezoning will require development on the western two lots to conform to C-1 development standards. The existing building at 1224 West Lake Mead Boulevard does not meet the side yard setback requirement and therefore requires a Variance. In addition, the lots are shallow (approximately 115 feet long), which presents a challenge in accommodating site circulation and parking, particularly behind the existing buildings. In addition to the Variance, an Exception of Title 19.08.110.C is requested to reduce the required buffer width between the parking area and the buildings at 1212 and 1224 West Lake Mead Boulevard to 2.5 feet where five feet is the minimum allowed. A sidewalk of at least three feet is preferred, but is unable to be provided because at least 24 feet is needed for two-way traffic and placement of 90 degree parking spaces. Staff recommends denial and recommends that the parking be reconfigured at an angle to provide safer vehicular and pedestrian circulation.

Access to the rear is only possible from the easternmost driveway on Lake Mead Boulevard. One of the four current driveways is proposed to be removed. All access to and from Lake Mead Boulevard is restricted to one-way, as drive aisles connected to the access points are less than 24 feet wide. Parking spaces in front of and behind the barber shop are configured as parallel spaces that do not appear to be striped to the minimum required 23-foot length. The site plan will need to be revised as a condition of approval to extend these parallel spaces prior to issuance of a building permit.

According to the Traffic Engineering Section of the Department of Public Works, this project will add approximately 72 trips per day on Lake Mead Boulevard, Concord Street and Martin L. King Boulevard. Currently, Lake Mead Boulevard is at about 46 percent of capacity and Martin L. King Boulevard is at about 76 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Concord Street, but it is believed to be under capacity. Based on Peak Hour use, this development will add about seven vehicles in the peak hour, or about one every eight minutes.

Due to the size of the site and the configuration of existing buildings and parking, the site cannot meet several commercial development standards, including side yard setback, landscape buffer and parking lot landscaping requirements, parking lot buffering, mechanical screening, and screening standards from adjacent residential properties. Reconfiguration of the site to provide a single, compact commercial building or mixed use development could allow for conformance to zoning code requirements. Denial of the Variance is recommended, as the hardship in this case is self-imposed. In turn, because the site as proposed cannot meet these C-1 (Limited Commercial) standards, staff recommends denial of the Rezoning and Site Development Plan Review requests.

FINDINGS (22-0223-ZON1)

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

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

   The existing General Plan designation of the site is MXU (Mixed Use). The proposed Rezoning to C-1 (Limited Commercial) is in conformance to the density requirements of the MXU land use category.

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

   The C-1 (Limited Commercial) zoning district allows for most retail and shopping services and is intended to be located at intersections of primary and secondary thoroughfares along major retail corridors. There are still a significant number of residentially zoned properties in this area, which is located on a midblock segment of Lake Mead Boulevard. Therefore, the intensity of possible uses may still be too high in this area.

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

   Lake Mead Boulevard is a fully improved Primary Arterial street that is no longer appropriate for new residential development. However, the intensity of the uses allowed by the proposed C-1 (Limited Commercial) zoning district are not yet appropriate at this midblock location.

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.**

   Lake Mead Boulevard adjacent to this site is a fully improved 100-foot wide Primary Arterial street that is sufficient to accommodate the needs of the proposed C-1 (Limited Commercial) zoning district.

FINDINGS (22-0223-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to convert a single-family dwelling to a commercial office where it will not conform to C-1 (Limited Commercial) setback requirements. It is recommended that either the dwellings be removed and rebuilt to meet C-1 standards or the lots be rezoned to a P-O (Professional Office) zoning district, which would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0223-SDR1)

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

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

   The proposed commercial development under the current configuration is of low intensity of use. However, the site layout requires a Variance of Title 19 C-1 standards and multiple waivers that is not compatible with the adjacent residential properties. In addition, the layout depicts a complex pattern of circulation for onsite traffic and parking placement that may be confusing for customers.

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

The proposed development does not meet Title 19 wall, landscaping, parking lot screening and mechanical screening standards. The General Plan supports either commercial or residential uses or mixed uses in this area. Several additional conditions are recommended to ensure code compliance and public safety.

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

The site is proposed to retain three of the four existing four driveways for access, which allows for one-way ingress and egress and two-way circulation for parking in the rear. The multiple driveways may negatively impact traffic along Lake Mead Boulevard. However, peak hour trips to and from this site are projected to be relatively low.

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

The existing stucco and vinyl materials used for building exteriors are acceptable for commercial use; however, concrete or clay tile roofing is preferred for all roofing.

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

The submitted elevations indicate that the exteriors will not significantly change from their current appearance, thereby maintaining compatibility with the adjacent residential properties.

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

Site development is subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/19/03	The City Council approved a request for a Rezoning (ZON-3047) from R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) and to allow an 82-foot minimum lot width where 100 feet is the minimum required on 0.21 acres at 1200 West Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/19/03	The City Council approved a request for a Site Development Plan Review (SDR-3048) for a proposed 1,092 square foot barber shop and a reduction in the width of the perimeter landscape planter on 0.21 acres at 1200 West Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/17/15	Code Enforcement processed a Case (CE-161097) for trash, carts and outside storage at 1224 West Lake Mead Boulevard. The case was resolved on 12/23/15.
10/30/17	Code Enforcement processed a Case (CE-183743) for inoperable vehicles in the yard at 1212 West Lake Mead Boulevard. The case was resolved on 02/06/18.
11/20/17	Code Enforcement processed a Case (CE-184310) for vehicles parked in the yard at 1224 West Lake Mead Boulevard. The case was resolved on 12/04/17.

Most Recent Change of Ownership	
09/10/03	A deed was recorded for a change in ownership on APN 139-21-610-285.
06/03/04	A deed was recorded for a change in ownership on APN 139-21-610-286.
08/11/04	A deed was recorded for a change in ownership on APN 139-21-610-287.

Related Building Permits/Business Licenses	
01/13/71	A building permit (#56770) was issued for a 1,320 square-foot single family dwelling at 1212 West Lake Mead Boulevard. The permit was finaled 09/02/71.
01/13/71	A building permit (#56771) was issued for a 1,320 square-foot single family dwelling at 1224 West Lake Mead Boulevard. The permit was finaled 03/22/71.
04/02/75	A building permit (#1211) was issued for a 1,092 square-foot single family dwelling at 1200 West Lake Mead Boulevard. The permit was finaled 07/01/75.
06/15/04	A business license (B04-01124) was issued for a barber shop (Masterpiece) at 1200 West Lake Mead Boulevard. The license remains active.

Pre-Application Meeting	
03/29/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. It was determined that C-1 development standards could not be met and therefore a Variance would needed in combination with a Rezoning. Issues with site circulation and the parking layout were discussed that would require a new site plan before submittal.

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

Field Check	
06/01/22	The site contains two single family dwellings with trees in the front yards and a barber shop with parking in the front and rear of the building. An existing streetlight is located in the sidewalk in front of the building at 1212 West Lake Mead Boulevard. Existing CMU block walls are located on the north, west and east sides of the barber shop portion of the site. The building at 1212 West Lake Mead Boulevard was boarded up. All three buildings have rooftop mechanical units visible from the street.

Details of Application Request	
Site Area	
Net Acres	0.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Personal Service	MXU (Mixed Use)	C-1 (Limited Commercial)
	Single Family, Detached		R-2 (Medium-Low Density Residential)
North	Single Family, Detached	MLA (Medium Low Attached Density Residential)	R-2 (Medium-Low Density Residential)
South	Public or Private School, Primary and Secondary	C (Commercial)	C-V (Civic)
East	General Retail Store, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Single Family, Detached	MXU (Mixed Use)	R-2 (Medium-Low Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: West Las Vegas	Y
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (105 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	18,920 SF	N/A
Min. Lot Width	100 Feet	159 Feet	Y
Min. Setbacks • Front • Side • Rear	 10 Feet 10 Feet 20 Feet	 27 Feet 5 Feet 43 Feet	 Y N* Y
Max. Lot Coverage	50 %	19 %	Y
Max. Building Height	Limited by residential adjacency	12 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Existing curbside pickup	By condition
Mech. Equipment	Screened	Not indicated	By condition

*Applicant requests a Variance of this standard, which staff does not support.

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	5 Feet	5 Feet	Y
Adjacent development matching setback	5 Feet	5 Feet	Y
Trash Enclosure	50 Feet	N/A	N/A

Existing Zoning	*Permitted Density*	*Units Allowed*
R-2 (Medium-Low Density Residential)	6-12 du/ac	2
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
MXU (Mixed Use)	Unlimited	Unlimited

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• East	1 Tree / 30 Linear Feet	3 Trees	0 Trees	N
• West	1 Tree / 20 Linear Feet	4 Trees	0 Trees	N
TOTAL PERIMETER TREES		**17 Trees**	**3 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N**
• South	15 Feet		3 Feet	N**
• East	8 Feet		0 Feet	N**
• West	5 Feet		0 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 5-foot CMU adjacent to north, east and west PLs	By condition

*An Exception is requested. See Exception table below.
**A Waiver is requested. See Waiver table below.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lake Mead Blvd	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Personal Service	5 barber chairs	2 spaces per barber chair	10				
Office, Other Than Listed	2,400 SF	1 space per 300 SF GFA	8				
TOTAL SPACES REQUIRED			18		20		Y
Regular and Handicap Spaces Required			17	1	19	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot wide perimeter landscape buffer along public rights-of-way	To allow a zero-foot wide buffer along the south property line (Lake Mead Blvd.)	Denial
8-foot wide perimeter landscape buffer along interior property lines	To allow zero-foot wide buffers along the north, east and west property lines	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24” box shade tree for every 6 uncovered parking spaces, plus 1, 24” box shade tree at the ends of each parking row, in planter islands	To allow no parking lot trees or islands where 8 trees and islands are required	Denial
Min. 5’ sidewalk buffer between buildings and the parking lot (including drive aisles) or a combination of a min. 3’ sidewalk and landscaping	To allow a 2.5-foot wide paved buffer area between the parking lot and 1212 and 1224 W. Lake Mead Blvd. buildings	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) ZON, VAR, VAR, SDR

Project Address (Location) 1200, 1212 and 1224 W. Lake Mead Blvd.

Project Name Marcus Allen Development **Proposed Use** Commercial

Assessor's Parcel #(s) 139-21-610-285, 139-21-610-286, 139-21-610-287 **Ward #** 5

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

Additional Information

Property Owner Marcus Allen Contact 702-461-3121

Address 1212 W. Lake Mead Blvd. City Las Vegas State NV Zip 89106

E-mail RickiBarlow@LVAccess.com Phone 702-461-3121

Applicant Marcus Allen Development Contact 702-461-3121

Address 1212 W. Lake Mead Blvd. City Las Vegas State NV Zip 89106

E-mail RickiBarlow@LVAccess.com Phone 702-461-3121

Representative LV Access & Associates Contact Ricki Barlow

Address 2222 W. Bonanza Road, Suite A City Las Vegas State NV Zip 89106

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 Marcus S Allen

Subscribed and sworn before me

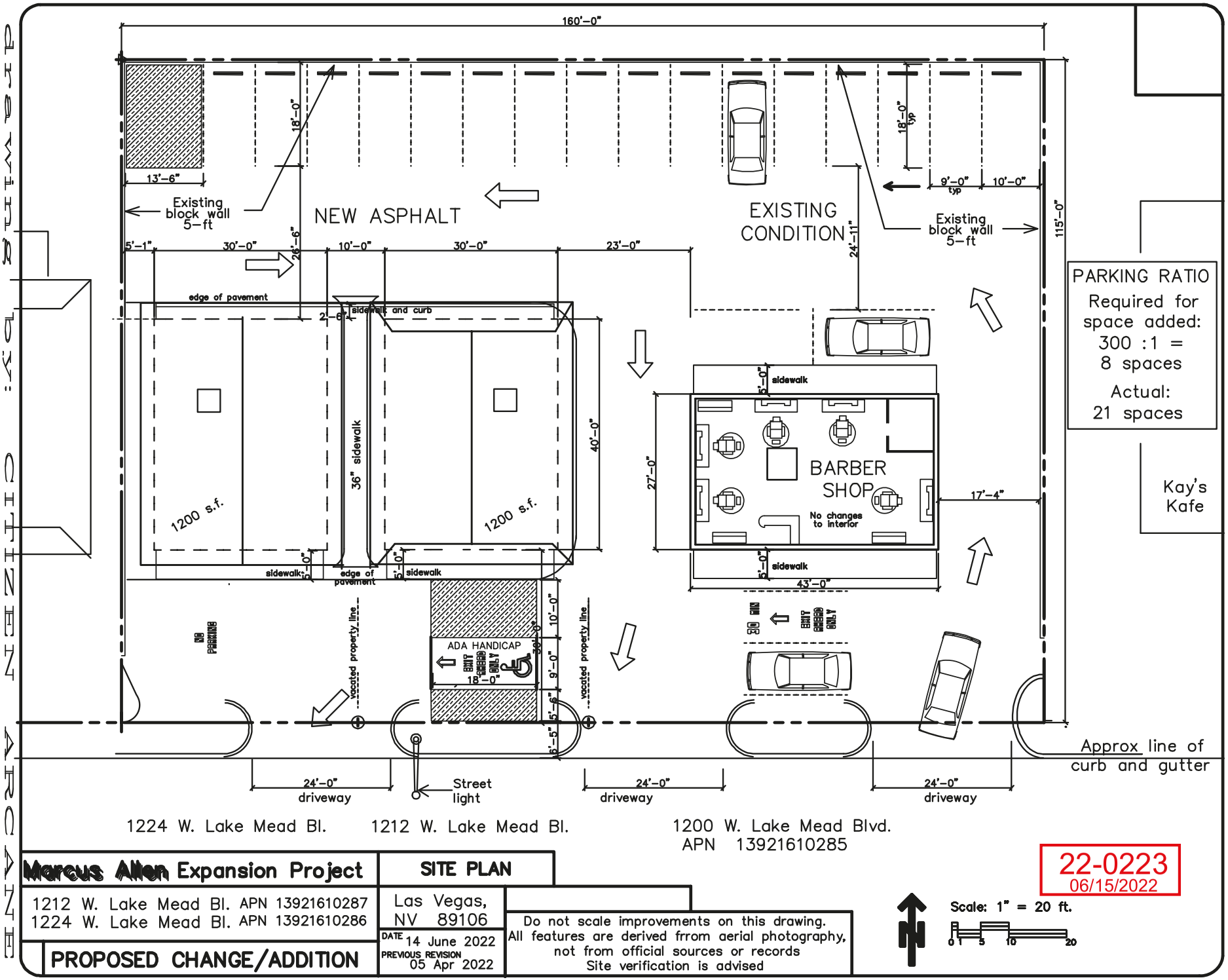
This 16th day of May, 20 22

Tatiana

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-01-25
Certificate No: 12-8238-1

22-0223
05/16/2022



PARKING RATIO
Required for space added:
300 :1 =
8 spaces
Actual:
21 spaces

Kay's Kafe

Drawn by: CITIZEN ARCHITECT

Planning Commission July 12, 2022 - Page 1211

Marcus Allen Expansion Project

1212 W. Lake Mead Bl. APN 13921610287
1224 W. Lake Mead Bl. APN 13921610286

PROPOSED CHANGE/ADDITION

SITE PLAN

Las Vegas, NV 89106

DATE 14 June 2022
PREVIOUS REVISION 05 Apr 2022

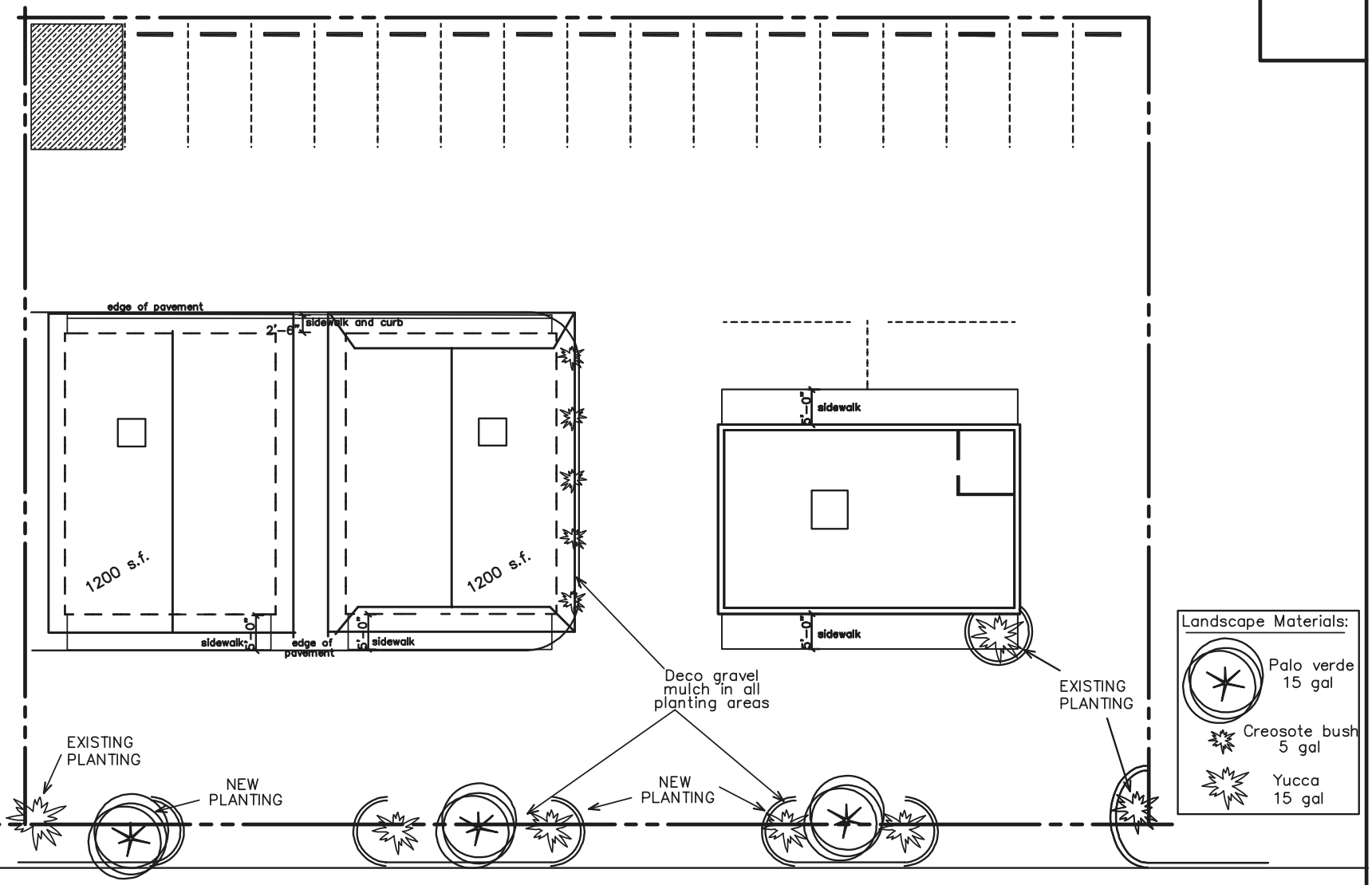
Do not scale improvements on this drawing.
All features are derived frrom aerial photography, not from official sources or records
Site verification is advised

Scale: 1" = 20 ft.

0 1 5 10 20

22-0223
06/15/2022

drawn by: CITIZEN ARCHITECT



Marcus Allen Expansion Project

1212 W. Lake Mead Bl. APN 13921610287
1224 W. Lake Mead Bl. APN 13921610286

PROPOSED CHANGE/ADDITION

LANDSCAPE

Las Vegas, NV 89106

DATE 14 June 2022
PREVIOUS REVISION 05 Apr 2022

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Site verification is advised

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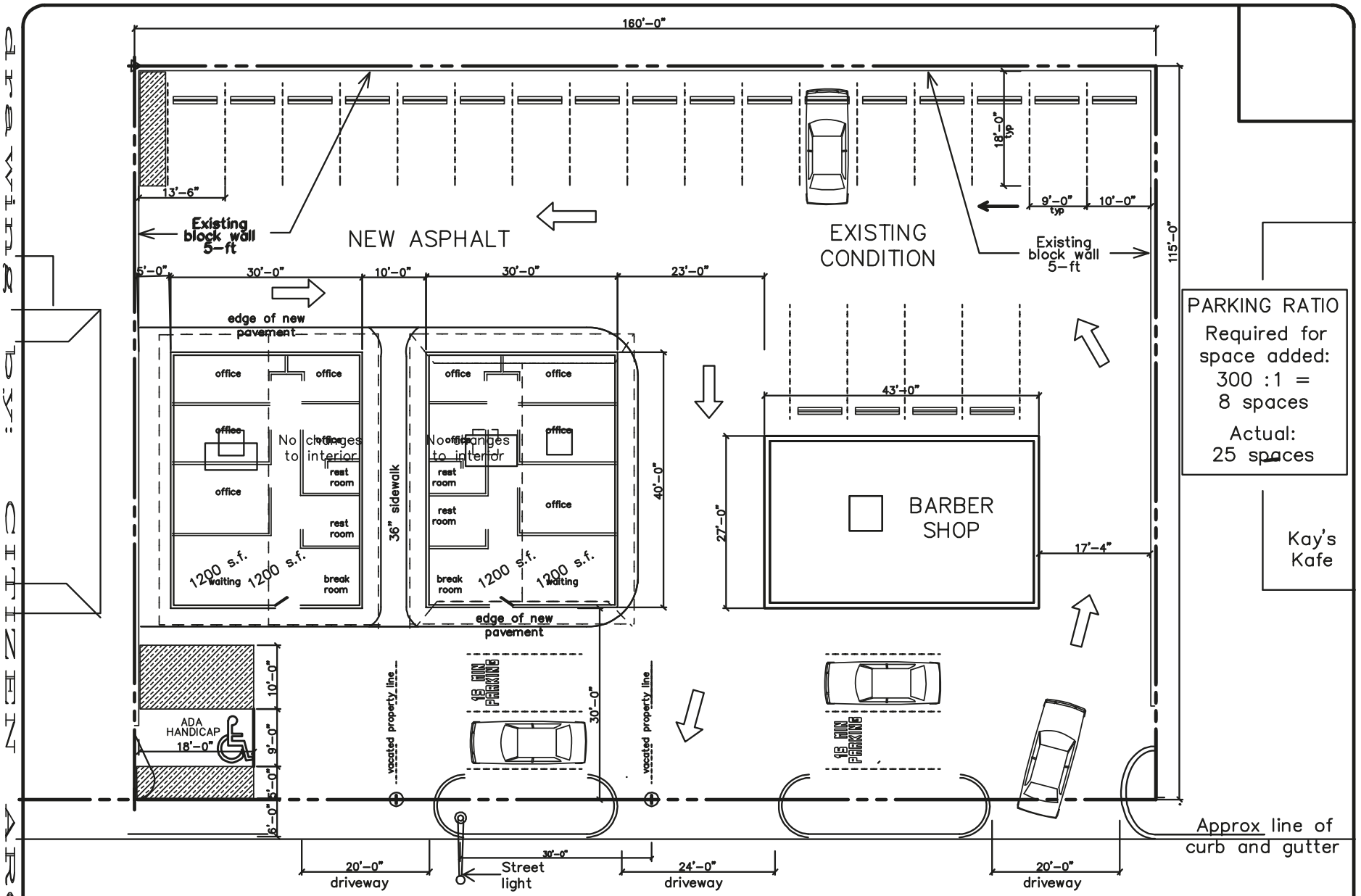
22-0223
06/15/2022



Drawn by: CITIZEN ARCHITECT

Marcus Allen Expansion Project	INTERIOR WALLS
1212 W. Lake Mead Bl. APN 13921610287 1224 W. Lake Mead Bl. APN 13921610286	Las Vegas, NV 89106
PROPOSED CHANGE/ADDITION	DATE 18 May 2022 PREVIOUS REVISION 05 Apr 2022

Do not scale improvements on this drawing.
All features are derived frrom aerial photography, not from official sources or records
Site verification is advised

22-0223
05/19/2022

Scale: 1" = 20 ft.
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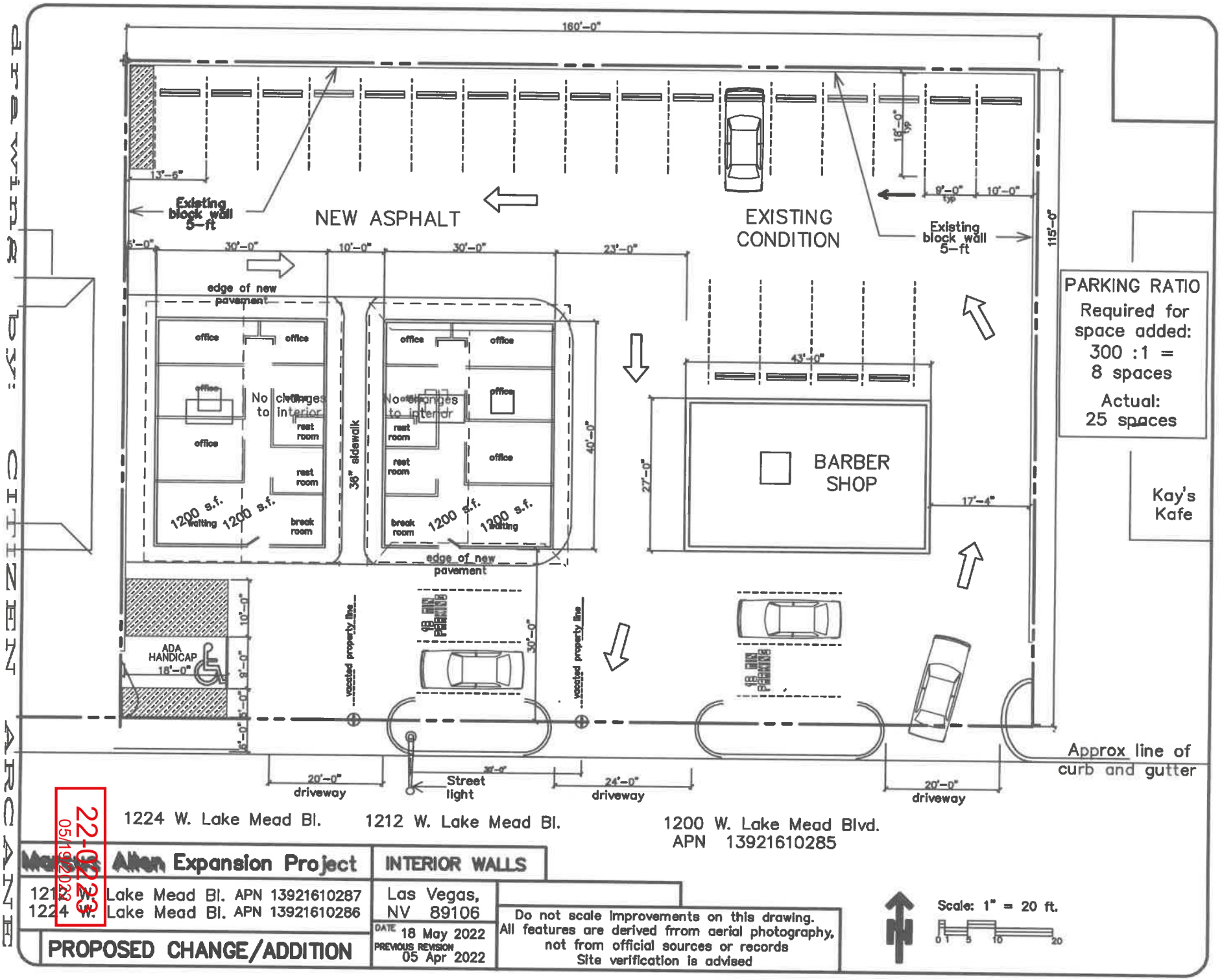
160'-0"
Existing block wall 5-ft
NEW ASPHALT
EXISTING CONDITION
Existing block wall 5-ft
115'-0"
18'-0" typ
9'-0" typ
10'-0"
13'-6"
edge of new pavement
30'-0"
10'-0"
30'-0"
23'-0"
office
office
office
office
office
office
office
office
rest room
rest room
rest room
rest room
break room
break room
No changes to interior
No changes to interior
1200 s.f. waiting
1200 s.f.
1200 s.f.
1200 s.f. waiting
38" sidewalk
40'-0"
edge of new pavement
43'-0"
27'-0"
BARBER SHOP
17'-4"
PARKING RATIO
Required for space added:
300 :1 =
8 spaces
Actual:
25 spaces
Kay's Kafe
ADA HANDICAP
16'-0"
10'-0"
9'-0"
8'-0"
6'-0"
vacated property line
vacated property line
30'-0"
20'-0" driveway
Street light
24'-0" driveway
20'-0" driveway
Approx line of curb and gutter
1224 W. Lake Mead Bl.
1212 W. Lake Mead Bl.
1200 W. Lake Mead Blvd.
APN 13921610285
Expansion Project
INTERIOR WALLS
1212 W. Lake Mead Bl. APN 13921610287
1224 W. Lake Mead Bl. APN 13921610286
Las Vegas, NV 89106
DATE 18 May 2022
PREVIOUS REVISION 05 Apr 2022
PROPOSED CHANGE/ADDITION
Do not scale improvements on this drawing.
All features are derived from aerial photography, not from official sources or records
Site verification is advised
Scale: 1" = 20 ft.
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22-0223
05/19/2023
DRAWING BY: CITIZEN ARCADE

22-0223
05/19/2022

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05/19/2022

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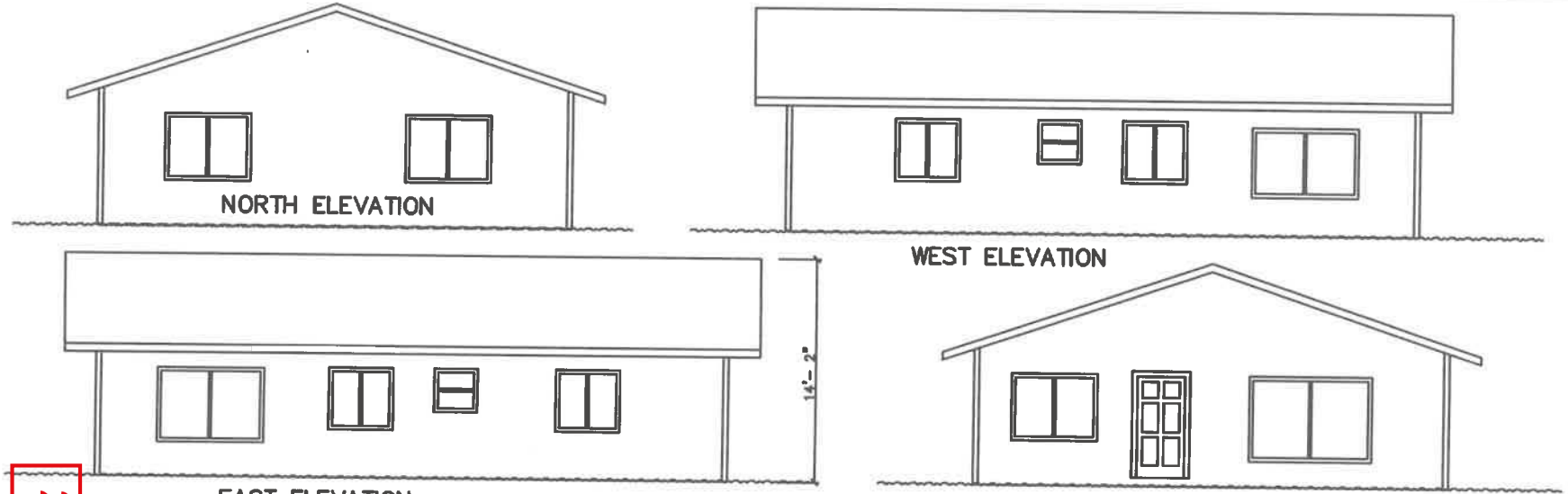
05/19/2022

Drawing by: CITIZEN ARCADE



1212 W. Lake Mead Bl.



1224 W. Lake Mead Bl.

22-0223
05/19/2023

Marcus Allen Expansion Project	ELEVATIONS	
1212 W. Lake Mead Bl. APN 13921610287 1224 W. Lake Mead Bl. APN 13921610286	Las Vegas, NV 89106	Do not scale improvements on this drawing. All features are derived frrom aerial photography, not from official sources or records Site verification is advised
PROPOSED CHANGE/ADDITION	DATE 18 May 2022 PREVIOUS REVISION 05 Apr 2022	Scale: 1" = 10–ft (0, 1, 5, 10, 20)



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05/19/2022

22-0223
05/19/2022



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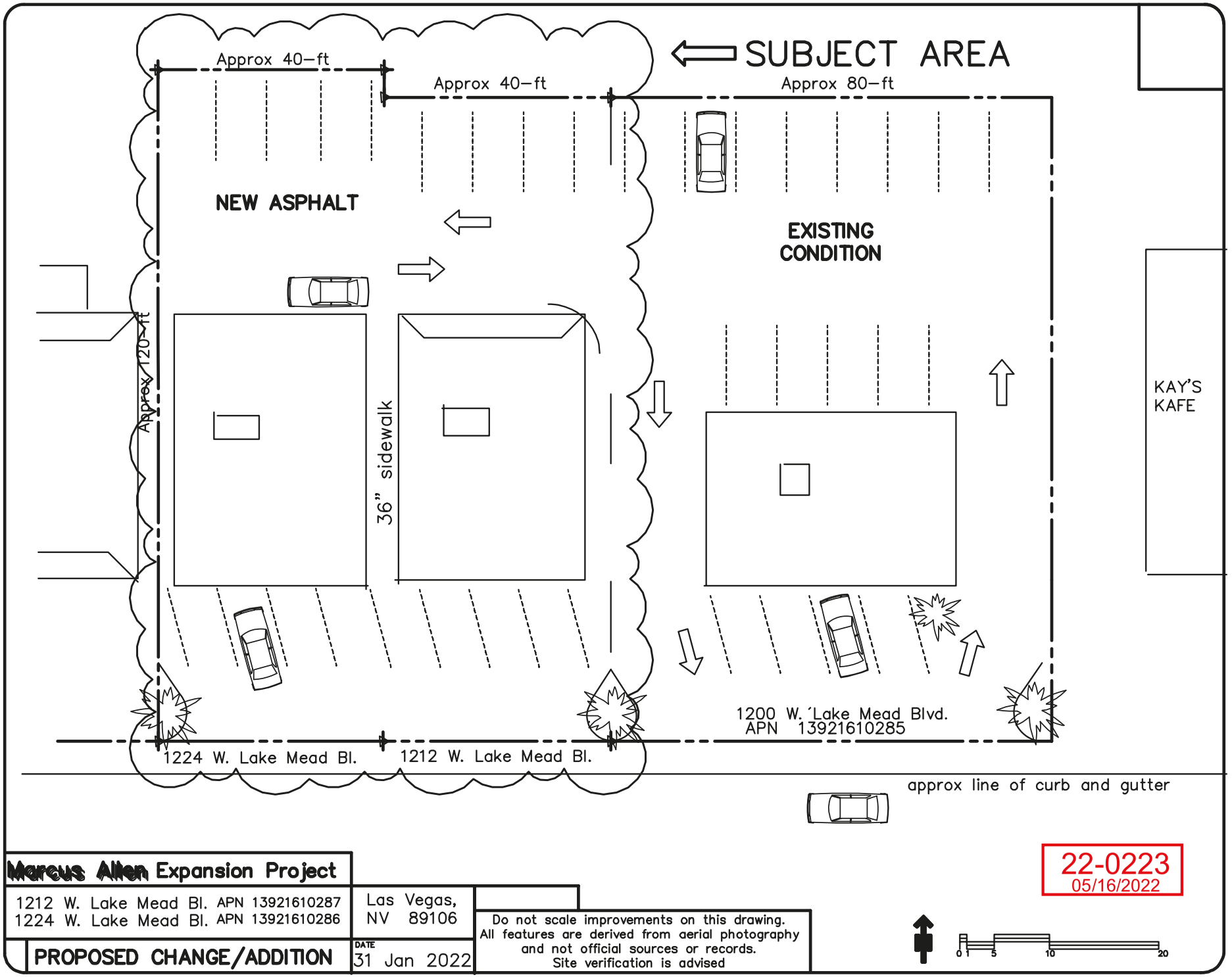
22-0223
05/19/2022



Marcus Allen Expansion Project

1212 W. Lake Mead Bl. APN 13921610287
1224 W. Lake Mead Bl. APN 13921610286

Las Vegas, NV 89106

PROPOSED CHANGE/ADDITION

DATE 31 Jan 2022

Do not scale improvements on this drawing.
All features are derived from aerial photography and not official sources or records.
Site verification is advised

22-0223
05/16/2022

0 1 5 10 20



22-0223-ZON1, 22-0223-VAR1, AND 22-0223-SDR1 - APPLICANT/OWNER: MARCUS ALLEN
1200, 1212 AND 1224 WEST LAKE MEAD BOULEVARD

06/01/2022



22-0223-ZON1, 22-0223-VAR1, AND 22-0223-SDR1 - APPLICANT/OWNER: MARCUS ALLEN
1200, 1212 AND 1224 WEST LAKE MEAD BOULEVARD

06/01/2022



22-0223-ZON1, 22-0223-VAR1, AND 22-0223-SDR1 - APPLICANT/OWNER: MARCUS ALLEN
1200, 1212 AND 1224 WEST LAKE MEAD BOULEVARD

06/01/2022

LV ACCESS LLC.

Ricki Y. Barlow | 3172 N. Rainbow Blvd. Suite 202 | 702.461.3121 | RickiBarlow@LVAccess.com

June 15, 2022

C/o: City of Las Vegas Planning/Justification Letter

LV Access & Associates has been contracted to represent the said property located at: 1212 and 1224 W. Lake Mead (APN: 139-21-610-286, 139-21-610-287) for the following Land Use applications;

(1) **Zone Change:**
1212 and 1224 W. Lake Mead (APN: 139-21-610-286, 139-21-610-287) would like to rezone from Residential (R-2) to Commercial (C-1). The applicant will be converting the current use to professional office space and minor retail.

(2) **Landscape Waiver**:
The backyard space for both parcels will be converted to asphalt for rear yard parking on the North property lines and request zero-foot landscape setbacks. A *zero-foot setback is requested for all side yards of both parcels on the East and West side of each parcel. Therefore, there will be no landscape* on the North, East and West property lines and will be replaced with concrete/asphalt for pedestrian walkways, while maximizing the backyard useable floor space for customer parking. This request is crucial for business operations in order for the flow of traffic entering and exiting the site. Understandably, this is an undue hardship however, the impact to surrounding neighbors, to include esthetics, does not impact anyone in the immediate area within this transitioning commercial corridor which fronts Lake Mead Boulevard (super arterial roadway). There will be limited landscape on the frontage of both buildings which is outlined within the site plan attached.

(3) **Site Development Review**:
The proposed parcels will be rezoned from Residential (R-2) to Commercial (C-1) and therefore the site plan depicts the proposed revisions within the interior of each building. Please make note, that if/when the application is approved, the applicant plans to submit a re-parcel map for parcels 1200, 1212 and 1224 Lake Mead Blvd, Las Vegas, NV. 89106, in preparation for future development opportunities.

(4) **Parking**: We request an exception for our parking buffer from the parking stalls to the buildings, being that the 30" sidewalk has a wheel curb to defend against car tires (19.08.110.c.12).

(5) **Elevations**:
Attached you will find photo imagery of the current elevations for parcels 1212 and 1224 W. Lake Mead Blvd as required by development standards.

22-0223
06/15/2022

22-0223-SDR1
Marcus Allen

1200, 1212 & 1224 W Lake Mead Boulevard

Proposed 2.4 thousand square foot retail/office uses replacing 2 single family dwelling units.

Traffic produced by proposed development:

First Existing Use - to Remain	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	1.092	37.75	41
AM Peak Hour			0.94	1
PM Peak Hour			3.81	4

Second Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	2	9.44	19
AM Peak Hour			0.74	1
PM Peak Hour			0.99	2

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	2.400	37.75	91
AM Peak Hour			0.94	2
PM Peak Hour			3.81	9

Total Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL			60
AM Peak Hour				2
PM Peak Hour				6

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	3.092		132
AM Peak Hour				3
PM Peak Hour				13

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	4.400		**72**
AM Peak Hour				**1**
PM Peak Hour				**7**

Existing traffic on all nearby streets:

Lake Mead Boulevard	
Average Daily Traffic (ADT)	28,991
PM Peak Hour *(heaviest 60 minutes)*	2,319

Martin L. King Boulevard	
Average Daily Traffic (ADT)	47,527
PM Peak Hour *(heaviest 60 minutes)*	3,802

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Lake Mead Boulevard	62,895
Martin L. King Boulevard	62,895

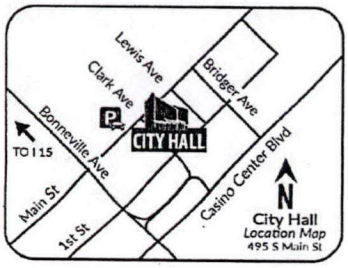
This project will add approximately 72 trips per day on Lake Mead Blvd., Concord St. and Martin L. King Blvd. Currently, Lake Mead is at about 46 percent of capacity and Martin L. King is at about 76 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Concord, but it is believed to be under capacity.

Based on Peak Hour use, this development will add about 7 vehicles in the peak hour, or about one every eight minutes.

Note that this report assumes all traffic from this development uses all named streets.

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

Return Service Requested
Official Notice of Public Hearing



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

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0223 and 22-0223-ZON1 and 22-0223-VAR1 and 22-0223-SDR1

Planning Commission Meeting of **07/12/2022**

RECEIVED
JUL 07 2022
Dept of Planning
City of Las Vegas

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

22-0223
13921612040
DAVIS CHARLES LARRY
1012 HART AVE
LAS VEGAS NV 89106-2308

89 DRDFNP1 89106

Submitted after final agenda

23a-c P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
23a

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

SUBJECT:
22-0223-ZON1 - REZONING - FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.22 ACRES AT 1212 AND 1224 WEST LAKE MEAD BOULEVARD (APNs 139-21-610-286 AND 287)

C.C.: 08/17/2022

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
23b

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

SUBJECT:
22-0223-VAR1 - VARIANCE - TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING BUILDING

C.C.: 08/17/2022

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
23c

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

SUBJECT:
22-0223-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF TWO EXISTING 1,200 SQUARE-FOOT SINGLE-FAMILY RESIDENTIAL DWELLINGS TO TWO OFFICE BUILDINGS AND OTHER SITE IMPROVEMENTS WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

C.C.: 08/17/2022

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
24

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

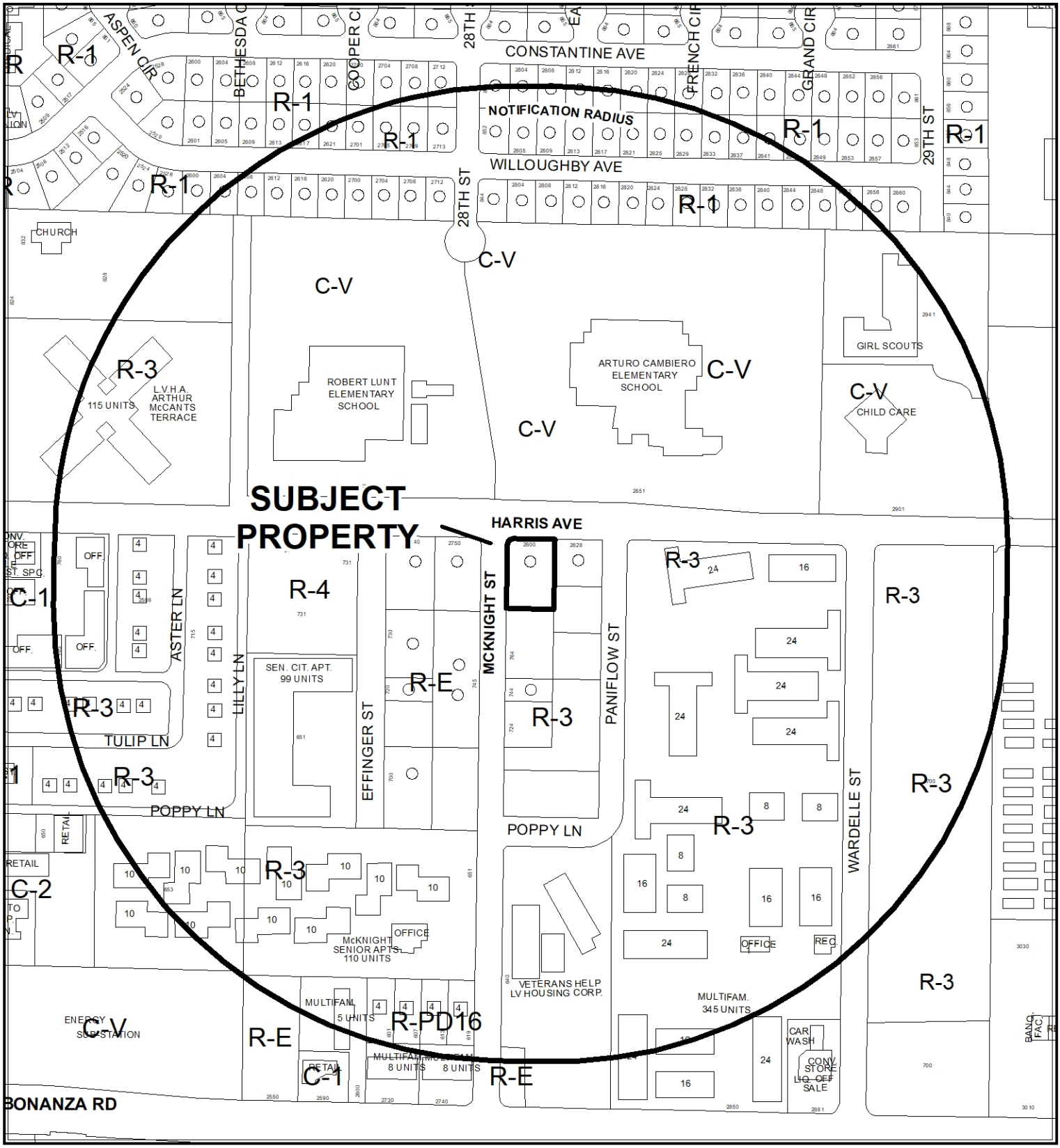
SUBJECT:
22-0225-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHRISTINA MENDOZA - For possible action on a Land Use Entitlement project request TO ALLOW A 25-FOOT FRONT YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 1] AND A 40-FOOT FRONT YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 2] WHERE 50 FEET IS REQUIRED; A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT 1]; A ZERO-FOOT DISTANCE SEPARATION FROM THE PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [PATIO COVER]; THREE ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED; AND TWO ACCESSORY STRUCTURES (CLASS II) [CARPORT 1 AND CARPORT 2] TO BE LOCATED IN THE FRONT YARD SETBACK AREA WHERE SUCH IS PROHIBITED at 2800 Harris Avenue (APN 139-25-410-018), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

May go to City Council on: 08/17/2022 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff 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



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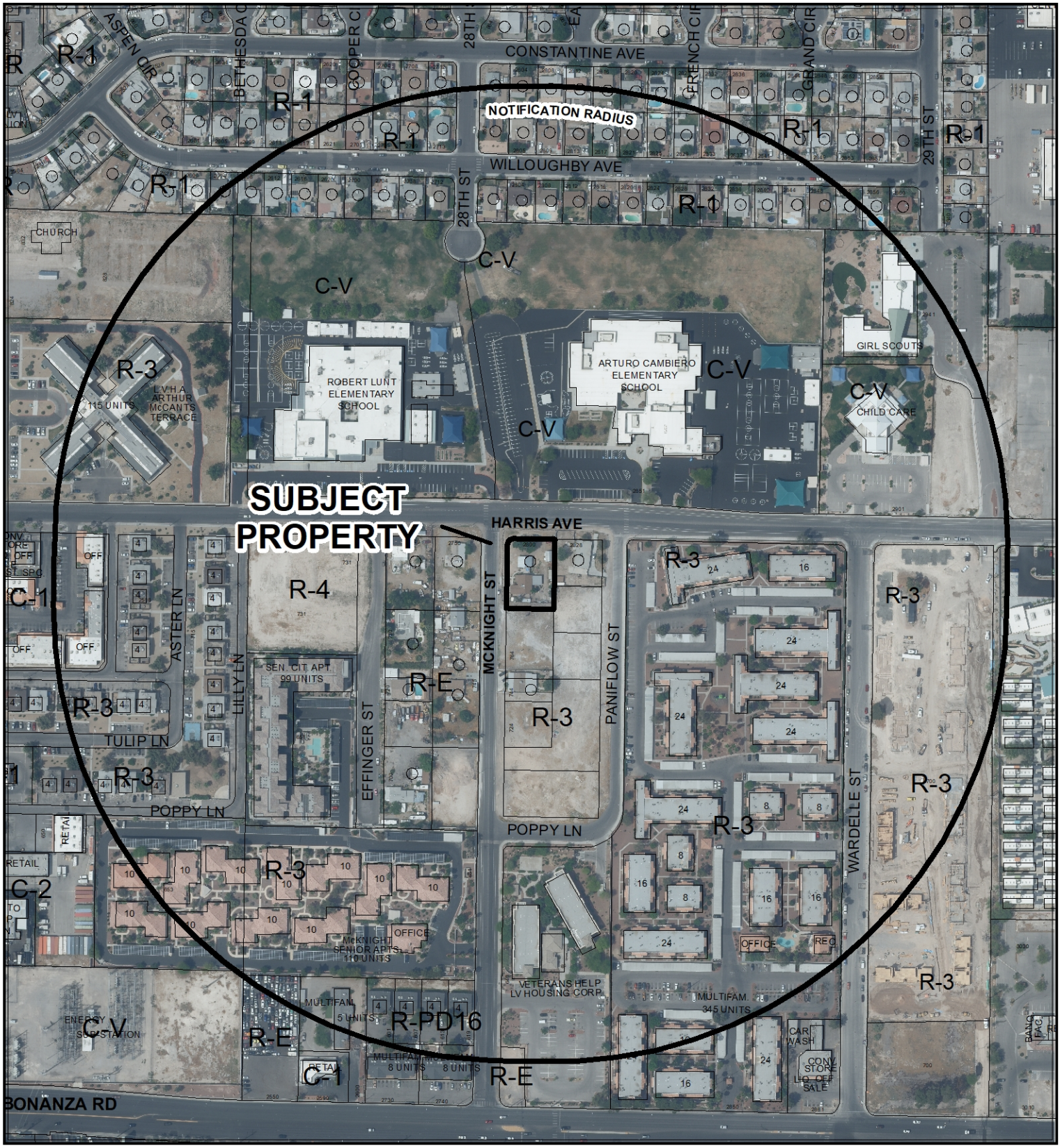
CASE: **22-0225-VAR1**

RADIUS: 1000 FEET

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

N



0 250 500 Feet

CASE: **22-0225-VAR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CHRISTINA MENDOZA

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0225-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 99

PROTESTS 0

APPROVALS 0

BP

**** CONDITIONS ****

22-0225-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow an Accessory Structure (Class II) [Patio Cover] that is not aesthetically compatible with the principal dwelling where such is required, to be setback five feet from the front yard property line where 50 feet is required.

2. A Variance is hereby approved to allow an Accessory Structure (Class II) [Storage Shed] that is not aesthetically compatible with the principal dwelling where such is required, to be zero feet from the side yard property line where 10 feet is required.

3. A Variance is hereby approved to allow an Accessory Structure (Class II) [Carport 2] that is not aesthetically compatible with the principal dwelling where such is required, to be setback 25 feet from the front yard property line where 50 feet is required and six feet from the side property line where 10 feet is required.

4. A Variance is hereby approved to allow an Accessory Structure (Class II) [Carport 1] that is not aesthetically compatible with the principal dwelling where such is required, to be setback 40 feet from the front yard property line where 50 feet is required.

5. A Variance is hereby approved to allow a zero-foot distance separation from the principal dwelling where six feet is required for an existing Accessory Structure (Class II) [Patio Cover].

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

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

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

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

Public Works

10. Contact the Southern Nevada Health District (SNHD), Environmental Health Division, to obtain written approval showing compliance with a temporary permit for an individual sewage disposal system (ISDS or septic tank system), prior to the issuance of any building permits. Alternatively, connect to public sewer and abandon the ISDS according to SNHD regulations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow a 40-foot front yard setback for an existing Accessory Structure (Class II) [Carport 1] where 50 feet is required, a 25-foot front yard setback and six-foot side yard setback for an existing Accessory Structure (Class II) [Carport 2], a five-foot front yard setback for an existing Accessory Structure (Class II) [Patio Cover] where 50 feet is required; a zero-foot distance separation from the principal dwelling where six feet is required for an existing Accessory Structure (Class II) [Patio Cover]; a zero-foot side yard setback for an Accessory Structure (Class II) [Patio Cover] where 10 feet is required; five Accessory Structures to not be aesthetically compatible with the principal dwelling where such is required; and three Accessory Structures (Class II) to be located within the required front yard setback where such is prohibited within the R-E (Residence Estates) zoning district located at 2800 Harris Avenue.

ISSUES

- This Variance is the result of Code Enforcement Case Number CE21-03715, where the applicant was cited for unpermitted Accessory Structures that do not have building permits or meet the required setbacks or aesthetic compatibility required by Title 19.06.

ANALYSIS

As a result of a complaint, Code Enforcement performed an inspection of the subject site on August 31, 2021 where multiple unpermitted Accessory Structures (Class II) were observed. Four Accessory Structures where observed with two being utilized as carports and two being used as patio covers.

There are three existing Accessory Structures (Class II) that do not meet the required 50-foot front yard setback requirement of Title 19. These three Accessory Structures that do not meet the required 50-foot front yard setback include Carport 1 which has 40-foot front yard setback, Carport 2 which has a 25-foot front yard setback, and a detached patio cover that is setback five feet from the front property line. Carport two also does not met the side yard setback requirement of 10 feet as it is located six feet from the property line. There is an existing accessory structure (class II) that is used as a patio cover, located east of the main dwelling, that has a zero-foot distance separation from the principal dwelling where six feet is required. All five of the existing accessory structures are not aesthetically compatible with the principal dwelling where such is required.

As stated by Title 19.16, Variances are not to be granted in order to "relieve a hardship which is solely personal, self-created or financial in nature." The construction of carports and patio covers without a building permit that do not meet the required setbacks and aesthetic compatibility set forth by Title 19.06 is a self-created hardship that staff is not able to support. Therefore, staff is recommending denial of the requested Variance.

FINDINGS (22-0225-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the self-imposed hardship was created by constructing four Accessory Structures (Class II) that are being used as carports and patio covers and are not aesthetically compatible with the principal dwelling without the proper building permits. Seeking the proper building permits for each Accessory Structure would allow conformance to the Title 19.06 requirements for setbacks and aesthetic compatibility. 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.	
08/31/21	Code Enforcement created a case (CE21-03715) due to a complaint regarding animal keeping and unpermitted accessory structures. The case is open as of 08/31/21, pending the outcome of this Variance request.

Most Recent Change of Ownership	
03/17/16	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
04/14/22	A pre-application meeting was held to discuss the details of the Variance application and submittal requirements.

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

Field Check	
05/18/22	Staff conducted a routine field check and observed that the property had four accessory structures (class II). No other issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.37

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	M (Medium - up to 25.49 du/ac)	R-E (Residence Estates)
North	Public or Private School, Primary	PF (Public Facility)	C-V (Civic)
South	Single Family, Detached	M (Medium - up to 25.49 du/ac)	R-3 (Medium Density Residential)
East	Single Family, Detached	M (Medium - up to 25.49 du/ac)	R-E (Residence Estates)
West	Single Family, Detached	TOD-2 (Transit Oriented Development – 2)	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 – Area 1/2	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	50 Feet	5 Feet	N
• Side	5 Feet	6 Feet	Y
• Corner	15 Feet	35 Feet	Y
• Rear	35 Feet	35 Feet	Y
Min. Distance Separation	6 Feet	0 Feet	N
Max. Lot Coverage	Not to exceed 50% of the rear and side yard areas (3,696 SF)	48% (1,780 SF)	Y

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

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) vearianca

Project Address (Location) 2800 Harris Ave Las Vegas N.V 89101

Project Name 2800 Harris Ave **Proposed Use** —

Assessor's Parcel #(s) 13925410018 **Ward #** 3

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

Additional Information _____

Property Owner Christina Mendoza Contact _____

Address 2800 Harris Ave City Las Vegas State NV Zip 89101

E-mail cvm339@gmail.com Phone 702 544-9443

Applicant Christina Mendoza Contact _____

Address 2800 Harris Ave City Las Vegas State NV Zip 89101

E-mail cvm339@gmail.com Phone 702 544-9443

Representative Christina Mendoza Contact _____

Address 2800 Harris Ave. City Las Vegas State NV Zip 89101

E-mail cvm339@gmail.com Phone 702 544-9443

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 Christina Mendoza

Subscribed and sworn before me

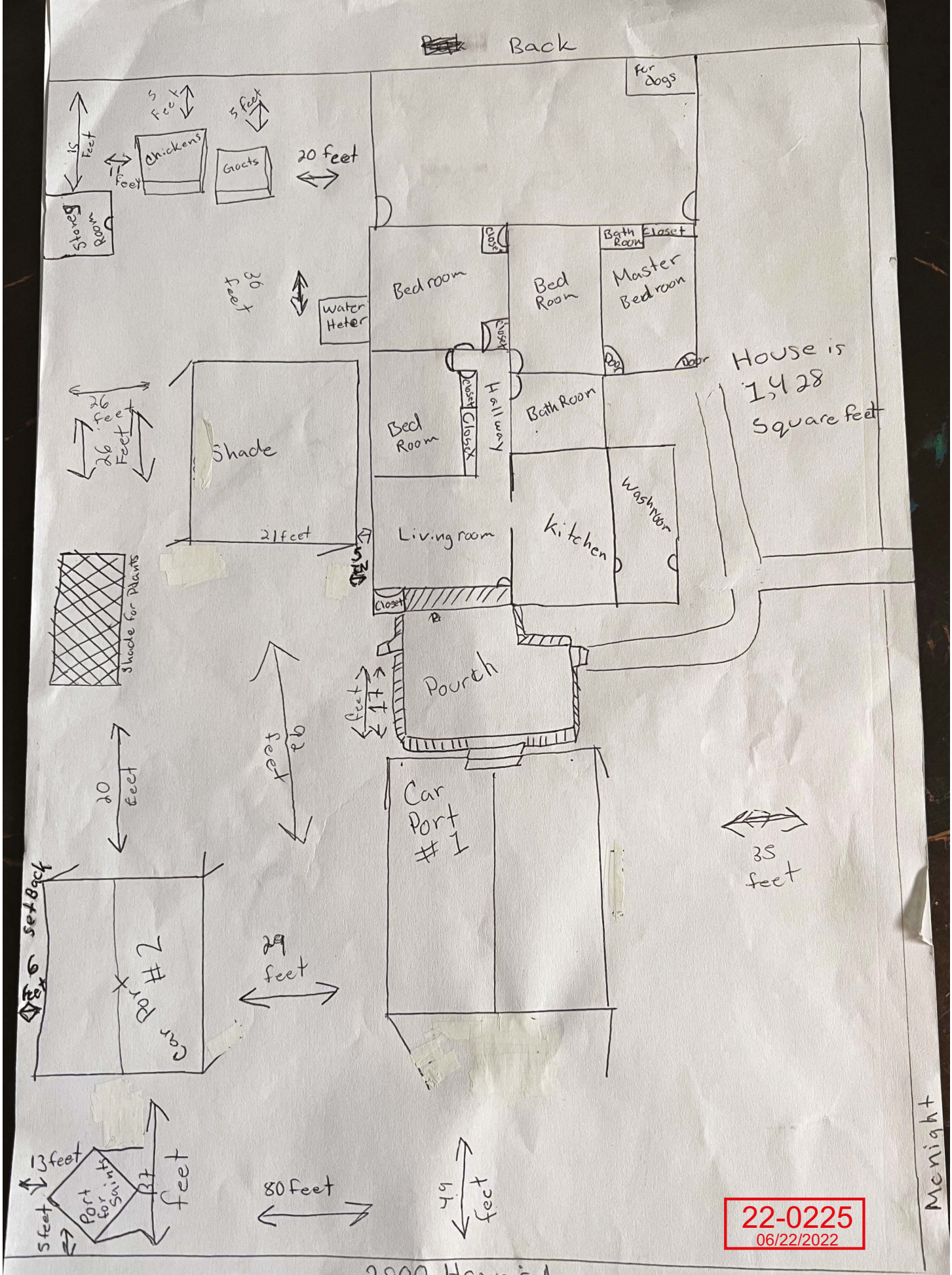
This 27th day of April, 20 22

_____

Notary Public in and for said County and State

SABRINA M GUERRERO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-27-22
Certificate No: 19-1208-1

22-0225
05/11/2022



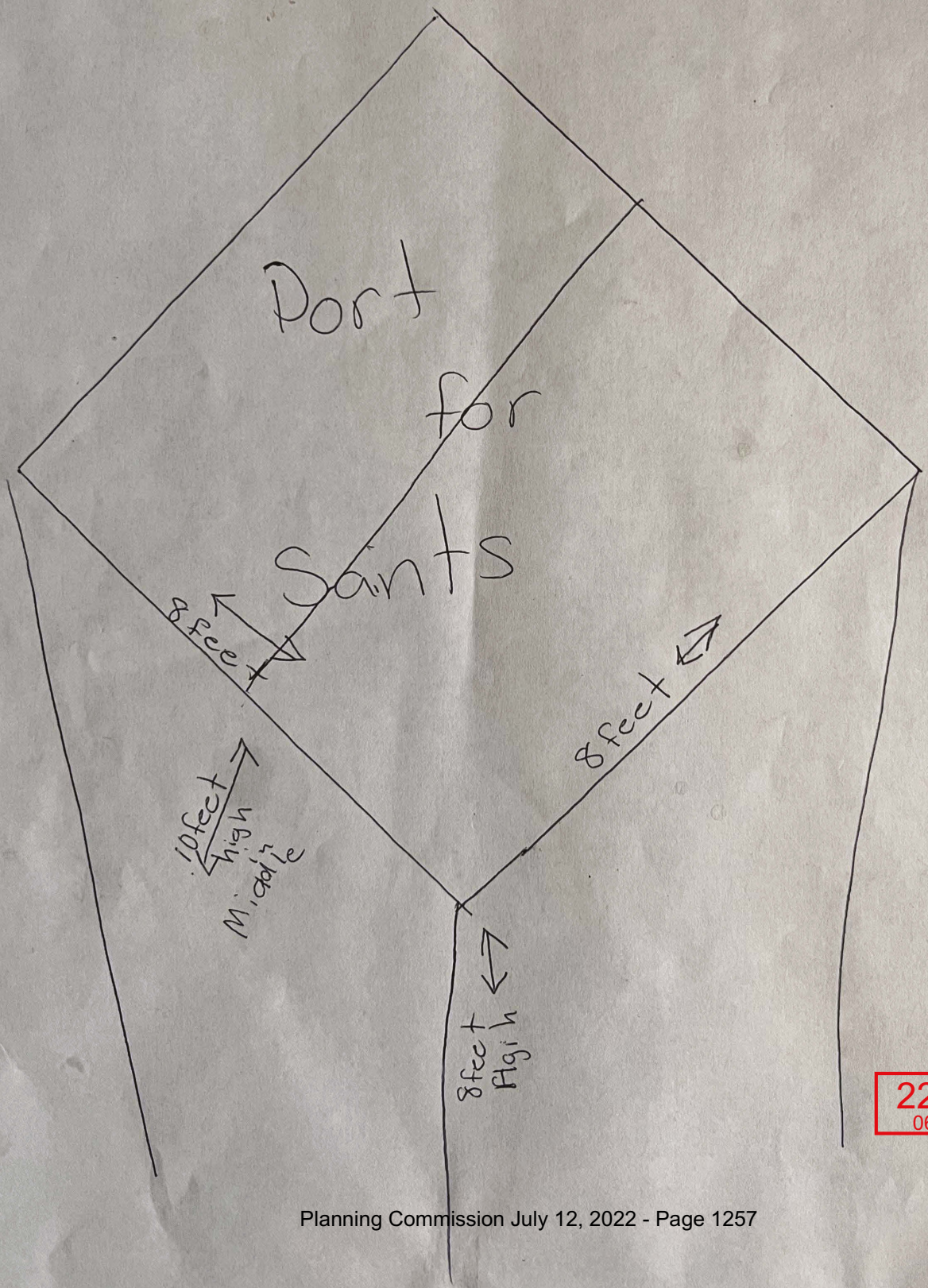
22-0225
06/22/2022

Front
Set Back

2800 Harris Ave
Las Vegas NV 89101

Port for Saints

64 Square feet



22-0225
06/22/2022



22-0225-VAR1 - APPLICANT/OWNER: CHRISTINA MENDOZA
2800 HARRIS AVENUE

05/18/2022



22-0225-VAR1 - APPLICANT/OWNER: CHRISTINA MENDOZA
2800 HARRIS AVENUE

05/18/2022



22-0225-VAR1 - APPLICANT/OWNER: CHRISTINA MENDOZA
2800 HARRIS AVENUE

05/18/2022



22-0225-VAR1 - APPLICANT/OWNER: CHRISTINA MENDOZA
2800 HARRIS AVENUE

05/18/2022

I Christina Mendoza revise to request a Variance for 4 accessory Structures

22-0225
06/22/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
25

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

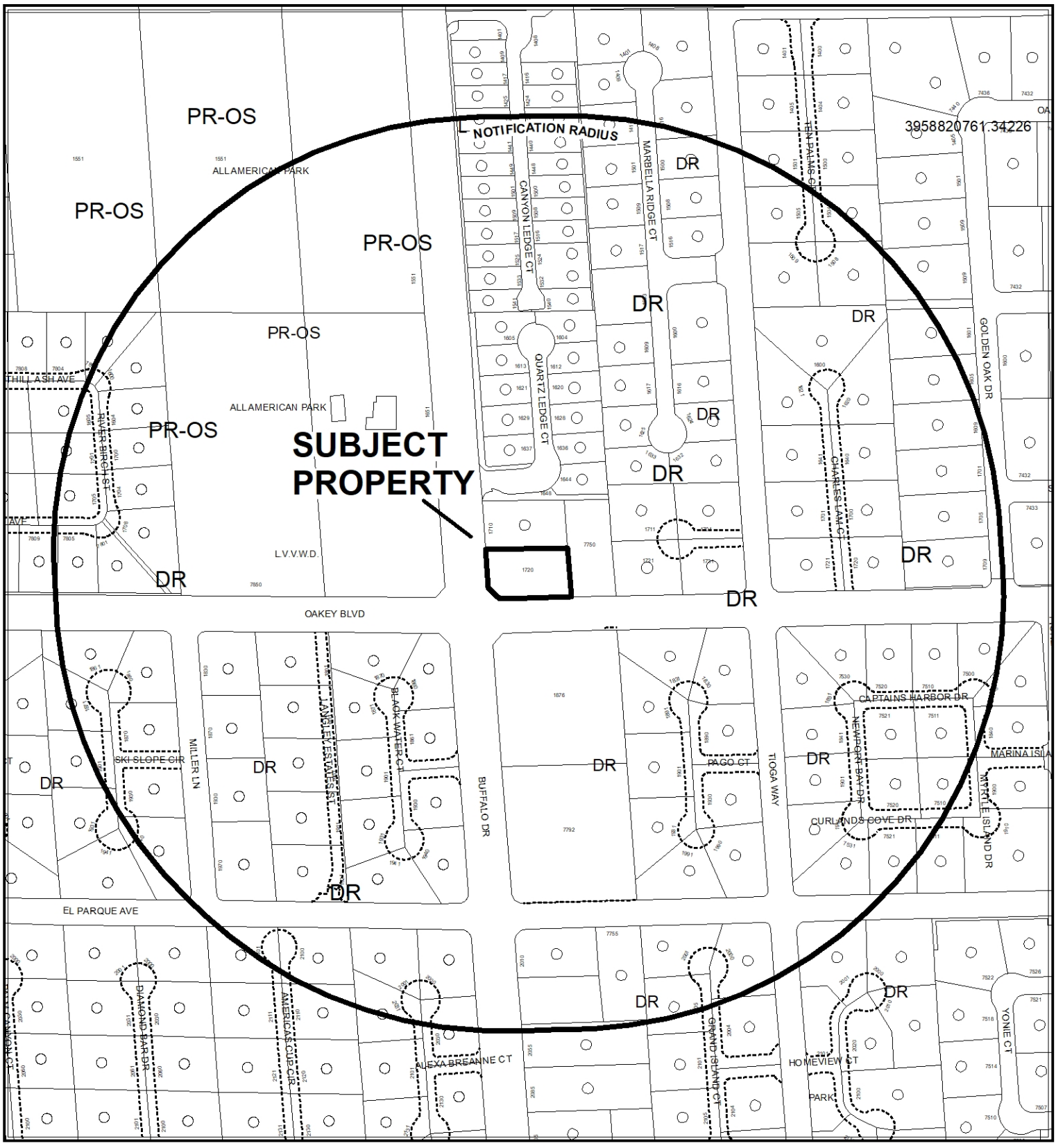
SUBJECT:
22-0229 - PUBLIC HEARING - APPLICANT: IZ DESIGN STUDIO - OWNER: DORIS H. LAUER TRUST - For possible action on the following Land Use Entitlement project requests on 0.46 acres at 1720 South Buffalo Drive (APN 163-03-201-007), Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 08/17/2022

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 22-0229-GPA1
2. Land Use Map for 22-0229-GPA1
3. Land Use Map for 22-0229-ZON1
4. Location and Aerial Maps
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0229-SDR1
10. Submitted after Final Agenda - Protest Postcards and Documentation Not Vetted - Protest E-mails



CASE: **22-0229-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)



0 262.5 525 Feet

CASE: **22-0229-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

N

22-0229-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM DR TO O

- Subject Property
- Not City
- 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 18, 2022

22-0229-ZON1



Zoning

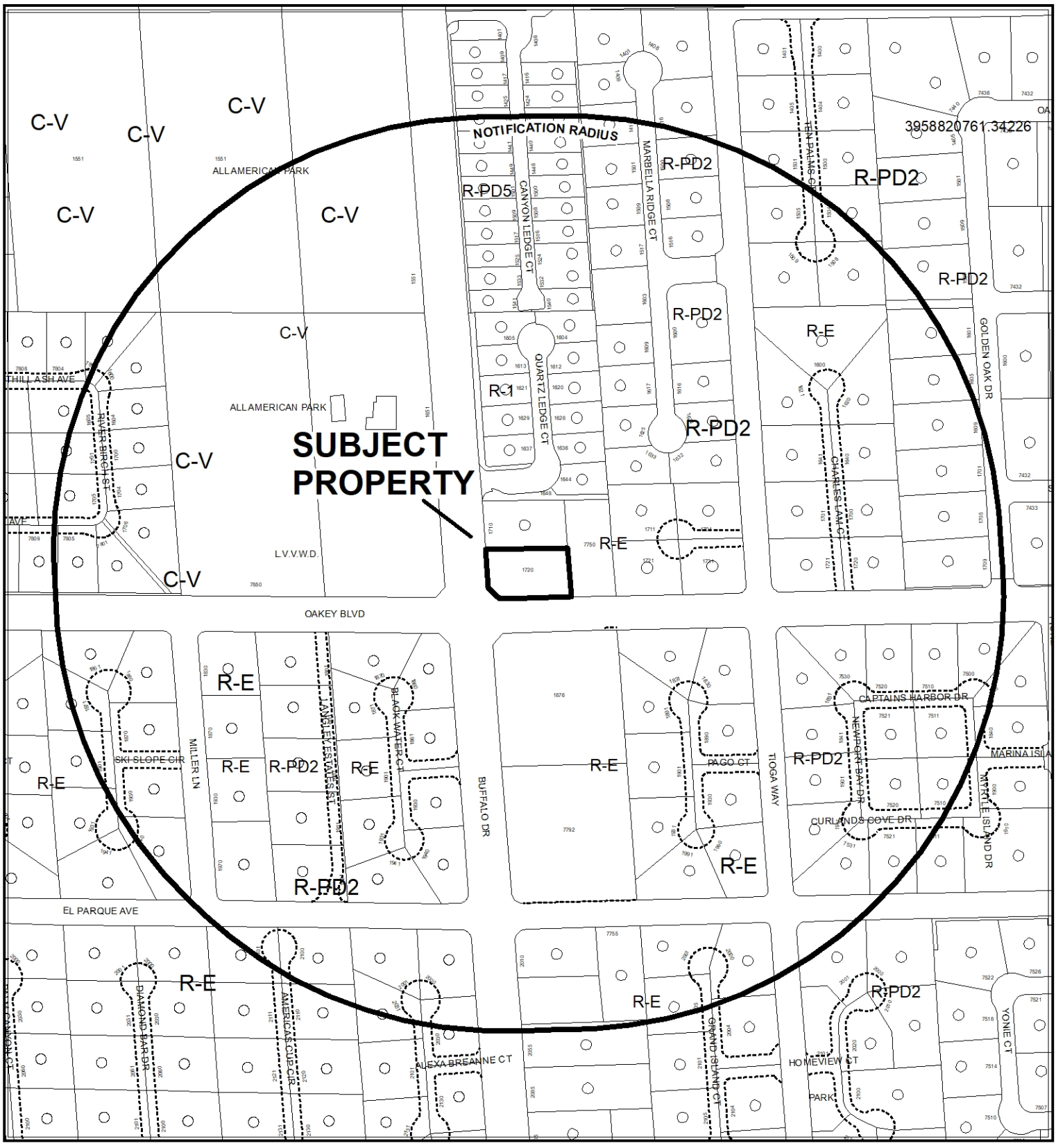
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- 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-E TO P-O

Subject Property
Not City
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 18, 2022



CASE: **22-0229**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)



CASE: **22-0229**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: IZ DESIGN STUDIO - OWNER: DORIS H. LAUER TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0229-GPA1	Staff recommends DENIAL.	
22-0229-ZON1	Staff recommends DENIAL.	22-0229-GPA1
22-0229-VAR1	Staff recommends DENIAL, if approved subject to conditions:	22-0229-GPA1 22-0229-ZON1 22-0229-SDR1
22-0229-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0229-GPA1 22-0229-ZON1 22-0229-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 159

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

22-0229-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 48-foot residential adjacency setback where 87 feet is required and an eight-foot trash enclosure setback from a protected property line where 50 feet is required.

2. Approval of a General Plan Amendment (22-0229-GPA1) and Rezoning (22-0229-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0229-SDR1) shall be required, if approved.

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

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

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

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

22-0229-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0229-GPA1) and Rezoning (22-0229-ZON1) and approval of and conformance to the Conditions of Approval for Variance (22-0229-VAR1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 05/04/22, landscape plan and building elevations, date stamped 05/03/22, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow no landscape buffer along a portion of the west property line where 15 feet is required.

5. A Waiver from Title 19.08 is hereby approved, to allow a six-foot wide landscape buffer along the north property line where eight feet is required.

6. An Exception from Title 19.08 is hereby approved, to allow five interior parking area trees where seven are 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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

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.

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

Public Works

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

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

15. 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 Site Development Plan Review request for a proposed 6,265 square-foot office building development on a 0.46-acre undeveloped parcel at 1700 South Buffalo Drive.

ISSUES

- A General Plan Amendment is requested from DR (Desert Rural Density Residential) to O (Office). Staff does not support the request.
- A Rezoning is requested from R-E (Residence Estates) to P-O (Professional Office). Staff does not support the request.
- The Office, Other than Listed use is permitted in the P-O (Professional Office) zoning district.
- It is not permitted in the existing zoning district of R-E (Residence Estates).
- A Variance is requested to allow a 48-foot residential adjacency setback where 87 feet is required and an eight-foot trash enclosure setback from a protected property line where 50 feet is required. Staff does not support the request.
- A Waiver is requested to allow no landscape buffer along a portion of the west property line. Staff does not support the request.
- A Waiver is requested to allow a six-foot landscape buffer width along the north property line where eight feet is required. Staff does not support the request.
- An Exception is requested to allow five interior parking area trees where seven are required. Staff does not support the request.

ANALYSIS

The subject 0.46-acre undeveloped site is currently zoned R-E (Residence Estates) with a DR (Desert Rural Density Residential) land use designation. It is subject to Title 19 development standards and abuts an undeveloped parcel to the east, a single-family dwelling to the north, a private country club to the south and a City park to the west. Surrounding properties are zoned C-V (Civic) to the west and R-E (Residence Estates) to the north, south and east. The applicant proposes to develop the subject site with a 6,265 square-foot office building development. Per Title 19, the Office, Other than Listed use is permitted in the proposed P-O (Professional Office) zoning district.

CS

General Plan Amendment

A General Plan Amendment is requested from DR (Desert Rural Density Residential) to O (Office). Per the City of Las Vegas 2050 Master Plan, the O (Office) land use designation is intended to allow small lot office conversions as a transition from residential and commercial uses and for large planned offices. It is compatible with the P-O (Professional Office) and O (Office) zoning districts. Staff finds the amendment request is not compatible and harmonious with the existing development in the surrounding area which predominantly consists of large, detached single-family residential lots.

Rezoning

A Rezoning is requested from R-E (Residence Estates) to P-O (Professional Office). Per Title 19, The P-O District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-O District should be constructed to maintain a residential character. The P-O District is consistent with the Office category of the General Plan.

Staff finds the Rezoning request is not compatible and harmonious with the existing development in the surrounding area which predominantly consists of large detached single-family residential lots. Per Title 19.08.050, if approved, all proposed development located in the P-O District shall conform to the following restrictions:

1. No products shall be stored, displayed or sold on the premises.
2. Except as otherwise provided in this Paragraph (2), no trucks, vans, or other commercial vehicles shall be stored or parked on the property overnight. No more than two vehicles that are used in connection with the operation of a business located on the site may be parked on the property overnight, but the permissible parking of such vehicles is subject to the following additional limitations and requirements:
    a. Each such vehicle must be a passenger vehicle in a mechanically operable condition with a maximum capacity of one ton. Vehicles or trailers designed or intended solely for commercial use, including without limitation tow trucks, box trucks, dump trucks, buses, taxis, limousines, food trucks or trailers, ice cream trucks or trailers, forklifts, backhoes, concrete mixers and mobile sign trucks or trailers are prohibited.
    b. An additional number of vehicles may be permitted by means of the approval of a Special Use Permit pursuant to LVMC 19.16.110.
    c. Vehicle storage is prohibited

3. No services shall be performed upon a client except those related to the service of the medical profession including dentists, opticians, optometrists, chiropractors, psychologists, et cetera.
4. Services shall not include the production nor repair of any goods except as an incidental use to the permitted service.
5. Instructional services at a physician's office must be provided with a pupil/ instructor ratio no greater than two to one; provided, however, that the Director may approve a higher pupil/instructor ratio upon a showing that sufficient off-street parking is available for the number of pupils anticipated. Equipment used for instructional purposes must be stored within the building.
6. Except in accordance with a Special Use Permit approving the establishment of a Mixed-Use use as defined by LVMC Chapter 19.18, there shall be no mixed residential and commercial use of any property and in the event there is an existing residential use on a property, no commercial use of the property shall be permitted until the residential use has permanently ceased.
7. No use or business activity shall remain open to the public for business between the hours of 9:00 p.m. through 7:00 a.m. All exterior lighting, except for security lighting, shall be turned off.

Site Development Plan Review

The submitted plans depict a two-story, 6,265 square-foot office building development. It has a maximum height of 28 feet and features a stucco façade in neutral tones. The west elevation depicts a pop out with wood paneling. The building is oriented to the northeast corner of Buffalo Drive and Oakey Boulevard. The parking requirements are met as a total of 21 parking spaces are provided where 21 are required, and the proposed planting materials adhere to the recommendations of the Southern Nevada Regional Plant List. A Waiver is requested to allow a zero-foot landscape buffer width along a portion of the west property line where 15 feet is required, and a six-foot landscape buffer width along the north property line where eight feet is required. Staff does not support these requests.

Per Title 19, all property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, shall conform to the residential adjacency standards. No building subject to the residential adjacency standards shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property. For example, a 100-foot high building must be set back 300 feet from the property line of the protected property. In addition, trash receptacles are required to be located a minimum of 50 feet from any property line of a protected property. A Variance is requested to allow a 48-foot residential adjacency setback where 87 feet is required and an eight-foot trash enclosure setback from a protected property line where 50 feet is required. Staff does not support the Variance requests.

The Department of Public Works – Traffic Engineering Division has commented, "This project will add approximately 61 trips per day on Oakey Boulevard and Buffalo Drive. Currently, Oakey Boulevard is at about 29 percent of capacity and Buffalo Drive is at about 99 percent of capacity. With this project, these capacities are expected to remain unchanged. Based on Peak Hour use, this development will add about 7 vehicles in the peak hour, or about one every eight minutes."

The subject site is located within the 2050 Las Vegas Master Plan Charleston Area. This area includes the Charleston Boulevard corridor which is the City's major east-west link and commercial corridor between Downtown Las Vegas and its western suburbs. Comprised of both the City's earliest inner-ring suburbs and new suburban neighborhoods, this area has high potential for transit-oriented development and new place types along multiple corridors with the introduction of high capacity transit over the next thirty years. The future focus is for more intense, higher density transit-oriented development and developing new place and housing types at specific locations and strips. The subject site for the proposed office development does not align with the Master Plan. The subject site is also located within the Rural Preservation Overlay District (RP-O). The intention of the district is to ensure that the rural character of each rural preservation neighborhood is preserved.

Staff finds that the proposed development is not compatible nor harmonious with the existing development in the surrounding area, which predominantly consists of large, detached, single-family residential lots. This is evidenced by the associated Variance, Waiver and Exception requests. Furthermore, approval of the requested General Plan Amendment and Rezoning would create a spot zoning situation. Title 19 defines Spot Zoning as, "Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan. As such, staff recommends denial of all land use entitlement requests.

FINDINGS (22-0229-GPA1)

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 O (Office) designation is not compatible with the existing surrounding area which predominantly consists of large lot, detached, single-family dwellings.

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

The proposed O (Office) designation, if approved, would allow for Rezoning to a P-O (Professional Office) or O (Office) zoning district. These districts are not compatible with the existing zoning districts in the surrounding area, which predominantly consists of R-E (Residence Estates).

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

Adequate transportation and utility facilities are existing in the area that would accommodate the commercial uses allowed by the proposed O (Office) land use designation.

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

The subject site is located within the 2050 Las Vegas Master Plan Charleston Area. This area includes the Charleston Boulevard corridor which is the City's major east-west link and commercial corridor between Downtown Las Vegas and its western suburbs. Comprised of both the City's earliest inner-ring suburbs and new suburban neighborhoods, this area has high potential for transit-oriented development and new place types along multiple corridors with the introduction of high capacity transit over the next thirty years. The future focus is for more intense, higher density transit-oriented development and developing new place and housing types at specific locations and strips. The subject site for the proposed office development does not align with the Master Plan. The subject site is also located within the Rural Preservation Overlay District (RP-O). An intention of the district is to ensure that the rural character of each rural preservation neighborhood is preserved.

FINDINGS (22-0229-ZON1)

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

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

   If the associated General Plan Amendment is approved, the proposed P-O (Professional Office) zoning district will conform to 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 proposed P-O (Professional Office) zoning district would allow land uses by right such as a Copy Center, Desktop Publishing and Offices (Medical, Dental, Other). Staff finds these land uses are not compatible with the existing rural residential land uses in the area.

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

   Growth and development factors in the community indicate this area will remain low density, large-lot single-family residential in nature.

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

   The subject site is accessed from Oakey Boulevard, an 80-foot Collector Street and Buffalo Drive, a 100-foot Primary Arterial which are adequate in size to meet the needs of the proposed zoning district.

FINDINGS (22-0229-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development design that fails to adhere to Title 19 residential adjacency requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0229-SDR1)

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

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

   The proposed office development is not compatible with the large lot, single-family developments in the surrounding area.

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

   The applicant has requested a Variance, Waiver and Exception in relation to the residential adjacency setback and landscaping of the proposed development, and is not consistent with Title 19.

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

The subject site is accessed from Oakey Boulevard, an 80-foot Collector Street and Buffalo Drive, a 100-foot Primary Arterial which are adequate in size to meet the needs of the proposed development.

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

The proposed building façade is stucco in neutral tones which is appropriate for the area. The proposed landscape materials adhere to the recommendations of the Southern Nevada Regional Plant List.

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

The proposed building design is not compatible with the existing development in the surrounding area as evidenced by the associated Variance request to allow a reduced residential adjacency setback, and Waivers of the perimeter landscape buffer requirements.

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

If approved, the proposed development will be subject to business license review, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/90	The City Council denied Rezoning (Z-0043-90) request from R-E (Residence Estates) to P-R (Professional Offices and Parking) at the subject site. The Planning Commission and Staff recommended denial.
05/19/21	Code Enforcement Case #CE21-02091 was opened regarding high grass and vegetation issues. The case was resolved on 10/06/21.

CS

Most Recent Change of Ownership	
04/25/05	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
04/19/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed office building development.

Neighborhood Meeting	
06/23/22	Meeting Start Time: 5:30 pm Meeting End Time: 6:15pm Attendance: 5 Applicant Representatives 1 Planning Department Staff Member 2 Members of the Public The meeting was opened with the applicant giving an overview of the proposed development and why the subject site was chosen. The floor was then opened for comments/questions. Concerns: • Comment made there may have been confusion about meeting location as neighborhood meetings in the past have been held at the Sahara library • Concern stated that the property will eventually turn into a marijuana use • Comment made that there are several other unused existing office spaces available in the area • Comment made that there should be more revitalization of existing older buildings • Comment made that the lot should remain residential • Concern stated regarding increased traffic to the area

CS

Neighborhood Meeting	
	• Concern stated regarding the parking area being utilized during closed business hours • Suggestion made to install gates/signage • Concern stated regarding future use of the building if the applicant decides to sell it • Concern stated regarding the proposed parking area lighting • Question posed about the expected number of employees utilizing the building (12 max per applicant) • Comment made regarding speaker sounds in the neighborhood • Concern made about crime/trash in the area • Concern made that there are already too many pot, sex and pay day locations in the area • Concern made that businesses don't care about the neighborhood • Question posed would any of the office space be leased out? (Yes, per applicant) The meeting ended with the applicant representative explaining the process going forward. The public members in attendance are opposed to the development.

Field Check	
06/07/22	Staff conducted a routine field check and found an undeveloped lot with several political signs.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Country Club, Private	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	City Park	PR-OS (Park/Recreation/Open Space)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Charleston Area	N*
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	N*
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan	Y
Interlocal Agreement	Y
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

*The proposed office development does not align with the existing large lot, rural character of the surrounding are.

CS

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	20,037 SF	N/A
Min. Lot Width	60 Feet	90 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 20 Feet 48 Feet 15 Feet 82 Feet	 Y Y Y Y
Max. Lot Coverage	50%	32%	Y
Max. Building Height	2 stories/35 Feet	2 stories/28 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	84 Feet	48 Feet	N*
Adjacent development matching setback	10 Feet	48 Feet	Y
Trash Enclosure	50 Feet	8 Feet	N*

*A Variance is requested to allowed residential adjacency setback areas.

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	1 unit per lot	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
P-O (Professional Office)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.5 du/acre	1
Proposed General Plan	***Permitted Density***	***Units Allowed***
O (Office)	N/A	N/A

CS

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	9 Trees	9 Trees	Y
• South	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
• East	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• West	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
TOTAL PERIMETER TREES		**25 Trees**	**25 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	5 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		6 Feet	N**
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		0-20 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y***

*An Exception is requested to allow five interior parking area trees where seven are required.
**Waivers are requested to allow reduced landscape buffer widths along portions of the north and west property lines.
***This requirement will be met via condition of approval.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Oakey Boulevard	Collector	Master Plan of Streets and Highways Map	80	Y
Buffalo Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	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	ADA	Regular	ADA	
Office, Other than Listed	6,265 SF	1:300 SF	21				
TOTAL SPACES REQUIRED			21		21		Y
Regular and Handicap Spaces Required			20	1	20	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 15-foot wide landscape buffer along the west property line.	To allow no landscape buffer along a portion of the west property line.	Denial
Provide an eight-foot wide landscape buffer along the north property line.	To allow a six-foot landscape buffer width along the north property line.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide seven interior parking area trees.	To allow five interior parking area trees.	Denial

CS

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 + SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 1720 S. BUFFALO DRIVE, LAS VEGAS, NV 89117

Project Name IZ DESIGN STUDIO NEW OFFICE BUILDING Proposed Use PROFESSIONAL OFFICE

Assessor's Parcel #(s) 163-03-201-007 Ward # _____

General Plan: Existing DR Proposed O Zoning: Existing (H-E) RESIDENCE ESTATES Proposed (P-O) PROFESSIONAL OFFICE

Additional Information _____

Property Owner DORIS H. LAUER TRUST Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

Applicant IZ DESIGN STUDIO Contact I-FANG BROYLES

Address 7229 W. SAHARA AVE. SUITE 120 City LAS VEGAS State NV Zip 89117

E-mail IFANG@IZDESIGNSTUDIO.COM Phone (702) 441-0026

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 Doris H. Lauer Trust

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

Print Name DORIS H. Lauer Trust

Subscribed and sworn before me

This 25th day of April, 20 22

Roham Haghani Clark County, Nevada

Notary Public in and for said County and State

ROHAM HAGHANI
Notary Public, State of Nevada
No. 20-[illegible]
My Appt. Exp. Oct 27, 2024

22-0229
05/03/2022



Planning Commission July 12, 2022 - Page 1289

APN: 163-03-201-007

ADDRESS: 1720 S BUFFALO DRIVE
LAS VEGAS, NV 89117

JURISDICTION: CITY OF LAS VEGAS

ZONING: EXISTING - R-E RESIDENCE ESTATES
PROPOSED - P-O PROFESSIONAL OFFICE

APPROXIMATE SITE AREA: .46 ACRES
20,037 SQ. FT.

PROPOSED BUILDING AREA:
GROUND FLOOR: 3,296 SQ. FT.
SECOND FLOOR: 2,969 SQ. FT.
TOTAL: 6,265 SQ. FT.

SETBACKS: FRONT - 20'-0"
SIDE - 5'-0"
CORNER SIDE - 15'-0"
REAR - 15'-0"

HEIGHT: STORIES - 2 MAX
MAX HEIGHT - 35'-0"

LANDSCAPE: 25% LANDSCAPABLE AREA

PARKING:
OFFICE, OTHER: 1 SPACE/300 SQ. FT.

TOTAL SPACES REQUIRED: 21
TOTAL SPACES PROVIDED: 21
TOTAL ADA SPACES REQUIRED: 1
TOTAL ADA SPACES PROVIDED: 1

5/4/2022 11:45:05 AM

22-0229
05/04/2022

SP01

SITE PLAN

NEW OFFICE BUILDING

BUFFALO OAKEY

Orientation

Scale 1" = 20'-0"

Date: 04.06.2022

IZ design studio
design...sustainability...architecture.
7229 W Sahara Ave, Suite 120, Las Vegas, NV 89117 PH.702.441.0026 FX.702.475.4755 www.IZdesignstudio.com



TREES (24" box):

- WILLOW PITTOSPORUM *pittosporum phillyraeoides*
- PALO BREA *parkinsonia praecox*
- FRUITLESS OLIVE *olea europaea*
- MEXICAN EBONY *havardia mexicana*

SHRUBS (5 gallon):

- JUNIPER *Juniperus* sp
- ARABIAN LILAC *Vitex trifolia*
- AGAVE *agave*

PLANTING NOTES:

1) PLANTING MATERIALS SELECTED FROM THE SNWA WATER SMART LANDSCAPES PROGRAM PLANT LIST.

2) LANDSCAPING ADJACENT TO STREET. SHRUBS AND GROUNDCOVER SHALL BE PLANTED TO COVER MORE THAN 50% OF THE LANDSCAPED AREA.

5/3/2022 4:24:28 PM

Planning Commission July 12, 2022 - Page 1290

22-0229
05/03/2022

LP01

LANDSCAPE PLAN

NEW OFFICE BUILDING

BUFFALO OAKEY

Orientation

Scale 1" = 20'-0"

Date: 04.06.2022

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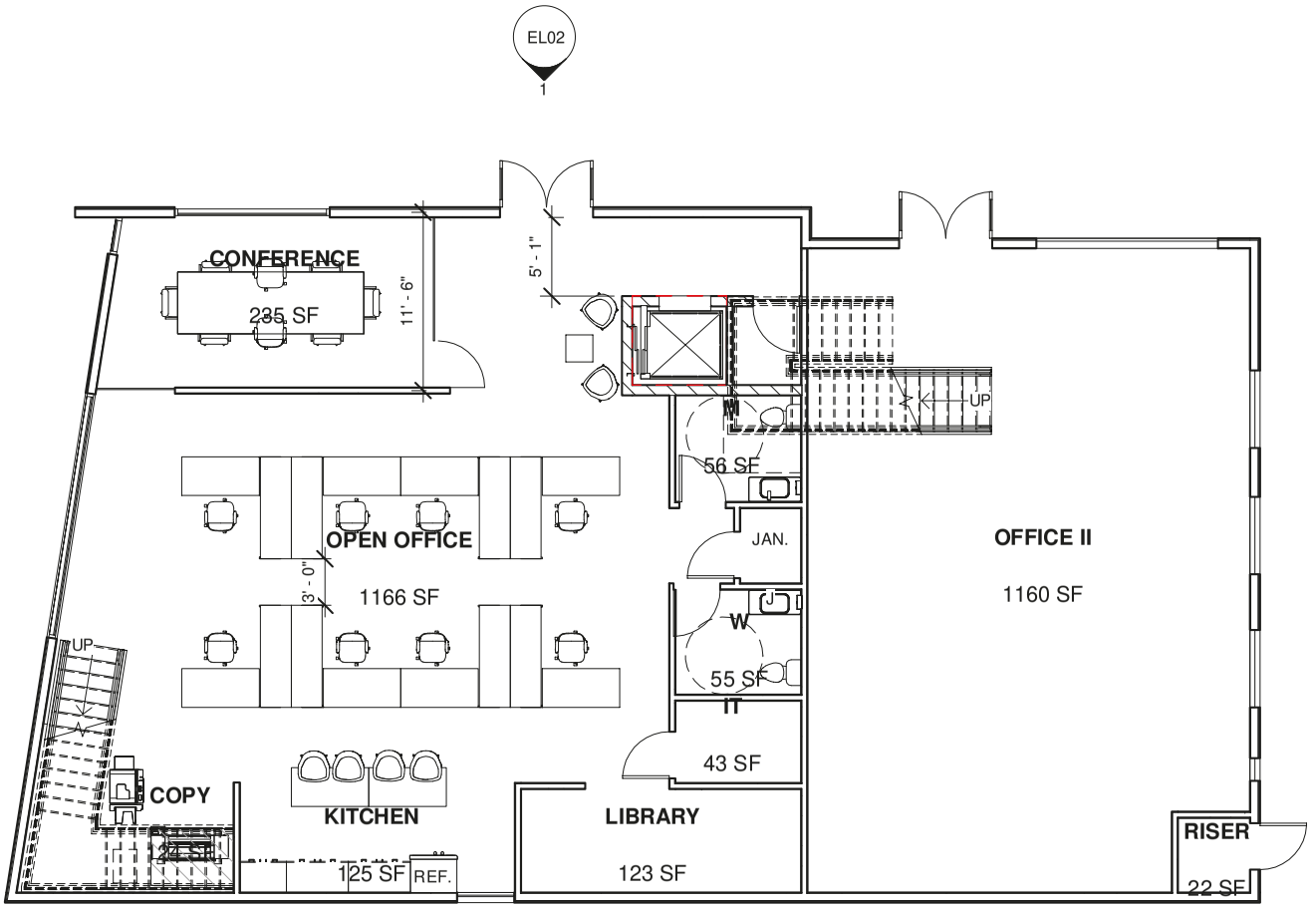
Planning Commission July 12, 2022 - Page 1291

22-0229
05/03/2022



FP01

GROUND FLOOR PLAN

NEW OFFICE BUILDING

BUFFALO OAKEY

Orientation

Scale 1/8" = 1'-0"

Date: 04.06.2022

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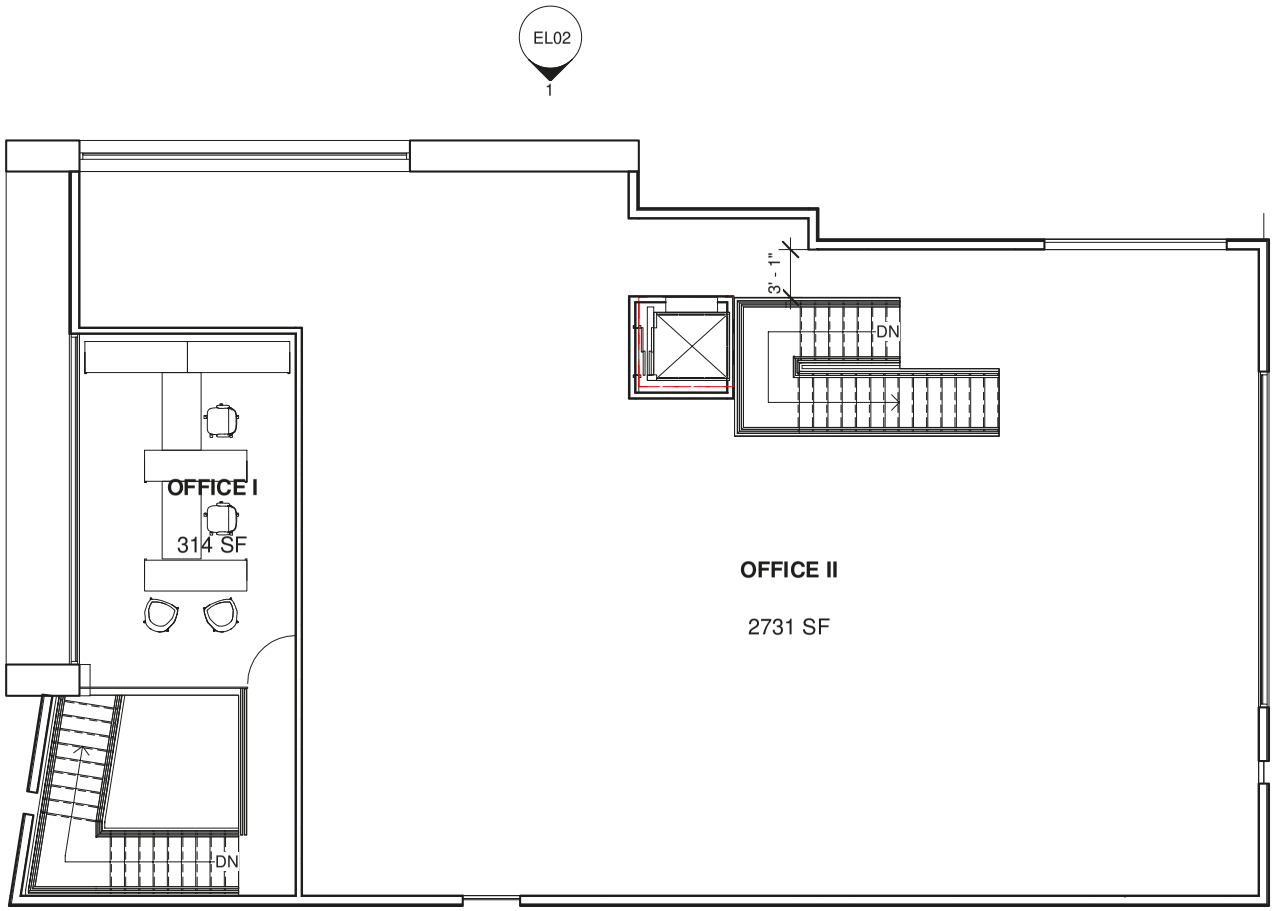
7229 W Sahara Ave, Suite 120, Las Vegas, NV 89117 PH.702.441.0026 FX.702.475.4755 www.IZdesignstudio.com

4/28/2022 4:26:51 PM



Planning Commission July 12, 2022 - Page 1292

22-0229
05/03/2022

FP02

SECOND FLOOR PLAN

NEW OFFICE BUILDING

BUFFALO OAKEY

Orientation

Scale 1/8" = 1'-0"

Date: 04.06.2022

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7229 W Sahara Ave, Suite 120, Las Vegas, NV 89117 PH.702.441.0026 FX.702.475.4755 www.IZdesignstudio.com

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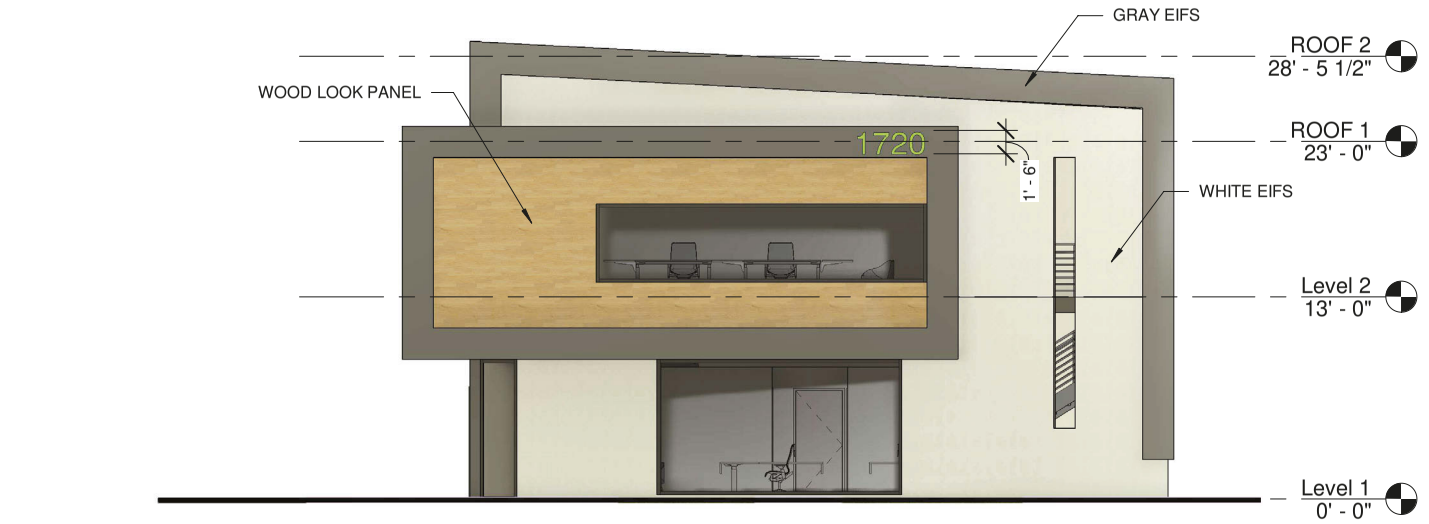

1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

Planning Commission July 12, 2022 - Page 1293

22-0229
05/03/2022

EL01

ELEVATIONS

NEW OFFICE BUILDING

BUFFALO OAKEY

Orientation

Scale 1/8" = 1'-0" Date: 04.06.2022

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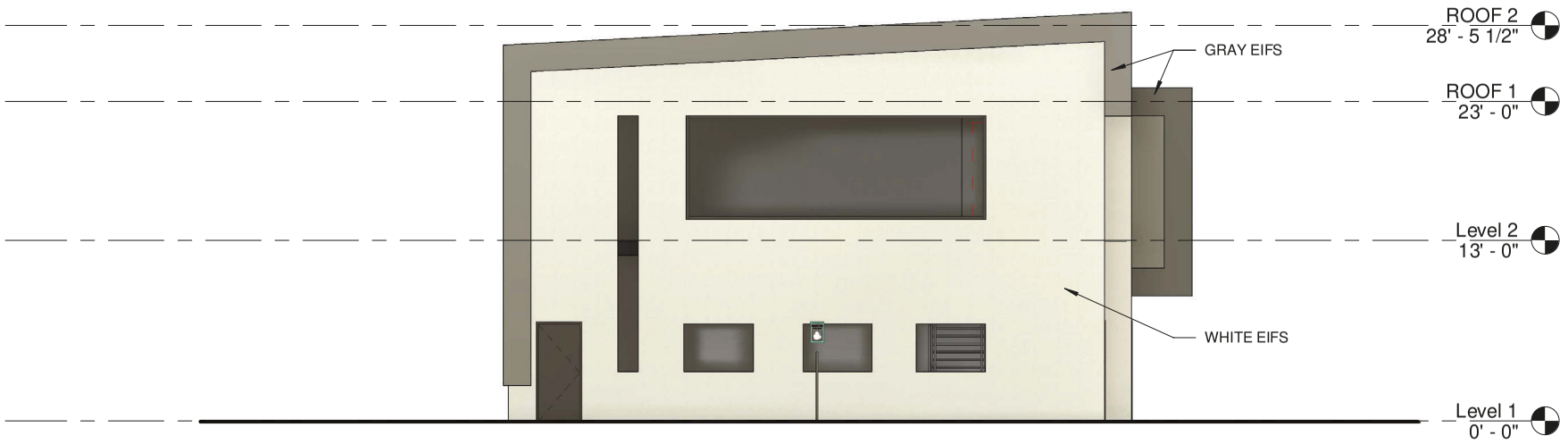

2 EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

22-0229
05/03/2022

EL02

ELEVATIONS

NEW OFFICE BUILDING

BUFFALO OAKEY

Orientation

Scale 1/8" = 1'-0" Date: 04.06.2022

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4/28/2022 4:26:51 PM

22-0229
05/03/2022

INCLUDED ON ELEVATIONS



22-0229-GPA1, 22-0229-ZON1, 22-0229-VAR1, AND 22-0229-SDR1 - APPLICANT: IZ DESIGN STUDIO - OWNER: DORIS H. LAUER TRUST

1720 SOUTH BUFFALO DRIVE

06/07/2022



22-0229-GPA1, 22-0229-ZON1, 22-0229-VAR1, AND 22-0229-SDR1 - APPLICANT: IZ DESIGN STUDIO - OWNER: DORIS H. LAUER TRUST

1720 SOUTH BUFFALO DRIVE

06/07/2022

IZ design studio
design...sustainability...architecture.

April 28, 2022

Re: 22-0229
Buffalo Oakey Office
1720 S Buffalo Dr.
Parcel # 163-03-201-007

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

Dear Mr. Stewart,

I am submitting for a General Plan Amendment, Rezone, Variance for Residential Adjacency Setback, and a Site Development Plan Review for a Professional Office building to be located at the northeast corner of the intersection of Buffalo and Oakey on parcel number 163-03-201-007.

The parcel has not been previously developed and is at the busy intersection of Buffalo Drive and Oakey Boulevard. To the south of our proposed development, across Oakey is the Real Racquet Academy Padel Club. To the west of our proposed development is the Las Vegas All American Park. There is an existing residence directly to the north and an undeveloped residential property directly to the east.

Due to the high-speed/high-volume traffic along Buffalo, we feel that a residential development would be undesirable, and we believe that our proposed use of Professional Office would create a low-traffic buffer for the existing neighborhood to the east of our parcel. Our intent is to develop this parcel as the permanent home for our architecture Firm, IZ design studio.

General Plan Amendment

The existing parcel is designated as DR – Desert Rural in the General Plan. We are requesting an amendment to O – Office. Our proposed development would be a lower intensity than the existing Padel Club across the street to the south and the existing park to the west. The development will also provide a good visual and acoustic buffer for neighboring properties to Buffalo and the outdoor activities to the west and south. As a professional office, all on site business activities would be contained within the building. Additionally, we feel the working hours, generally contained between the hours of 7am until 6pm, would work well with the residential adjacencies.

Rezone

The existing parcel is zoned R-E Residence Estates. We are requesting a rezone to P-O for professional office.

"The P-O District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices." The quote is directly from the current Unified Development Code, 19.08.050. This zone and use is exactly what we are proposing and we are hoping to partner with the City and the Neighborhood to follow the letter and intent of the code.

22-0229
05/03/2022

7229 West Sahara Avenue – suite 120 – Las Vegas, Nevada 89117
Phone: (702)441-0026 Fax: (702)475-4755 www.izdesignstudio.com

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Variance

We are requesting a variance for the residential adjacency setback proximity slope requirements. Due to the narrow site, the proximity slope requirement would not allow for suitable development of the site and as such, we are requesting the variance.

Site Development Plan Review

We are requesting a Site Development Plan Review for the proposed development. We look forward to working with City Planning throughout this process.

We are excited about the opportunity to improve the area and build a new home for our growing business. We have been contributing citizens of Las Vegas since 2003 and have had IZ design studio since 2010. We have lived in the neighborhood, approximately ½ mile away from the site, since 2004. We look forward to meeting with the neighbors and continuing to be an integral member of this great neighborhood and city.

If you need any additional information or should have any questions regarding this submittal, please do not hesitate to contact me directly on my cell phone, (702) 327-1754.

Thank you for your consideration,

Sincerely,

Zach Broyles
Principal, IZ design studio

22-0229
05/03/2022

7229 West Sahara Avenue – suite 120 – Las Vegas, Nevada 89117
Phone: (702)441-0026 Fax: (702)475-4755 www.izdesignstudio.com

22-0229-SDR1
IZ Design Studio

NEC Oakey Boulevard and Buffalo Drive

Proposed 6.265 thousand square foot office building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	6.265	9.74	**61**
AM Peak Hour			1.16	**7**
PM Peak Hour			1.15	**7**

Existing traffic on all nearby streets:

Oakey Boulevard

Average Daily Traffic (ADT)	7,467
PM Peak Hour	597
(heaviest 60 minutes)	

Buffalo Drive

Average Daily Traffic (ADT)	34,999
PM Peak Hour	2,800
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Oakey Boulevard	25,935
Buffalo Drive	35,490

This project will add approximately 61 trips per day on Oakey Blvd. and Buffalo Dr. Currently, Oakey is at about 29 percent of capacity and Buffalo is at about 99 percent of capacity. With this project, these capacities are expected to remain unchanged.

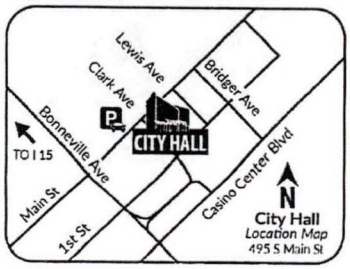
Based on Peak Hour use, this development will add about 7 vehicles in the peak hour, or about one every eight minutes.

Note that this report assumes all traffic from this development uses all named streets.

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

Return Service Requested

Official Notice of Public Hearing



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

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

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0229 and 22-0229-GPA1 and 22-0229-ZON1 and 22-0229-VAR1 and 22-0229-SDR1

Planning Commission Meeting of **07/12/2022**

143 DRDFNP1 89117

Insufficient space for office building. Appears that work has already begun on this parcel

PRSRT
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Permit No. 1630

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Dept of Planning
City of Las Vegas

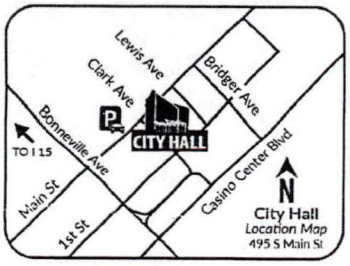
22-0229
16303217004
BROWN CHARLES & HAINES S LIV TR
ETAL
BROWN CHARLES A TRS
1613 QUARTZ LEDGE CT
LAS VEGAS NV 89117

Submitted after final agenda

25a-d P

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

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Please use available blank space on card for your comments.

22-0229 and 22-0229-GPA1 and 22-0229-ZON1 and 22-0229-VAR1 and 22-0229-SDR1

Planning Commission Meeting of **07/12/2022**

143 DRDFNP1 89117

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Dept of Planning
City of Las Vegas

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22-0229
16303213003
MARTIN FAMILY TRUST
MARTIN ROBERT E & KAYE B TRS
1500 MARBELLA RIDGE CT
LAS VEGAS NV 89117-1488

Building New House Behind Them. Someone will Build A Home There. NOT Big Enough Lot!

2 Sad P

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

Return Service Requested

Official Notice of Public Hearing

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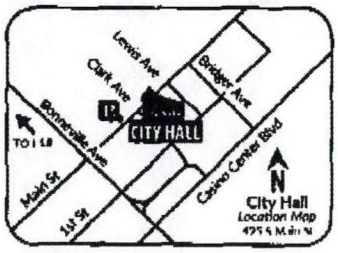
JUL 12 2022

City of Las Vegas
Department of Planning



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0229 and 22-0229-GPA1 and 22-0229-ZON1 and 22-0229-VAR1 and 22-0229-SDR1

Planning Commission Meeting of **07/12/2022**

22-0229
16304702010
GABAY ESTHER
GABAY ELYAHU
2121 SHENLEY CT
LAS VEGAS NV 89117

25a-d P

Nora Lares

From: Stacey Campbell
Sent: Monday, July 11, 2022 7:34 PM
To: Dorian Stonebarger; LuAnn D. Holmes
Cc: Nora Lares
Subject: Re: Case Number 22-0229-GPA1-, 22-0229-Zon1, 22-0229-Var1, 22-0229-SDR1

OK since it's her planning commission I'm copying in Nora

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: Dorian Stonebarger <dstonebarger@lasvegasnevada.gov>
Sent: Monday, July 11, 2022 7:29:06 PM
To: Stacey Campbell <slcampbell@LasVegasNevada.GOV>; LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Subject: Fwd: Case Number 22-0229-GPA1-, 22-0229-Zon1, 22-0229-Var1, 22-0229-SDR1

The below request was to share with all commissioners so I'm sharing to your office.

Dorian Stonebarger
Chief Policy Advisor | Ward 1
City Councilman Brian Knudsen

Please excuse or enjoy any typos
Sent from my iPhone

Begin forwarded message:

> **From:** Anna Williams <outlook_509FB2C62F8AC509@outlook.com>
> **Date:** July 11, 2022 at 5:31:55 PM PDT
> **To:** Ward 1 <Ward1@lasvegasnevada.gov>
> **Cc:** aweless@embarqmail.com
> **Subject: Case Number 22-0229-GPA1-, 22-0229-Zon1, 22-0229-Var1, 22-0229-SDR1**
>
> **CAUTION:** This email originated from an **External Source.** Please **use caution** before opening attachments clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials**
>
> I am submitting my opposition to the above proposals scheduled to be heard by the Planning Commission on Tuesday 7/12/2022.
> The proposal is not compatible and harmonious with existing development in the surrounding areas which predominately consists of large detached single family residential lots. If approved, it would create a spot zoning situation that would forever alter the neighborhood in a negative way. It does not further the General Plan.
> The associated Variance Waiver and Exception Requests place hardships of noise, odor from the trash enclosure, and too close a proximity to the adjacent homes. The one-way ingress and egress issues

25a-dP
Da 10 of 2

would also pose a problem for trash pick-up. This is a large building for a half-acre lot. If the owners decide to sub-lease or hire too many people, employees and or clients will be forced to park in the neighborhood and walk to the north entrance. If lighting in the parking lot or on the building are required, that would also adversely affect the neighborhood.

I respectfully request that you follow the recommendations made by the City's Staff to deny this proposed project. Please submit this letter to all the Planning Commissioners and City Council Members.

Thank you,

Anna and Anthony Williams
7451 O'Bannon Drive
Las Vegas, NV 89117
702-324-2811

Sent from Mail for Windows

25a-d
pg 2 of 2

Nora Lares

From: Seth Floyd
Sent: Monday, July 11, 2022 1:18 PM
To: Jorina Garetto
Cc: Nora Lares; Emily Wetzstein; Peter Lowenstein
Subject: RE: Case Number 22-0229-GPA

Hi Jorina,

Thank you for the email. We will make sure this gets submitted with the item before Planning Commission tomorrow night. The meeting starts at 6 p.m. at City Hall (Council Chambers) if you or your neighbors would like to attend and speak in person.

Best,
-Seth

From: Jorina Garetto <jgaretto@cox.net>
Sent: Sunday, July 10, 2022 9:13 AM
To: Seth Floyd <sfloyd@LasVegasNevada.GOV>
Subject: Case Number 22-0229-GPA

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

The proposals are Case Number 22-0229-GPA1-General Plan Amendment-From DR) Desert Rural Density Residential) to O Office and Case Number 22-022-ZON1- Rezoning from R-E (Residential Estates) to: P-O (Professional Office.

I am writing to you to let you know that I am opposed to the above rezoning request.

The main reason is that it does not fit the current neighborhood. The proposed office would be surrounded by homes. The club across from it is more like an outside park than a business. We have a church next to the club. There are churches in neighborhoods throughout the city and a church is not a business. Across from the proposed site is a park.

We do have the Social Security Building North of homes on the same block as the proposed site. Attached to the SS Building is office space that has been vacant for over a year. On the corner of Charleston and Tenaya is the vacant law office that has been vacated and unoccupied for years. We don't need another office space that could be left abandoned.

The main buildings surrounding this site are homes. There are half acre homes with higher density homes that face Buffalo. On the corner of Buffalo and Charleston there are apartment homes.

We worry that sometime in the future the proposed building could be rezoned for a less desirable use. We see it happening around us.

25a-dP
Pg 1 of 2

I have lived in the neighborhood for over 25 years. In all the years we have never seen a homeless encampment on this corner lot and suggested by the proposed builders. I feel that a business site that is closed in evenings and homeless could camp on the site protected the building at night.

Yes the lot has been vacant for years but the owner had the chance to sell when the high density homes were built on Buffalo.

I strongly feel that the prosed building cold find a more suitable site that is not in a neighborhood of homes. It would be the only office space surrounded by homes.

The City of Las Vegas has so many unused office spaces that this business could buy and revitalize and make our City a more beautiful place to live. It is unfortunate to see how much we use up and are and then abandoned it for something newer. As architects I would think this would be something that would make them proud to do.

Please do not approve this request. We love our neighborhood but we have seen so much negative change on Rainbow, Sahara and Charleston. We don't need this brought any closer to our homes.

Jorina Garetto
1500 Ten Palms Court
Las Vegas NV 89117
(702)556-1475

25a-d
Pg 2 of 2

7/11/22, 11:30 AM Objection to Office Building at the corner of Buffalo and Oakey - 22-0229-GPA1, 22-0229-ZON1, 22-0229-SDR1, 22-0229-VAR1

From: larryanspa@aol.com,
To: ward1@lasvegasnevada.gov,
Subject: Objection to Office Building at the corner of Buffalo and Oakey - 22-0229-GPA1, 22-0229-ZON1, 22-0229-SDR1, 22-0229-VAR1
Date: Thu, Jun 16, 2022 10:29 am

Dear Brian, Hope you and your family are well. We received today a notification from the City of Las Vegas Department of Planning for an office to be built at the corner of Buffalo and Oakey. The Ten Oaks Community (71 homes) objects to this development. The City defied the residents by building the Social Security Building on Buffalo. This is a residential area and only homes should be built on this property. The community is upset with the church and padel courts that were built on the opposite corner that was also zoned for housing. We are tired of fighting these battles and being "screwed" everytime! Please do everything you can to stop this application. Thanks, Larry Anspach, 1509 Golden Oak drive, Las Vegas, NV 89117.

RECEIVED
JUL 12 2022
City of Las Vegas
Department of Planning

25 a-d P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
25a

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

SUBJECT:
22-0229-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE)

C.C.: 08/17/2022

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
25b

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

SUBJECT:
22-0229-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: P-O (PROFESSIONAL OFFICE)

C.C.: 08/17/2022

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
25c

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

SUBJECT:
22-0229-VAR1 - VARIANCE - TO ALLOW A 48-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED AND AN EIGHT-FOOT TRASH ENCLOSURE SETBACK FROM A PROTECTED PROPERTY LINE WHERE 50 FEET IS REQUIRED

C.C.: 08/17/2022

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
25d

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

SUBJECT:
22-0229-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,265 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

C.C.: 08/17/2022

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
26

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

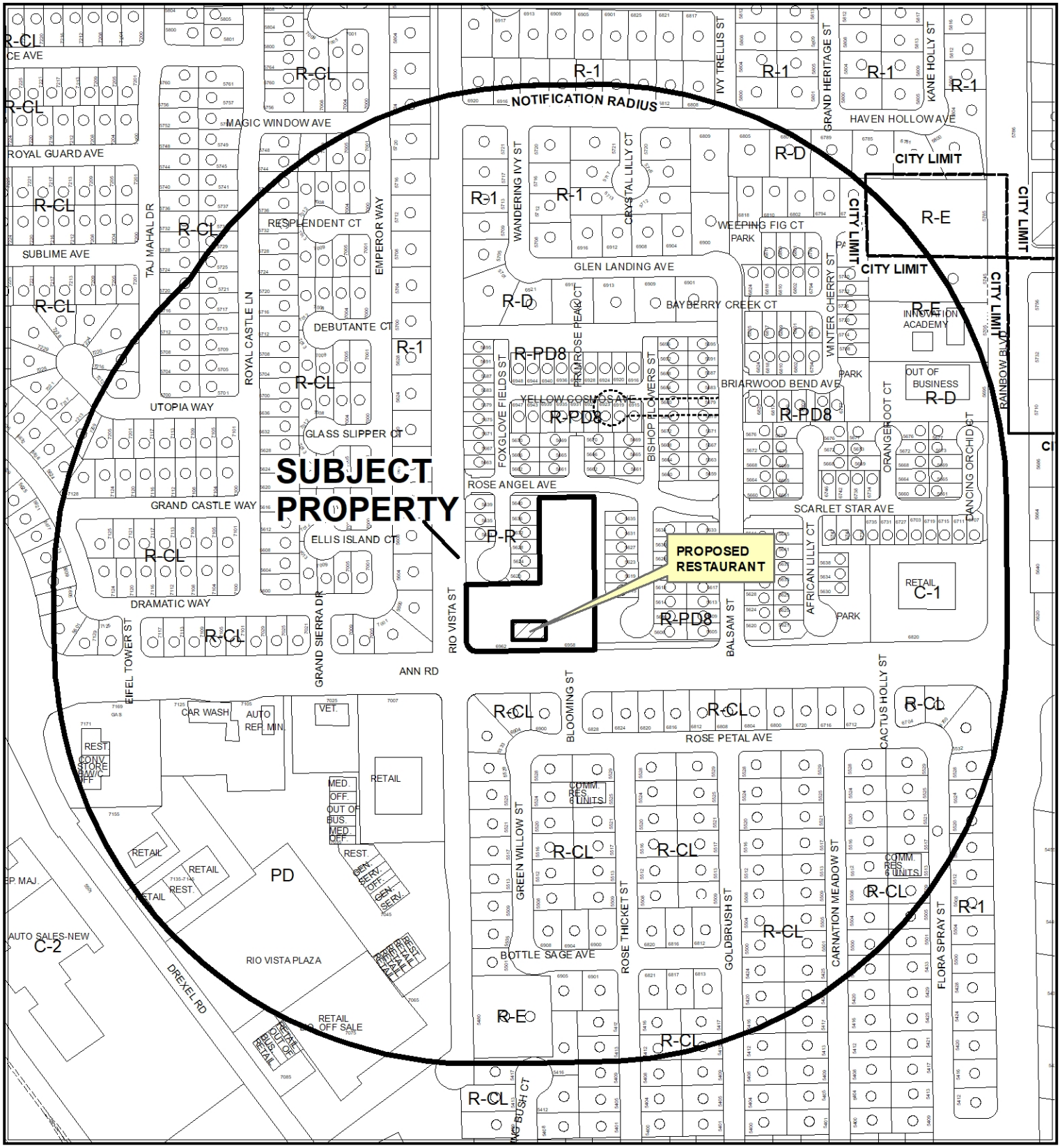
SUBJECT:
22-0236 - PUBLIC HEARING - APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC - For possible action on the following Land Use Entitlement project requests on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APN 125-27-802-016), O (Office) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

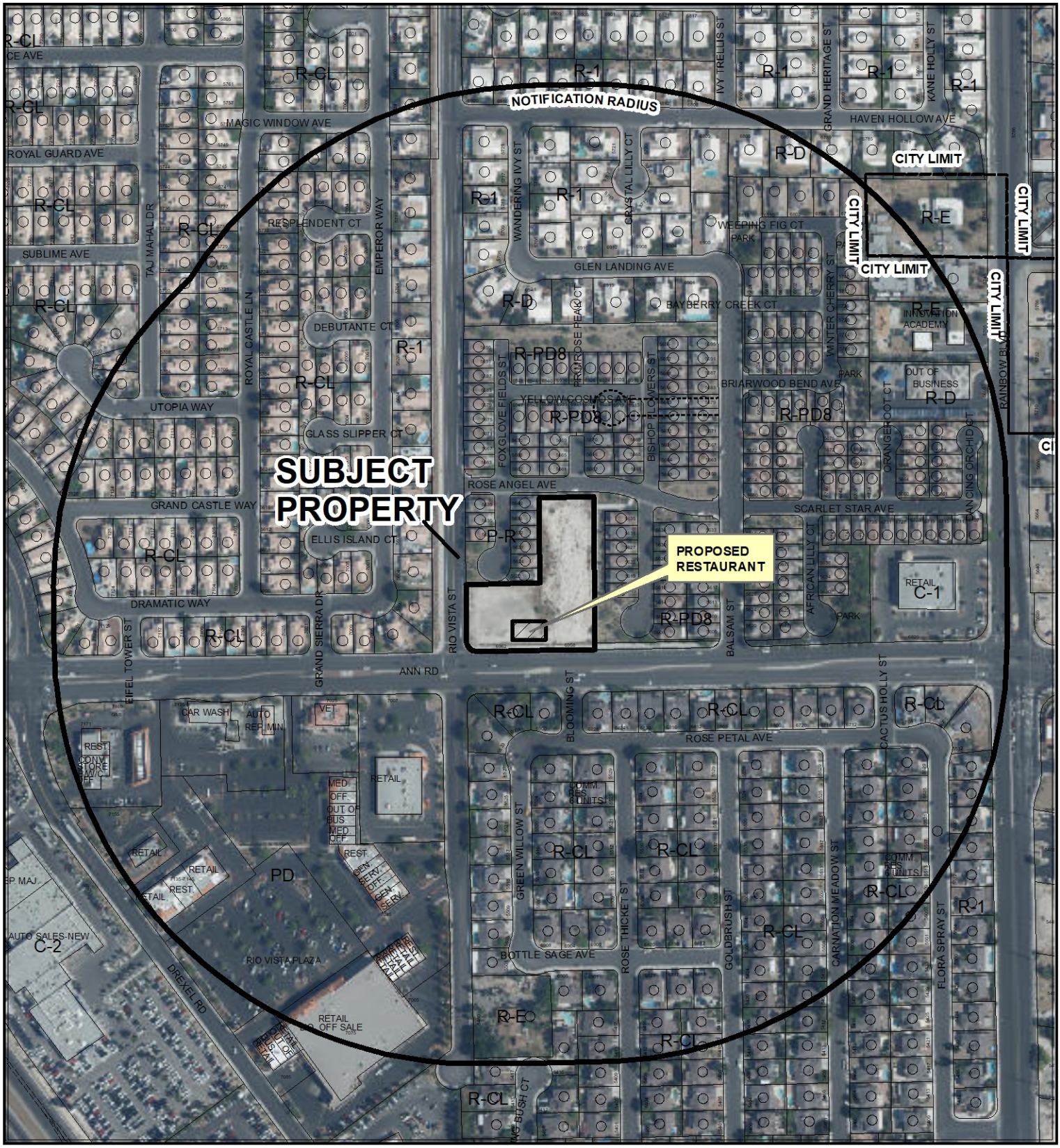
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for 21-0709-ZON1, SUP1, SUP2 and SDR1
7. Protest Postcard



CASE: **22-0236**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)



CASE: **22-0236**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0236-SUP1	Staff recommends DENIAL, if approved subject to conditions:	
22-0236-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0236-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 516

PROTESTS 1

APPROVALS 0

SS

**** CONDITIONS ****

22-0236-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0236-SDR1) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (21-0709-SUP1), except as amended herein.

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

4. All 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.

22-0236-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0236-SUP1) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review (21-0709-SDR1), except as amended herein.

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

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/05/22, except as amended by conditions herein.

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

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

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

Public Works

8. Comply with all applicable conditions of approval for 21-0709-SDR1 and any other applicable site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to expand an approved drive-through restaurant from 2,000 square feet to 2,335 square feet and reduce outdoor seating area from 375 square feet to 350 square feet on 1.87 acres at the northeast corner of Ann Road and Rio Vista Street.

ISSUES

- A Major Amendment of the previously approved Special Use Permit (21-0709-SUP1) is required for the Restaurant use, as a Conditional Use Regulation for this use in the O (Office) district will not be met restricting the maximum floor area to 2,000 square feet.
- A Major Amendment of the previously approved Site Development Plan Review (21-0709-SDR1) is required as a result of the need for the related Major Amendment of the approved Special Use Permit.

ANALYSIS

The City Council approved a Site Development Plan Review (21-0709-SDR1) on February 16, 2022 for a restaurant and office development with related Special Use Permits for Restaurant and Drive-Through uses on this site. The applicant is requesting this expansion to accommodate mobile pick-up orders and is similar in size to other restaurants by this company that utilize this feature.

The site is zoned O (Office), which only allows restaurants conditionally as accessory uses to another primary use. The Special Use Permit (21-0709-SUP1) referenced above was obtained in order to establish the restaurant as a separate, primary use. Another condition of the Restaurant use is that it be limited to 2,000 square feet in size, which was met at the time of the approval. As the 2,335 square feet of floor area now proposed for the restaurant is beyond the scope of the current, ongoing Special Use Permit approval, an amendment to the Special Use Permit pursuant to Title 19.16.110.M is required to allow additional building area in excess of 2,000 square feet, and an amendment to the approved Site Development Plan Review is required to reflect the new site and parking layout. Pursuant to Title 19.012.040, when any of the Conditional Use Regulations cannot or will not be met, a Special Use Permit is required for this use. There are no minimum Special Use Permit requirements for the Restaurant use in the O zoning district.

SS

The Restaurant use is defined by Title 19.18 as "an establishment providing for the preparation and retail sale of food and beverages, including without limitation cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses." The applicant's justification letter indicates that a 2,335 square-foot restaurant is proposed with 350 square feet of outdoor dining space, and the submitted site plan specifically labels this building as a "coffee shop."

The Conditional Use Regulation for this use includes the following:

1. The restaurant use must be ancillary to a primary use, and shall not exceed 2,000 square feet in gross floor area.

   The proposed use does not meet this requirement, as a 2,335 square-foot restaurant building is proposed as a primary use of the site. The applicant previously obtained a Special Use Permit (21-0709-SUP1) that allowed a Restaurant as a primary use; however, the Special Use Permit approval does not contemplate a Restaurant use that exceeds 2,000 square feet in size.

The proposed location and configuration of the building is nearly identical to the approved plan. The submitted floor plan is unchanged from the previous approval except for the exterior dimensions, which have slightly increased. The floor plan submitted for building permit will need to be more specific in the use of rooms and include details for restrooms, kitchens, offices and utility rooms. No additional changes to the site are proposed. Approved access, parking, perimeter and parking lot landscaping and exterior building design will not be affected by the proposed changes.

Title 19 set limits on the size of restaurants in the O (Office) zoning district to keep the intensity of use low adjacent to low density residential uses to maintain compatiblilty. The proposed incremental increase in floor area frustrates the intended purpose of the zoning code. Staff therefore recommends denial of the requested Special Use Permit and related Site Development Plan Review, with conditions if approved.

SS

FINDINGS (22-0236-SUP1)

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

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

   The proposed standalone Restaurant use exceeds conditional use regulations and cannot be conducted in a manner that is harmonious and compatible with the existing single-family residential uses that surround the subject site.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is L-shaped, with one leg of the "L" intervening between portions of the same residential development to the north. However, the site can be suitable for the Restaurant use if Title 19 restrictions for the use are adhered to.

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.**

   Rio Vista Street, an 82-foot public right-of-way, and Ann Road, a 102-foot Primary Arterial as designated by the Master Plan of Streets and Highways provide access to the property. These roadways are adequate in size to meet the requirements of the proposed Restaurant 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 Restaurant use is subject to licensing review and periodic inspection, thereby protecting the public health, safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   A Restaurant is a conditional use in the O (Office) zoning district. Conditional Use Regulation 1 requires the use to be ancillary to a primary use and no more than 2,000 square feet in size. The former regulation was approved through a Special Use Permit (21-0709-SUP1). The latter requirement cannot be met by this proposal.

FINDINGS (22-0236-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The approved 2,000 square-foot restaurant as a primary use on this site was deemed by the City Council to be compatible with adjacent development. The 2,000 square-foot cap on restaurant size is intended to maintain low intensity development in the vicinity of primarily residential neighborhoods. As a more intense restaurant use is deemed not to be compatible with the adjacent residential development, the restaurant development itself is therefore not compatible with this same development.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed restaurant exceeds the Conditional Use Regulations governing the Restaurant use within the O (Office) zoning district, requiring a related amendment to the approved Special Use Permit. Waivers of Title 19 provisions regarding perimeter landscape and building placement have already been approved.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Drive-through lanes are situated in close proximity to the driveway onto Rio Vista Street. This may cause queuing vehicles to extend into the right-of-way, creating potential traffic flow issues. Drive aisles are of sufficient width, otherwise allowing for adequate onsite circulation.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed building materials are appropriate for this area. Landscape materials are drought tolerant and appropriately placed on the site.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building elevations, which have not changed from the original approval, show design characteristics that create an orderly and 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.**

   Site development is subject to permit review, approval and inspection, thereby securing the public health, safety and welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/01/02	The City Council approved a Petition to Annex (A-0039-01) 0.90 acres at the northeast corner of Ann Road and Rio Vista Street to the City of Las Vegas. The annexation became effective 05/10/02.
10/16/07	A Reversionary Parcel Map (PMP-22677) to revert two parcels totaling 1.78 acres to acreage at the northeast corner of Ann Road and Rio Vista Street was recorded.
02/16/22	The City Council approved a request for a Rezoning (21-0709-ZON1) from P-R (Professional Office and Parking) to O (Office) on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Special Use Permit (21-0709-SUP1) for a Restaurant use at the northeast corner of Ann Road and Rio Vista Street. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Special Use Permit (21-0709-SUP2) for a Drive-Through use at the northeast corner of Ann Road and Rio Vista Street. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Special Use Permit (21-0709-SDR1) for a proposed commercial development consisting of a single-story, 6,000 square-foot office building and a 2,000 square-foot restaurant with drive-through and 375 square feet of outdoor seating with Waivers of perimeter landscape buffer and building orientation standards on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street. The Planning Commission recommended approval; staff recommended denial.

Most Recent Change of Ownership	
03/02/22	A deed was recorded for a change in ownership.

SS

Related Building Permits/Business Licenses	
05/15/08	A building permit (L-19192) was issued for offsite civil improvement plans for an 18,090 square-foot office complex on the northeast corner of Ann Road and Rio Vista Street. The project was finalized 06/19/14.
01/13/10	A building permit (C-120586) was issued for site grading at 6962 West Ann Road. The permit was abandoned and expired.
01/13/10	A building permit (C-104687) was issued for a 9,688 square-foot office shell building at 6962 West Ann Road. The permit was abandoned and subsequently expired 07/13/10.
01/13/10	A building permit (C-104688) was issued for an 8,151 square-foot office shell building at 6958 West Ann Road. The permit was abandoned and subsequently expired 07/13/10.

Pre-Application Meeting	
04/21/22	A pre-application meeting was held with the applicant to discuss submittal requirements for amendments to previously approvals for a Special Use Permit and Site Development Plan Review. It was determined that these amendments could not be minor, as they exceed the scope of the previous approvals and further deviate from Title 19 use requirements for a Restaurant in the O (Office) zoning district.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
06/01/22	The site is undeveloped, but offsite improvements, including driveways and curb cuts are complete along Ann Road and Rio Vista Street. The site is enclosed along these streets by a chain link fence and along the east property line by a wrought iron fence. Some minor weeds and debris were observed at the time of inspection.

Details of Application Request	
Site Area	
Net Acres	1.78

SS

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	O (Office)	O (Office)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Centennial Hills	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails (Shared Use Trail – north side of Ann Road) - constructed	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

SS

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	77,537 SF	N/A
Min. Lot Width	100 Feet	160 Feet	Y
Min. Setbacks			
• Front	25 Feet	121 Feet	Y
• Side	10 Feet	79 Feet	Y
• Corner	15 Feet	41 Feet	Y
• Rear	15 Feet	16 Feet	Y
Max. Lot Coverage	30 %	11 %	Y
Max. Building Height	2 Stories/35 Feet	1 story/22 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.040 the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope - west	66 Feet	201 Feet	Y
3:1 proximity slope - south	54 Feet	143 Feet	Y
Adjacent development matching setback - west	15 Feet	201 Feet	Y
Adjacent development matching setback - south	10 Feet	143 Feet	Y
Trash Enclosure	50 Feet	140 Feet	Y*

*Note that per Title 19.08.040, residential adjacency standards only apply to adjacent parcels zoned R-E, R-D, R-1, R-SL or R-CL unless there is a developed nonresidential use on the parcel.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Ann Road	Primary Arterial	Master Plan of Streets and Highways Map	102	Y
Rio Vista Street	Local Street	Title 13	65	Y

SS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	6,000 sf	1 space per 300 sf GFA	20				
Restaurant	2,335 sf --- 887 sf seating and waiting (indoor) + 350 sf (outdoor), plus 1,448 sf remaining GFA	1 space per 50 sf GFA seating and waiting, plus 1 space per 200 sf GFA remaining area	32				
TOTAL SPACES REQUIRED			52		65		Y
Regular and Handicap Spaces Required			49	3	61	4	Y
Loading Spaces	2,000 sf	< 10,000 sf	1		0		N

SS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Major Amendment to 21-0709

Project Address (Location) NEC Ann Road and Rio Vista Street

Project Name Starbucks Expansion Ann & Rio Vista **Proposed Use**

Assessor's Parcel #(s) 125-27-802-016 **Ward #** 6- Fiore

General Plan: Existing Proposed **Zoning:** Existing O Proposed O

Additional Information increase building area to 2,647 SF to interior restaurant foot print. Reduce size of patio to 350 SF.

Property Owner Rio Vista Capital Management LLC **Contact** Susan Crosbie

Address 3755 Breaktrhough Way Suite 250 City Las Vegas State NV Zip 89113

E-mail scrosbie@jarec.com Phone (702) 405-3102

Applicant same **Contact**

Address City State Zip

E-mail Phone

Representative Brown, Brown and Premsrirut **Contact** Lora Dreja

Address 520 South Fourth Street City Las Vegas State NV Zip 89135

E-mail Lora@Brownlawlv.com Phone (702) 598-1408

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Joseph A. Kennedy

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Joseph A. Kennedy

Subscribed and sworn before me

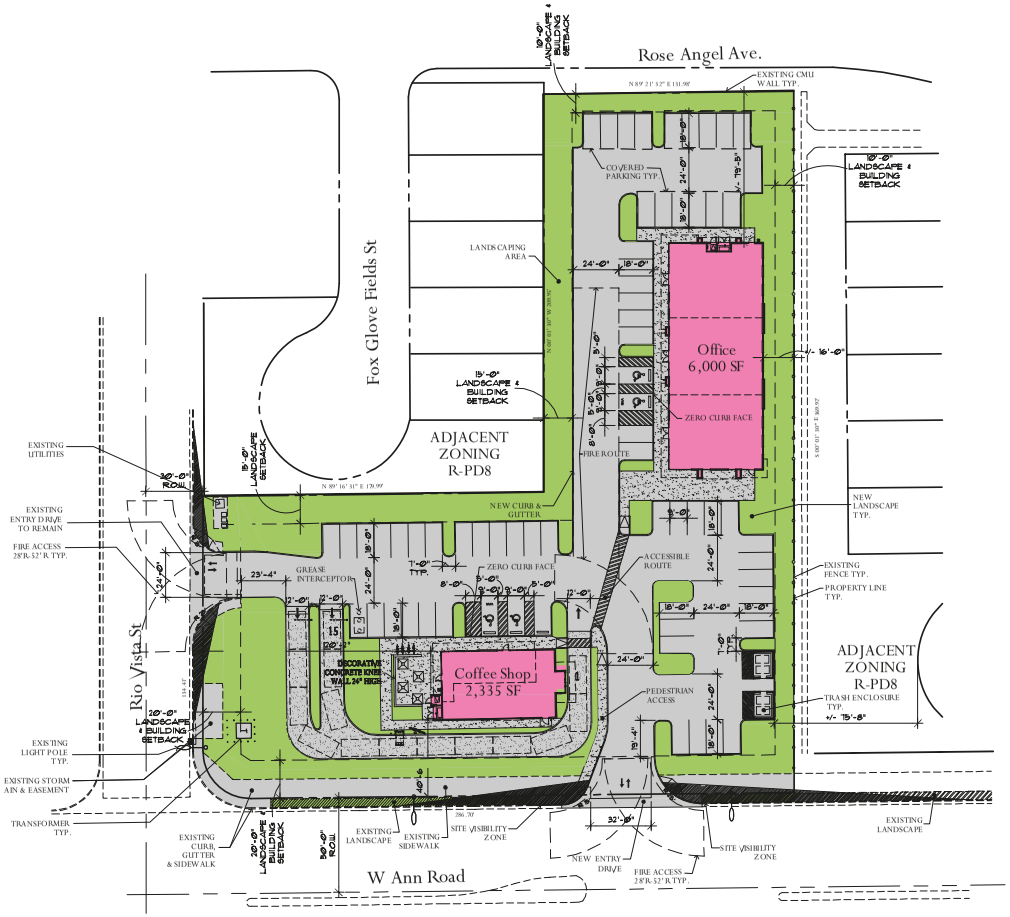
This 22 day of April, 20 22

Jennifer Ferguson

Notary Public in and for said County and State

Jennifer Ferguson
Notary Public, State of Nevada
My Commission Expires: 07-25-23
Certificate No: 03-83741-1

22-0236
05/05/2022



Site Plan #14

Scale: 1" = 30'-0"

0' 15' 30' 60'

Scale: 1" = 30'-0"

Site Data:

ASSESSORS PARCEL NUMBERS (APN)	(PORTION OF 125-27-802-016)
JURISDICTION	CITY OF LAS VEGAS - 89130
CURRENT ZONING	PROFESSIONAL OFFICES (P-R)
PROPOSED ZONING	OFFICE (O)
PARCEL AREA	
SITE GROSS	+/- 1.78 ACRES GROSS 77,537 S.F.
BUILDING COVERAGE (F.A.R.)	11%
BUILDING AREA GROSS	+/-8,335 S.F.

PARKING REQUIRED	
OFFICE (6,000 SF)	1/300 GSF = 20 SPACES
COFFEE SHOP (2,335 S.F.)	
1/50 SF CUSTOMER SERVICE AREA +	887 SF SEATING = 18 SPACES
1/50 SF OUTDOOR SEATING +	350 SF OUTDOOR = 7 SPACES
1/200 REMAINING SF	1,448 SF REMAINING = 8 SPACES
TOTAL PARKING REQUIRED	53 SPACES
PROVIDED	65 SPACES

(4) ACCESSIBLE STALLS REQUIRED & PROVIDED

Vicinity Map:



Owner/Developer:

Rio Vista Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-8383

22-0236
05/05/2022

Project No. 22790

North

Rio Vista & Ann Center

Las Vegas, Nevada

May 5, 2022

This design is conceptual in nature and no guarantee of its accuracy is implied.

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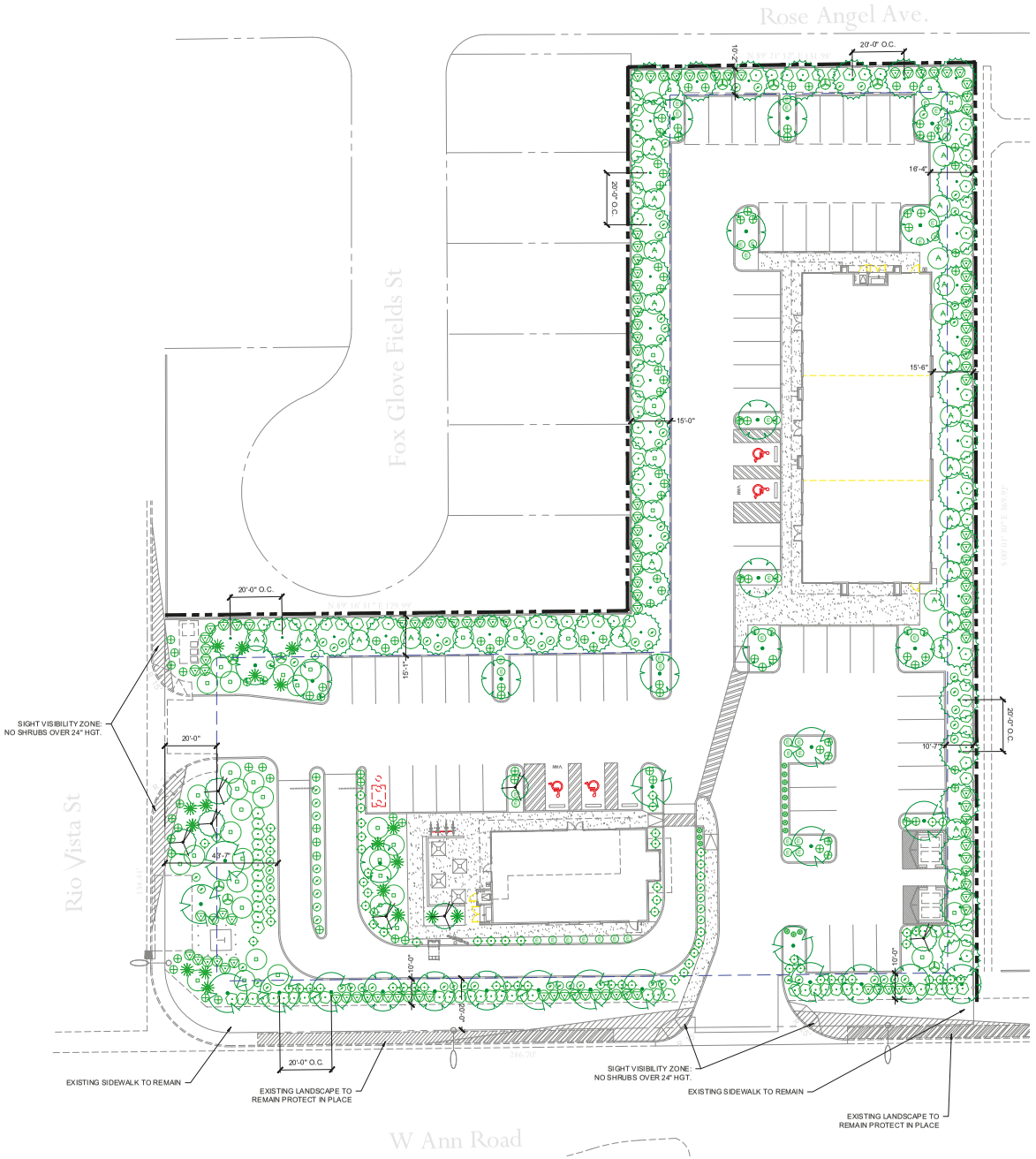
AVARUUS STUDIOS
(702) 776-7774



PLANTING LEGEND - TREES

SYMBOLS MAY BE ROTATED IN PLAN

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL.	REMARKS
	43	24" BOX	ACACIA STENOPHYLLA	SHOESTRING ACACIA	8' X 3' X 1"	STANDARD TRUNK
	20	24" BOX	RHUS LANCEA	AFRICAN SUMAC	8' X 3' X 1.25"	STANDARD TRUNK
	14	24" BOX	PISTACIA CHINENSIS "RED PUSH"	RED PUSH PISTACHE	8' X 3' X 1"	STANDARD TRUNK, BRANCHING
	7	24" BOX	ACACIA ANEURA	MULGA TREE	7' X 3' X 1"	STANDARD TRUNK

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
	74	5 GALLON	CALLISTEMON "LITTLE JOHN"	DWARF BOTTLEBRUSH	FULL	-
	45	5 GALLON	EREMOPHILA 'BLUE BELLS'	BLUE BELLS EMU BUSH	FULL	-
	18	5 GALLON	DASYLIRION WHEELERI	DESERT SPOON	FULL	-
	84	5 GALLON	HESPERALOE PARVIFLORA	RED YUCCA	FULL	-
	109	5 GALLON	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	FULL	-
	15	5 GALLON	TEUCRIUM CHAMAEDRYS	COMPACT GERMANDER	FULL	-
	9	5 GALLON	TECOMA STANS 'ORANGE JUBILEE'	ORANGE JUBILEE	FULL	-
	119	5 GALLON	LEUCOPHYLLUM X. 'HEAVENLY CLOUD'	HEAVENLY CLOUD RANGER	FULL	-
	124	5 GALLON	SENNA NEMOPHILA	GREEN DESERT CASSIA	FULL	-
	42	5 GALLON	EREMOPHILA G. 'MINGENEW GOLD'	SUNRISE EMU BUSH	FULL	-
	26	5 GALLON	ACACIA R. 'DESERT CARPET'	DESERT CARPET	FULL	-

PLACE 2" DEPTH OF 3/4" SCREENED 'VISTA GOLD' ROCK MULCH FROM VISTA LANDSCAPE SUPPLY IN ALL ON-SITE LANDSCAPE PLANTERS, EXCEPT WHERE OTHERWISE NOTED.

NOTES:
1. ALL TREES WITHIN 6' OF HARDSCAPE, OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
2. ALL PLANTS WITH THE NOTATION "ENHANCED" SHALL USE THE ENHANCED BACKFILL MIX.
3. QUANTITIES SHOWN IN LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL GRAPHICALLY DEPICTED ON PLAN.
4. CONTRACTOR SHALL CALL "CALL BEFORE U DIG" FOR UTILITY LOCATIONS.
5. ALL CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNER'S REP.
6. KEEP ALL PLANT MATERIAL 6' CLEAR OF FIRE HYDRANTS.
7. KEEP ALL TREES 10' CLEAR OF STREETLIGHTS.
8. ALL TREES PLANTED WITHIN 5' OF A PERIMETER WALL, SIDEWALK, STREET OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD.
9. NO PLANT MATERIAL ALLOWED WITHIN WATER EASEMENTS. REFER TO CIVIL PLANS.

NOTES:
PLANT MATERIAL LOCATION AND QUANTITIES SUBJECT TO CHANGE DUE TO EASEMENTS, FIRE HYDRANTS, LIGHT POLES AND OTHER SITE AND SOIL CONDITIONS.

north

0 10' 20' 40'

22-0236
05/05/2022

AMARUUS STUDIO
Ph. (702) 776-7774

SEAL:

CONSULTANT:
John Jones Landscape Architect PLLC
8215 S. Eastern Avenue
Suite 200
Las Vegas, NV 89123
702.405.4529

PROJECT NAME:
Starbucks & Office Building
at Rio Vista St. & Ann Rd.
Las Vegas, NV

SHEET TITLE: PLANTING PLAN

REVISIONS:

Project No: 21768

Drawn By:

Date: April 28, 2022

Scale:

Sheet No:
L-1

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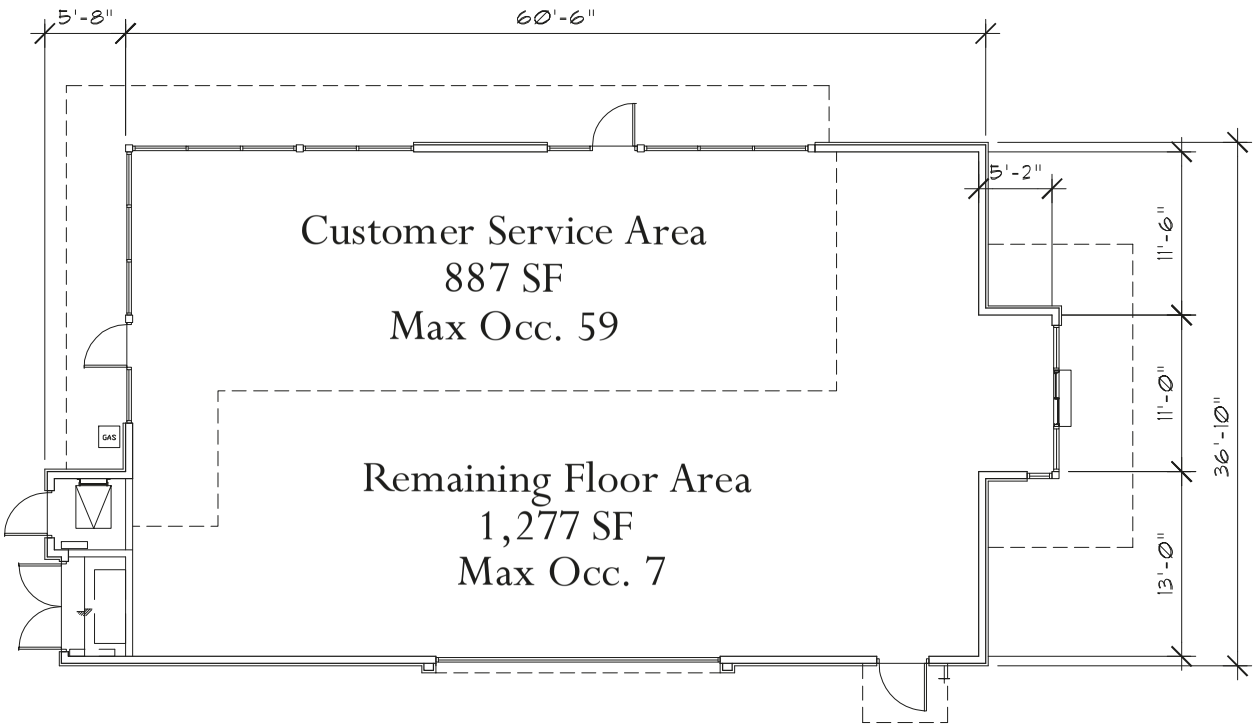

Floor Plan (Coffee Shop)

Scale: 1/4" = 1'-0"

0' 2' 4' 8'

Scale: 1/4" = 1'-0"

Owner/Developer:

Rio Vista Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-8383

22-0236
05/05/2022

Project No. 22790

North

Rio Vista & Ann Center

Las Vegas, Nevada

May 5, 2022

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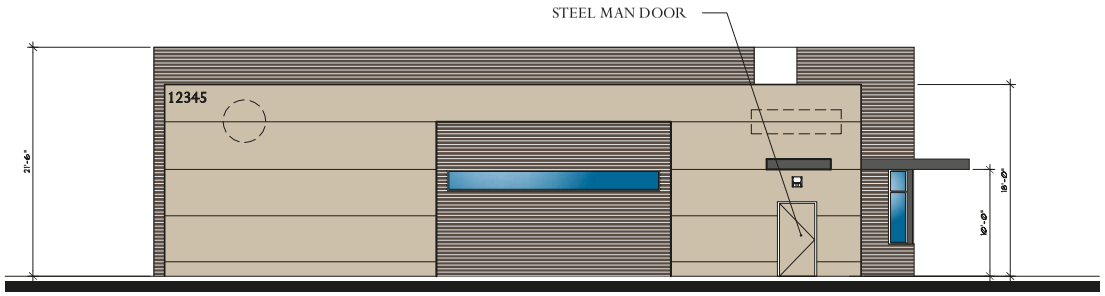


South Elevation Coffee Shop (Ann Road)

Scale: 3/16" = 1'-0"



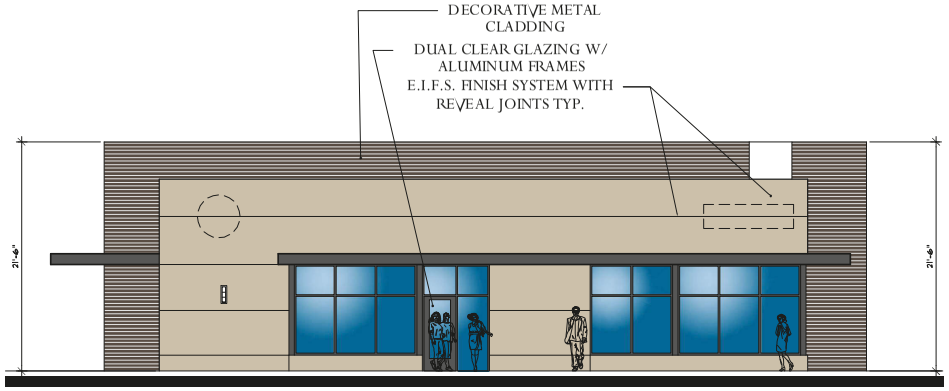
West Elevation Coffee Shop (Rio Vista St.)

Scale: 3/16" = 1'-0"



East Elevation Coffee Shop

Scale: 3/16" = 1'-0"



North Elevation Coffee Shop Entry

Scale: 3/16" = 1'-0"

COLOR 1
SW 7030 ANEW GRAY

COLOR 2
STOREFRONT
RAL#7201
MATTE BLACK

METAL PANEL
BERRIDGE BR-12 PANEL
DARK BRONZE

Owner/Developer:

Rio Vista Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-8383

22-0236
05/05/2022

Project No. 22790

Rio Vista & Ann Center

Las Vegas, Nevada

May 5, 2021

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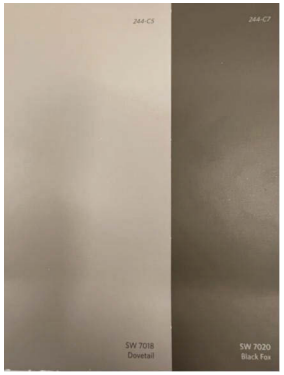
BERRIDGE BR-12
COLOR: DARK BRONZE

Metal Panel



SHERWIN WILLIAMS
SW #7018
DOVETAIL

SHERWIN WILLIAMS
SW #7020
BLACK FOX

Building Colors



CIND-R-LITE
SPLIT-FACE/ SMOOTH
COLOR: HOUSE BROWN

Decorative CMU Block

Owner/Developer:

Rio Vista Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-8383

Project No. MISC 2021

Rio Vista & Ann Center

Las Vegas, Nevada

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October 13, 2021

22-0236
05/05/2022

AVARIUS STUDIOS
(702) 776-7774



22-0236-SUP1 AND 22-0236-SDR1 - APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC

NORTHEAST CORNER OF ANN ROAD AND RIO VISTA STREET

06/01/2022



22-0236-SUP1 AND 22-0236-SDR1 - APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC

NORTHEAST CORNER OF ANN ROAD AND RIO VISTA STREET

06/01/2022



22-0236-SUP1 AND 22-0236-SDR1 - APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC

NORTHEAST CORNER OF ANN ROAD AND RIO VISTA STREET

06/01/2022



22-0236-SUP1 AND 22-0236-SDR1 - APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC

NORTHEAST CORNER OF ANN ROAD AND RIO VISTA STREET

06/01/2022



22-0236-SUP1 AND 22-0236-SDR1 - APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC

NORTHEAST CORNER OF ANN ROAD AND RIO VISTA STREET

06/01/2022



22-0236-SUP1 AND 22-0236-SDR1 - APPLICANT: J.A. KENNEDY DEVELOPMENT COMPANY - OWNER: RIO VISTA CAPITAL MANAGEMENT, LLC

NORTHEAST CORNER OF ANN ROAD AND RIO VISTA STREET

06/01/2022

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 5, 2022

City of Las Vegas Planning and Zoning
495 South Main Street
Las Vegas, Nevada 89101

RE: Amendment to 21-0709 Ann Road at Rio Vista Street 125-27-802-016 SUP to allow a restaurant exceeding 2,000 SF in an office zone.

Dear Madam/Sir;

On behalf of our client, we respectfully ask your consideration of an amendment to a previously approved coffee shop. The existing use permit allows the coffee shop to operate as a primary use in an office district with 2000 SF footprint with an additional 375 SF outdoor seating area. Waivers were obtained to allow a restaurant not as ancillary to an office building also to have the drive through aisle next to residential without an intervening building.

The modification to this request is to change the general dimensions of the footprint by approximately one foot in both foot in length and width. The results in an increase of total indoor area to 2,335 SF where 2,000 SF are allowed in an office area. The outside dining area has decreased from 375 SF to 350 SF. These modifications can be made without changing the parking and drive though layout. A copy of the plan approved by 21-0709 is attached to this letter for comparison.

Since the original approval, the operator, Starbucks, has decided that a larger interior that allocates a space pick up orders is preferable. Customers have begun to use an ordering app, which, in this location will mitigate stacking in the drive through aisles. The proposed floorplan is the design used for restaurants that rely more heavily on this pre-order/pick up feature. While the previous approval was overparked, these alterations can be made while meeting required parking on the site. The placement of the footprint maintains the original front, and side setbacks and drive through aisle.

Thank you for your consideration in this matter. I can be reached at (702) 598-1408 if you would like to discuss concerns.

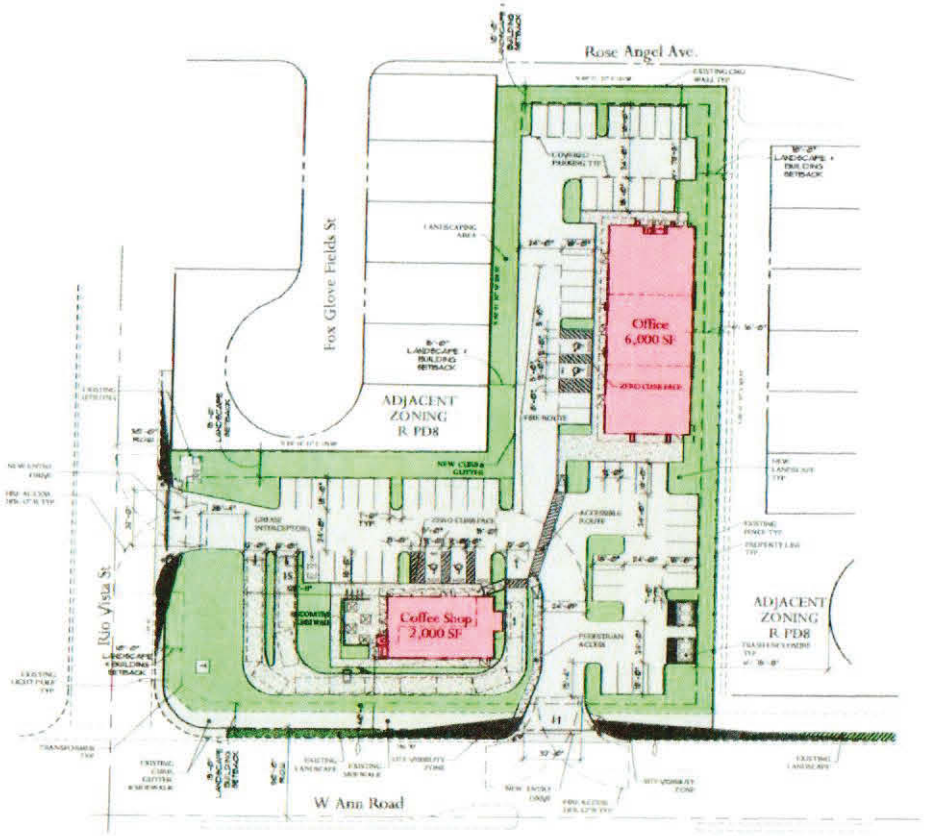
With appreciation,

L A Dreja

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

22-0236
05/05/2022

22-0236
05/05/2022



Site Data:

ASSESSORS PARCEL NUMBERS (APN)	PORTION OF 125-22-802-016)
JURISDICTION	CITY OF LAS VEGAS 89180
CURRENT ZONING	PROFESSIONAL OFFICES (P-R)
PROPOSED ZONING	OFFICE (O)
PARCEL AREA	
SITE GROSS	+/- 1.78 ACRES GROSS 77,537 S.F.
BUILDING COVERAGE (F.A.R.)	10.3%
BUILDING AREA GROSS	8,000 S.F.
PARKING REQUIRED	
OFFICE (6,000 S.F.)	1/300 GSF = 20 SPACES
COFFEE SHOP (2,000 S.F.)	
1/50 S.F. SEATING AREA &	975 SF SEATING +
OUTDOOR SEATING +	375 SF OUTDOOR = 76 SPACES
1/200 REMAINING S.F.	+1,075 SF REMAINING = 6 SPACES
TOTAL PARKING REQUIRED	57 SPACES
PROVIDED	65 SPACES

(4) ACCESSIBLE STALLS REQUIRED & PROVIDED

Vicinity Map:



Site Plan

Scale: 1" = 30'-0"

Owner/Developer:

Rio Vista Capital Managment, LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada
(702) 304-8383

Project No. MISC 2021

North

Rio Vista & Ann Center

Las Vegas, Nevada

This design is conceptual in nature and no guarantee of its accuracy is implied.

November 2, 2021

AVARUUS STUDIOS

21-0709
11/17/2021

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD
DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

February 17, 2022

22-0236
05/05/2022

The Trimmer Family
6032 South Durango Drive Suite 100
Las Vegas, Nevada 89113

RE: 21-0709-ZON1, 21-0709-SUP1, 21-0709 SUP2, AND 21-0709-SDR1
CITY COUNCIL MEETING OF FEBRUARY 16, 2022

Dear Applicant:

The City Council at a regular meeting held on February 16, 2022 voted to ***APPROVE*** the following Land Use Entitlement project requests on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APN 125-27-802-016), Ward 6 (Fiore).

21-0709-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: O (OFFICE)

21-0709-SUP1 - SPECIAL USE PERMIT - FOR A RESTAURANT USE

21-0709-SUP2 - SPECIAL USE PERMIT – FOR A DRIVE-THRU USE

21-0709-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A SINGLE-STORY, 6,000 SQUARE-FOOT OFFICE BUILDING AND A 2,000 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND 375 SQUARE FEET OF OUTDOOR SEATING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION STANDARDS

21-0709-SUP1 approval is subject to the following conditions:

22-0236
05/05/2022

Planning

1. Approval of a Rezoning (21-0709-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (21-0709-SUP2) and Site Development Plan Review (21-0709-SDR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0709-SUP2 approval is subject to the following conditions:

Planning

1. Approval of a Rezoning (21-0709-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (21-0709-SUP1) and Site Development Plan Review (21-0709-SDR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

22-0236
05/05/2022

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0709-SDR1 approval is subject to the following conditions:

Planning

1. Approval of a Rezoning (21-0709-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (21-0709-SUP1) and Special Use Permit (21-0709-SUP2) 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 11/17/21, except as amended by conditions herein.

4. A loading space designed per Title 19.08.110 shall be provided on the site plan.

5. A Waiver from Title 19.08.040 is hereby approved, to allow buildings to be oriented away from the corner and street fronts where such is required.

6. A Waiver from Title 19.08.060 is hereby approved, to allow a zero-foot perimeter landscape buffer along the south property line (Ann Road) where 15 feet is required.

7. An Exception from Title 19.08.110.C.12 is hereby approved, to allow 21 parking lot trees where 23 trees are required.

22-0236
05/05/2022

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a solid perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

22-0236
05/05/2022

Public Works

15. The sidewalk adjacent to Ann Road and Rio Vista Street shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

16. Concurrent with development of this site, modify the existing median island in Ann Road, to the satisfaction of the City Traffic Engineer, to restrict the entrance to right turns only while maintaining westbound left turns in to Blooming Street.

17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

18. 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.

19. 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.

22-0236
05/05/2022

20. 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. A Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. 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.

21. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2022.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc:
Susan Crosbie
Joseph Kennedy
3755 Breathrough Way Suite 250
Las Vegas, Nevada 89135

Lebene Ohene
Jay Brown
520 South Fourth Street
Las Vegas, Nevada 89101

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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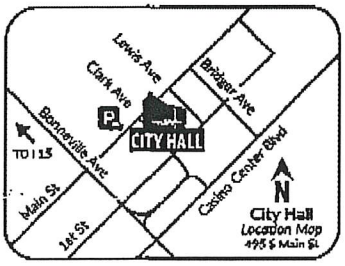
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
JUL 5 - 2022
City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

22-0236
12534513001
LABAJ MARK M
6720 ROSE PETAL AVE
LAS VEGAS NV 89130-1687

☐ I SUPPORT this Request

☒ I OPPOSE this Request CONDITIONALLY

Please use available blank space on card for your comments.
22-0236 and 22-0236-SUP1 and 22-0236-SDR1
Planning Commission Meeting of **07/12/2022**

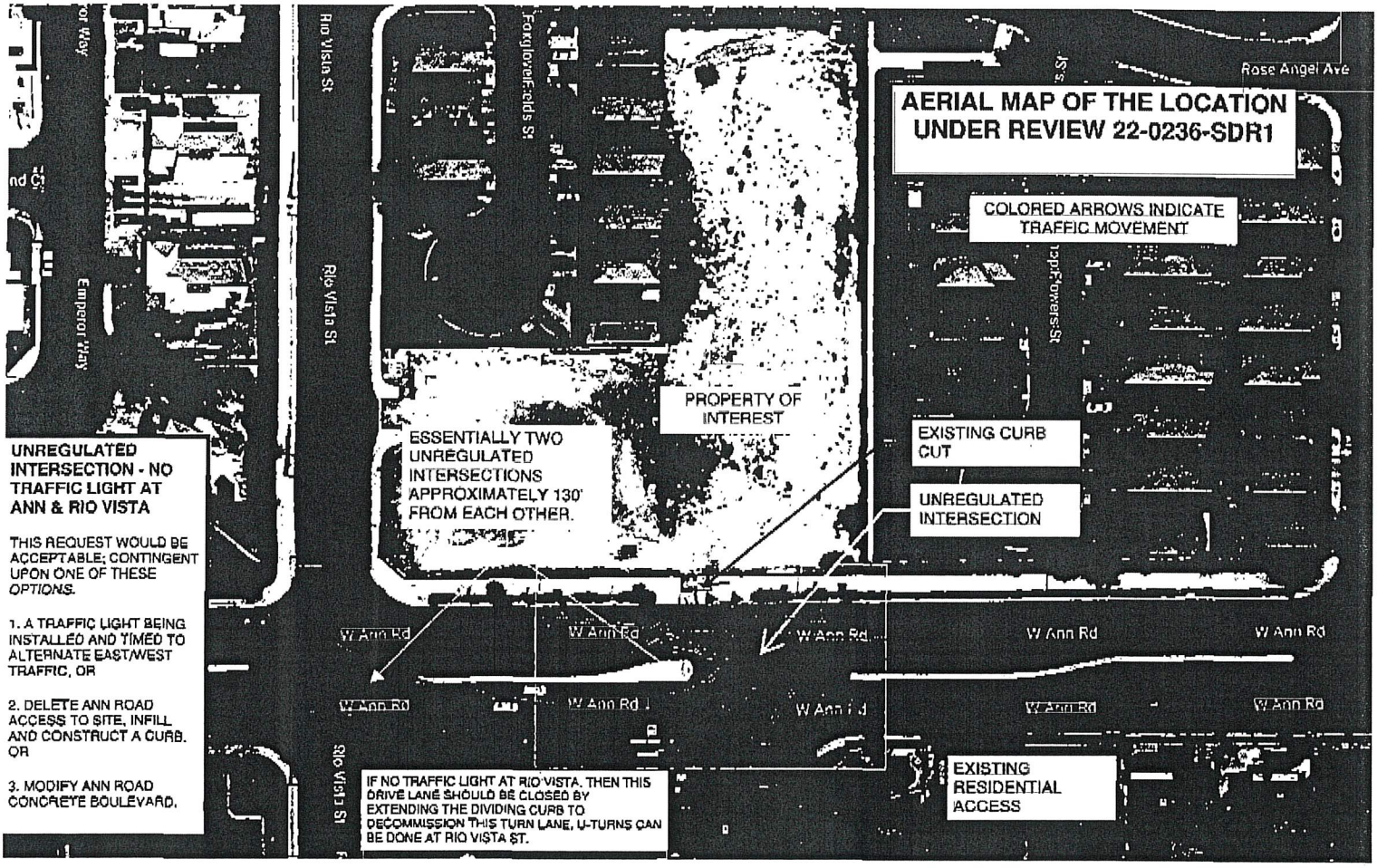
Jul. 5. 2022 9:54AM No. 0132 P. 1

2 Ea-b P
Pg 1 of 2

RECEIVED

JUL 5 - 2022

City of Las Vegas
Department of Planning



Jul. 5. 2022 9:54AM No. 0132 P. 2

2Ca-b
Pg 2 of 2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
26a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0236-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT OF AN APPROVED SPECIAL USE PERMIT (21-0709-SUP1) FOR A 2,335 SQUARE-FOOT RESTAURANT USE WHERE 2,000 SQUARE FEET IS THE MAXIMUM GROSS FLOOR AREA ALLOWED

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
26b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0236-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0709-SDR1) FOR A PROPOSED 335 SQUARE-FOOT ADDITION TO AN APPROVED RESTAURANT AND A 350 SQUARE-FOOT OUTDOOR SEATING AREA WHERE 375 SQUARE FEET WAS APPROVED

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
27

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

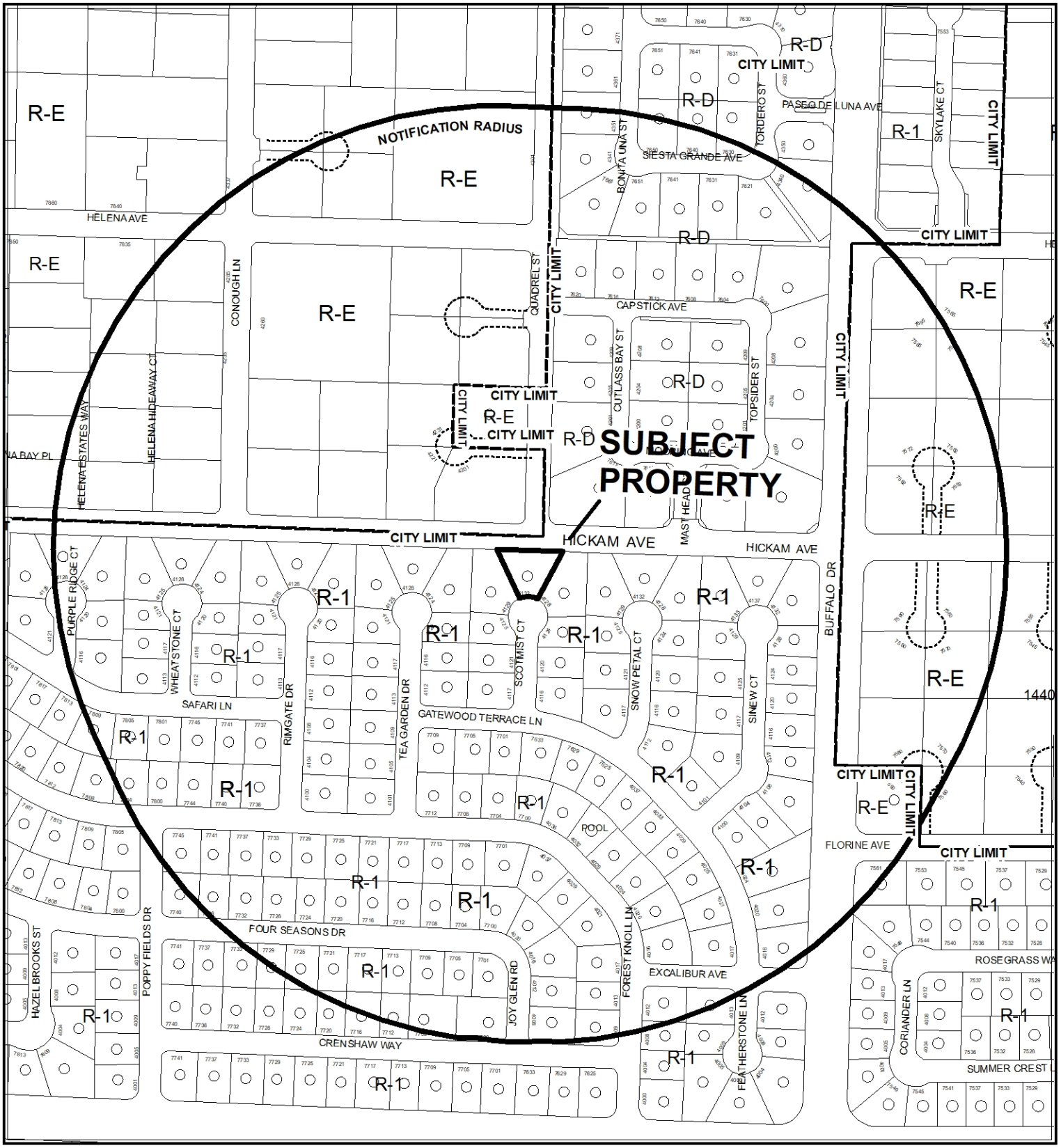
SUBJECT:
22-0247-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL JASON MECKLER - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] AND A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED on 0.24 acres at 4132 Scotmist Court (APN 138-04-811-015), R-1 (Single Family Residential) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

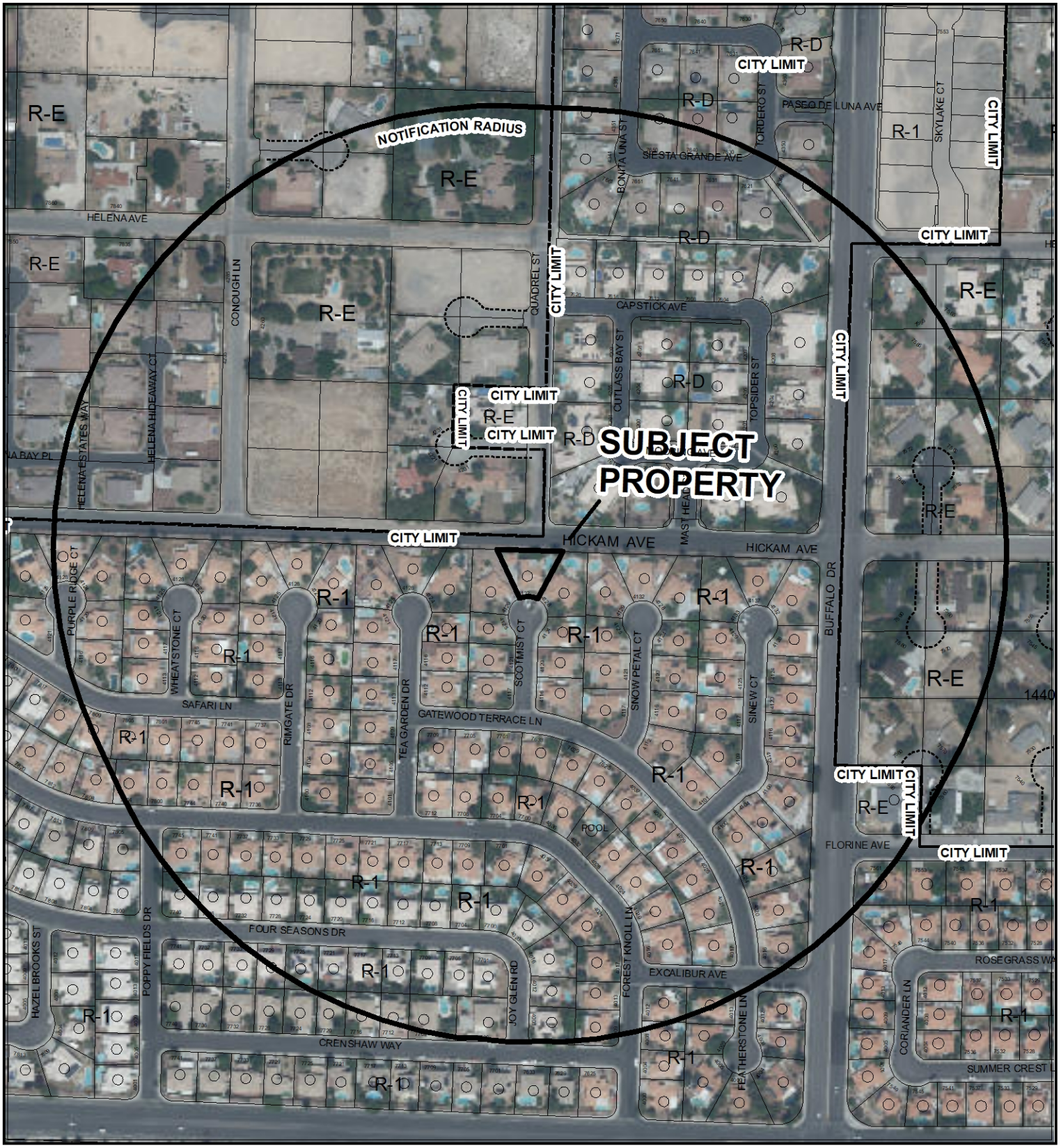
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Approval Letter from Mountain Shadows Estates Homeowners Association
7. Submitted after Final Agenda - Protest-Support Postcards



CASE: **22-0247-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: **22-0247-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MICHAEL JASON MECKLER

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0247-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 249

PROTESTS 0

APPROVALS 0

CG

**** CONDITIONS ****

22-0247-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing Accessory Structure (Class II) [Carport] that does not meet side yard setback nor distance separation requirements located at 4132 Scotmist Court.

ISSUES

- Variance (22-0247-VAR1) is requested to allow an existing Accessory Structure (Class II) [Carport] that has a zero-foot side yard setback where five feet is required and to allow a zero-foot separation from the primary dwelling where six feet is required.

ANALYSIS

The subject Accessory Structure (Class II) [carport] is located in the side yard of the subject property. There are no building permits on file for the structure. The City of Las Vegas Code Enforcement Division opened Case #22-00738 on February 8, 2022 citing an existing, non-permitted accessory structure in the side yard of the subject site that does not meet setback or separation requirements. The submitted justification letter states that the accessory structure provides shade and room for parking and air-conditioning units. The applicant has also stated that the subject property is “oddly shaped” in which the applicant is, “not able to fully use the area with a RV cover using current setbacks.”

Though the subject property is not rectangular in shape, no evidence of unique or extraordinary circumstance related to the physical characteristics of the property has been presented to warrant the requested Variance. As such, the hardship is self-imposed and therefore, staff recommends denial of this request. If approved, it will be subject to conditions.

FINDINGS (22-0247-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of unique or extraordinary circumstance, related to the physical characteristics of the property has been presented, in that the applicant has created a self-imposed hardship by constructing a carport without permits and where side yard setback and separation requirements are not met. Constructing a carport that meets side yard setback requirements would allow conformance to Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/08/22	Code Enforcement opened a case (#CE22-00738) for an unpermitted accessory structure located in the side yard. The case is still open.

Most Recent Change of Ownership	
05/13/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Related Building Permits/Business Licenses.

Pre-Application Meeting	
04/27/22	A pre-application meeting was held to discuss the submittal requirements for a Variance application.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
06/01/22	Staff conducted a field check and noted nothing of concern.

Details of Application Request	
Site Area	
Net Acres	0.24

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family, Detached	L (Low)	R-1 (Single Family Residential)
North	Single Family, Detached	R (Rural)	R-D (Single Family Residential – Restricted)
	Single-Family, Detached	Rural Estates Residential [2 Units per Acre] (R-E) – Clark County	Ranch Estate Neighborhood (up to 2 du/ac) – Clark County
South	Scotmist Court (Right-of-Way)	Scotmist Court (Right-of-Way)	Scotmist Court (Right-of-Way)
East	Single-Family, Detached	L (Low)	R-1 (Single-Family Residential)
West	Single-Family, Detached	L (Low)	R-1 (Single-Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Lone Mountain	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06 the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	10,454 SF	Y
Min. Lot Width	60 Feet	90 Feet	Y
Min. Setbacks (Accessory Structures) • Side • Rear	 3 Feet 3 Feet	 0 Feet 30 Feet	 N* Y
Min. Separation From Dwelling	6 Feet	0 Feet	N*
Max. Lot Coverage	50%	38%	Y
Max. Building Height	35 Feet or height of main building (dwelling unit), whichever is less.	13 Feet	Y

*The applicant has requested a Variance (22-0247-VAR1) to allow a zero-foot side yard setback where three feet is required and a zero-foot separation from the main building where six feet is the minimum required.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) 4132 Scotmist court

Project Name Meckler RV parking cover **Proposed Use** Personal

Assessor's Parcel #(s) 13804811015 **Ward #** 4

General Plan: Existing X Proposed _____ **Zoning:** Existing R-1 Proposed _____

Additional Information N/A

Property Owner Michael Jason Meckler Contact N/A
Address 4132 Scotmist court City Las Vegas State NV Zip 89129
E-mail Neyezguy@hotmail.com Phone 702-373-7500

Applicant Michael Jason Meckler Contact N/A
Address 4132 Scotmist court City Las Vegas State NV Zip 89129
E-mail Neyezguy@hotmail.com Phone 702-373-7500

Representative Michael Jason Meckler Contact N/A
Address 4132 Scotmist court City Las Vegas State NV Zip 89129
E-mail Neyezguy@hotmail.com Phone 702-373-7500

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

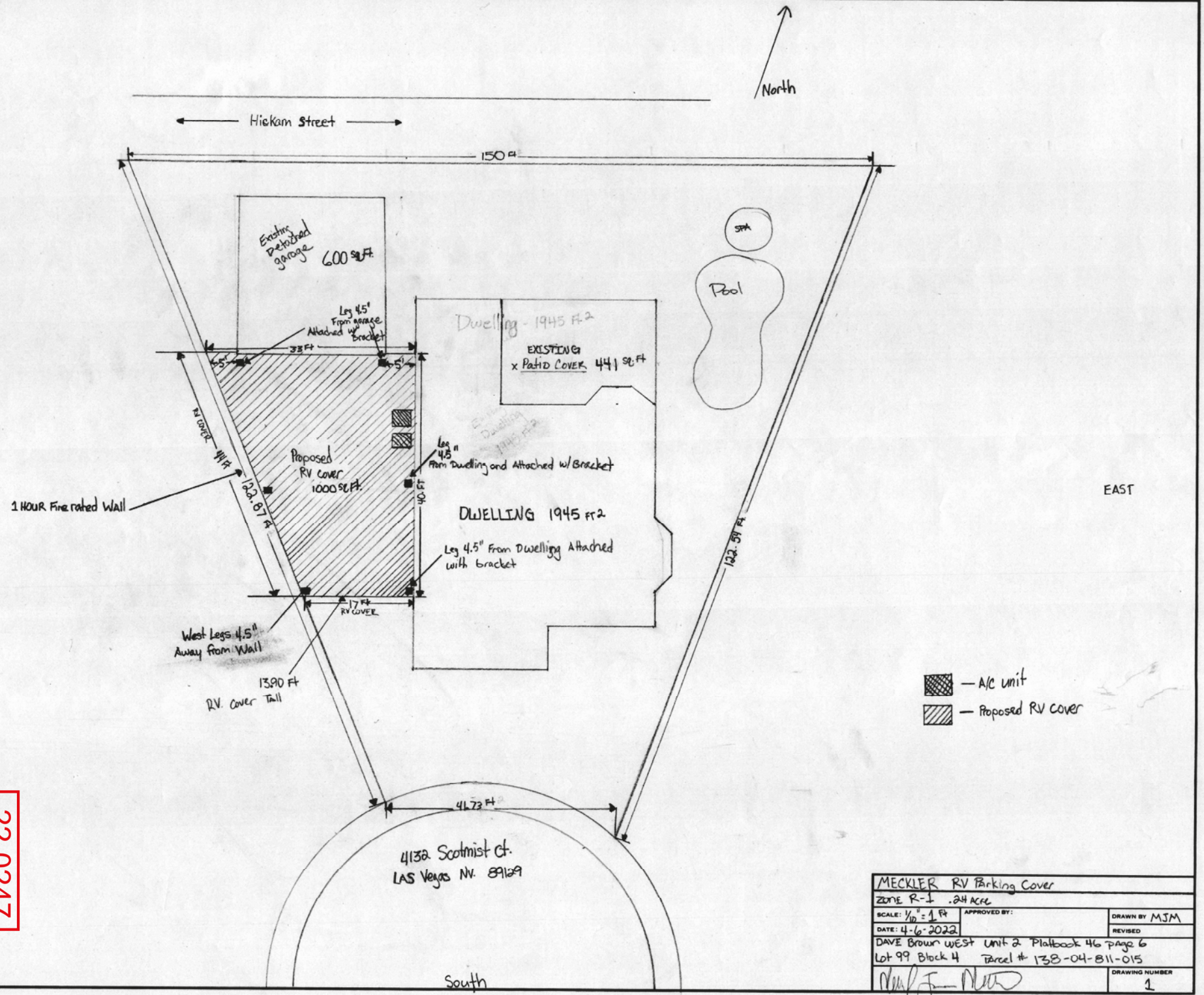
Print Name Michael Jason Meckler

SETH COSE
Notary Public, State of Nevada
No. 16-2967-1
My Appt. Exp. July 5, 2024

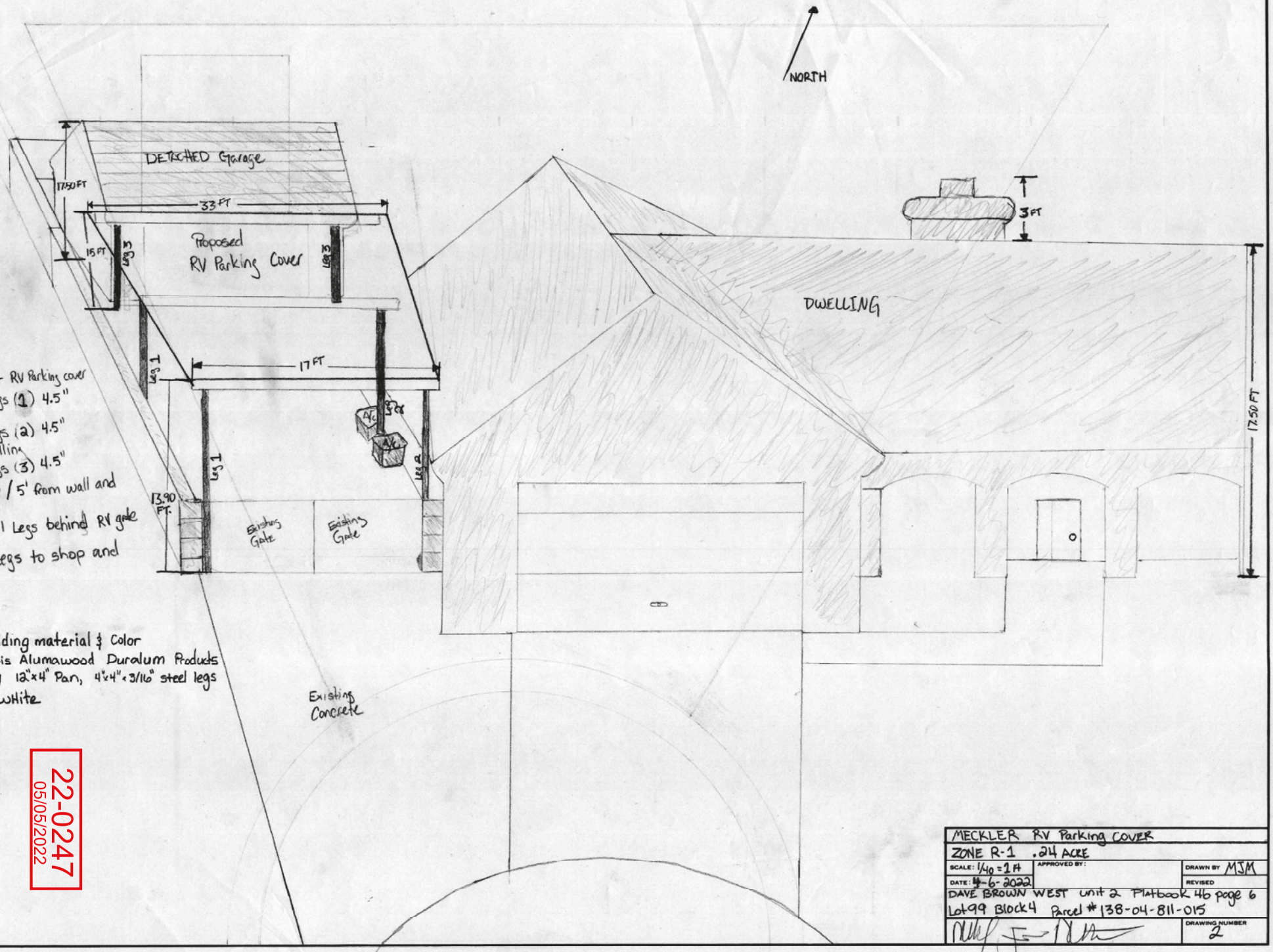
22-0247
05/05/2022

State of Nevada County of Clark
Subscribed and sworn before me
This 28 day of April, 20 22 by Michael Jason Meckler.

Seth Cose
Notary Public in and for said County and State



22-0247
05/09/2022



- Variance for RV Parking cover
- Mount Legs (1) 4.5" from wall
- Mount Legs (2) 4.5" From Dwelling
- Mount Legs (3) 4.5" From shop / 5' from wall and Dwelling.
- Mount all Legs behind RV gate
- ATTACH Legs to shop and Dwelling.

- NOTE: Building material & Color
  - material is Alumawood Duralum Products Duraking 12"x4" Pan, 4"x4"x3/16" steel legs
  - Color = White

22-0247
05/05/2022

Planning Commission July 12, 2022 - Page 137

MECKLER RV Parking COVER
ZONE R-1 .24 ACRE
SCALE: 1/40 = 1 ft
APPROVED BY:
DRAWN BY MJM
DATE: 4-6-2022
REVISED
DAVE BROWN WEST unit 2 Platbook 46 page 6
Lot 99 Block 4 Parcel # 138-04-811-015
DRAWING NUMBER 2


22-0247
05/05/2022



22-0247-VAR1 - APPLICANT/OWNER: MICHAEL JASON MECKLER
4132 SCOTMIST COURT

06/01/2022



22-0247-VAR1 - APPLICANT/OWNER: MICHAEL JASON MECKLER
4132 SCOTMIST COURT

06/01/2022

Las Vegas Building Department

Justification letter for 4132 Scotmist Ct.

I am writing this letter with an apologetic heart and total acknowledgment of my, at fault responsibility.

I have lived in my home for approximately 9 years and thrive to make improvements to the appearance and usage of my home and property to benefit my community and cul-de-sac keeping good standings with the City of Las Vegas. I am here asking for a Variance for my RV cover on the west side of my dwelling behind my existing RV gate to allow a separation distance of 0 feet from the primary dwelling where 6 feet is required in R-1 and a variance to allow a side yard setback of 0 feet where 3 feet is required. (Please see plans)

The reason I am asking for this cover is to be able to Productively use the RV parking area I have purchased. My lot is Oddly shaped and due to the Irregular shape of my lot caused by the offset of the cul-de-sac I am unable to fully use the area with a RV cover using current setbacks. The cover provides shade and sufficient room for my RV trailer and boat allowing them both to fit side by side behind my RV gate for security reasons. The cover also provides shade for what I call "The HOT side of my house and AIC units" which are located in the same area, The RV covers shade also provides a more energy efficient situation keeping my AIC units in the shade and the heat redirected away from my home. The cover is professionally built while matching the color scheme of my home, also it is easy on the eyes and has already been approved by the HOA and the support of all neighbors on my street and the home behind me that has a view of it.

Sincerely,

Michael Jason Meckler



22-0247
05/05/2022

Taylor
Association Management

259 N. Pecos Rd., Suite 100, Henderson, NV 89074
Phone: 702-736-9450 / Toll Free: 855-764-8639 / Fax: 702-736-0679
www.myhoawebsite.com

ARC REQUEST CONDITIONAL APPROVAL

Michael Meckler
4132 Scotmist Ct
Las Vegas, NV 89129

RE: Property Address: 4132 Scotmist Ct / Mountain Shadows Estates Homeowners Association / Account #: 82913

November 18, 2020

Dear Michael Meckler,

The Architectural Review Committee for Mountain Shadows Estates Homeowners Association has reviewed and **CONDITIONALLY APPROVED** your architectural submittal for **I would like to cover my RV Parking Area with a metal framed and color matched paneled cover. The cover will be professionally made and installed by the owner.** per the plans submitted on 10/7/2020 12:58:16 PM with the following conditions: **The carport must be painted to match the color of the house.**.

This approval is subject to all City, State and Federal permits, codes, statues, laws, rules and regulations, which are the sole responsibility of the homeowner. Any variation in the installation of the improvement/construction will disqualify this approval and will require an additional submission.

All construction must commence within 120 days of this approval letter, if construction has not been commenced within the 120 days, such approval shall be deemed withdrawn. Once construction is commenced, all work shall be completed within 180 days of commencement.

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ARC, the Association, the Board of Directors or the Association or any Members thereof, not the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

Your patience and cooperation with the architectural review process is appreciated. If you have any questions, please contact the Association at 702-736-9450.

Sincerely,

Isabella Ruff

Isabella Ruff, CMCA, AMS
Community Manager
iruff@tamhoa.com

22-0247
05/05/2022

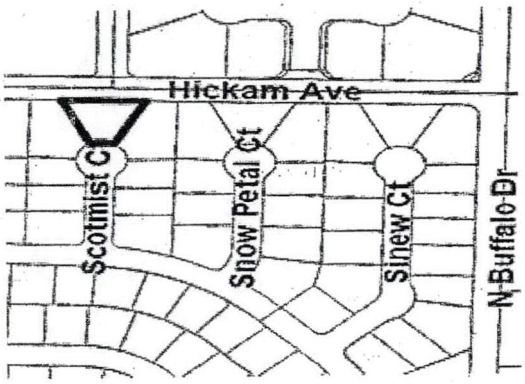
Int: _____

Application Information

22-0247-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL JASON MECKLER - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] AND A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED on 0.24 acres at 4132 Scotmist Court (APN 138-04-811-015), R-1 (Single Family Residential) Zone, Ward 4 (Anthony).

- APPROVAL OF THIS VARIANCE WOULD SET A PRECEDENCE FOR FUTURE CARPORTS/ SHADE STRUCTURES.
- THIS STRUCTURE WOULD APPEAR TO INCREASE THE POTENIAL FOR FIRE SPREAD.
- WITHOUT THE REQUIRED 6' SEPARATION FROM THE DWELLING, WOULDN'T THE REQUIRED SIDE YARD SETBACK FOR R-1 ZONING BE REQUIRED, 5' MIN., 14' TOTAL

Application Location



The proposed project may not pertain to the entire highlighted project site.

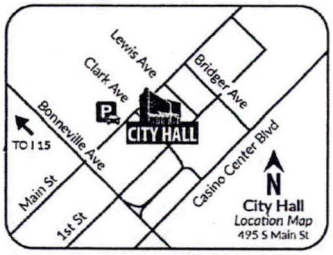
Public Hearing Information

Meeting:	Planning Commission
Date:	*07/12/2022*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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www.lasvegasnevada.gov/meetings

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Dept of Planning
City of Las Vegas

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PAID
Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0247-VAR1
Planning Commission Meeting of **07/12/2022**

22-0247-VAR1
13804811023
GAGE T & K FAMILY TRUST
GAGE THOMAS E & KAREN S TRS
4124 TEA GARDEN DR
LAS VEGAS NV 89129

Submitted after final agenda

27P

125 PRDFN01 89129

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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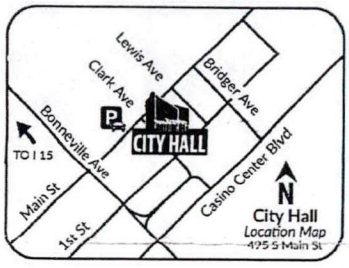
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0247-VAR1
Planning Commission Meeting of **07/12/2022**

22-0247-VAR1
13804713015
SINDELAR TRUST
SINDELAR RONALD R & JANICE R TRS
4258 HELENA HIDEAWAY CT
LAS VEGAS NV 89129

125 DRAFT -89129

27 P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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Las Vegas, NV
Permit No. 1630

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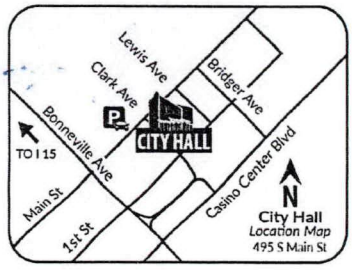
JUL 06 2022
Dept of Planning
City of Las Vegas



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www.lasvegasnevada.gov/meetings

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0247-VAR1

Planning Commission Meeting of **07/12/2022**

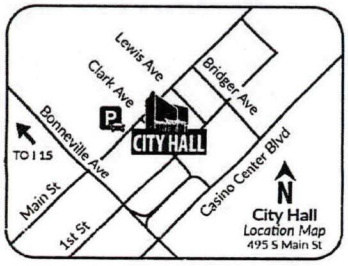
22-0247-VAR1
13804811020
M M J L E
4540 N VALADEZ ST
LAS VEGAS NV 89129

125 DRDFNP1 89129

27A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0247-VAR1

Planning Commission Meeting of **07/12/2022**

22-0247-VAR1
13804811027
CINTE L L C
4540 N VALADEZ ST
LAS VEGAS NV 89129

125 DRDFNP1 89129

27A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
28

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

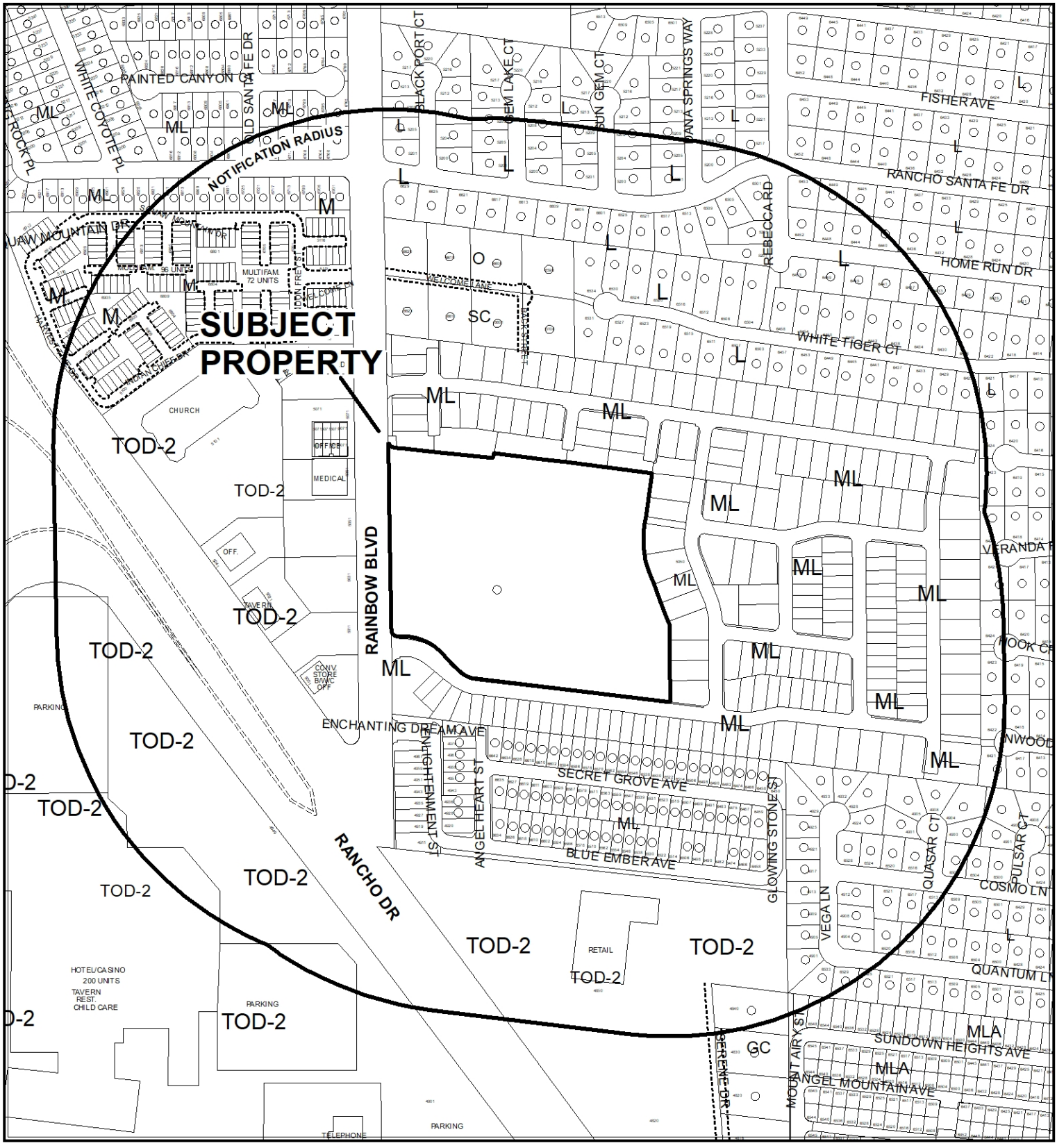
SUBJECT:
22-0265 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO DRIVE, LLC - For possible action on the following Land Use Entitlement project requests on 12.05 acres on the east side of Rainbow Boulevard, approximately 490 feet north of Rancho Drive (APN 125-35-301-021), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 22-0265-GPA1
2. Land Use Map for 22-0265-GPA1
3. Land Use Map for 22-0265-ZON1
4. Location and Aerial Maps
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0265-SDR1
10. Submitted after Final Agenda - Protest Postcards and Documentation Not Vetted - Protest Comment Form, E-mail and Altered Postcards

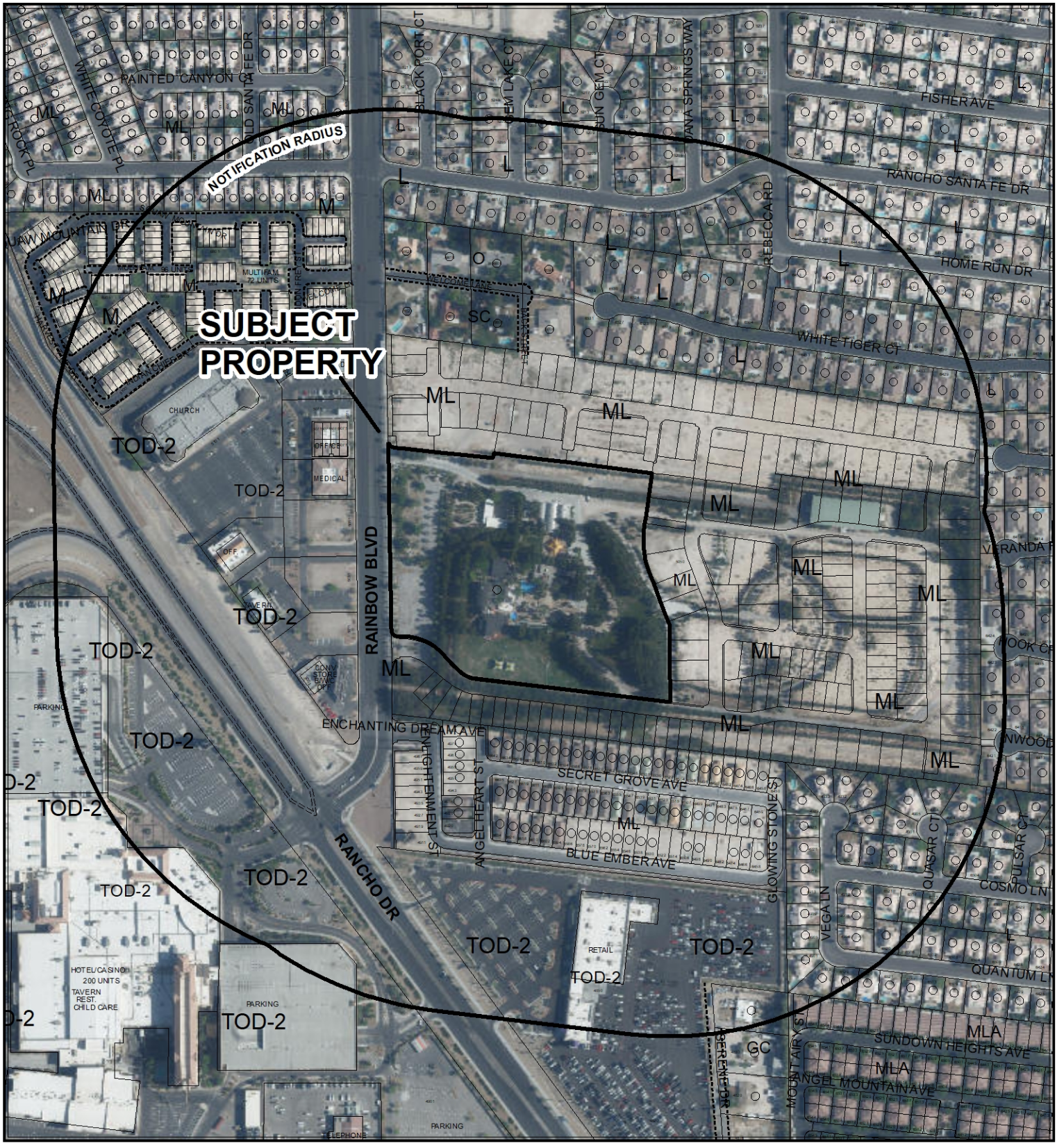


CASE: **22-0265-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)



0 340 680 Feet

CASE: **22-0265-GPA1**

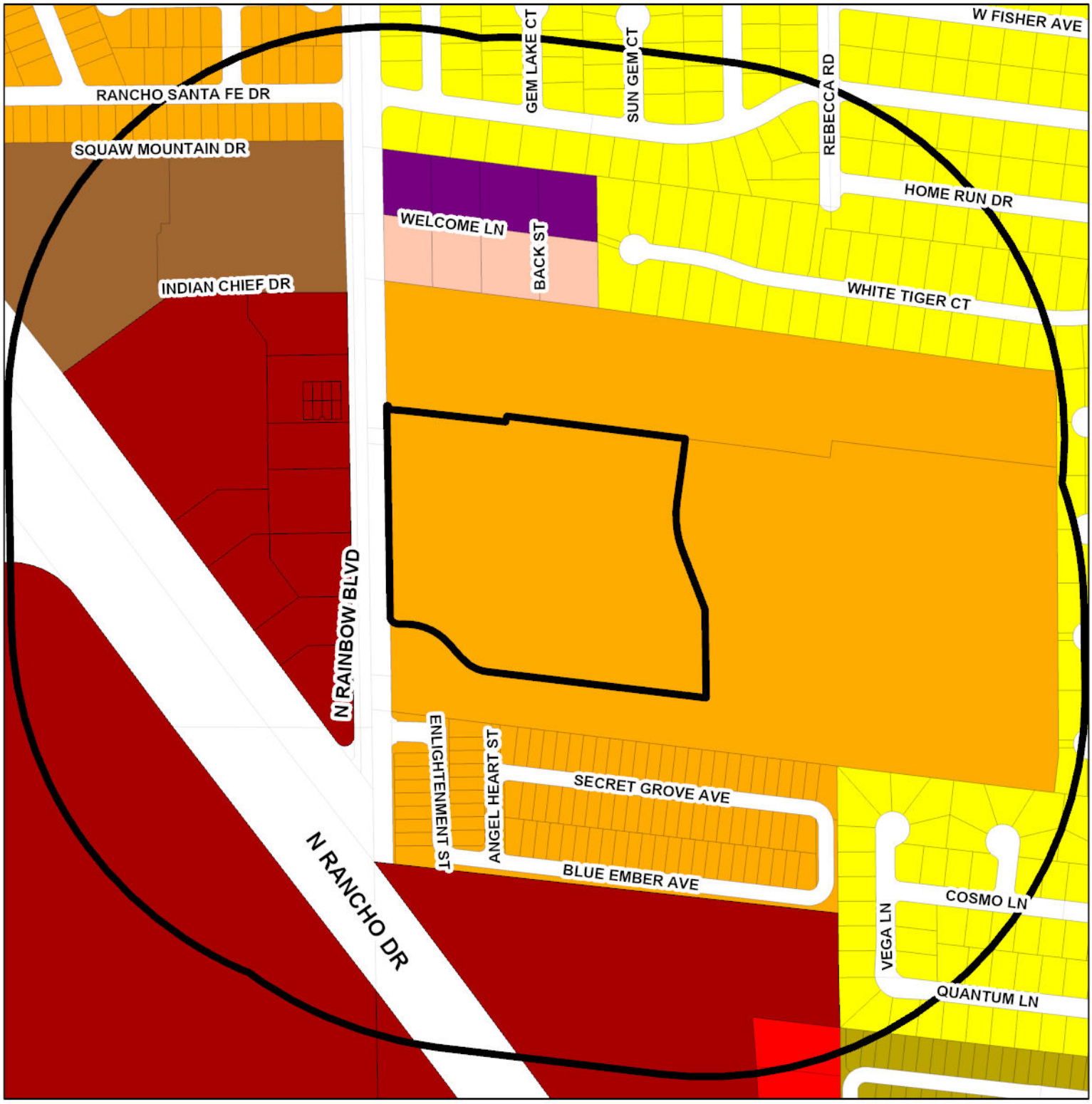
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

N

22-0265-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

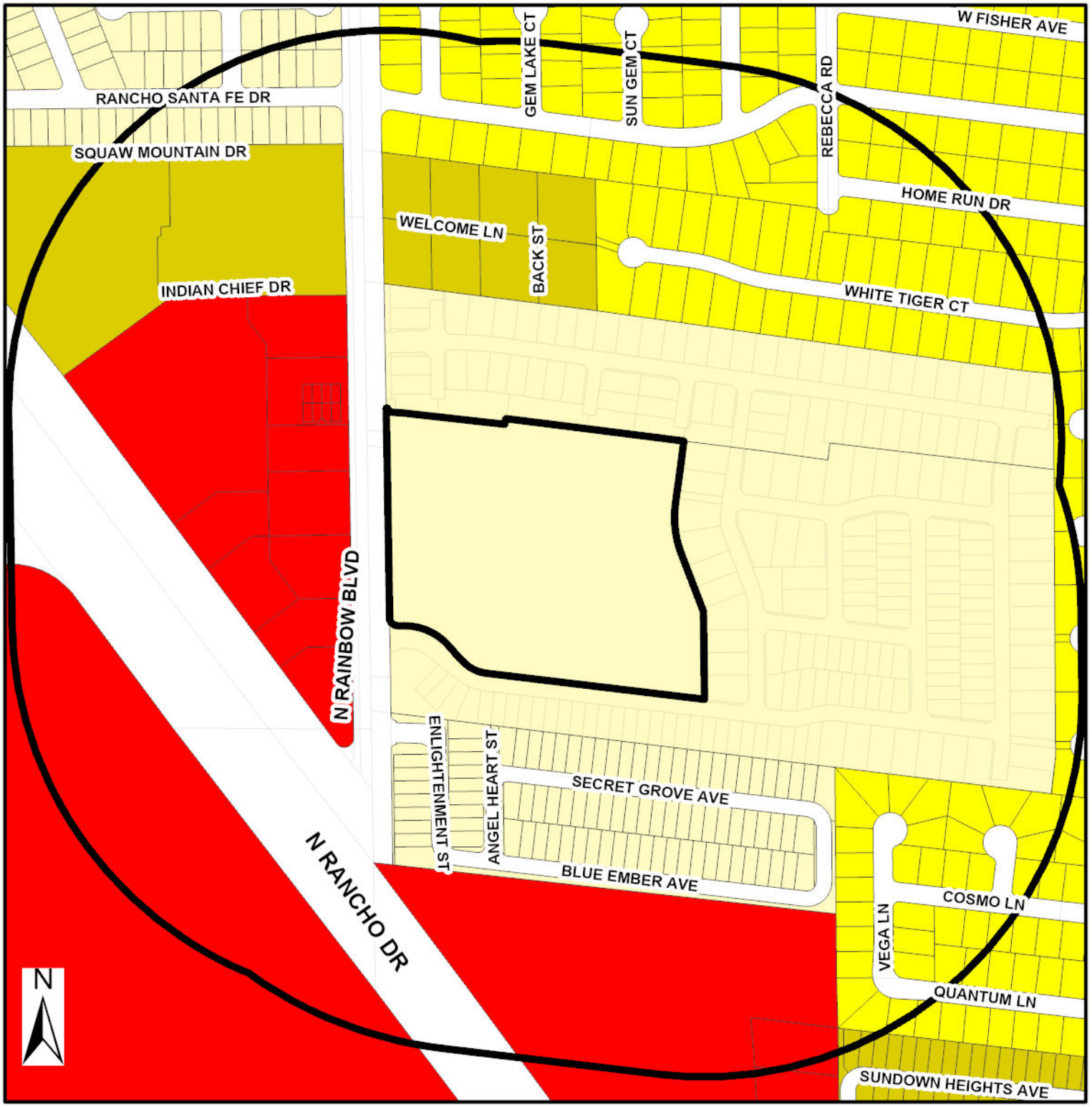
FROM ML
TO H

- Subject Property
- Not City
- 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 31, 2022

22-0265-ZON1



Zoning

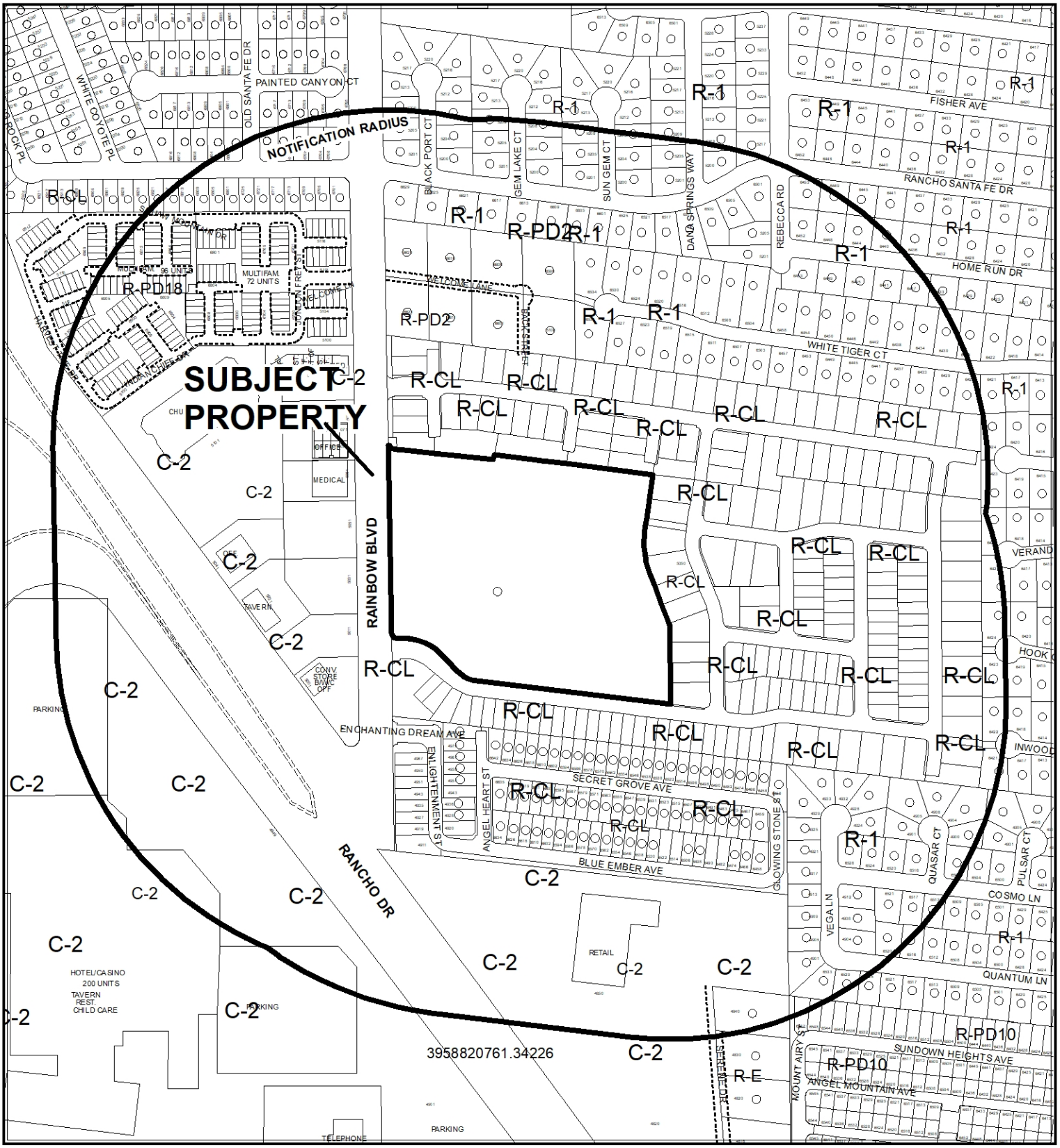
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- 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-CL TO R-4

Subject Property
Not City
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 31, 2022



0 340 680 Feet

CASE: **22-0265**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

N



0 340 680 Feet

CASE: **22-0265**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO DRIVE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0265-GPA1	Staff recommends APPROVAL.	
22-0265-ZON1	Staff recommends APPROVAL.	22-0265-GPA1
22-0265-SDR1	Staff recommends APPROVAL, subject to conditions	22-0265-GPA1 22-0265-ZON1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 695

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

22-0265-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0265-GPA1) and Rezoning (22-0265-ZON1) 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 06/15/22, 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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

8. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

9. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to reflect the changes herein. The applicant is required to submit a revised site plan that provides one additional ADA parking space, for a total of 11 overall ADA parking spaces.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. The sidewalks along Rainbow Boulevard adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Coordinate the sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works. There is a point of connection to the east that goes through the future residential development, but would require potential offsite sewer relief downstream.

13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho Complete Street NEPA (Mesquite to Rainbow)" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

16. 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 develop a 334-unit, four-story multi-family development on 12.05 acres on the east side of Rainbow Boulevard, approximately 490 feet north of Rancho Drive.

ISSUES

- The applicant has requested a General Plan Amendment (22-0265-GPA1) from SC (Service Commercial) to H (High Density Residential). Staff recommends approval.
- The applicant has requested a Rezoning (22-0265-ZON1) from R-E (Residence Estates) to R-4 (High Density Residential). Staff recommends approval.
- Access to the subdivision will be from Rainbow Boulevard, a 100-Foot Primary Arterial Street as designated by the Master Plan of Streets and Highways.
- The proposed Multi-Family Residential land use is permitted in the proposed R-4 (High Density Residential) zoning district.

ANALYSIS

On February 17th, 2021 the Department of Planning processed a request for a Final Map (100091-PMP) of a three-lot parcel map at 5050 North Rainbow Boulevard. The map recorded on May 17th, 2021 and created three individual lots (Lot #1 – Lot #3). The applicant is proposing a Site Development Plan Review (22-0265-SDR1) for a 334-unit, four story tall multi-family residential development on the 12.05-acre which is located on Lot #3 of the recorded Parcel Map (100091-PMP) (Book: 127, Page: 31) (APN 125-35-301-021). The proposed subject site consist of one parcel zoned R-E (Residence Estates) with a SC (General Commercial) General Plan land use designation. Site access is proposed from a non-gated entrance located on the western perimeter of the site adjacent to Rainbow Boulevard.

JB

City of Las Vegas 2050 Master Plan

The Las Vegas 2050 Master Plan identifies the vision and goals of the community and provides a "road map" identifying where land use changes may be anticipated or desired. The Plan provides guidance and recommendations on the forms and functions of these future land uses. Understanding how future demographic changes, such as increasing population or socio-economic shifts, affect land uses is essential for effective master planning. In Las Vegas, demographic projections anticipate upwards of 300,000 new residents within the city limits by 2050. We know that past development practices relied on a suburban expansion model, where undeveloped lands at edge of city are incorporated into the City proper and developed - primarily as single-family housing developments. This pattern of development may ultimately prove unsustainable should it continue, exacerbating a range of issues and associated mitigation costs. Single-family housing consumes the greatest amounts of water - are preciously and tightly managed resources, especially if needing to accommodate 300,000 new residents. Further suburban expansion requires significant infrastructure investment to expand sewer and water service, while often leaving aging infrastructure in older parts of the city in poorer condition. Suburban expansion means ever increasing commute times for workers, while making it increasingly expensive to provide mass transit service to outlying areas. At the same time, Las Vegas struggles with the same issues of equality that are common across urban environments in the US: gentrification, affordable housing, and fair access to schools, hospitals, and critical services. A number of alternative strategies and development practices are at the city's disposal, which have the ability to accommodate future population growth in a more resilient manner, leading to better outcomes for all of Las Vegas.

Key land use planning strategies include prioritizing and incentivizing construction of "Missing Middle" housing: low-rise (3-5 story) multi-family units in key areas that have the smallest water footprint per dwelling unit. For Las Vegas, increasing density and population in select areas is vital to help maximize the efficiency of existing city services and to accommodate an increasing population. It will also provide the population concentration needed to support more accessible and equitable mobility and transportation systems and nearby, walkable neighborhood stores and businesses. Density is frequently perceived as a "bad" word because it connotes a wide array of ill-conceived or poorly-designed buildings and developments. These include past attempts at public housing, overcrowded and out-of-scale apartment complexes, and the conversion of single-family homes into multi-unit boarding houses. Well-planned and designed medium- to higher-density housing strategies could help transform and re-energize certain areas.

General Plan Amendment and Rezoning

The applicant has proposed a General Plan Amendment (22-0265-GPA1) from SC (General Commercial) to H (High Density Residential), which has an unlimited allowable density of dwelling units per gross acre. The proposed 334-unit multi-family residential development on 12.05 acres proposes a maximum density of 27.72 units per acre. The H (High Density Residential) General Plan land use designation allows the R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and the proposed R-4 (High Density Residential) zoning districts.

The applicant has proposed to Rezone (22-0265-ZON1) the subject site from R-E (Residence Estates) to R-4 (High Density Residential). The zoning district is intended to allow for the development of high density multi-family units in areas suitable for high density residential development. Existing single-family detached dwellings zoned R-CL (Single Family Compact-Lot) are located to the north, east and south of the subject site. In addition, the subject site is located directly adjacent to C-2 (General Commercial) zoning to the west, which fronts Rainbow Boulevard.

Staff has determined that the proposed R-4 (High Density Residential) zoning district is consistent with the proposed H (High Density Residential) General Plan land use designation and supports the goals and objectives of the 2050 Master Plan by providing “Missing Middle” housing, low-rise (3-5 story) multi-family units in a key area that has the smallest water footprint per dwelling unit. In addition, the subject site is within walking distance of two bus stops. The first bus stop is located on the southeast side of Rainbow Boulevard just east of Rancho Drive. The second bus stop is located on the west side of Rainbow Boulevard, almost directly in front of the proposed entrance to the multi-family development allowing future residents of the proposed multi-family development the option of utilizing public transit. The proposed multi-family development provides the population concentration needed to support more accessible and equitable mobility and transportation systems desired by the master plan.

The subject site is located within the Rancho Area of The City of Las Vegas 2050 Master Plan which states, “The future of the Rancho Area will see directed medium to higher-density, suburban-oriented transit-oriented development to support existing well-established, yet older, shopping centers at key nodes that have potential to become neighborhood mixed-use centers. Staff has determined that the proposed projects proximity to the existing shopping center and major commercial corridor located along Rancho Drive to the south of the subject site meets the future vision of the Rancho Area. Also, the project represents a much needed multi-family housing development within the City of Las Vegas and will assist with the housing shortage seen thought the Las Vegas Valley. Therefore, staff is recommending approval of the requested General Plan Amendment and Rezoning applications.

JB

Site Development Plan Review

The applicant has proposed to develop a four-story and three-story, 334-unit multi-family residential (apartment) development consisting of 236 one-bedroom units, 82 two-bedroom units and 16 three-bedroom units. The proposed development also provides a one-story, 9,000 square-foot private community center and leasing office with amenities that include fitness rooms, pool, sports courts and open space areas. All structures have been designed to comply with Title 19.06.040 residential adjacency development standards to the adjacent single-family dwellings. The four-story, 43-foot tall building is adjacent to Rainbow Boulevard, with the three-story, 32-foot tall building being more centralized to the site. In comparison, a two-story single-family home is allowed heights up to 35 feet. There are also additional areas of open space spread throughout the development for the residents to utilize which include a dog park and two courtyard areas.

Pursuant to Title 19.12 on-site parking requirements which require 1.25 (one-bedroom units), 1.75 (two-bedroom units) and 2.00 (three-bedroom units) and one guest parking space per six units the proposed development is required to have a minimum of 527 parking spaces. The submitted site plan indicates that the site will provide 542 overall parking spaces, which complies with Title 19.12 requirements. In addition, leasable 15-foot tall parking garages and covered parking are provided throughout the development. However, the site plan currently depicts 10 ADA parking space where 11 spaces are required. A condition of approval has been added, which will require the applicant to submit a revised site plan that provides one additional ADA parking space, prior to the time application is made for a building permit.

The proposed multi-family development meets residential adjacency standards, is located along an established Regional Transportation Commission (RTC) bus line and supports the goals and objectives of the City of Las Vegas 2050 Master Plan. Therefore, staff recommends approval off the requested General Plan Amendment (22-0265-GPA1), Rezoning (22-0265-ZON1) and Site Development Plan Review (22-0265-SDR1).

JB

FINDINGS (22-0265-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed H (High Density Residential) General Plan designation is consistent and harmonious with the existing single-family compact-lot residential land uses to the north, south and east and shopping center to the west of the subject site.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The H (High Density Residential) General Plan land use designation supports the proposed R-4 (High Density Residential) zoning district. The applicant has proposed a Rezoning (22-0265-ZON1) from R-E (Residence Estates) to R-4 (High Density Residential) on the subject site, which is consistent with the proposed H (High Density Residential) General Plan designation.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation (bus stops) and commercial facilities within close proximity to the subject site.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   All applicable plans and policies are met with the proposed amendment.

FINDINGS (22-0265-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed R-4 (High Density Residential) zoning district conforms to the proposed H (High Density Residential) General Plan designation which allows four zoning districts: R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and R-4 (High Density Residential).

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The multi-residential uses allowed in the proposed R-4 (High Density Residential) zoning district are compatible with the existing surrounding single-family compact-lot and commercial land uses and zoning districts located within the area.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   Growth and future development factors outlined in the City of Las Vegas – Rancho Area plan indicate the need for medium to higher-density, suburban-oriented transit-oriented development to support existing well-established, yet older, shopping centers and commercial corridors.

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 property is located on Rainbow Boulevard, which is classified as a 100-foot Primary Arterial street, as defined by the Master Plan of Streets and Highways. Access to the subject site will be provided by a driveway on Rainbow Boulevard that is aligned with the existing driveway for the commercial property to the west and is adequate in size to meet the requirements of the proposed R-4 zoning district.

FINDINGS (22-0265-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 334-unit, multi-family development is compatible with the surrounding residential and commercial uses in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the proposed H (High Density Residential) General Plan designation, Title 19, and other duly-adopted city plans, policies and standards, including the City of Las Vegas 2050 Master plan.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The property is located on Rainbow Boulevard, which is classified as a 100-foot Primary Arterial street, as defined by the Master Plan of Streets and Highways. Access to the subject site will be provided by a driveway on Rainbow Boulevard that is aligned with the existing driveway for the commercial property to the west and will not negatively impact the adjacent roadway.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed stucco building façade and color palette has been deemed appropriate for the desert environment. The primary tree species being utilized are the 24-inch box “Multi-Trunk Sweet Bay”, “African Sumac”, “Chinese Pistache” and “Holly Oak” trees with a variety of five-gallon shrubs, 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 proposed building elevations and materials are not unsightly, undesirable, or obnoxious in appearance, which will be harmonious and compatible with the proximate environment. The building façades will have a “Alabaster”, “Alpaca”, “Burlap”, “Rockweed” and “Cooled Blue” stucco finish, which have been incorporated along all sides of the building.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Site development is subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05-06-64	The City Planning Commission approved an Annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road, and west of Decatur Boulevard.
02/25/71	The Board of Zoning Adjustment approved a request for a Variance (V-0006-71) to allow the construction and maintenance of a paddock, arenas, runs for boarding, to operate a training facility and have competitive events concerning horses and to also allow a six-foot high fence in the front yard where four foot maximum height is allowed; to allow accessory stables and runs situated outside of the rear yard area on property located on the east side of Lorenzi Boulevard, northeasterly of Tonopah Highway.
06/18/80	The City Council denied a request for a Rezoning (Z-0038-80) from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) on property located at 5050 North Lorenzi Boulevard.
12/05/80	The City Council approved a request for a Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
08/28/85	The City Council approved a request for an Extension of Time [V-0085-80(1)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
03/31/86	The Board of Zoning and Adjustment approved a request for a Variance (V-0029-86) to allow an accessory building and the keeping of horses on property without a main dwelling, where such uses are not permitted on property located at 5050 North Lorenzi Boulevard.
01/06/88	The City Council approved a request for an Extension of Time [V-0085-80(2)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
05/17/89	The City Council approved a request for an Extension of Time [V-0085-80(3)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/20/90	The City Council approved a request for an Extension of Time [V-0085-80(4)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
11/18/92	The City Council approved a request for an Extension of Time [V-0085-80(5)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Lorenzi Boulevard.
10/27/97	The City Council approved a request for an Extension of Time [V-0085-80(6)] of an approved Variance (V-0085-80) to allow use of the premises for the retail and wholesale sale of sod, trees, fertilizer and related products in addition to the existing approved tack and feed store operation on property located at 5050 North Rainbow Boulevard.
05/09/02	The Planning Commission approved a request for a Variance (V-0018-02) to allow an addition to an existing single-family residence to be 40 feet in height and three stories tall where the maximum allowed is 35 feet in height and two stories tall on approximately 74.46 acres located at 5050 North Rainbow Boulevard.
10/04/06	The City Council approved a request for a Special Use Permit (SUP-15050) for the proposed addition of three habitable accessory structures and one non-habitable accessory structure at 5050 North Rainbow Boulevard. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Variance (VAR-15051) to allow the total square footage of proposed accessory structures to exceed 50% of the floor area of the main dwelling and to allow an accessory structure in front of the main dwelling at 5050 North Rainbow Boulevard. The Planning Commission recommended approval of the request.
10/05/06	The Planning Commission approved a request for a Variance (VAR-16531) to allow proposed accessory structures to exceed the height of the main dwelling at 5050 North Rainbow Boulevard.
08/31/20	A Code Enforcement case (#CE20-04788) was processed for numerous pine trees and the ground is covered with pine needles (8 to 10 inches) creating a fire hazard along the property line at 5050 North Rainbow Boulevard. The case was resolved on 11/23/20.
02/17/21	The Department of Planning processed a request for a Final Map (100091-PMP) of a three-lot parcel map at 5050 North Rainbow Boulevard. The map recorded on 05/17/21.

JB

Most Recent Change of Ownership	
02/21/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/05/06	A building permit (#L-17647) was issued for civil improvement plans for an addition of three habitable accessory structures and one non-habitable accessory structure (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 04/01/08.
05/14/07	A building permit (#L-21859) was issued for minor onsite grade changes (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 05/21/07.
07/03/07	A building permit (#L-22966) was issued to add a water line (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 07/12/07.
07/23/07	A building permit (#L-23306) was issued revisions to a garage addition (Little Bavaria) on property located at Rainbow Boulevard and Rancho Drive. The permit was finalized on 12/03/07.
11/05/08	A building permit (#A-31795) was issued for a covenant running with the land for a multi-purpose trail system along Rainbow Road at 5050 North Rainbow Boulevard.

Pre-Application Meeting	
05/03/22	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 on the subject site for a Multi-Family Residential development.

Neighborhood Meeting	
06/23/22	A neighborhood meeting was held at Centennial Hills YMCA at 6601 North Buffalo Drive, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning and Site Development Plan Review at Assessor's Parcel 125-35-301-021. The meeting was attended by one staff member and one representative from the Council Ward 6 Office. There were 37 members of the public; as such, the following concerns were raised regarding the proposed development proposal: • Are these apartments or condos? Apartments. • What about the existing trees, can they be saved? The trees on the Richmond American site were cut down because "it was cheaper to do so" as the neighbors were told by Richmond American. The removal of those existing mature trees eliminating the natural wind and dust block. • Apartments by a casino (Santa Fe Station) will turn the neighborhood into a bad area and the crime rate will go up. • There is no dust monitoring going on with the Richmond American single-family home development currently under construction, this will only add to it. The dust is affecting their health and quality of life since the existing adjacent neighbors are now unable to go outside in their yards because the dust is so bad. • The schools in the area are already overwhelmed, this will make the schools even more overcrowded. • There will be too many people in the area and there will be fights all the time. • The existing neighbors feel as if they will lose their community, there will be crime, fighting, and it won't be a safe neighborhood anymore. • Why didn't the property owner just sell the whole piece of land to Richmond American so it could all be homes, • This will mean three more driveways on Rainbow (two for Richmond American and one for the multi-family) this will result in too much traffic and a lot of congestion. The left hand turn lane from southbound Rainbow to go left (south) on Rancho already back-ups and is not deep enough to accommodate all the cars for the turn lane. This blocks travel lanes. • The existing home to be demolished might have asbestos, how is this going to be removed safely without polluting the existing adjacent neighborhood.

JB

Neighborhood Meeting	
	• What is the price range of the apartments? These will be market rate. • Is the applicant buying or leasing the property. It is a contingent sale upon the granting of the necessary land use entitlements applied for. • The applicant is trying to "pull a fast one" so it can get approval prior to the future Richmond American home owners actually being there to object to an apartment complex being located in the center of their neighborhood. The applicant's representative informed the neighbors in attendance that Richmond American homes will be required to disclose the future apartment complex to home buyers. The neighbors balked at this saying that would be buried in the home buying process and mounds of paperwork. • Neighbors asked if traffic medians would be installed. Planning staff informed the neighbors that a full traffic study would be required upon approval and that traffic study would dictate the need for the medians and/or pedestrian crosswalks. • Apartments never increase the value of homes, always devalue the area. • This development is too intense and needs to be reduced to two and three-stories, not three and four-stories. This proposal is grossly out of scale for the area. There are no four story apartment buildings in the area. These need to be low density apartments. • Some neighbors would rather it stay commercial and see a "big box store" be built instead. • The City should buy this property and make it a park. There is no green space in this area. • This apartment complex will turn the Rainbow Corridor into the second "Boulder Highway" corridor with apartments, casinos and high crime. • This proposal is the worst case scenario for the area, and will oversaturate the area with people and cars. • What time will construction start? Richmond American has been starting at 4:00 a.m. waking up the adjacent neighborhood and disturbing them with lights and dust. • Is this development owned or going to be built by Richmond American? Associated with them at all? The applicant's representative stated that the developments are not related at all, Calida is a separate entity and builder.

Neighborhood Meeting	
	• If approved, when would construction start? The applicant's representative stated around January/February. • Calida should postpone this project until there are actual homeowners surrounding the subject site. • Will the developer (Calida) raise the ground level of the site? Richmond American raised their site and now those homes (windows) peer into the existing residential neighborhood and "we have lost all sense of privacy." • The neighbors feel as though there is insufficient parking being provided even though they exceed code requirements. Neighbors feel that each apartment will have two cars and there will be overflow parking on Rainbow Boulevard. • The City is "screwing" us (neighbors), first with high density homes (Richmond American) and now with high density apartments.

Field Check	
05/26/22	Staff conducted a routine site visit and found the subject site to be a well maintained property with robust perimeter landscaping materials. The site is currently developed with a single-family dwelling.

Details of Application Request	
Site Area	
Net Acres	12.05

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family Detached	SC (Service Commercial)	R-E (Residence Estates)
North	Single-Family Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Single-Family Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single-Family Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Shopping Center	GC (General Commercial)	C-2 (General Commercial)

JB

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Rancho	Y
Northwest Open Space Plan	Y
Rainbow Blvd North Corridor Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – (200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	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 19.06.120, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	7,000 SF	524,898 SF	Y
Min. Setbacks – Clubhouse			
• Front (west)	10 Feet	105 Feet	Y
• Side (north)	5 Feet	257 Feet	Y
• Side (south)	5 Feet	205 Feet	Y
• Rear (east)	20 Feet	574 Feet	Y
Min. Setbacks – Building #100			
• Front (west)	10 Feet	217 Feet	Y
• Side (north)	5 Feet	152 Feet	Y
• Side (south)	5 Feet	180 Feet	Y
• Rear (east)	20 Feet	472 Feet	Y
Min. Setbacks – Building #200			
• Front (west)	10 Feet	392 Feet	Y
• Side (north)	5 Feet	161 Feet	Y
• Side (south)	5 Feet	98 Feet	Y
• Rear (east)	20 Feet	105 Feet	Y
Min. Distance Between Buildings	Unlimited	47 Feet	Y

Standard	***Required/Allowed***	***Provided***	***Compliance***
Max. Building Height – Clubhouse/Leasing Office	N/A	One Story; 17 Feet, Eight Inches	
Max. Building Height – Building #100	N/A	Four Stories; 46 Feet, Four Inches	Y
Max. Building Height – Building #200	N/A	Three Stories; 35 Feet, Six Inches	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.06.040, the following standards apply

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	106 Feet	107 Feet	Y
Trash Enclosure	50 Feet	60 Feet	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	1 du/lot	1 du/lot
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-4 (High Density Residential)	Unlimited	Unlimited
Existing General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
H (High Density Residential)	Unlimited	Unlimited

JB

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	38 Trees	38 Trees	Y
• South	1 Tree / 20 Linear Feet	47 Trees	47 Trees	Y
• East	1 Tree / 20 Linear Feet	34 Trees	34 Trees	Y
• West	1 Tree / 20 Linear Feet	26 Trees	26 Trees	Y
TOTAL PERIMETER TREES		**145 Trees**	**145 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		8 Feet	Y
• South	6 Feet		10 Feet	Y
• East	6 Feet		10 Feet	Y
• West	10 Feet		38 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	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	ADA	Regular	ADA	
Multi-Family Residential	236 Units (Studio and One bedroom)	1:1.25	295				
	82 Units (Two bedroom)	1:1.75	143.50 (144)				
	16 Units (Three bedroom)	1:2.00	32				
	Guest Parking	1:6	55.66 (56)				
TOTAL SPACES REQUIRED			527		542		Y
Regular and Handicap Spaces Required			516	11	532	10	N*

** A condition of approval has been added, which will require the applicant to submit a revised site plan that provides one additional ADA parking space.*

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) _____

Project Address (Location) Rainbow Boulevard / Rancho Drive

Project Name Rancho Rainbow **Proposed Use** _____

Assessor's Parcel #(s) 125-35-301-021 **Ward #** 6 - Fiore

General Plan: Existing SC Proposed HIGH **Zoning:** Existing R-E Proposed R-3

Additional Information _____

Property Owner Rancho Drive, LLC Contact Harvey Gettleson

Address 16000 Ventura Boulevard, Suite 900 City Encino State CA Zip 91436

E-mail Hgettleson@getwitz.com Phone 310-288-9970

Applicant Calida Residential, LLC Contact Brian Fridman

Address 10777 W. Twain Avenue, Suite 115 City Las Vegas State NV Zip 89135

E-mail bfridman@thecalidagroup.com Phone 702.947.2000

Representative Kaempfer Crowell Contact Tony Celeste

Address 1980 Festival Plaza Drive, Suite 650 City Las Vegas State NV Zip 89135

E-mail aceleste@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 Randal O'Connor

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

22-0265
05/20/2022

SEE ATTACHED CA NOTARY CERTIFICATE

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 25 day of April, 20 22,
by Date Month Year

(1) Randal O'Connor

(and ~~(2)~~ _____),
Name(s) ~~of Signer(s)~~

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ISABELLA CABALLERO
Notary Public - California
Los Angeles County
Commission # 2340291
My Comm. Expires Dec 14, 2024

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application / Petition Form & Statement of Financial Interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

22-0265
05/20/2022

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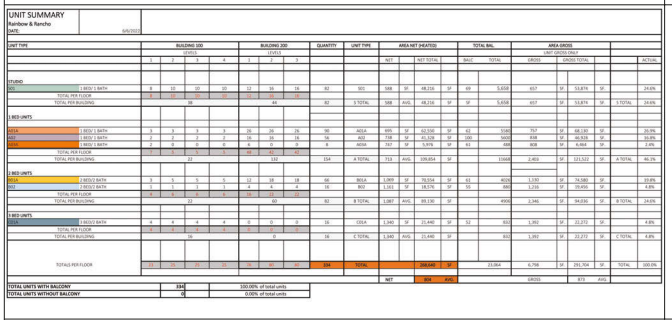
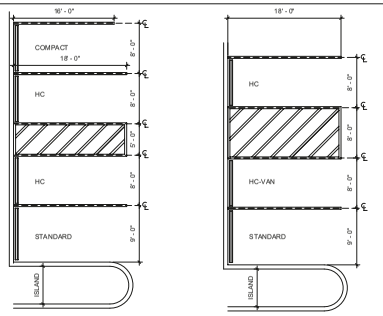
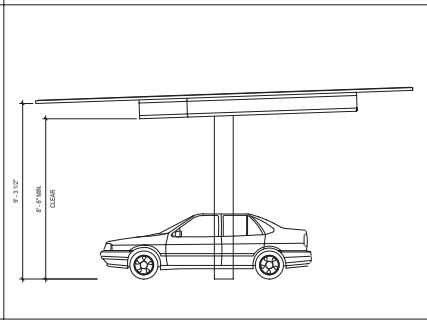
UNIT SUMMARY



TYPICAL PARKING DETAIL



TYPICAL CARPORT ELEVATION



SITE INFO

SITE INFO:
ACRES: +/- 12.05 AC
ADDRESS
CURRENT ZONING: R-E (RESIDENCE ESTATE DISTRICT / CURRENT)
DENSITY PROVIDED: 28 UNITS/ ACRE
OF UNITS: 334 UNITS
HEIGHT MAXIMUM: ***50'-0"***
"Building Height" means the vertical distance from the average grade to the highest point of the building'
HEIGHT PROVIDED: 49'-0"
OPEN SPACE PROVIDED 144,077 SF (434 SF PER UNIT)
BUILDING AREAS:

BUILDING 100	24,437 SF LEVEL 1 25,869 SF LEVEL 2-4 TOTAL = 102.017 SF
BUILDING 200	77,254 SF LEVEL 1 78,618 SF LEVEL 2&3 TOTAL = 234,490 SF
CLUBHOUSE	9,000 SF TOTAL

YARD SETBACKS:

FRONT	20'-0"
INTERIOR SIDE STREET:	5'-0"
CORNER SIDE	10'-0"
REAR	10'-0"
BUILDING SEPARATION	20'-0"

PARKING REQUIRED:
9'x18' PARKING STALLS WITH MIN. 24' WIDE DRIVE (SEE REQ. PARKING CALC.)

1 BED UNITS	1/1.25 UNIT
2 BED UNITS	1/1.75 UNIT
3 BED UNITS	1/2 UNIT
VISITOR PARKING	1/6 UNIT
COMMUNITY CENTER	1/200 SF
TOTAL	*572 SPACES*
TOTAL REQUIRED:	**560 SPACES**
HC PARKING REQUIRED:	**12 SPACES**

PARKING PROVIDED:

REGULAR PARKING:	502 SPACES
HC PARKING:	8 SPACES
HCV PARKING:	1 SPACE
HC EV PARKING	1 SPACE
STANDALONE GARAGE	29 SPACES
HC GARAGE	1 SPACE
TOTAL:	***542 SPACES***
COVERED PARKING	334

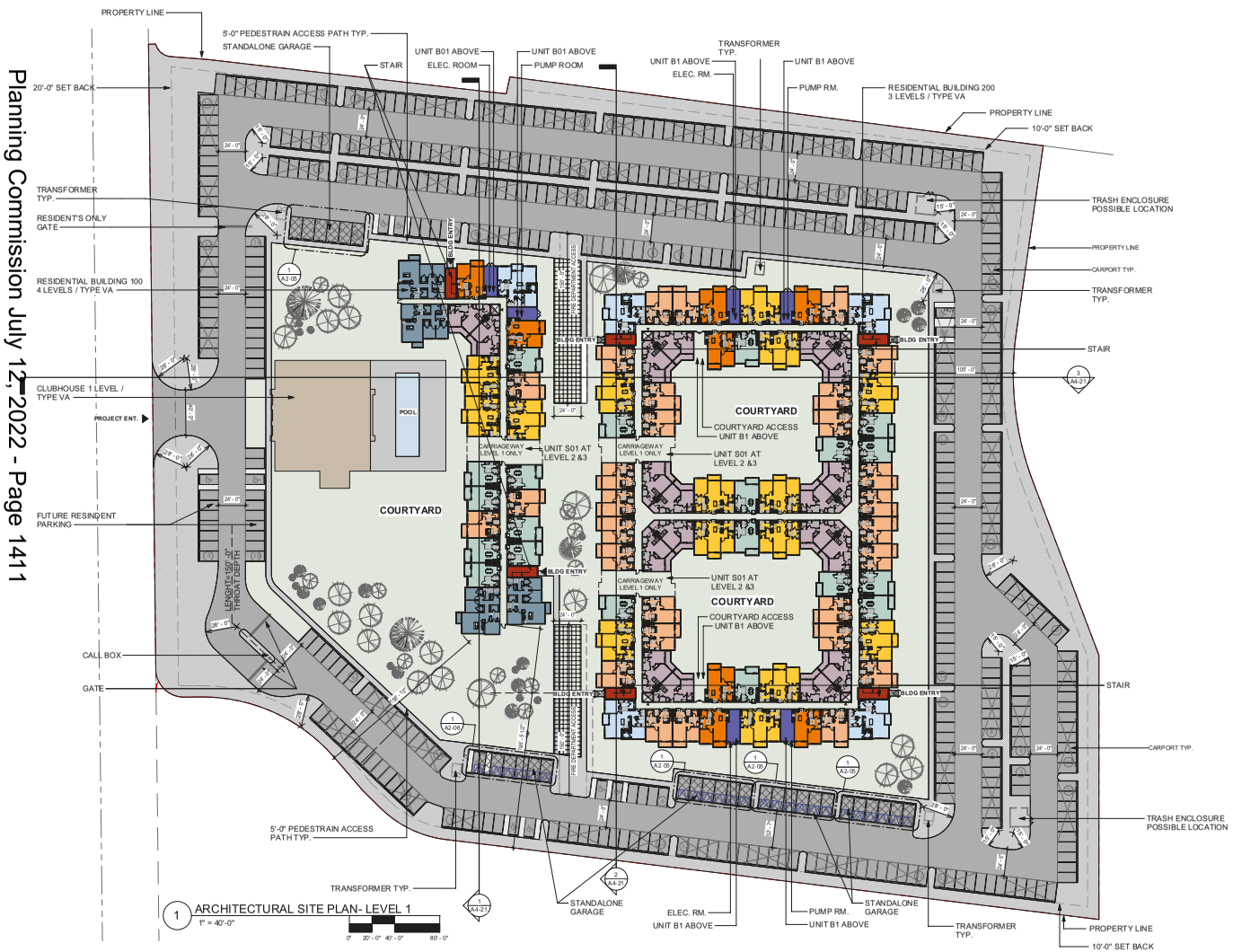
ON SITE LOADING REQUIRED: ***N/A- NONE REQUIRED***

PARKING DIMENSION PROVIDED:

REGULAR PARKING	**9' x 18'**
HC PARKING	**8' x 18'**
COMPACT PARKING	**8' x 16'**

REQUIRED PARKING CALCULATION

REQUIRED PARKING CALCULATION				
STUDIOS	82	x 1.25		102.5
1 BEDROOMS	154	x 1.25		192.5
2 BEDROOMS	82	x 1.75		143.5
3 BEDROOMS	16	x 2		32
VISITOR = 1 SPACE/6 UNITS	334	/6		55.67
COMMUNITY CENTER	9000 SF	/200		45
TOTAL				572



1 ARCHITECTURAL SITE PLAN- LEVEL 1
1" = 40'-0"
0' 20' - 0" 40' - 0" 80' - 0"

Planning Commission July 12, 2022 - Page 1411

22-0265
06/15/2022

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PHONE: 571.253.6930
dwelldesignstudio.com

RAINBOW AND RANCHO
APN: 125-38-301-021

THE CALIDA GROUP

ISSUE

DATE	DESCRIPTION	BUILDING
05/20/2022	ENTITLEMENT RESUBMISSION	1
06/15/2022	ENTITLEMENT RESUBMISSION	2
06/30/2022	ENTITLEMENT RESUBMISSION	3
08/08/2022	ENTITLEMENT RESUBMISSION	4

REVISION

DATE	DESCRIPTION	REV

PROGRESS PRINT
6/6/2022 2:30:38 PM

NOT FOR CONSTRUCTION

SHEET NAME
ARCHITECTURAL SITE PLAN

JOB NUMBER

DRAWN BY Author
CHECKED BY Checker

SP-01

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APN #: 125-35-301-021



Planning Commission July 12, 2022 Page 1412

VICINITY MAP - NTS

PLANTING SCHEDULE

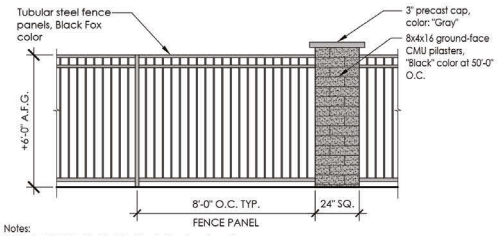
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Laurus nobilis	Multi-Trunk Sweet Bay	24" Box	106	Multi-Trunk
	Pistacia chinensis	Chinese Pistache	24" Box	80	Multi-Trunk
	Quercus ilex	Holly Oak	24" Box	84	Standard
	Rhus lancea	African Sumac	24" Box	104	Standard
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**	**REMARKS**
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 gal.	47	Column
	Leucophyllum frutescens ' Green Cloud '	Green Cloud Texas Sage	5 gal.	310	Can Full
	Ligustrum japonicum 'Texanum'	Texas Japanese Privet	5 gal.	583	Can Full
	Pyracantha koidzumii 'Santa Cruz'	Santa Cruz Pyracantha	5 gal.	99	Can Full
	Teucrium chamaedrys	Germander	5 gal.	556	Can Full
GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**	**REMARKS**
	Muhlenbergia rigens	Deer Grass	5 gal.	227	Can Full
	Nassella tenuissima	Mexican Feather Grass	5 gal.	1,329	Can Full

Open Space Calculations:

Total Site Area: Approx. 12.05 Acres (524,898 SF)

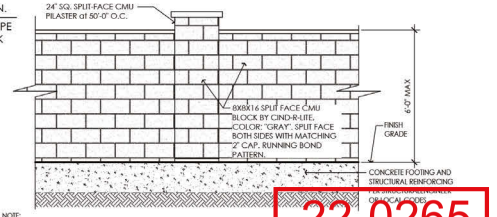
Open Space Requirements:
100 SF Per Dwelling Unit = 334 x 100 = 33,400 SF open space required

Open Space Provided: 132,484 SF (3.3 Acres) - 27.4% of total site area



Notes:
1. Pilaster CMU shall be installed in pinwheel configuration.
2. Concrete footing, steel reinforcing, etc. by structural engineer or local codes.

Typical CMU & Wrought Iron Perimeter Fence (1)
Scale: 3/8"=1'-0"



NOTE: CONCRETE FOOTING, STEEL REINFORCING, ETC. BY STRUCTURAL ENGINEER. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

Typical CMU Screen Wall (2)
SCALE: 3/8"=1'-0"

22-0265
06/15/2022

SITE VISIBILITY ZONES:
OWNER SHALL MAINTAIN ALL PLANT MATERIALS OCCURRING WITHIN SITE VISIBILITY ZONES AT 24" MAX. HEIGHT, TYPICAL.

0' 20' 40' 80'
GRAPHIC SCALE (1"=40'-0")

SILVER LANDS INC.
LANDSCAPE ARCHITECTURE
1310 S. 3rd St., Ste. 1008
Las Vegas, NV 89104
702.459.3192
SILVERLANDSINC.COM

SEAL:

CLIENT:

DESIGN REVIEW SUBMITTAL

DEVELOPMENT INFO:
RAINBOW & RANCHO
APN: 125-35-301-021
Las Vegas, NV 89130

SUBMITTALS:

#	DATE	DESCRIPTION

PROJECT DATA:
SLI PRJ NO: .
PROJECT ARCHITECT: EDK
ISSUED FOR: DESIGN REVIEW
DATE: 06.07.2022

SHEET:
LP001
LANDSCAPE PLAN

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RAINBOW AND RANCHO

APN: 125-35-301-021

THE CALIDA GROUP

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PARKING GARAGE PLAN AND ELEVATIONS

A2-05

1 PARKING GARAGE TYP. FLOOR PLAN
1/8" = 1'-0"

2 PARKING GARAGE TYP. - ELEVATION 1
1/8" = 1'-0"

3 PARKING GARAGE TYP. - ELEVATION 2
1/8" = 1'-0"

4 PARKING GARAGE TYP. - ELEVATION 3
1/8" = 1'-0"

5 PARKING GARAGE TYP. - ELEVATION 4
1/8" = 1'-0"

22-0265
06/15/2022

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RAINBOW AND RANCHO

APN: 125-35-301-021

THE CAUDA GROUP

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PARKING GARAGE 2 PLAN AND ELEVATIONS

A2-06

1 PARKING GARAGE 2 TYP. - FLOOR PLAN
1/4" = 1'-0"

2 PARKING GARAGE 2 TYP. - ELEVATION 1
1/8" = 1'-0"

3 PARKING GARAGE 2 TYP. - ELEVATION 2
1/8" = 1'-0"

4 PARKING GARAGE 2 TYP. - ELEVATION 3
1/8" = 1'-0"

5 PARKING GARAGE 2 TYP. - ELEVATION 4
1/8" = 1'-0"

22-0265
06/15/2022

22-0265
06/15/2022

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RAINBOW AND RANCHO

APN: 125-30-021

THE CALIDA GROUP

PROGRESS PRINT
AUGUST 1, 2022

NOT FOR CONSTRUCTION

BUILDING 100 - OVERALL ELEVATIONS

A4-02

FINISH SCHEDULE

STUCCO 1	VINYL WINDOW	
STUCCO 2	ALUM. RAILING SYSTEM	
STUCCO 3	ALUM. CANOPY	
STUCCO 4	ALUM. STOREFRONT SYSTEM	
STUCCO 5		

2 BUILDING 100 - ELEVATION 4
3/32" = 1'-0"

1 BUILDING 100 - ELEVATION 3
3/32" = 1'-0"

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06/15/2022

22-0265
06/15/2022



CALIDA RANCHO & RAINBOW - MAIN CORNER APPROACH

WINDOW
MI VINYL WINDOW - WHITE

CANOPY
MAPES CANOPIES - DARK BRONZE

CTB 01
CEMENTITIOUS TRIM BOARD
REFLECTIVE WHITE- SW 7672

STO 01
ALABASTER - SW 7008

STO 04
ROCKWEED - SW 2735

STO 02
ALPACA - SW 7022

STO 05
COOLED BLUE - SW 6759

STO 03
BURLAP- SW 6137

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RAINBOW AND RANCHO

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MATERIAL BOARD

A4-22

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OVERALL FLOOR PLAN- BLDG 100 LEVEL 1-4

A0-01

KEY PLAN

2 OVERALL FLOOR PLAN- BLDG 100 LEVEL 2-4
1/16" = 1'-0"

1 OVERALL FLOOR PLAN- BLDG 100 LEVEL 1
1/16" = 1'-0"

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OVERALL FLOOR PLAN- BLDG 200 LEVEL 1

A0-02

KEY PLAN

1 OVERALL FLOOR PLAN- BLDG 200 LEVEL 1
1/16" = 1'-0"

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CLUBHOUSE - OVERALL PLAN

A0-04

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KEY PLAN

1 CLUBHOUSE - FLOOR PLAN

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OVERALL FLOOR PLAN- BLDG 200 LEVEL 2-3

A0-03

KEY PLAN

1 OVERALL FLOOR PLAN - BLDG 200 LEVEL 2-3
1/16" = 1'-0"

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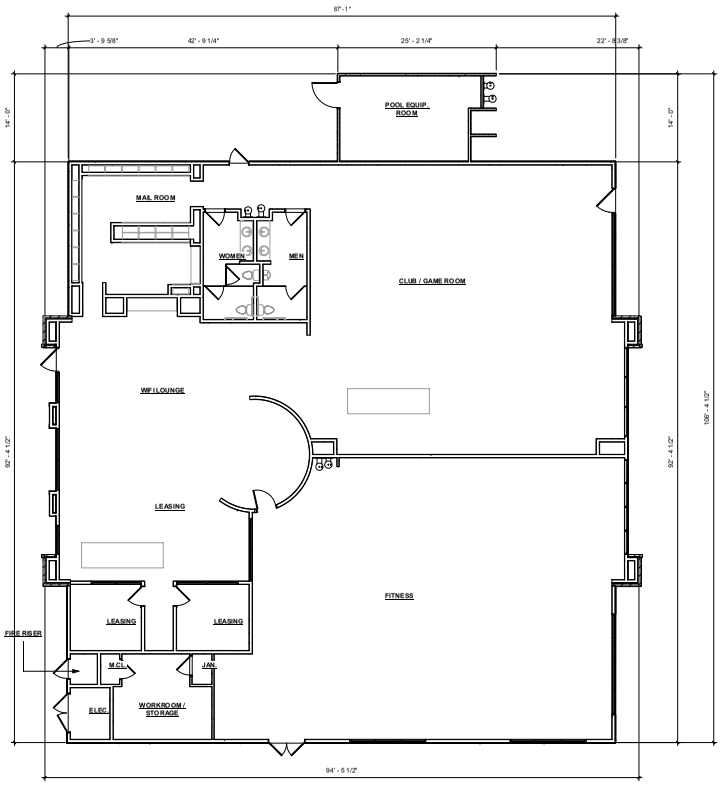
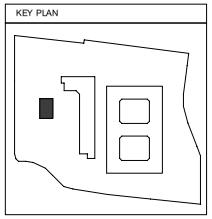


1 CLUBHOUSE - FLOOR PLAN
1/8" = 1'-0"

KEY PLAN



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DATE	DESCRIPTION	INCLUDED
05/20/2022	INVITE/UNDER PACKAGE	1

REVISION

DATE	DESCRIPTION	REV

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CLUBHOUSE - OVERALL PLAN

JOB NUMBER:

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A0-05

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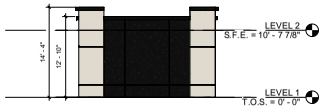
2 PARKING GARAGE TYP. - ELEVATION 1
1/8" = 1'-0"



3 PARKING GARAGE TYP. - ELEVATION 2
1/8" = 1'-0"



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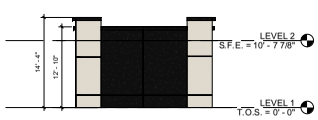
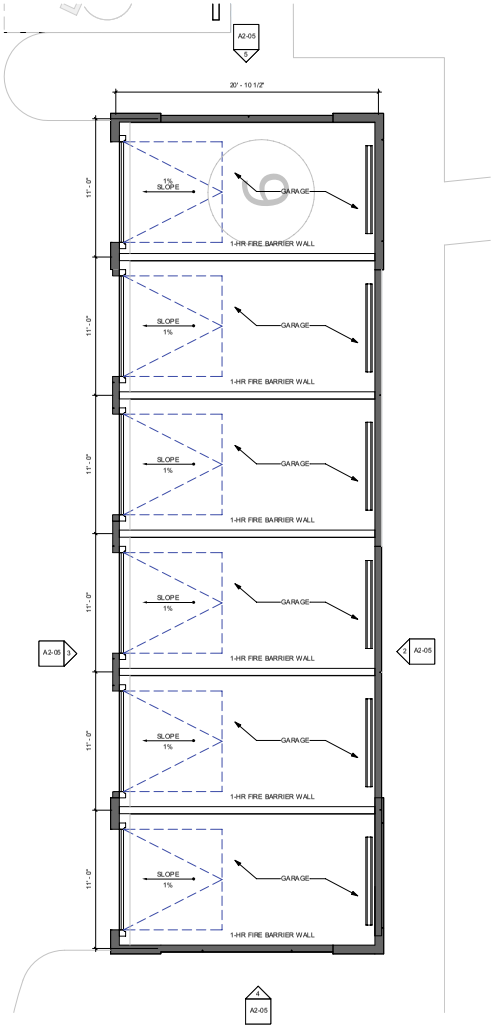
1/8" = 1'-0"



5 PARKING GARAGE TYP. - ELEVATION 4
1/8" = 1'-0"



1 PARKING GARAGE TYP. FLOOR PLAN
1/4" = 1'-0"

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PARKING GARAGE PLAN AND ELEVATIONS

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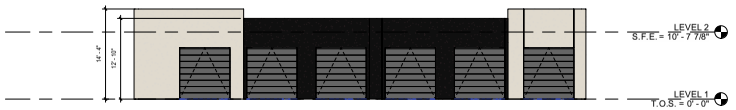
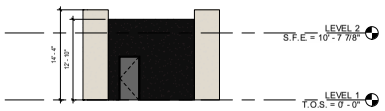
2 PARKING GARAGE 2 TYP. - ELEVATION 1
1/8" = 1'-0"



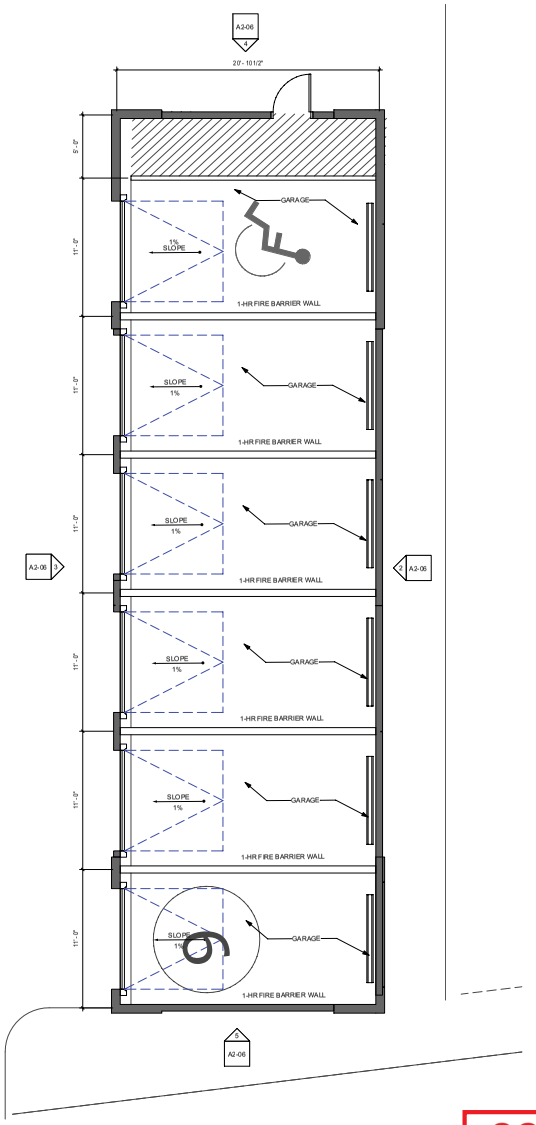
3 PARKING GARAGE 2 TYP. - ELEVATION 2
1/8" = 1'-0"



4 PARKING GARAGE 2 TYP. - ELEVATION 3
1/8" = 1'-0"



5 PARKING GARAGE 2 TYP. - ELEVATION 4
1/8" = 1'-0"



1 PARKING GARAGE 2 TYP. FLOOR PLAN
1/4" = 1'-0"

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NO. DATE DESCRIPTION BY

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PARKING GARAGE 2 PLAN AND ELEVATIONS

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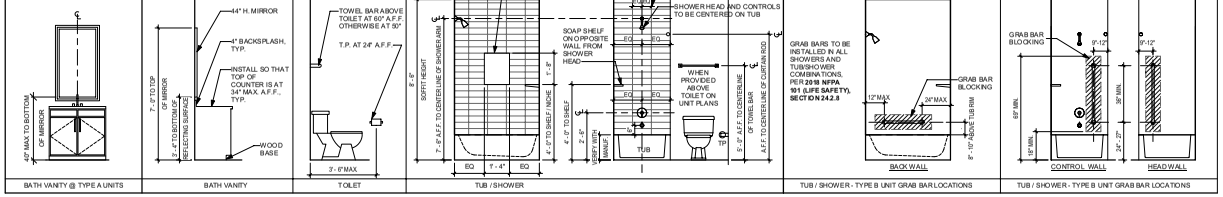
BATHROOM PROFILES

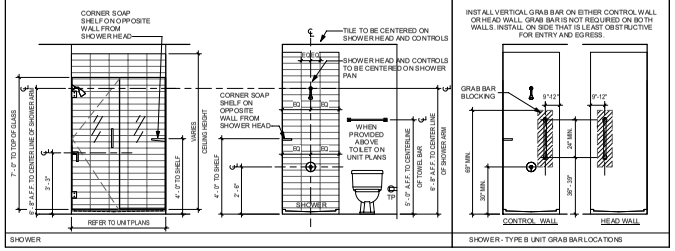


INSTALL VERTICAL GRAB BAR ON EITHER CONTROL WALL OR HEAD WALL. GRAB BAR IS NOT REQUIRED ON BOTH WALLS. INSTALL ON SIDE THAT IS LEAST OBSTRUCTIVE FOR ENTRY AND EGRESS.

TUB / SHOWER - TYPE B UNIT GRAB BAR LOCATIONS

TUB / SHOWER - TYPE B UNIT GRAB BAR LOCATIONS

BATHROOM PROFILES



SHOWER

SHOWER - TYPE B UNIT GRAB BAR LOCATIONS

UNIT PLAN NOTES

1. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
2. ALL REFLECTED CEILING PLAN DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS NOTED OTHERWISE.
3. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE
4. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. REFERENCE BUILDING PLAN WITH ELEVATIONS TO COORDINATE WINDOW LOCATION. PARTICULAR CONDITIONS MAY EXIST. NOTIFY ARCHITECT IN WRITING WITH QUESTIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. DOOR LOCATIONS NOT DIMENSIONED SHALL BE LOCATED AT MIDPOINT OF ROOM OR 4" CLEAR FROM ADJACENT WALL CORNER, TYPICAL.
7. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 STUDS, REFER TO PLANS FOR LOCATIONS.
8. CONTRACTOR TO PROVIDE STENCIL LABELING ON ALL FIRE RATED WALLS (TYP. ALL WALLS)
9. ALL GYP. BD TO BE 5/8" TYPE "X". PROVIDE WATER-RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS (KITCHEN/TOILET) BACKSPLASHES, TUB SURROUNDS AND LAUNDRY WET WALLS).
10. PROVIDE 2'-8" DEEP PLATFORM IN MECHANICAL CLOSET (3/4" PLYWOOD OVER 2X6 FRAMING @ 16" O.C.) WHERE WATER HEATER OCCURS.
11. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.
12. FOR TYPICAL BATH TUB INSTALLATION, SEE DETAIL.
13. FRAMING CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL CABINETS, CEILING FANS, AND BATH ACCESSORIES. INCLUDE BLOCKING FOR GRAB BARS AT ALL LOCATIONS.
14. SHADED AREAS INDICATE FURR DOWN BELOW THE 1 HR. RATED FLOOR/CEILING ASSEMBLY FOR MECHANICAL EQUIPMENT. OTHER FURR DOWN AREAS ARE INDICATED.
15. VENT DRYERS TO OUTSIDE. SEE MECHANICAL DRAWINGS.
16. MECHANICAL DUCTWORK TO BE SEPARATED FROM ELECTRICAL PANELS.
17. CONTRACTOR TO COORDINATE RECESSED LIGHTING WITH MECHANICAL DUCT LOCATIONS.
18. ALL OUTLETS @ KITCHEN SINK & BATH LAVATORY COUNTER TO BE GFCI.
19. PROVIDE (1) 5 LB ABC FIRE EXTINGUISHER @ KITCHEN CABINET RANGE, TYP.
20. SMOKE DETECTORS SHALL NOT BE PLACED IN FRONT OF EXHAUST GRILLS.
21. SMOKE DETECTORS SHALL BE CONTINUOUSLY POWERED BY BUILDING ELECTRICAL SYSTEM AND INSTALLED IN ACCORDANCE WITH NFPA 101, 7-6.29 AND NFPA 74 W/ BATTERY BACK UP.
22. QUICK RESPONSE SPRINKLER SYSTEM TO BE PROVIDED THROUGHOUT, EXACT DESIGN AND SPECIFICATIONS TO BE NFPA 13 SUBMITTED BY CONTRACTOR TO ARCHITECT FOR SHOP DRAWING APPROVAL
23. INSPECT, REPAIR, AND PREPARE FLOORS AS REQUIRED TO PROVIDE A SATISFACTORY SUB-FLOOR FOR FLOOR FINISH MATERIALS. SATISFACTORY SUB-FLOOR IS DEFINED AS A SURFACE THAT IS FREE FROM CRACKS, HOLES, RIDGES, COATINGS, OR DEFECTS THAT WOULD PREVENT ADHESIVE BOND OR IMPAIR PERFORMANCE OR APPEARANCE OF FINISHED MATERIALS.
24. SEE FINISH SCHEDULES FOR ACTUAL FLOOR FINISH MATERIALS. FLOOR DEMARCATION LINES ON PLANS ARE FOR REFERENCE WHEN MATERIALS ARE TO DIFFER.
25. CONTRACTOR TO COORDINATE WITH CABINET MANUFACTURER FOR EXACT LOCATIONS OF KITCHEN EQUIPMENT AND FIXTURES. CONTRACTOR TO REVIEW PLUMBING, ELECTRICAL, AND FINISH LOCATIONS WITH CABINET DESIGN.
26. ALL SHELVING IN CLOSETS, LAUNDRY ROOMS, AND LINEN CLOSETS TO BE VENTILATED W/ OPEN WIRE SHELVING, PROVIDED AND MOUNTED IN ACCORDANCE WITH SHELVING PROFILES ON A3-00.
27. ALL SHELVING IN PANTRY CLOSETS TO BE "CLOSET MESH" VENTILATED WIRE SHELVING SYSTEM, PROVIDED AND MOUNTED IN ACCORDANCE WITH SHELVING PROFILES ON A3-00.
28. PROVIDE 2" FAUX WOOD BLINDS AT ALL APARTMENT FRENCH DOORS AND WINDOWS.
29. MEZZANINE WINDOWS DO NOT RECEIVE MINI BLINDS.

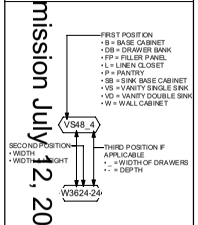
UNIT ELEVATION NOTES

1. INTERIOR ELEVATIONS ARE DRAWN TO FACE OF INTERIOR FINISH, U.N.O.
2. BATHROOM ACCESSORIES ARE TO BE MOUNTED AT THE FOLLOWING HEIGHTS.
   A. PROVIDE TOILET PAPER HOLDER ON WALL ADJACENT TO WATER CLOSET, TYPICAL (2'-0" A.F.F. TO CENTER).
   B. PROVIDE 18" TOWEL BAR, TYPICAL (4'-2" A.F.F. TO CENTER)
   C. PROVIDE CERAMIC TOWEL BAR OPPOSITE WET WALL AT BATHTUB, TYPICAL (4'-0" A.F.F. +/- TO CENTER)
   D. PROVIDE CERAMIC SOAP DISH, CENTERED ON BATHTUB SIDEWALL TYPICAL (2'-2" A.F.F. TO CENTER)
   E. SHOWER HEAD SHALL BE MOUNTED AT 6'-6" A.F.F.
   F. SHOWER CURTAIN ROD TO BE AT 6'-8" A.F.F. TO CENTER.
   G. TILE TUB SURROUND SHALL EXTEND 5'-0" ABOVE RIM OF BATHTUB (6'-4" A.F.F.).
3. WALL MOUNTED LIGHT FIXTURES SHALL BE LOCATED PER ARCHITECT.
4. REFER TO ENLARGED UNIT PLANS FOR MILLWORK ELEVATIONS.

CABINET NOTES

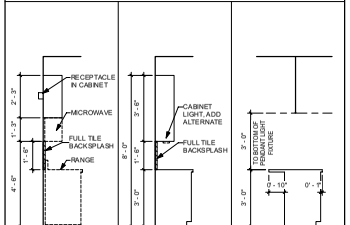
1. ALL CABINETS ARE ON 3" MODULE.
2. KITCHEN BASE CABINETS SHALL BE 24" DEEP AND WALL CABINETS SHALL BE 12" DEEP, UNLESS OTHERWISE NOTED.
3. MAXIMUM WIDTH OF CABINET DOORS NOT TO EXCEED 24". DOOR SWING AS INDICATED ON INTERIOR ELEVATIONS.
4. BATHROOM VANITY CABINETS SHALL BE 21" DEEP, UNLESS OTHERWISE NOTED.
5. ALL SHELVES TO HAVE HARD SURFACE EDGES.
6. FIELD VERIFY ALL DIMENSIONS.
7. DWR = DRAWERS
   H = HAMPER
   MC=MEDICINE CABINET
8. PROVIDE BLIND CABINET IN CORNERS OF ALL CABINETS.
9. CABINET SUB TO CONSTRUCT AND INSTALL ALL DESK COUNTERTOPS SO THAT THEY DO NOT DEFLECT UNDER LOADS OF 75 LBS.
10. ALL DESK COUNTERTOPS TO HAVE A SLIDE-OUT COMPUTER KEYBOARD TRAY MOUNTED TO BOTTOM OF COUNTERTOP.
11. REFER TO FINISH PACKAGES FOR CABINET, HARDWARE, COUNTERTOP FINISHES AND APPLIANCES.
12. PROVIDE SCRIBE MOLDING AND/OR FINISHED ENDS AS REQUIRED.
13. SUPPLIER TO FIELD VERIFY AREA OF WORK AFTER ROUGH FRAMING TO ASSURE FIT. THE CABINETS SHALL MATCH PLANS (NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.)
14. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATIONS.

CABINETRY TAG LEGEND



ALL DIMENSIONS SHOWN ARE IN INCHES

KITCHEN CABINETRY PROFILES @ TYPICAL UNITS

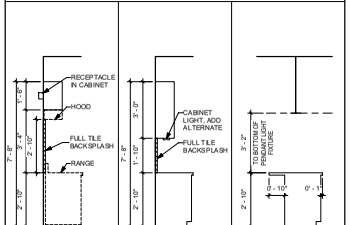


CABINETRY @ RANGE

TYPICAL

KITCHEN ISLAND

KITCHEN CABINETRY PROFILES @ TYPE A UNITS

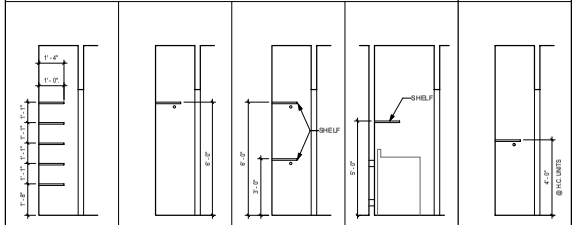


CABINETRY @ RANGE

TYPICAL

KITCHEN ISLAND

SHELVING PROFILES @ TYPICAL UNITS



B C - 5 SHELVES

D CLOSET - 1R/1S

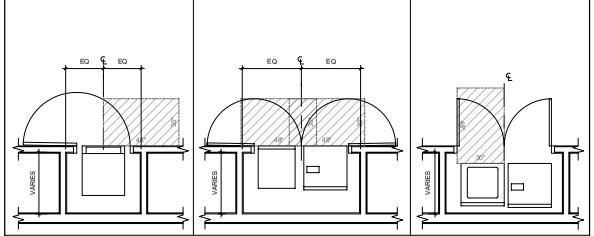
E CLOSET - 3R/2S

A LAUNDRY - 1 SHELF

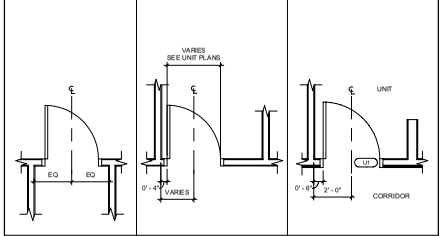
@ TYPE A UNITS

D CLOSET - 1R/1S

CLEAR FLOOR SPACE REQUIREMENTS @ WASHER AND DRYER



DOOR PLACEMENT



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RAINBOW AND RANCHO
APN: 125-35-301-021

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05/20/22 BATH LINEAR PACKAGE

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SHEET NAME
UNIT NOTES

JOB NUMBER

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CHECKED BY: Checker

A3-00

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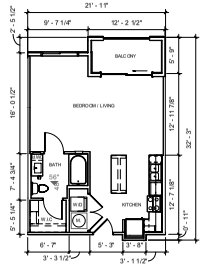
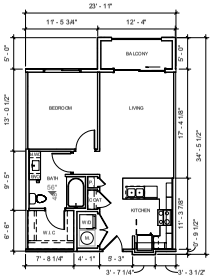
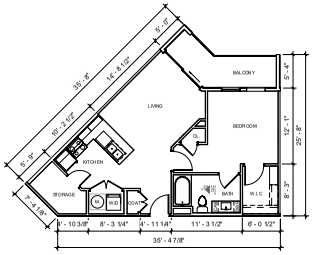


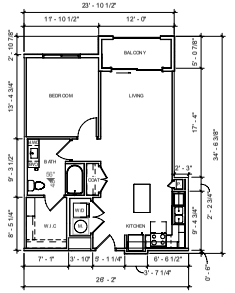
1 UNIT S01 - STUDIO (N = 82)
1/8" = 1'-0"



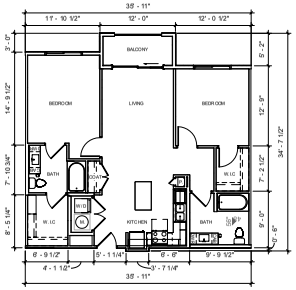
2 UNIT A01A - 1 BED (N = 90)
1/8" = 1'-0"



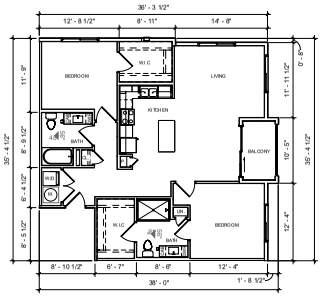
3 UNIT A02 - 1 BED (N = 56)
1/8" = 1'-0"



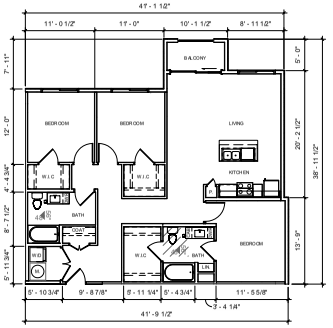
4 UNIT A03A - 1 BED (N = 8)
1/8" = 1'-0"



5 UNIT B01A - 2 BED (N = 66)
1/8" = 1'-0"



6 UNIT B02 - 2 BED (N = 16)
1/8" = 1'-0"



7 UNIT C01A - 3 BED (N = 16)
1/8" = 1'-0"

Planning Commission July 12, 2022 - Page 230

UNIT MIX

UNIT SUMMARY
Rainbow & Rancho
DATE: 5/20/2022

UNIT TYPE		BUILDING 100 LEVELS 1	2	3	4	BUILDING 200 LEVELS 1	2	3	QUANTITY	UNIT TYPE	AREA NET (HEATED) NET		NET TOTAL		TOTAL BAL. BALC	TOTAL	AREA GROSS UNIT GROSS ONLY GROSS		GROSS TOTAL			ACTUAL
STUDIO																						
S01	1 BED/ 1 BATH	8	10	10	10	12	16	16	82	S01	588	SF	48,216	SF	69	5,658	657	SF	53,874	SF		24.6%
TOTAL PER FLOOR		8	10	10	10	12	16	16														
TOTAL PER BUILDING		38				44			82	S TOTAL	588	AVG.	48,216	SF	SF	5,658	657	SF	53,874	SF	S TOTAL	24.6%
1 BED UNITS																						
A01A	1 BED/ 1 BATH	3	3	3	3	26	26	26	90	A01A	695	SF	62,550	SF	62	5580	757	SF	68,130	SF		26.9%
A02	1 BED/ 1 BATH	2	2	2	2	16	16	16	56	A02	738	SF	41,328	SF	100	5600	838	SF	46,928	SF		16.8%
A03A	1 BED/ 1 BATH	2	0	0	0	6	0	0	8	A03A	747	SF	5,976	SF	61	488	808	SF	6,464	SF		2.4%
TOTAL PER FLOOR		7	5	5	5	48	42	42														
TOTAL PER BUILDING		22				132			154	A TOTAL	713	AVG.	109,854	SF		11668	2,403	SF	121,522	SF	A TOTAL	46.1%
2 BED UNITS																						
B01A	2 BED/2 BATH	3	5	5	5	12	18	18	66	B01A	1,069	SF	70,554	SF	61	4026	1,130	SF	74,580	SF		19.8%
B02	2 BED/2 BATH	1	1	1	1	4	4	4	16	B02	1,161	SF	18,576	SF	55	880	1,216	SF	19,456	SF		4.8%
TOTAL PER FLOOR		4	6	6	6	16	22	22														
TOTAL PER BUILDING		22				60			82	B TOTAL	1,087	AVG.	89,130	SF		4906	2,346	SF	94,036	SF	B TOTAL	24.6%
3 BED UNITS																						
C01A	3 BED/2 BATH	4	4	4	4	0	0	0	16	C01A	1,340	SF	21,440	SF	52	832	1,392	SF	22,272	SF		4.8%
TOTAL PER FLOOR		4	4	4	4	0	0	0														
TOTAL PER BUILDING		16				0			16	C TOTAL	1,340	AVG.	21,440	SF		832	1,392	SF	22,272	SF	C TOTAL	4.8%
TOTALS PER FLOOR		23	25	25	25	76	80	80	334	TOTAL			268,640	SF		23,064	6,798	SF	291,704	SF	TOTAL	100.0%
											NET		804	AVG.			GROSS		873	AVG.		

TOTAL UNITS WITH BALCONY	334	100.00% of total units	
TOTAL UNITS WITHOUT BALCONY	0	0.00% of total units	

22-0265
05/20/2022

dwell design studio
8200 GREENSBORO
SUITE 650
MCLEAN, VA 22102
PHONE: 571.253.6930
dwelldesignstudio.com

RAINBOW AND RANCHO
APN: 125-38-301-021

THE CALIDA GROUP

ISSUE
DATE DESCRIPTION INITIALS
05/20/22 ENTITLEMENT PACKAGE

REVISION
NO. DATE DESCRIPTION REV.

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SHEET NAME
UNIT PLANS

JOB NUMBER

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22-0265-GPA1, 22-0265-ZON1, AND 22-0265-SDR1 - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO DRIVE, LLC

EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 490 FEET NORTH OF RANCHO DRIVE

05/26/2022



22-0265-GPA1, 22-0265-ZON1, AND 22-0265-SDR1 - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO DRIVE, LLC

EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 490 FEET NORTH OF RANCHO DRIVE

05/26/2022



22-0265-GPA1, 22-0265-ZON1, AND 22-0265-SDR1 - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO DRIVE, LLC

EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 490 FEET NORTH OF RANCHO DRIVE

05/26/2022

KAEMPFER CROWELL
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CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

May 20, 2022

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main Street
Las Vegas, NV 89101

Re: Justification Letter – Calida Development
General Plan Amendment, Zone Change, and Site Development Plan Review
APN: 125-35-301-021 (Rancho Drive/Rainbow Boulevard)

To Whom It May Concern:

Our Firm represents Calida Development (the "Applicant") with respect to a request for a general plan amendment, zone change, and site development plan review for property located at the northeast corner of Rancho Drive and Rainbow Boulevard, more particularly described as APN: 125-35-301-021 (the "Site"). The Site is approximately 12.05 acres. The Applicant is proposing a multi-family development consisting of 334-units along with a clubhouse and other on-site amenities for residents.

GENERAL PLAN AMENDMENT & ZONE CHANGE

The Applicant is seeking to change the general plan from Medium Low (ML) to High Density (H). The Applicant is requesting to rezone the Site from R-E to R-4. An R-4 zoning designation is an allowed zoning designation under H. The general plan to H and the zone change to R-4 will allow the Applicant to develop a multi-family development.

A change to the general plan to (H) and a zone change to R-4 are appropriate for the following reasons:

(1) The Site shares a property line to the north, east, and south with a recently approved 207-lot single family compact lot development. The City of Las Vegas, at their August 18, 2021 hearing, approved the following:

a. 21-0332-GPA1 – Amending the General Plan from Commercial and Office to ML.

b. 21-0332-ZON1 – Rezoning from R-E to R-CL.

22-0265
05/20/2022

c. 21-0332-TMP1 – Allowing for the development of 207-lots.

The approval of the R-CL development provides for the appropriate buffer the proposed multi-family development along Rainbow Boulevard and the larger single family lot development to the east. Therefore, a general plan to (H) and a zone change to R-4 is compatible.

(2) This Site is on Rainbow Boulevard and near Rancho Drive. Both streets are designed to accommodate increased traffic patterns.

(3) The proposed project will provide the ideal buffer between Rainbow Boulevard and the R-CL lots to the west.

(4) The proposed project will also provide a good transition from the large scale commercial shopping centers located Rainbow Boulevard to less intense single-family developments east of the Site.

SITE DEVELOPMENT PLAN REVIEW

The Applicant is proposing to develop a high-end multi-family development consisting of a 334-units. The unit mix is as follows: 236 one-bedroom units, 82 two-bedroom units, and 16 three-bedroom units. Importantly, the Site is meeting parking by providing 541 parking spaces. Additionally, the Site is meeting all landscaping, setbacks, and opens space requirements of Title 19.

Access to the Site will be off of Rainbow Boulevard. At the main entry will be visitor parking in front of the leasing/clubhouse building with gated access for the residents to the north and south. Importantly, the entrance to Site will align with the driveway on the other side of Rancho Boulevard. There will be a drive aisle around the entire Site providing for ideal on-site circulation. There are 2-multi-family buildings. The first building is an upside down "L" shaped building located behind the clubhouse building near Rainbow Boulevard and is 4-stories and approximately 47-feet in height. The second building is located on the eastern half of the Site and tiered down to 3-stories and approximately 35-feet in height. Both buildings meet the setback requirement to the developing single-family residential to the north, east, and south. Additionally, there will be a one-story, 16-foot tall clubhouse building closer to the south property line.

With respect to the elevations, the multi-family buildings will be enhanced by a spectrum of colors. Likewise, the elevations show enhanced articulation to break up a monolithic look as well as providing enhanced finishes such as stucco trim, concrete roof tile, pop outs, and varying rooflines. Each apartment unit will have the following amenities: open floor plans, chef-inspired kitchens, granite countertops, hard surface flooring, full kitchen appliance package, and luxurious bathrooms and showers. Also, the Site will provide outdoor amenities such as a centralized pool/spa area as well as three-courtyard areas. The indoor amenities will include: a business center with classroom and facilities for meetings and social gatherings, and fitness center.

22-0265
05/20/2022

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/

22-0265-SDR1
Calida Residential, LLC

ES Rainbow Boulevard, N of Rancho Drive

Proposed 334 unit apartment complex.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	334	5.44	**1,817**
AM Peak Hour			0.36	**120**
PM Peak Hour			0.44	**147**

Existing traffic on all nearby streets:

Rainbow Boulevard

Average Daily Traffic (ADT)	9,110
PM Peak Hour	729
(heaviest 60 minutes)	

Rancho Drive

Average Daily Traffic (ADT)	31,621
PM Peak Hour	2,530
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Rainbow Boulevard	41,790
Rancho Drive	62,895

This project will add approximately 1,817 trips per day on Rainbow Blvd. and Rancho Dr. Currently, Rainbow is at about 22 percent of capacity and Rancho is at about 50 percent of capacity. With this project, Rainbow is expected to be at about 26 percent of capacity and Rancho to be at about 53 percent of capacity.

Based on Peak Hour use, this development will add about 147 vehicles in the peak hour, or about five every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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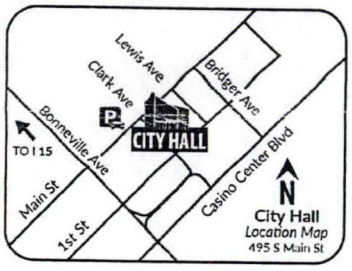

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

22-0265
12535213007
MILLIGAN FAMILY TRUST
5208 DANA SPRINGS WAY
LAS VEGAS NV 89130-1726

NO! NO! NO! NO! Not just plain NO, but, ABSOLUTELY NO!!!

39 DRDFNP1 89130

Submitted after final agenda

28a-CP

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City of Las Vegas

5108 Back Street
Las Vegas, NV 89130-1809
2 July 2022

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, NV 89101

Subject: **Opposition to 22-0265, 22-0265-GPA1, 22-0265-ZON1, 22-0265-SDR1**

Dear Sirs:

I am writing to express my opposition to the application by Calida Residential, LLC for the above requested actions. My opposition is for the following reasons.

1. All the structures on North Rainbow from the intersection of North Rainbow Blvd and North Rancho Drive to Ann Road are no higher than 2 stories.

2. With the exception of a small shopping. a private day care/pre-school, and the Santa Fe Condos, the structures are all single family residences of 1 or 2 stories along this corridor. Calida wants to build a complex of 334 units consisting of one - 4 story apartment building, one - 3 story apartment building and one -1 story club house. Their development would not be appropriate to be in this residential area of predominately single family homes.

3. Calida states they will have 512 parking spaces for their complex. That will be totally insufficient. Many renters will have multiple people living with them with multiple vehicles per rental unit. Where does the over flow parking go? On North Rainbow? Across North Rainbow into the small shopping center parking lot? Down Welcome Lane?

4. Traffic congestion on North Rainbow will become a nightmare. We now have the traffic from all the current single family residences, the Santa Fe Condos, the Mirage Landing development, the small shopping center, the private daycare/pre-school, and the soon to be built 207 single family homes of the Dove Point and Dove Place developments.

5. Children residing in this proposed development will only add more students to the already overly crowded Ernest May Elementary School

6. Lake Mead is receding monthly and this development will only draw much more water from that shrinking resource.

28a-c P
Pg 1 of 2

7. On 24 June 2022 on the 4 AM Fox news (channel 5), a Clark County Commissioner discussed the possibility that the Commission might consider a proposal requiring all new apartment construction be required to set aside 10% of the total units as low income. For this Calida project that would mean 33 units. If this comes to fruition it could have a catastrophic impact on the local area for many reasons.

Suggestion:

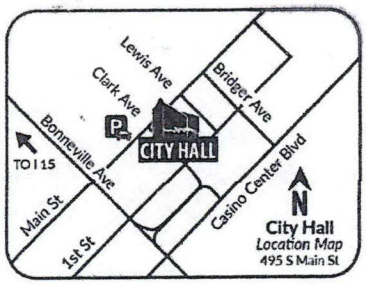
This area could be better used as a park area for the current residents of this area, as there is none in this vicinity. The closest parks are at Lone Mountain and Durango and Lone Mountain and the West 215 beltway.

Thank you for your consideration of my concerns

Sincerely,

Donald S. Rennie

Donald S. Rennie



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-)R1
nning Commission Meeting of **07/12/2022**

22-0265
12535301010
RENNIE DONALD S FAMILY TRUST
RENNIE DONALD S TRS
5108 BACK ST
LAS VEGAS NV 89130-1809

39 DRDPMP1 89130

28a-c
pg 2 of 2

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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over 200+ homes were just approved and now they want 300+ apartments. This area does not have the schools or traffic accomodations.

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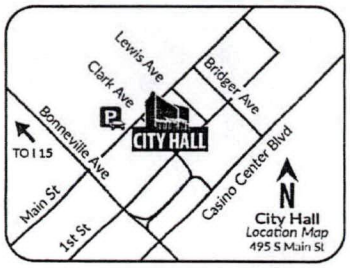

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of **07/12/2022**

22-0265
12535310098
BUSWELL TINA & BERNARD III
6421 INWOOD PARK CT
LAS VEGAS NV 89130-1881

39 DRDFNP1 89130

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City of Las Vegas, Department of Planning
495 South Main Street
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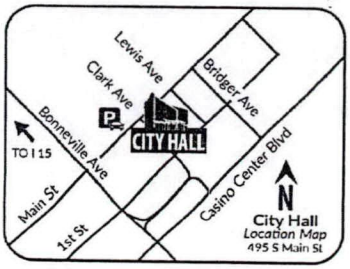

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22-0265
12535310048
RICHARDS DAVID B & CANDIDA L
6429 WHITE TIGER CT
LAS VEGAS NV 89130-1875

39 DRDFNP1 89130

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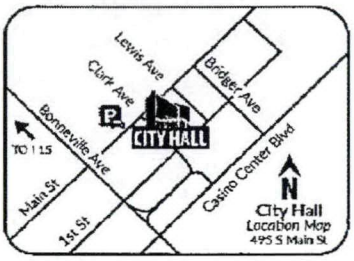

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22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

22-0265
12535310040
SKROVE ROBERTA J
6503 WHITE TIGER CT
LAS VEGAS NV 89130-1877

39 DRDFNP1 89130

28 a-c P

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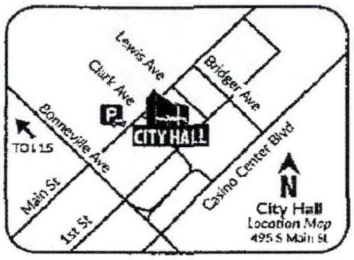

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22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

22-0265
12535310049
POWELL ERIC L & APRIL M
6425 WHITE TIGER CT
LAS VEGAS NV 89130-1875

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City of Las Vegas
Department of Planning

1. This plan is not in keeping with the one-two story single family homes in our community, some on larger lots, from Lone Mountain to Ann Road, bordered by Rancho Road and Jones Blvd.
2. This large apartment development will cause further overcrowding at the area schools that negatively impacts students and teachers.
3. Access to May Elementary for students is not direct and will cause foot traffic and excessive vehicle traffic through the neighborhood directly North following Rancho Santa Fe Drive east to Rebecca Rd. south, then on Home Run Drive east out to Torrey Pines. This will have a negative impact on the current residents in this quiet neighborhood and poses a potential hazard due to excess vehicle traffic.
4. This traffic to the school will also affect Torrey Pines, Lone Mountain and Rancho Drive as possible routes. Traffic on these streets often exceeds the posted traffic limit making it unsafe for foot and vehicle traffic.
5. Rancho Drive at the Rainbow intersection is already overloaded all day and more so during the times when people are going to work and returning home.
6. Environmental studies should consider the negative impact on quality of living and air quality already negatively impacted by the development surrounding the property in question.

We are very unhappy with the lack of respect on the part of the city and developers for how current residents are affected by the changes to the quality of our life style.
We <u>strongly oppose</u> this development and the change from estate size lots.

City of Las Vegas, Department of P
495 South Main Street
Las Vegas, Nevada 89101

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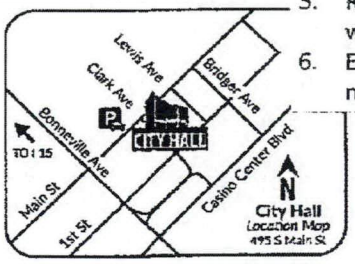

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

22-0265
12535412018
C T J TRUST
JIDOV CRAIG A & TERESA L TRS
4908 QUASAR CT
LAS VEGAS NV 89130-1821

39 DRDFNP1 89130

28a-CP

City of Las Vegas, Department of Planning
495 South Main Street
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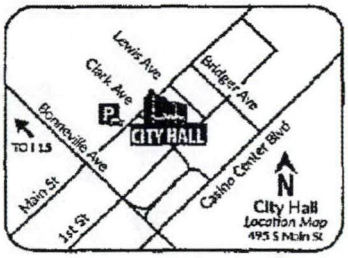

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of **07/12/2022**

22-0265
12535310097
MAURICE HANS D
6422 INWOOD PARK CT
LAS VEGAS NV 89130-1881

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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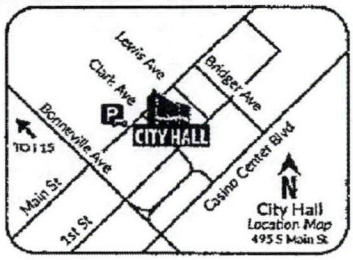
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

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City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

22-0265
12535310039
DODDS MICHELLE E TRUST
DODDS MICHELLE E TRS
6507 WHITE TIGER CT
LAS VEGAS NV 89130-1877

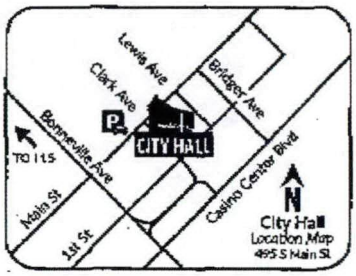
39 DRDFNP1 89130

Please do not approve this Zoning change for a 4-Story apartment Complex on Rainbow. This neighborhood has already been devastated by the Richmond American Dove Point Project with drainage problems & 6 foot high pads putting houses at the top of our walls. Now if you add 334 more apartments tying into our sewer system, 668+ cars pouring out onto Rainbow and coming through our neighborhoods, increasing traffic onto Torrey Pines in front of May elementary. Also increasing will be the number of Children going to an over-capcity elementary, walking on Rainbow, Causing a dangerous Situation for those childen. The plan does not take into account that there will be 2 or more cars per unit, so where will the 126+ extra vehicles park? Look at the parking lanes on Lone Mountain between Rancho and Torrey Pines for the overflow of vehicles at the 3-Story Community there. With the cry of "water shortage" on every news report, every day, When will the city Control the influx of people moving in by restricting new building?! Michelle Dodds

28a-c P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

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City of Las Vegas
Department of Planning

22-0265
12535212010
HAMM MICHELLE R
5204 BLACK PORT CT
LAS VEGAS NV 89130-1721

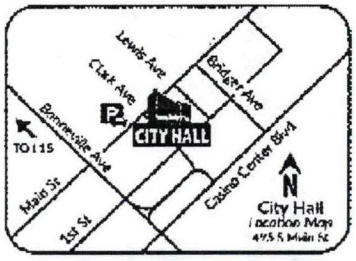
89 DROPMP1 89130

28a-c P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

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Department of Planning

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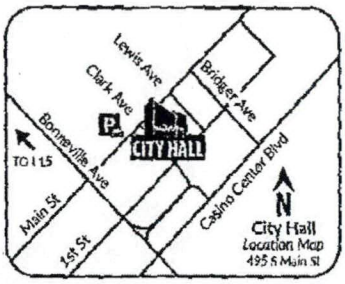
Las Vegas, NV
Permit No. 1630

22-0265
12535310036
NICHOLAS FAMILY TRUST
NICHOLAS RICKIE D & DONNA M TRS
6519 WHITE TIGER CT
LAS VEGAS NV 89130-1877

28a-cP

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

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Department of Planning

22-0265
12535310062
HACKNEY JOHN T LIVING TRUST
HACKNEY JOHN T TRS
6423 TIGERS LAIR CT
LAS VEGAS NV 89130

39 DRDFNP1 89130

28a-CP

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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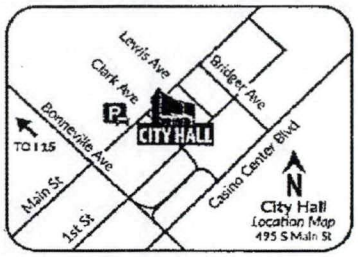
Las Vegas, NV
Permit No. 1630



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JUL 12 2022

City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of **07/12/2022**

22-0265
12535310062
HACKNEY JOHN T LIVING TRUST
HACKNEY JOHN T TRS
6423 TIGERS LAIR CT
LAS VEGAS NV 89130

39 DROPNP1 89130

Duplicate
Not included in count

28a-CP

p.1

Jul 11 22 06:19p

Nora Lares

From: Planning Internet Email
Sent: Thursday, July 7, 2022 2:56 PM
To: Nora Lares
Subject: FW: CLV Contact Form: Planning & Zoning

From: Contact the City Form <noreply@formstack.com>
Sent: Thursday, July 7, 2022 2:49 PM
To: Planning Internet Email <planning@LasVegasNevada.GOV>
Subject: CLV Contact Form: Planning & Zoning

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Contact the City
Submitted at 07/07/22 2:49 PM

Who to contact?:	Planning & Zoning
Your name:	GARY WARD
Comments:	Regarding 22-0265 Public hearing 7/12/2022 for zoning request to "HIGH DENSITY". I am opposed to this. Similar request was made last year from low density. It was change to "MEDIUM DENSITY" instead. First, from the area north of Rancho Dr & the 95fwy to Rancho Dr & Decatur. There are no multi story buildings more than 2 stories tall! Such a building would be a visual obstruction and eye sore for the people in the surrounding community. Homeowners in the surrounding community would no longer have any privacy in their own backyards. There are already issues with traffic jams and delays at the intersections of Ann Rd and 95fwy. Intersections of Rancho dr & Rainbow and Rancho dr & Lone Mountain already experience heavy volumes of traffic. In fact a widening of the Lone Mountain overpass over the 95 fwy has already begun. On another note. The property in question here is the Sigfreid & Roy estate. In my humble opinion this property should be declared a "HISTORIC SITE". This is a very unique property as it represents Roy Horn's vision of Bavaria built in the Las Vegas Desert! There is nothing like it within hundreds of miles. Unique Bavarian style

28a-c P
Pg 1 of 2

	buildings, architecture, decor, trees and landscaping. Whoever owns the property should be required to preserve and maintain the property in perpetuity.
Phone:	(702) 755-0255
Email:	gsward5@yahoo.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

28a-c
pg 2 of 2

Nora Lares

From:	Octavia Bell <belloctavia773@gmail.com>
Sent:	Tuesday, July 12, 2022 12:36 PM
To:	Nora Lares; Octavia Bell
Subject:	Calida on Rancho/Rainbow (City Planning Commission Meeting at 6:00 p.m. on July 12, 2022)
Attachments:	DL1.jpg

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

To: Nora Lares, Agenda Tech, City of Las Vegas, Department of Planning, 495 So. Main St., Las Vegas, Nv 89101

This is to inform the Commission of my **opposition** and **protest** for subject request of the following:

28. 22-0265 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO DRIVE, LLC -
For possible action on the following Land Use Entitlement project requests on 12.05 acres on the east side of
Rainbow Boulevard, approximately 490 feet north of Rancho Drive (APN 125-35-301-021), Ward 6 (Fiore). Staff
recommends APPROVAL on the Land Use Entitlement project.
28a. 22-0265-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH
DENSITY RESIDENTIAL)
28b. 22-0265-ZON1 - REZONING - FROM R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY
RESIDENTIAL)
28c. 22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 334-UNIT
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

I did not receive an Official Notice of Public Hearing card in the mail and will not be able to attend tonight's meeting.

Thank you for your assistance in this matter.

Octavia S. Bell
Bavaria Estates

28a-GP
Pg 1 of 2

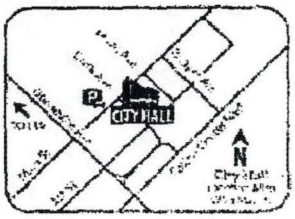
6419 Tigers Lair Ct.
Las Vegas, NV 89130-1878
702-776-7230

28a-c
Pg 2 of 2

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing





SCAN to go to
www.lasvegasnevada.gov/PlanningMaps

For additional information scan the QR Code, select the mapping link shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address. Or fax the side of this card to (702) 474-7599 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of 07/12/2022

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Department of Planning

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22-0265
125-35-310-072
SWALLIE FAM TRUST
NORVEL SWALLIE, ANNE SWALLIE
6418 VERANDA FALLS CT
LAS VEGAS, NV 89130

Application Information

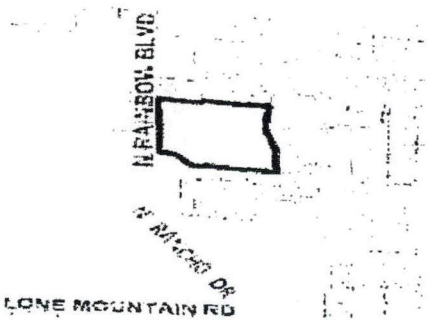
22-0265 - PUBLIC HEARING - APPLICANT: CV-LOVA RESIDENTIAL, LLC OWNER: RANCHO DRIVE, LLC - For possible action on the Subdivision Land Use Entitlement request on 12.65 acres at the east side of Rainbow Blvd. and approximately 400 feet north of Rancho Drive (APN 125-35-310-072) Ward 6 (Fiore).

22-0265-GPA1 - GENERAL PLAN AMENDMENT FROM SUBURBAN COMMERCIAL TO HIGH DENSITY RESIDENTIAL.

22-0265-ZON1 - REZONING - FROM R-E (RESIDENCE ESTATES) TO U-V - HIGH DENSITY RESIDENTIAL.

22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

Application Location



The proposed project site is generally located on the east side of Rainbow Blvd. approximately 400 feet north of Rancho Drive.

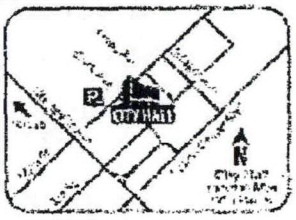
Public Hearing Information

Meeting: Planning Commission
Date: — 07/12/2022
Time: — 5:00 PM
Location: Council Chambers
495 South Main Street
Las Vegas, Nevada

If you have questions regarding the Planning Commission process, please call the Department of Planning at (702) 229-6405. Please be advised that all documentation submitted in connection with this application will be considered public record and will be made available to the public upon request. Pursuant to NRS 278.0235, you have the right to challenge in court the adoption of any proposed amendment to the Las Vegas Zoning Ordinance if you own property within the area proposed to be changed or within 150 feet of the property proposed to be changed and you protest the adoption of the proposed amendment in writing before the proposed amendment is adopted.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas
Department of Planning

22-0265

- PARCEL # 125-35-310-106
- NAME Gary S & Adriana R White
- ADDRESS 5010 Murage Garden St
Las Vegas NV 89130

For additional information scan the QR code below and then find the referenced project. To file your input on this request, check one box below and return this card to the Department of Planning at the address provided on the reverse side of this card or to (702) 486-7590 or make your comments via www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ IN SUPPORT of this Request
☒ IN OPPOSITION to this Request

Please use available blank space on card for your comments.
22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1
Planning Commission Meeting of 07/12/2022

Print Name: _____ Signature: _____

Application Information

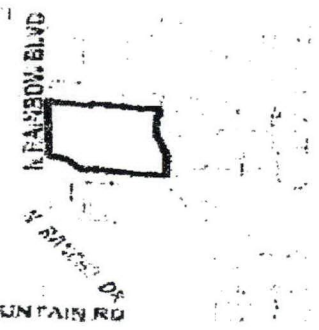
22-0265 - PUBLIC HEARING - APPLICANT: [illegible] OWNER: RANCHO DRIVE [illegible] Entitlement(s) requested: [illegible] approximately [illegible] acres, generally located [illegible] Ward 6 (Fiore).

22-0265-GPA1 - GENERAL PLAN AMENDMENT TO ADD [illegible] COMMERCIAL TO THE HIGH DENSITY RESIDENTIAL [illegible]

22-0265-ZON1 - REZONING - PROJECT CURRENTLY ESTATES TO R - HIGH DENSITY RESIDENTIAL

22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED FOUR STORY, 351-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Application Location



[illegible] property owners within a radius of [illegible] feet [illegible] notified.

Public Hearing Information

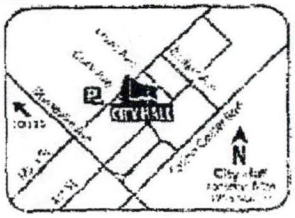
Meeting: Planning Commission
Date: — 07/12/2022
Time: — 9:00 AM
Location: City of Las Vegas
495 South Main St., 2nd Floor
Las Vegas, Nevada

[illegible] Planning Commission [illegible] Council [illegible] Hearing [illegible] Council [illegible] Hearing [illegible] Council [illegible] Hearing

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



For additional information, scan the QR Code, select the meeting date, and then find the referenced project. To file your protest or support on this request, check one box below and return this card in the envelope with postage to the Department of Planning at the above address. Or fill out this card to (702) 229-6301 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of 07/12/2022

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JUL 12 2022

City of Las Vegas
Department of Planning

22-0265
125-35-310-74
RUBEN ARREGUIN
DOMINICA LI
6421 VERANDA FALLS CT
LAS VEGAS, NV 89130

Application Information

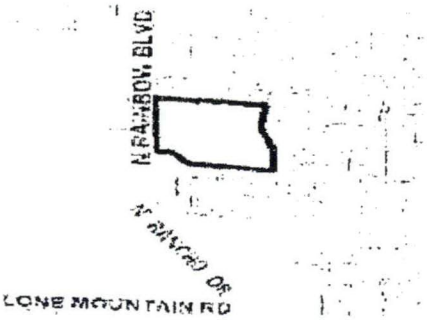
22-0265 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC; OWNER: RANCHO DRIVE, LLC - Comprehensive action on the following land use entitlement project requests on 12.5 acres at the northeast corner of Rainbow Boulevard and Rancho Drive (APN 125-35-310-074 and 075): 1) a Waiver of Standards to allow a reduction in the required distance between a proposed project and an existing single family residence; 2) a Site Development Plan Review for a proposed 4-story, 324-unit multi-family residential development; and 3) a Waiver of Development Standards to allow a reduction in the required distance between a proposed project and an existing single family residence. Ward 4 (Brooks) Councilman Brooks

22-0265-GPA1 - GENERAL PLAN AMENDMENT - FROM: SUBURBAN COMMERCIAL TO: HIGH DENSITY RESIDENTIAL

22-0265-ZON1 - REZONING - FROM: R-PD8 RESIDENCE DISTRICT (PRD 8) TO: R-4 HIGH DENSITY RESIDENTIAL

22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR STORY, 324-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Application Location



Public Hearing Information

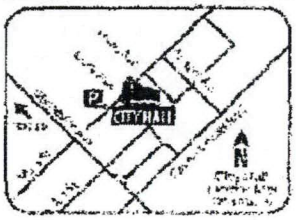
Meeting: Planning Commission
Date: 07/12/2022
Time: 6:00 PM
Location: Council Chambers
495 South Main Street
Las Vegas, Nevada

https://outlook.office.com/mail/id/AAQkAGJiMjQxMjM5LWY3NDMtNGQyZC1iZDA1LWM1MDZmODE4YjUyNgAQABC9ujh8cmtGipG3brrt4eg%3D/sxs/... 1/2

28a-CP

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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Department of Planning

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22-0265
125-35-310-092 PARCEL
~~ARTIAL~~ #
Brandy Bax
Jason Potter NAME
6402 Inwood Park Ct. ADDRESS
Las Vegas, NV 89130

For additional information scan the QR Code above for more information or log on to www.lasvegasnevada.gov/needtoknow and then find the referenced project. To file your position on this matter, check one box below and return this card in the enclosed self-addressed postage paid envelope to the Department of Planning at the above address. You may also call (702) 229-6301 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on back for your comments.
22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR3
Planning Commission Meeting of: 07/12/2022

Date:

Application Information

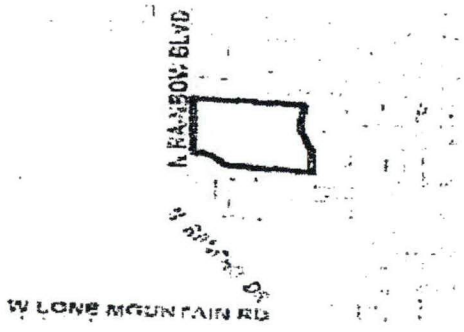
22-0265 - PUBLIC HEARING - APPLICANT AND/OR AUTHORIZED REPRESENTATIVE: OWNER: RANCHO DRIVE LLC - For possible action on the following: Entitlement request on 1.0 acres of a 2.0 acre parcel at 4550 Rainbow Boulevard, approximately 600 feet north of Rancho Drive (APN 125-35-310-092; Ward 6 (Fiore).

22-0265-GPA1 - GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL TO HIGH DENSITY RESIDENTIAL.

22-0265-ZON1 - REZONING - FROM R-E (RESIDENCE ESTATES) TO U-V (HIGH DENSITY RESIDENTIAL).

22-0265-SDR3 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 75-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

Application Location



The proposal pertains to property located at the above address.

Public Hearing Information

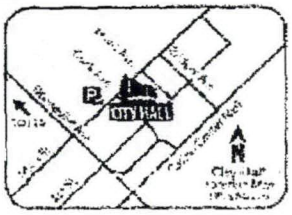
Meeting:		Planning Commission
Date:	—	07/12/2022
Time:	—	9:00 AM
Location:		Council Chambers 495 South Main Street Las Vegas, Nevada

Planning Commission July 12, 2022 - Page 1459

Item 22a-e P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



www.lasvegasnevada.gov/meetings

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JUL 12 2022
City of Las Vegas
Department of Planning

22-0265
125-35-310-075
JACK & PAMELA LEVINE
6417 VERAND FALLS CT
LAS VEGAS, NV 89130

For additional information, scan the QR Code, select the meeting date and time below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address. Fax this side of this card to (702) 464-7490 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6[illegible].

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of 07/12/2022

Application Information

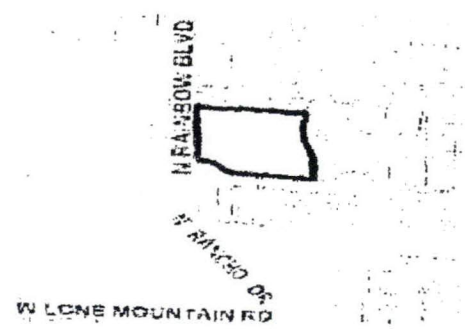
22-0265 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC OWNER: RANCHO DRIVE, LLC - [illegible] the action on the following Land Use Entitlement project requests on 12.65 acres on the east side of Rainbow Blvd and approximately 490 feet north of Rancho Drive (APN 125-35-310-075), Ward 6 (Flore).

22-0265-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL)

22-0265-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)

22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Application Location



The proposed project may not pertain to the entire [illegible] project site.

Public Hearing Information

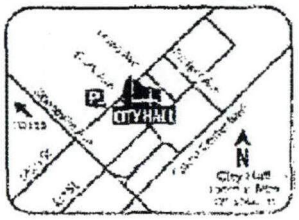
Meeting: Planning Commission
Date: — 07/12/2022
Time: — [illegible] PM
Location: Council Chambers
495 South Main St. 2nd Fl.
Las Vegas, Nevada

[illegible]

28a-c P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-[illegible].

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of 07/12/2022

RECEIVED
JUL 12 2022
City of Las Vegas
Department of Planning

22-0265
125-35-310-093
Roy ARAKAKI
JAYNIE ARAKAKI
6406 INWOOD PARK CT
LAS VEGAS, NV, 89130

Application Information

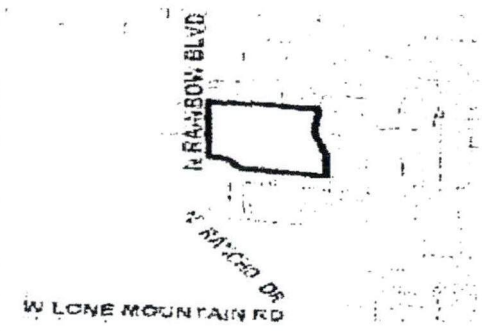
22-0265 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC OWNER: RANCHO DRIVE, LLC - For possible action on the following Land Use Entitlement project requests on 12.05 acres of the east side of Rainbow Boulevard, approximately 190 feet north of Rancho Drive (APN 125-35-310-093), Ward 6 (Hatch).

22-0265-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC/SERVICE COMMERCIAL TO: H/HIGH DENSITY RESIDENTIAL

22-0265-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)

22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 331-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:		Planning Commission
Date:	—	07/12/2022
Time:	—	[illegible] PM
Location:		Council Chambers 495 South Main St. 2nd Fl. Las Vegas, Nevada

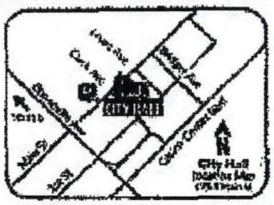
[illegible]

28a-CP

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0265 and 22-0265-GPA1 and 22-0265-ZON1 and 22-0265-SDR1

Planning Commission Meeting of 07/12/2022

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City of Las Vegas
Department of Planning

PRSRT FIRST CLASS MAIL U.S. Postage PAID Las Vegas, NV Permit No. 1656

22-0265
125-35-310-008
JAMES FOUST
ROBBI FOUST
5132 MIRAGE GARDEN ST.
LAS VEGAS, NV 89130

Application Information

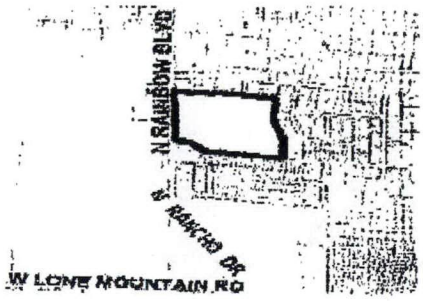
22-0265 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL LLC OWNER: RANCHO DRIVE, LLC - For possible action on the following Land Use Entitlement project requests on 12.65 acres on the east side of Rainbow Boulevard, approximately 490 feet north of Rancho Drive (APN 125-35-301-021), Ward 6 (Fiore).

22-0265-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL)

22-0265-ZON1 - REZONING - FROM R-E (RESIDENCE ESTATES) TO: R4 (HIGH DENSITY RESIDENTIAL)

22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:		Planning Commission
Date:	—	*07/12/2022*
Time:	—	6:00 PM
Location:		Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission to object or comment by representative or by letter regarding the subject case. Copies of the request, staff report and recommendation, if any, are available for review at the Department of Planning, 333 North Rancho Drive, Las Vegas, Nevada 89106. Final action on the Planning Commission recommendation will be determined by the City Council. Other pertinent hearing items may be deferred, withdrawn by the Planning Commission or formulated under the Council. The date of the next Council meeting, if applicable, will be announced at the Planning Commission meeting and included in the agenda. For more information, contact the Department of Planning at (702) 229-6501. Visit our website at www.lasvegasnevada.gov for meetings.

28a-c P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
28a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0265-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	12	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
28b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0265-ZON1 - REZONING - FROM R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	12	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
28c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	12	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
29

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

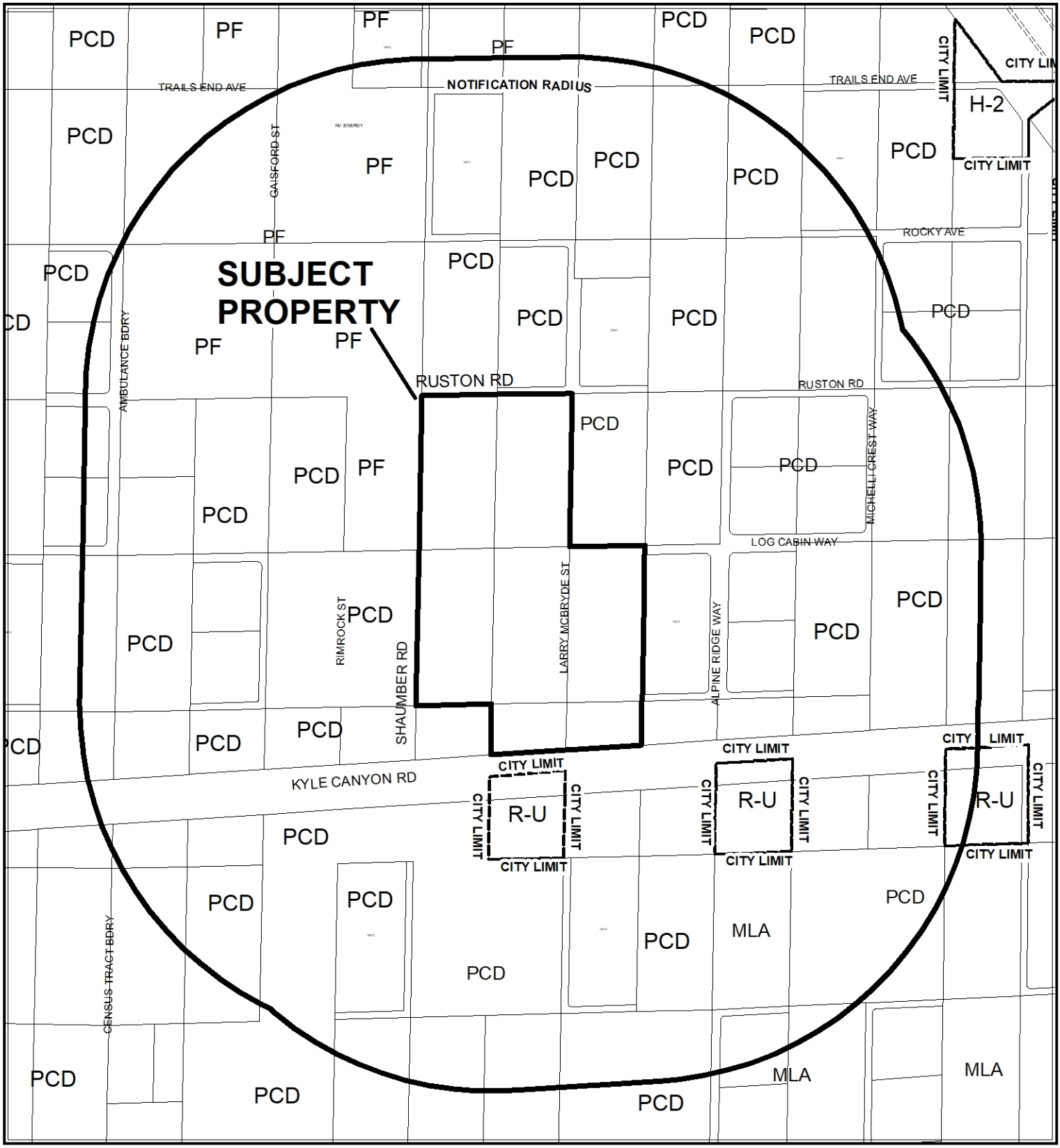
SUBJECT:
22-0267 - PUBLIC HEARING - APPLICANT: LEGGERA DEVELOPMENT, LLC - OWNER: B-NW12, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 28.27 acres on the north side of Kyle Canyon Road, approximately 336 feet west of Alpine Ridge Way (APNs 126-01-201-011 and 012; 126-01-301-005, 006, 007, 014 and 015), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 22-0267-GPA1
2. Land Use Map for 22-0267-GPA1
3. Land Use Map for 22-0267-ZON1
4. Location and Aerial Maps
5. Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Support Postcards
10. Submitted after Final Agenda - Abeyance Request Letter by Kaempfer Crowell and Support Postcards

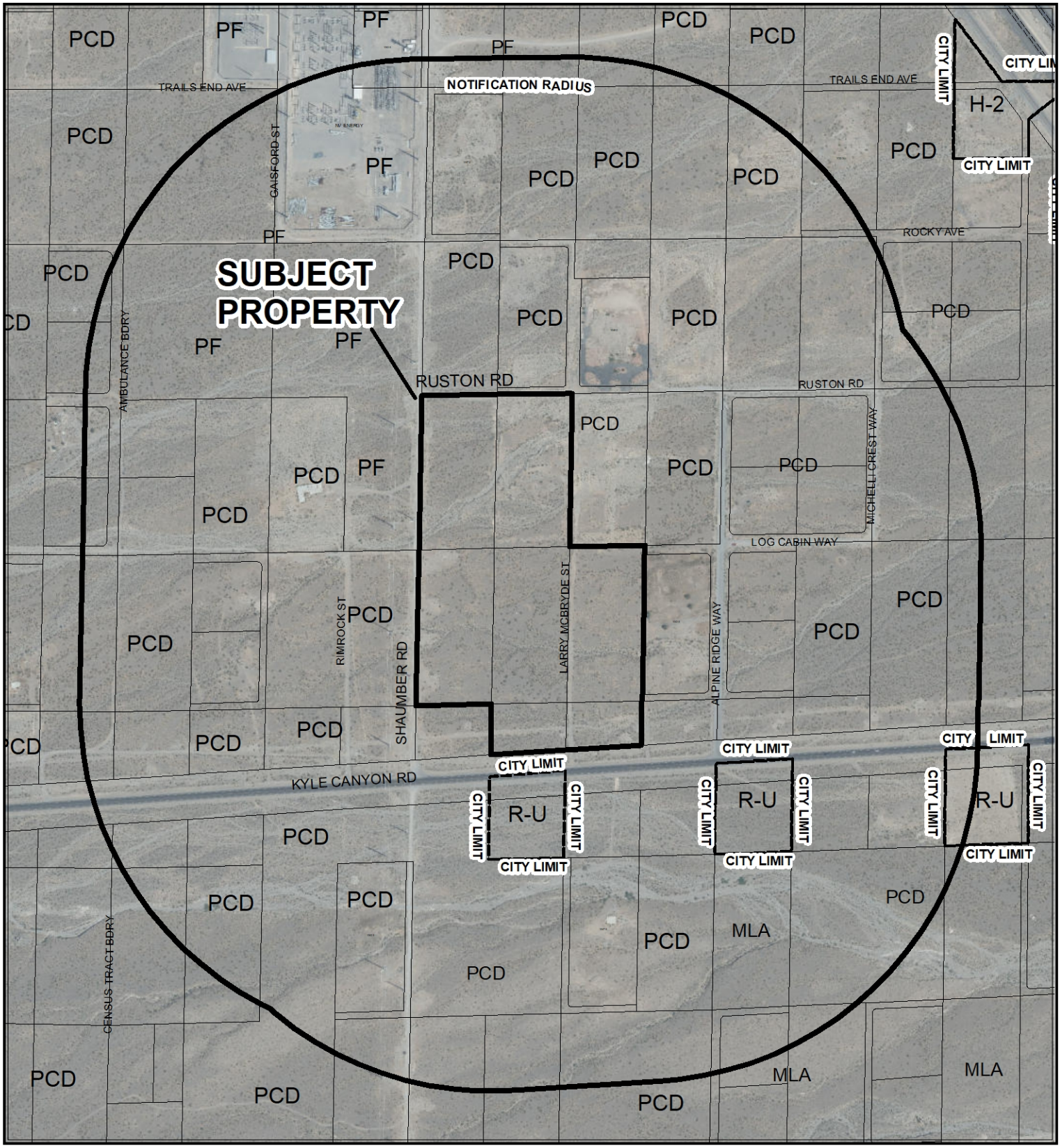


CASE: **22-0267-GPA1**

RADIUS: 1500 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)



0 500 1,000 Feet

CASE: **22-0267-GPA1**

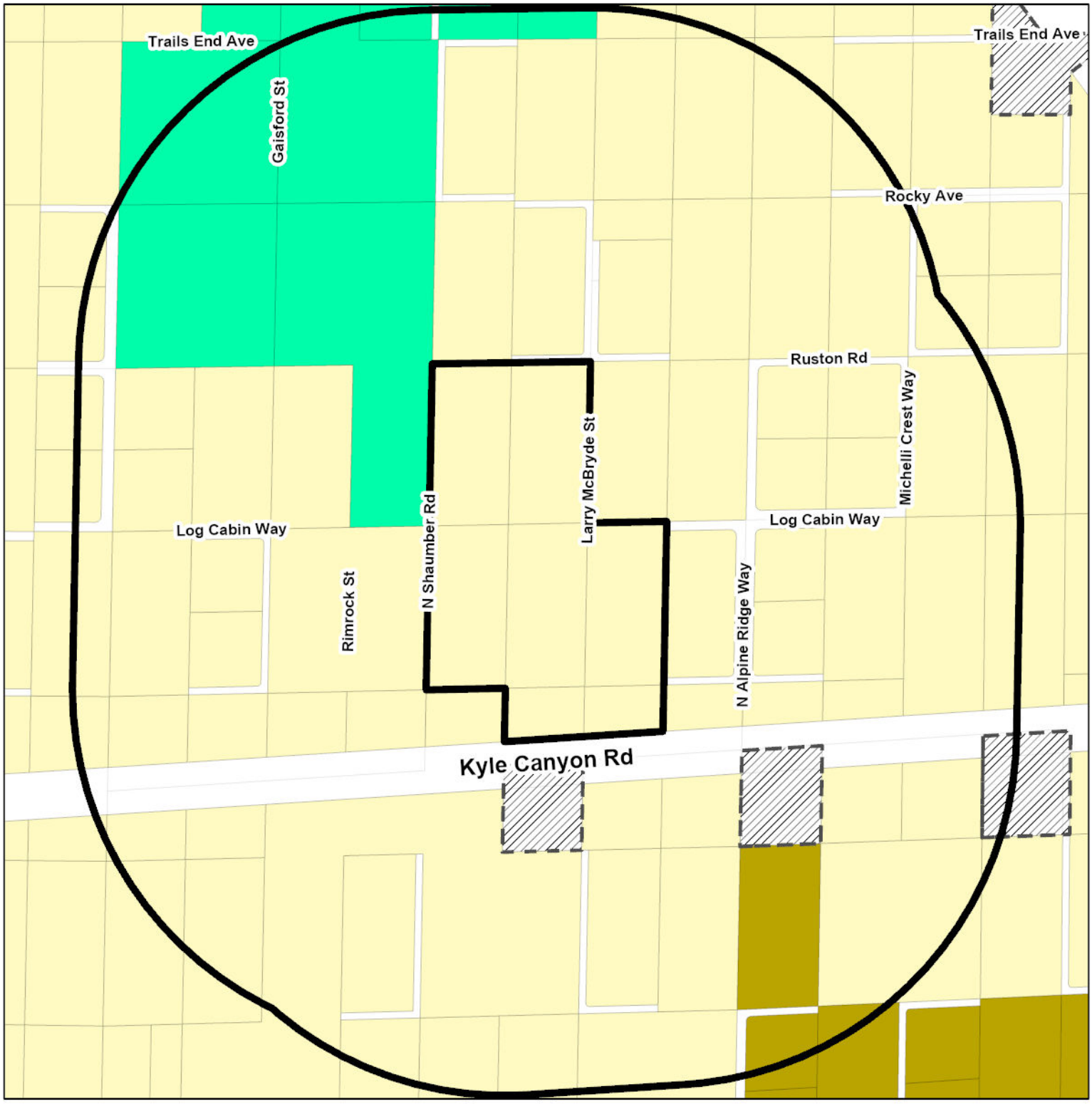
RADIUS: 1500 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

N

22-0267-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

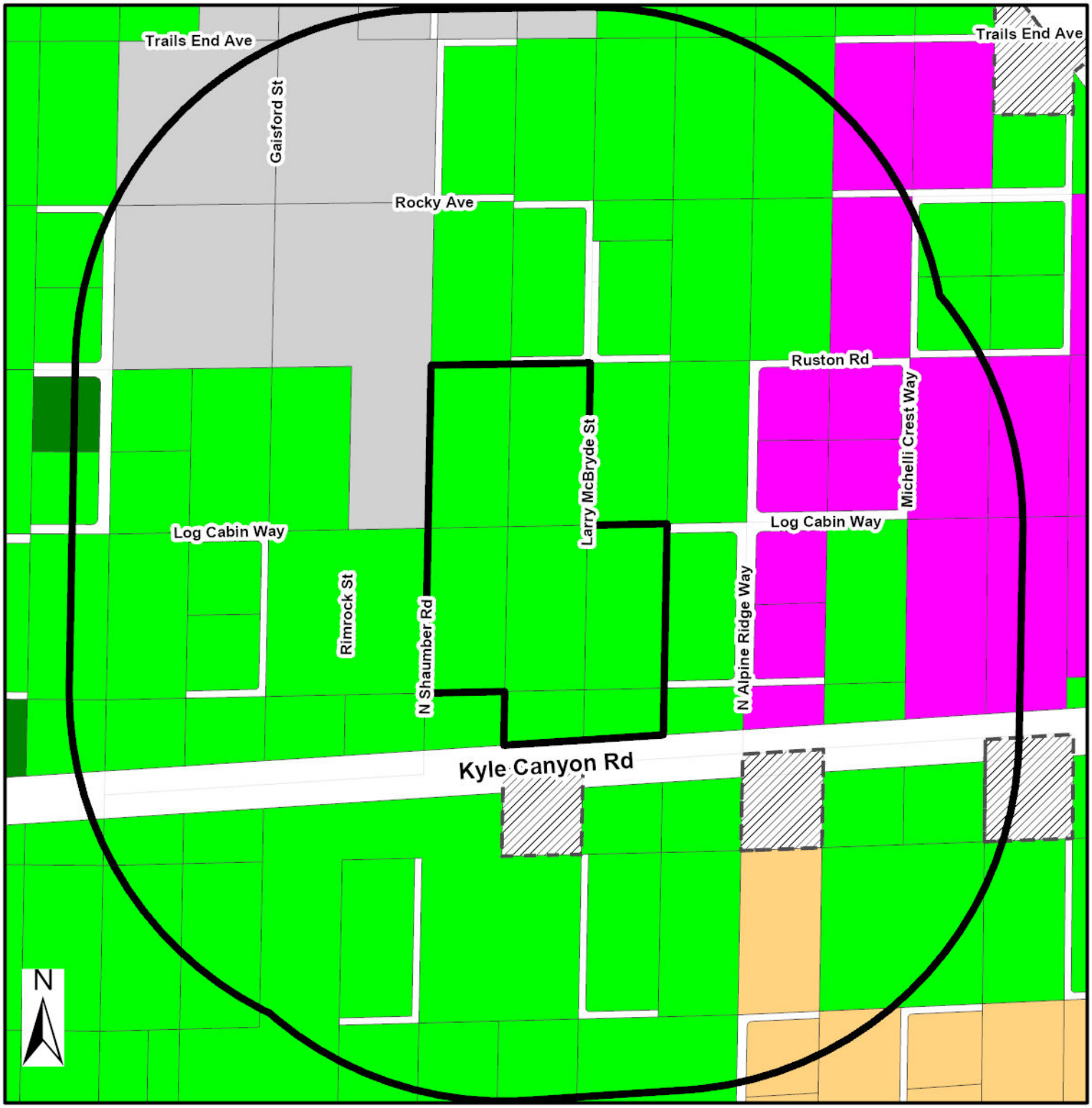
FROM PCD TO H

- Subject Property
- Not City
- 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 19, 2022

22-0267-ZON1



Zoning

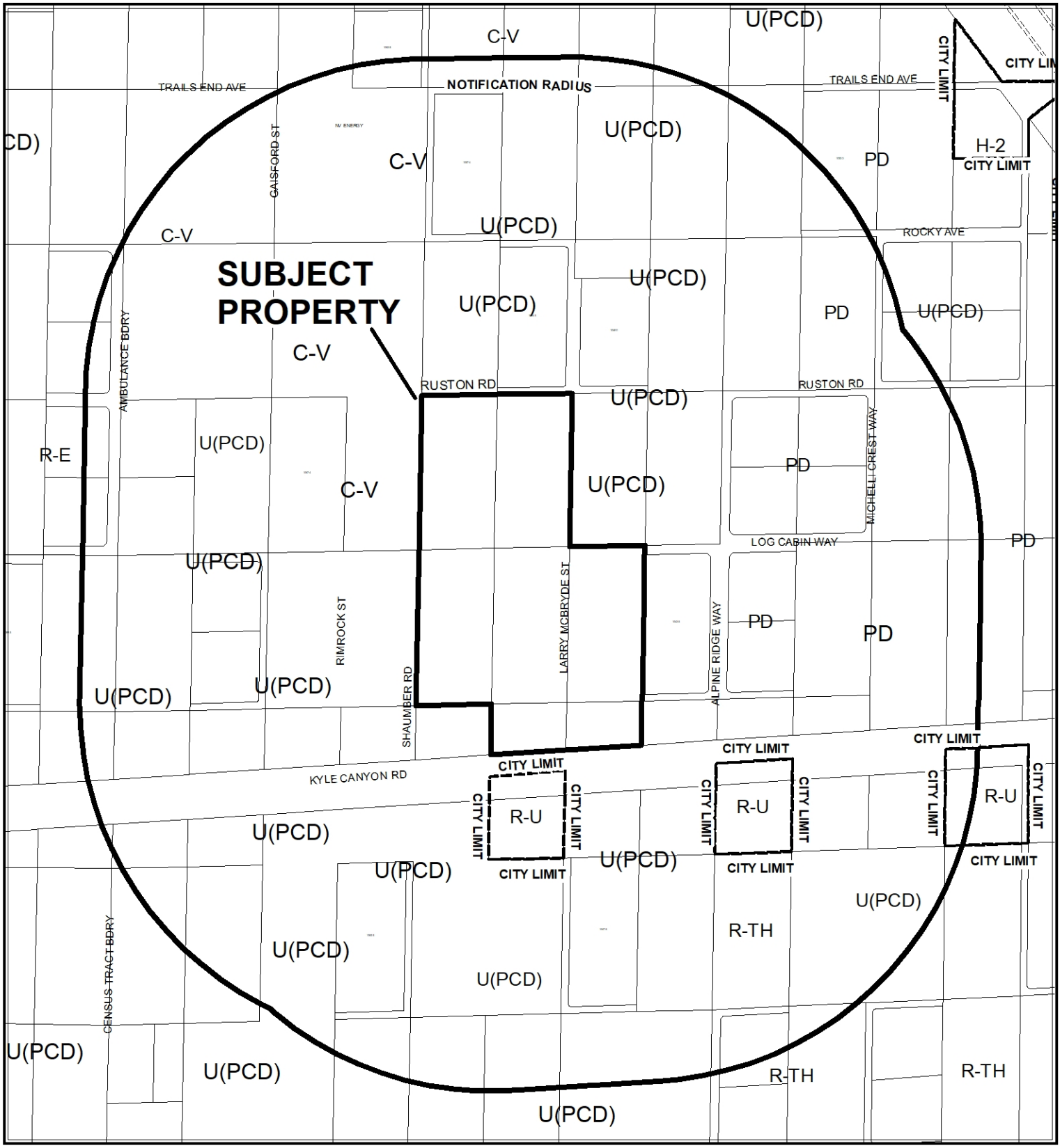
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- 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
- P-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U TO R-4

Subject Property
Not City
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 19, 2022

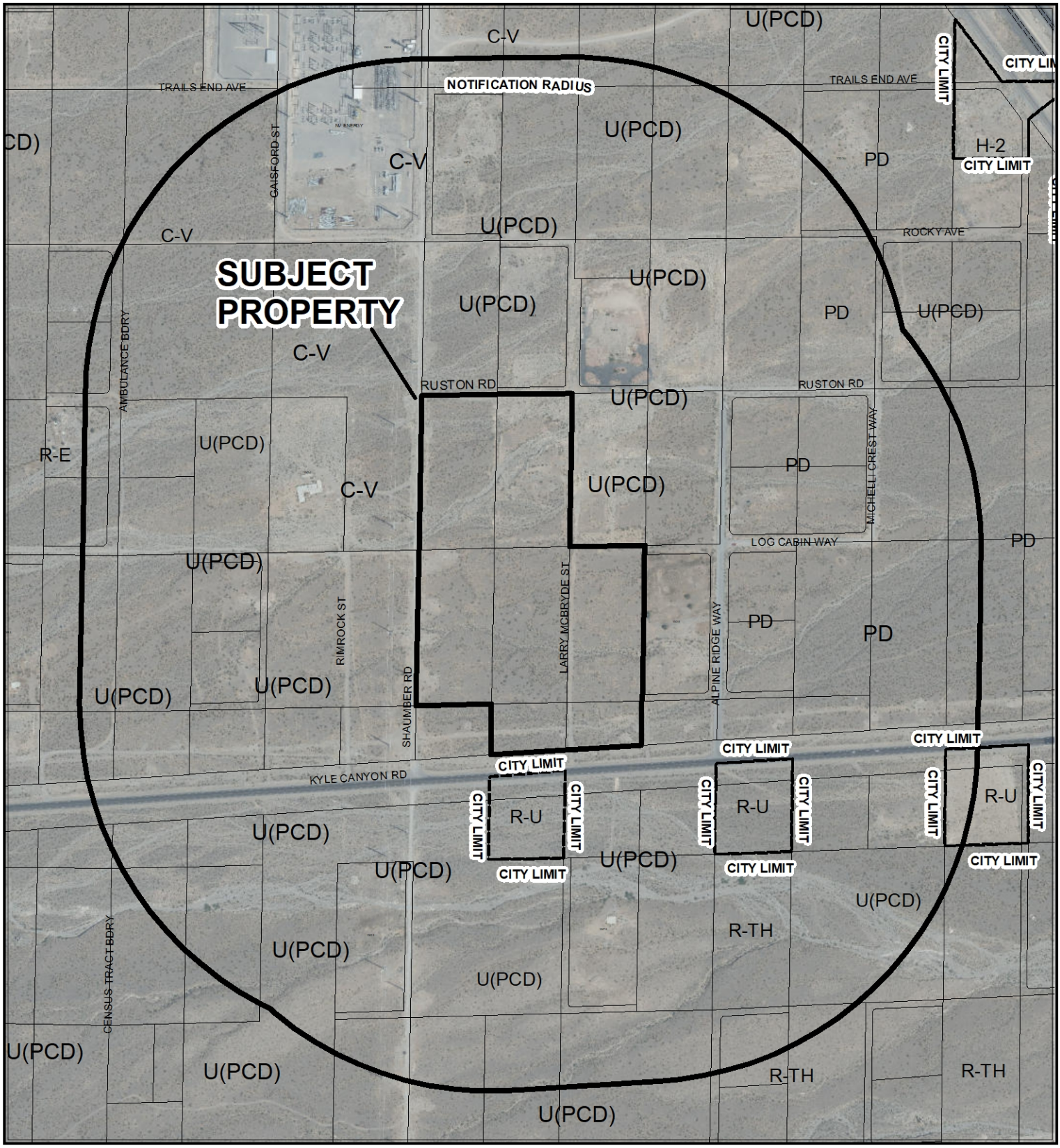


CASE: **22-0267**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)
[PCD (PLANNED COMMUNITY DEVELOPMENT)]

PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



0 500 1,000 Feet

CASE: **22-0267**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)
[PCD (PLANNED COMMUNITY DEVELOPMENT)]

PROPOSED ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LEGGERA DEVELOPMENT, LLC - OWNER: B-NW12, LLC, ET AL

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0267-GPA1	Staff recommends DENIAL.	
22-0267-ZON1	Staff recommends DENIAL.	22-0267-GPA1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 82

PROTESTS 0

APPROVALS 2

CS

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a General Plan Amendment and Rezoning request for 28.27 acres of undeveloped land generally located on the north side of Kyle Canyon Road, approximately 336 feet west of Alpine Ridge Way.

ISSUES

- General Plan Amendment (22-0267-GPA1) is requested from PCD (Planned Community Development) to H (High Density Residential). Staff does not support the request.
- Rezoning (22-0267-ZON1) is requested from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-4 (High Density Residential). Staff does not support the request.
- No development is proposed at this time.

ANALYSIS

The subject site consists of seven undeveloped lots, totaling 28.27 acres. It is currently zoned U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and subject to Title 19 development standards. The surrounding area is also currently undeveloped. The applicant requests a General Plan Amendment from PCD (Planned Community Development) to H (High Density Residential) and a Rezoning from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-4 (High Density Residential).

General Plan Amendment

The subject site is located within the City of Las Vegas 2050 Master Plan Kyle Canyon Area and currently has a land use designation of PCD (Planned Community Development). Per the 2050 Master Plan, it calls for mixed residential development, subject to conditions and adjacency standards with a maximum density of eight dwelling units per acre. The applicant requests to amend the land use designation to H (High Density Residential).

The Kyle Canyon Area is the current northwestern gateway to the Las Vegas Valley from Northern Nevada. The 2050 Master Plan's land use and development guidelines for Kyle Canyon are to add traditional neighborhood subdivisions to already existing detached single-family homes and large-lot estates. There are several neighborhoods and master planned communities under development agreements that are utilizing traditional neighborhood development, and others that will eventually build medium-low density suburban development. A high density residential use is not compatible with the surrounding area and would be better suited in more developed areas of the city where there are more access to jobs, public transportation, shopping, and food.

Rezoning

The subject site is currently zoned U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]. The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property. The applicant requests a Rezoning to R-4 (High Density Residential). The R-4 District is intended to allow for the development of high density multi-family units within the downtown urban core and in other high intensity areas suitable for high density residential development. The R-4 District is consistent with the policies of the High Density Residential category of the General Plan.

The City of Las Vegas 2050 Master Plan calls for medium-low density development in the Kyle Canyon area and higher density development in other areas of the city that can adequately support it. Furthermore, there are no systems currently in place to support high density housing, such as roadways, schools and public services. As such, staff recommends denial of both the requested General Plan Amendment and Rezoning applications.

FINDINGS (22-0267-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed H (High Density Residential) land use designation is not compatible with the existing PCD (Planned Community Development) and PF (Public Facilities) land use designations. Staff finds that the M (Medium Density Residential) land use designation would be more compatible.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The R-4 (High Density Residential) zoning designation allowed by the proposed General Plan Amendment will be much more intense than the existing surrounding zoning designations of PCD (Planned Community Development) and C-V (Civic).

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Currently, there is not adequate infrastructure, and public and private services to meet the needs of a high density residential development.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment does not conform to the Kyle Canyon Area which designates the subject site for medium-low density development.

FINDINGS (22-0267-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The R-4 (High Density Residential) zoning designation does not conform to the 2050 Master Plan which calls for medium-low density development for the area.

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.**

   A high density residential development would not be compatible with the existing and future surrounding land uses.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

Growth and development factors in the community do not indicate the need or appropriateness of the proposed rezoning. Staff finds the M (Medium Density Residential) zoning district would be more appropriate for the 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.

Currently, there are not adequate street facilities to meet the needs of a high density residential development. Future road alignments will also impact development of the subject site.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/01/05	The City Council approved Annexation (ANX-5528) petition to Annex property generally located north of Iron Mountain Road and west of Hualapai Way, containing approximately 529 acres of land.

Most Recent Change of Ownership	
02/21/02	A deed was recorded for a change in ownership. (APNs: 126-01-301-014 and 126-01-301-006)
10/01/09	A deed was recorded for a change in ownership. (APNs: 126-01-301-015, 126-01-301-005 and 126-01-301-007)
03/30/11	A deed was recorded for a change in ownership. (APN: 126-01-201-011)
04/23/12	A deed was recorded for a change in ownership. (APN: 126-01-201-012)

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
05/03/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed General Plan Amendment and Rezoning request.

Neighborhood Meeting	
06/13/22	Meeting Start Time: 5:30 pm Meeting End Time: 6:00 pm Attendance: 1 Representative of the Applicant 1 Planning Department Staff Member 2 Members of the Public The meeting began with the applicant representative giving an overview of the entitlement requests. It was explained that while there is no development proposed at this time, an associated Site Development Plan Review for a Multi-Family development would be forthcoming to catch up with the GPA/ZON requests. It was also explained that the GPA/ZON request may be amended to Medium Density Residential. The floor was then opened for comments and questions. • Inquiry made about what would be the future development. • Inquiry made about who the developer is. • Inquiry made about future road alignments. • Inquiry made about utility and water access. • Inquiry made regarding land dedication requirements. • Inquiry made about other planned developments in the area. • Inquiry made regarding the current/future ownership. The meeting ended with the applicant representative explaining the process going forward. Overall, the attendees were supportive of the requested General Plan Amendment and Rezoning request to High Density Residential.

Field Check	
06/07/22	Staff conduced a routine field check and found an undeveloped area with desert vegetation. No issued were noted.

Details of Application Request	
Site Area	
Net Acres	28.27

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
South	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
		PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
2050 City of Las Vegas Master Plan: Kyle Canyon Area	N*
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

*The applicant requests a General Plan Amendment and Rezoning to High Density Residential where the Master Plan calls for low-medium density residential.

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
U(PCD) – Undeveloped (Planned Community Development – Land Use Designation)	1 du/lot	7
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-4 (High Density Residential)	N/A*	N/A*
Existing General Plan	***Permitted Density***	***Units Allowed***
PCD (Planned Community Development)	8 du/ac	226
Proposed General Plan	***Permitted Density***	***Units Allowed***
H (High Density Residential)	25.5 du/ac	720

*Maximum dwelling units per acre (DUA) is determined by the underlying General Plan Designation and may not exceed the density permitted under said designation.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0267
Meeting Date	05/18/2022
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, Zone Change,

Project Address (Location) Kyle Canyon Road and Shaumber Road

Project Name Edward Homes Assemblage **Proposed Use** Town Homes/ Multi-Family

Assessor's Parcel #(s) 126-01-301-005; 126-01-301-007; and 126-01-301-015 **Ward #** 6

General Plan: Existing (U(PCD)) Proposed M (Medium) **Zoning:** Existing (U(PCD)) Proposed R-4

Additional Information

Property Owner B-SWDE3, LLC **Contact** Lenny Badger

Address 1635 Village Center Cir., Suite 100 City Las Vegas State NV Zip 89134

E-mail lbadger@fcglv.com Phone (702) 242-4949

Applicant Leggera Development LLC **Contact** Jason Thompson

Address 8475 S. Eastern Ave. Suite 105 City Las Vegas State NV Zip 89123

E-mail jthompson@adplv.com Phone

Representative Bob Gronauer **Contact** Parker Sieck

Address 1980 Festival Plaza Dr. Suite 650 City Las Vegas State NV Zip 89135

E-mail psleck@kcnvlaw.com Phone 702-693-4262

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Thomas J. DeVore

Subscribed and sworn before me

This 7th day of April, 22

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
A. STEWART
Appt No 00-64522-1
My Appt Expires Jan 13, 2023

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0267
Meeting Date	05/18/2022
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, Zone Change,

Project Address (Location) Kyle Canyon Road and Shaumber Road

Project Name Edward Homes Assemblage **Proposed Use** Town Homes/ Multi-Family

Assessor's Parcel #(s) 126-01-201-011 **Ward #** 6

General Plan: Existing (U(PCD)) Proposed M (Medium) **Zoning:** Existing (U(PCD)) Proposed R-4

Additional Information

Property Owner B-NWI2 L L C **Contact** Lenny Badger
Address 1635 Village Center Cir., Suite 100 City Las Vegas State NV Zip 89134
E-mail lbadger@fcglv.com Phone (702) 242-4949

Applicant Leggera Development LLC **Contact** Jason Thompson
Address 8475 S. Eastern Ave. Suite 105 City Las Vegas State NV Zip 89123
E-mail jthompson@adplv.com Phone

Representative Bob Gronauer **Contact** Parker Sieck
Address 1980 Festival Plaza Dr. Suite 650 City Las Vegas State NV Zip 89135
E-mail psieck@kcnvlaw.com Phone 702-693-4262

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Notary Public in and for said County and State

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STATE OF NEVADA
County of Clark
A. STEWART
Appt No 00-64522-1
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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, Zone Change,

Project Address (Location) Kyle Canyon Road and Shaumber Road

Project Name Edward Homes Assemblage **Proposed Use** Town Homes/ Multi-Family

Assessor's Parcel #(s) 126-01-301-006 and 126-01-301-014 **Ward #** 6

General Plan: Existing (U(PCD)) Proposed M (Medium) **Zoning:** Existing (U(PCD)) Proposed R-4

Additional Information

Property Owner Rancho Drive LLC **Contact** Harvey Gettleson
Address 16000 Ventura Blvd. Suite 900 City Encino State CA Zip 91436
E-mail Phone

Applicant Leggera Development LLC **Contact** Jason Thompson
Address 8475 S. Eastern Ave. Suite 105 City Las Vegas State NV Zip 89123
E-mail jthompson@adplv.com Phone

Representative Bob Gronauer **Contact** Parker Sieck
Address 1980 Festival Plaza Dr. Suite 650 City Las Vegas State NV Zip 89135
E-mail psieck@kcnvlaw.com Phone 702-693-4262

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Property Owner Signature Harvey Gett
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name HARVEY GETTLESON

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

NOTARY ATTACHED

CALIFORNIA JURAT

220267
05/13/2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF LOS ANGELES }

Subscribed and sworn to (or affirmed) before me on this 13th **day of** APRIL, 2022

Date — Month — Year

by HARVEY GETTLESON

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: _____

Signature of Notary Public

SHELLY SCHWARTZ
Notary Public - California
Los Angeles County
Commission # 2394401
My Comm. Expires Mar 4, 2026

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: APPLICATION / PETITION / STATE OF FINANCIAL INTEREST

Document Date: —

Number of Pages: 1 + attach

Signer(s) Other Than Named Above: —

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0267
Meeting Date	05/18/2022
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Project Address (Location) Kyle Canyon Road and Shaumber Road

Project Name Edward Homes Assemblage **Proposed Use** Town Homes/ Multi-Family

Assessor's Parcel #(s) 126-01-201-012 **Ward #** 6

General Plan: Existing (U(PCD)) Proposed M (Medium) **Zoning:** Existing (U(PCD)) Proposed R-4

Additional Information

Property Owner S T M-KYLE L L C Contact Stanley Brzyszko

Address 1512 Castle Wall St. City Las Vegas State NV Zip 89112

E-mail Phone

Applicant Leggera Development LLC Contact Jason Thompson

Address 8475 S. Eastern Ave. Suite 105 City Las Vegas State NV Zip 89123

E-mail jthompson@adplv.com Phone

Representative Bob Gronauer Contact Parker Sieck

Address 1980 Festival Plaza Dr. Suite 650 City Las Vegas State NV Zip 89135

E-mail psieck@kcnvlaw.com Phone 702-693-4262

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Partner(s)

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Property Owner Signature Stanley Brzyszko

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Stanley Brzyszko, by Bsisco Holdings LP Manager for STM-Kyle LLC

Subscribed and sworn before me

This 7th day of April, 20 22

A Stewart

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
A. STEWART
Appt No 00-64522-1
My Appt Expires Jan. 13, 2023



22-0267-GPA1 AND 22-0267-ZON1 - APPLICANT: LEGGERA DEVELOPMENT, LLC - OWNER: B-NW12, LLC, ET AL
NORTH SIDE OF KYLE CANYON ROAD, APPROXIMATELY 336 FEET WEST OF ALPINE RIDGE WAY

06/07/2022

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB GRONAUER
rgronauer@kcnvlaw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
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Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

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50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

April 18, 2022

CITY OF LAS VEGAS PLANNING AND ZONING
495 Main Street, 3rd Floor
Las Vegas, Nevada 89106

Re: Justification Letter – GPA and Zone Change
Leggera Development, LLC
Kyle Canyon and Shaumber Road

To Whom It May Concern:

This firm represents Leggera Development, LLC, (the "Applicant") in the above referenced matter. The project is located on approximately 29.16 acres near the northeast corner of Kyle Canyon Road and Shaumber Road (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 126-01-301-005, 126-01-301-007, 126-01-301-015, 126-01-201-011, 126-01-201-012, 126-01-301-006 and 126-01-301-014.

The Applicant is requesting a general plan amendment from Planned Community Development to High Density and a zone change from Undeveloped to R-4 to allow for future multi-family residential. Several properties in the surrounding area have gone through general plan amendments and zone changes to allow for residential. There have also been commercial projects in the immediate area recently approved. Adequate housing options are not only needed to support the demand from the high influx of new residents moving to Las Vegas, but to also support the existing and future commercial in the area.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Bob Gronauer

Bob Gronauer

22-0267
05/18/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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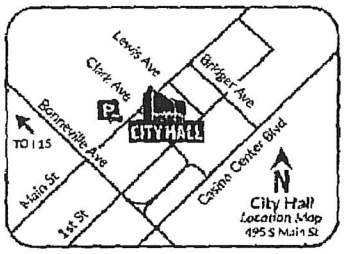

Scan or go to:
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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0267 and 22-0267-GPA1 and 22-0267-ZON1

Planning Commission Meeting of **07/12/2022**

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JUL 5 - 2022
City of Las Vegas
Department of Planning

22-0267
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MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

29a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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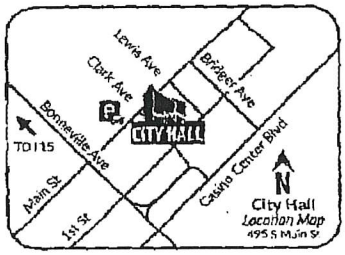
City of Las Vegas
Department of Planning



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22-0267 and 22-0267-GPA1 and 22-0267-ZON1

Meeting of 07/12/2022

22-0267
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MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

29 a-b A

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
ELISABETH E, OLSON
eolsonn@kcnvlaw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
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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

July 6, 2022

VIA FAX:
(702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Mail Street
Las Vegas, NV 89101

Re: Request for 90 Day Hold
July 12, 2022 City of Las Vegas Planning Commission Item 29
22-0267-GPA1 and ZON1
Kyle Canyon Road & Alpine Ridge Way

Dear Ms. Holmes:

Please be advised that this office represents the Applicant in the above-referenced matter. We respectfully request that this application be held from its presently scheduled hearing dates to the revised hearing dates listed below:

- Planning Commission: Currently is **July 12, 2022** moved to **October 11, 2022**.
- City Council: Currently is **August 17, 2022** moved to **November 16, 2022**.

This request is to allow for the Applicant to submit a corresponding tentative map and site development plan review application to be heard concurrently with the general plan amendment and zone change. Thank you again for your kind consideration and please contact our office if you have any questions.

Very truly yours,

KAEMPFER CROWELL

Submitted after final agenda

Elisabeth E. Olson

RECEIVED
07/07/2022
ITEM 29a-b

EEO/bkf
cc: Chance Bonaventura (*via email*)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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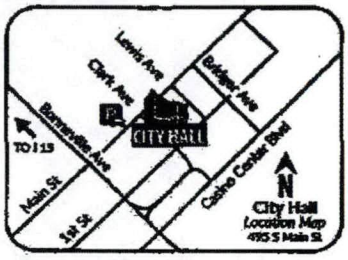

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JUL 12 2022

City of Las Vegas
Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0267 and 22-0267-GPA1 and 22-0267-ZON1

Planning Commission Meeting of 07/12/2022

22-0267
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S D
SHAFER CLAIRE A SEPARATE PPTY TR
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

115 DRDFNP1 89118

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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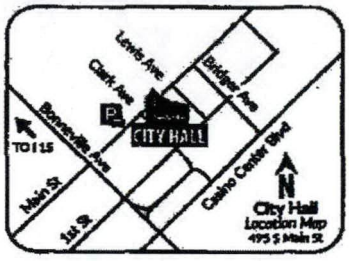
City of Las Vegas
Department of Planning



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22-0267 and 22-0267-GPA1 and 22-0267-ZON1

Planning Commission Meeting of **07/12/2022**

22-0267
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S D E 50054 IRR BUSINESS TRUST
BEHRENS LYNN E
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

29a-bA

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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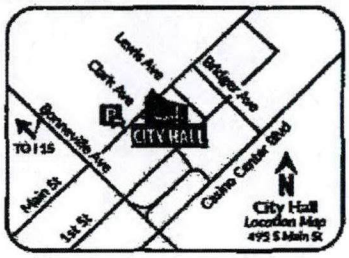

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22-0267 and 22-0267-GPA1 and 22-0267-ZON1

Planning Commission Meeting of 07/12/2022

22-0267
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6325 S JONES BLVD # 500
LAS VEGAS NV 89118

115 DRDFNP1 89118

29a-bA

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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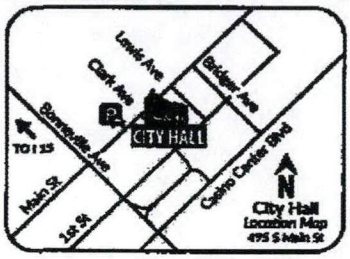

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Planning Commission Meeting of 07/12/2022

22-0267
12601101014
S D E 50052 IRREVOCABLE BUS TR
SOUSOURES WILLIAM G LIVING TRUST
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

115 DRDFNP1 89118

29abA

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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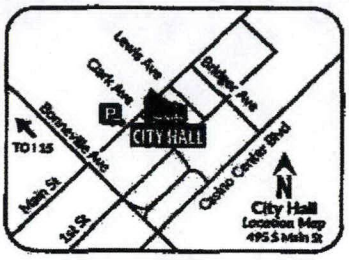
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
JUL 12 2022
City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0267 and 22-0267-GPA1 and 22-0267-ZON1

Planning Commission Meeting of 07/12/2022

22-0267
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BEHRENS LYNN E
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

115 DRDFNP1 89118

29a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
29a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0267-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: H (HIGH DENSITY RESIDENTIAL)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	7
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
29b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0267-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-4 (HIGH DENSITY RESIDENTIAL)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	7
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
30

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

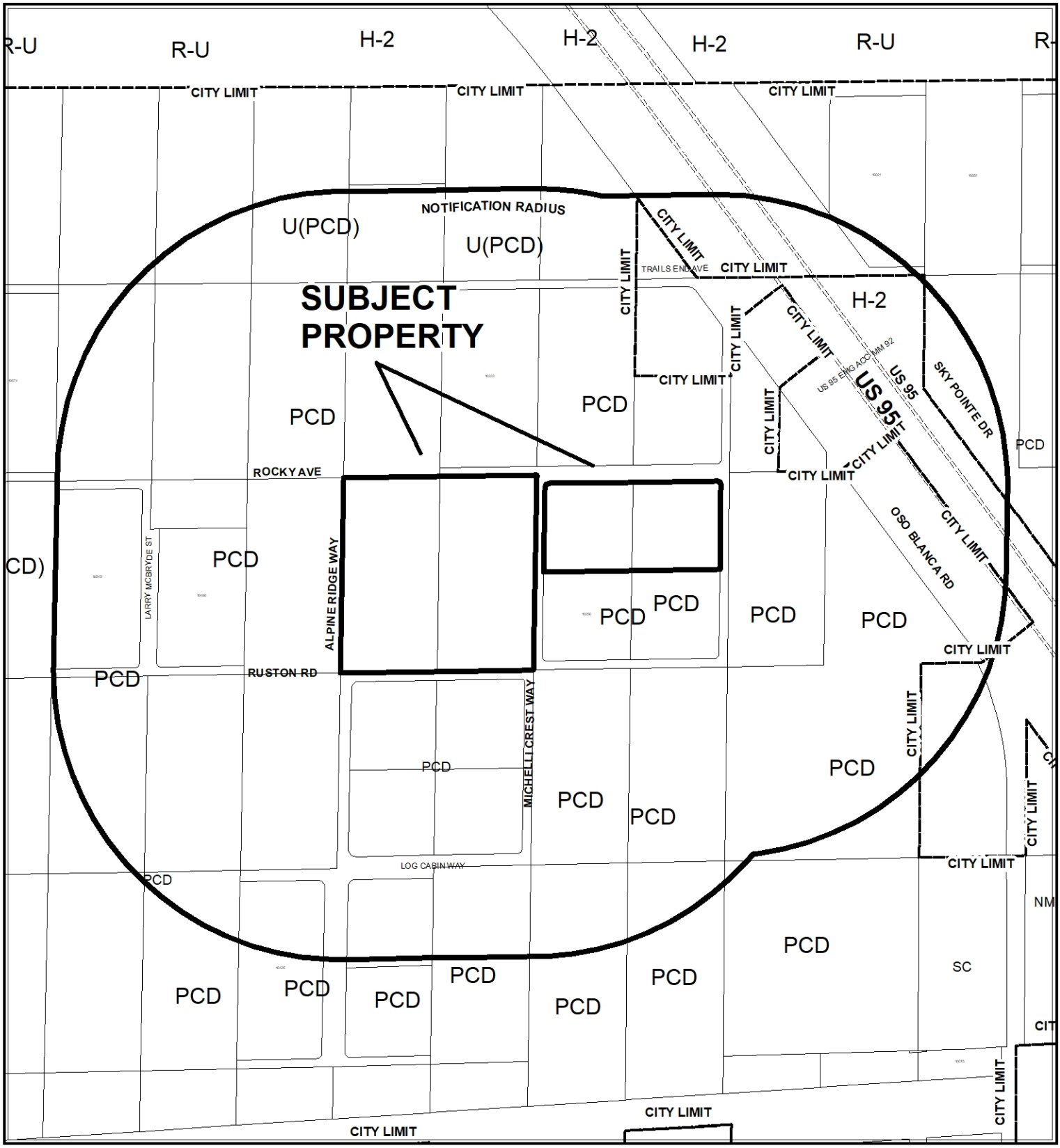
SUBJECT:
22-0270 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: VFR SOUTHWEST DESERT EQUITIES II, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 15.84 acres at the northeast corner of Ruston Road and Alpine Ridge Way (APNs 126-01-601-001 through 003 and 005), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and PD (Planned Development) Zones, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 22-0270-MOD1
2. Land Use Map for 22-0270-ZON1
3. Location and Aerial Maps for 22-0270-VAC1
4. Location and Aerial Maps
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0270-TMP1
10. Support Postcards
11. Submitted after Final Agenda - Support Postcard

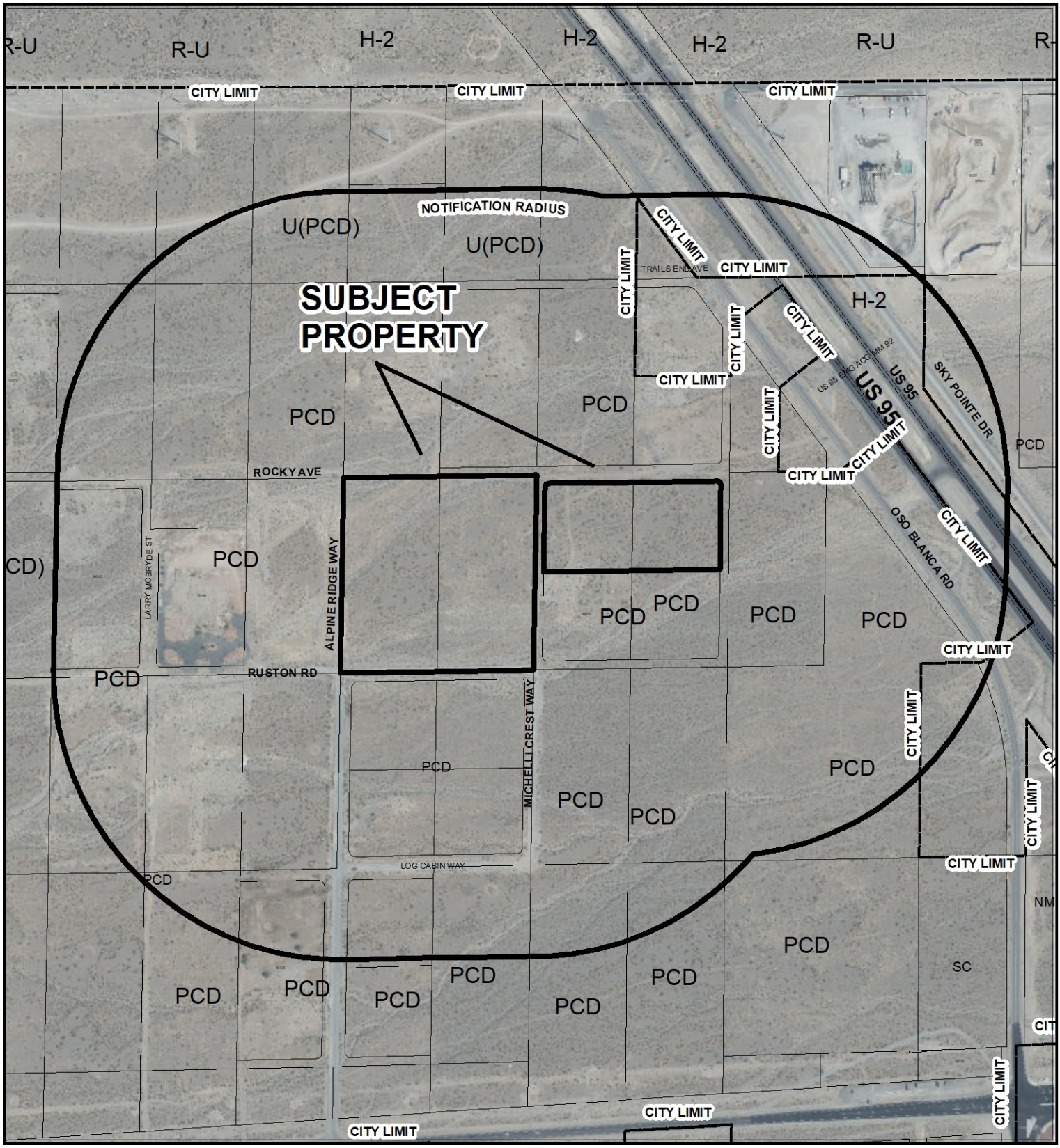


CASE: **22-0270-MOD1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD(PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PCD(PLANNED COMMUNITY DEVELOPMENT) [L (LOW) KYLE CANYON GATEWAY SPECIAL LAND USE DESIGNATION]



CASE: **22-0270-MOD1**

RADIUS: 1000 FEET

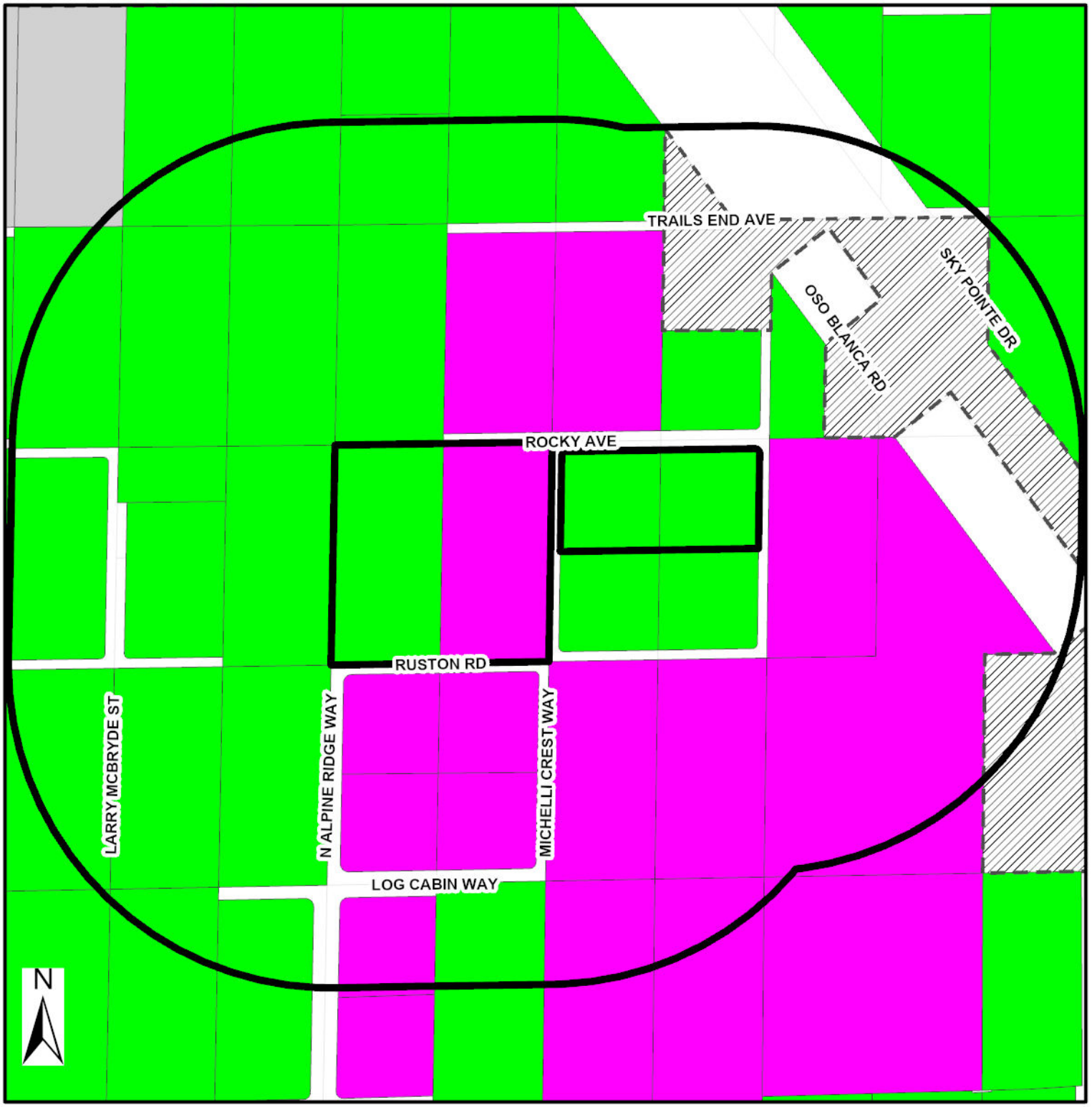
0 400 800 Feet

GENERAL PLAN OF SUBJECT PROPERTY: PCD(PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: PCD(PLANNED COMMUNITY DEVELOPMENT) [L (LOW) KYLE CANYON GATEWAY SPECIAL LAND USE DESIGNATION]

N

22-0270-ZON1



Zoning

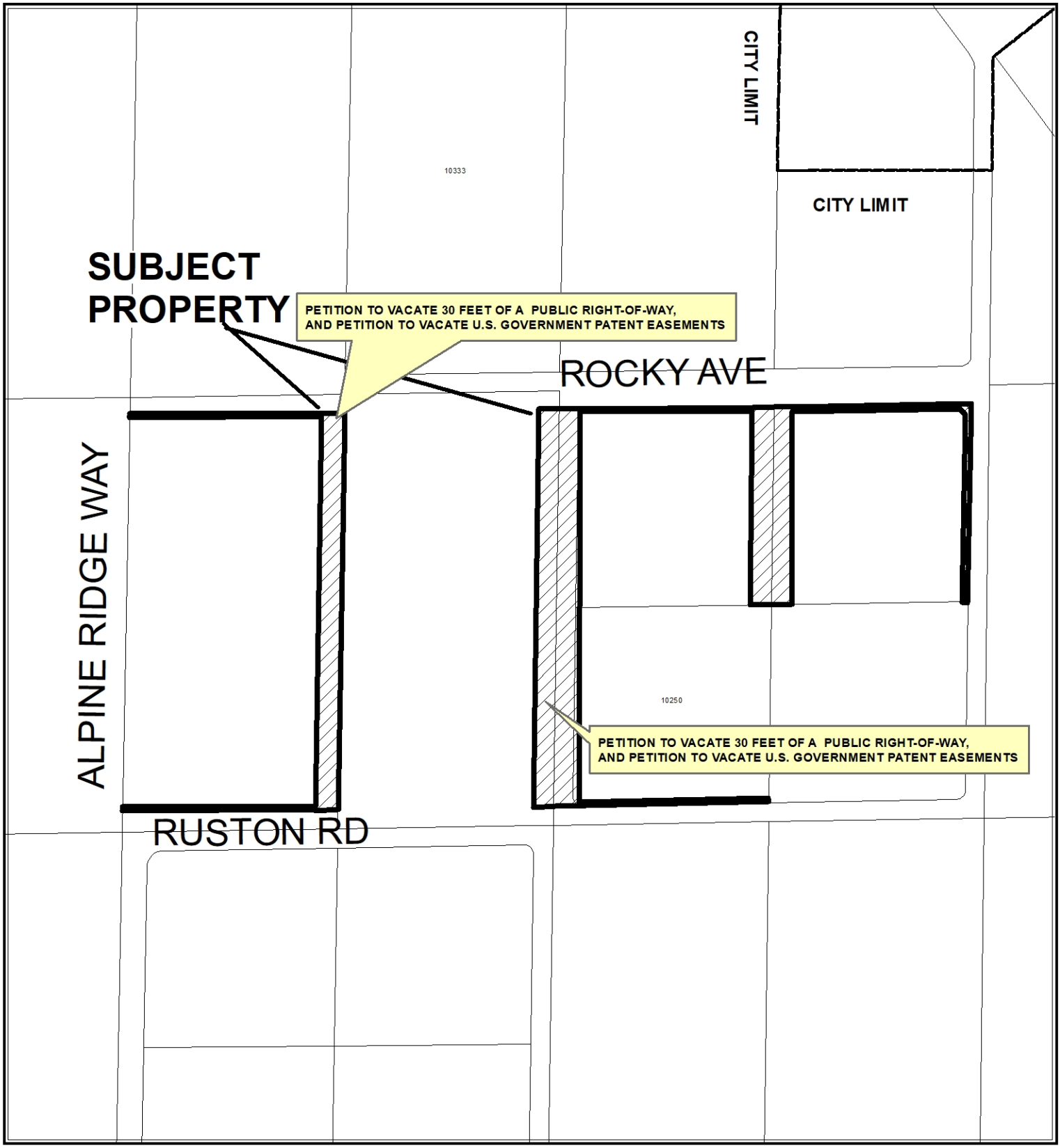
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- 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
- P-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U TO PD

Subject Property
Not City
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.
703-229-6301

Date: Thursday, May 26, 2022



CASE: 22-0270-VAC1

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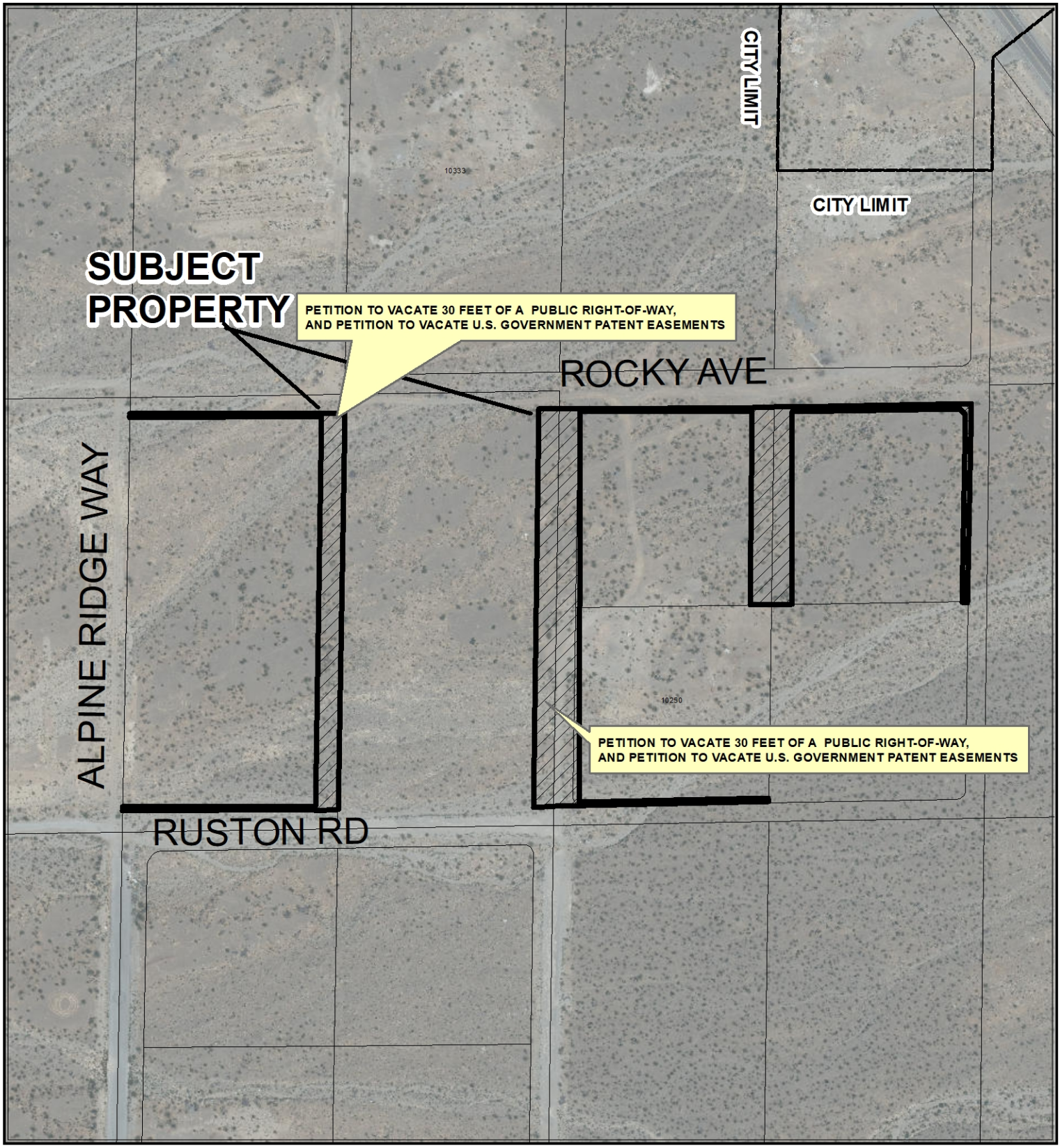

CASE: 22-0270-VAC1

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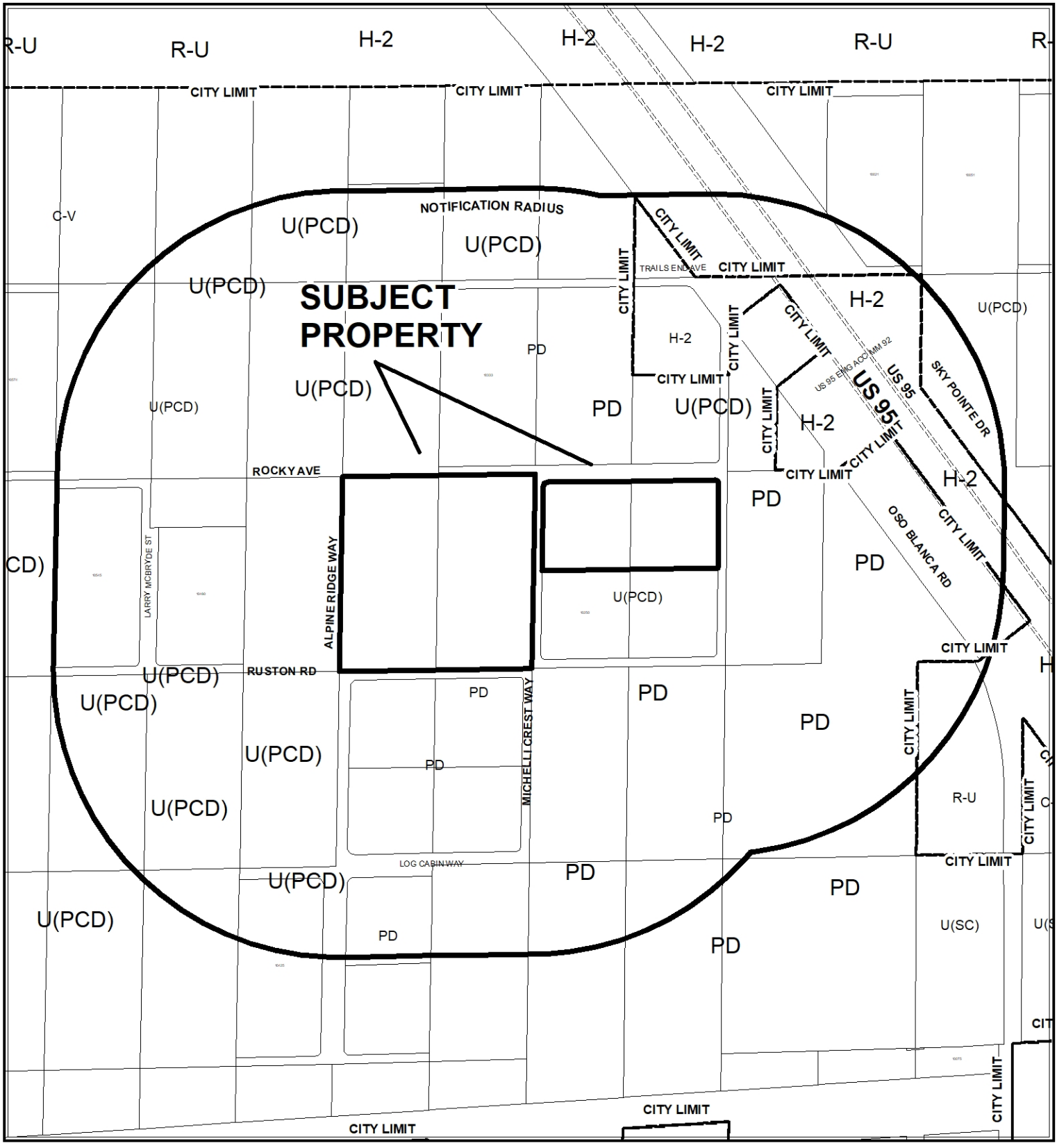


CASE: 22-0270

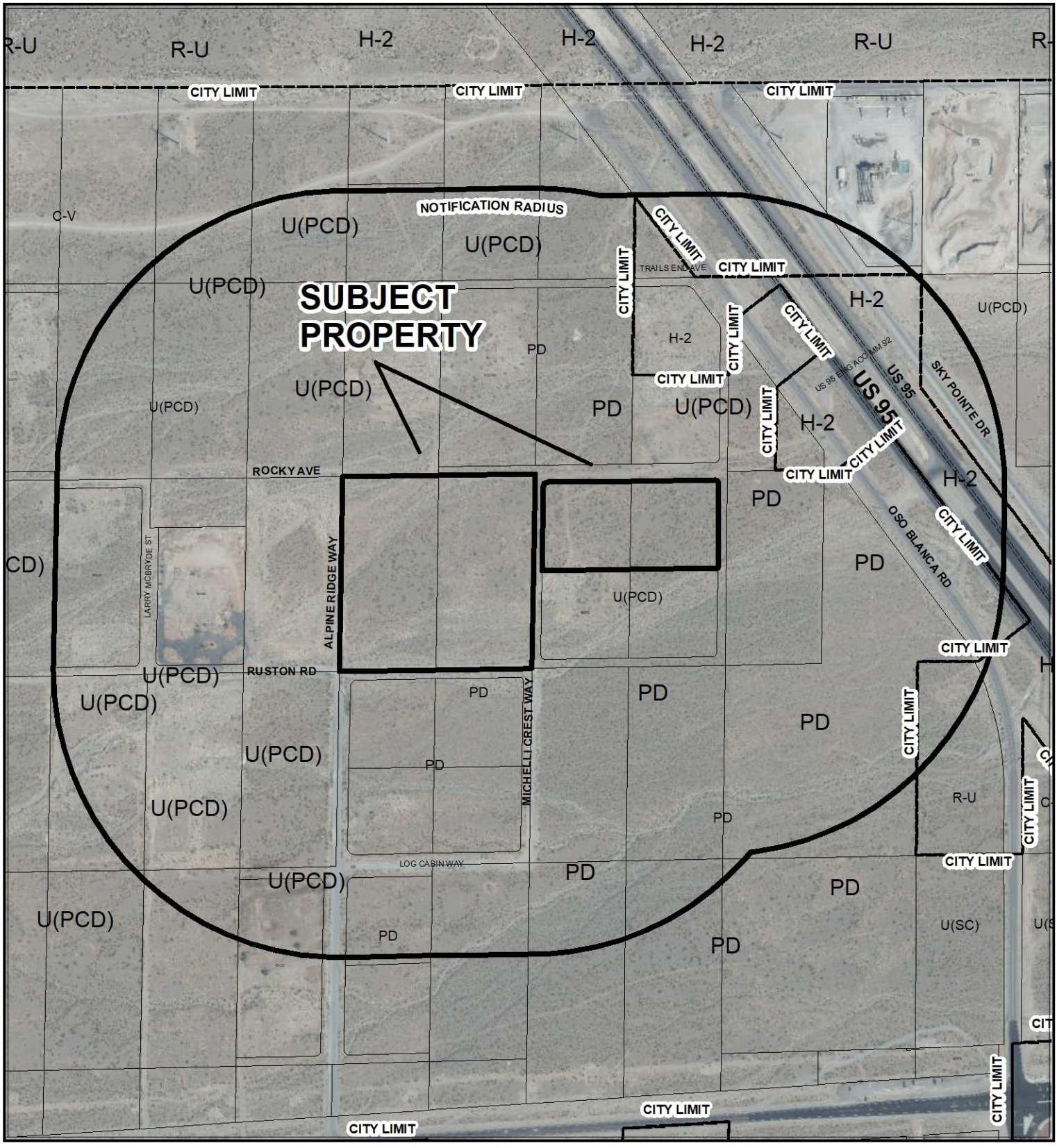
RADIUS: 1000 FEET

0 400 800 Feet

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED), [PCD (PLANNED COMMUNITY DEVELOPMENT), GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **22-0270**

0 400 800 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED), [PCD (PLANNED COMMUNITY DEVELOPMENT), GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES NEVADA, INC. – OWNER: VFR SOUTHWEST DESERT EQUITIES II, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0270-MOD1	Staff recommends APPROVAL.	
22-0270-ZON1	Staff recommends APPROVAL.	22-0270-MOD1
22-0270-VAC1	Staff recommends APPROVAL, subject to conditions:	22-0270-MOD1 22-0270-ZON1
22-0270-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0270-MOD1 22-0270-ZON1 22-0270-VAC1
22-0270-TMP1	Staff recommends APPROVAL, subject to conditions:	22-0270-MOD1 22-0270-ZON1 22-0270-VAC1 22-0270-SDR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 48

PROTESTS 0

APPROVALS 2

SS

** CONDITIONS **

22-0270-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused patent easements on Assessor Parcel Numbers 126-01-601-001 through 126-01-601-005 and all of the right-of way for Michelli Crest Way between Rocky Avenue and Ruston Road.

2. The Order of Vacation and Order of Relinquishment of Interest shall record concurrently with the Final Map associate with 22-0270-TMP1.

3. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an unmaintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 22-0270-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

5. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.

6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

8. All development shall be in conformance with code requirements and design standards of all City Departments.

SS

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

10. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within four (4) years 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.

22-0270-SDR1 CONDITIONS

Planning

1. Approval of a Major Modification of the Kyle Canyon Gateway Master Development Plan and Design Guidelines (22-0270-MOD1) and Rezoning (22-0270-ZON1), and approval of and conformance to the conditions of approval for a Petition to Vacate (22-0270-VAC1) and a Tentative Map (22-0270-TMP1) shall be required, if approved.

2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/21/22, 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 as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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. 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 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 (702-229-4836).

22-0270-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of a Major Modification of the Kyle Canyon Gateway Master Development Plan and Design Guidelines (22-0270-MOD1) and Rezoning (22-0270-ZON1) and approval of and conformance to the conditions of approval for a Petition to Vacate (22-0270-VAC1) and a Site Development Plan Review (22-0270-SDR1) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 22-0270-VAC1 shall be recorded to eliminate the public right of way and patent easements in conflict with this proposed.

8. Dedicate 30 feet on Ruston Road, 40 feet on Alpine Ridge Way, 30 feet on Rocky Avenue including 15-foot radii at the northeast corner of Alpine Ridge Way and Ruston Road and the southeast corner of Alpine Ridge Way and Rocky Avenue adjacent to this site on the Final Map for this site.

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 to be privately maintained by the Homeowner's Association.

10. Grant a minimum 20-foot wide Public Sewer Easement over the public sewer lines within Common Elements "N" and "B" on the appropriate Final Map for this site.

11. Construct half-street improvements including a minimum four-foot overpaving for Alpine Ridge Way, Rocky Avenue, and Ruston Road adjacent to this site, concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Per the Kyle Canyon Gateway Master Sewer Study, coordinate with the Sanitary Sewer Planning Section to execute a sewer oversizing/extension agreement with Sanitary Sewer Section of the Department of Public Works to extend sewer the full frontage on Rocky Avenue.

13. A minimum two lanes of asphalt pavement on all public streets providing the main access to the site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map.

14. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50 percent of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75 percent. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

15. An update to the previously approved 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

16. 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.

17. Provide for adequate separation requirements between proposed 60" RCP storm drain and proposed sewer line in Blue Ridge Street.

18. No structures, or permanent landscaping having a mature height of greater than 3-feet shall be placed anywhere in any Public Sewer Easement.

19. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 54-lot single-family residential development on four undeveloped parcels on 15.84 acres at the northeast corner of Ruston Road and Alpine Ridge Way. One of the parcels is included in the Kyle Canyon Gateway (KCG) Master Plan area; the other three are not and require modification of the Plan to be annexed into the KCG Plan area. Michelli Crest Way between Rocky Avenue and Ruston Road would need to be vacated to include this area within the proposed development, as well as U.S. Government patent easements in conflict with the site.

ISSUES

- Rezoning of the three new parcels is requested from U (Undeveloped) [PCD] to PD (Planned Development), which would match the zoning of other KCG parcels and provide flexibility to use special KCG development standards.
- A Major Modification of the KGC Master Development Plan and Design Guidelines is requested to add three parcels totaling 9.13 acres to the plan, to update the Master Development Plan land use map and to amend various provisions within the Design Guidelines, including perimeter wall heights.
- A new procedure similar to the Administrative Deviation process is proposed in Section 8 of the Design Guidelines to provide for minor deviations from certain design standards.
- The applicant is petitioning to vacate certain public rights-of-way and U.S. Government patent easements in conflict with the proposed development. Staff recommends approval.
- Title 19.10.040 requires all development within a PD (Planned Development) zoning district to be subject to the site development plan review procedures set forth in Title 19.16.100.
- If approved, the applicant has requested to build this development to the KCG R-1 residential development standards.

ANALYSIS

A Rezoning to PD (Planned Development) is necessary in order for the parcel to be integrated into the KCG master development plan and be subject to KCG Design Standards. A Major Modification pursuant to Title 19.10.040.G is required to add the three parcels (which total 9.13 acres) and to designate them as L (Residential Low) for compatibility with the adjacent parcels.

SS

On the KCG Master Development Plan land use map, the L (Residential Low) designation allows for residential density up to 15 dwelling units per acre with an average density of 5.49 dwelling units per acre. This proposal is for 3.41 dwelling units per acre on this site keeping the overall average density below the allowance in conformance with the KCG Master Development Plan.

If the proposed Major Modification is approved, development of the site will be subject to the KCG Design Guidelines approved in April 2021 as amended by this request. Where particular standards or procedures are not called out in the KCG Design Guidelines, analogous standards in Title 19 apply pursuant to LVMC 19.10.040.I. Title 19.10.040.H requires that all development in a PD (Planned Development) zoning district be subject to the site development plan review procedures in Title 19.16.100.

The applicant has opted to use the Kyle Canyon Gateway R-1 development standards for the proposed development, which conform to the L (Residential Low) designation. These standards require a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet. There are no common open space requirements under this designation.

Rezoning and Major Modification

The applicant requests that Assessor's Parcel Numbers 126-01-601-001, 003 and 005 (9.13 acres) generally located at the northeast corner of Ruston Road and Alpine Ridge Way be rezoned to PD (Planned Development) so that this acreage can be made part of this development and the same standards can be applied. The current zoning o fthese parcels is U (Undeveloped) [PCD (Planned Community Development) General Plan designation], which serves as a holding zone until a parcel is developed. Other surrounding parcels in this area also have the PCD designation, which allows for residential development of up to 8.00 dwelling units per acre. The requested Rezoning to PD is appropriate, as it conforms to the General Plan and provides continuity in development of the Kyle Canyon Gateway community.

The requested Major Modification can only be approved after the subject parcels are rezoned to PD (Planned Development). If approved, the total Kyle Canyon Gateway Master Development Plan area would be increased to 101.91 acres with 815 possible residential units based on the PCD (Planned Community Development) density cap.

Kyle Canyon Gateway

Current Total Acreage	*Proposed Total Acreage*
92.78	101.91
Max Number of Units	*Max Number of Units after MOD*
742	815

The proposed land use designation for the subject parcel is L (Residential Low), which is compatible with the surrounding parcels within the plan area. Given this compatibility of land use, the proposed modification will allow for continuity and predictability of development in this area.

The Master Developer has proposed several changes to the KCG Design Guidelines to update the land use plan and streetscape exhibit as well as to amend certain development standards. A summary of these changes is shown in the table below.

Summary of proposed changes to Design Standards

Section	***Description***	***Proposed Language***
2.A.1	KCG R-1 Single Family Residential District Development Standards	Correct contradicting second story setback requirement. 14' should be the correct setback.
2.A.1,2,3	Single-Family Residential Standards	Perimeter Walls: Max overall height - 12' on exterior side of development, 14' on interior side Perimeter screen wall - 6-8' max Retaining wall - 6' max (exterior), 8' max (interior) Stepped walls: Primary Wall Height - 6' (exterior), 8' (interior); Secondary Wall Height - 4'; Inside dimension of horizontal landscaped space - 4'
3.A.2	Street Layout	Specifically codifies that dead end stub streets are permitted, with references to Exhibits
5	Landscape Architectural Guidelines	Update street section exhibits to allow wider street sections than those previously approved, at the developer's discretion
		Add 35' minimum stub street section

SS

Section	***Description***	***Proposed Language***
6.B.3	Retaining Walls	Increased allowable maximum retaining wall height from 6' to 8' on the interior side of the wall
		Increased overall wall height with retaining from 10' to 12' (exterior) and from 12' to 14' (interior), depending on whether the wall is a perimeter or interior wall
8.A	Minor Deviations from Standards	Introduces a process to allow minor deviations of KCG standards on a lot-by-lot basis. The process is similar to the Administrative Deviation process of Title 19.16.120. For deviations outside the scope of Title 19.16.120, a Variance is required pursuant to Title 19.16.140.

Staff finds that the proposed amendments to the development standards are reasonable and compatible with existing and future adjacent development in this area. With respect to perimeter walls, the average natural grade is greater than two percent in this area, warranting greater retaining wall height. The proposed 14-foot wall heights would not be visible from perimeter streets or neighboring properties, and the maximum visible height would be similar to the 12 feet already allowed. With regard to street sections, stub streets within private, gated subdivisions were already allowed by the current standards; however, the text and exhibits now make this explicit. The Department of Public Works has no objection to allowing wider streets than the current sections show.

With regard to minor deviations, a process such as this allows staff to consider certain minor adjustments to wall heights, setbacks, planting areas and materials administratively that currently require a variance. Since the process references the procedures of Title 19.16.120 related to Administrative Deviations, such requests would be limited in scope and restricted to a certain percentage of the standard. The Master Developer must pre-approve each request prior to submittal for City review. The process allows staff through the Director of Planning the discretion to approve or deny such requests.

The proposed Major Modification is appropriate for this area and will allow for continuity and predictability of development in this area. The proposed changes to the Kyle Canyon Gateway Design Guidelines will not have a negative effect on surrounding properties. For these reasons, staff recommends approval of the Major Modification.

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Vacation of Public Right-of-Way and U.S. Government Patent Easements

The proposed vacation of Michelli Crest Way between Ruston Road and Rocky Avenue will not result in reduced traffic handling capability, as the right-of-way is no longer needed for access to these parcels. The patent easements are no longer needed in their current configuration and therefore may be relinquished to allow for the proposed development. The Department of Public Works has no objection to these requests. Staff therefore recommends approval of the Petition to Vacate, with conditions.

Site Development Plan Review and Tentative Map

Access to the development is proposed from Rocky Avenue. The KCG Design Guidelines identifies this as a 60-foot wide public street. The proposed street design includes a 53-foot wide private gated entry section, a 40-foot wide private street section with sidewalk on one side, and a 44-foot wide private street section with sidewalk on one side which meets KCG Design Guidelines Exhibit 5.T.1 as amended by the proposed Major Modification. The subdivision also includes several stub streets, which are permitted by the Design Guidelines.

As the proposed subdivision is to be located within the PD (Planned Development) zoning district, it is not subject to the 1.30 Connectivity Ratio required within standard zoning districts; however, the ratio is required to be indicated on the tentative map. The map shows that the Connectivity Ratio (links: nodes) for the proposed subdivision is 1.23 and contains two bicycle/pedestrian links.

Landscape improvements are proposed at the subdivision entry and along the perimeter streets in conformance with the KCG Design Guidelines, which calls for staggered 24-inch box and 36-inch box trees within the perimeter buffers and streetscape areas. Additional landscaping will be provided along several interior private streets and in common areas. A small dog park is provided within the subdivision near Ruston Road. There is no common open space requirement under the KCG R-1 development standards.

One and two-story models are proposed. The submitted elevations indicate three modern design styles with sloped roofs and painted stucco exteriors. They are desirable in appearance and will be harmonious and compatible with other residential development in the Kyle Canyon Gateway community.

The submitted east/west cross sections depict maximum natural grade greater than two percent across this site. With approval of the related Major Modification, Section 6.B.3 of the KCG Design Guidelines permits retaining walls to be eight feet in height on the interior side and six feet in height on the exterior side of the wall, irrespective of the natural grade. A maximum eight-foot retaining wall is shown on the west perimeter and tiered four-foot retaining walls are shown on the east property line.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. With approval of the related Major Modification, Section 6.B.3 of the KCG Design Guidelines permits retaining walls to be eight feet in height on the interior side and six feet in height on the exterior side of the wall, irrespective of the natural grade. A maximum six-foot retaining wall is shown along the north property line and no retaining wall is shown along the south property line.

The Traffic Engineering Section of the Department of Public Works states that the proposed development will add approximately 387 trips per day on Rocky Avenue, Alpine Ridge Way and Kyle Canyon Road. With this project, Kyle Canyon Road is expected to be at about 25 percent of capacity. Recent counts are not available in this vicinity for Rocky Avenue or Alpine Ridge Way, but they are believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 53 additional cars, or about one every minute.

The Clark County School District (CCSD) has commented on the impact future development might have on the three levels of schools in the area. CCSD projects that 21 additional primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Indian Springs High School and Indian Springs Middle School are each under capacity for the 2021-22 school year. Indian Springs Elementary School is 39 percent over capacity. All are located outside the corporate limits of the city of Las Vegas.

The Rezoning and Major Modification of the Kyle Canyon Gateway Master Development Plan are appropriate and compatible with surrounding approved land uses. Low density residential development is anticipated in this area by the 2050 Las Vegas Master Plan. The proposed development conforms to the Kyle Canyon Gateway Master Development Plan and Design Guidelines as modified through this request. Staff therefore recommends approval of the Site Development Plan Review and Tentative Map requests.

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FINDINGS (22-0270-MOD1)

The addition of 9.13 acres of undeveloped land into the Kyle Canyon Gateway Master Development Plan will not significantly increase the total number of potential residential units within the community. The L (Residential Low) special land use designation is appropriate for this site and compatible with similar designations on parcels to the north, south and west. The proposed modification will allow for continuity and predictability of development in this area. The amendment to the Design Guidelines will maintain compatibility with the adjacent residential development. For these reasons, staff recommends approval of the Major Modification.

FINDINGS (22-0270-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The PD (Planned Development) zoning district conforms to the existing PCD (Planned Community Development) General Plan designation on this site and on surrounding parcels.

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 PD (Planned Development) zoning district allows for varying types of development according to an approved set of development standards that will ensure compatibility with the surrounding properties, most of which are already zoned PD north of Kyle Canyon Road.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject parcels is are bounded on at least one side by PD (Planned Development) zoning designations with an approved set of standards for future development. Rezoning of the subject site would allow for continuity and predictability of development across the entire Kyle Canyon Gateway community.

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4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Access to the subject parcels is currently provided by Alpine Ridge Way, Ruston Road and Rocky Avenue. Alpine Ridge Way is a planned 80-foot public street. Rocky Avenue, a 60-foot Minor Street, will provide access to the private streets within the subdivision. These streets will be adequate in size to accommodate the requirements for development within the proposed PD (Planned Development) District.

FINDINGS (22-0270-VAC)

The Department of Public Works has no objection to the Petition to Vacate Michelli Crest Way between Rocky Avenue and Ruston Road and presents the following information to justify its recommendation:

A. Does this vacation request result in uniform or non-uniform right-of-way widths?	Uniform
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?	No
C. Does it appear that the vacation request involves only excess right-of-way?	Yes, Michelli Crest Way will no longer be a street within this site area
D. Does this vacation request coincide with development plans of the adjacent parcels?	Yes, 22-0270-TMP1
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

The Department of Public Works has no objection to the Petition to Vacate U.S. Government Patent Easements on Assessor Parcel Numbers 126-01-601-001, 002, 003 and 005.

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FINDINGS (22-0270-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed 54-lot residential development is compatible with the type and density of other planned and approved residential developments within Kyle Canyon Gateway.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the 2050 Master Plan and the Kyle Canyon Gateway Master Development Plan and Design Standards, with no Waivers of standards proposed.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The Traffic Engineering Section of the Department of Public Works projects that approximately 387 vehicle trips per day would be added on Rocky Avenue, Alpine Ridge Way and Kyle Canyon Road as a result of the proposed development. This is roughly equivalent to 53 additional cars, or about one every minute, based on peak hour use.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed landscape materials are appropriate for the Kyle Canyon Gateway community and this area of the city. Building materials will be reviewed during the building permit process.

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;**

Submitted building elevations indicate New Century Modern, Desert Modern, Nevada Modern design styles with sloped roofs and painted stucco exteriors. They are desirable in appearance and will be harmonious and compatible with other residential development in this area (Kyle Canyon Gateway). The elevations and floor plans will be fully reviewed during the building permit process.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Site development is subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

FINDINGS (22-0270-TMP1)

The proposed tentative map conforms to Nevada Revised Statutes, the Kyle Canyon Gateway Master Development Plan and Design Standards and the minimum requirements set forth by Title 19 for Tentative Maps. Staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/01/05	The City Council adopted Ordinance 5774 (ANX-5528), which annexed the subject property into the City of Las Vegas as part of a larger request. The subject site was designated PCD (Planned Community Development) and the zoning classification was designated U (Undeveloped). The Annexation became effective 06/10/05.
04/21/21	The City Council approved a request for a Rezoning (20-0370-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 87.78 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The proposal included the Master Development Plan and Design Guidelines for the Kyle Canyon Gateway Master Plan. The Planning Commission and staff recommended approval.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Petition to Vacate (20-0370-VAC1) portions of Log Cabin Way between Alpine Ridge Way and Michelli Crest Way, Michelli Crest Way between Ruston Road and Log Cabin Way, and various U.S. Government Patent Easements generally located at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (20-0372-SDR1) for a 21-lot single family residential development on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a Tentative Map (20-0372-TMP1) for a 21-lot single family residential subdivision (Kyle Canyon Gateway Unit 2) on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (20-0373-VAR1) to allow no offsite improvements where such are required on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (20-0373-SDR1) for a 115-lot single family residential development on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Tentative Map (20-0373-TMP1) for a 115-lot single family residential subdivision (Kyle Canyon Gateway Unit 1) on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way. The Planning Commission recommended approval; staff recommended denial.
05/11/21	The Planning Commission approved a Tentative Map (21-0163-TMP1) for a 232-lot single-family residential subdivision (Kyle Canyon Gateway East) on 33.31 acres at the southwest corner of Rocky Avenue and Oso Blanca Road. Staff recommended approval.
11/17/21	The City Council approved a request for a Major Modification (21-0526-MOD1) of the Kyle Canyon Gateway Master Development Plan to add 5.00 acres to the plan and designate the land use as L (Residential Low). The Planning Commission and staff recommended approval.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Rezoning (21-0526-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.00 acres at the southwest corner of Log Cabin Way and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (21-0526-VAR2) to allow stub street terminations on private streets where culs-de-sac or hammerheads are required on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Petition to Vacate (21-0526-VAC1) U.S. Government Patent Easements generally located at the northeast corner of Kyle Canyon Road and Alpine Ridge Way; and portions of public right-of-way between Alpine Ridge Way and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (21-0526-SDR1) for a proposed 157-lot single-family residential development on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Tentative Map (21-0526-TMP1) for a 157-lot single-family residential subdivision (Kyle Canyon Gateway Unit 3) on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The Planning Commission recommended approval; staff recommended denial. This map was determined to be void by Department of Planning staff.
03/08/22	The Planning Commission approved a Petition to Vacate (22-0027-VAC1) - U.S. Government Patent Easements generally located on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (22-0027-SDR1) for a proposed 41-lot single-family detached residential development on 9.08 acres on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road. Staff recommended approval.
	The Planning Commission approved a Tentative Map (22-0027-TMP1) for a 41-lot single-family detached residential subdivision (Kyle Canyon Gateway Unit 2) on 9.08 acres on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road. Staff recommended approval.

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Most Recent Change of Ownership	
01/25/11	A deed was recorded for a change in ownership on APN 126-01-601-003.
03/18/16	A deed was recorded for a change in ownership on APN 126-01-601-002.
01/31/22	A deed was recorded for a change in ownership on APNs 126-01-601-001 and 005.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses related to the subject site.

Pre-Application Meeting	
05/03/22	A pre-application meeting was held with the applicant to discuss submittal requirements for entitling the proposed residential development. The discussion included the possibility of opening up the Design Guidelines to allow for deviations of residential development standards on a lot-by-lot basis.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
05/27/22	The site is undeveloped with native vegetation and free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	15.84 (overall)
Net Acres	9.13 (Rezoning, Major Modification)

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Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) U (Undeveloped)
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Kyle Canyon Gateway	Y
Special Area and Overlay Districts	***Compliance***
PD (Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to the Kyle Canyon Gateway Design Guidelines, the following standards apply:

Kyle Canyon Gateway R-1 Residential Development Standards

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,000 SF	7,200 SF	Y
Min. Lot Width	50 Feet	70 Feet	Y

Existing Zoning	*Permitted Density*	*Units Allowed*
U (Undeveloped)	2.18 du/ac	19 (9.13 acres)
PD (Planned Development)	15.00 du/ac Per the KCG Master Development Plan	75 (5 acres)
Proposed Zoning	***Permitted Density***	***Units Allowed***
PD (Planned Development)	15.00 du/ac Per the KCG Master Development Plan	237 (15.84 acres)
Existing General Plan	***Permitted Density***	***Units Allowed***
PCD (Planned Community Development)	8.00 du/ac	126 (15.84 acres)

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Pursuant to the Kyle Canyon Gateway Design Guidelines and Title 19, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	38 Trees	38 Trees	Y*
• South	1 Tree / 30 Linear Feet	19 Trees	19 Trees	Y*
• East	1 Tree / 30 Linear Feet	9 Trees	9 Trees	Y*
• West	1 Tree / 30 Linear Feet	17 Trees	17 Trees	Y*
TOTAL PERIMETER TREES		**83 Trees**	**83 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	6 Feet		6 Feet	Y
• East	6 Feet		6 Feet	Y
• West	6 Feet		6 Feet	Y

*Trees to be clustered between buffer area and streetscape area with 60% 24" box and 40% 36" box trees with maximum spacing of 45'.

Streetscape Standards	***Required***	***Provided***	***Compliance***
Alpine Ridge Wy (80')	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	5 - 5-gallon shrubs per tree in amenity zone 1 tree per 30' (18 required)	<u>18 trees</u> Wilsonii Olive Honey Mesquite Cathedral Live Oak African Sumac Texas Mountain Laurel 60% 24" box 40% 36" box	Y
Ruston Rd (60')	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	5 - 5-gallon shrubs per tree in amenity zone 1 tree per 30' (18 required)	<u>18 trees</u> Wilsonii Olive Honey Mesquite Cathedral Live Oak African Sumac Texas Mountain Laurel 60% 24" box 40% 36" box	Y

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Streetscape Standards	***Required***	***Provided***	***Compliance***
McKinster Rd (60')	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	5 - 5-gallon shrubs per tree in amenity zone 1 tree per 30' (8 required)	8 trees Wilsonii Olive Honey Mesquite Cathedral Live Oak African Sumac Texas Mountain Laurel 60% 24" box 40% 36" box	Y
Rocky Ave (60')	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	5 - 5-gallon shrubs per tree in amenity zone 1 tree per 30' (37 required)	37 trees Wilsonii Olive Honey Mesquite Cathedral Live Oak African Sumac Texas Mountain Laurel 60% 24" box 40% 36" box	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Alpine Ridge Wy	80' Public Street	Kyle Canyon Gateway Design Guidelines	32	N*
Ruston Rd	60' Public Street	Kyle Canyon Gateway Design Guidelines	0	N*

*Applicant will agree to improve half-streets, including overpaving and transition paving.

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19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		15	
Intersection – Internal			8
Cul-de-sac Terminus			0
Intersection – External Street or Stub Terminus			5
Intersection – Stub Terminus with Temporary Turnaround Easements			0
Non-Vehicular Path - Unrestricted (2 x 0.5 link)		1	
Total		16	13
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.23**	

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	54 units	2 unimpeded spaces per unit with at least one space in an enclosed garage	108 (all in garage)				
TOTAL SPACES REQUIRED			108		108		Y
Regular and Handicap Spaces Required			108	0	108	0	Y

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0270
Meeting Date	06/15/2022
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON/ MOD/ TMP/ VAR/ SDR/ VAC

Project Address (Location) Ruston and Alpine Ridge Way

Project Name Kyle Canyon Gateway Unit 4 **Proposed Use** residential

Assessor's Parcel #(s) 126-01-601-001, 126-01-601-005 **Ward #** 6

General Plan: Existing PCD Proposed PCD **Zoning:** Existing Undeveloped Proposed PD

Additional Information

Property Owner VFR Southwest Desert Equities II, LLC Contact David Saltman

Address 8215 South Eastern Avenue, Suite 205 City Las Vegas State NV Zip 89123

E-mail davids@thevistagroup.net Phone 702-798-7970, ext. 28

Applicant Tri Pointe Homes Nevada, Inc Contact Mina Maleki

Address 4675 W. Teco Ave #115 City Las Vegas State NV Zip 89118

E-mail mina.maleki@tripointehomes.com Phone 702.614.1452

Representative Westwood Contact Hannah Swan

Address 5725 W. Badura Ave #100 City Las Vegas State NV Zip 89118

E-mail hannah.swan@westwoodps.com Phone 702.284.5349

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Michael A. Saltman

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Michael A. Saltman, Manager, VFR Manager as Manager of VFR Southwest Desert Equities II, LLC

Subscribed and sworn before me

This 24th day of March, 2022

Janet Collins

Notary Public in and for said County and State

JANET COLLINS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-18-23
Certificate No: 07-5163-1

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	22-0270
Meeting Date	06/15/2022
Total Fee	
Received By/Da	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VAC

Project Address (Location) Ruston & Michelli Crest Way

Project Name _____ **Proposed Use** Planned Unit Development

Assessor's Parcel #(s) 126-01-601-004 **Ward #** 6

General Plan: Existing PCD Proposed PCD **Zoning:** Existing Undeveloped Proposed PD

Additional Information vacation of right of way

Property Owner 999 Investments LLC Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone n/a

Applicant Tri Pointe Homes Contact Mina Maleki

Address 4675 West Teco Ave, Suite 115 City Las Vegas State NV Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Dan Poll

Address 5725 W. Badura Ave #100 City Las Vegas State NV Zip 89118

E-mail lvproc@westwoodps.com Phone 702-284-5300

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

• I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, ~~Tentative Maps~~ and Parcel Maps

Print Name Parvez Rohani – manager

Subscribed and sworn before me

This 6th day of May, 20 22

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-5387-1
MY APPT. EXPIRES DECEMBER 11, 2024

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

22-0270 06/15/2022

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) ZON/ MOD/ TMP/ VAR/ SDR/ VAC

Project Address (Location) Rocky Ave and Michelli Crest

Project Name Kyle Canyon Gateway Unit 4 **Proposed Use** residential

Assessor's Parcel #(s) 126-01-601-003 **Ward #** 6

General Plan: Existing PCD Proposed PCD **Zoning:** Existing Undeveloped Proposed PD

Additional Information

Property Owner C-N W 361 LLC Contact

Address City State Zip

E-mail Phone

Applicant Tri Pointe Homes Nevada, Inc Contact Mina Maleki

Address 4675 W. Teco Ave #115 City Las Vegas State NV Zip 89118

E-mail mina.maleki@tripointehomes.com Phone 702.614.1452

Representative Westwood Contact Hannah Swan

Address 5725 W. Badura Ave #100 City Las Vegas State NV Zip 89118

E-mail hannah.swan@westwoodps.com Phone 702.284.5349

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 Laura C Lychock

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Laura C Lychock

, LLC, a Nevada limited liability company

By: CMI Management, LLC, a Nevada limited liability company, Manager

By: LST Investment, LLC, a Nevada limited liability company, Manager

Laura C Lychock, Managing Member

Subscribed and sworn before me

This 7 day of March, 2022

Notary Public in and for said County and State

MARY E. KNUTSEN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-02-22
Certificate No: 02-77950-1

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) ZON/ MOD/ TMP/ VAR/ SDR/ VAC

Project Address (Location) Ruston and Michelli Crest

Project Name Kyle Canyon Gateway Unit 4 **Proposed Use** residential

Assessor's Parcel #(s) 126-01-601-002 **Ward #** 6

General Plan: Existing PCD Proposed PCD **Zoning:** Existing Undeveloped Proposed PD

Additional Information

Property Owner Kyle North Holdings LLC Contact Lenny Badger

Address 1635 Village Center Circle, Ste. 100 City Las Vegas State NV Zip 89134

E-mail lbadger@fcglv.com Phone 702.242.4949

Applicant Tri Pointe Homes Nevada, Inc Contact Mina Maleki

Address 4675 W. Teco Ave #115 City Las Vegas State NV Zip 89118

E-mail mina.maleki@tripointehomes.com Phone 702.614.1452

Representative Westwood Contact Hannah Swan

Address 5725 W. Badura Ave #100 City Las Vegas State NV Zip 89118

E-mail hannah.swan@westwoodps.com Phone 702.284.5349

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
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Property Owner Signature

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Thomas J. DeVore

Subscribed and sworn before me

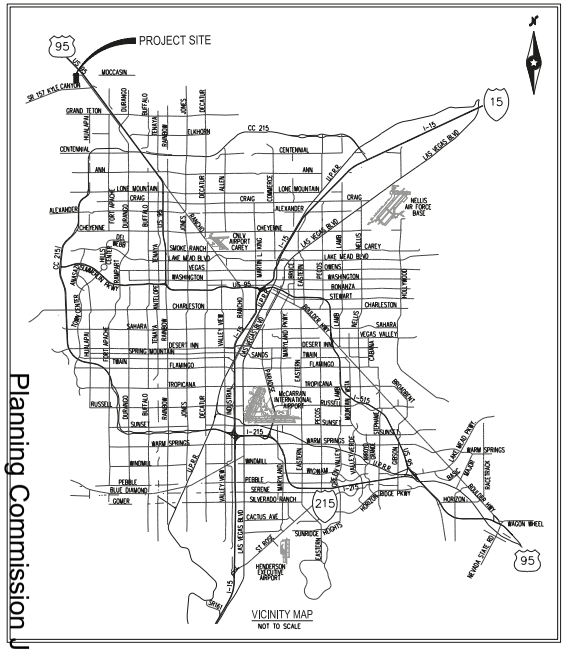
This 14th day of March, 20 22

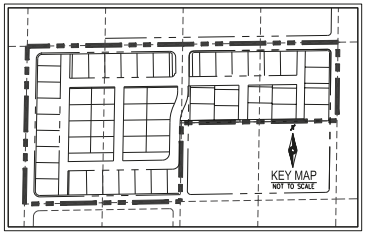
Notary Public in and for said County and State

22-0270
06/15/2022

Appt. No. 00-64522-1
My Appt. Expires Jan. 13, 2023

SITE PLAN
FOR
KYLE CANYON GATEWAY UNIT 4
A SINGLE FAMILY COMMUNITY LOCATED IN
CITY OF LAS VEGAS, NEVADA
APN: 126-01-601-005, 126-01-601-003, 126-01-601-002 & 126-01-601-001





OWNERS	DEVELOPER
C-N W 361 LLC 3041 W HORIZON RIDGE PKWY #155 HENDERSON, NV 89052 KYLE NORTH HOLDINGS LLC 1635 VILLAGE CENTER CIR #100 LAS VEGAS, NV 89134 VFR SOUTHWEST DESERT EQUITIES II LLC 8215 S EASTERN AVE #200 LAS VEGAS, NV 89123	TRI POINTE HOMES NEVADA, INC. 4675 W. TECO AVE., SUITE 115 LAS VEGAS, NV 89118 PH (702) 614-1400 FX (702) 873-6881 CONTACT: DAN HALE ENGINEER WESTWOOD 5725 BADURA AVE, SUITE 100 LAS VEGAS, NV 89118 PH: (702) 284-5300 FX: (702) 284-5399 CONTACT: DAN POLL

LEGAL DESCRIPTION

A PORTION OF WEST HALF OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

A PORTION OF EAST HALF OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

A PORTION OF EAST HALF OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

WEST HALF OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OC99156

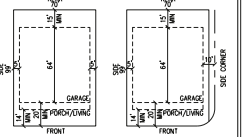
RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD

ELEVATION=892.53 METERS (NAVD'88)
ELEVATION=2928.24 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS

THE BASIS OF BEARING IS NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

TYPICAL LOTS



SETBACK

FRONT (LIVING):	14' TO LIVING 14' TO PORCH
GARAGE:	20'
SIDE YARD:	5' (10' CORNER SIDE)
REAR:	15' TO LIVING

DEVIATIONS FROM STANDARD

1. NONE – 8' MAX HEIGHT WALLS TO BE ALLOWED PER MAJOR MOD IN PROCESS.

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	LUMEN
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

54 UNITS X 250 GPD/UNITS = 13,500 GPD
TOTAL AVERAGE CONTRIBUTION = 13,500 GPD = 0.0135 MGD
TOTAL PEAK FLOW = 0.0135 MGD X 3.952 (PEAK FACTOR) = 0.053 MGD

SITE DATA

APN NUMBERS:	126-01-601-005, 126-01-601-003, 126-01-601-002 & 126-01-601-001
GROSS AREA:	15.84 ± ACRES
CURRENT ZONING:	U(PCD)
PROPOSED ZONING:	PD (R-1-PD)
TOTAL LOT COUNT:	54
TOTAL DENSITY:	3.4 DU/AC
NO. OF COMMON ELEMENTS:	14
OPEN SPACE REQUIRED:	N/A
OPEN SPACE PROVIDED:	42,555 SF
MINIMUM LOT SIZE:	7350 SF (LOT 14-20)
MAXIMUM LOT SIZE:	10,631 SF (LOT 33)
AVERAGE LOT SIZE:	7,807 SF

CONNECTIVITY

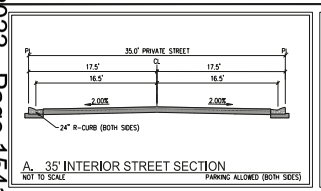
NODES = 13
LINKS = 15
LINKS PEDESTRIAN/BICYCLE (5 LINK) = 1
CONNECTIVITY RATIO = 16/13 = 1.23

NOTES

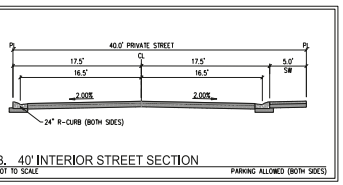
1. THERE ARE NO KNOWN FAULTS OR FISSURES WITHIN OR ADJACENT TO THIS PROPERTY TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY TWO POINTS OF CONNECTION. THE FIRST POINT OF CONNECTION IS TO A WATER MAIN STUB LOCATED IN RUSTON ROAD AND THE SECOND CONNECTION IS A WATER MAIN STUB LOCATED IN ROCKY AVENUE. BOTH POINT OF CONNECTION MAINS ARE PROPOSED PER SEPARATE PLANS.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO A SEWER MAIN IN ROCKY AVENUE. THIS MAIN IS PROPOSED PER KYLE CANYON GATEWAY UNIT 2.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

22-0270
06/15/2022

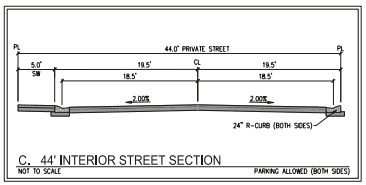
TYPICAL STREET SECTIONS



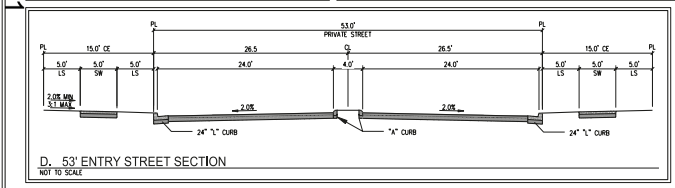
A. 35' INTERIOR STREET SECTION
NOT TO SCALE — PARKING ALLOWED (BOTH SIDES)



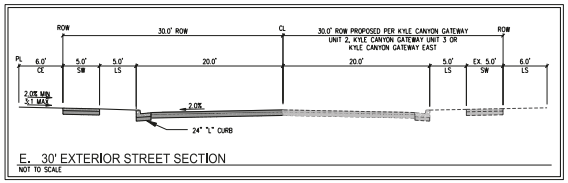
B. 40' INTERIOR STREET SECTION
NOT TO SCALE — PARKING ALLOWED (BOTH SIDES)



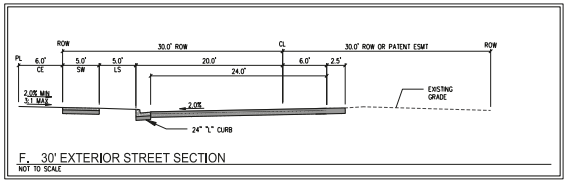
C. 44' INTERIOR STREET SECTION
NOT TO SCALE — PARKING ALLOWED (BOTH SIDES)



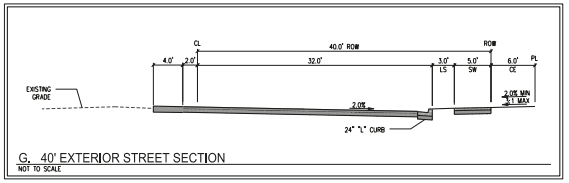
D. 53' ENTRY STREET SECTION
NOT TO SCALE



E. 30' EXTERIOR STREET SECTION
NOT TO SCALE



F. 30' EXTERIOR STREET SECTION
NOT TO SCALE



G. 40' EXTERIOR STREET SECTION
NOT TO SCALE

Planning Commission July 12, 2022 - Page 1541

Westwood
Phone (702) 284-5300
5725 W Badura Ave. Suite 100 Las Vegas, NV 89118
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP.

CITY OF LAS VEGAS, NV
tri pointe HOMES
KYLE CANYON GATEWAY UNIT 4
SITE PLAN
S15 T19S R59E

DATE: 6/15/22
DRAFTER: LVM
DESIGNER: PA
CHECKED: OIQ
PROJECT NO.
TRI2201

PROFESSIONAL ENGINEER STATE OF NEVADA
OSCAR I. QUIROZ
Date: 12/31/2023
CIVIL
No. 23824

SP-1
SHEET 1 OF 2

J:\tri2201-000 kyle canyon gateway unit 4\gis\entitlements\site plan\tri2201 kcg unit 4 sp.dgn 6/15/2022 11:35 AM Emma Abbie

Planning Commission July 12, 2022 - Page 1542

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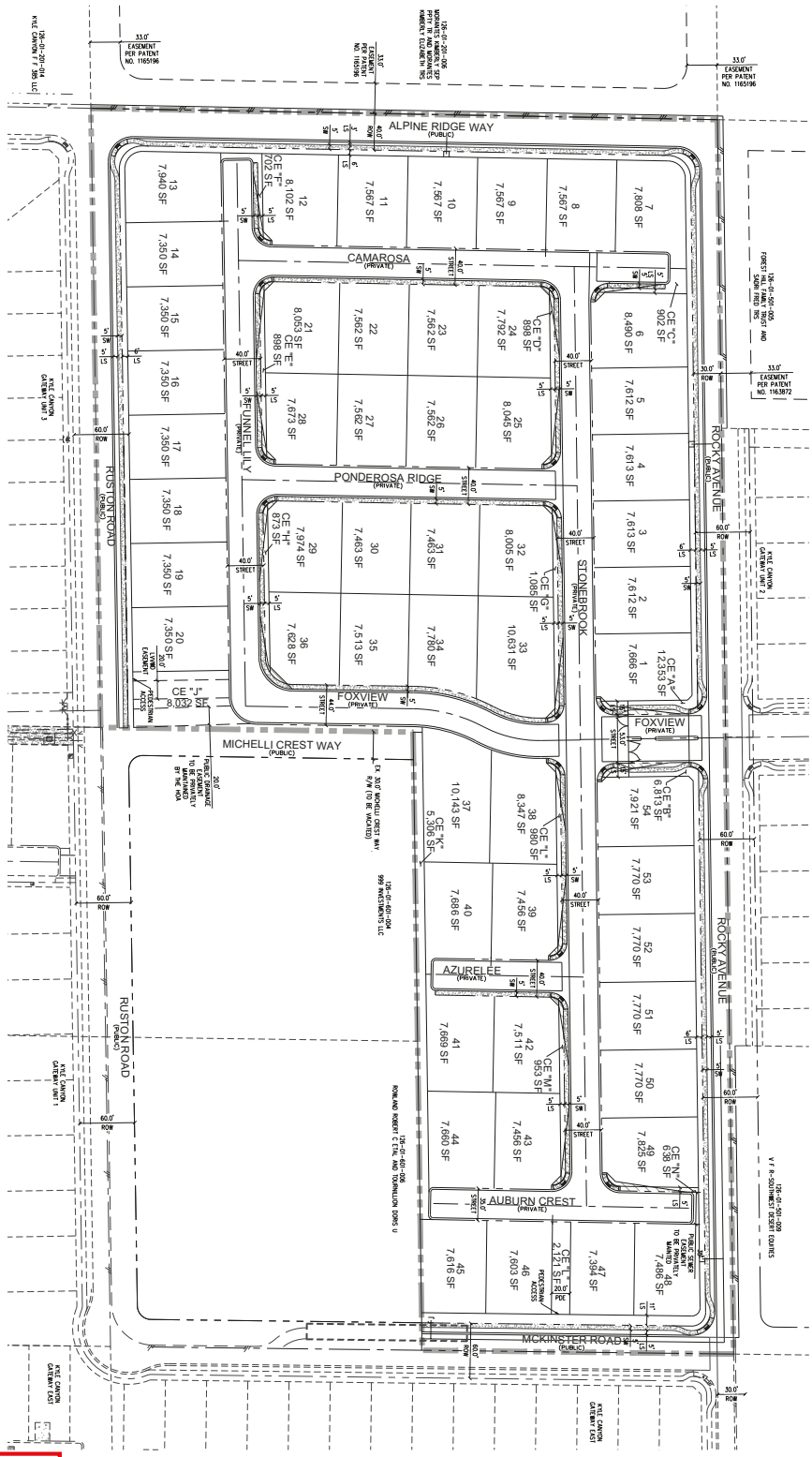


22-0270
06/15/2022

SP-2 SHEET 2 OF 2	PROJECT NO. TRI2201	DATE: 4/13/22	DESIGNED: PA	DRAFTER: LVM	CHECKED: OO	SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SURVEYED. DATE: 12/21/2021

tri pointe HOMES

CITY OF LAS VEGAS, NV

T19S R59E

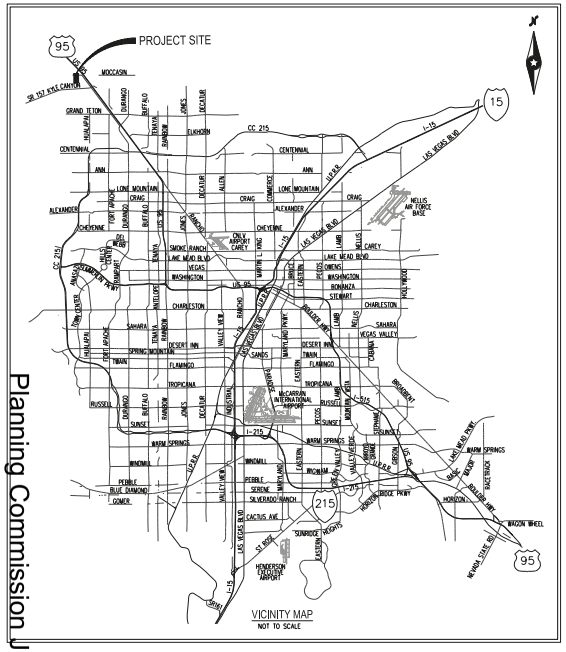
KYLE CANYON GATEWAY UNIT 4

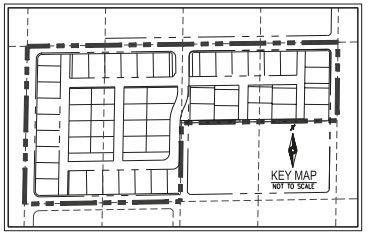
SITE PLAN

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

Westwood
Phone (702) 284-5300
5725 W. Badura Ave. Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

TENTATIVE MAP
FOR
KYLE CANYON GATEWAY UNIT 4
A SINGLE FAMILY COMMUNITY LOCATED IN
CITY OF LAS VEGAS, NEVADA
APN: 126-01-601-005, 126-01-601-003, 126-01-601-002 & 126-01-601-001





CITY OF LAS VEGAS NEVADA

OWNERS
C-N W 361 LLC
3041 W HORIZON RIDGE PKWY #155
HENDERSON, NV 89052

KYLE NORTH HOLDINGS LLC
1635 VILLAGE CENTER CIR #100
LAS VEGAS, NV 89134

VFR SOUTHWEST DESERT EQUITIES II LLC
8215 S EASTERN AVE #200
LAS VEGAS, NV 89123

DEVELOPER
TRI POINTE HOMES NEVADA, INC.
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118
PH (702) 614-1400
FX (702) 873-6881
CONTACT: DAN HALE

ENGINEER
WESTWOOD
5725 BADURA AVE, SUITE 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: DAN POLL

LEGAL DESCRIPTION
A PORTION OF WEST HALF OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

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BENCHMARK
CITY OF LAS VEGAS BENCHMARK OC99156

RIVET AND 2" ROUND ALUMINUM DISK IN CONCRETE CYLINDER AT THE SW CORNER OF ALPINE RIDGE WAY & KYLE CANYON RD

ELEVATION=892.53 METERS (NAVD'88)
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BASIS OF BEARINGS
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PARKING ANALYSIS

NO OF UNITS	= 54
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 119 SPACES*

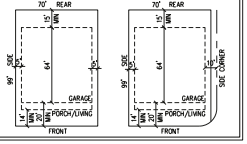
*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

PARKING PROVIDED:	
GARAGE PARKING	= 2*54
	= 108
ON-STREET PARKING	= 97
TOTAL PARKING	= 205 SPACES

MOU NOTES
1. REDUCE FIRE FLOW REQUIREMENT TO 1,000 GPM.
2. SIDEWALK ON ONLY ONE SIDE OF THE STREET.
3. REDUCED STREET WIDTH
4. SECONDARY EMERGENCY ACCESS NOT REQUIRED FOR COMMUNITIES WITH LESS THAN 200 LOTS.

NOTE: MOU ITEMS LISTED ONLY APPLY TO PRIVATE GATED PORTION OF THE COMMUNITY.

TYPICAL LOTS



SETBACK

FRONT (LIVING):	14' TO LIVING
	14' TO PORCH
GARAGE:	20'
SIDE YARD:	5' (10' CORNER SIDE)
REAR:	15' TO LIVING

DEVIATIONS FROM STANDARD
1. NONE (8' MAX INTERIOR RETAINING WALL HEIGHTS TO BE ALLOWED PER MAJOR MOD IN PROCESS)

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	LUMEN
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ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
54 UNITS X 250 GPD/UNITS = 13,500 GPD
TOTAL AVERAGE CONTRIBUTION = 13,500 GPD = 0.0135 MGD
TOTAL PEAK FLOW = 0.0135 MGD X 3.952 (PEAK FACTOR) = 0.053 MGD

SITE DATA

APN NUMBERS:	126-01-601-005, 126-01-601-003, 126-01-601-002 & 126-01-601-001
GROSS AREA:	15.84 ± ACRES
CURRENT ZONING:	U(PCD)
PROPOSED ZONING:	PD (R-1-PD)
TOTAL LOT COUNT:	54
TOTAL DENSITY:	3.4 DU/AC
NO. OF COMMON ELEMENTS:	14
OPEN SPACE REQUIRED:	N/A
OPEN SPACE PROVIDED:	42,555 SF
MINIMUM LOT SIZE:	7,350 SF (LOT 14-20)
MAXIMUM LOT SIZE:	10,631 SF (LOT 33)
AVERAGE LOT SIZE:	7,807 SF

CONNECTIVITY
NODES = 13
LINKS = 15
LINKS PEDESTRIAN/BICYCLE (5 LINK) = 1
CONNECTIVITY RATIO = 16/13 = 1.23

NOTES
1. THERE ARE NO KNOWN FAULTS OR FISSURES WITHIN OR ADJACENT TO THIS PROPERTY TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
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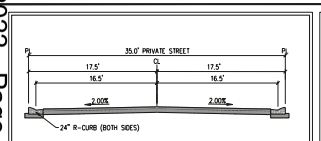
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO A SEWER MAIN IN ROCKY AVENUE. THIS MAIN IS PROPOSED PER KYLE CANYON GATEWAY UNIT 2.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

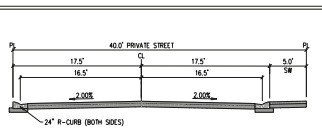
SEWER NOTES
1. PRIVATE STREETS TO BE PUBLIC SEWER EASEMENTS WITH SURFACE TO BE OWNED & MAINTAINED BY HOA.
2. NO STRUCTURES, TREES, OR LANDSCAPING WITH MATURED HEIGHT GREATER THAN 4' ALLOWED WITHIN PUBLIC SEWER EASEMENTS.

22-0070
06/15/2022

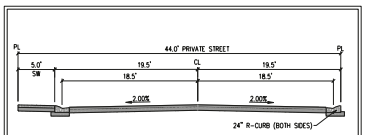
TYPICAL STREET SECTIONS



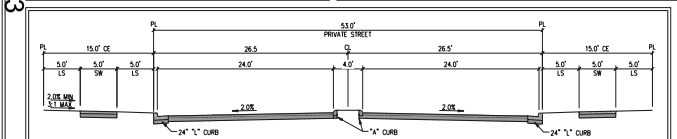
A. 35' INTERIOR STREET SECTION
NOT TO SCALE — PARKING ALLOWED (BOTH SIDES)



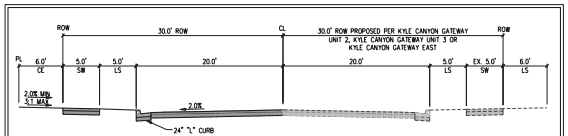
B. 40' INTERIOR STREET SECTION
NOT TO SCALE — PARKING ALLOWED (BOTH SIDES)



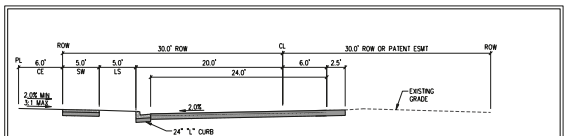
C. 44' INTERIOR STREET SECTION
NOT TO SCALE — PARKING ALLOWED (BOTH SIDES)



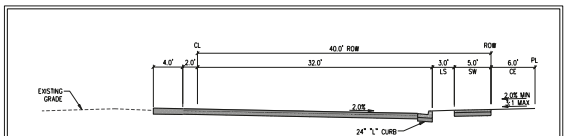
D. 53' ENTRY STREET SECTION
NOT TO SCALE



E. 30' EXTERIOR STREET SECTION
NOT TO SCALE



F. 30' EXTERIOR STREET SECTION
NOT TO SCALE



G. 40' EXTERIOR STREET SECTION
NOT TO SCALE

Planning Commission July 12, 2022 - Page 1543

J:\2022\01-000 kyle canyon gateway unit 4\civil\entitlements\tm\01-000 tms unit 4 tm.dwg 6/15/2022 11:53 AM Prashant Arya

Westwood
Westwood Professional Services, Inc.
5725 W Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com

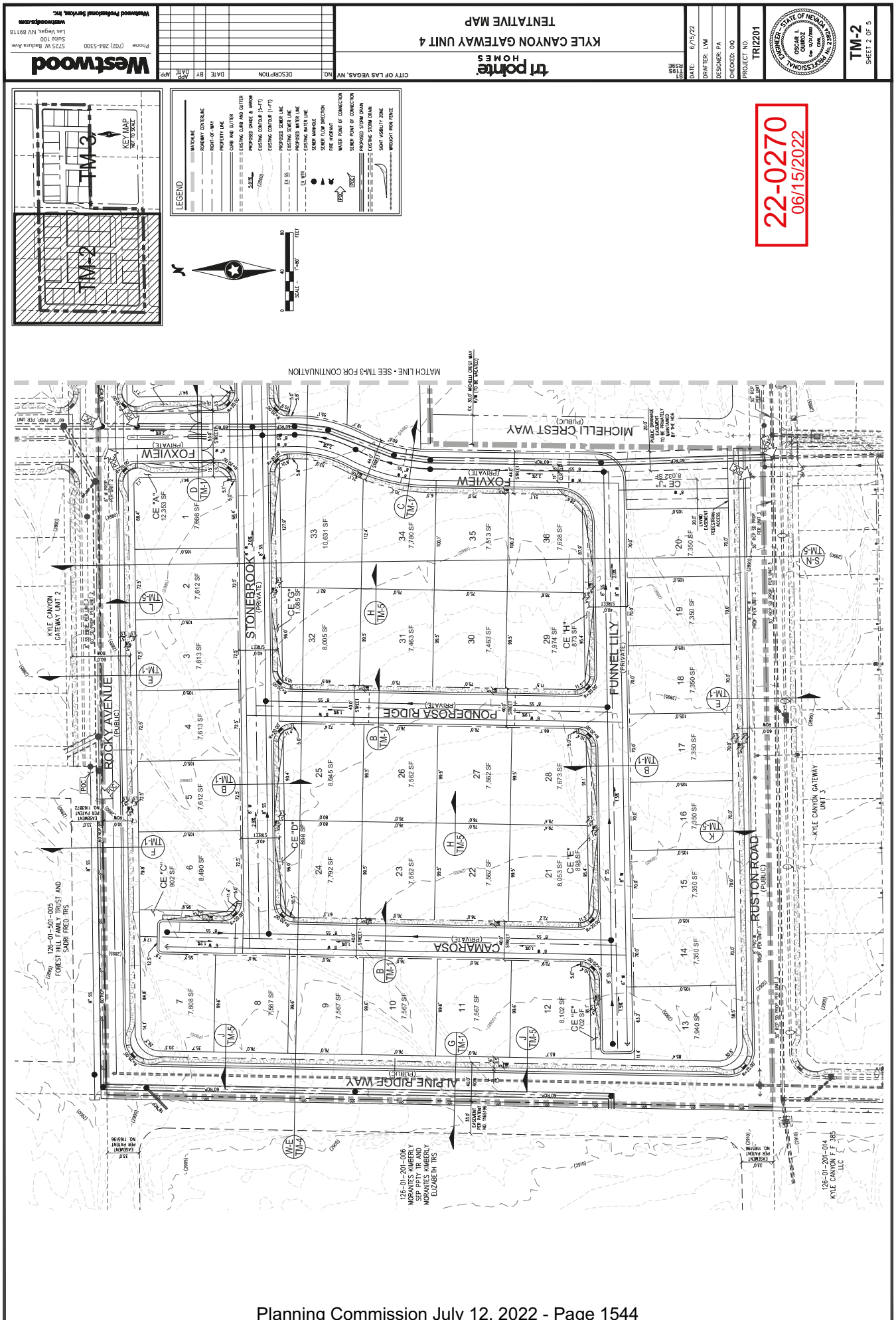
NO.	DESCRIPTION	DATE	BY	APP.

CITY OF LAS VEGAS, NV
tri pointe HOMES
KYLE CANYON GATEWAY UNIT 4
TENTATIVE MAP
S15 T19S R59E

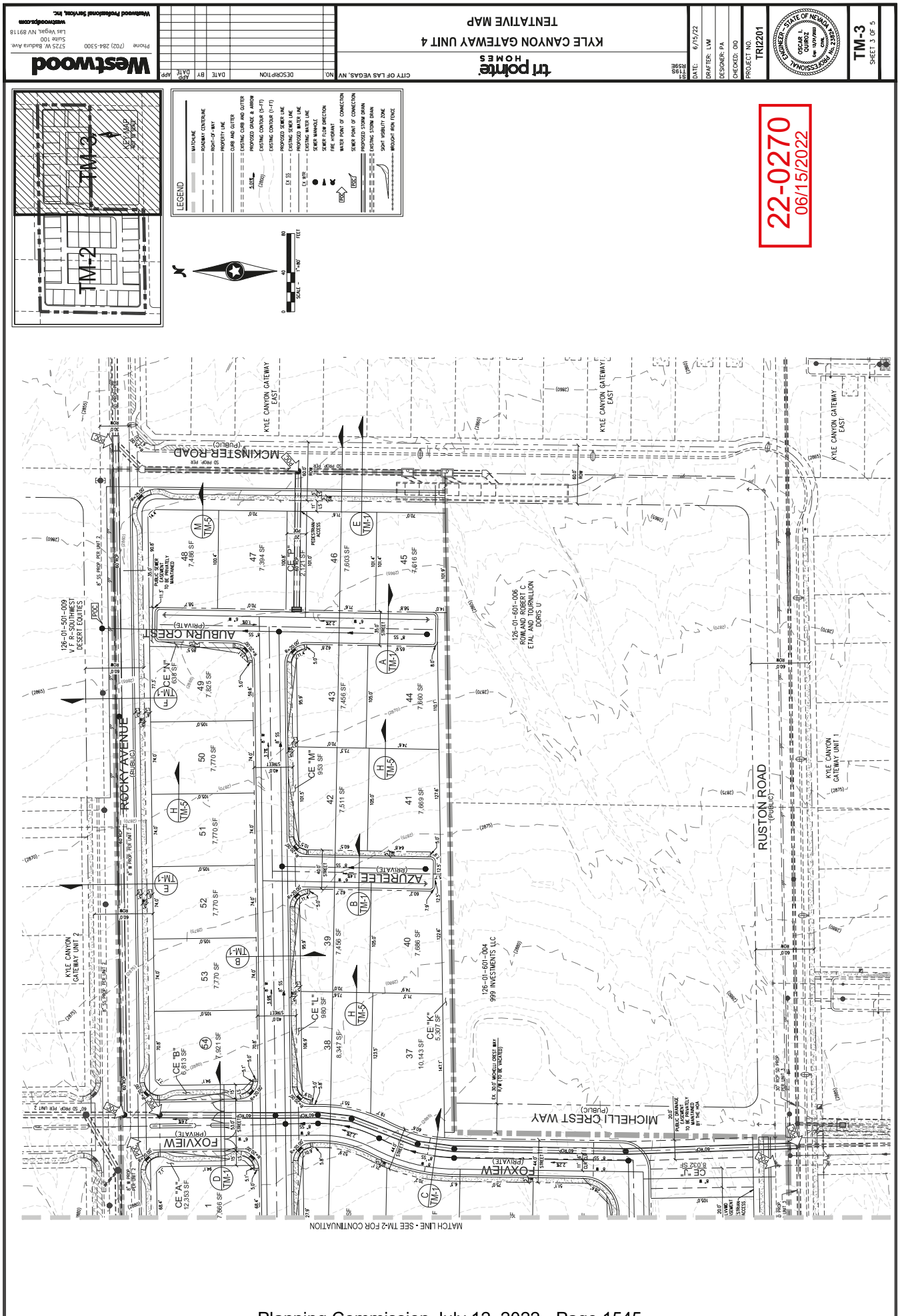
DATE: 6/15/22
DRAFTER: LVM
DESIGNER: PA
CHECKED: OIQ
PROJECT NO.
TRI2201

PROFESSIONAL ENGINEER — STATE OF NEVADA
OSCAR I. QUIROZ
Date: 12/31/2023
CIVIL
No. 23824

TM-1
SHEET 1 OF 5



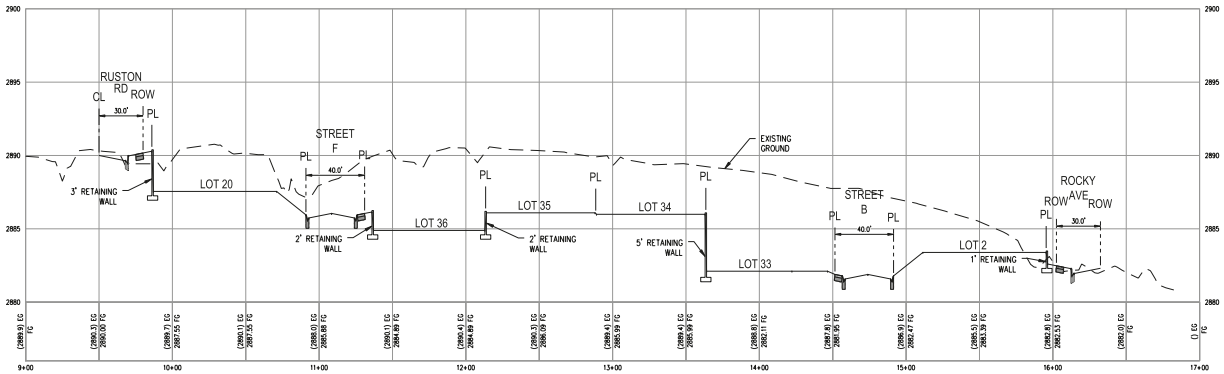
22-0270
06/15/2022
TM-2
SHEET 2 OF 5
KYLE CANYON GATEWAY UNIT 4
TENTATIVE MAP
tri pointe HOMES
CITY OF LAS VEGAS, NV
DATE: 6/15/22
DRAFTER: LVM
DESIGNER: PA
CHECKED: OIO
PROJECT NO. TRI2201
Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
LEGEND
MATCHLINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
PROPERTY LINE
CURB AND GUTTER
EXISTING CURB AND GUTTER
PROPOSED GRADE & ARROW
EXISTING CONTOUR (5-FT)
EXISTING CONTOUR (1-FT)
PROPOSED SEWER LINE
EXISTING SEWER LINE
PROPOSED WATER LINE
EXISTING WATER LINE
SEWER MANHOLE
SEWER FLOW DIRECTION
FIRE HYDRANT
WATER POINT OF CONNECTION
SEWER POINT OF CONNECTION
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
SIGHT VISIBILITY ZONE
WROUGHT IRON FENCE
KEY MAP
NOT TO SCALE
TM-2
TM-3
MATCH LINE - SEE TM-3 FOR CONTINUATION
MICHELLI CREST WAY (PUBLIC)
FOXVIEW (PRIVATE)
STONEBROOK (PRIVATE)
PONDEROSA RIDGE (PRIVATE)
FUNNEL LILY (PRIVATE)
CAMAROSA (PRIVATE)
ALPINE RIDGE WAY (PUBLIC)
ROCKY AVENUE (PUBLIC)
RUSTON ROAD (PUBLIC)
KYLE CANYON GATEWAY UNIT 2
KYLE CANYON GATEWAY UNIT 3
126-01-501-005 FOREST HILL FAMILY TRUST AND SADRI FRED TRS
126-01-201-006 MORANTES KIMBERLY SEP PPTY TR AND MORANTES KIMBERLY ELIZABETH TRS
126-01-201-014 KYLE CANYON F F 385 LLC



22-0270
06/15/2022
TM-3
SHEET 3 OF 5
PROJECT NO. TRI2201
DATE: 6/15/22
DRAFTER: LVM
DESIGNER: PA
CHECKED: OIO
KYLE CANYON GATEWAY UNIT 4
TENTATIVE MAP
tri pointe HOMES
CITY OF LAS VEGAS, NV
Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
LEGEND
MATCHLINE
ROADWAY CENTERLINE
RIGHT-OF-WAY
PROPERTY LINE
CURB AND GUTTER
EXISTING CURB AND GUTTER
PROPOSED GRADE & ARROW
EXISTING CONTOUR (5-FT)
EXISTING CONTOUR (1-FT)
PROPOSED SEWER LINE
EXISTING SEWER LINE
PROPOSED WATER LINE
EXISTING WATER LINE
SEWER MANHOLE
SEWER FLOW DIRECTION
FIRE HYDRANT
WATER POINT OF CONNECTION
SEWER POINT OF CONNECTION
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
SIGHT VISIBILITY ZONE
WROUGHT IRON FENCE
TM-2
TM-3
KEY MAP
MCKINSTER ROAD (PUBLIC)
AUBURN CREST (PRIVATE)
AZURELEE (PRIVATE)
FOXVIEW (PRIVATE)
ROCKY AVENUE (PUBLIC)
RUSTON ROAD (PUBLIC)
MICHELLI CREST WAY (PUBLIC)
KYLE CANYON GATEWAY EAST
KYLE CANYON GATEWAY UNIT 1
KYLE CANYON GATEWAY UNIT 2
126-01-501-009 V F R-SOUTHWEST DESERT EQUITIES
126-01-601-006 ROWLAND ROBERT C ETAL AND TOURNILLION DORIS U
126-01-601-004 999 INVESTMENTS LLC
MATCH LINE - SEE TM-2 FOR CONTINUATION

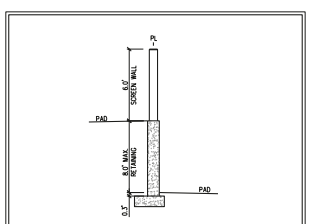
KYLE CANYON GATEWAY UNIT 4
TENTATIVE MAP - PROFILES
CITY OF LAS VEGAS, NV
trl pointe HOMES
Westwood
Westwood Professional Services, Inc.
DESIGNER: PA
CHECKED: DIO
PROJECT NO. TRI2201
TM-4
SHEET 4 OF 5
22-0270
06/15/2022
MATCH LINE - SEE BELOW FOR CONTINUATION
WEST TO EAST SECTION VIEW
MATCH LINE - SEE ABOVE FOR CONTINUATION
WEST TO EAST SECTION VIEW



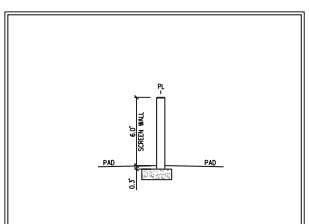


SOUTH TO NORTH SECTION VIEW

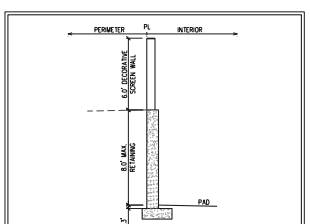
HORZ SCALE: 1"=40'
VERT SCALE: 1"=4'



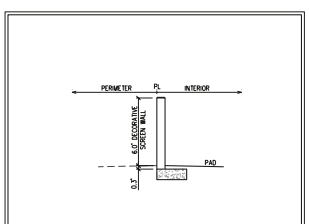
H. TYP INTERIOR WALL SECTION
NOT TO SCALE



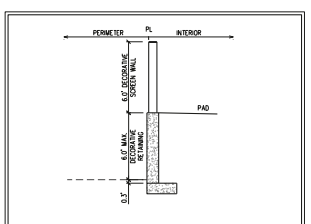
I. TYP INTERIOR WALL SECTION
NOT TO SCALE



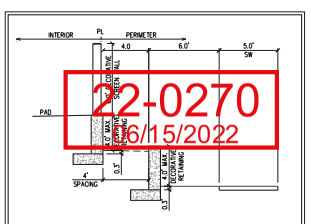
J. TYP PERIMETER WALL SECTION
NOT TO SCALE



K. TYP PERIMETER WALL SECTION
NOT TO SCALE



L. TYP PERIMETER WALL SECTION
NOT TO SCALE



M. TYP PERIMETER WALL SECTION
NOT TO SCALE

22-0270
6/15/2022

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP DATE	APP

CITY OF LAS VEGAS, NV

tri pointe HOMES

KYLE CANYON GATEWAY UNIT 4
TENTATIVE MAP - PROFILES

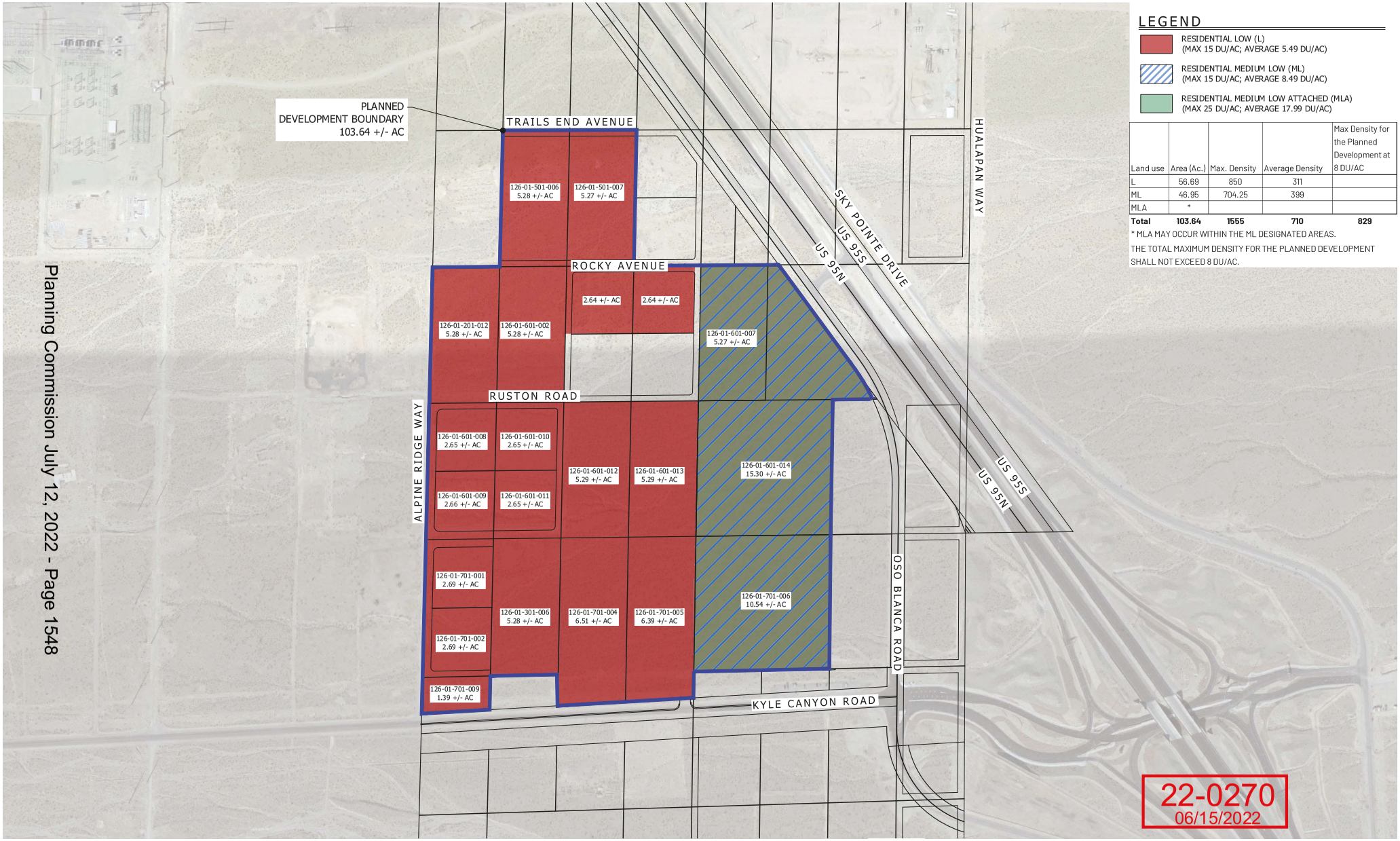
S1
T19S
R59E

DATE: 6/15/22
DRAFTER: LVM
DESIGNER: PA
CHECKED: OIQ
PROJECT NO.
TRI2201

PROFESSIONAL ENGINEER - STATE OF NEVADA
OSCAR I. QUIROZ
Exp: 12/31/2023
CIVIL
No. 23824

TM-5
SHEET 5 OF 5

Planning Commission July 12, 2022 - Page 1547



LEGEND

- RESIDENTIAL LOW (L) (MAX 15 DU/AC; AVERAGE 5.49 DU/AC)
- RESIDENTIAL MEDIUM LOW (ML) (MAX 15 DU/AC; AVERAGE 8.49 DU/AC)
- RESIDENTIAL MEDIUM LOW ATTACHED (MLA) (MAX 25 DU/AC; AVERAGE 17.99 DU/AC)

Land use	Area (Ac.)	Max. Density	Average Density	Max Density for the Planned Development at 8 DU/AC
L	56.69	850	311	
ML	46.95	704.25	399	
MLA	*			
Total	**103.64**	**1555**	**710**	**829**

* MLA MAY OCCUR WITHIN THE ML DESIGNATED AREAS.

THE TOTAL MAXIMUM DENSITY FOR THE PLANNED DEVELOPMENT SHALL NOT EXCEED 8 DU/AC.

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06/15/2022

KYLE CANYON GATEWAY

Planned Development Entitlements Area Plan

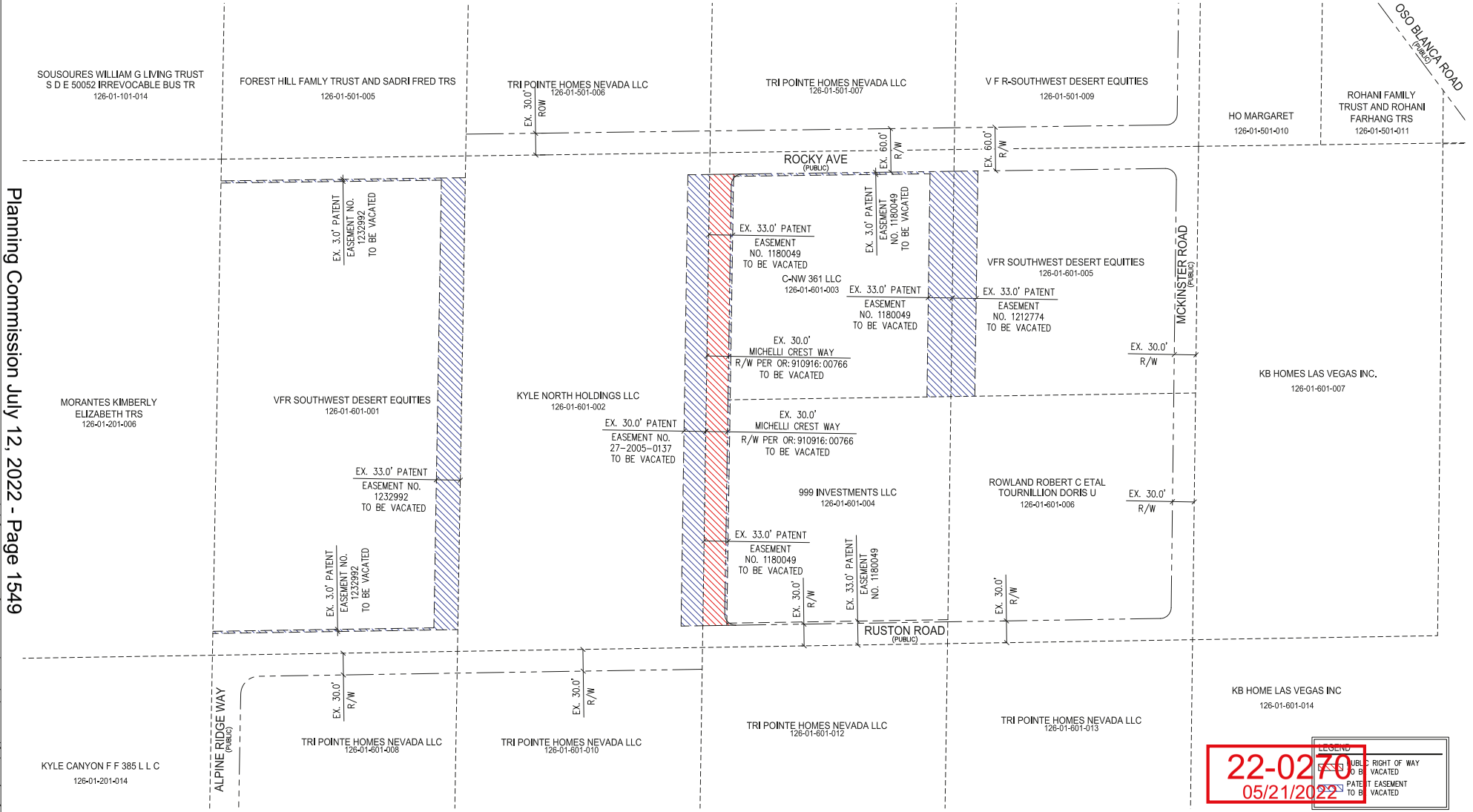
Plan Scale 1:200' Date:05-20-2022

200' 400' 600'

ABLASTUDIO.COM

ABLA

KYLE CANYON GATEWAY
LAS VEGAS, NEVADA



22-0270
05/21/2022

Planning Commission July 12, 2022 - Page 1549

Westwood
Phone (702) 284-5300 5725 W. Badura Ave. STE 100
Toll Free (888) 937-5150 Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

VACATION EXHIBIT

60'
120'
180'

DATE: 04/14/2022
SCALE: 1:60
PROJECT #: TRI2201

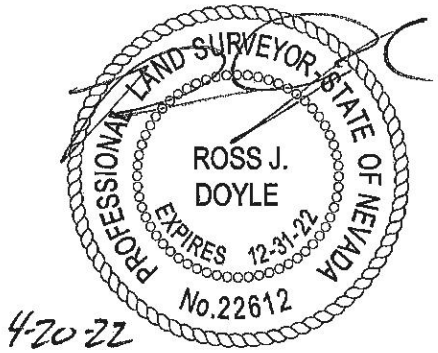
J:\tri2201-000 kyle canyon gateway unit 4\dwg\entitlements\lvm\vacations\220412_tri2201 kcg u4 vacation exhibit.dwg 5/18/2022 4:01 PM Korwoh Lee

APN: 126-01-601-001

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 126-601-001 Patent.doc
By: RF
Date: April 19, 2022



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT No. 1232992, RECORDED IN BOOK 503, AS INSTRUMENT 405097, CLARK COUNTY OFFICIAL RECORDS. DESCRIBED AS FOLLOWS:

THE EAST 33.00 FEET, THE SOUTH 3.00 FEET OF THE NORTH 33.00 FEET, AND THE NORTH 3.00 FEET OF THE SOUTH 33.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID EAST 33.00 FEET FOR ROCKY AVENUE;

FURTHER EXCEPTING THEREFROM THE SOUTH 30.00 FEET OF SAID EAST 33.00 FEET FOR RUSTON ROAD;

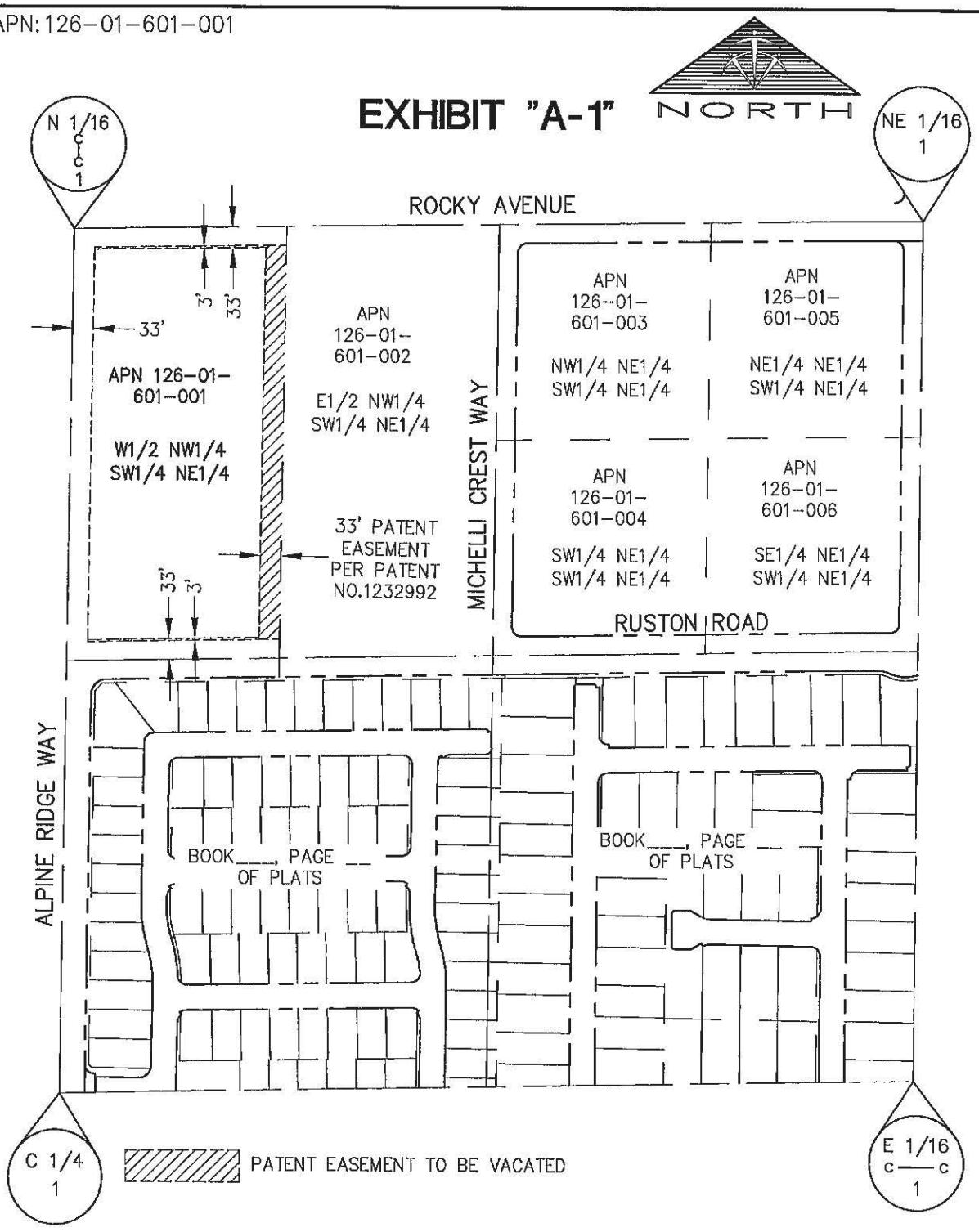
FURTHER EXCEPTING THEREFROM THE WEST 33.00 FEET OF SAID SOUTH 3.00 FEET OF THE NORTH 33.00 FEET AND SAID NORTH 3.00 FEET OF THE SOUTH 33.00 FEET FOR ALPINE RIDGE WAY;

AS SHOWN ON **EXHIBIT "A-1"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0270
05/21/2022

APN: 126-01-601-001

EXHIBIT "A-1"



Tri-Core SURVEYING

WWW.TRICORESURVEYING.COM

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05/21/2022

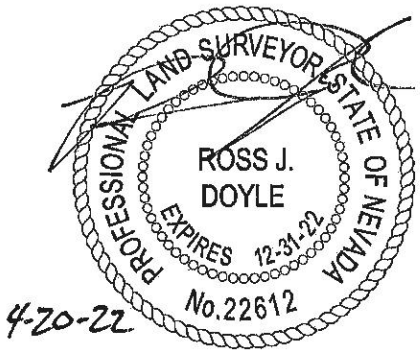
PAGE 2 OF 2

08020.0006\lgl_vac 126-01-601-001 PATENT

APN: 126-01-601-002

EXHIBIT "B"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146



File: 08020.0006\lgl_vac 126-601-002 Patent.doc
By: RF
Date: April 19, 2022

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT NO. 27-2005-0137, RECORDED AS INSTRUMENT NO. 20050811-0003889, CLARK COUNTY OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

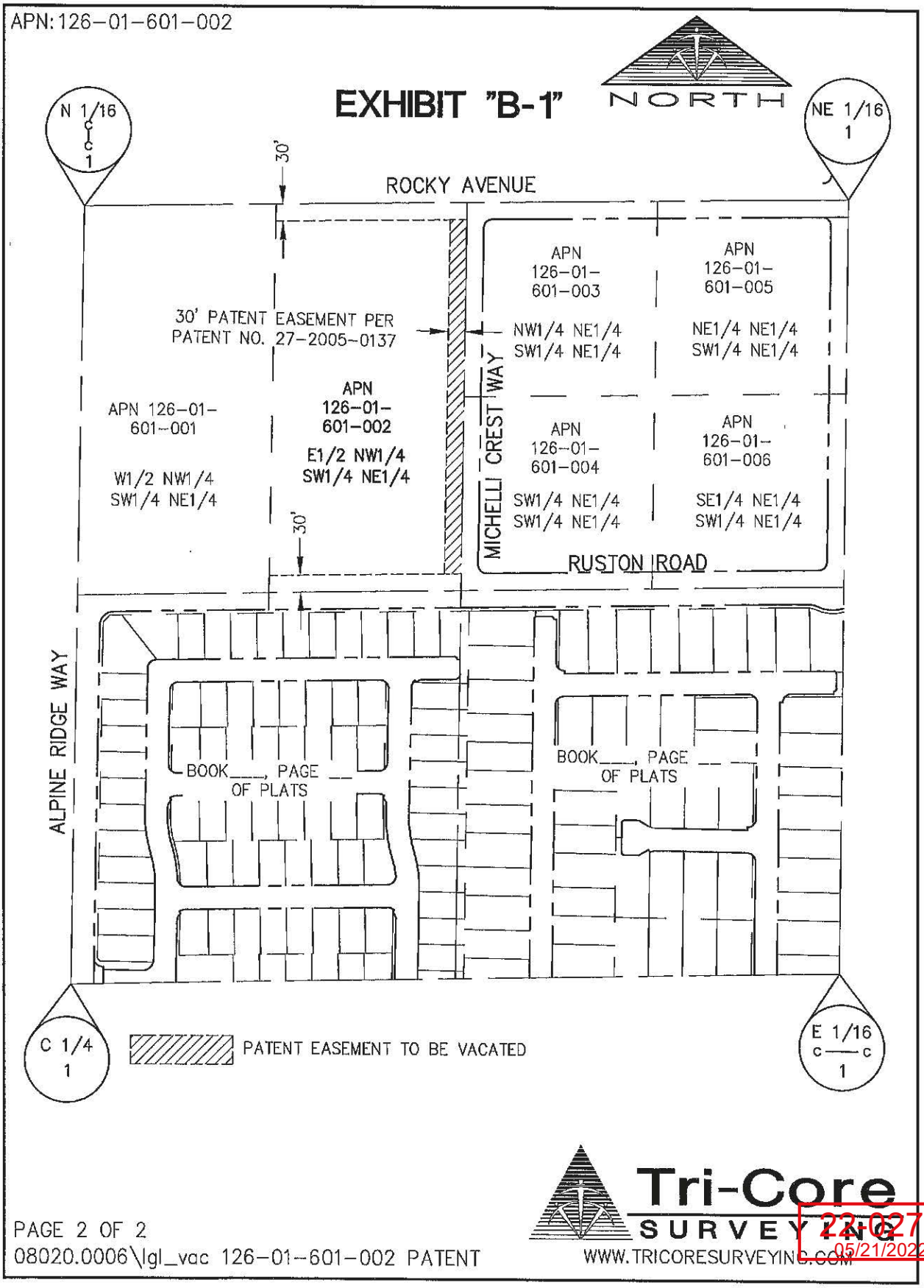
THE EAST 30.00 FEET OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID EAST 30.00 FEET FOR ROCKY AVENUE;

FURTHER EXCEPTING THEREFROM THE SOUTH 30.00 FEET OF SAID EAST 30.00 FEET FOR RUSTON ROAD;

AS SHOWN ON **EXHIBIT "B-1"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0270
05/21/2022



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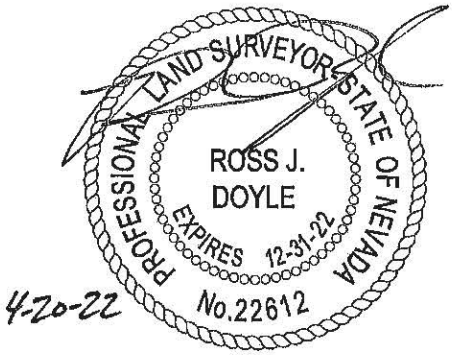
PAGE 2 OF 2
08020.0006\lgl_vac 126-01-601-002 PATENT

22-0270
05/21/2022

EXHIBIT "C"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 126-601-003 &004.doc
By: RD
Date: April 19, 2022



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PATENT EASEMENT AND PUBLIC RIGHT-OF-WAY VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT NO. 1180049, RECORDED IN BOOK 910614 AS INSTRUMENT NO. 00071 CLARK COUNTY OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THE WEST 33.00 FEET, THE EAST 33.00 FEET AND THE SOUTH 3.00 FEET OF THE NORTH 33.00 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID WEST 33.00 FEET AND SAID EAST 33.00 FEET FOR ROCKY AVENUE;

TOGETHER WITH THE WEST 33.00 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 1;

EXCEPTING THEREFROM THE SOUTH 30.00 FEET OF SAID WEST 33.00 FEET FOR RUSTON ROAD;

PUBLIC RIGHT-OF-WAY RECORDED IN BOOK 910916, AS INSTRUMENT NO. 00766, CLARK COUNTY OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THE WEST 30.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 1;

EXCEPTING THEREFROM THE 30.00 FEET AND THE SOUTH 30.00 FEET OF SAID WEST 30.00 FEET FOR RUSTON ROAD;

TOGETHER WITH A SPANDREL AREA IN THE NORTHWEST CORNER THEREOF, BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF ROCKY AVENUE AND MICHELLI CREST WAY, BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF NORTH 30.00 FEET THEREOF; ON THE WEST BY THE EAST LINE OF THE WEST 30.00 FEET THEREOF; AND ON THE SOUTHEAST BY THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND

22-0270
05/21/2022

BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 30.00 FEET AND TANGENT TO THE EAST LINE OF SAID WEST 30.00 FEET;

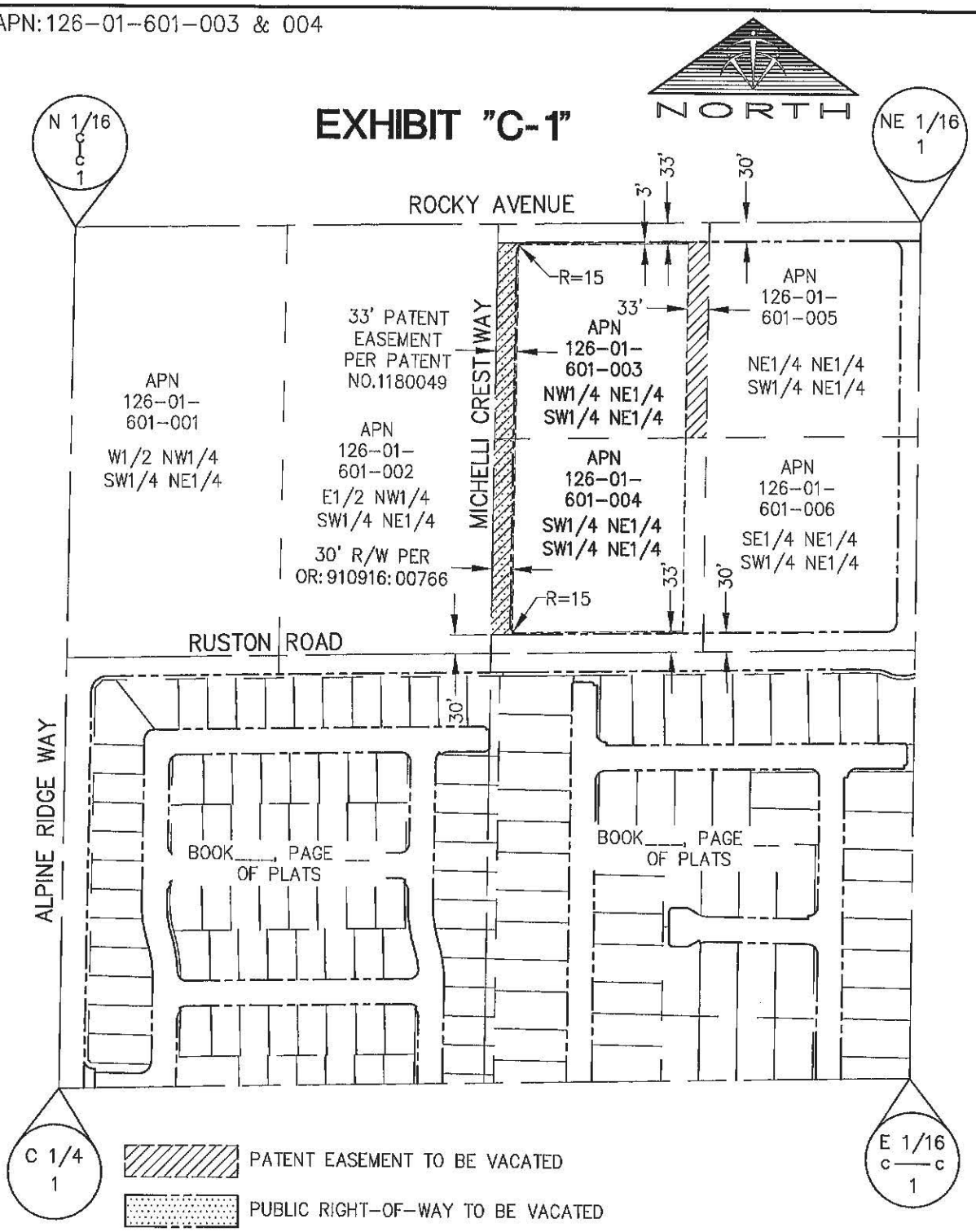
ALSO TOGETHER WITH A SPANDREL AREA IN THE SOUTHWEST CORNER THEREOF, BEING THE NORTHEAST CORNER OF THE INTERSECTION OF RUSTON ROAD AND MICHELLI CREST WAY, BOUNDED AS FOLLOWS: ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 30.00 FEET THEREOF; ON THE WEST BY THE EAST LINE OF THE WEST 30.00 FEET THEREOF; AND ON THE NORTHEAST BY THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND BEING TANGENT TO THE NORTH LINE OF SAID SOUTH 30.00 FEET AND TANGENT TO THE EAST LINE OF SAID WEST 30.00 FEET;

AS SHOWN ON **EXHIBIT "C-1"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0270
05/21/2022

APN: 126-01-601-003 & 004

EXHIBIT "C-1"



Tri-Core SURVEYING

WWW.TRICORESURVEYING.COM

PAGE 3 OF 3

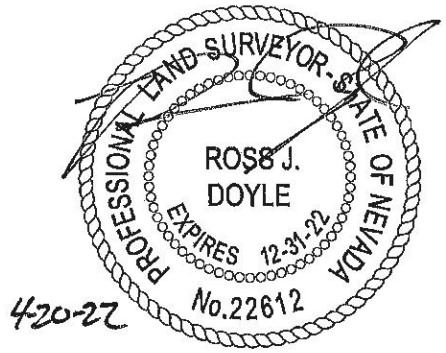
08020.0006\lgl_vac 126-01-601-003 &004

22-0270
05/21/2022

EXHIBIT "D"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 126-601-005 Patent.doc
By: RD
Date: April 19, 2022



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT NO. 1212774, RECORDED IN BOOK 927 AS INSTRUMENT NO. 744616 CLARK COUNTY OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THE WEST 33.00 FEET, THE SOUTH 3.00 FEET OF THE NORTH 33.00 FEET, AND THE WEST 3.00 FEET OF THE EAST 33.00 FEET OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID WEST 33.00 FEET AND SAID WEST 3.00 FEET OF THE EAST 33.00 FEET FOR ROCKY AVENUE;

FURTHER EXCEPTING THEREFROM THE EAST 30.00 FEET OF SAID SOUTH 3.00 FEET OF THE NORTH 33.00 FEET FOR MCKINSER ROAD;

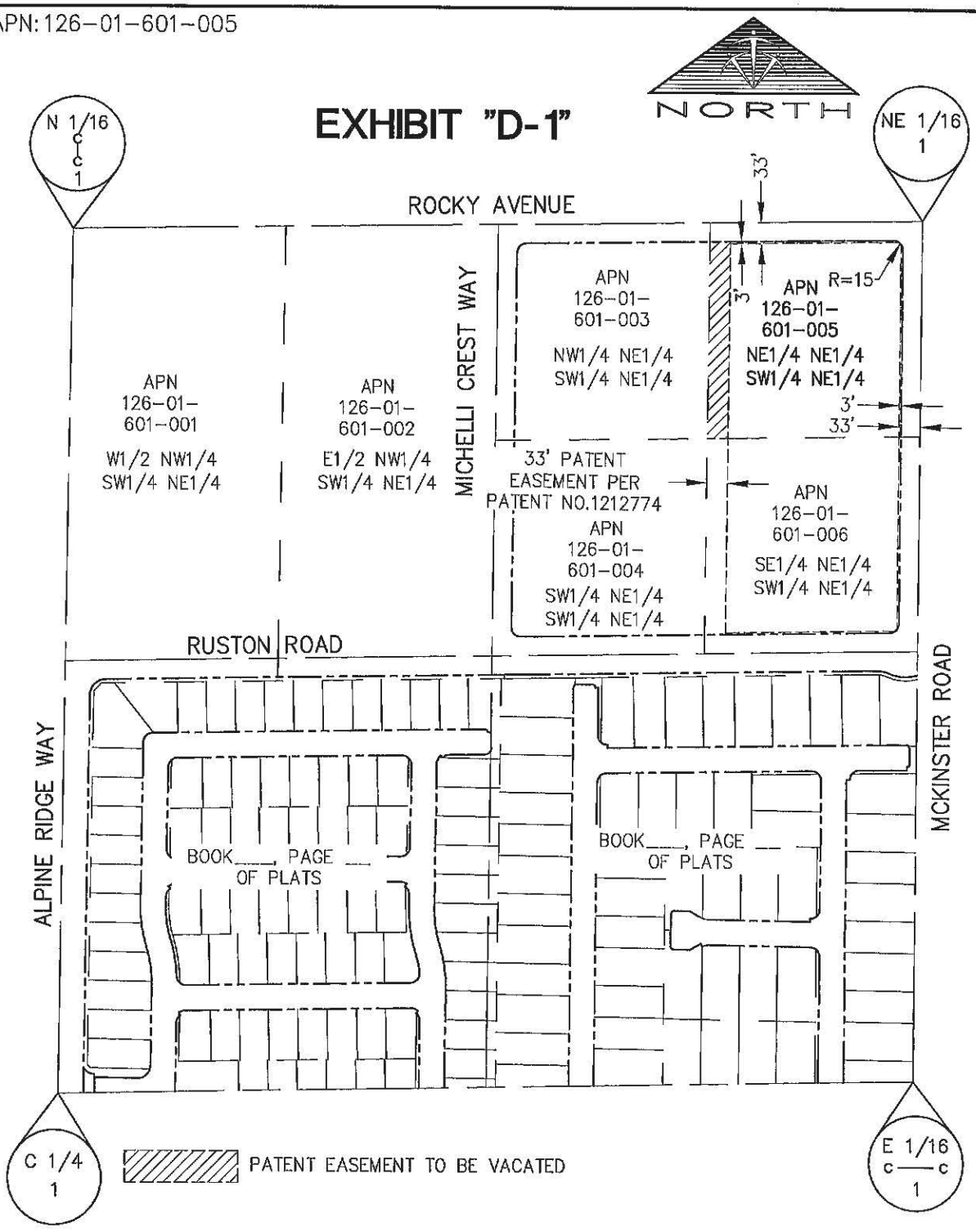
FURTHER EXCEPTING THEREFROM THE A SPANDREL AREA IN THE NORTHEAST CORNER THEREOF, BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF ROCKY AVENUE AND MCKINSTER ROAD BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF THE NORTH 30.00 FEET THEREOF; ON THE EAST BY THE WEST LINE OF THE EAST 30.00 THEREOF; AND ON THE SOUTHWEST BY THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 30.00 FEET AND TANGENT TO THE WEST LINE OF SAID EAST 30.00 FEET;

AS SHOWN ON **EXHIBIT "D-1"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0270
05/21/2022

APN: 126-01-601-005

EXHIBIT "D-1"



Tri-Core SURVEYING

WWW.TRICORESURVEYING.COM

PAGE 2 OF 2

08020.0006\lgl_vac 126-01-601-005 Patent

22-0270
05/21/2022

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20050811-0003889

Fee: $24.00 RPTT: $86,700.00
N/C Fee: $25.00

08/11/2005 15:13:49
T20050146848
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane PUN
Clark County Recorder Pgs: 11

APN #: 126-01-601-002, 014
126-01-701-006, 126-01-301-004

Escrow #NCS-146520-HHLV (ak)

18

Patent

(Title on Document)

C11

Recording requested by:

First American Title Company

Return to: mail tax statement to

Name Southwest Desert Equities, LLC

Address 3455 Cliff Shadows Pkwy, #220

City/State/Zip Las Vegas, NV 89129

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

22-0270
05/21/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 1 of 11
Order: 4247824f Comment:

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Form 1860-9
(January 1988)

The United States of America

To all to whom these presents shall come, Greeting:

Patent

N-78155, WHEREAS

Southwest Desert Equities, LLC

is entitled to a land patent pursuant to Section 203 and Section 209 of the Act of October 21, 1976 (43 U.S.C. 1713 and 1719, respectively), as amended, and pursuant to Section 4(a) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, 112 Stat. 2343, for the following described land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
sec. 1, NE¼NW¼SW¼NE¼, SE¼NW¼SW¼NE¼,
SW¼NE¼SE¼NE¼, NE¼NW¼SE¼NE¼,
SE¼NW¼SE¼NE¼, NE¼SW¼SE¼NE¼,
NW¼SW¼SE¼NE¼, SW¼SW¼SE¼NE¼,
SE¼SW¼SE¼NE¼, NE¼NE¼NW¼SW¼,
NW¼NE¼NW¼SW¼, SW¼NE¼NW¼SW¼,
SE¼NE¼NW¼SW¼, NE¼NW¼NE¼SE¼,
NW¼NW¼NE¼SE¼, SW¼NW¼NE¼SE¼,
SE¼NW¼NE¼SE¼.

Containing 42.5 acres, more or less.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto Southwest Desert Equities, LLC, the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto Southwest Desert Equities, LLC, its successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way for ditches or canals by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945); and

2. All leasable and saleable mineral deposits in the land so patented, and to it, its permittees, licensees, and lessees, the right to prospect for, mine, and remove the minerals owned by the United States under applicable law and such regulations as the Secretary of the Interior may prescribe, including all necessary access and exit rights.

SUBJECT TO:

1. Valid existing rights;

22-0270
05/21/2022

Patent Number 27-2005-0137

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 2 of 11
Order: 4247824f Comment:

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2. Rights-of-way CC-018138 and CC-018191 for highway purposes granted to the State of Nevada Department of Transportation, its successors or assigns, pursuant to the Act of November 9, 1921 (042 Stat. 0216);

3. Right-of-way CC-021488 for communication line purposes granted to Nevada Bell, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

4. Right-of-way N-46063 for highway purposes granted to Federal Highway Administration, its successors or assigns, pursuant to the Act of August 27, 1958 (23 U.S.C. 317(A));

5. Rights-of-way N-57071, N-58721, N-75584, and Nev-043546 for power line purposes, right-of-way N-75351 for fiber optic line purposes, and right-of-way N-75702 for electrical facility purposes granted to Nevada Power Company, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

6. Right-of-way N-6011 for communication line purposes granted to Central Telephone Company, its successors or assigns, pursuant to the Act of February 15, 1901 (43 U.S.C. 959);

7. The north 30 feet and the east 30 feet of the NE¼NW¼SW¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

8. The east 30 feet and the south 30 feet of the SE¼NW¼SW¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

9. The north 30 feet of the NE¼NW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

10. The east 30 feet and the south 30 feet of the SE¼NW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

11. The west 30 feet and the south 30 feet of the SW¼NE¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

12. The north 30 feet and the east 30 feet of the NE¼SW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public

22-0270
05/21/2022

Patent Number 27-2005-0137

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 3 of 11
Order: 4247824f Comment:

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utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

13. The north 30 feet and the west 30 feet of the NW¼SW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

14. The west 30 feet and the south 40 feet of the SW¼SW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

15. The east 30 feet and the south 40 feet of the SE¼SW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

16. The north 40 feet and the east 30 feet of the NE¼NE¼NW¼SW¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

17. The north 40 feet and the west 30 feet of the NW¼NE¼NW¼SW¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

18. The west 30 feet of the SW¼NE¼NW¼SW¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

19. The east 30 feet of the SE¼NE¼NW¼SW¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

20. The north 40 feet and the east 30 feet of the NE¼NW¼NE¼SE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

21. The north 40 feet and the west 30 feet of the NW¼NW¼NE¼SE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

22-0270
05/21/2022

Patent Number 27-2005-0137

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 4 of 11
Order: 4247824f Comment:

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22. The west 30 feet of the SW¼NW¼NE¼SE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands; and

23. The east 30 feet of the SE¼NW¼NE¼SE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands.

By accepting this patent, the patentee, Southwest Desert Equities, LLC, agrees to indemnify, defend, and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgements of any kind or nature arising from the past, present, and future acts or omissions of the patentee or its employees, agents, contractors, or lessees, or any third-party, arising out of or in connection with the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee and its employees, agents, contractors, or lessees, or any third party, arising out of or in connection with the use and/or occupancy of the patented real property which has already resulted or does hereafter result in: (1) Violations of federal, state, and local laws and regulations that are now or may in the future become, applicable to the real property; (2) Judgements, claims or demands of any kind assessed against the United States; (3) Costs, expenses, or damages of any kind incurred by the United States; (4) Releases or threatened releases of solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws, off, on, into or under land, property and other interests of the United States; (5) Activities by which solids or hazardous substances or wastes, as defined by federal and state environmental laws are generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action or other actions related in any manner to said solid or hazardous substances or wastes; or (6) Natural resource damages as defined by federal and state law. This covenant shall be construed as running with the parcels of land patented or otherwise conveyed by the United States, and may be enforced by the United States in a court of competent jurisdiction.

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), (42 U.S.C. 9620(h)), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances has been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in RENO, NEVADA, the SECOND day of AUGUST in the year of our Lord TWO THOUSAND and FIVE and of the Independence of the United States the TWO HUNDRED and THIRTIETH.

[SEAL]

By Jim Stobaugh
Jim Stobaugh, Lands Team Lead
Natural Resources, Lands, and Planning

22-0270
05/21/2022

Patent Number 27-2005-0137

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 5 of 11
Order: 4247824f Comment:

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000 (1340 Financial Blvd)
Reno, Nevada 89520-0006
http://www.nv.blm.gov

TAKE PRIDE IN AMERICA

In Reply Refer To:
N-6011 2800
N-78155 2700
(NV-930)

Central Telephone Company
330 South Valley View Boulevard
Las Vegas, Nevada 89152

AUG 0 2 2005

Dear Right-of-Way Holder:

Our records indicate that you are the holder of right-of-way N-6011 granted for communication line purposes, pursuant to the Act of February 15, 1901 (43 U.S.C. 959), and which crosses the following land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
sec. 1, NE¼NW¼SW¼NE¼, SE¼NW¼SW¼NE¼, SW¼NE¼SE¼NE¼, NE¼NW¼SE¼NE¼, SE¼NW¼SE¼NE¼, NE¼SW¼SE¼NE¼, NW¼SW¼SE¼NE¼, SW¼SW¼SE¼NE¼, SE¼SW¼SE¼NE¼, NE¼NE¼NW¼SW¼, NW¼NE¼NW¼SW¼, SW¼NE¼NW¼SW¼, SE¼NE¼NW¼SW¼, NE¼NW¼NE¼SE¼, NW¼NW¼NE¼SE¼, SW¼NW¼NE¼SE¼, SE¼NW¼NE¼SE¼.

The above-described land was transferred out of federal ownership in a competitive land sale under patent No. 27-2005-0137, to Southwest Desert Equities, LLC, 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129.

The patent was issued subject to your right-of-way, which means that Southwest Desert Equities, LLC now has jurisdiction over that portion of your right-of-way affected by the patent. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6530.

Sincerely,

/s/ PAMELA C. RIDLEY

Pamela C. Ridley
Land Law Examiner

Enclosure
1. Patent No. 27-2005-0137

cc: Field Manager, Las Vegas
Patentee

22-0270
05/21/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 6 of 11
Order: 4247824f Comment:

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000 (1340 Financial Blvd)
Reno, Nevada 89520-0006
http://www.nv.blm.gov

TAKE PRIDE® IN AMERICA

In Reply Refer To:
N-57071 2800
N-58721 2800
N-75351 2800
N-75584 2800
N-75702 2800
Nev-043546 2800
N-78155 2700
(NV-930)

AUG 0 2 2005

Nevada Power Company
P. O. Box 98910
Las Vegas, Nevada 89151

Dear Right-of-Way Holder:

Our records indicate that you are the holder of rights-of-way N-57071, N-58721, N75584, and Nev-043546 granted for power line purposes, and right-of-way N-75351 for fiber optic communication line purposes, and right-of-way N-75702 for electrical facility purposes, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

Land was transferred out of federal ownership in a competitive land sale under patent No. 27-2005-0137, to Southwest Desert Equities, LLC, 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129.

The patent was issued subject to your rights-of-way, which means that Southwest Desert Equities, LLC now has jurisdiction over that portion of your rights-of-way affected by the patent. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6530.

Sincerely,

/s/ PAMELA C. RIDLEY

Pamela C. Ridley
Land Law Examiner

Enclosure
1. Patent No. 27-2005-0137

cc: Field Manager, Las Vegas
Patentee

22-0270
05/21/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 7 of 11
Order: 4247824f Comment:

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000 (1340 Financial Blvd)
Reno, Nevada 89520-0006
http://www.nv.blm.gov

TAKE PRIDE IN AMERICA

In Reply Refer To:
N-46063 2800
N-78155 2700
(NV-930)

AUG 0 2 2005

Federal Highway Administration
705 North Plaza Street, Suite 220
Carson City, Nevada 89701

Dear Right-of-Way Holder:

Our records indicate that you are the holder of right-of-way N-46063 granted for highway purposes, pursuant to the Act of August 27, 1958 (23 U.S.C. 317(A)), and which crosses the following land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
sec. 1, NE¼NW¼SW¼NE¼, SE¼NW¼SW¼NE¼, SW¼NE¼SE¼NE¼, NE¼NW¼SE¼NE¼, SE¼NW¼SE¼NE¼, NE¼SW¼SE¼NE¼, NW¼SW¼SE¼NE¼, SW¼SW¼SE¼NE¼, SE¼SW¼SE¼NE¼, NE¼NE¼NW¼SW¼, NW¼NE¼NW¼SW¼, SW¼NE¼NW¼SW¼, SE¼NE¼NW¼SW¼, NE¼NW¼NE¼SE¼, NW¼NW¼NE¼SE¼, SW¼NW¼NE¼SE¼, SE¼NW¼NE¼SE¼.

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Sincerely,

/s/ PAMELA C. RIDLEY

Pamela C. Ridley
Land Law Examiner

Enclosure
1. Patent No. 27-2005-0137

cc: Field Manager, Las Vegas
Patentee

22-0270
05/21/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 8 of 11
Order: 4247824f Comment:

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000 (1340 Financial Blvd)
Reno, Nevada 89520-0006
http://www.nv.blm.gov

TAKE PRIDE® IN AMERICA

In Reply Refer To:
CC-021488 2800
N-78155 2700
(NV-930)

AUG 0 2 2005

Nevada Bell
P. O. Box 11010
Reno, Nevada 89520

Dear Right-of-Way Holder:

Our records indicate that you are the holder of right-of-way CC-021488 granted for communication line purposes, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), and which crosses the following land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
sec. 1, NE¼NW¼SW¼NE¼, SE¼NW¼SW¼NE¼, SW¼NE¼SE¼NE¼, NE¼NW¼SE¼NE¼, SE¼NW¼SE¼NE¼, NE¼SW¼SE¼NE¼, NW¼SW¼SE¼NE¼, SW¼SW¼SE¼NE¼, SE¼SW¼SE¼NE¼, NE¼NE¼NW¼SW¼, NW¼NE¼NW¼SW¼, SW¼NE¼NW¼SW¼, SE¼NE¼NW¼SW¼, NE¼NW¼NE¼SE¼, NW¼NW¼NE¼SE¼, SW¼NW¼NE¼SE¼, SE¼NW¼NE¼SE¼.

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Sincerely,

/s/ PAMELA C. RIDLEY

Pamela C. Ridley
Land Law Examiner

Enclosure
1. Patent No. 27-2005-0137

cc: Field Manager, Las Vegas
Patentee

22-0270
05/21/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 9 of 11
Order: 4247824f Comment:

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000 (1340 Financial Blvd)
Reno, Nevada 89520-0006
http://www.nv.blm.gov

TAKE PRIDE IN AMERICA

In Reply Refer To:
CC-018138 2800
CC-018191 2800
N-78155 2700
(NV-930)

AUG 0 2 2005

State of Nevada
Department of Transportation
1263 South Stewart Street
Carson City, Nevada 89712

Dear Right-of-Way Holder:

Our records indicate that you are the holder of rights-of-way CC-018138 and CC-018191 granted for highway purposes, pursuant to the Act of November 9, 1921 (042 Stat. 0216), and which crosses the following land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
sec. 1, NE¼NW¼SW¼NE¼, SE¼NW¼SW¼NE¼, SW¼NE¼SE¼NE¼, NE¼NW¼SE¼NE¼, SE¼NW¼SE¼NE¼, NE¼SW¼SE¼NE¼, NW¼SW¼SE¼NE¼, SW¼SW¼SE¼NE¼, SE¼SW¼SE¼NE¼, NE¼NE¼NW¼SW¼, NW¼NE¼NW¼SW¼, SW¼NE¼NW¼SW¼, SE¼NE¼NW¼SW¼, NE¼NW¼NE¼SE¼, NW¼NW¼NE¼SE¼, SW¼NW¼NE¼SE¼, SE¼NW¼NE¼SE¼.

The above-described land was transferred out of federal ownership in a competitive land sale under patent No. 27-2005-0137, to Southwest Desert Equities, LLC, 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129. The patent was issued subject to your rights-of-way, which means that Southwest Desert Equities, LLC now has jurisdiction over that portion of your rights-of-way affected by the patent. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6530.

Sincerely,

/s/ PAMELA C. RIDLEY

Pamela C. Ridley
Land Law Examiner

Enclosure
1. Patent No. 27-2005-0137

cc: Field Manager, Las Vegas
Patentee

22-0270
05/21/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 10 of 11
Order: 4247824f Comment:

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s) 19
   a) 126-01-601-002
   b) 126-01-601-014
   c) 126-01-701-006
   d) 126-01-601-004

2. Type of Property
   a) [x] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other

FOR RECORDERS OPTIONAL USE
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property: $17,000,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   Transfer Tax Value: $17,000,000.00
   Real Property Transfer Tax Due $86,700.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Amy Klinzing & Capacity: Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: United States Department of Interior	Print Name: Southwest Desert Equities, LLC
Address: 4701 Torrey Pines Drive	Address: 3455 Cliff Shadows
City: Las Vegas	City: Las Vegas
State: NV Zip: 89130	State: NV Zip: 89129

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-146520-HHLV ak/ak
Address: 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

22-0270
05/21/2022
3889

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 11 of 11
Order: 4247824f Comment:

91 05 0931CW

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9 1 0 6 1 4 0 0 0 7 1

NEIL W. CROSS
1333 Hickory
Orange, CA 92666

4-1922
(Aug. 1957)

Nevada 033941

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant Neil Wesley Cross, pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 59 E.,

Sec. 1, W½NE¼SW¼NE¼.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

APN 470-250-032

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the FOURTH day of MARCH in the year of our Lord one thousand nine hundred and FIFTY-EIGHT and of the Independence of the United States the one hundred and EIGHTY-SECOND.

[SEAL]

For the Director, Bureau of Land Management.

By Rose M. Beall
Chief, Patents Section

22-0270
05/21/2022

Patent Number 1180049

U. S. GOVERNMENT PRINTING OFFICE 16—68764-5

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CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
CHICAGO TITLE OF LV

22-0270
05/21/2022

BOOK 927

744616

2-1

4-1922
(Aug. 1957)

Nevada 028786

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada,
has been issued showing that full payment has been made by the claimant
Lawrence D. Sweatman
pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land

Mount Diablo Meridian, Nevada.

T. 19 S., R. 59 E.,

Sec. 1, $E\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}NE\frac{1}{4}$.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the SIXTEENTH day of SEPTEMBER in the year of our Lord one thousand nine hundred and SIXTY and of the Independence of the United States the one hundred and EIGHTY-FIFTH.

(SEAL)

For the Director, Bureau of Land Management

By Ruth W. Talley
Chief, Patents Section.

22-0270
05/21/2022

Patent Number 1212774

GPO 866837

BOOK 927

744616
2-2

RETURN TO:
LAWRENCE D SWEATMAN
CAPITAL
P.O. BOX 6313
PHOENIX, ARIZ.
85005

INST. NO 744616
OFFICIAL RECORD BOOK NO. 927
RECORDED AT REQUEST OF
Lawrence D. Sweatman
FEB 3 12 04 PM '69
CLARK COUNTY, NEVADA
PAUL L. MORIN, RECORDER

22-0270
05/21/2022

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BOOK 503

(Aug. 1967)

Nevada 061057

405097

2-1

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant Vernon S. Caples pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 59 E.,

Sec. 1, W½NW¼SW¼NE¼.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

RETURN TO:

V. H. CAPLES
1901 SUNLAND ST.
LAS VEGAS NEV.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the THIRTEENTH day of AUGUST in the year of our Lord one thousand nine hundred and SIXTY-THREE and of the Independence of the United States the one hundred and EIGHTY-EIGHTH.

SEAL AFFIXED

For the Director, Bureau of Land Management.

By Elizabeth A. Hughes
Chief, Records Unit

22-0270
05/21/2022

Patent Number 1232092

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BOOK 503

405097

2 2

8

NO 405097
RECORDED AT THE REQUEST OF
W. H. Caples
JAN 2 4 14 PM '64
OFFICIAL RECORDS BOOK NO. 503
CLARK COUNTY, NEVADA
PAUL E. HORN, RECORDER
FEE $2.50 MC DEPUTY

22-0270
05/21/2022

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ORIGINAL (2)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **UNITED LAND INVESTORS CORPORATION** in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell, and Convey to the County of Clark, a political subdivision of the State of Nevada, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

ROCKY AVENUE, WATSON STREET, RUSTON ROAD AND SPANDREL AREAS

The North Thirty Feet (30.00'), the West Thirty Feet (30.00'), and the South Thirty Feet (30.00') of the West Half (W½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 1, Township 19 South, Range 59 East, M.D.M., Nevada; together with a spandrel area in the Northwest corner thereof, being the Southeast corner of the intersection of **ROCKY AVENUE AND WATSON STREET**, bounded as follows: On the North by the South line of the North Thirty Feet (30.00') thereof; on the West by the East line of the West Thirty Feet (30.00') thereof; and on the Southeast by the arc of a curve concave Southeasterly, having a radius of Fifteen Feet (15.00') and being tangent to the South line of said North Thirty Feet (30.00') and tangent to the East line of said West Thirty Feet (30.00'); also together with a spandrel area in the Southwest corner thereof, being the Northeast corner of the intersection of **WATSON STREET AND RUSTON ROAD**, bounded as follows: On the West by the East line of the West Thirty Feet (30.00') thereof; on the South by the North line of the South Thirty Feet (30.00') thereof; and on the Northeast by the arc of a curve concave Northeasterly, having a radius of Fifteen Feet (15.00') and being tangent to the East line of the West Thirty Feet (30.00') and tangent to the North line of the South Thirty Feet (30.00').

Parcel Number: 470-250-032
Inquiry Number: 350-91
Land Division Number: 49-91

Signature of individual reviewing and approving document
Department: Road Dept. 8/7/91

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging and in any way appertaining.

Witness my/our hand(s) this 12th day of August, 1991.

UNITED LAND INVESTORS CORPORATION

BY: _____
HUGH L. HELVIN, VICE PRESIDENT

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

On the _____ day of _____, 1991, before me, a notary public, personally appeared _____ personally known (or proved) to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged to me that ___he___ signed the above instrument.

_____
NOTARY PUBLIC in and for said county and state

My commission expires:

RECORDER'S USE ONLY

22-0270
05/21/2022

11333CORP

WHEN RECORDED RETURN TO
Right-of-Way Division
Public Services Building
[illegible]

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9 1 0 9 0 6 0 0 7 6 6

CORPORATION

STATE OF HAWAII,
City and County of Honolulu } ss.

On this 19th day of August, A. D. 19 91, before me appeared Hugh L. McIvin to me personally known, who, being by me duly sworn, did say that ~~they are~~ he is the Vice president of United Land Investors Corp. and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said Vice president acknowledged said instrument to be the free act and deed of said corporation.

David T. [illegible]
Notary Public, First Judicial Circuit,
State of Hawaii.

My Commission Expires 7/16/92

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
G MOFFATT

09-06-91 11:52 RCL 2
OFFICIAL RECORDS
BOOK: 910906 INST: 00766
FEE: .00 RPTT: EX#002

22-0270
05/21/2022



Planning Commission July 12, 2022 - Page 157

PLANT MATERIALS LEGEND



Tree	Box Size (in)
Olea europaea 'Wilsonii' Wilsonii Olive	24" / 36" Box
Prosopis glandulosa Honey Mesquite	24" / 36" Box
Quercus virginiana 'Cathedral' Cathedral Live Oak	24" / 36" Box
Rhus lancea African Sumac	24" / 36" Box
Sophora secundiflora Texas Mountain Laurel	24" / 36" Box

Extra Large Shrubs	Size
Buddleia davidii Butterfly Bush	5 gal.
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
Dodonaea viscosa Hopbush	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.

Large Shrubs	Size
Calliandra californica Red Fairy Duster	5 gal.
Cassia nemophila Desert Cassia	5 gal.
Elaeagnus x ebbingei Ebbing's Silverberry	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
Simmondsia Chinensis Jojoba	15 gal.

Medium Shrubs	Size
Eremophila glabra spp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Feijoa sellowiana Pineapple Guava	5 gal.
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.
Perovskia atriplicifolia Russian Sage	5 gal.
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.

Small Shrubs	Size
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.
Salvia greggii Red Salvia	1 gal.
Teucrium chamaedrys Germander	1 gal.

Cacti/ Accents	Size
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Asclepias subulata Desert Milkweed	5 gal.
Bouteloua gracilis Blonde Ambition	1 gal
Dasylirion wheeleri Desert Spoon	5 gal.
Euphorbia rigida Gopher Plant	5 gal.
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.
Nolina bigelovii Bear-grass	5 gal.
Ophiopogon jaburan 'Dwarf Kyoto' Dwarf Mondo Grass	1 gal.
Opuntia violacea 'Santa-Rita' Purple Prickly Pear	5 gal.

Groundcovers	Size
Eremophila prostrata Outback Sunrise Eremophila	1 gal
Hymenoxys acaulis Angelita Daisy	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.

Vines	Size
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal

Inerts	Size
Decomposed Granite 2" Deep 3/4" Screened Apache Brown	

NOTES:
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'.
ALTERNATE DRIFTS OF EVERGREEN AND DECIDUOUS TREES IN LAYERS TREES SIZES TO BE A MINIMUM OF THE FOLLOWING:
60% - 24" BOX
40% - 36" BOX

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2' DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THAN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

22-0270
05/21/2022

tri pointe HOMES

KYLE CANYON GATEWAY - UNIT 4

Conceptual Site Plan

Plan Scale 1:50 Date:04-25-2022

ABLASTUDIO.COM

AB LA



Planning Commission July 12, 2022 - Page 1579

WALL LEGEND

SYMBOL	DESCRIPTION
	THEME WALL
	ENHANCED PRODUCT WALL
	FULL VIEW FENCE AT ENTRY
	PEDESTRIAN GATE
	THEME COLUMN
	WALL RETURN
	PARCEL ENTRY SIGNAGE

22-0270
05/21/2022

tri pointe HOMES

KYLE CANYON GATEWAY - UNIT 4

Conceptual Wall Plan

Plan Scale 1:50 Date:04-25-2022

ABLASTUDIO.COM

ABLA

tri pointe HOMES

Kyle Canyon Gateway - Unit 4
COLOR APPLICATION GUIDE

023-19236
SEPTEMBER 24, 2021

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

22-0270
05/21/2022

PardeeHomes

JOB # 023-19236
COLOR SELECTION CHART

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

PAINT: SHERWIN WILLIAMS
ROOF: BORAL
STONE: CREATIVE MINES
WROUGHT IRON: SW 6990 CAVIAR
TPO: FIRESTONE RUBBER LAST 50 MIL, GRAY

Planning Commission July 13, 2022 - Page 15 of 81

	SCHEMES 1-9 ARE FOR ALL ELEVATIONS								
SCHEME #	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
FRONT ENTRY DOOR	SW 0018 TEAL STENCIL	SW 2837 AURORA BROWN	SW 6356 COPPER MOUNTAIN	SW 7620 SEAWORTHY	SW 7675 SEALSKIN	SW 2838 POLISHED MAHOGANY	SW 9149 INKY BLUE	SW 2810 ROOKWOOD SASH GREEN	SW 7617 MEDITERRANEAN
FASCIA, EAVES, TAILS, HEADERS, BEAMS, SIDING & GARAGE DOOR	SW 7047 PORPOISE	SW 7075 WEB GRAY	SW 7008 ALABASTER	SW 0038 LIBRARY PEWTER	SW 6257 GIBRALTAR	SW 2740 MINERAL GRAY	SW 7505 MANOR HOUSE	SW 9175 DEEP FOREST BROWN	SW 7636 ORIGAMI WHITE
BASE STUCCO	SW 7009 PEARLY WHITE	SW 7030 ANEW GRAY	SW 7652 MINERAL DEPOSIT	SW 7064 PASSIVE	SW 2844 ROYCORFT MIST GRAY	SW 7542 NATUREL	SW 7647 CRUSHED ICE	SW 7017 DORIAN GRAY	SW 7016 MINDFUN GRAY
ACCENT STUCCO #1	SW 7643 PUSSYWILLOW	SW 6256 SERIOUS GRAY	SW 7542 NATUREL	SW 9161 DUSTBLU	SW 7035 AESTHETIC WHITE	SW 9171 FELTED WOOL	SW 7051 ANALYTICAL GRAY	SW 9166 DRIFT OF MIST	SW 7018 DOVETAIL
ACCENT STUCCO #2	SW 6227 MEDITATIVE	SW 7631 CITY LOFT	SW 7008 ALABASTER	SW 7018 DOVETAIL	SW 7743 MOUNTAIN ROAD	SW 9162 AFRICAN GRAY	SW 9143 CADET	SW 6235 FOGGY DAY	SW 2849 WESTCHESTER GRAY
STONE	GREYPEARL SPLIT MODULAR	BLACK TRUFFLE SPLIT MODULAR	FOGBANK SPLIT MODULAR	NIRVANA SPLIT MODULAR	GREENTEA SPLIT MODULAR	POWDER SPLIT MODULAR	TIMBERWOLF SPLIT MODULAR	LUNAR SPLIT MODULAR	SHADOW PLAY SPLIT MODULAR
FLAT TILE	CHARCOAL BROWN BLEND 1FBCF1132	SMOKY 1FACS3958	STONE MTN BLEND 1FACS5354	SEPIA 1FBCF3370	SADDLEBACK BLEND 1FBCF3030	CHARCOAL BLEND 1FBCF1430	CHARCOAL BROWN BLEND 1FBCF1132	SHADOW BLACK 1FACS1020	STONE MTN BLEND 1FACS5354
WINDOW FRAME	CLAY	CLAY	CLAY	CLAY	CLAY	CLAY	CLAY	CLAY	CLAY
GUTTERS & DOWNSPOUT	BRONZE	OLD TOWN GRAY	WHITE	BRONZE	OLD TOWN GRAY	OLD TOWN GRAY	BRONZE	MUSKET	WHITE

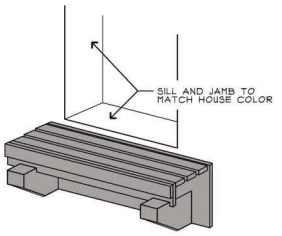
22-0270
05/21/2022

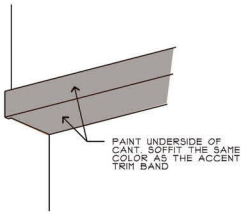
GENERAL COLOR APPLICATION GUIDELINES

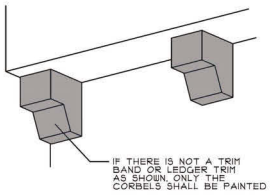
A. ALL EXTERIOR METAL RAILINGS, METAL GATES, ORNAMENTAL IRON, GARAGE OR SHUTTER HINGES, PULLS ETC. TO BE PAINTED "FLAT BLACK" U.N.O.

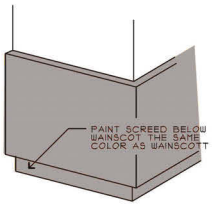
THE FOLLOWING DETAILS ARE A GENERIC REPRESENTAION FOR GUIDELINES TO APPLYING ACCENT COLORS, INCL. COLOR COAT OR PAINT APPLICATIONS.

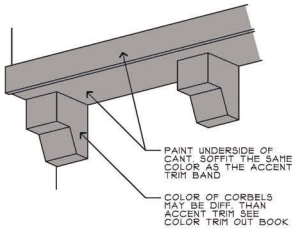
XX		13	WD. FOTSH. AT RECESSED WDW.	9	CANT. SOFFIT W/ ACCENT TRIM	5
XX		14		10	CANT. SOFFIT W/ CORBELS	6
XX		15	EXTERIOR PLASTER WAINSCOTT	11	CANT. SOFFIT (TRIM/CORBELS)	7
XX		16	EXTERIOR STONE WAINSCOTT	12		8

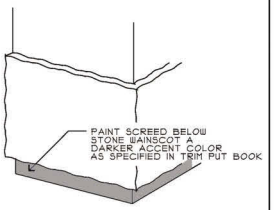




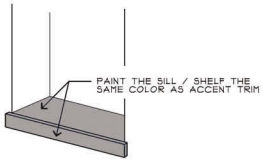


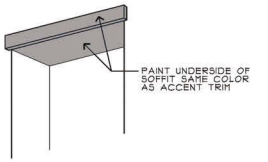




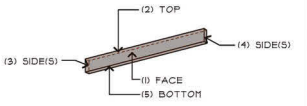


					RECESSED SILL W/ ACCENT TRIM	3
					SOFFIT HEAD W/ ACCENT TRIM	4

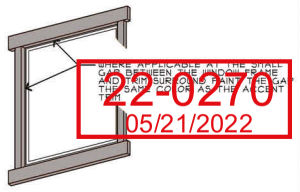




					ACCENT TRIM PAINTING	1
					TRIM SURROUND WINDOW	2



PAINT ALL (5) SIDES OF TRIM ACCENTS



WINDOWS WITH "FULL WRAP" TRIM ONLY

22-0270
05/21/2022

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive
Newport Beach, CA
92660

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Fax: 949-553-0548
www.bassenianlagoni.com

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SHEET TITLE / NO.:
COLOR DETAILS

NOTE: REFER TO COLOR TRIM OUT BOOK FOR ADDITIONAL INFO.

CD

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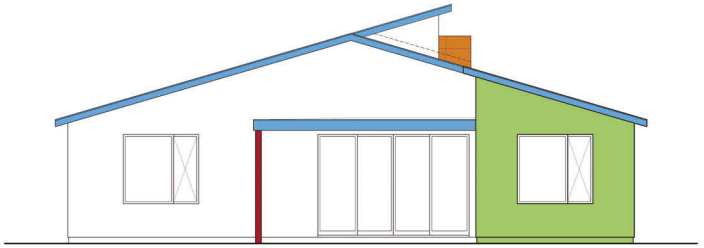

REAR 1-A

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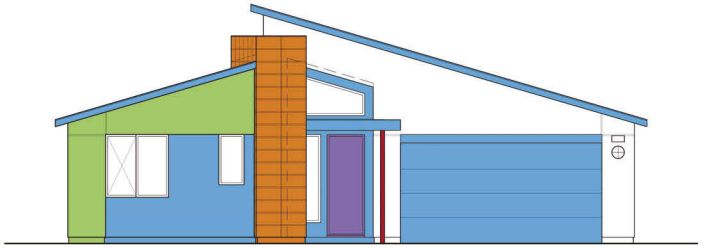
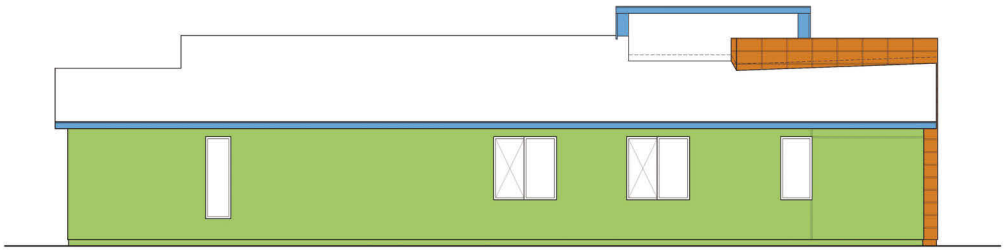


FRONT ELEVATION 1-A

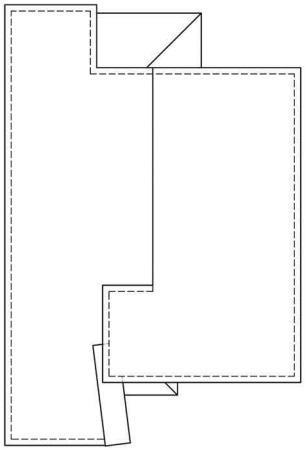
NEW CENTURY MODERN

SCALE: 1/4"=1'-0"



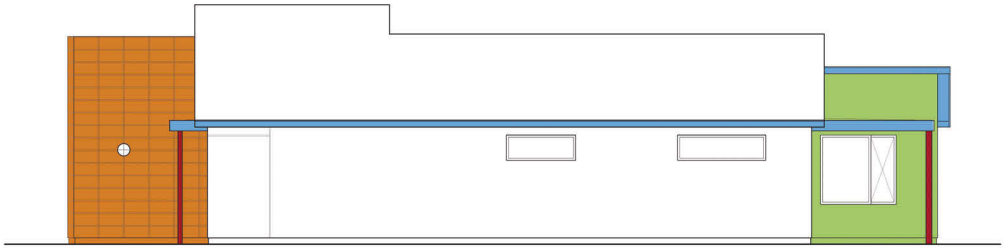
LEFT 1-A

SCALE: 1/4"=1'-0"



ROOF PLAN 1-A

SCALE: 1/8"=1'-0"



RIGHT 1-A

SCALE: 1/4"=1'-0"

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Date: 2-18-2020

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PLAN 1
ELEVATION "A"
& ROOF PLAN

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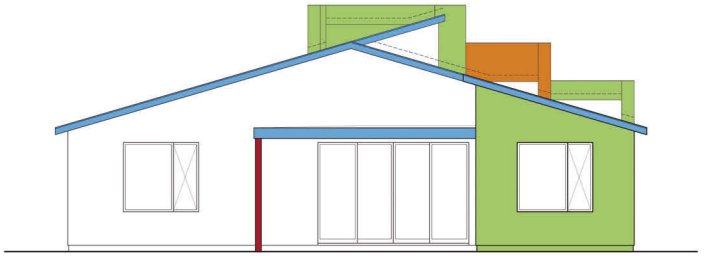
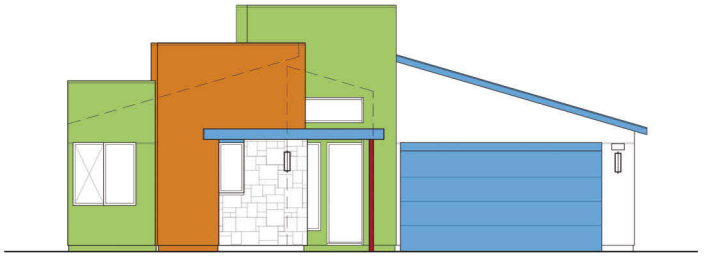
PLOT DATE: 9-24-20

FILE NAME: 8358LV1



REAR 1-B

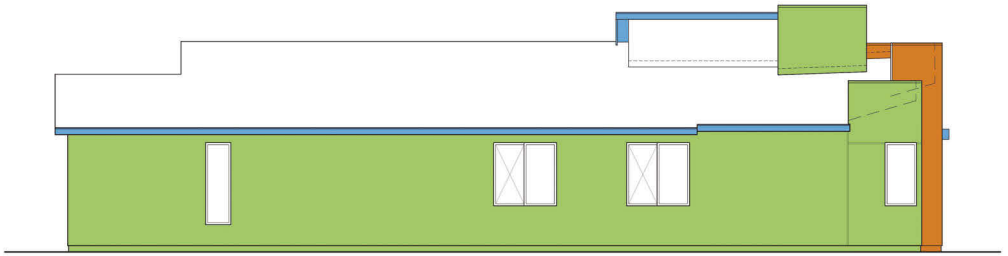
SCALE: 1/4"=1'-0"



FRONT ELEVATION 1-B

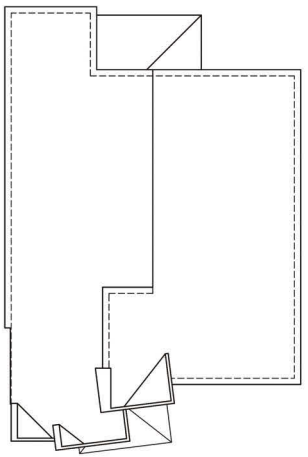
DESERT MODERN

SCALE: 1/4"=1'-0"



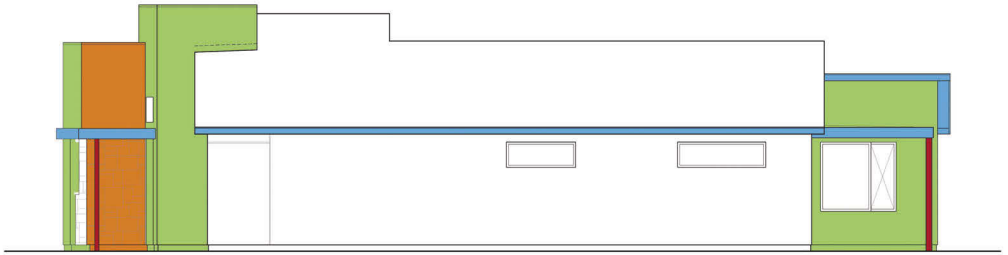
LEFT 1-B

SCALE: 1/4"=1'-0"



ROOF PLAN 1-B

SCALE: 1/8"=1'-0"



RIGHT 1-B

SCALE: 1/4"=1'-0"

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PLOT DATE: 9-24-20

FILE NAME: 8256LV1

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PLAN 1
ELEVATION "B"
& ROOF PLAN

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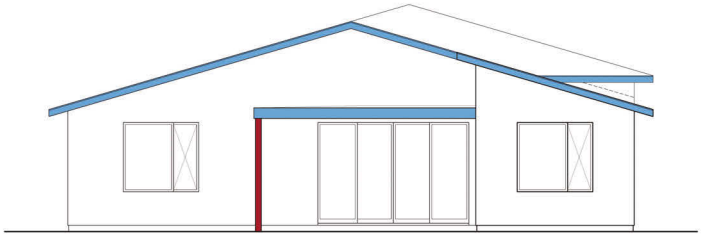
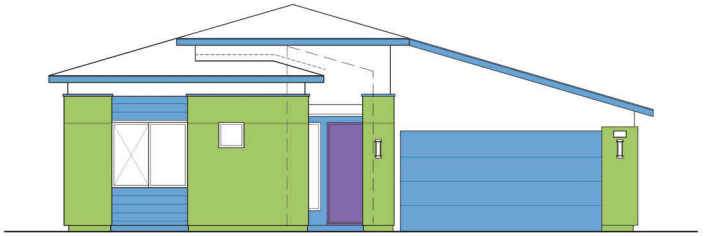


REAR 1-C

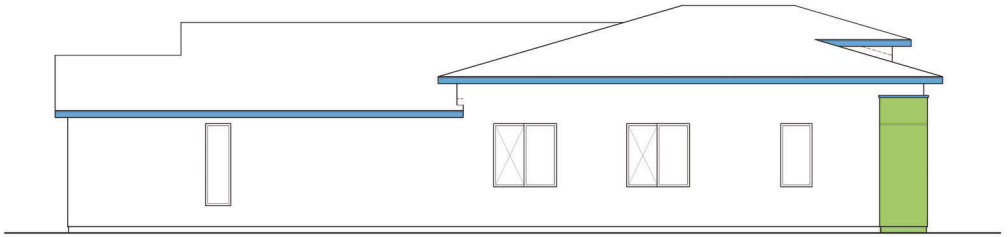
SCALE: 1/4"=1'-0"



FRONT ELEVATION 1-C

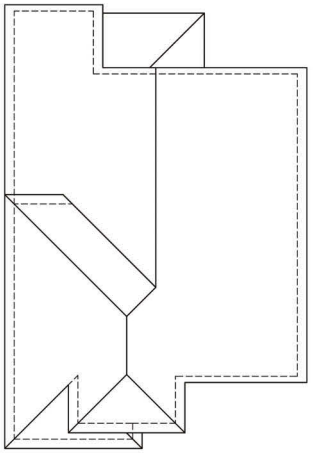
NEVADA MODERN

SCALE: 1/4"=1'-0"



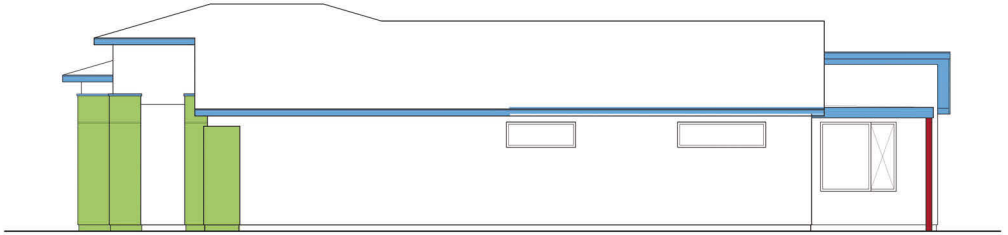
LEFT 1-C

SCALE: 1/4"=1'-0"



ROOF PLAN 1-C

SCALE: 1/8"=1'-0"



RIGHT 1-C

SCALE: 1/4"=1'-0"

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PLAN 1
ELEVATION "C"
& ROOF PLAN

JOB NUMBER: 023-19236

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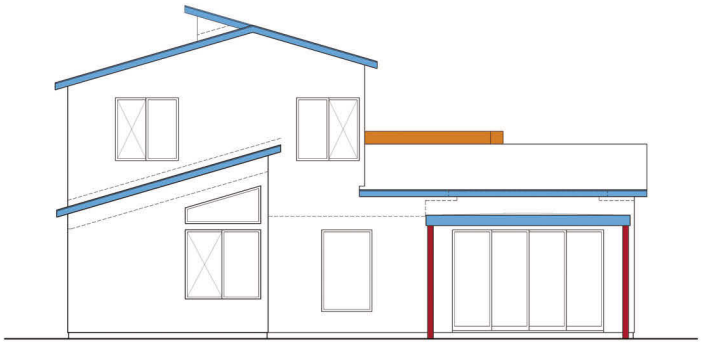
PLOT DATE: 9-24-20

FILE NAME: 8256LV1

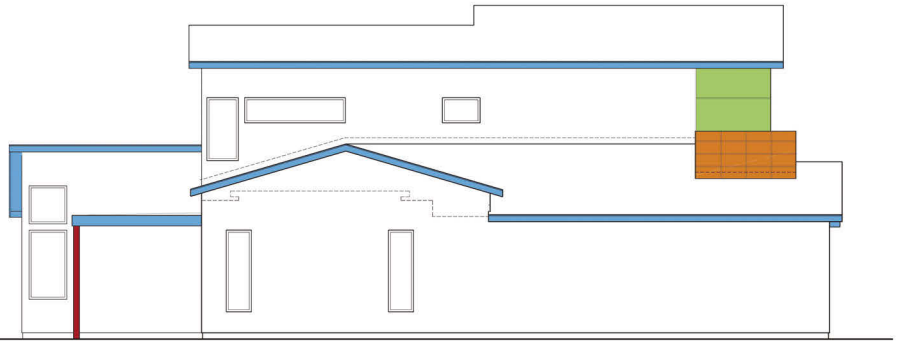


REAR 2-A

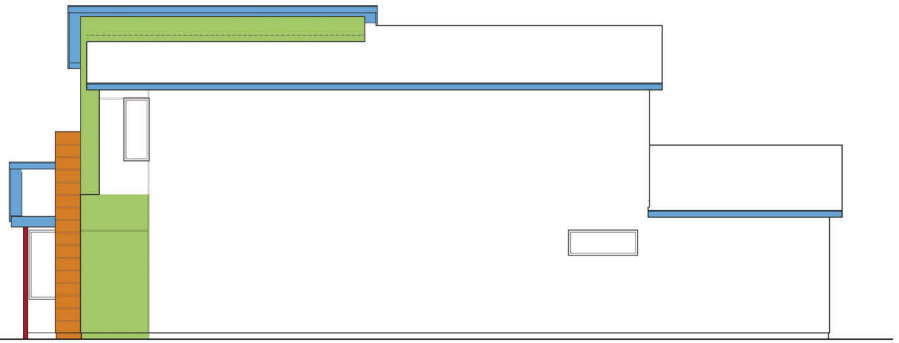


FRONT ELEVATION 2-A

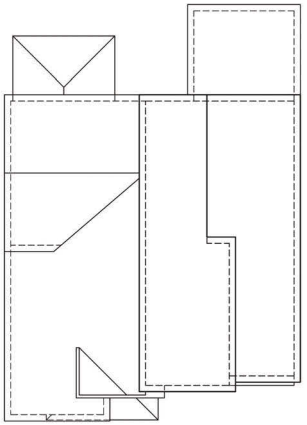
NEW CENTURY MODERN



LEFT 2-A



RIGHT 2-A



ROOF PLAN 2-A

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PLAN 2
ELEVATION "A"
& ROOF PLAN

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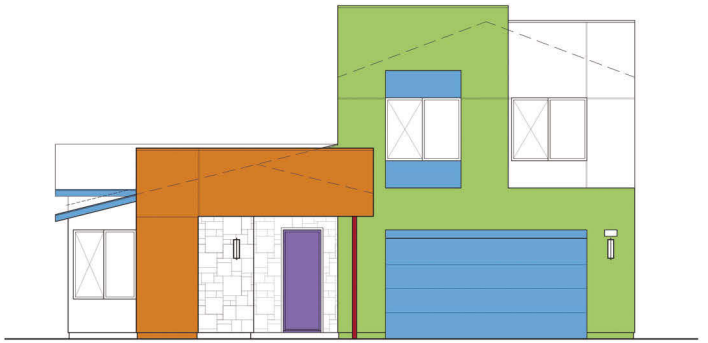
PLOT DATE: 9-24-20
FILE NAME: 023ELV2



REAR 2-B

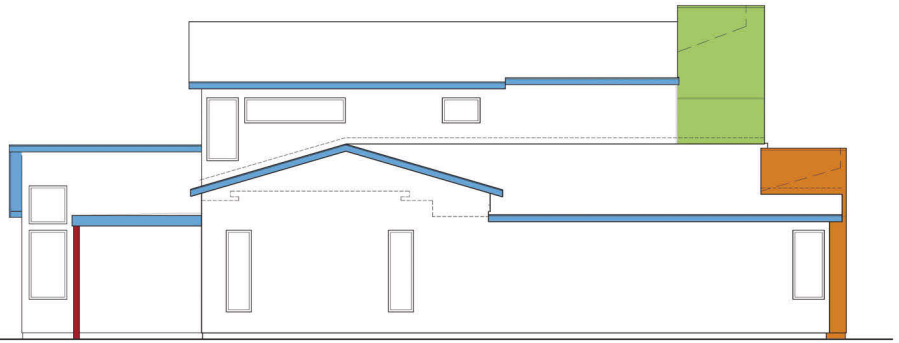
SCALE: 1/4"=1'-0"



FRONT ELEVATION 2-B

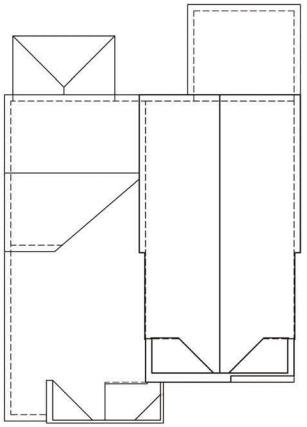
DESERT MODERN

SCALE: 1/4"=1'-0"



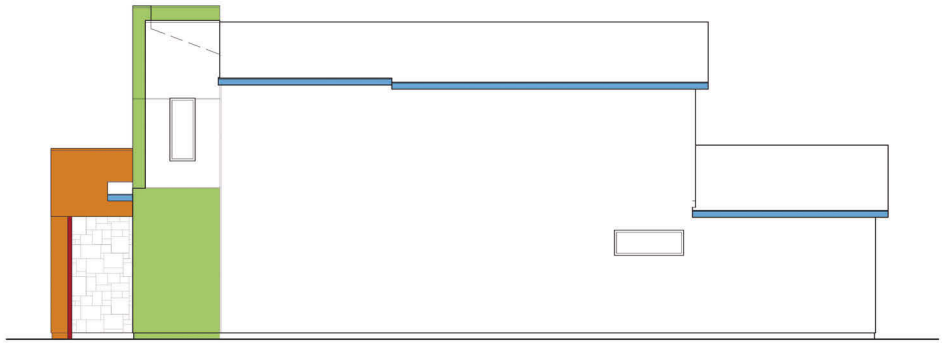
LEFT 2-B

SCALE: 1/4"=1'-0"



ROOF PLAN 2-B

SCALE: 1/8"=1'-0"



RIGHT 2-B

SCALE: 1/4"=1'-0"

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PLOT DATE: 9-24-20

FILE NAME: ROSELV2

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PLAN 2
ELEVATION "B"
& ROOF PLAN

JOB NUMBER: 023-19236

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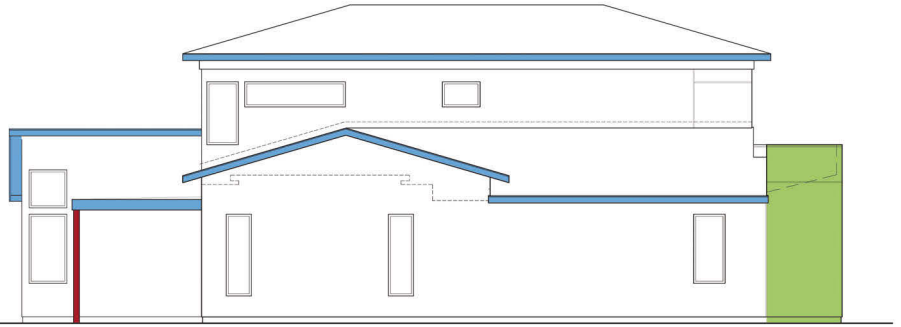
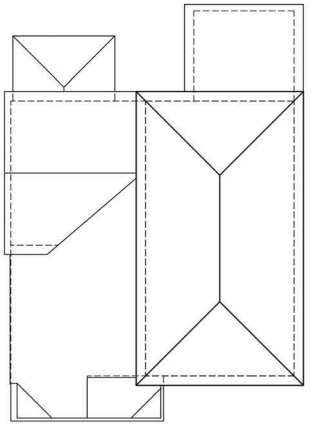
REAR 2-C



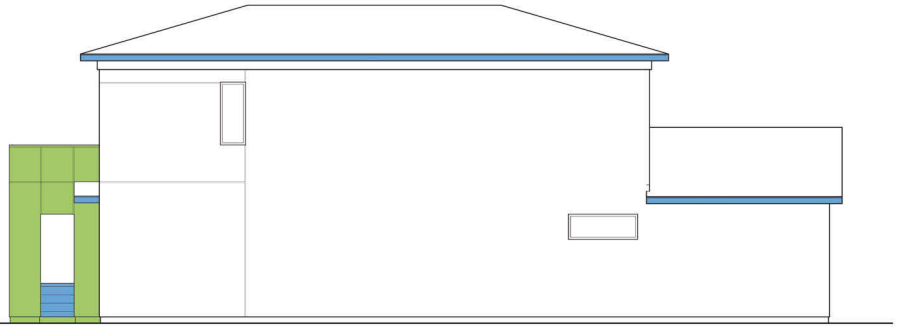
FRONT ELEVATION 2-C
NEVADA MODERN



LEFT 2-C



ROOF PLAN 2-C



RIGHT 2-C

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PLAN 2
ELEVATION "C"
& ROOF PLAN

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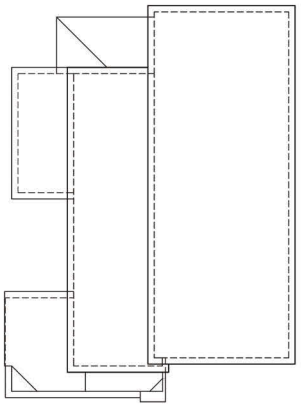
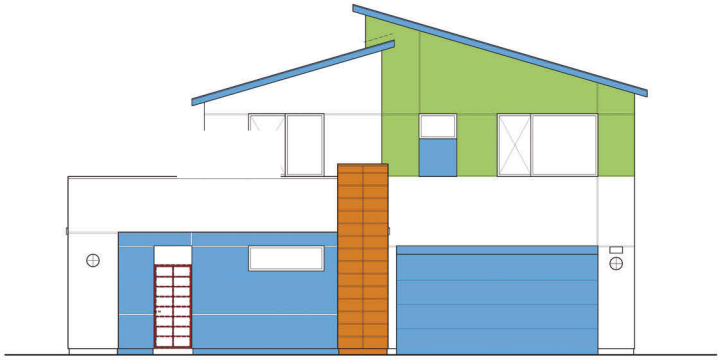
PLOT DATE: 9-24-20
FILE NAME: R2RELV2



ROOF PLAN 3-A

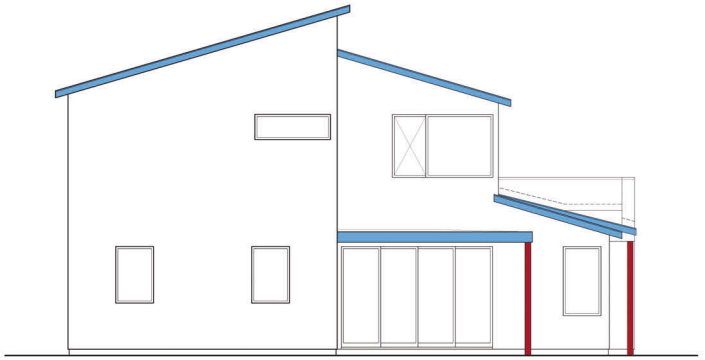
SCALE: 1/8"=1'-0"



FRONT ELEVATION 3-A

NEW CENTURY MODERN

SCALE: 1/4"=1'-0"



REAR 3-A

SCALE: 1/4"=1'-0"

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PLAN 3
ELEVATION "A"
FRONT & REAR ELEV.

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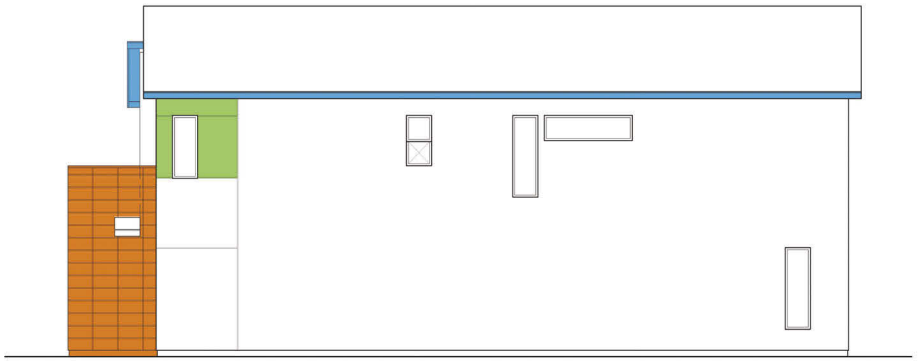
PLOT DATE: 9-24-20

FILE NAME: 9236ELV3



LEFT 3-A



RIGHT 3-A

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PLAN 3
ELEVATION "A"
RIGHT & LEFT

JOB NUMBER: 023-19236
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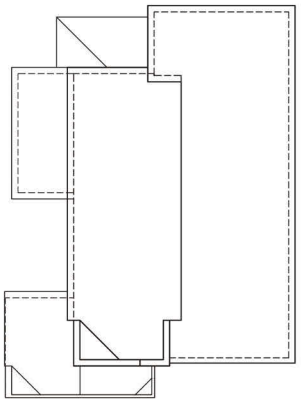
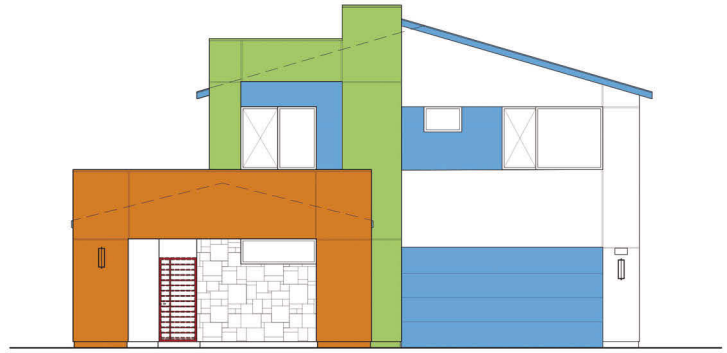
PLOT DATE: 9-24-20
FILE NAME: 8256LV3



ROOF PLAN 3-B

SCALE: 1/8"=1'-0"



FRONT ELEVATION 3-B

DESERT MODERN

SCALE: 1/4"=1'-0"



REAR 3-B

SCALE: 1/4"=1'-0"

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PLAN 3
ELEVATION "B"
FRONT & REAR ELEV.

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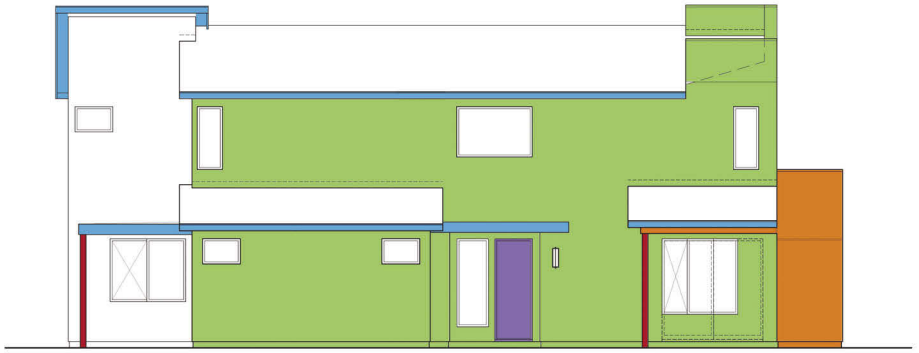
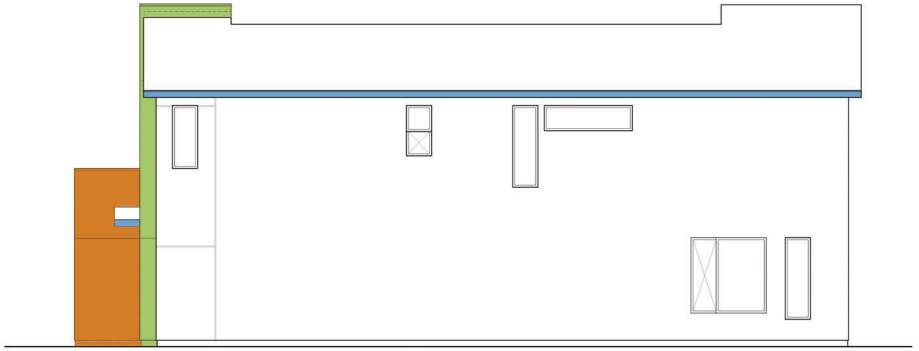
PLOT DATE: 9-24-20

FILE NAME: 6226ELV3



LEFT 3-B



RIGHT 3-B

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PLAN 3
ELEVATION "B"
RIGHT & LEFT

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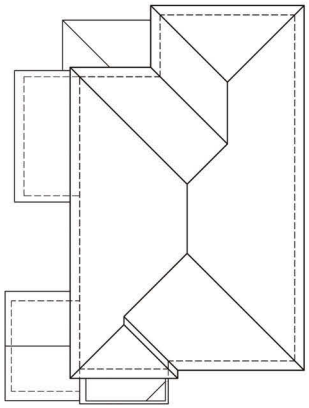
PLOT DATE: 9-24-20
FILE NAME: RDSELV3



ROOF PLAN 3-C

SCALE: 1/8"=1'-0"



FRONT ELEVATION 3-C

NEVADA MODERN

SCALE: 1/4"=1'-0"



REAR 3-C

SCALE: 1/4"=1'-0"

22-0270
05/21/2022

Planning Commission July 12, 2022 - Page 1593

PLOT DATE: 9-24-20

FILE NAME: 8256LV3

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1st PLAN CHECK
Date: 2-18-2020

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PLAN 3
ELEVATION "C"
FRONT & REAR ELEV.

JOB NUMBER: 023-19236

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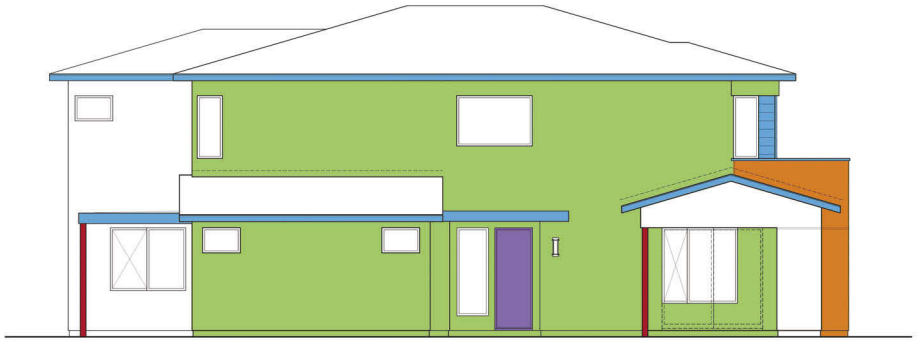
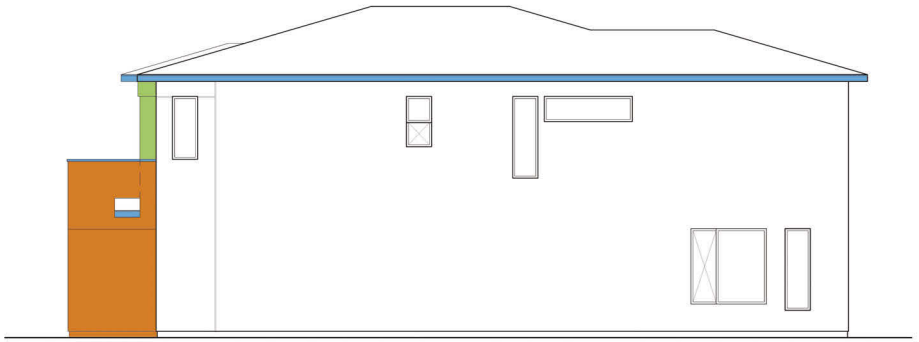


LEFT 3-C

SCALE: 1/4"=1'-0"



RIGHT 3-C

SCALE: 1/4"=1'-0"

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PLAN 3
ELEVATION "C"
RIGHT & LEFT

JOB NUMBER: 023-19236

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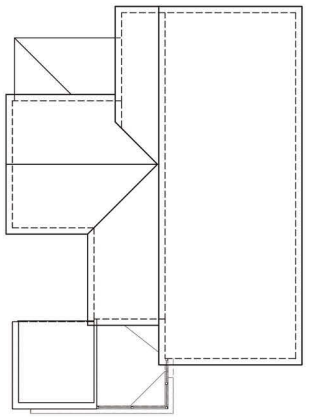
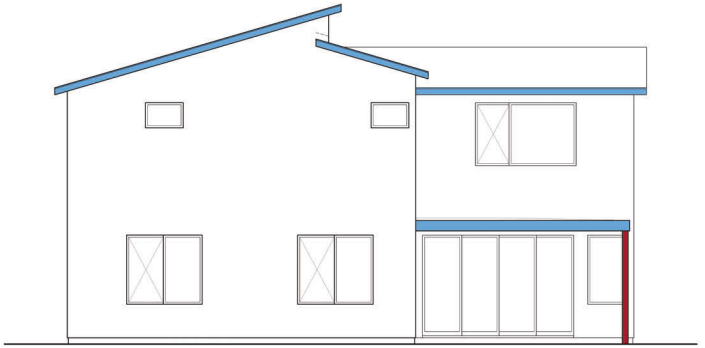
FILE NAME: 8256LV3



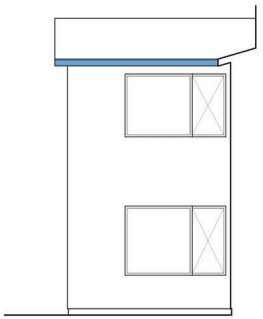
ROOF PLAN 4-A
SCALE: 1/8"=1'-0"



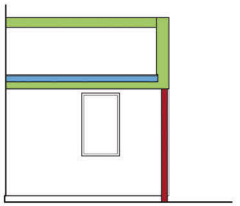
FRONT ELEVATION 4-A
NEW CENTURY MODERN
SCALE: 1/4"=1'-0"



REAR 4-A
SCALE: 1/4"=1'-0"



COURTYARD 4-A
SCALE: 1/4"=1'-0"



COURTYARD 4-A
SCALE: 1/4"=1'-0"

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PLAN 4
ELEVATION "A"
FRONT & REAR ELEV.
& ROOF PLAN

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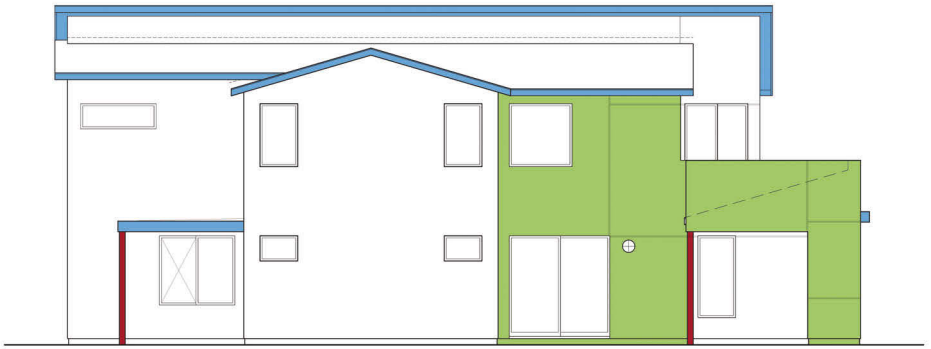
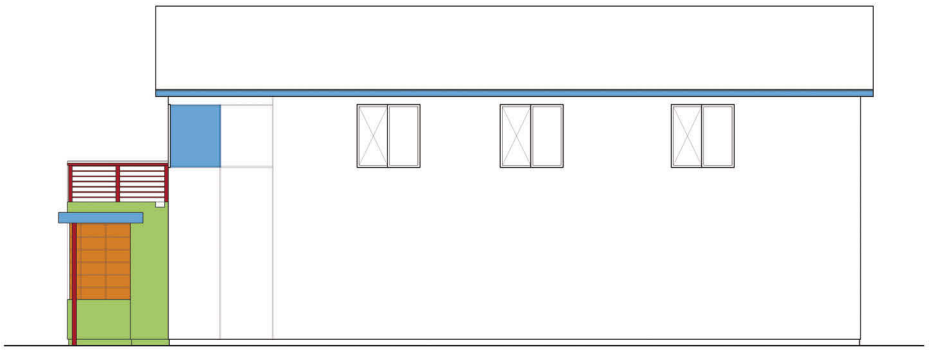
PLOT DATE: 9-24-20
FILE NAME: 9236ELV4



LEFT 4-A

SCALE: 1/4"=1'-0"



RIGHT 4-A

SCALE: 1/4"=1'-0"

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PLAN 4
ELEVATION "A"
RIGHT & LEFT

JOB NUMBER: 023-19236

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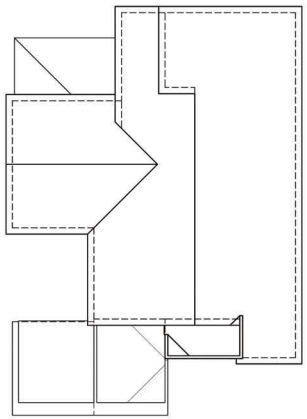
PLOT DATE: 9-24-20

FILE NAME: 8256LV4



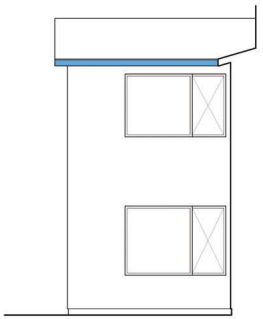
ROOF PLAN 4-B



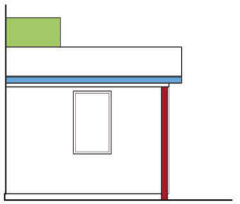
FRONT ELEVATION 4-B
DESERT MODERN



REAR 4-B



COURTYARD 4-B



COURTYARD 4-B

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PLAN 4
ELEVATION "B"
FRONT & REAR ELEV.
& ROOF PLAN

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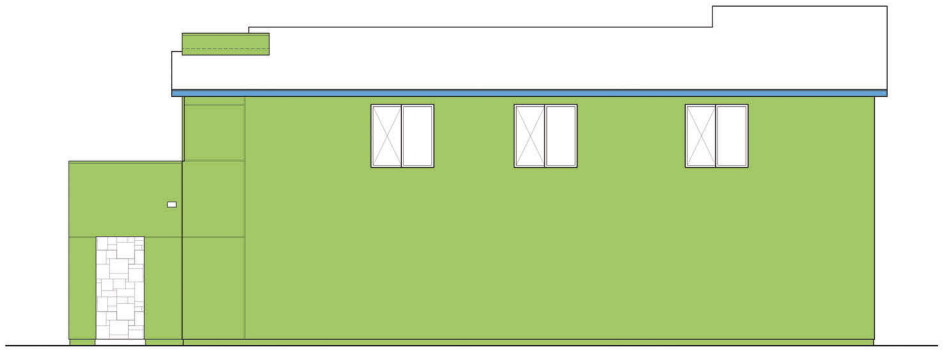
FILE NAME: 8256LV4



LEFT 4-B

SCALE: 1/4"=1'-0"



RIGHT 4-B

SCALE: 1/4"=1'-0"

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RIGHT & LEFT

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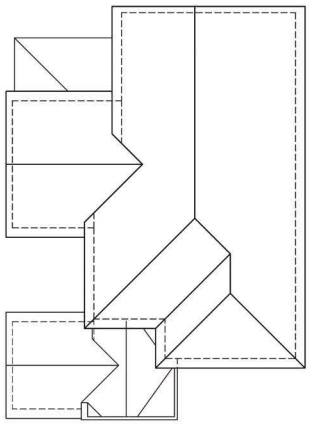


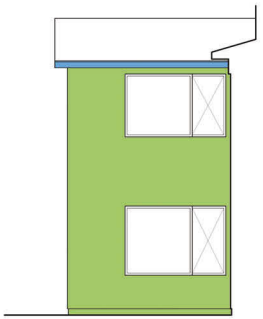
ROOF PLAN 4-C
SCALE: 1/8"=1'-0"



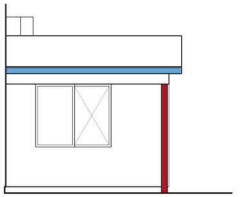
FRONT ELEVATION 4-C
NEVADA MODERN
SCALE: 1/4"=1'-0"



REAR 4-C
SCALE: 1/4"=1'-0"



COURTYARD 4-C
SCALE: 1/4"=1'-0"



COURTYARD 4-C
SCALE: 1/4"=1'-0"

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PLAN 4
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FRONT & REAR ELEV.

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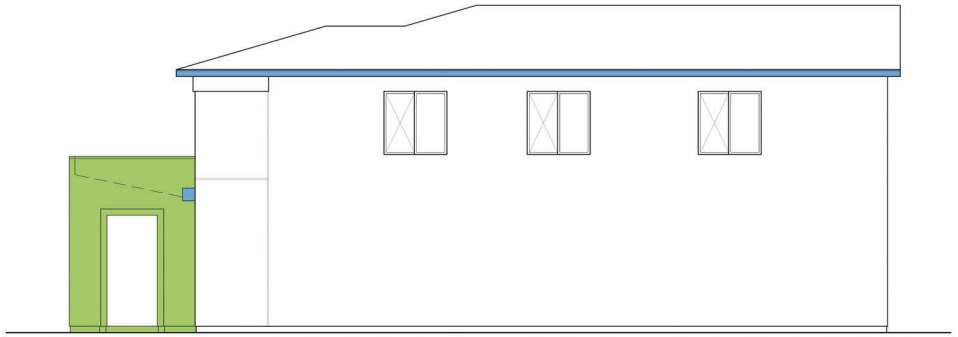
FILE NAME: 0236ELV4



LEFT 4-C

SCALE: 1/4"=1'-0"



RIGHT 4-C

SCALE: 1/4"=1'-0"

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PLAN 4
ELEVATION "C"
RIGHT & LEFT

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tri pointe HOMES

Kyle Canyon Gateway Unit 4

COLOR SELECTION CHART

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PAINT: SHERWIN WILLIAMS
ROOF: BORAL
STONE: CREATIVE MINES
WROUGHT IRON: SW 6990 CAVIAR
TPO: DURA LAST 50 MIL, GRAY

METAL CAPS: BERRIDGE, METAL SALES

MARCH 23, 2021

*

SCHEMES 1-9 ARE FOR ALL ELEVATIONS

SCHEME #	1	2	3 MODEL 2AR	4	5 MODEL IB	6	7 MODEL 3C	8	9
FRONT ENTRY DOOR & OPTIONAL PORTICO DOOR	SW 0018 TEAL STENCIL	SW 2837 AURORA BROWN	SW 6356 COPPER MOUNTAIN	SW 7620 SEAWORTHY	SW 7675 SEALSKIN	SW 2838 POLISHED MAHOGANY	SW 9149 INKY BLUE	SW 2810 ROOKWOOD SASH GREEN	SW 7617 MEDITERRANEAN
FASCIA, EAVES, TAILS, HEADERS, BEAMS, SIDING & GARAGE DOOR	SW 7047 PORPOISE	SW 7075 WEB GRAY	SW 7008 ALABASTER	SW 0038 LIBRARY PEWTER	SW 6257 GIBRALTAR	SW 2740 MINERAL GRAY	SW 7505 MANOR HOUSE	SW 9175 DEEP FOREST BROWN	SW 7636 ORIGAMI WHITE
BASE STUCCO	SW 7009 PEARLY WHITE	SW 7030 ANEW GRAY	SW 7652 MINERAL DEPOSIT	SW 7064 PASSIVE	SW 2844 ROYCORFT MIST GRAY	SW 7542 NATUREL	SW 7647 CRUSHED ICE	SW 7017 DORIAN GRAY	SW 7016 MINDFUN GRAY
ACCENT STUCCO #1	SW 7643 PUSSYWILLOW	SW 6256 SERIOUS GRAY	SW 7542 NATUREL	SW 9161 DUSTBLU	SW 7035 AESTHETIC WHITE	SW 9171 FELTED WOOL	SW 7051 ANALYTICAL GRAY	SW 9166 DRIFT OF MIST	SW 7018 DOVETAIL
ACCENT STUCCO #2	SW 6227 MEDITATIVE	SW 7631 CITY LOFT	SW 7008 ALABASTER	SW 7018 DOVETAIL	SW 7743 MOUNTAIN ROAD	SW 9162 AFRICAN GRAY	SW 9143 CADET	SW 6235 FOGGY DAY	SW 2849 WESTCHESTER GRAY
STONE	GREYPEARL SPLIT MODULAR	BLACK TRUFFLE SPLIT MODULAR	FOGBANK SPLIT MODULAR	NIRVANA SPLIT MODULAR	GREENTEA SPLIT MODULAR	POWDER SPLIT MODULAR	TIMBERWOLF SPLIT MODULAR	LUNAR SPLIT MODULAR	SHADOW PLAY SPLIT MODULAR
FLAT TILE	CHARCOAL BROWN BLEND 1FBCF1132	SMOKY 1FACS3958	STONE MTN BLEND 1FACS5354	SEPIA 1FBCF3370	SADDLEBACK BLEND 1FBCF3030	CHARCOAL BLEND 1FBCF1430	CHARCOAL BROWN BLEND 1FBCF1132	CHARCOAL BLEND 1FBCF1430	STONE MTN BLEND 1FACS5354
STONE METAL CAP (BERRIDGE)	**BUCKSKIN**	**BUCKSKIN**	**PARCHMENT**	**ZINC GREY**	**BUCKSKIN**	**PARCHMENT**	**SIERRA TAN**	**PARCHMENT**	**ZINC GREY**
STONE METAL CAP (METAL SALES)	**TAUPE**	**TAUPE**	**ASH GREY**	**OLD TOWN GREY**	**TAUPE**	**PARCHMENT**	**PARCHMENT**	**PARCHMENT**	**OLD TOWN GREY**
WINDOW FRAME	CLAY	CLAY	CLAY	CLAY	CLAY	CLAY	CLAY	CLAY	CLAY
GUTTERS & DOWNSPOUT	BRONZE	OLD TOWN GRAY	WHITE	BRONZE	OLD TOWN GRAY	OLD TOWN GRAY	BRONZE	MUSKET	WHITE

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22-0270
05/21/2022

tri pointe HOMES

Kyle Canyon Gateway - Unit 4

COLOR SELECTION BOOK

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SCHEME 1



FLAT TILE – CHARCOAL BROWN BLEND

BASE STUCCO
SW 7009 PEARLY WHITE

FASCIA, EAVES, TAILS, HEADERS, BEAMS, SIDING & GARAGE DOOR
SW 7047 PORPOISE

FRONT ENTRY DOOR & OPT PORTICO DOOR
SW 0018 TEAL STENCIL

ACCENT STUCCO #1
SW 7643 PUSSYWILLOW

ACCENT STUCCO #2
SW 6227 MEDITATIVE



STONE – GREY PEARL SPLIT MODULAR

*NOT ALL COLORS/FINISHES APPLY TO EVERY PLAN/ELEVATION

22-0270
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SCHEME 2



FLAT TILE – SMOKY

BASE STUCCO
SW 7030 ANEW GRAY

FASCIA, EAVES, TAILS, HEADERS, BEAMS, SIDING & GARAGE DOOR
SW 7075 WEB GRAY

FRONT ENTRY DOOR & OPT PORTICO DOOR
SW 2837 AURORA BROWN

ACCENT STUCCO #1
SW 6256 SERIOUS GRAY

ACCENT STUCCO #2
SW 7631 CITY LOFT



STONE – BLACK TRUFFLE SPLIT MODULAR

*NOT ALL COLORS/FINISHES APPLY TO EVERY PLAN/ELEVATION

22-0270
05/21/2022

SCHEME 3



FLAT TILE – STONE MTN BLEND

BASE STUCCO
SW 7652 MINERAL DEPOSIT

FASCIA, EAVES, TAILS, HEADERS, BEAMS,
SIDING & GARAGE DOOR
SW 7008 ALABASTER

FRONT ENTRY DOOR & OPT PORTICO DOOR
SW 6356 COPPER MOUNTAIN

ACCENT STUCCO #1
SW 7542 NATUREL

ACCENT STUCCO #2
SW 7008 ALABASTER



STONE – FOGBANK SPLIT MODULAR

*NOT ALL COLORS/FINISHES APPLY TO EVERY PLAN/ELEVATION

22-0270
05/21/2022

SCHEME 4



FLAT TILE – SEPIA

BASE STUCCO
SW 7064 PASSIVE

FASCIA, EAVES, TAILS, HEADERS, BEAMS,
SIDING & GARAGE DOOR
SW 0038 LIBRARY PEWTER

FRONT ENTRY DOOR & OPT PORTICO DOOR
SW 7620 SEAWORTHY

ACCENT STUCCO #1
SW 9161 DUSTBLUE

ACCENT STUCCO #2
SW 7018 DOVETAIL



STONE – NIRVANA SPLIT MODULAR

*NOT ALL COLORS/FINISHES APPLY TO EVERY PLAN/ELEVATION

22-0270
05/21/2022

SCHEME 5



FLAT TILE – SADDLEBACK BLEND

BASE STUCCO
SW 2844 ROYCROFT MIST GRAY

FASCIA, EAVES, TAILS, HEADERS, BEAMS,
SIDING & GARAGE DOOR
SW 6257 GIBRALTAR

FRONT ENTRY DOOR & OPT PORTICO DOOR
SW 7675 SEALSKIN

ACCENT STUCCO #1
SW 7035 AESTHETIC WHITE

ACCENT STUCCO #2
SW 7743 MOUNTAIN ROAD



STONE – GREENTEA SPLIT MODULAR

*NOT ALL COLORS/FINISHES APPLY TO EVERY PLAN/ELEVATION

22-0270
05/21/2022

SCHEME 6



FLAT TILE – CHARCOAL BLEND

BASE STUCCO
SW 7542 NATUREL

FASCIA, EAVES, TAILS, HEADERS, BEAMS, SIDING & GARAGE DOOR
SW 2740 MINERAL GRAY

FRONT ENTRY DOOR & OPT PORTICO DOOR
SW 2838 POLISHED MAHOGANY

ACCENT STUCCO #1
SW 9171 FELTED GRAY

ACCENT STUCCO #2
SW 9162 AFRICAN GRAY



STONE

*NOT ALL COLORS/FINISHES APPLY TO EVERY PLAN/ELEVATION

22-0270
05/21/2022

SCHEME 7



FLAT TILE – CHARCOAL BROWN BLEND

BASE STUCCO
SW 7647 CRUSHED ICE

FASCIA, EAVES, TAILS, HEADERS, BEAMS,
SIDING & GARAGE DOOR
SW 7505 MANOR HOUSE

FRONT ENTRY DOOR & OPT PORTICO DOOR
SW 9149 INKY BLUE

ACCENT STUCCO #1
SW 7051 ANALYTICAL GRAY

ACCENT STUCCO #2
SW 9143 CADET



STONE – TIMBERWOLF SPLIT MODULAR

*NOT ALL COLORS/FINISHES APPLY TO EVERY PLAN/ELEVATION

22-0270
05/21/2022

SCHEME 8



FLAT TILE – CHARCOAL BLEND

BASE STUCCO
SW 7017 DORIAN GRAY

FASCIA, EAVES, TAILS, HEADERS, BEAMS,
SIDING & GARAGE DOOR
SW 9175 DEEP FOREST BROWN

FRONT ENTRY DOOR & OPT PORTICO DOOR
SW 2810 ROOKWOOD SASH GREEN

ACCENT STUCCO #1
SW 9166 DRIFT MIST

ACCENT STUCCO #2
SW 6235 FOGGY DAY



STONE – LUNAR SPLIT MODULAR

*NOT ALL COLORS/FINISHES APPLY TO EVERY PLAN/ELEVATION

22-0270
05/21/2022

SCHEME 9



FLAT TILE – STONE MTN BLEND

BASE STUCCO
SW 7016 MINDFUL GRAY

FASCIA, EAVES, TAILS, HEADERS, BEAMS,
SIDING & GARAGE DOOR
SW 7636 ORIGAMI WHITE

FRONT ENTRY DOOR & OPT PORTICO DOOR
SW 7617 MEDITERRANEAN

ACCENT STUCCO #1
SW 7018 DOVETAIL

ACCENT STUCCO #2
SW 2849 WESTCHESTER GRAY



STONE – SHADOW PLAY

*NOT ALL COLORS/FINISHES APPLY TO EVERY PLAN/ELEVATION

22-0270
05/21/2022

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20050811-0003889

Fee: $24.00 RPTT: $86,700.00
N/C Fee: $25.00

08/11/2005 15:13:49
T20050146848
Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane PUN
Clark County Recorder Pgs: 11

APN #: 126-01-601-002, 014
126-01-701-006, 126-01-301-004

Escrow #NCS-146520-HHLV (ak)

18

Patent

(Title on Document)

C11

Recording requested by:

First American Title Company

Return to: mail tax statement to

Name Southwest Desert Equities, LLC

Address 3455 Cliff Shadows Pkwy, #220

City/State/Zip Las Vegas, NV 89129

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

22-0270
05/23/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 1 of 11
Order: 4247824f Comment:

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Form 1860-9
(January 1988)

The United States of America

To all to whom these presents shall come, Greeting:

Patent

N-78155, WHEREAS

Southwest Desert Equities, LLC

is entitled to a land patent pursuant to Section 203 and Section 209 of the Act of October 21, 1976 (43 U.S.C. 1713 and 1719, respectively), as amended, and pursuant to Section 4(a) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, 112 Stat. 2343, for the following described land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
sec. 1, NE¼NW¼SW¼NE¼, SE¼NW¼SW¼NE¼,
SW¼NE¼SE¼NE¼, NE¼NW¼SE¼NE¼,
SE¼NW¼SE¼NE¼, NE¼SW¼SE¼NE¼,
NW¼SW¼SE¼NE¼, SW¼SW¼SE¼NE¼,
SE¼SW¼SE¼NE¼, NE¼NE¼NW¼SW¼,
NW¼NE¼NW¼SW¼, SW¼NE¼NW¼SW¼,
SE¼NE¼NW¼SW¼, NE¼NW¼NE¼SE¼,
NW¼NW¼NE¼SE¼, SW¼NW¼NE¼SE¼,
SE¼NW¼NE¼SE¼.

Containing 42.5 acres, more or less.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto Southwest Desert Equities, LLC, the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto Southwest Desert Equities, LLC, its successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way for ditches or canals by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945); and

2. All leasable and saleable mineral deposits in the land so patented, and to it, its permittees, licensees, and lessees, the right to prospect for, mine, and remove the minerals owned by the United States under applicable law and such regulations as the Secretary of the Interior may prescribe, including all necessary access and exit rights.

SUBJECT TO:

1. Valid existing rights;

22-0270
05/23/2022

Patent Number 27-2005-0137

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 2 of 11
Order: 4247824f Comment:

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2. Rights-of-way CC-018138 and CC-018191 for highway purposes granted to the State of Nevada Department of Transportation, its successors or assigns, pursuant to the Act of November 9, 1921 (042 Stat. 0216);

3. Right-of-way CC-021488 for communication line purposes granted to Nevada Bell, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

4. Right-of-way N-46063 for highway purposes granted to Federal Highway Administration, its successors or assigns, pursuant to the Act of August 27, 1958 (23 U.S.C. 317(A));

5. Rights-of-way N-57071, N-58721, N-75584, and Nev-043546 for power line purposes, right-of-way N-75351 for fiber optic line purposes, and right-of-way N-75702 for electrical facility purposes granted to Nevada Power Company, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

6. Right-of-way N-6011 for communication line purposes granted to Central Telephone Company, its successors or assigns, pursuant to the Act of February 15, 1901 (43 U.S.C. 959);

7. The north 30 feet and the east 30 feet of the NE¼NW¼SW¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

8. The east 30 feet and the south 30 feet of the SE¼NW¼SW¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

9. The north 30 feet of the NE¼NW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

10. The east 30 feet and the south 30 feet of the SE¼NW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

11. The west 30 feet and the south 30 feet of the SW¼NE¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

12. The north 30 feet and the east 30 feet of the NE¼SW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public

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05/23/2022

Patent Number 27-2005-0137

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 3 of 11
Order: 4247824f Comment:

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utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

13. The north 30 feet and the west 30 feet of the NW¼SW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

14. The west 30 feet and the south 40 feet of the SW¼SW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

15. The east 30 feet and the south 40 feet of the SE¼SW¼SE¼NE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

16. The north 40 feet and the east 30 feet of the NE¼NE¼NW¼SW¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

17. The north 40 feet and the west 30 feet of the NW¼NE¼NW¼SW¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

18. The west 30 feet of the SW¼NE¼NW¼SW¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

19. The east 30 feet of the SE¼NE¼NW¼SW¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

20. The north 40 feet and the east 30 feet of the NE¼NW¼NE¼SE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

21. The north 40 feet and the west 30 feet of the NW¼NW¼NE¼SE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands;

22-0270
05/23/2022

Patent Number 27-2005-0137

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 4 of 11
Order: 4247824f Comment:

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22. The west 30 feet of the SW¼NW¼NE¼SE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands; and

23. The east 30 feet of the SE¼NW¼NE¼SE¼ of sec. 1, T. 19 S., R. 59 E., Mount Diablo Meridian, Nevada, in favor of Clark County for road, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands.

By accepting this patent, the patentee, Southwest Desert Equities, LLC, agrees to indemnify, defend, and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgements of any kind or nature arising from the past, present, and future acts or omissions of the patentee or its employees, agents, contractors, or lessees, or any third-party, arising out of or in connection with the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee and its employees, agents, contractors, or lessees, or any third party, arising out of or in connection with the use and/or occupancy of the patented real property which has already resulted or does hereafter result in: (1) Violations of federal, state, and local laws and regulations that are now or may in the future become, applicable to the real property; (2) Judgements, claims or demands of any kind assessed against the United States; (3) Costs, expenses, or damages of any kind incurred by the United States; (4) Releases or threatened releases of solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws, off, on, into or under land, property and other interests of the United States; (5) Activities by which solids or hazardous substances or wastes, as defined by federal and state environmental laws are generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action or other actions related in any manner to said solid or hazardous substances or wastes; or (6) Natural resource damages as defined by federal and state law. This covenant shall be construed as running with the parcels of land patented or otherwise conveyed by the United States, and may be enforced by the United States in a court of competent jurisdiction.

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), (42 U.S.C. 9620(h)), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances has been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in RENO, NEVADA, the SECOND day of AUGUST in the year of our Lord TWO THOUSAND and FIVE and of the Independence of the United States the TWO HUNDRED and THIRTIETH.

[SEAL]

By Jim Stobaugh
Jim Stobaugh, Lands Team Lead
Natural Resources, Lands, and Planning

22-0270
05/23/2022

Patent Number 27-2005-0137

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 5 of 11
Order: 4247824f Comment:

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000 (1340 Financial Blvd)
Reno, Nevada 89520-0006
http://www.nv.blm.gov

TAKE PRIDE IN AMERICA

In Reply Refer To:
N-6011 2800
N-78155 2700
(NV-930)

Central Telephone Company
330 South Valley View Boulevard
Las Vegas, Nevada 89152

AUG 0 2 2005

Dear Right-of-Way Holder:

Our records indicate that you are the holder of right-of-way N-6011 granted for communication line purposes, pursuant to the Act of February 15, 1901 (43 U.S.C. 959), and which crosses the following land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
sec. 1, NE¼NW¼SW¼NE¼, SE¼NW¼SW¼NE¼, SW¼NE¼SE¼NE¼, NE¼NW¼SE¼NE¼, SE¼NW¼SE¼NE¼, NE¼SW¼SE¼NE¼, NW¼SW¼SE¼NE¼, SW¼SW¼SE¼NE¼, SE¼SW¼SE¼NE¼, NE¼NE¼NW¼SW¼, NW¼NE¼NW¼SW¼, SW¼NE¼NW¼SW¼, SE¼NE¼NW¼SW¼, NE¼NW¼NE¼SE¼, NW¼NW¼NE¼SE¼, SW¼NW¼NE¼SE¼, SE¼NW¼NE¼SE¼.

The above-described land was transferred out of federal ownership in a competitive land sale under patent No. 27-2005-0137, to Southwest Desert Equities, LLC, 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129.

The patent was issued subject to your right-of-way, which means that Southwest Desert Equities, LLC now has jurisdiction over that portion of your right-of-way affected by the patent. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6530.

Sincerely,

/s/ PAMELA C. RIDLEY

Pamela C. Ridley
Land Law Examiner

Enclosure
1. Patent No. 27-2005-0137

cc: Field Manager, Las Vegas
Patentee

22-0270
05/23/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 6 of 11
Order: 4247824f Comment:

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000 (1340 Financial Blvd)
Reno, Nevada 89520-0006
http://www.nv.blm.gov

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In Reply Refer To:
N-57071 2800
N-58721 2800
N-75351 2800
N-75584 2800
N-75702 2800
Nev-043546 2800
N-78155 2700
(NV-930)

AUG 0 2 2005

Nevada Power Company
P. O. Box 98910
Las Vegas, Nevada 89151

Dear Right-of-Way Holder:

Our records indicate that you are the holder of rights-of-way N-57071, N-58721, N75584, and Nev-043546 granted for power line purposes, and right-of-way N-75351 for fiber optic communication line purposes, and right-of-way N-75702 for electrical facility purposes, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

Land was transferred out of federal ownership in a competitive land sale under patent No. 27-2005-0137, to Southwest Desert Equities, LLC, 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129.

The patent was issued subject to your rights-of-way, which means that Southwest Desert Equities, LLC now has jurisdiction over that portion of your rights-of-way affected by the patent. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6530.

Sincerely,

/s/ PAMELA C. RIDLEY

Pamela C. Ridley
Land Law Examiner

Enclosure
1. Patent No. 27-2005-0137

cc: Field Manager, Las Vegas
Patentee

22-0270
05/23/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 7 of 11
Order: 4247824f Comment:

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000 (1340 Financial Blvd)
Reno, Nevada 89520-0006
http://www.nv.blm.gov

TAKE PRIDE IN AMERICA

In Reply Refer To:
N-46063 2800
N-78155 2700
(NV-930)

AUG 0 2 2005

Federal Highway Administration
705 North Plaza Street, Suite 220
Carson City, Nevada 89701

Dear Right-of-Way Holder:

Our records indicate that you are the holder of right-of-way N-46063 granted for highway purposes, pursuant to the Act of August 27, 1958 (23 U.S.C. 317(A)), and which crosses the following land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
sec. 1, NE¼NW¼SW¼NE¼, SE¼NW¼SW¼NE¼, SW¼NE¼SE¼NE¼, NE¼NW¼SE¼NE¼, SE¼NW¼SE¼NE¼, NE¼SW¼SE¼NE¼, NW¼SW¼SE¼NE¼, SW¼SW¼SE¼NE¼, SE¼SW¼SE¼NE¼, NE¼NE¼NW¼SW¼, NW¼NE¼NW¼SW¼, SW¼NE¼NW¼SW¼, SE¼NE¼NW¼SW¼, NE¼NW¼NE¼SE¼, NW¼NW¼NE¼SE¼, SW¼NW¼NE¼SE¼, SE¼NW¼NE¼SE¼.

The above-described land was transferred out of federal ownership in a competitive land sale under patent No. 27-2005-0137, to Southwest Desert Equities, LLC, 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129.

The patent was issued subject to your right-of-way, which means that Southwest Desert Equities, LLC now has jurisdiction over that portion of your right-of-way affected by the patent. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6530.

Sincerely,

/s/ PAMELA C. RIDLEY

Pamela C. Ridley
Land Law Examiner

Enclosure
1. Patent No. 27-2005-0137

cc: Field Manager, Las Vegas
Patentee

22-0270
05/23/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 8 of 11
Order: 4247824f Comment:

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000 (1340 Financial Blvd)
Reno, Nevada 89520-0006
http://www.nv.blm.gov

TAKE PRIDE® IN AMERICA

In Reply Refer To:
CC-021488 2800
N-78155 2700
(NV-930)

AUG 0 2 2005

Nevada Bell
P. O. Box 11010
Reno, Nevada 89520

Dear Right-of-Way Holder:

Our records indicate that you are the holder of right-of-way CC-021488 granted for communication line purposes, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), and which crosses the following land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
sec. 1, NE¼NW¼SW¼NE¼, SE¼NW¼SW¼NE¼, SW¼NE¼SE¼NE¼, NE¼NW¼SE¼NE¼, SE¼NW¼SE¼NE¼, NE¼SW¼SE¼NE¼, NW¼SW¼SE¼NE¼, SW¼SW¼SE¼NE¼, SE¼SW¼SE¼NE¼, NE¼NE¼NW¼SW¼, NW¼NE¼NW¼SW¼, SW¼NE¼NW¼SW¼, SE¼NE¼NW¼SW¼, NE¼NW¼NE¼SE¼, NW¼NW¼NE¼SE¼, SW¼NW¼NE¼SE¼, SE¼NW¼NE¼SE¼.

The above-described land was transferred out of federal ownership in a competitive land sale under patent No. 27-2005-0137, to Southwest Desert Equities, LLC, 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129.

The patent was issued subject to your right-of-way, which means that Southwest Desert Equities, LLC now has jurisdiction over that portion of your right-of-way affected by the patent. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6530.

Sincerely,

/s/ PAMELA C. RIDLEY

Pamela C. Ridley
Land Law Examiner

Enclosure
1. Patent No. 27-2005-0137

cc: Field Manager, Las Vegas
Patentee

22-0270
05/23/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 9 of 11
Order: 4247824f Comment:

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Nevada State Office
P.O. Box 12000 (1340 Financial Blvd)
Reno, Nevada 89520-0006
http://www.nv.blm.gov

TAKE PRIDE IN AMERICA

In Reply Refer To:
CC-018138 2800
CC-018191 2800
N-78155 2700
(NV-930)

AUG 0 2 2005

State of Nevada
Department of Transportation
1263 South Stewart Street
Carson City, Nevada 89712

Dear Right-of-Way Holder:

Our records indicate that you are the holder of rights-of-way CC-018138 and CC-018191 granted for highway purposes, pursuant to the Act of November 9, 1921 (042 Stat. 0216), and which crosses the following land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
sec. 1, NE¼NW¼SW¼NE¼, SE¼NW¼SW¼NE¼, SW¼NE¼SE¼NE¼, NE¼NW¼SE¼NE¼, SE¼NW¼SE¼NE¼, NE¼SW¼SE¼NE¼, NW¼SW¼SE¼NE¼, SW¼SW¼SE¼NE¼, SE¼SW¼SE¼NE¼, NE¼NE¼NW¼SW¼, NW¼NE¼NW¼SW¼, SW¼NE¼NW¼SW¼, SE¼NE¼NW¼SW¼, NE¼NW¼NE¼SE¼, NW¼NW¼NE¼SE¼, SW¼NW¼NE¼SE¼, SE¼NW¼NE¼SE¼.

The above-described land was transferred out of federal ownership in a competitive land sale under patent No. 27-2005-0137, to Southwest Desert Equities, LLC, 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129. The patent was issued subject to your rights-of-way, which means that Southwest Desert Equities, LLC now has jurisdiction over that portion of your rights-of-way affected by the patent. A copy of the patent is enclosed for your information. Questions on this matter may be directed to me at (775) 861-6530.

Sincerely,

/s/ PAMELA C. RIDLEY

Pamela C. Ridley
Land Law Examiner

Enclosure
1. Patent No. 27-2005-0137

cc: Field Manager, Las Vegas
Patentee

22-0270
05/23/2022

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 10 of 11
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s) 19
   a) 126-01-601-002
   b) 126-01-601-014
   c) 126-01-701-006
   d) 126-01-601-004

2. Type of Property
   a) [x] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other _____

FOR RECORDERS OPTIONAL USE
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property: $17,000,000.00
   Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   Transfer Tax Value: $17,000,000.00
   Real Property Transfer Tax Due $86,700.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: N/A
   b. Explain reason for exemption: N/A

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Amy Klinzing & Capacity: Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: United States Department of Interior	Print Name: Southwest Desert Equities, LLC
Address: 4701 Torrey Pines Drive	Address: 3455 Cliff Shadows
City: Las Vegas	City: Las Vegas
State: NV Zip: 89130	State: NV Zip: 89129

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company National Commercial Services File Number: NCS-146520-HHLV ak/ak
Address: 3960 Howard Hughes Parkway, Suite 380
City: Las Vegas State: NV Zip: 89109

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

22-0270
05/23/2022

3889

Description: Clark,NV Document - Year.Date.DocID 2005.811.3889 Page: 11 of 11
Order: 4247824f Comment:

91 05 0931CW

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9 1 0 6 1 4 0 0 0 7 1

NEIL W. CROSS
1333 Hickory
Orange, CA 92666

4-1922
(Aug. 1957)

Nevada 033941

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant Neil Wesley Cross, pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 59 E.,

Sec. 1, W½NE¼SW¼NE¼.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

APN 470-250-032

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the FOURTH day of MARCH in the year of our Lord one thousand nine hundred and FIFTY-EIGHT and of the Independence of the United States the one hundred and EIGHTY-SECOND.

[SEAL]

For the Director, Bureau of Land Management.

By Rose M. Beall
Chief, Patents Section

22-0270
05/23/2022

Patent Number 1180049

U. S. GOVERNMENT PRINTING OFFICE 16—68764-5

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CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
CHICAGO TITLE OF LV

22-0270
05/23/2022

BOOK 927

744616

2-1

4-1922
(Aug. 1967)

Nevada 028786

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant Lawrence D. Sweatman pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land

Mount Diablo Meridian, Nevada.

T. 19 S., R. 59 E.,

Sec. 1, $E\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}NE\frac{1}{4}$.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the SIXTEENTH day of SEPTEMBER in the year of our Lord one thousand nine hundred and SIXTY and of the Independence of the United States the one hundred and EIGHTY-FIFTH.

(SEAL)

For the Director, Bureau of Land Management

By Ruth W. Talley
Chief, Patents Section.

22-0270
05/23/2022

Patent Number 1212774

GPO 866837

BOOK 927

744616
2-2

RETURN TO:
LAWRENCE D. SWEATMAN
P.O. BOX 6313 CAPITAL
PHOENIX, ARIZ.
85005

INST. NO 744616
OFFICIAL RECORD BOOK NO. 927
RECORDED AT REQUEST OF
Lawrence D. Sweatman
FEB 3 12 04 PM '69
CLARK COUNTY, NEVADA
PAUL L. MORIN, RECORDER

22-0270
05/23/2022

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BOOK 503

(Aug. 1967)

Nevada 061057

405097

2-1

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant Vernon S. Caples pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 59 E.,

Sec. 1, W½NW¼SW¼NE¼.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

RETURN TO:

V. H. CAPLES
1901 SUNLAND ST.
LAS VEGAS NEV.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the THIRTEENTH day of AUGUST in the year of our Lord one thousand nine hundred and SIXTY-THREE and of the Independence of the United States the one hundred and EIGHTY-EIGHTH.

SEAL (SEAL AFFIXED)

For the Director, Bureau of Land Management.

By Elizabeth A. Hughes

Patent Number 1232092

22-0270
05/23/2022

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BOOK 503

405097

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8

NO 405097
RECORDED AT THE REQUEST OF
W. H. Caples
JAN 2 4 14 PM '64
OFFICIAL RECORDS BOOK NO. 503
CLARK COUNTY, NEVADA
PAUL E. HORN, RECORDER
FEE $2.50 MC DEPUTY

22-0270
05/23/2022

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ORIGINAL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **UNITED LAND INVESTORS CORPORATION** in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell, and Convey to the County of Clark, a political subdivision of the State of Nevada, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

ROCKY AVENUE, WATSON STREET, RUSTON ROAD AND SPANDREL AREAS

The North Thirty Feet (30.00'), the West Thirty Feet (30.00'), and the South Thirty Feet (30.00') of the West Half (W½) of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 1, Township 19 South, Range 59 East, M.D.M., Nevada; together with a spandrel area in the Northwest corner thereof, being the Southeast corner of the intersection of **ROCKY AVENUE AND WATSON STREET**, bounded as follows: On the North by the South line of the North Thirty Feet (30.00') thereof; on the West by the East line of the West Thirty Feet (30.00') thereof; and on the Southeast by the arc of a curve concave Southeasterly, having a radius of Fifteen Feet (15.00') and being tangent to the South line of said North Thirty Feet (30.00') and tangent to the East line of said West Thirty Feet (30.00'); also together with a spandrel area in the Southwest corner thereof, being the Northeast corner of the intersection of **WATSON STREET AND RUSTON ROAD**, bounded as follows: On the West by the East line of the West Thirty Feet (30.00') thereof; on the South by the North line of the South Thirty Feet (30.00') thereof; and on the Northeast by the arc of a curve concave Northeasterly, having a radius of Fifteen Feet (15.00') and being tangent to the East line of the West Thirty Feet (30.00') and tangent to the North line of the South Thirty Feet (30.00').

Parcel Number: 470-250-032
Inquiry Number: 350-91
Land Division Number: 49-91

Signature of individual reviewing and approving document
Department: Road Dept. 8/7/91

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging and in any way appertaining.

Witness my/our hand(s) this 12th day of August, 1991.

UNITED LAND INVESTORS CORPORATION

BY: _____
HUGH L. HELVIN, VICE PRESIDENT

STATE OF NEVADA)
) SS
COUNTY OF CLARK)

On the _____ day of _____, 1991, before me, a notary public, personally appeared _____
personally known (or proved) to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged to me that ___he___ signed the above instrument.

NOTARY PUBLIC in and for said county and state

RECORDER'S USE ONLY

My commission expires:

22-0270
05/23/2022

11333CORP

WHEN RECORDED
RETURN TO
Rights-of-Way Division
Public Services Building

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9 1 0 9 0 6 0 0 7 6 6

CORPORATION

STATE OF HAWAII,
City and County of Honolulu } ss.

On this 19th day of August, A. D. 19 91, before me appeared Hugh L. McIvin to me personally known, who, being by me duly sworn, did say that ~~they are~~ he is the Vice president of United Land Investors Corp. and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said Vice president acknowledged said instrument to be the free act and deed of said corporation.

David T. [illegible]
Notary Public, First Judicial Circuit,
State of Hawaii.

My Commission Expires 7/16/92

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
G MOFFATT

09-06-91 11:52 RCL 2
OFFICIAL RECORDS
BOOK: 910906 INST: 00766
FEE: .00 RPTT: EX#002

22-0270
05/23/2022



22-0270-MOD1, 22-0270-ZON1, 22-0270-VAC1, 22-0270-SDR1 AND 22-0270-TMP1 - APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: VFR SOUTHWEST DESERT EQUITIES II, LLC, ET AL

NORTHEAST CORNER OF RUSTON ROAD AND ALPINE RIDGE WAY

05/26/2022



22-0270-MOD1, 22-0270-ZON1, 22-0270-VAC1, 22-0270-SDR1 AND 22-0270-TMP1 - APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: VFR SOUTHWEST DESERT EQUITIES II, LLC, ET AL

NORTHEAST CORNER OF RUSTON ROAD AND ALPINE RIDGE WAY

05/26/2022

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

main (952) 937-5150
fax (952) 937-5822

TRI2201

May 19, 2022

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

RE: Kyle Canyon Gateway Unit 4 - Justification Letter for a Major Modification, Vacation, Zone Change, Site Development Review and Tentative Map

Assessor's Parcel Numbers: 126-01-601-001, 126-01-601-002, 126-01-601-003, 126-01-601-005, and 126-0r1-601-004 (Vacation Only)

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submit this justification letter in support of Zone Change, Major Modification, Vacation, Site Development Review and Tentative Map applications for the subject site. As the primary developer within the Kyle Canyon Gateway Planned Development, the applicant is the Master Developer. This justification letter and associated applications should be considered the approval from the Master Developer. Note that the variance requested with the Pre-App submittal is no longer needed.

The subject site is located at the northeast of the intersection of Rocky Avenue and Alpine Ridge Way. The parcel acreage is approximately 15.84 gross acres. The proposed development will consist of 54 single family residential lots resulting in a density of 3.4 du/ac. The proposed typical lot size is 70'x99'. The minimum area of a residential lot within the community is 7,350 square feet. The community consists of 54 lots within a gated community with private streets.

Major Modification to the Development Plan and Development Standards Justification

All but one parcel listed in this application are not currently included in the Kyle Canyon Gateway Planned Development with exception to APN 126-01-601-002. The applicant requests a Major Modification for the annexation of a 5-acre parcel (APN 126-01-601-001), 2.07-acre parcel (APN 126-01-601-003), and 2.06-acre parcel (APN 126-01-601-005) to the Kyle Canyon Gateway Master Plan per Title 19.10.040.G and to designate it as L (Residential Low) for compatibility with the adjacent parcels. Parcel (APN 126-01-601-001) is bordered by the Master plan community to the East and South, Parcel (APN 126-01-601-003) is bordered by the Master plan community to the West and North, Parcel (APN 126-01-601-005) is bordered by the Master plan community to the East and the owners have agreed to join the master planned community.

Revised exhibits from the Design Guidelines are included with this submittal. The revision to the exhibits includes the addition of the parcels to the planned development area as well updates to the street network, street sections, and wall height tables. The street network was updated to remove the street connection on Michelli Crest Way from Ruston Rd to Trails End Ave, to specify certain dimensions as minimum, and to specify the use of dead ends (Exhibit 5.T.1). The street section on page 68-70 of the updated guidelines were also updated to reflect the minimum dimensions and to add a dead-end street section (Exhibit 5.T.2, 5.T.3, 5.T.4). The wall height tables were updated to clear up conflicting information on the tables (2.A.1, 2.A.2, and 2.A.3). The wall height tables allow for

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perimeter retaining wall heights of 6' and require 6'-8' of screen wall, while the overall height was listed as 10'. This discrepancy has been corrected by modifying the combined 10' specification to 12' to match the 6' retaining wall with 6' screen wall specification. Additionally, interior walls have been updated throughout the design guidelines to allow for an 8' max retaining wall with a 6' screen wall for a total combined height of 14' max. The interior retaining walls have been updated to allow flexibility in the community with higher natural grades.

Table 2.A.1 and Exhibit 2.A.1 were modified to remove a contradicting second story setback requirement. The table exhibit state both 14' and 20' as the second story setback requirement so the 20' requirement has been removed.

Two sections have also been added to the design guidelines. The first section, 3.A.2, was added to explicitly allow the use of dead-end streets as requested by staff. The second section, Section 8, was added to create a threshold and procedure for the Master Developer to allow for deviations within the Kyle Canyon Gateway community.

Zone Change

The requested Zone Change will modify the zoning of all parcels (APN 126-01-701-001, APN 126-01-701-002, APN 126-01-701-003 & APN 126-01-701-005) from Undeveloped to PD. The intent of the applicant is to utilize the R-1 zoning as detailed in Table 2.A.3 of the Kyle Canyon Gateway Design Guidelines. The remaining parcels within this community were zoned to PD with 20-0370- ZON1.

The proposed residential lots average 7,730 square feet, providing at least 7,044 square feet for the smallest lot in the community. The requested zoning is consistent with the adjacent community to the southeast (Kyle Canyon Gateway Unit 1), south (Kyle Canyon Gateway Unit 3), and north (Kyle Canyon Gateway Unit 2). All communities provide densities consistent with the Residential Low (L) Kyle Canyon Gateway Land Use Category. The density of this community is 3.4 dwelling units per acre, where up to 15 dwelling units per acre is allowed.

Vacation Justification

The applicant requests the vacation of patent easements and ROW encumbering the site. These easements are no longer required as this development will provide required easements and rights of way via a Final Map as necessary. Included with this application is a Vacation Map detailing the location of the easements to be vacated along with legal descriptions and exhibits for each easement.

Below is the patent easement and ROW to be vacated per this application:

Patent Number
1180049
1212774
27-2005-0137
1232992

ROW Number
91090600766

This vacation application will vacate the Michelli Crest Way corridor from Rocky Avenue to Ruston Road. The neighboring parcel (APN 126-01-601-004) has agreed to also vacate their portion of the ROW.

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Variance Justifications

The variance for walls will no longer be requested. The Major Modification in this entitlement package will allow for this variance to be avoided.

Site Development Review Justification

The applicant requests a Site Development Review for the subject property. The architecture and proposed colors are provided conform to the Kyle Canyon Design Guidelines.

Tentative Map Justification

This Tentative Map submittal is in conformance with all associated applications to be reviewed concurrent with this application. The subject Tentative Map provides a summary of the project information, sections of proposed streets, preliminary grading of the site from south to north and west to east, details of typical wall sections, and locations of existing and proposed utilities. It is anticipated that the site will be developed in a single phase. The access to the community will be from Alpine Ridge Way. The gated entry to the community will be on Rocky Avenue.

The community incorporates concrete masonry retaining walls up to 8' high. The community will use the updated design guidelines per the Major Modification to design interior retaining walls up to 8' high for a combined max wall of 14'.

Thank you for considering these applications. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,
Westwood Professional Services



Oscar Quiroz, PE
Project Manager

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5.N Front Yard Residential Landscaping 57
5.O Cul-de-sac and oversized lot Front Yard Landscape 58
5.P Private Alley and Cluster Lot - Yard Landscape 58
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5.S Model Complexes 60
5.T Streetscapes and Vehicular Areas 60
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5.W Public Realm Grading and Drainage 61
5.X Public Realm Irrigation Standards 62
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7.D Color Plotting Criteria 76

8. MINOR MODIFICATION FROM STANDARDS 78

8.A Threshold 78
8.B Procedure 78

New Section Added

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Updated map

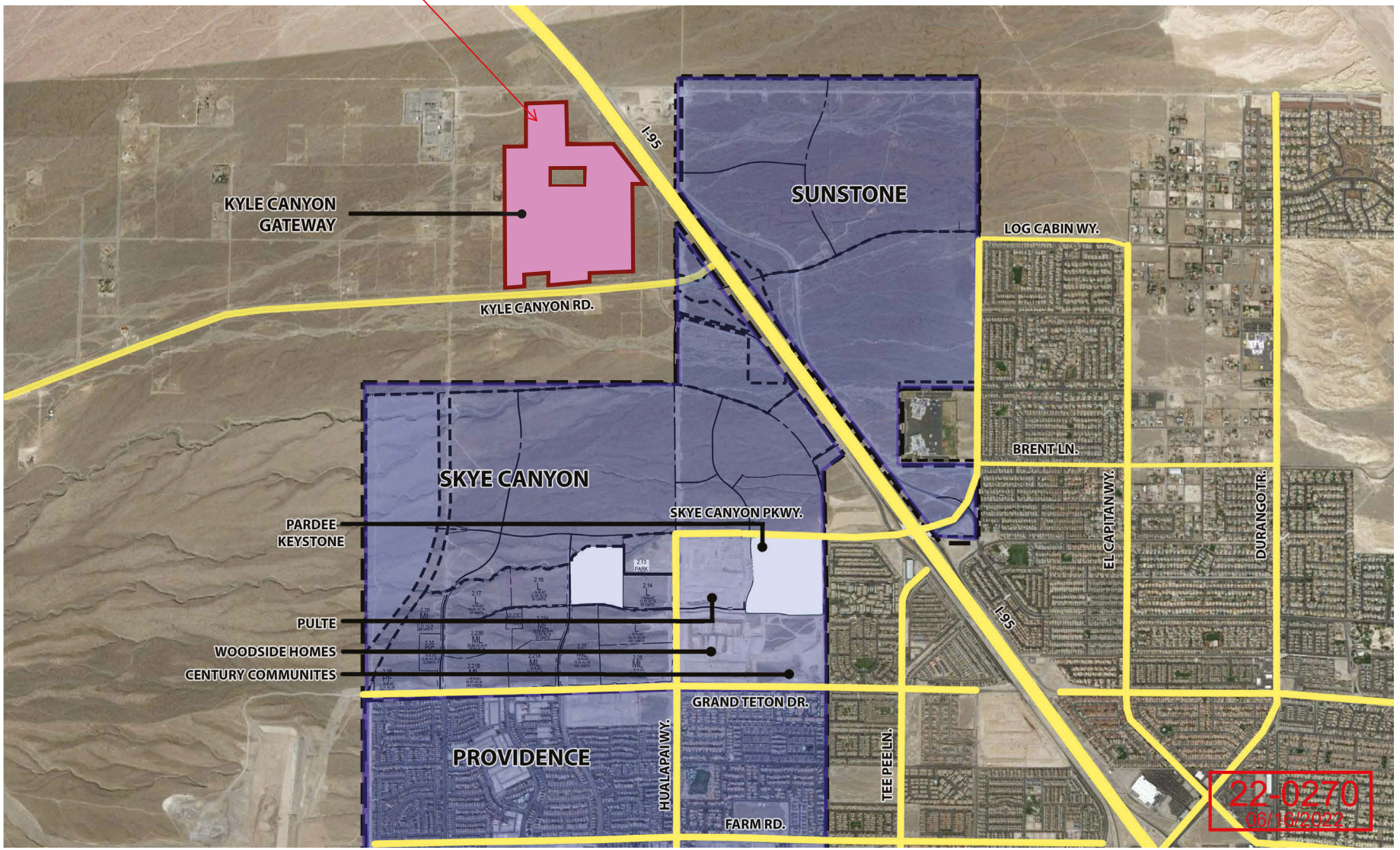

EXHIBIT 1.E.2: PROPERTY MAP

Planning Commission July 12, 2022 - Page 1637

2. ZONING RESIDENTIAL STANDARDS

2.A SINGLE-FAMILY RESIDENTIAL STANDARDS

2.A.1 Kyle Canyon Gateway R-1 Single Family Residential District

Standard	Kyle Canyon Gateway R-1 Standards
Housing Types	Single Family Detached
Kyle Canyon Gateway Land Use Category	L, ML
Minimum Lot Size s.f.	6,000
Dwelling Units per Lot	1
Min. Lot Width	50′
Minimum Setbacks Refer to Exhibit 2.A.1 for Setback Diagram All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24″ in depth consisting of non-livable architectural projections are permitted into the front setback.	
Main Building	
Front	14′ to single story Living or Porch** 14′ to second story elements 20′ to face of front entry garage door ~~or second story~~
Side	5′
Corner Side	8′ to ground level Porch 10′ to Living from property line or 5′ from common element
Rear	15′
Detached Accessory Structure*	
Front	14′ (May be reduced to 10′ for 30% of building).**
Side (Measured to roof eave)	5′ to single story element (14′ maximum height)
Corner Side (Measured to roof eave)	10′
Rear (Measured to roof eave)	5′ to single story element
Min. Separation to Main Building	6′
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 60% total lot coverage maximum)**

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Perimeter Landscape Buffers ▪ Minimum Zone Depths ▪ Streetscape Standards	 Adjacent to Right of Way: 6′ or building setback, whichever is less. Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T3, and 5.T.4.
Wall Screening Requirements	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5′ in height.
Courtyard Walls ▪ Maximum Height	 5′-0″ solid masonry wall or view fence (3′ Solid wall + 24″ iron). Pilasters one course above wall.
Perimeter ~~and Retaining Walls~~ ▪ Max. Overall Height ▪ Perimeter Wall Height ▪ Max. Retaining Wall Height ▪ Max. Pilaster Height ▪ Contrasting Material	12' Exterior ▪ ~~10′ Exterior – 12′ Interior~~ ▪ 6′-8′ ▪ ~~6′ Exterior – 6′ Interior~~ ▪ One course above wall (may extend 18″) ▪ 20%
Perimeter ~~and Retaining~~ Walls Standard Stepback ▪ Max. Primary Wall Height ▪ Max. Secondary Wall Height ▪ Min. spacing between wall sections – Inside Dimensions ▪ Max. Pilaster Height ▪ Min. spacing between wall sections – Outside Dimensions	12' Exterior ▪ ~~6′-10′ Exterior / 6′-12′ Interior~~ ▪ 4′ ▪ 4′ ▪ One course above wall (18″) ▪ 5′

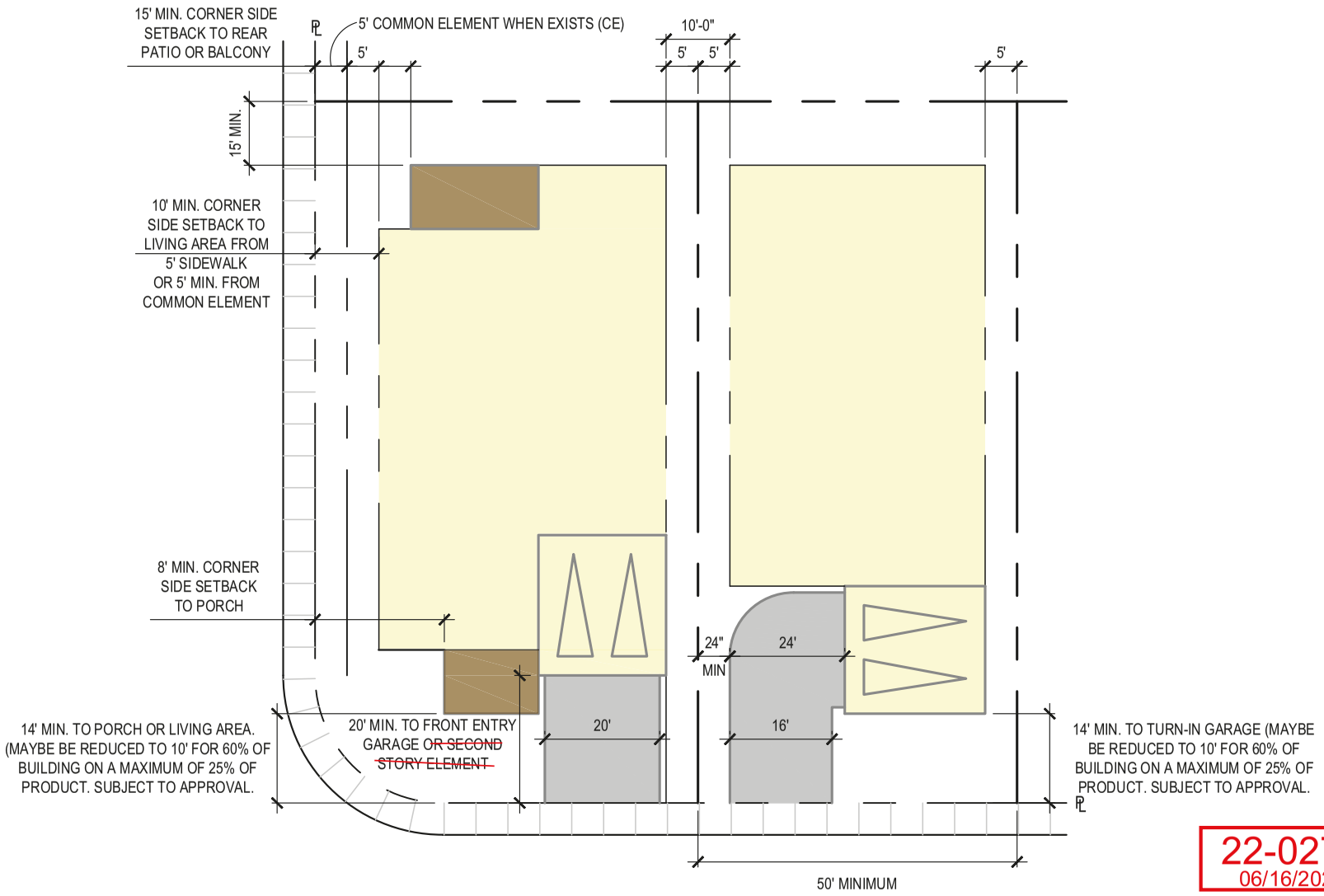
Renamed Section

removed interior wall items

removed interior wall items

Add interior wall section

22-0270
06/16/2022



22-0270
06/16/2022

EXHIBIT 2.A.1: KYLE CANYON GATEWAY R-1 DEVELOPMENT STANDARDS

Perimeter Landscape Buffers ▪ Minimum Zone Depths ▪ Streetscape Standards	 Adjacent to Right of Way: 6′ or building setback, whichever is less Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T3, and 5.T.4.
Wall Screening Requirements	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5′ in height.
Courtyard Walls ▪ Maximum Height	 5′-0″ solid masonry wall or view fence (3′ Solid wall + 24″ iron). Pilasters one course above wall (may extend 8″)
Perimeter and Retaining Walls ▪ Max. Overall Height ▪ Perimeter Wall Height ▪ Max. Retaining Wall Height ▪ Max. Pilaster Height ▪ Contrasting Material	 ▪ ~~10′~~ Exterior – ~~12′~~ Interior ▪ 6′ ▪ 6′ Exterior – ~~6′~~ Interior ▪ One course above wall (may extend 8″) ▪ 20%
Perimeter and Retaining Walls Standard Stepback ▪ Max. Primary Wall Height ▪ Max. Secondary Wall Height ▪ Min. spacing between wall sections – Inside Dimensions ▪ Max. Pilaster Height ▪ Min. spacing between wall sections – Outside Dimensions	 ▪ 6′-~~10′~~ Exterior / 6′-~~12′~~ Interior ▪ 4′ ▪ 4′ ▪ ▪ One course above wall ▪ 5′

12' Exterior

removed interior wall items

12' Exterior

Renamed Section

removed interior wall items

Add interior wall section

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Rear Patio Cover, Sundeck, or Balcony	
Rear	5′ to patio cover post or edge of sundeck or balcony
Side	5′ to patio cover post or edge of sundeck or balcony
Corner Side	5′ to patio cover post or edge of sundeck or balcony
Courtyard Walls ▪ Interior Street ▪ Street, Drive Aisle or Parking ▪ Paseo or Common Open Space ▪ Corner Side	 5′ Setback 2′ Setback 0′ Setback 2′
Min. Distance Between Buildings	10′
Max Lot Coverage	80%
Max. Building Height Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	Main Building ▪ 3 Stories max.; 35 feet max. Accessory Structure ▪ 14′ maximum (single-story only)
Parking	Two (2) unimpeded spaces per unit with at least one space in an enclosed garage. In neighborhoods where 5′ driveways are proposed, additional off-street parking must be provided.
Perimeter Landscape Buffers ▪ Minimum Zone Depths ▪ Streetscape Standards	 Adjacent to Right of Way: 6′ or building setback, whichever is less Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T3, and 5.T.4.
Wall Screening Requirements	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5′ in height.
Courtyard Walls ▪ Maximum Height	 5′0″ solid masonry wall or view fence (3′ Solid wall + 24″ iron). Pilasters one course above wall

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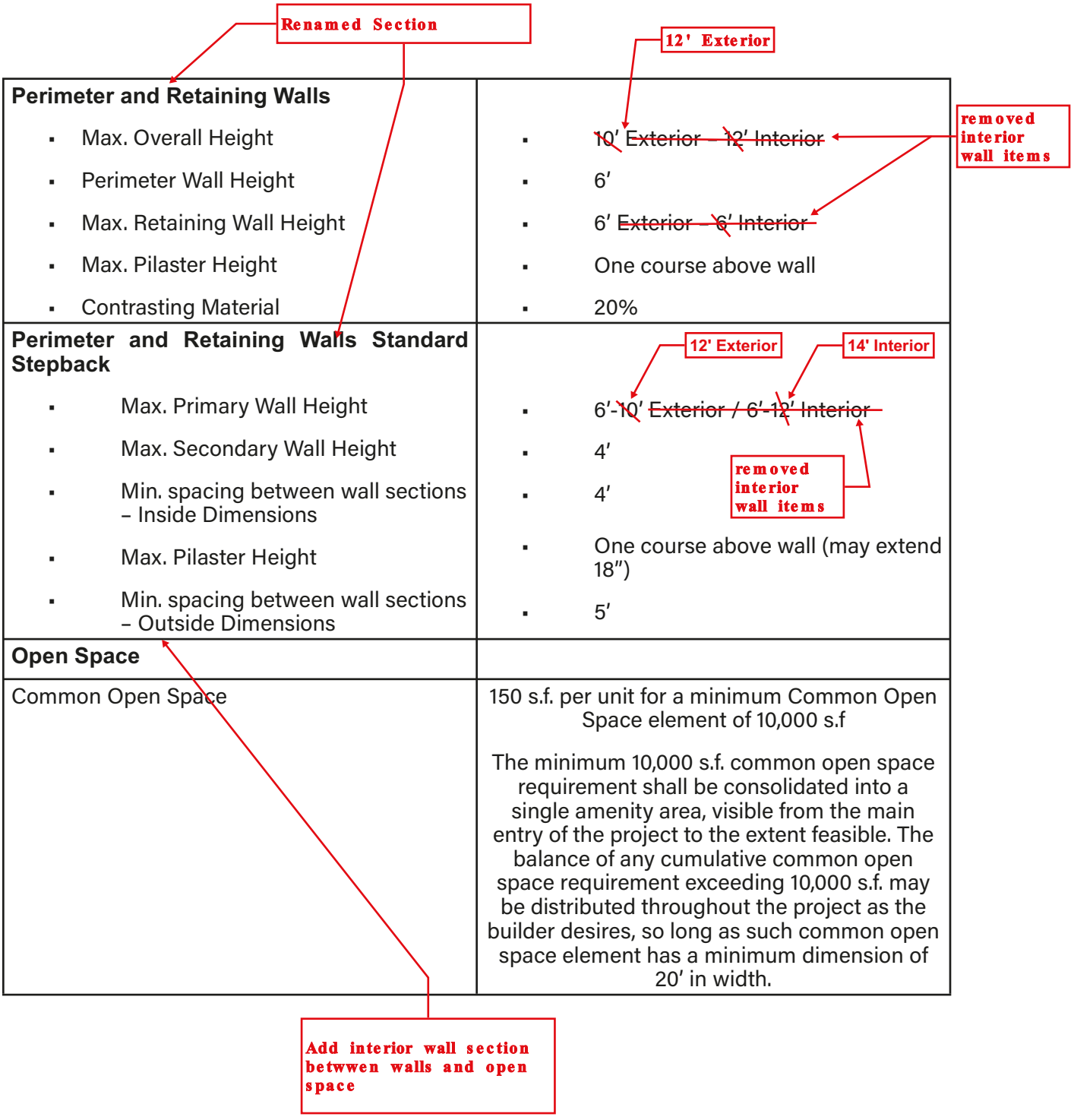
06/16/2022



Perimeter and Retaining Walls	
▪ Max. Overall Height	▪ ~~10′ Exterior – 12′ Interior~~
▪ Perimeter Wall Height	▪ 6′
▪ Max. Retaining Wall Height	▪ ~~6′ Exterior – 6′ Interior~~
▪ Max. Pilaster Height	▪ One course above wall
▪ Contrasting Material	▪ 20%
Perimeter and Retaining Walls Standard Stepback	
▪ Max. Primary Wall Height	▪ ~~6′-10′ Exterior / 6′-12′ Interior~~
▪ Max. Secondary Wall Height	▪ 4′
▪ Min. spacing between wall sections – Inside Dimensions	▪ 4′
▪ Max. Pilaster Height	▪ One course above wall (may extend 18″)
▪ Min. spacing between wall sections – Outside Dimensions	▪ 5′
Open Space	
Common Open Space	150 s.f. per unit for a minimum Common Open Space element of 10,000 s.f The minimum 10,000 s.f. common open space requirement shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20′ in width.

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3. SITE PLANNING GUIDELINES

3.A SUBDIVISION DESIGN CONCEPTS

3.A.1 Parcel Entries

The location of parcel entries into each parcel will be identified by the Master Developer at the time of the purchase and sale agreement and in conformance with the approved traffic analysis. It is the responsibility of the builder to design a subdivision plan that incorporates these points of access. Other points of access that do not impede the overall efficiency of Master Land Use Planned roadways may be possible but require specific approval from the Master Developer and the City of Las Vegas. In some cases, parcel entries or interconnections will be coordinated with an adjacent parcel.

The arrival experience into each neighborhood shall reinforce the overall community theme of Kyle Canyon Gateway. Architectural and landscape elements found throughout the community shall be incorporated into the neighborhood entry experience to provide a seamless transition between the overall community and individual neighborhoods.

3.A.2 Street Layout

The design of neighborhood streets should provide the opportunity to create a diverse and interesting street scene.

To allow more flexibility in street scene diversity, dead end streets for private residential streets up to 150 feet in length are permitted without an approved turnaround. See Exhibit 5.T.1 for 35' Neighborhood Dead End Street section. Streets over 150 feet in length are permitted with an approved turnaround per City of Las Vegas Unified Development Code 19.04.100 and must comply with the 40' Neighborhood Street Section on Exhibit 5.T.1.

3.A.3 Pedestrian Access

On builder parcels that are adjacent to a Master Development Planned roadway or open space, pedestrian access must be provided along each builder parcel edge having such frontage. Site design should encourage the proper locations for crossings that dissuade jay-walking and facilitate safe pedestrian crossing at streets.

At least one pedestrian connection should be installed on each side of the builder parcel, where builder parcel abuts a street, or common area. The connection should be installed mid-builder parcel. Builder shall complete the connection between their builder parcel, and any common area Pedestrian Pathways.

3.A.4 Common Open Space

Common open space area shall be oriented in such a manner that it is visible from the builder parcel entry to the extent feasible. Remaining open space, if any, may be provided in the form of a small pocket parks throughout the neighborhood, internal paseos, landscape strips at key locations, or other areas as long as it is a visible element from a street and has an approximate dimension of 25 feet in width (20' minimum per Residential Standards, Section 2.A). Common open space will be essential in neighborhoods with cluster and private alley-loaded homes in order to provide adequate open and recreational areas. Amenities may include play structures, picnic tables, and benches.

3.B PRODUCT PLOTTING CRITERIA

The plotting of residences should be done in a manner that achieves diversity and visual interest to the neighborhood street scene. Such diversity can be achieved through varying setbacks, articulated building massing, variable lot widths, de-emphasized garages, and enhanced elevations and/or single story elements on corner lots.

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Parcels Added

Michelli Crest Way Removed

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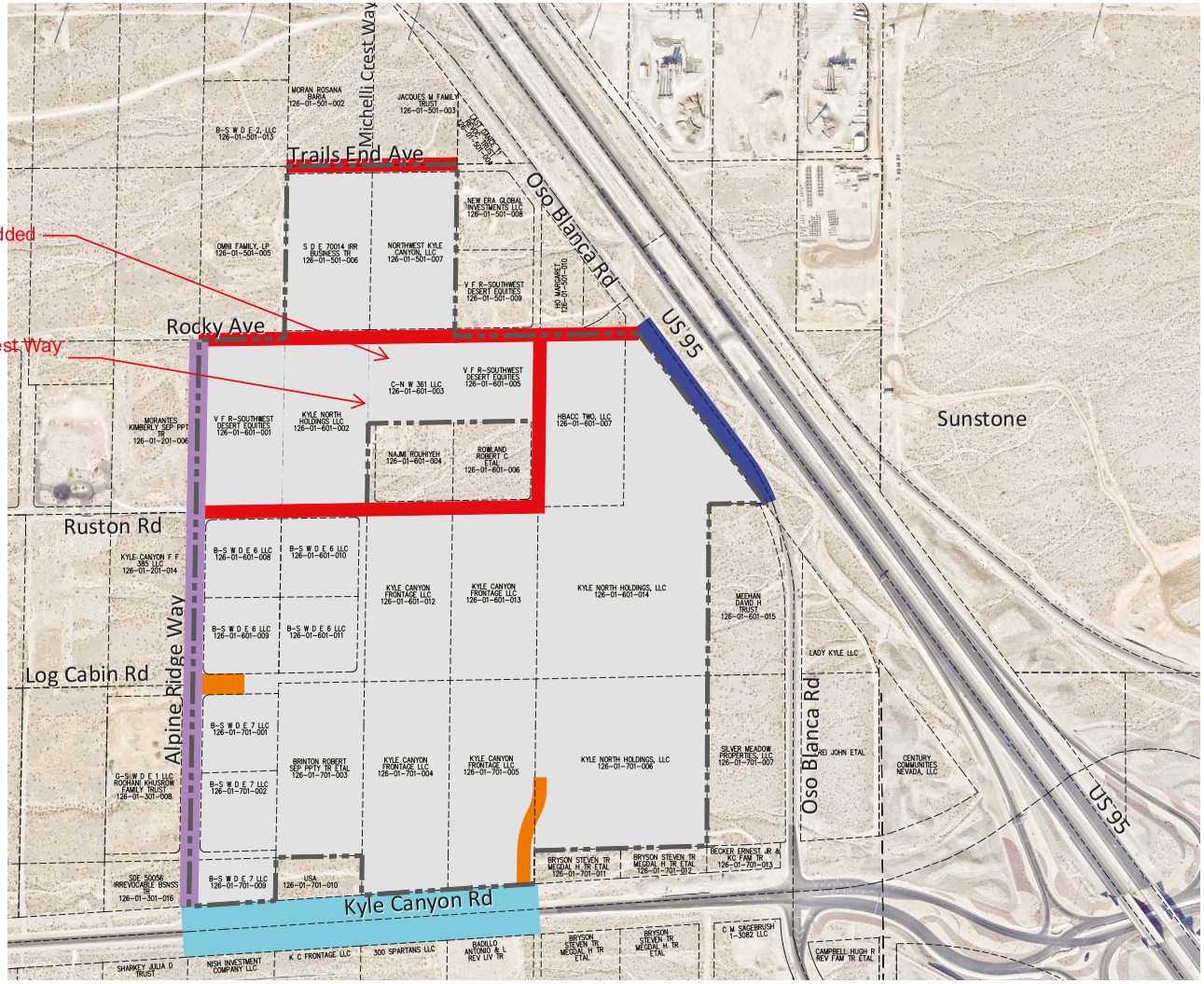
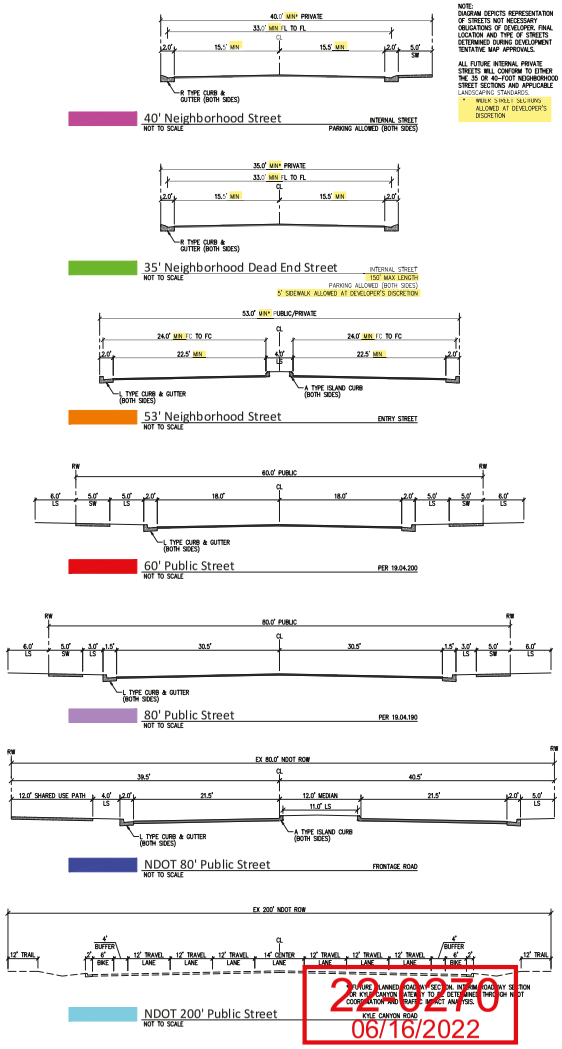


EXHIBIT 5.T.1: STREET SECTIONS



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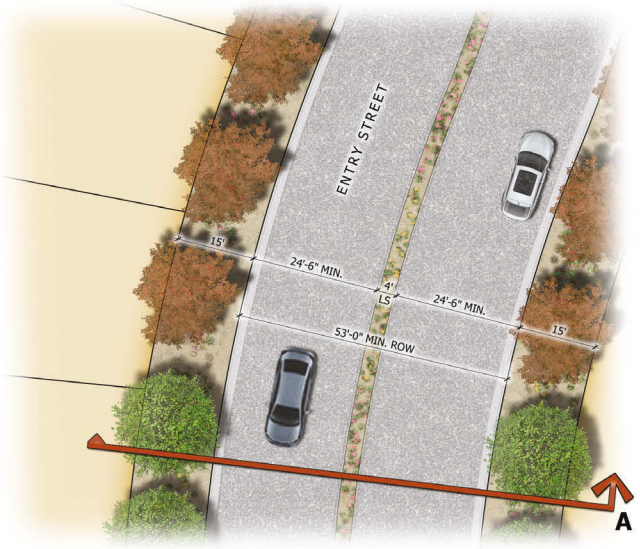
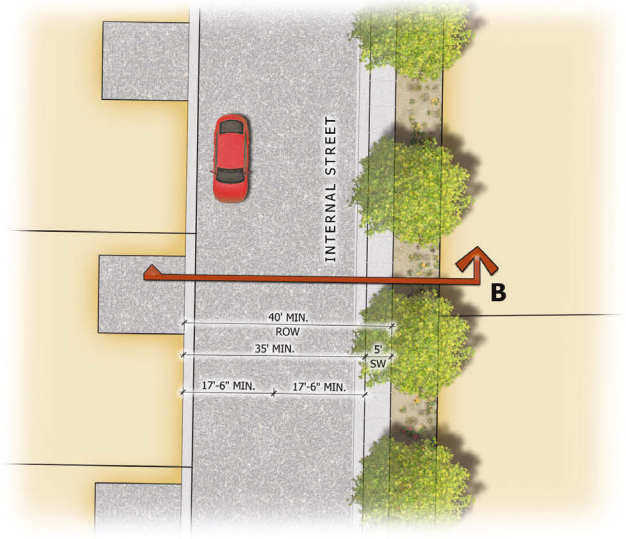
MIN ADDED ON CROSS SECTIONS

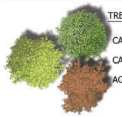


PLAN: ENTRY STREET Scale 1:10'



PLAN: INTERNAL STREET Scale 1:10'

PLANT MATERIALS LEGEND



TREES
CANOPY TREE - LARGE
CANOPY TREE - MEDIUM
ACCENT TREE

LANDSCAPE

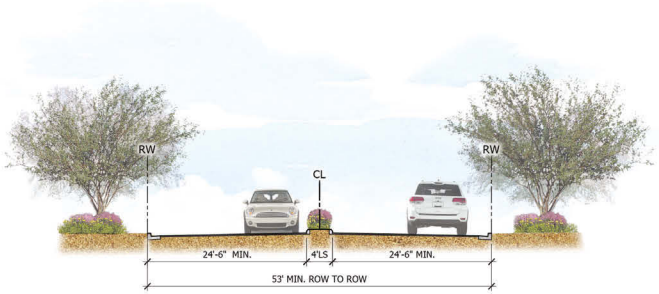
NOTES:
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'.
ALTERNATE DRIFTS OF EVERGREEN AND DECIDUOUS TREES IN LAYERS TREES SIZES TO BE A MINIMUM OF THE FOLLOWING:
60% - 24" BOX
40% - 36" BOX

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

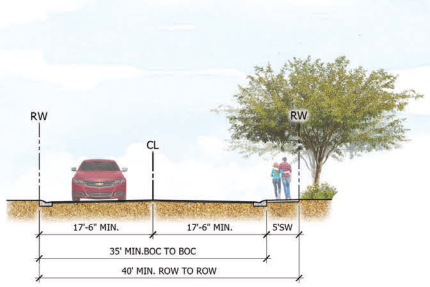
ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2' DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THAN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

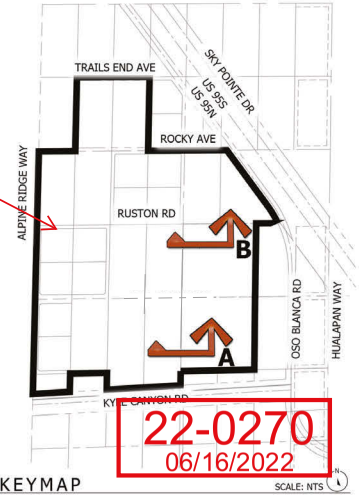


SECTION A: INTERNAL ENTRY Scale 1:8'



SECTION B: INTERNAL STREET Scale 1:8'

Updated Keymap

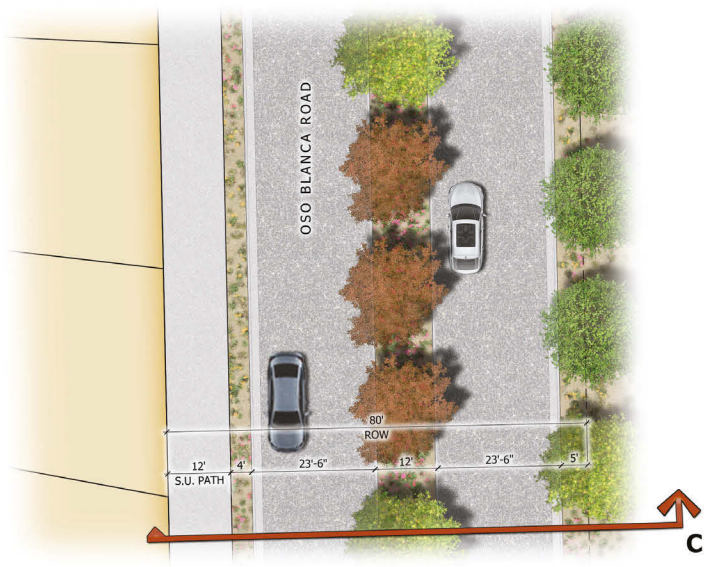


KEYMAP SCALE: NTS

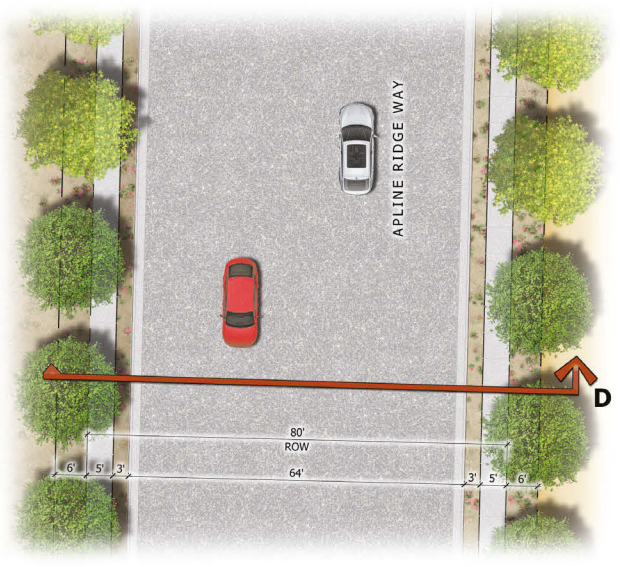
EXHIBIT 5.T.2: STREET SECTION - PRIVATE STREETS

MIN ADDED ON CROSS SECTIONS

EXHIBIT 5.T.3: STREET SECTION - PUBLIC STREETS

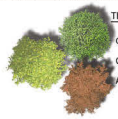


PLAN: OSO BLANCA ROAD Scale 1:10'



PLAN:APLINE RIDGE WAY Scale 1:10'

PLANT MATERIALS LEGEND



TREES
CANOPY TREE - LARGE
CANOPY TREE - MEDIUM
ACCENT TREE
LANDSCAPE

NOTES:
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'.
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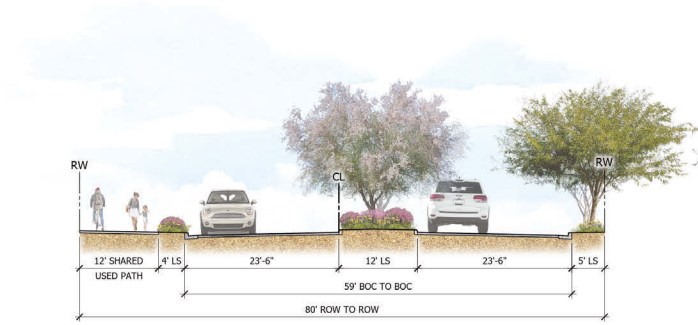
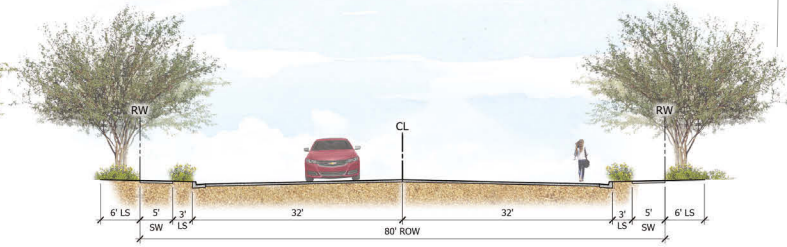
TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

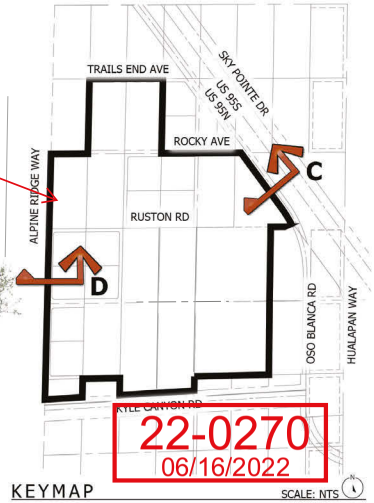


SECTION C: OSO BLANCA ROAD Scale 1:8'



SECTION D: 80' PUBLIC STREET Scale 1:8'

Updated Keymap



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KEYMAP SCALE: NTS

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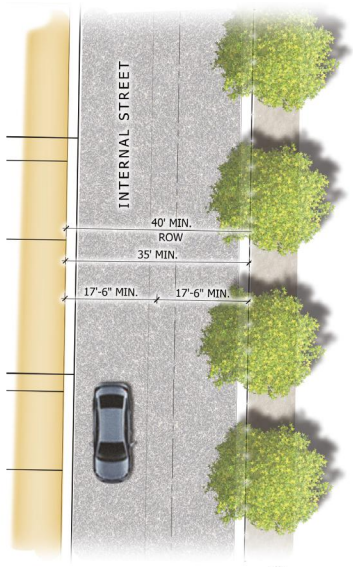
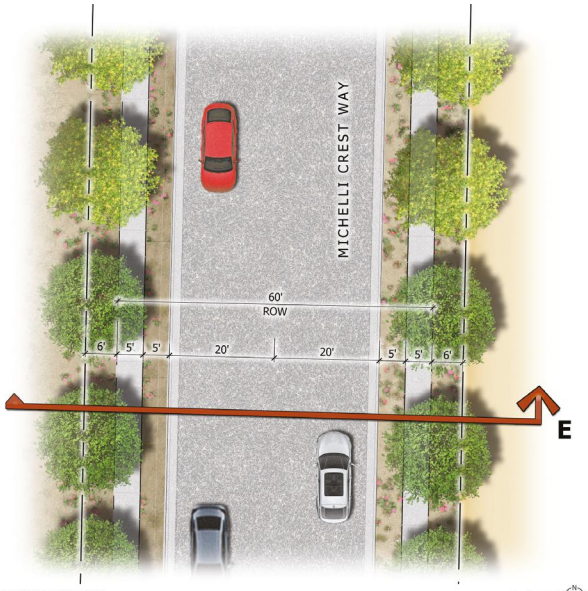
MIN ADDED ON CROSS SECTIONS

EXHIBIT 5.T.4: STREET SECTION - 60' PUBLIC STREET

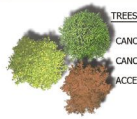


PLAN: 35' INTERNAL STREET Scale 1:10'



PLAN: MICHELLI CREST WAY Scale 1:10'

PLANT MATERIALS LEGEND



NOTES:
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'.
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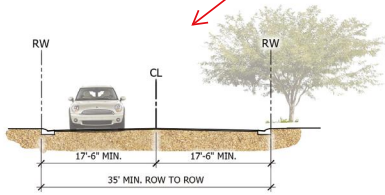
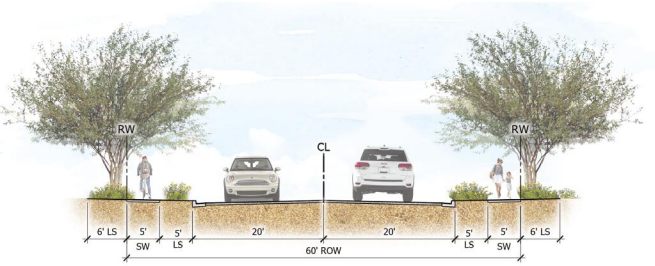
TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SECTION ADDED TO DISPLAY DEAD-END STREET DISPLAYED ON EXHIBIT 5.T.1

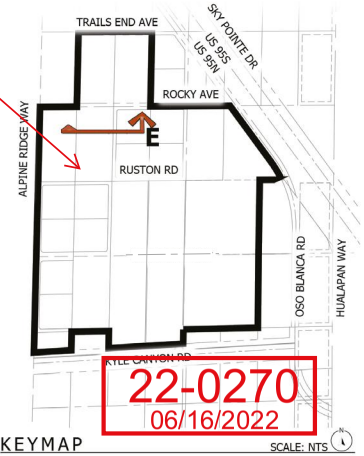


35' INTERNAL STREET Scale 1:8'



SECTION E: 60' PUBLIC STREET Scale 1:8'

Updated Keymap



6.B.3 Retaining Walls

Retaining walls shall be designed to be 6-0" interior wall max height before requiring a stepback, if any additional height is needed the walls will need to be terraced.

Updated from 6' to 8'

Additional specifications:

Rockery retaining walls may be used in lots instead of masonry retaining walls. These walls shall be treated with Permeon or other approved equal;

Retaining walls should match materials and color of adjacent walls where they occur;

Retaining walls alongside lot lines may not exceed six feet (6') high within the front yard setback area and must terminate a minimum of five feet (5') from the back of sidewalk;

Terraced walls must provide a four foot (4') wide landscape area between the back of the lower retaining wall and the face of the upper wall/fence/retaining wall;

Where an internal wall is located atop a retaining wall, the maximum combined height of both walls may not exceed twelve feet (12') to the homeowner side;

Updated from 10' to 14'

Where a block-end masonry wall is located atop a retaining wall, the height of both walls may not exceed ten feet (12') to the visible edge and twelve feet (12') to the homeowner side; and

Updated text to state "twelve"

Updated from 10' to 14'

All retaining walls to be waterproofed and adequately drained if required, on the surcharge side.

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8 MINOR DEVIATION FROM STANDARDS

8.A THRESHOLD

For the Purpose of allowing support and flexibility to the rigid development standards, an administrative adjustment may be considered by the Master Developer to allow for Minor Deviations to the design guidelines on a project-by-project basis. Minor Deviations shall be processed in accordance with the procedures and standards per Title 19.16.120, as applicable. Any deviations not meeting the requirements of Title 19.16.120 shall be processed as a Major Deviation pe the Variance requirements outlined in Title 19.16.140.

8.B PROCEDURE

Requests for deviations from the design guidelines shall be submitted to the Master Developer for approval on a project-by-project basis. These deviations may be approved on a case by case basis by the Master Developer. The Master Developer will verify the unlikelihood of the deviation having adverse effects on the neighborhood.

If approved by the Master Developer, the Master Developer will provide an approval letter to the site developer stating the extent of the deviation, which shall be submitted to the City as a required component in conjunction with any subsequent land use entitlement requests.

New section

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5.O Cul-de-sac and oversized lot Front Yard Landscape 58
5.P Private Alley and Cluster Lot - Yard Landscape 58
5.Q Backyard Landscaping 59
5.R Flower and Vegetable Gardens 59
5.S Model Complexes 60
5.T Streetscapes and Vehicular Areas 60
5.U Lighting 61
5.V Utilities 61
5.W Public Realm Grading and Drainage 61
5.X Public Realm Irrigation Standards 62
5.Y Public Realm Maintenance Strategy 62
5.Z Approved / Prohibited Plant Lists 62

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6.B Builder Subdivision Walls 73

7. COLOR 76

7.A Number of Color Schemes 76
7.B Building Colors 76
7.C Roof Colors 76
7.D Color Plotting Criteria 76

8. MINOR MODIFICATION FROM STANDARDS 78

8.A Threshold 78
8.B Procedure 78

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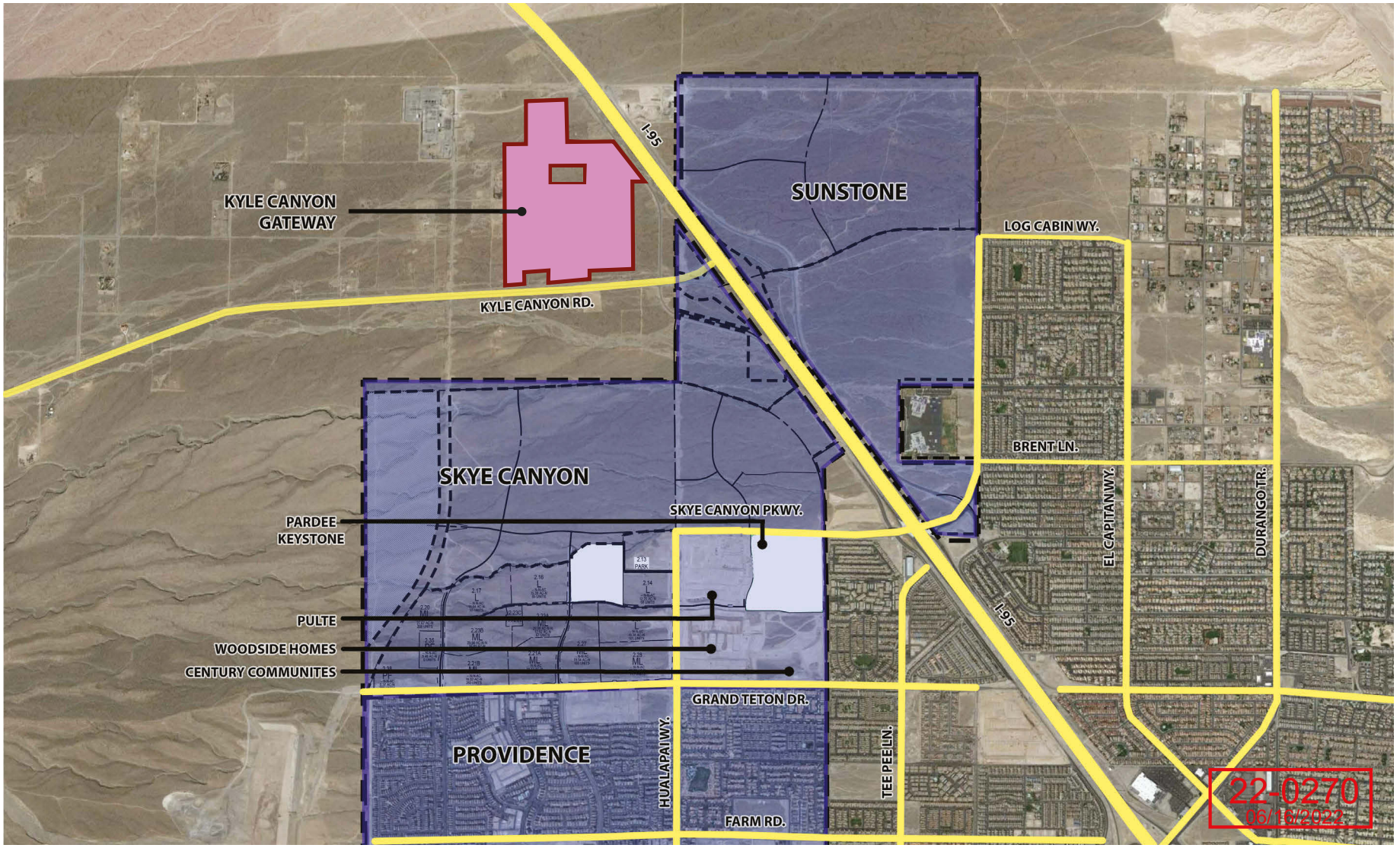

EXHIBIT 1.E.2: PROPERTY MAP

2. ZONING RESIDENTIAL STANDARDS

2.A SINGLE-FAMILY RESIDENTIAL STANDARDS

2.A.1 Kyle Canyon Gateway R-1 Single Family Residential District

Standard	Kyle Canyon Gateway R-1 Standards
Housing Types	Single Family Detached
Kyle Canyon Gateway Land Use Category	L, ML
Minimum Lot Size s.f.	6,000
Dwelling Units per Lot	1
Min. Lot Width	50′
Minimum Setbacks Refer to Exhibit 2.A.1 for Setback Diagram All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24″ in depth consisting of non-livable architectural projections are permitted into the front setback.	
Main Building	
Front	14′ to single story Living or Porch** 14′ to second story elements 20′ to face of front entry garage door
Side	5′
Corner Side	8′ to ground level Porch 10′ to Living from property line or 5′ from common element
Rear	15′
Detached Accessory Structure*	
Front	14′ (May be reduced to 10′ for 30% of building). **
Side (Measured to roof eave)	5′ to single story element (14′ maximum height)
Corner Side (Measured to roof eave)	10′
Rear (Measured to roof eave)	5′ to single story element
Min. Separation to Main Building	6′
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 60% total lot coverage maximum)**

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Perimeter Landscape Buffers ▪ Minimum Zone Depths	Adjacent to Right of Way: 6′ or building setback, whichever is less.
▪ Streetscape Standards	Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T3, and 5.T.4.
Wall Screening Requirements	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5′ in height.
Courtyard Walls ▪ Maximum Height	5′-0″ solid masonry wall or view fence (3′ Solid wall + 24″ iron). Pilasters one course above wall.
Perimeter Walls ▪ Max. Overall Height ▪ Perimeter Wall Height ▪ Max. Retaining Wall Height ▪ Max. Pilaster Height ▪ Contrasting Material	▪ 12′ ▪ 6′-8′ ▪ 6′ ▪ One course above wall (may extend 18″) ▪ 20%
Perimeter Walls Standard Stepback ▪ Max. Primary Wall Height ▪ Max. Secondary Wall Height ▪ Min. spacing between wall sections – Inside Dimensions ▪ Max. Pilaster Height ▪ Min. spacing between wall sections – Outside Dimensions	▪ 6′-12′ ▪ 4′ ▪ 4′ ▪ One course above wall (18″) ▪ 5′
Interior Walls ▪ Max. Overall Height ▪ Screen Wall Height ▪ Max. Retaining Wall Height	▪ 14' ▪ 6'-8' ▪ 8'

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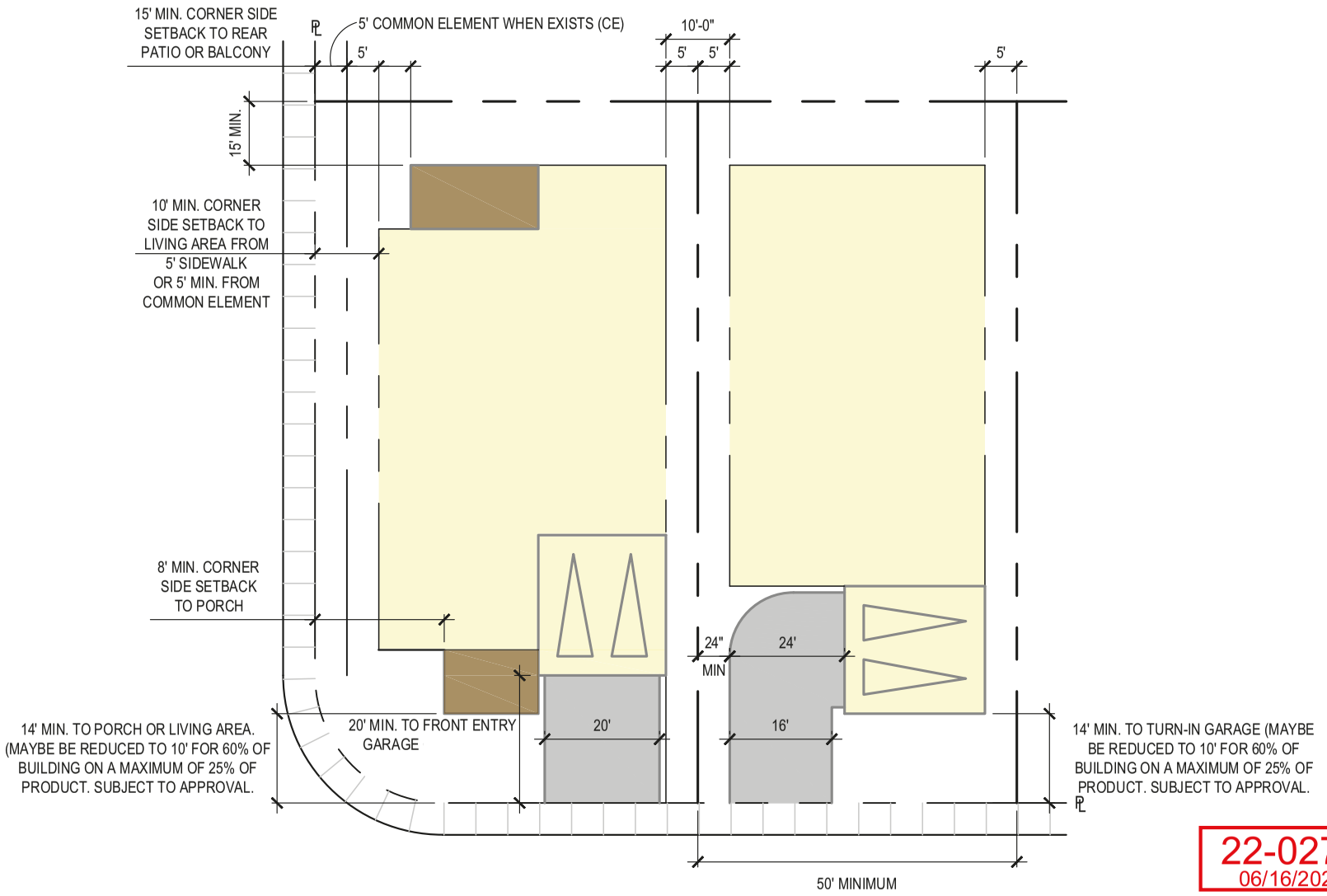

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EXHIBIT 2.A.1: KYLE CANYON GATEWAY R-1 DEVELOPMENT STANDARDS

Perimeter Landscape Buffers ▪ Minimum Zone Depths ▪ Streetscape Standards	 Adjacent to Right of Way: 6′ or building setback, whichever is less Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T3, and 5.T.4.
Wall Screening Requirements	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5′ in height.
Courtyard Walls ▪ Maximum Height	 5′-0″ solid masonry wall or view fence (3′ Solid wall + 24″ iron). Pilasters one course above wall (may extend 8″)
Perimeter and Retaining Walls ▪ Max. Overall Height ▪ Perimeter Wall Height ▪ Max. Retaining Wall Height ▪ Max. Pilaster Height ▪ Contrasting Material	 ▪ 12′ ▪ 6′ ▪ 6′ ▪ One course above wall (may extend 8″) ▪ 20%
Perimeter and Retaining Walls Standard Stepback ▪ Max. Primary Wall Height ▪ Max. Secondary Wall Height ▪ Min. spacing between wall sections – Inside Dimensions ▪ Max. Pilaster Height ▪ Min. spacing between wall sections – Outside Dimensions	 ▪ 6′-12′ ▪ 4′ ▪ 4′ ▪ One course above wall ▪ 5′
Interior Walls ▪ Max. Overall Height ▪ Screen Wall Height ▪ Max. Retaining Wall Height	 ▪ 14' ▪ 6'-8' ▪ 8'

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Rear Patio Cover, Sundeck, or Balcony	
Rear	5′ to patio cover post or edge of sundeck or balcony
Side	5′ to patio cover post or edge of sundeck or balcony
Corner Side	5′ to patio cover post or edge of sundeck or balcony
Courtyard Walls ▪ Interior Street ▪ Street, Drive Aisle or Parking ▪ Paseo or Common Open Space ▪ Corner Side	 5′ Setback 2′ Setback 0′ Setback 2′
Min. Distance Between Buildings	10′
Max Lot Coverage	80%
Max. Building Height Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	Main Building ▪ 3 Stories max.; 35 feet max. Accessory Structure ▪ 14′ maximum (single-story only)
Parking	Two (2) unimpeded spaces per unit with at least one space in an enclosed garage. In neighborhoods where 5′ driveways are proposed, additional off-street parking must be provided.
Perimeter Landscape Buffers ▪ Minimum Zone Depths ▪ Streetscape Standards	 Adjacent to Right of Way: 6′ or building setback, whichever is less Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T3, and 5.T.4.
Wall Screening Requirements	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5′ in height.
Courtyard Walls ▪ Maximum Height	 5′0″ solid masonry wall or view fence (3′ Solid wall + 24″ iron). Pilasters one course above wall

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Perimeter Walls	
▪ Max. Overall Height	▪ 12′
▪ Perimeter Wall Height	▪ 6′
▪ Max. Retaining Wall Height	▪ 6′
▪ Max. Pilaster Height	▪ One course above wall
▪ Contrasting Material	▪ 20%
Perimeter Walls Standard Stepback	
▪ Max. Primary Wall Height	▪ 6′-12′
▪ Max. Secondary Wall Height	▪ 4′
▪ Min. spacing between wall sections – Inside Dimensions	▪ 4′
▪ Max. Pilaster Height	▪ One course above wall (may extend 18″)
▪ Min. spacing between wall sections – Outside Dimensions	▪ 5′
Interior Walls	
▪ Max. Overall Height	▪ 14'
▪ Screen Wall Height	▪ 6'-8'
▪ Max. Retaining Wall Height	▪ 8'
Open Space	
Common Open Space	150 s.f. per unit for a minimum Common Open Space element of 10,000 s.f The minimum 10,000 s.f. common open space requirement shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20′ in width.

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3. SITE PLANNING GUIDELINES

3.A SUBDIVISION DESIGN CONCEPTS

3.A.1 Parcel Entries

The location of parcel entries into each parcel will be identified by the Master Developer at the time of the purchase and sale agreement and in conformance with the approved traffic analysis. It is the responsibility of the builder to design a subdivision plan that incorporates these points of access. Other points of access that do not impede the overall efficiency of Master Land Use Planned roadways may be possible but require specific approval from the Master Developer and the City of Las Vegas. In some cases, parcel entries or interconnections will be coordinated with an adjacent parcel.

The arrival experience into each neighborhood shall reinforce the overall community theme of Kyle Canyon Gateway. Architectural and landscape elements found throughout the community shall be incorporated into the neighborhood entry experience to provide a seamless transition between the overall community and individual neighborhoods.

3.A.2 Street Layout

The design of neighborhood streets should provide the opportunity to create a diverse and interesting street scene.

To allow more flexibility in street scene diversity, dead end streets for private residential streets up to 150 feet in length are permitted without an approved turnaround. See Exhibit 5.T.1 for 35' Neighborhood Dead End Street section. Streets over 150 feet in length are permitted with an approved turnaround per City of Las Vegas Unified Development Code 19.04.100 and must comply with the 40' Neighborhood Street Section on Exhibit 5.T.1.

3.A.3 Pedestrian Access

On builder parcels that are adjacent to a Master Development Planned roadway or open space, pedestrian access must be provided along each builder parcel edge having such frontage. Site design should encourage the proper locations for crossings that dissuade jay-walking and facilitate safe pedestrian crossing at streets.

At least one pedestrian connection should be installed on each side of the builder parcel, where builder parcel abuts a street, or common area. The connection should be installed mid-builder parcel. Builder shall complete the connection between their builder parcel, and any common area Pedestrian Pathways.

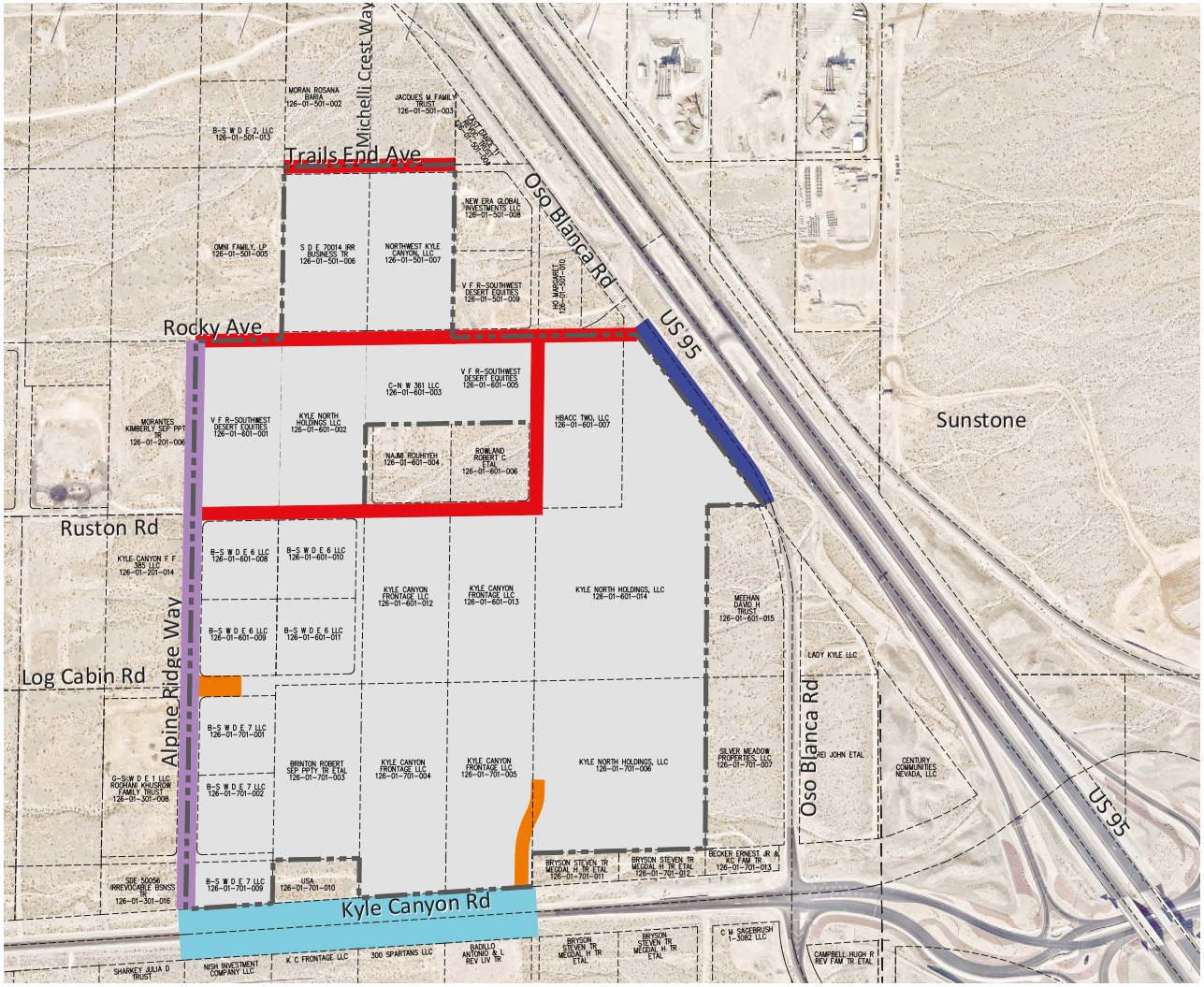
3.A.4 Common Open Space

Common open space area shall be oriented in such a manner that it is visible from the builder parcel entry to the extent feasible. Remaining open space, if any, may be provided in the form of a small pocket parks throughout the neighborhood, internal paseos, landscape strips at key locations, or other areas as long as it is a visible element from a street and has an approximate dimension of 25 feet in width (20' minimum per Residential Standards, Section 2.A). Common open space will be essential in neighborhoods with cluster and private alley-loaded homes in order to provide adequate open and recreational areas. Amenities may include play structures, picnic tables, and benches.

3.B PRODUCT PLOTTING CRITERIA

The plotting of residences should be done in a manner that achieves diversity and visual interest to the neighborhood street scene. Such diversity can be achieved through varying setbacks, articulated building massing, variable lot widths, de-emphasized garages, and enhanced elevations and/or single story elements on corner lots.

22-0270
06/16/2022



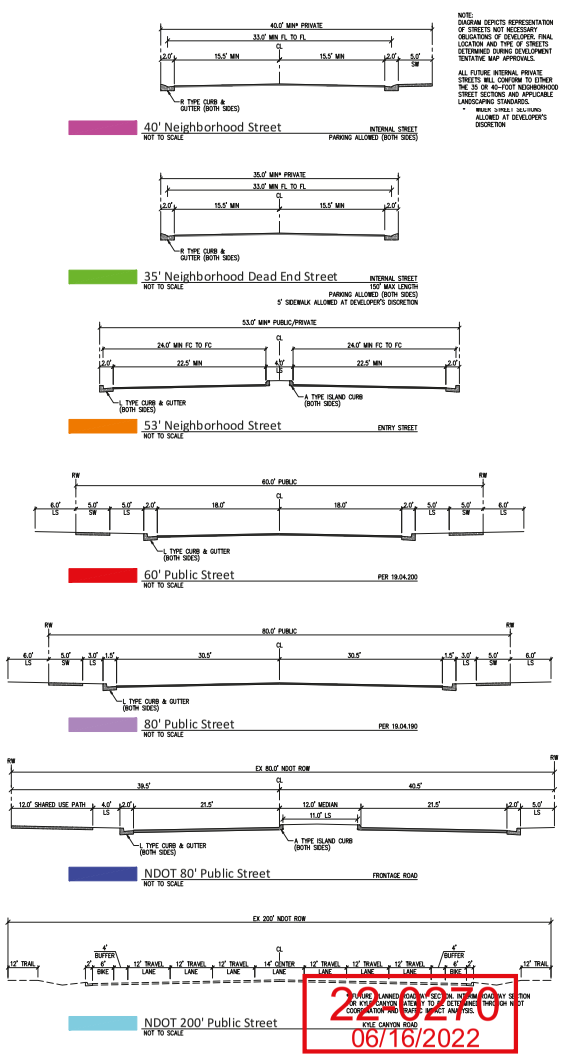
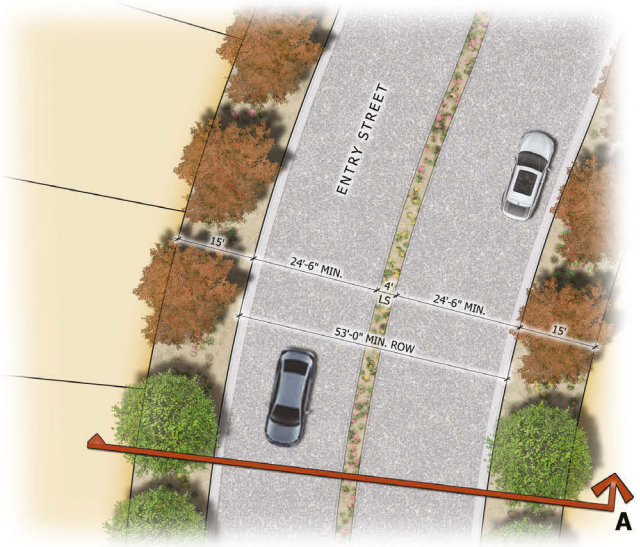
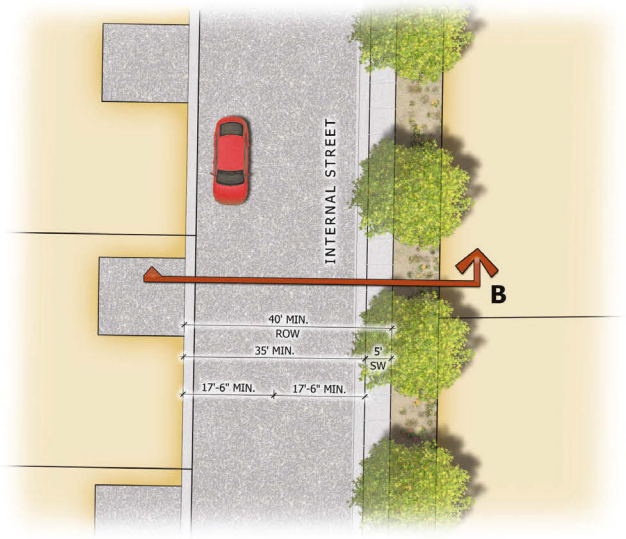


EXHIBIT 5.T.1: STREET SECTIONS

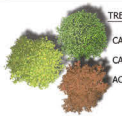


PLAN: ENTRY STREET Scale 1:10'



PLAN: INTERNAL STREET Scale 1:10'

PLANT MATERIALS LEGEND



TREES
CANOPY TREE - LARGE
CANOPY TREE - MEDIUM
ACCENT TREE

LANDSCAPE

NOTES:
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'.
ALTERNATE DRIFTS OF EVERGREEN AND DECIDUOUS TREES IN LAYERS TREES SIZES TO BE A MINIMUM OF THE FOLLOWING:
60% - 24" BOX
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ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2' DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THAN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).

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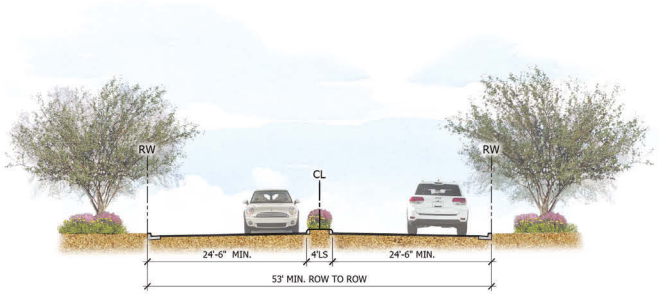
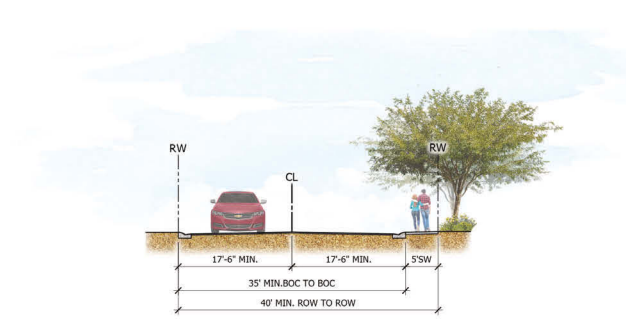
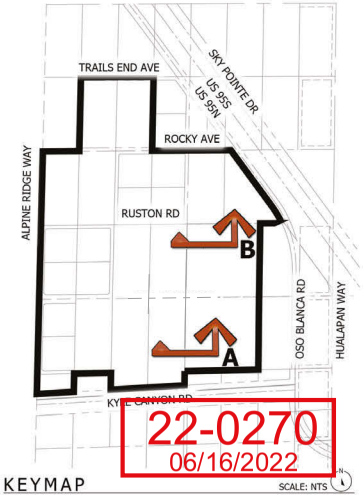
TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.



SECTION A: INTERNAL ENTRY Scale 1:8'



SECTION B: INTERNAL STREET Scale 1:8'



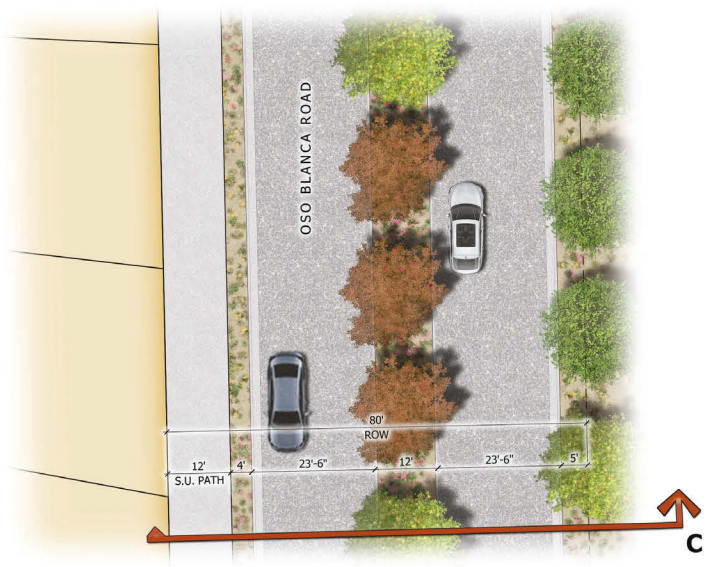
22-0270
06/16/2022

KEYMAP SCALE: NTS

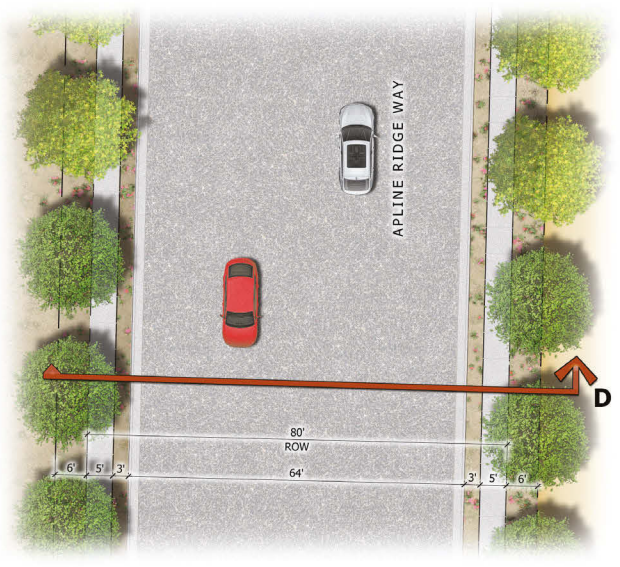
EXHIBIT 5.T.2: STREET SECTION - PRIVATE STREETS

Planning Commission July 12, 2022 - Page 1661

Planning Commission July 12, 2022 - Page 1662

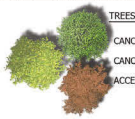


PLAN: OSO BLANCA ROAD Scale 1:10'



PLAN:APLINE RIDGE WAY Scale 1:10'

PLANT MATERIALS LEGEND



TREES
CANOPY TREE - LARGE
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ACCENT TREE

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STREET FRONTAGE
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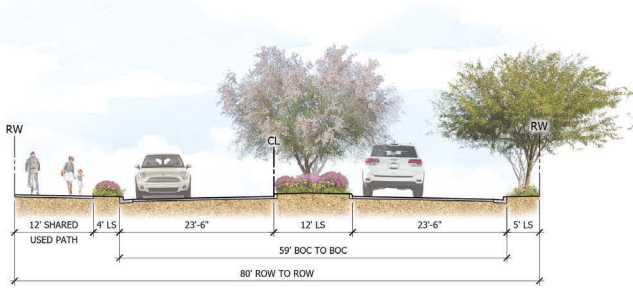
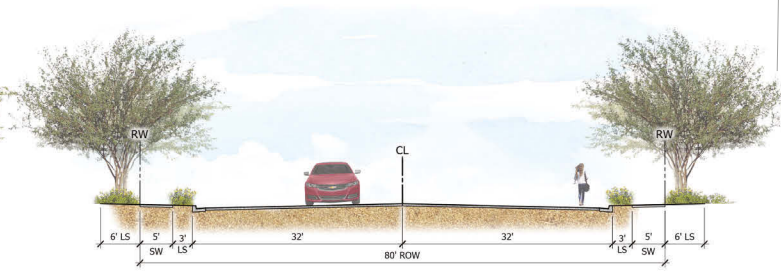
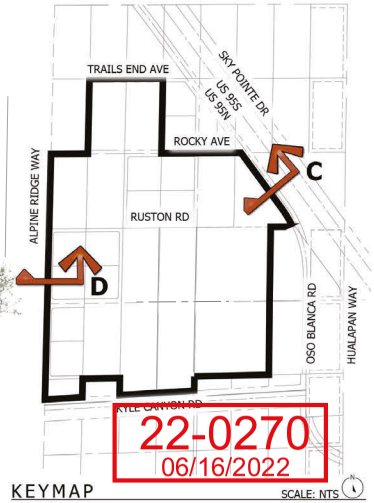


SECTION C: OSO BLANCA ROAD Scale 1:8'



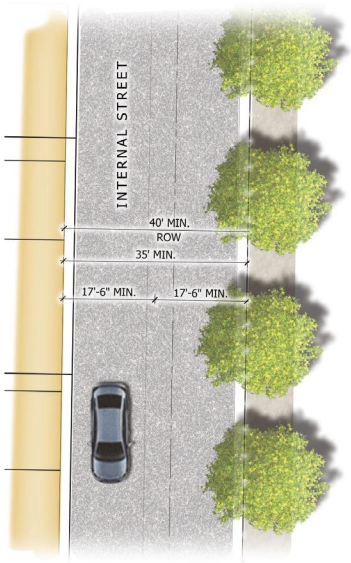
SECTION D: 80' PUBLIC STREET Scale 1:8'



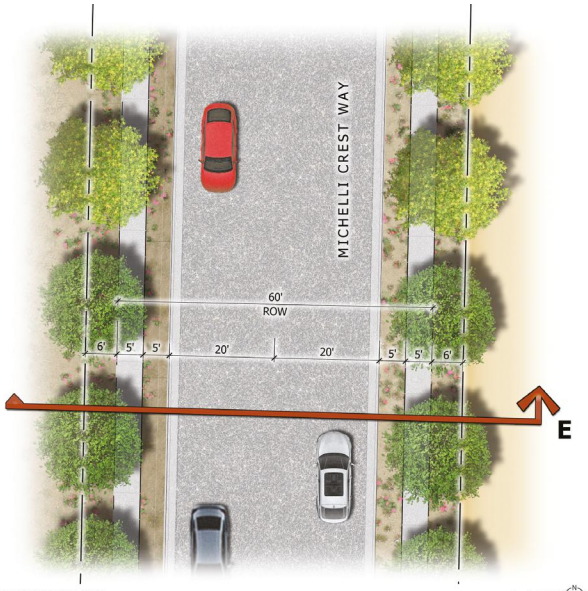
22-0270
06/16/2022

KEYMAP SCALE: NTS

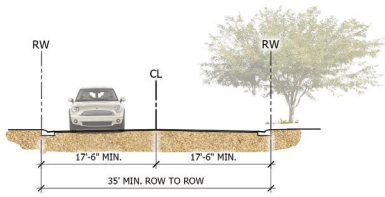
EXHIBIT 5.T.4: STREET SECTION - 60' PUBLIC STREET



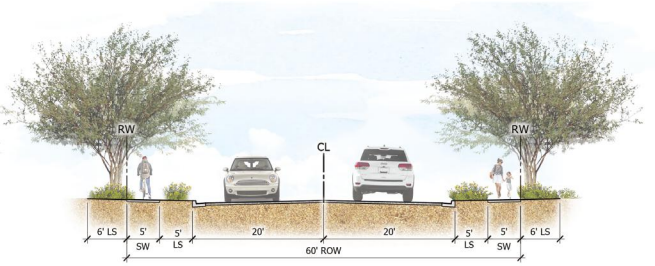
PLAN: 35' INTERNAL STREET Scale 1:10'



PLAN: MICHELLI CREST WAY Scale 1:10'



35' INTERNAL STREET Scale 1:8'



SECTION E: 60' PUBLIC STREET Scale 1:8'

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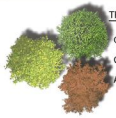

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CANOPY TREE - MEDIUM
ACCENT TREE

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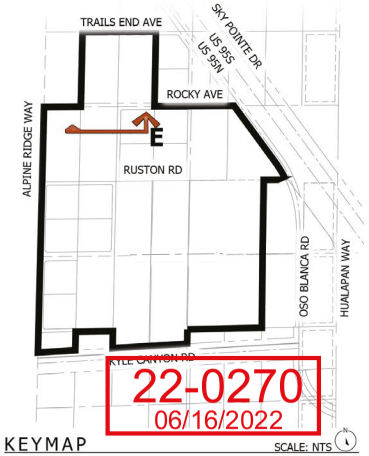


KEYMAP SCALE: NTS

22-0270
06/16/2022

6.B.3 Retaining Walls

Retaining walls shall be designed to be 8-0" interior wall max height before requiring a stepback, if any additional height is needed the walls will need to be terraced.

Additional specifications:

Rockery retaining walls may be used in lots instead of masonry retaining walls. These walls shall be treated with Permeon or other approved equal;

Retaining walls should match materials and color of adjacent walls where they occur;

Retaining walls alongside lot lines may not exceed six feet (6') high within the front yard setback area and must terminate a minimum of five feet (5') from the back of sidewalk;

Terraced walls must provide a four foot (4') wide landscape area between the back of the lower retaining wall and the face of the upper wall/fence/retaining wall;

Where an internal wall is located atop a retaining wall, the maximum combined height of both walls may not exceed fourteen feet (14') to the homeowner side;

Where a block-end masonry wall is located atop a retaining wall, the height of both walls may not exceed twelve feet(12') to the visible edge and fourteen feet (14') to the homeowner side; and

All retaining walls to be waterproofed and adequately drained if required, on the surcharge side.

22-0270
06/16/2022

8 MINOR DEVIATION FROM STANDARDS

8.A THRESHOLD

For the Purpose of allowing support and flexibility to the rigid development standards, an administrative adjustment may be considered by the Master Developer to allow for Minor Deviations to the design guidelines on a project-by-project basis. Minor Deviations shall be processed in accordance with the procedures and standards per Title 19.16.120, as applicable. Any deviations not meeting the requirements of Title 19.16.120 shall be processed as a Major Deviation per the Variance requirements outlined in Title 19.16.140.

8.B PROCEDURE

Requests for deviations from the design guidelines shall be submitted to the Master Developer for approval on a project-by-project basis. These deviations may be approved on a case by case basis by the Master Developer. The Master Developer will verify the unlikelihood of the deviation having adverse effects on the neighborhood.

If approved by the Master Developer, the Master Developer will provide an approval letter to the site developer stating the extent of the deviation, which shall be submitted to the City as a required component in conjunction with any subsequent land use entitlement requests.

22-0270
06/16/2022

22-0270-TMP1
Tri Pointe Homes Nevada, Inc.

NEC Ruston Road and Alpine Ridge Way

Proposed 54 unit single family subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	54	9.44	**510**
AM Peak Hour			0.74	**40**
PM Peak Hour			0.99	**53**

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

Kyle Canyon Road

Average Daily Traffic (ADT)	2,664
PM Peak Hour	213

(heaviest 60 minutes)

	Adjacent street ADT Capacity
Kyle Canyon Road	12,480

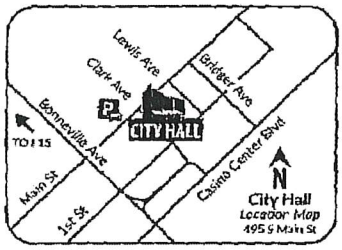
This project will add approximately 387 trips per day on Rocky Ave., Alpine Ridge Wy., and Kyle Canyon Rd. Currently, Kyle Canyon is at about 21 percent of capacity. With this project, Kyle Canyon is expected to be at about 25 percent of capacity. Counts are not available in this vicinity for Rocky or Alpine Ridge, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 53 additional cars, or about one every minute.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0270 and 22-0270-MOD1 and 22-0270-ZON1 and 22-0270-VAC1 and 22-0270-SDR1 and 22-0270-TMP1

Planning Commission Meeting of **07/12/2022**

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Department of Planning

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MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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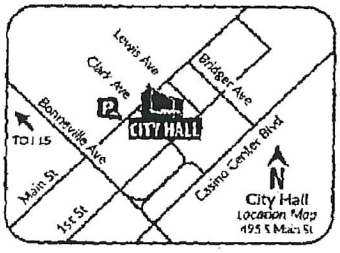
Official Notice of Public Hearing



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Planning Commission Meeting of **07/12/2022**

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MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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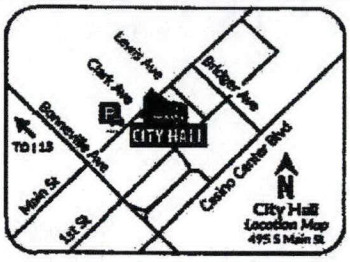

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Planning Commission Meeting of **07/12/2022**

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JUL 12 2022

City of Las Vegas
Department of Planning

22-0270
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S D E 50052 IRREVOCABLE BUS TR
SOUSOURES WILLIAM G LIVING TRUST
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

Submitted after final agenda

30a-e A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
30a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0270-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 9.13 ACRES TO THE PLAN AND DESIGNATE THE LAND USE AS L (RESIDENTIAL LOW) [APNs 126-01-601-001, 003 and 005], TO AMEND VARIOUS DEVELOPMENT STANDARDS WITHIN THE DESIGN GUIDELINES AND TO ADD PROCEDURES TO THE DESIGN GUIDELINES REGARDING DEVIATIONS FROM THE KYLE CANYON GATEWAY RESIDENTIAL DEVELOPMENT STANDARDS

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
30b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0270-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [9.13 acres on APNs 126-01-601-001, 003 and 005]

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
30c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0270-VAC1 - VACATION - PETITION TO VACATE THE EAST 30 FEET OF MICHELLI CREST WAY (PUBLIC RIGHT-OF-WAY) BETWEEN RUSTON ROAD AND ROCKY AVENUE AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHEAST CORNER OF RUSTON ROAD AND ALPINE RIDGE WAY

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
30d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0270-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 54-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
30e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0270-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 4 - FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
31

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

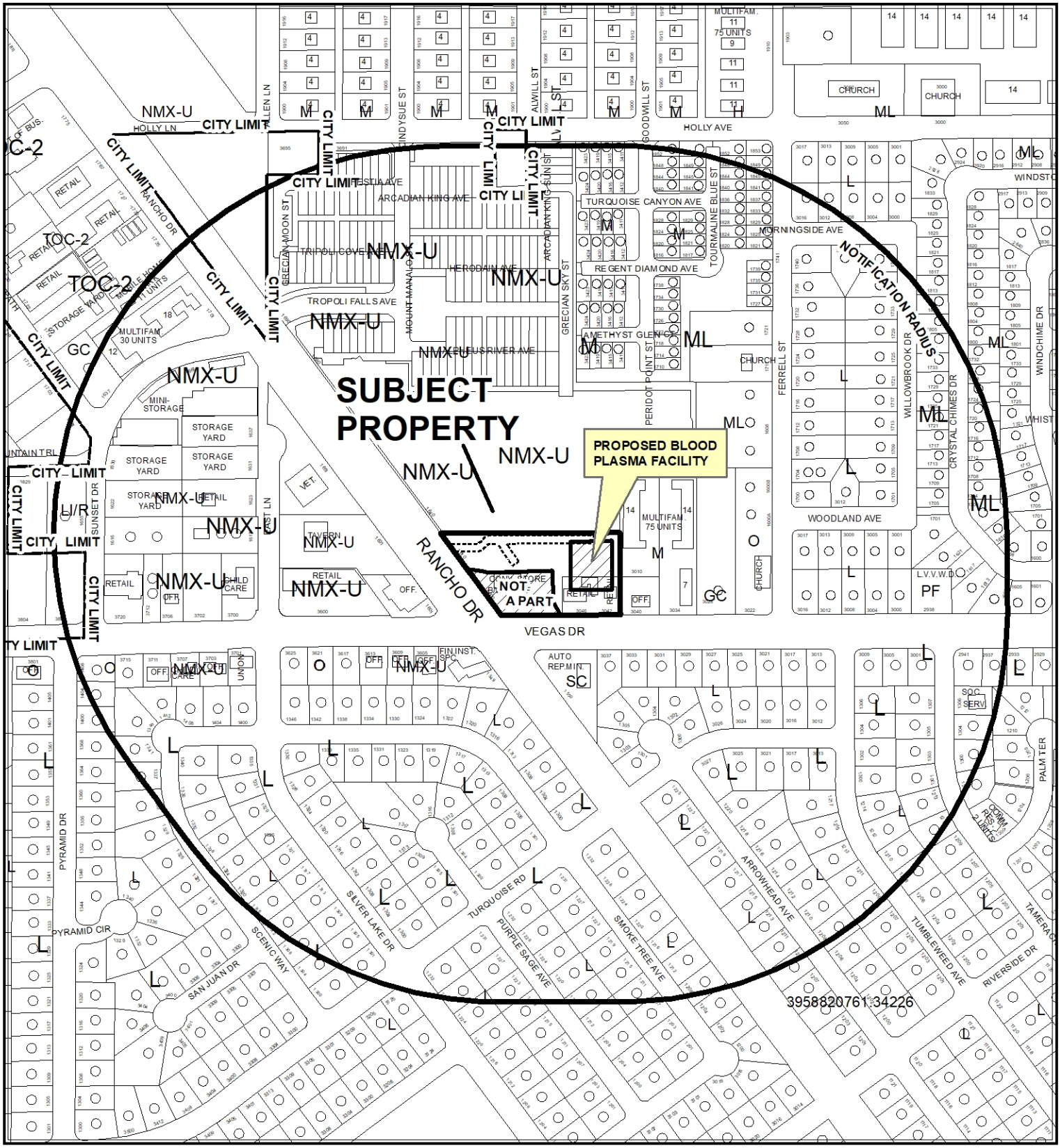
SUBJECT:
22-0271 - PUBLIC HEARING - APPLICANT: RR COMPANY OF AMERICA - OWNER: VICTOR VALENZUELA - For possible action on the following Land Use Entitlement project requests on 1.41 acres at 1610 Rancho Drive and 3046 Vegas Drive (APNs 139-20-411-004 and 016), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 22-0271-GPA1
2. Land Use Map for 22-0271-GPA1
3. Location and Aerial Maps
4. Conditions and Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0271-SDR1
9. Submitted after Final Agenda - Documentation Not Vetted - Protest Comment Form

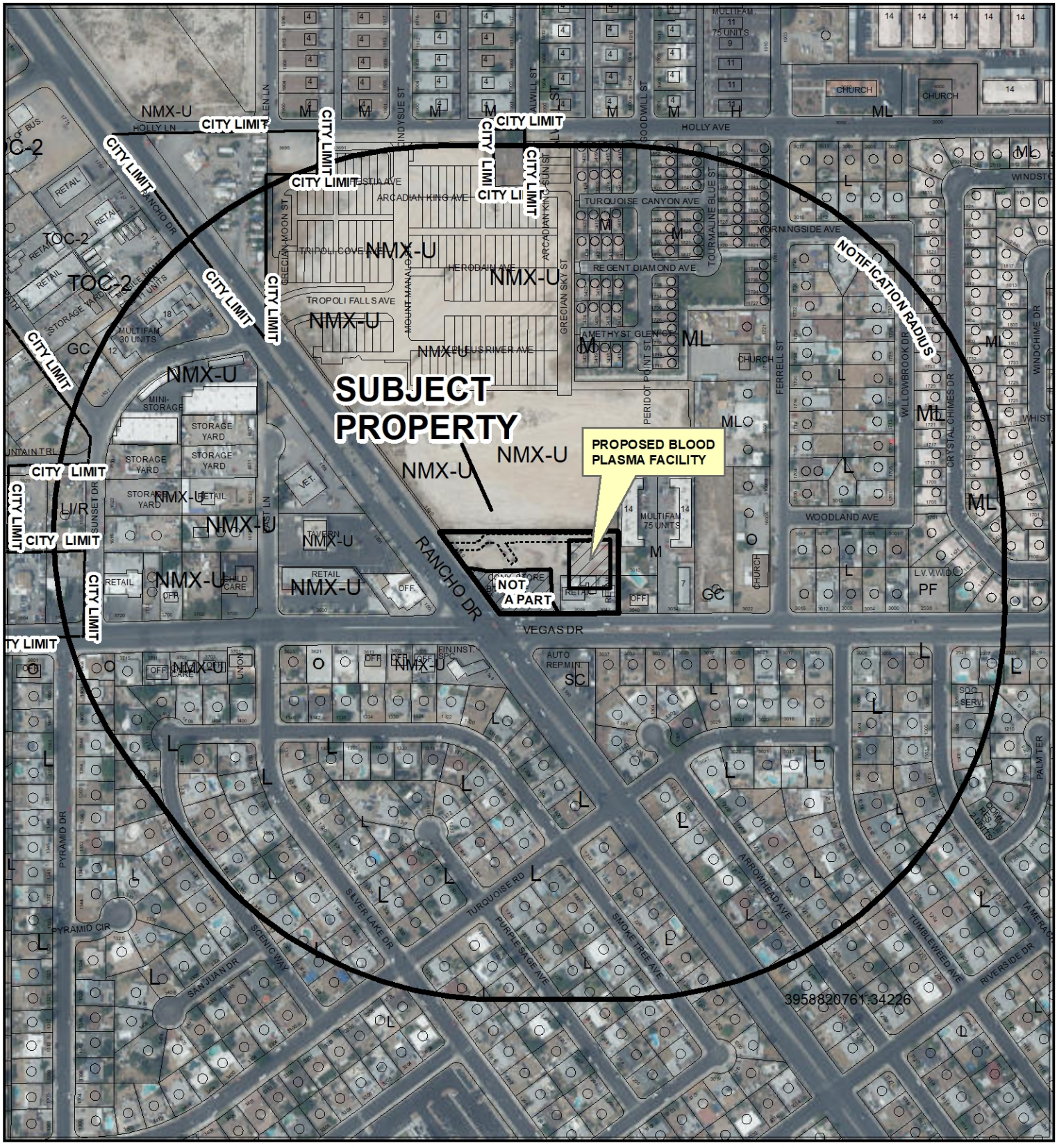


CASE: **22-0271-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: NMX-U (NEIGHBORHOOD MIXED USE CENTER)



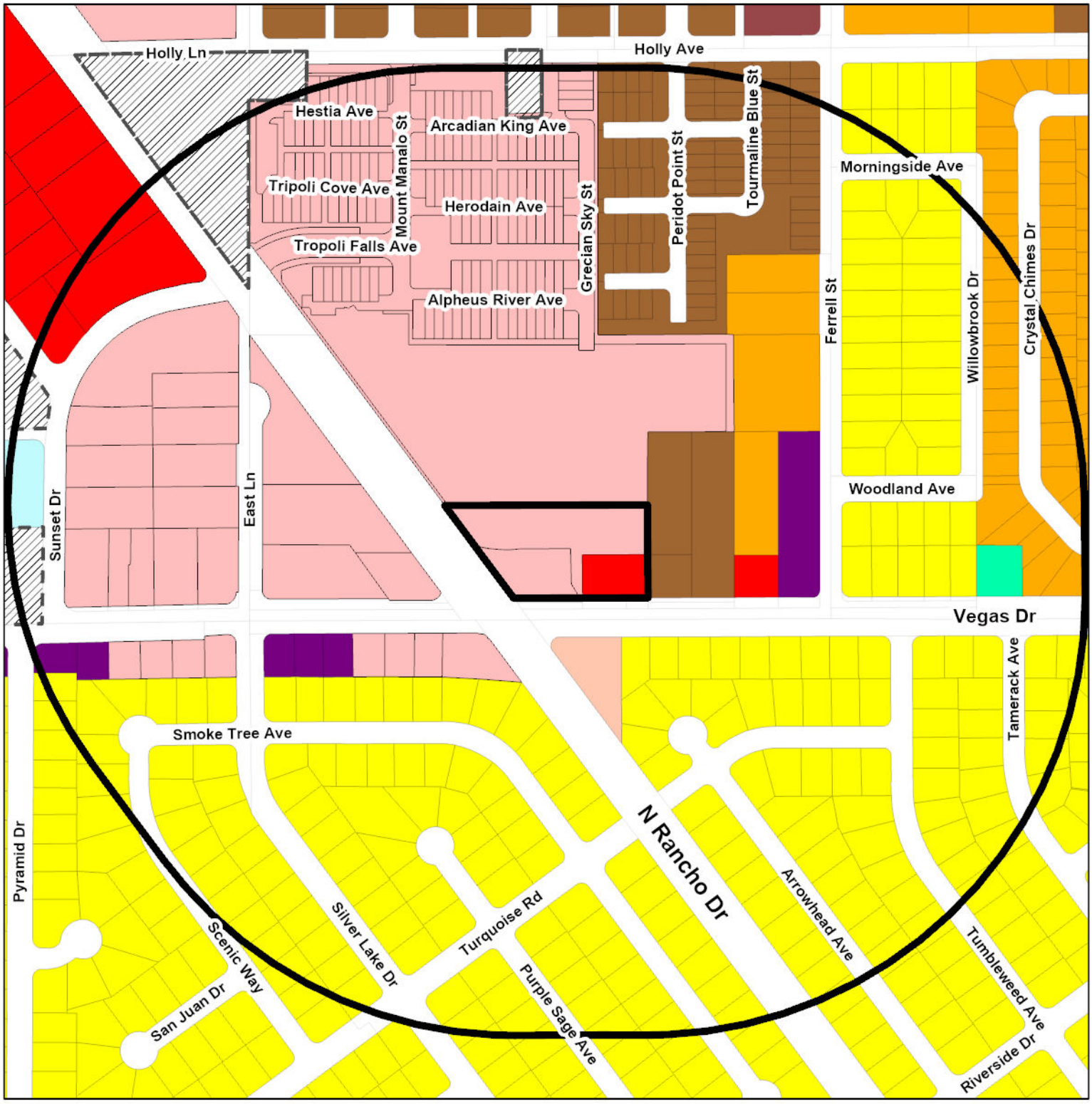
CASE: **22-0271-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: NMX-U (NEIGHBORHOOD MIXED USE CENTER)

22-0271-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

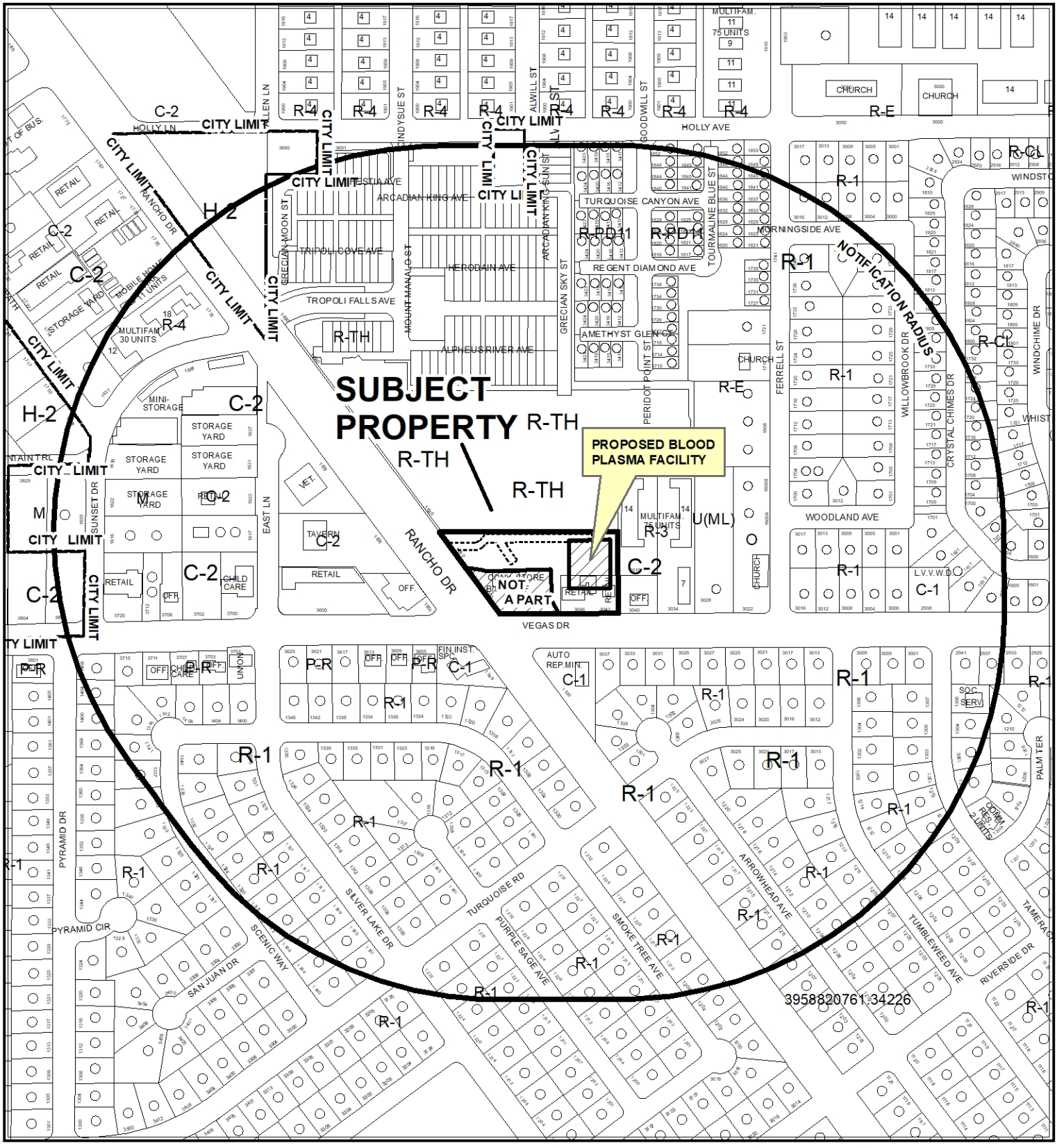
- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM GC TO NMX-U

Subject Property
Not City
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: Monday, May 23, 2022



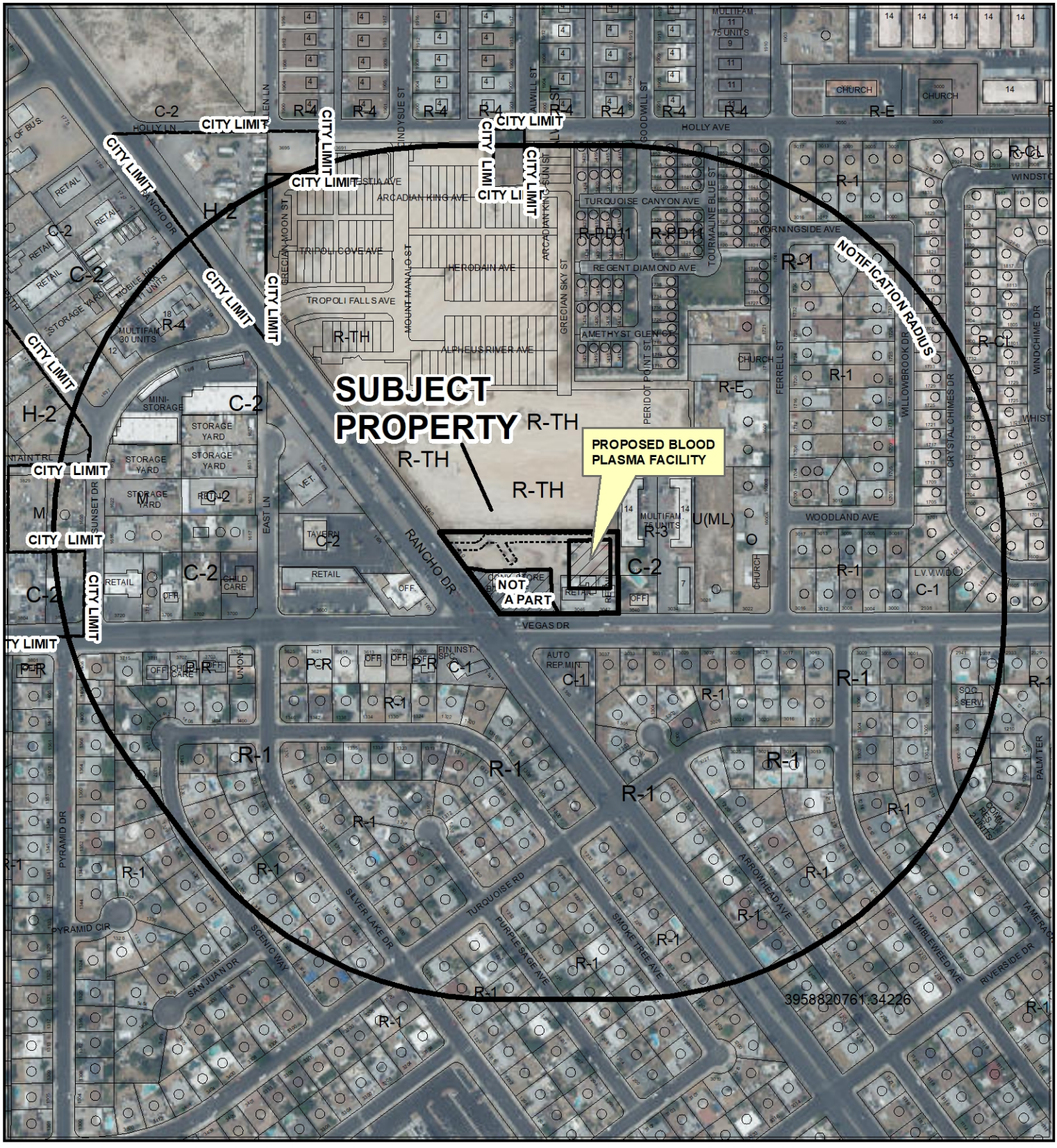
0 295 590 Feet

CASE: **22-0271**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



CASE: **22-0271**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RR COMPANY OF AMERICA - OWNER: VICTOR VALENZUELA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0271-GPA1	Staff recommends APPROVAL.	
22-0271-SUP1	Staff recommends APPROVAL, subject to conditions:	22-0271-GPA1 22-0271-SDR1
22-0271-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0271-GPA1 22-0271-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 537

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

22-0271-SUP1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0271-GPA1) and approval of and conformance to the Conditions of Site Development Plan Review (22-0271-SDR1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0271-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0271-GPA1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0271-SUP1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and landscape plan, date stamped 06/16/22 and building elevations, date stamped 05/19/22, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow an 11-foot landscape buffer width along a portion of the west property line where 15 feet is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

8. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. The sidewalks adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Prior to the submittal of construction drawings, coordinate the design of the modified driveway with the Nevada Department of Transportation (NDOT). The modified driveway on Rancho Drive shall meet the approval of both NDOT and the City Traffic Engineer. Install one streetlight on Rancho Drive concurrent with the development of this site.

14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

15. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.

16. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov

17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho Complete Street NEPA (Mesquite to Rainbow)" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

18. 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 Special Use Permit and Site Development Plan Review request for a proposed Blood Plasma Donor Center development on 1.41 acres at 1610 Rancho Drive and 3046 Vegas Drive.

ISSUES

- In order to allow a future mapping action to combine the subject lots, a General Plan Amendment is requested from GC (General Commercial) to NMX-U (Neighborhood Mixed-Use Center) for (APN: 139-20-411-016).
- The Blood Plasma Donor Center use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. Staff supports the request.
- Driveway access via Rancho Drive will be subject to NDOT (Nevada Department of Transportation) approval.
- A Waiver is requested to allow an 11-foot wide landscape buffer along a portion of the west property line where 15 feet is required. Staff supports the request.

ANALYSIS

The subject 1.41-acre site consists of two lots zoned C-2 (General Commercial). Development is subject to Title 19 development standards. Per the submitted justification letter, the applicant proposes to develop the subject site with a 12,000 square-foot Blood Plasma Donor Center facility. There is an existing commercial building onsite that would be demolished. The surrounding area predominantly consists of other commercial uses. On November 18, 2020, the City Council approved a 235-lot single-family attached residential subdivision on adjacent property to the north.

CS

General Plan Amendment

The subject lots currently have two different land use designations. One has a land use designation of GC (General Commercial) and the other has a designation of NMX-U (Neighborhood Mixed-Use Center). In order to allow a future mapping action to combine the subject lots, a General Plan Amendment is requested from GC (General Commercial) to NMX-U (Neighborhood Mixed-Use Center) for the lot with APN: 139-20-411-016. Per the 2050 City of Las Vegas Master Plan, the NMX-U (Neighborhood Mixed-Use Center) designation allows for moderate intensity neighborhood-oriented mixed use and town centers. It conforms with the existing zoning district of C-2 (General Commercial). As such, staff recommends approval.

Special Use Permit

Title 19 defines a Blood Plasma Donor Center use as, “A building used for the collection of human blood plasma from plasma donors. This use does not include a facility for the provision of medical care or treatment.” It is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. Staff supports the request. There are no minimum Special Use Permit requirements listed for this use.

Site Development Plan Review

The submitted plans depict a two-story, 12,000 square-foot blood plasma donor facility development. The site can be accessed via Rancho Drive and Vegas Drive. A future mapping action will be required to combine the lots. The elevation plans depict a maximum building height of 22 feet. The proposed façade materials include stucco and stone wood paneling in neutral and blue tones. Title 19 parking requirements are met as a total of 60 parking are provided where 60 are required. While not required, two loading spaces are provided adjacent to the proposed building. Adequate landscaping is proposed for the perimeter and interior areas of the subject development. The proposed planting materials adhere to the recommendations of the Southern Nevada Regional Plant List.

The Department of Public Works – Traffic Engineering Division has commented, “This project will add approximately 443 trips per day on Vegas Drive and Rancho Drive. Currently, Vegas Drive is at about 47 percent of capacity and Rancho Drive is at about 81 percent of capacity. With this project, Vegas Drive is expected to be at about 48 percent of capacity and Rancho Drive to be at about 82 percent of capacity. Based on Peak Hour use, this development will add about 42 vehicles in the peak hour, or about three every four minutes.”

CS

The subject site is located within the West Las Vegas Plan Area. This Plan was adopted by City Council on July 1, 2009. West Las Vegas is comprised of the neighborhoods immediately surrounding the Historic Westside district of Downtown Las Vegas, a culturally significant and diverse area including the Berkley Square Neighborhood, Bonanza Village, Vegas Heights, and Eastland Village neighborhoods. A key objective of this plan is to improve the amount and quality of infill development on vacant and underutilized lands. The proposed Blood Plasma Donor Center development adheres to this objective, as it is a quality designed development and will provide a needed service to the area.

Staff finds the proposed development to be in substantial conformance with Title 19 and that it will be harmonious and compatible with the existing development in the surrounding area. Therefore, staff recommends approval of all entitlements with the Special Use Permit and Site Development Plan Review, subject to conditions.

(22-0271-GPA1)

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 NMX-U (Neighborhood Mixed-Use Center) 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 zoning designation allowed by the proposed amendment are compatible with the existing land uses and zoning districts in the surrounding area.

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 and densities that would be permitted with the approval of the General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendments conforms to all other applicable city codes.

FINDINGS (22-0271-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use can be conducted in a manner that is harmonious and compatible with the existing commercial and residential uses in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the proposed Blood Plasma Donor Center use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   The site is accessed from Rancho Drive, a 150-foot Freeway/Expressway and Vegas Drive, a 100-foot Primary Arterial. Both are adequate in size to meet the needs of the proposed development.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   If approved, the use will be subject to licensure inspections, thereby protecting the public health, safety and welfare.

5. The use meets all of the applicable conditions per Title 19.12.

There are no minimum conditions listed in Title 19.12 for the Blood Plasma Donor Center use.

FINDINGS (22-0271-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed Blood Plasma Donor Center use can be conducted in a manner that is harmonious and compatible with the existing land uses in the surrounding area.

2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

If the associated General Plan Amendment request is approved, the proposed development will be in substantial compliance with all city codes. A Waiver is requested to allow an 11-foot landscape buffer width along a portion of the west property line. Staff finds the request to be minor in nature and recommends approval.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site is accessed from Rancho Drive, a 150-foot Freeway/Expressway and Vegas Drive, a 100-foot Primary Arterial. Both are adequate in size to meet the needs of the proposed development. Circulation of existing adjacent roadways will not be negatively impacted. The proposed driveway access via Rancho Drive will be subject to NDOT (Nevada Department of Transportation) approval.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed stucco building façade is compatible with other commercial developments in the surrounding area. The landscape materials are drought tolerant species that are commonly found throughout the City of Las Vegas.

CS

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The submitted building elevations are not unsightly or obnoxious in appearance and will be harmonious and compatible with the existing development in the surrounding area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the proposed development will be subject to building permit inspections in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/01/88	The City Council approved the request for a Variance (V-0021-88) to allow a Carburetor Repair business, where such use is not permitted, on property located at 3046 Vegas Drive. The Board of Zoning Adjustment and staff recommended denial.
09/22/88	The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0133-88) to allow a Special Care Facility for the Housing and Care of Recovering Alcoholics, on property located at 3046 Vegas Drive. Staff recommended denial.
02/16/11	The City Council approved General Plan Amendment (GPA-40439) from SC (Service Commercial) to GC (General Commercial) on 0.34 acres at 3042 and 3046 Vegas Drive.
	The City Council approved Special Use Permit (SUP-40440) for a Bailbond Service use at 3042 and 3046 Vegas Drive.
	The City Council approved Site Development Plan Review (SDR-40441) for the conversion of two residential properties to a proposed 2,676 square-foot commercial development at 3042 and 3046 Vegas Drive.
06/02/21	The City Council approved General Plan Amendment (21-0029-GPA1) to adopt the City Of Las Vegas 2050 Master Plan and amend the City Of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City Of Las Vegas.

CS

Most Recent Change of Ownership	
11/16/10	A deed was recorded for a change in ownership. (APN: 139-20-411-004)
09/14/12	A deed was recorded for a change in ownership. (APN: 139-20-411-016)

Related Building Permits/Business Licenses
There are no related building permits/licenses of note.

Pre-Application Meeting	
05/04/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Blood Plasma Donor Center development.

Neighborhood Meeting	
06/22/22	Meeting Start Time: 5:30 pm Meeting End Time: 6:00 pm Attendance: 1 Applicant Representative 1 Council Ward Staff Member 1 Planning Department Staff Member 1 Member of the Public As there was only one public member in attendance, the meeting was more conversational than the traditional presentation format. The applicant representative discussed the proposed development and explained how the Blood Center Donor facility would operate. No major issues of concern were noted by the public member in attendance. The meeting ended with the applicant representative explaining the process going forward. The public member in attendance was in support of the project.

Field Check	
06/07/22	Staff conducted a routine field check and found an existing commercial building and gated storage area. No issues were noted.

CS

Details of Application Request	
Site Area	
Net Acres	1.41

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail, Other than Listed	GC (General Commercial)	C-2 (General Commercial)
		NMX-U (Neighborhood Mixed Use Center)	
North	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	R-TH (Single Family-Attached)
South	Auto Repair, Minor	NMX-U (Neighborhood Mixed Use Center)	C-2 (General Commercial)
		SC (Service Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Office, Other than Listed		
West	Office, Other than Listed	NMX-U (Neighborhood Mixed Use Center)	C-2 (General Commercial)
	Tavern Limited		

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: West Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
West Las Vegas Plan	Y
A-O (Airport Overlay) District (70 Feet)	Y

CS

Other Plans or Special Requirements	***Compliance***
Trails (Pedestrian Path – Sidewalk)	Y
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	61,419 SF	Y
Min. Lot Width	100 Feet	116 Feet	Y
Min. Setbacks			
• Front	10 Feet	66 Feet	Y
• Side	10 Feet	15 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50%	20%	Y
Max. Building Height	N/A	22 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
GC (General Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
NMX-U (Neighborhood Mixed Use Center)	25 du/ac	35

CS

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 23 Trees 5 Trees 11 Trees 1 Trees	 23 Trees 5 Trees 11 Trees 1 Trees	 Y Y Y Y
TOTAL PERIMETER TREES		**40 Trees**	**40 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	17 Trees	17 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 8 Feet 15 Feet 8 Feet 15 Feet		 8 Feet 15 Feet 8 Feet 11 Feet	 Y Y Y N*
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y**

*A Waiver is requested to allow a reduced landscape buffer width along a portion of the west property line.
**This requirement will be met via condition of approval.

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 Map	150	Y
Vegas Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	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	ADA	Regular	ADA	
Blood Plasma Donor Center	12,000 SF	1:200 SF	60				
TOTAL SPACES REQUIRED			60		60		Y
Regular and Handicap Spaces Required			57	3	57	3	Y
Loading Spaces	0		2				Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 15-foot landscape buffer width along the west property line.	To allow an 11-foot landscape buffer width along a portion of the west property line.	Approval

CS

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, SDPR, SUP (Blood Plasma)

Project Address (Location) 1610 Rancho Drive and 3046 Vegas Drive

Project Name CSL Plasma **Proposed Use** _____

Assessor's Parcel #(s) 139-20-411-004, 016 **Ward #** 5 - Crear

General Plan: Existing CG and NMX-U Proposed CG **Zoning:** Existing C-2 Proposed C-2

Additional Information GPA is to remove Mixed Use designation on parcel 016

Property Owner Victor Valenzuela Contact _____
Address 6717 Cypress Park Court City Las Vegas State NV Zip 89131
E-mail _____ Phone _____

Applicant RR Company of America Contact Laura McGrath
Address 1100 Camellia Blvd #201 City Lafayette State LA Zip 70508
E-mail lmcgrath@rrcoa.com Phone _____

Representative Brown, Brown and Premsrirut Contact Lora Dreja
Address 520 South Fourth Street City Las Vegas State NV Zip 89135
E-mail Lora@Brownlawlv.com Phone (702) 598-1408

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [signature]

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Victor H. Valenzuela

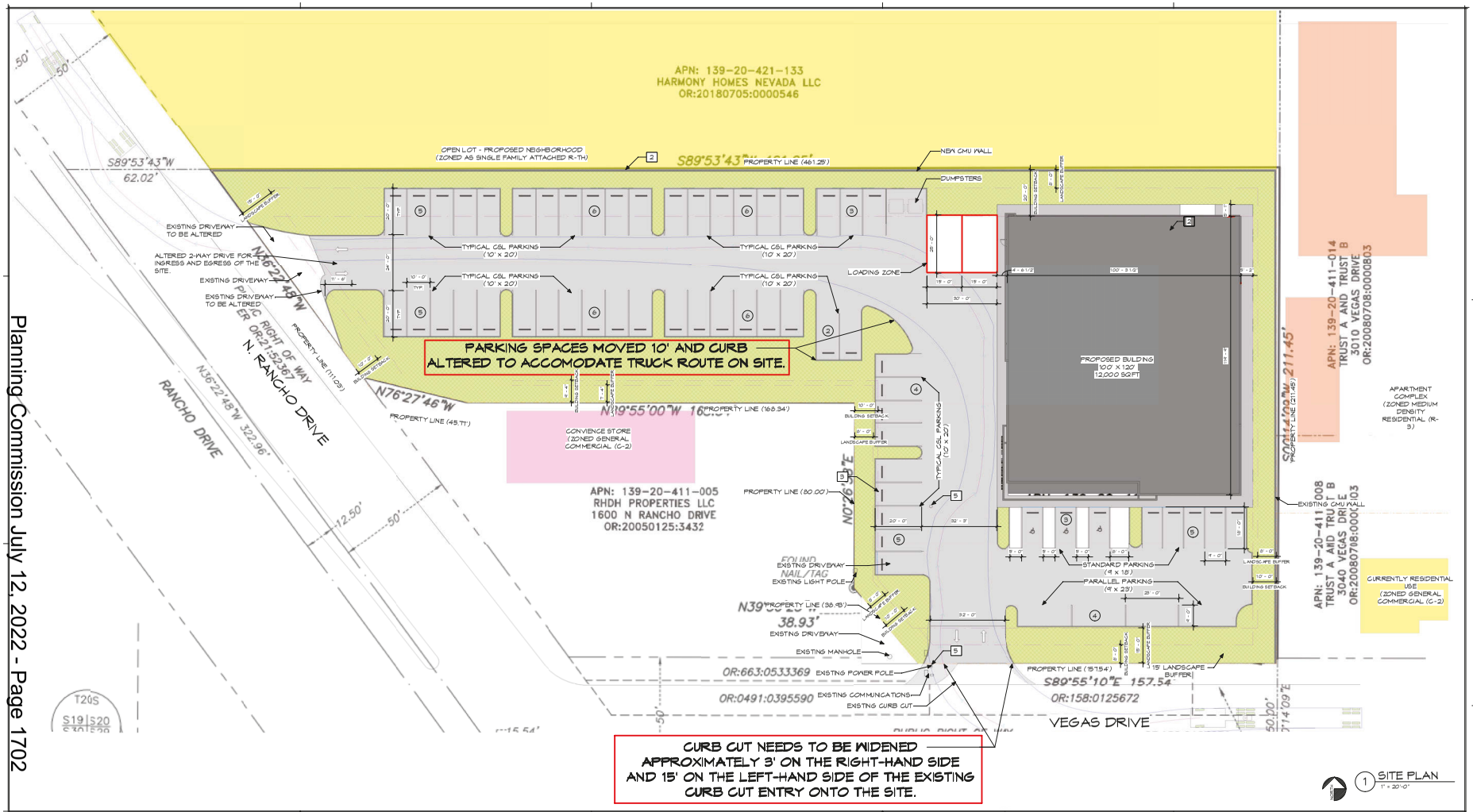
Subscribed and sworn before me State of Nevada County of Clark

This 10th day of May, 20 22

By Victor Hugo Valenzuela

Notary Public in and for said County and State

22-0271
05/19/2022
CHAY PADILLA
Notary Public State of Nevada
County of Clark
APPT NO 17-3715-1
My App Expires Oct. 15, 2025



1 SITE PLAN
1" = 20'-0"

VICINITY MAP



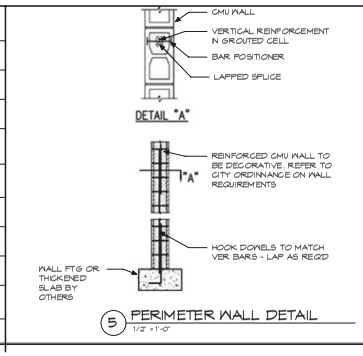
SCALE: NTS

LEGEND

- PROPERTY LINES
- BUILDING/LANDSCAPE SETBACK
- YELLOW REGION - RESIDENTIAL BUILDINGS/ DEVELOPMENTS
- ORANGE REGION - MULTI-FAMILY BUILDINGS
- PINK REGION - COMMERCIAL BUILDINGS
- GRAY REGION - PAVEMENT

CODE DATA

TOTAL PROVIDED PARKING SPACES	60 SPACES
TOTAL REQUIRED PARKING SPACES	60 SPACES
PARKING REQUIREMENT	ONE (1) PER TWO-HUNDRED (200) S.F. OF FLOOR AREA (INCLUDING 3 ACCESSIBLE PARKING SPACES)
PARKING DIMENSIONS	CSL: 10' x 20' (TYP.) CITY ORDINANCE: 9' x 18' PARALLEL PARKING: 9' x 23'
PROPERTY SIZE	1.41 ACRES (61,072 S.F.)
PROPERTY F.A.R.	.20
PROPERTY DENSITY	PROPERTY HAS NO RESIDENTIAL UNITS ON SITE.
GROUND COVER PERCENTAGE	25%
PROVIDED GROUND COVER PERCENTAGE	18,167.48 S.F. GREEN SPACE 61,740.52 S.F. OVERALL = 29.4%



5 PERIMETER WALL DETAIL
1/2" = 1'-0"

SITE PLAN KEYNOTES

1. PERIMETER WALL TO BE CONSTRUCTED FOR ALL COMMERCIAL AND INDUSTRIAL PROPERTIES THAT ARE CONSTRUCTED ADJACENT TO ANY RESIDENTIAL ZONING DISTRICT OR PORPERTY USED SOLELY FOR RESIDENTIAL PURPOSES. WALL SHALL BE A MINIMUM 6' IN HEIGHT AND BE CONSTRUCTED OF DECORATIVE MATERIALS (EX. STONE, DECORATIVE BLOCK, SLUMP STONE, AND WROUGHT IRON).
2. EXISTING CMU WALL TO REMAIN.
3. EXISTING DRIVEWAY TO REMAIN AS A SHARED ACCESS ON THE WESTERN PROPERTY LINE. ONLY OBSTRUCTIONS THAT WILL BE REMOVED IS THE WIRE FENCE GATE DOORS BLOCKING ACCESS TO THE SITE AND CROSSING THE PROPERTY LINE. WIRE FENCE THAT IS EXISTING ON THE LEFT HAND SIDE OF THE SHARED SITE ACCESS IS ASSUMED TO REMAIN.
4. PARKING IS PERMITTED TO BE WITHIN THE LANDSCAPE SETBACK, BUT MUST BE REVIEWED AND HAVE WRITTEN BY THE APPROVAL FROM LAS VEGAS DEVELOPMENT TEAM WHEN SITE PLAN REVIEW OCCURS.
5. EXISTING POWER POLE WOULD NEED TO BE REMOVED AND RELOCATED.

ACKAL A PROFESSIONAL CORPORATION
ARCHITECTS
4906 AMBASSADOR CAFFERY PKWY, BUILDING H, SUITE 800 - LAFAYETTE, LOUISIANA 70508
337 - 988 - 5271 ph. - 337 - 988 - 5272 fax
www.ackalarchitects.com

A NEW PLASMA DONOR CENTER FOR CSL PLASMA

1610 N. RANCHO DRIVE
LAS VEGAS, NV 89106

PRELIMINARY NOT FOR CONSTRUCTION

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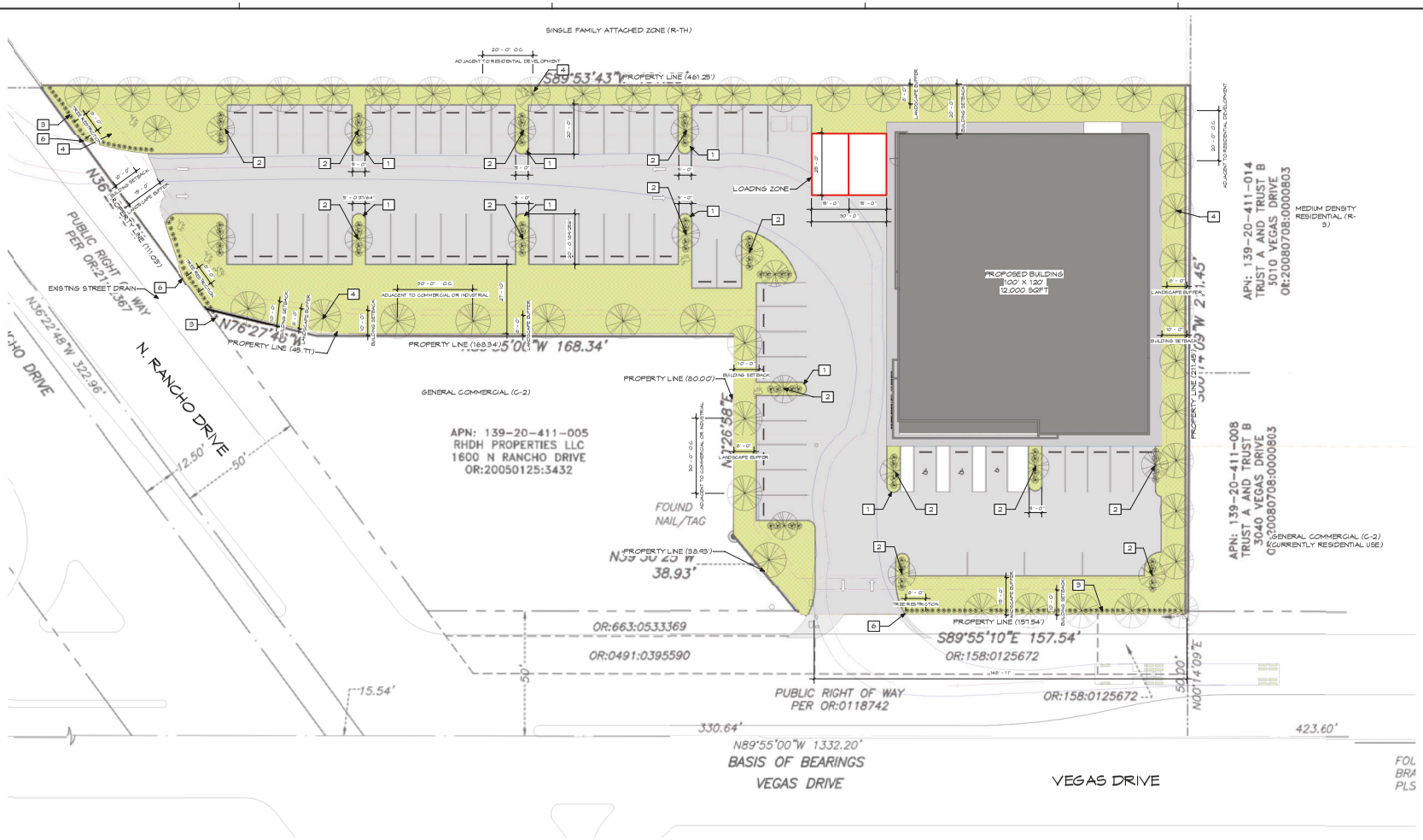
Project Number:	22-002
Date:	06/10/2022
Project Architect:	B.A.
Project Manager:	
Drawn By:	
File Name:	RANCHO
Revised:	
Sheet Name:	SITE PLAN
Sheet No.	A1

01 OF 04



TOTAL LANDSCAPE AREA: 15,935 S.F.

1 LANDSCAPE PLAN
1" = 20'-0"

LEGEND

- 24" BOX TREE - QUANTITY: 48 TREES
- 5-GALLON SHRUBS
- STREET SCREENING
- BOULDERS WITH ROCKS SURROUNDING
- GREEN AREAS

MATERIAL SELECTIONS

GROUND COVER: ROCK MULCH:	TRAILING INDIGO BUSH 1/2" - 1" RED/BEIGE DECORATIVE LANDSCAPE GRAVEL
BOULDERS/ROCKS:	TEN (10) TOTAL 2'-3' DIAMETER WITH 6" - 8" ROCKS SURROUNDING BOULDERS IN NATURALISTIC APPEARANCE. COLOR TO MATCH BOULDER
24" BOX TREES: ISLAND SHRUBS/ FRONTAGE SCREENNG: PERIMETER WALL:	BLUE PALO VERDE DEER GRASS OR SIMILAR TYPE DECORATIVE BLOCK
TOTAL LANDSCAPED AREA:	15,935 S.F.

NOTE OWNER TO APPROVE ALL PLANTING AND LANDSCAPE MATERIAL PRIOR TO CONSTRUCTION

LANDSCAPE PLAN KEYNOTES

1. PARKING ISLANDS SHALL BE 5'-0" FROM INSIDE-TO-INSIDE OF CURB.
2. ALL ISLANDS ARE REQUIRED TO HAVE A MINIMUM 24" BOX SHADE TREE, A MINIMUM OF 4.5-GALLON SHRUBS, AND 2-INCH LAYER OF GROUND COVER/ ROCK MULCH.
3. PARKING LOT TO BE SCREENED FROM ADJACENT ROADWAYS WITH A SOLID LIVING HEDGE THAT HAS A MAXIMUM HEIGHT OF 36".
4. PERIMETER LANDSCAPING TO BE MINIMUM 24" BOX TREES SPACED 20'-0" IN BUFFER LOCATED NEXT TO PROPERTY ZONED OTHER THAN COMMERCIAL AND STREET FRONTAGES AND 30'-0" IN BUFFER LOCATED NEXT TO PROPERTY ZONED COMMERCIAL OR INDUSTRIAL.
5. ALL LANDSCAPE AREAS AND PARKING ISLANDS SHALL BE IRRIGATED WITH DRIP IRRIGATION ONLY.
6. TREE PLANTING RESTRICTION AREA MEASURED 8'-0" ALONG PROPERTY LINE FROM POINT WHERE DRIVEWAY AND STREET PROPERTY LINE MEET.

22-0271
06/16/2022

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A NEW PLASMA DONOR CENTER FOR CSL PLASMA

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Project Number:	22-002
Date:	06/10/2022
Project Architect:	B.A.
Project Manager:	
Drawn By:	
File Name:	RANCHO
Revised:	
Sheet Name:	LANDSCAPE PLAN
Sheet No.	A2

02 OF 04

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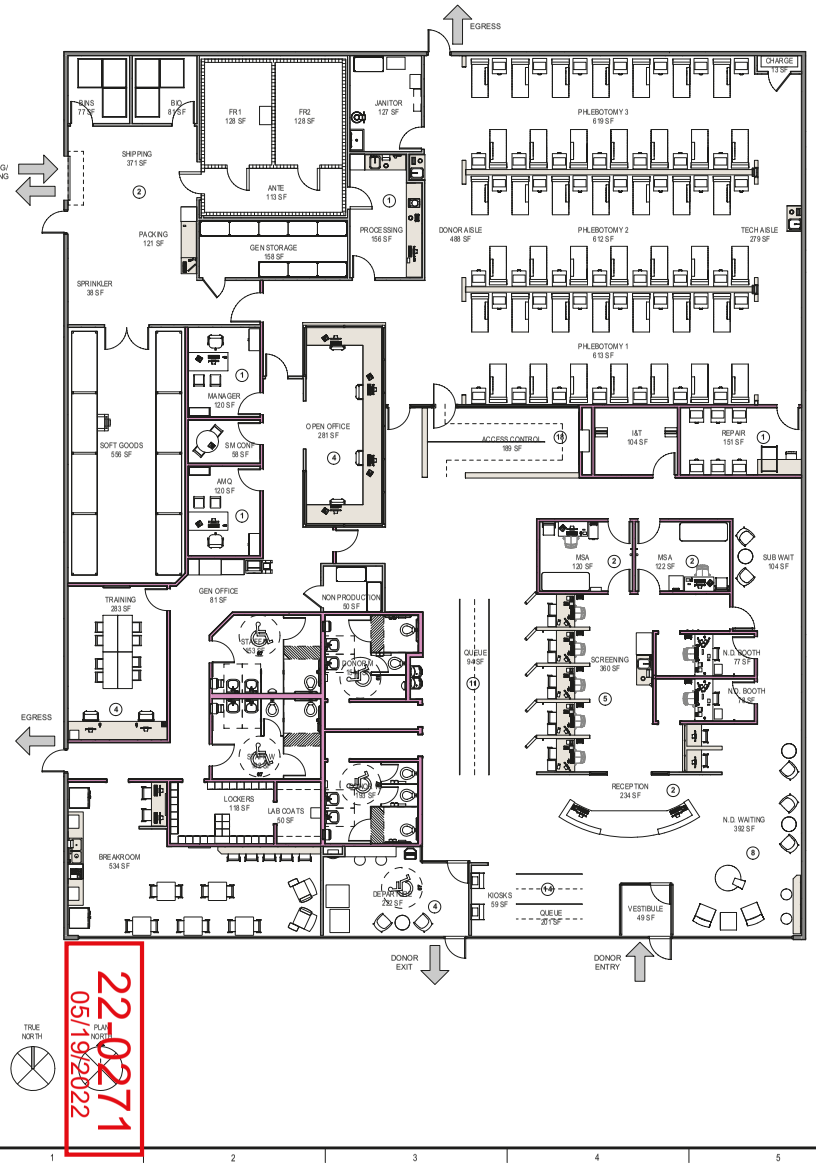
Planning Commission July 12, 2022 - Page 1704

PROPOSED FLOOR PLAN



22-0271
05/19/2022

CODE ANALYSIS & LIFESAFETY

USE AND OCCUPANCY AREAS WITH OCCUPANT LOAD

PUBLIC	STAFF		
		PHLEBOTOMY BAYS	
42	0	42	BEDS (1 OCCUPANT PER BED)
0	7	7	STAFF FLOATING, 1 PER 6 BEDS)
0	3	3	SUPERVISORS (1 PER BAY)
0	3	3	OBSERVERS (1 PER BAY)
42	**13**	**55**	**TOTAL**
		NEW DONOR AREAS	
2	2	4	MSA / EXAM ROOMS
2	2	4	NEW DONOR BOOTHS
8	0	8	NEW DONOR WAITING
0	2	2	RECEPTION
2	0	2	DONOR VIDEO
14	**6**	**20**	**TOTAL**
		RETURN DONOR AREAS	
11	0	11	QUEUE-IN-LINE (1 PER 2 LF)
14	0	14	KIOSK QUEUE LINE (1 PER 2 LF)
5	5	10	RETURN DONOR BOOTHS (VITALS)
3	0	3	KIOSK
33	**5**	**38**	**TOTAL**
		ALL OTHER AREAS	
18	0	18	ACCESS CONTROL
4	0	4	DEPARTURE LOUNGE
0	10	10	MANAGER, AMQ, GENERAL & OPEN OFFICE, TRAINING
0	4	4	SOFTGOODS, REPAIR, PROCESSING, SHIPPING
0	0	0	BREAKROOM, LOCKERS, FREEZERS, LABCOATS, BIOHAZ, JANITOR
0	0	0	STAFF ACCOUNTED FOR AT OTHER SPACES
22	**14**	**36**	**TOTAL**
111	**38**	**149**	**= TOTAL OCCUPANTS**

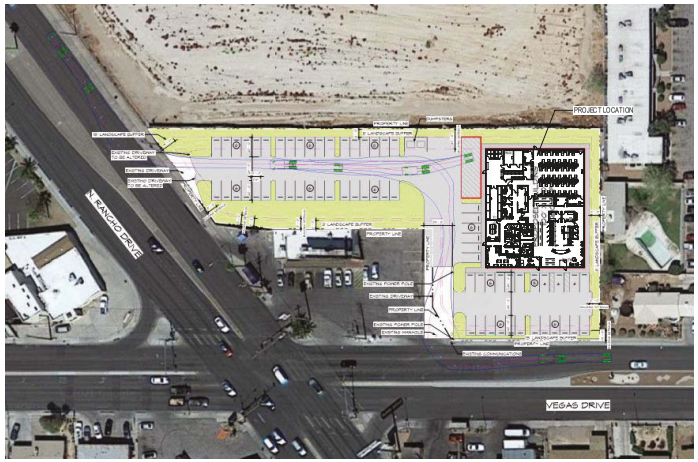
PROJECT DESCRIPTION

THE PROJECT WORK INCLUDES NEW INTERIOR TENANT IMPROVEMENT OF THE NEW SHELL SPACE FOR A BLOOD PLASMA COLLECTION FACILITY, GROUP B, BUSINESS USE.

GENERAL SYMBOL LEGEND

- ADJACENT TENANT NOT IN WORK SCOPE
- 0 — EXISTING COLUMN GRID
- 0 — NEW COLUMN GRID
- 1 HOUR FIRE BARRIER
- NON-RATED SMOKE PARTITION

AERIAL PHOTO



NOVUS
always new
ASHEVILLE
ATLANTA
CHARLESTON
CHARLOTTE
JACKSONVILLE
NOVUSARCHITECTS.COM

NOT FOR CONSTRUCTION

CSL Plasma
Good for You. Great for Life.

LAS VEGAS
600 N. RANCHO DRIVE
LAS VEGAS, NV 89106

CODE ANALYSIS & LIFESAFETY INFO

REVISIONS:

No.	Description	Date

DRAWN BY: DTR
CHECKED BY: DMM
DATE: APRIL 1, 2022

NOVUS JOB NUMBER
2001.1111.90

SHEET NUMBER
G002

TEST FIT

A NEW PLASMA DONOR CENTER FOR
CSL PLASMA
1600 NORTH RANCHO DRIVE
LAS VEGAS, NV 89106

PRELIMINARY NOT FOR CONSTRUCTION

Project Number: 22-002
Date: 05/16/2022
Project Architect: BA
Project Manager:
Drawn By: RANCHO
File Name:
Revised:
Sheet Name: EXTERIOR ELEVATIONS
Sheet No. A3
03 OF 04

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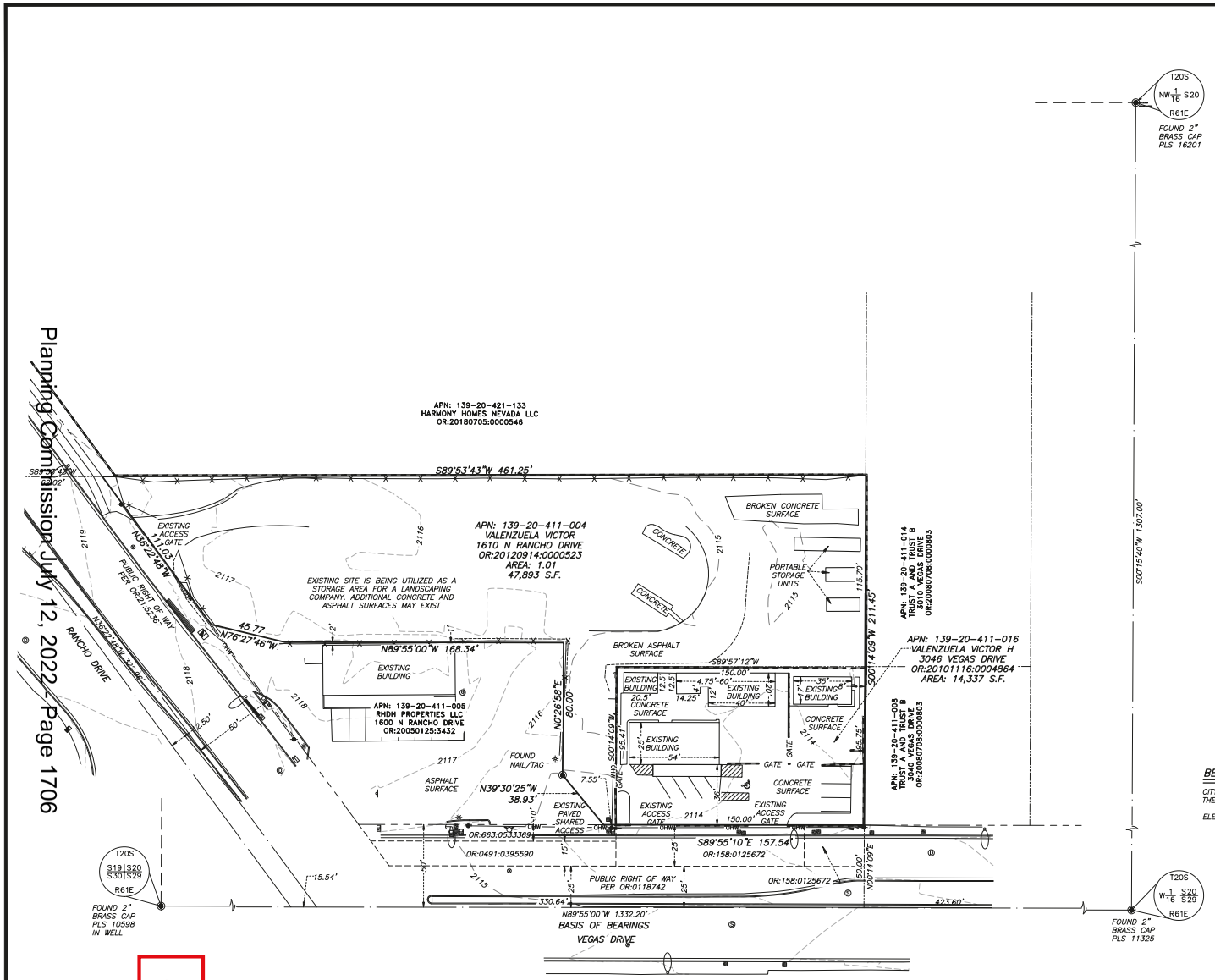
22-0271
05/19/2022



0 15 30 60

(IN FEET)
1 INCH = 30 FT.

LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- FENCE LINE
- OHW — OVERHEAD WIRE
- BUILDING LINE
- WALL
- APN: — AUDITOR'S PARCEL NUMBER
- OR: — OFFICIAL RECORD
- ELECTRICAL MANHOLE
- POWER POLE
- STREET OR TRAFFIC LIGHT BOX
- STREET LIGHT
- AREA LIGHT
- TELEPHONE BOX
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- SIGN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- UNKNOWN UTILITY

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 13LV0120SSW6 – BEING A RIVET AND PLATE IN THE NORTHWEST CORNER OF VEGAS DRIVE AND FERRELL STREET

ELEVATION: 2109.88 US FEET

UTILITY NOTE

ONLY SURFACE EVIDENCE OF UNDERGROUND UTILITIES WAS LOCATED FOR THIS SURVEY. ANY UNDERGROUND UTILITIES SHOWN ARE FROM BEST AVAILABLE INFORMATION. NO BELOW GROUND LOCATIONS WERE VERIFIED. THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SUGGESTED BY SUCH EVIDENCE COMPRISE OF ALL SUCH UTILITIES IN THE AREA.

RIETZ CONSULTING INC.
3203 E. WARM SPRINGS RD. # 400
LAS VEGAS, NV 89120
PH:702-521-3355

REV: DATE: DESCRIPTION:

ALTA/NSPS LAND TITLE SURVEY
APN: 139-20-411-004 & 139-20-411-016
RANCHO & VEGAS
EXISTING CONDITIONS

DATE: 04/25/22
DRAFTER: VKP
FIELD:
CHECKED: EJR
JOB NO.

SHEET 3 OF 3 SHEETS

22-0271
05/19/2022

Planning Commission July 12, 2022 - Page 1706



22-0271-GPA1, 22-0271-SUP1, AND 22-0271-SDR1 - APPLICANT: RR COMPANY OF AMERICA - OWNER: VICTOR VALENZUELA

1610 RANCHO DRIVE AND 3046 VEGAS DRIVE

06/07/2022



22-0271-GPA1, 22-0271-SUP1, AND 22-0271-SDR1 - APPLICANT: RR COMPANY OF AMERICA - OWNER: VICTOR VALENZUELA

1610 RANCHO DRIVE AND 3046 VEGAS DRIVE

06/07/2022



22-0271-GPA1, 22-0271-SUP1, AND 22-0271-SDR1 - APPLICANT: RR COMPANY OF AMERICA - OWNER: VICTOR VALENZUELA

1610 RANCHO DRIVE AND 3046 VEGAS DRIVE

06/07/2022



22-0271-GPA1, 22-0271-SUP1, AND 22-0271-SDR1 - APPLICANT: RR COMPANY OF AMERICA - OWNER: VICTOR VALENZUELA

1610 RANCHO DRIVE AND 3046 VEGAS DRIVE

06/07/2022



22-0271-GPA1, 22-0271-SUP1, AND 22-0271-SDR1 - APPLICANT: RR COMPANY OF AMERICA - OWNER: VICTOR VALENZUELA

1610 RANCHO DRIVE AND 3046 VEGAS DRIVE

06/07/2022



22-0271-GPA1, 22-0271-SUP1, AND 22-0271-SDR1 - APPLICANT: RR COMPANY OF AMERICA - OWNER: VICTOR VALENZUELA

1610 RANCHO DRIVE AND 3046 VEGAS DRIVE

06/07/2022

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 16, 2022

City of Las Vegas Planning and Zoning
495 South Main Street
Las Vegas, Nevada 89101

RE: GPA, Use Permit and Site Development Plan Review and for Blood Plasma Center 1610 Rancho Road 139-20-411-004, 016

Dear Mr. Stewart;

Our client is interested in purchasing two properties at the northeast corner of Rancho Drive at Vegas Drive that are currently zoned C-2. The intent is to build a new Blood Plasma Donor Center. This involves demolishing a building addressed as 3045 Vegas Drive. Access to the project will remain at the current inlets on 3045 Vegas Drive as well as the ingress on Rancho Drive that historically accessed parcel 004.

General Plan Amendment: While the underlying zoning remains C-2, a GPA is required in order to merge the parcels to allow the building to build over what is currently a property line. The City of Las Vegas completed an area wide plan amendment to reclassify parcel 016 to NXU-U. This request is to classify parcel 004 to the same land use designation to meet mapping requirements.

Site Development Plan Review: The plan uses existing conditions to build and infill site. In particular, the design is benchmarked by existing access points to both properties as there is no shared access mapped on the adjacent irregularly shaped parcel. Note that parking, residential adjacency, parking lot landscaping requirements are met. Waivers were not identified in the site.

Special Use Permit for Blood Plasma Center: CSL Blood Plasma operates more than 180 centers across the USA including five in the Las Vegas Valley. Donations are used to treat hereditary bleeding disorders, immune deficiencies, hemophilia, respiratory conditions and burn traumas. All Blood Plasma centers use a National Donor Deferral Registry that is a permanent record of individuals tests. People that have tested for viruses (HIV, HPV, HCV) or illegal substances may no longer donate plasma. The industry is further regulated by the FDA.

Donors must be in good health, have not had tattoos or piercings within four months, carry state issued identification that demonstrates a permanent address.

The facility is open from 7:00 AM to 7:00 PM. Each location employs 40-60 people. Cash is not kept on-site as payment is made to VISA debit cards.

I can be reached at (702) 598-1408 to address additional questions and concerns.

Respectfully,

L A Dreja

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

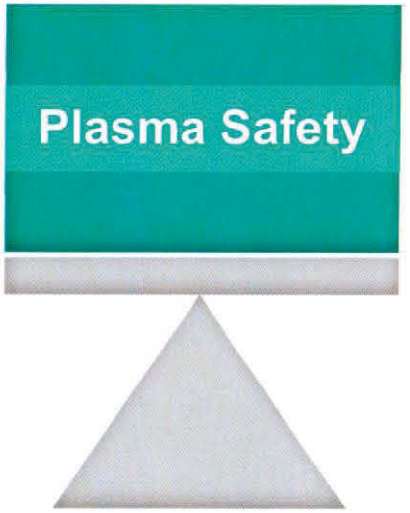
22-0271
05/19/2022

Regulatory Compliance- Its all about Quality

FDA, GHA(German Health Authority), PPTA (Plasma Proteins Therapeutics Association), CLIA (Clinical Laboratory Improvements Amendments-State regulators) and other Applicable Agencies

Over 2600 Standard Operating Procedures (SOP's)

More than 200 Regulatory Inspections per year company wide



Planning Commission July 12, 2022 - Page 1714

22-0271
05/19/2022

Donation Process



The donor is greeted by our friendly staff



The donor begins the SAHH (Self-Administered Health History) using their thumbprint for identification



The donor visits the vitals station or medical office



Our staff prepares the donor for their donation using a handheld PDA



Upon completion, the donor is thanked for their donation and compensated with a Visa Debit Card



The plasma is sent to processing where samples are drawn and units are prepared for shipping

22-0271
05/19/2022

Good for You. Great for Life. CSL Plasma

CSL Plasma is an integral part of the communities in which we live and work

- Each Collection Center provides a broad range of entry level positions with career advancement opportunities. We employ approximately **40-60** employees:
  - Reception Technician
  - Donor Support Technician
  - Phlebotomist
  - Medical Staff
  - Plasma Processing Technician
  - Training Coordinator
  - Quality Management
  - Operations Management and Supervision
- Comprehensive training is provided to ensure donor safety and compliance with regulatory and manufacturing requirements
- The majority of our employees and donors live within the local community.



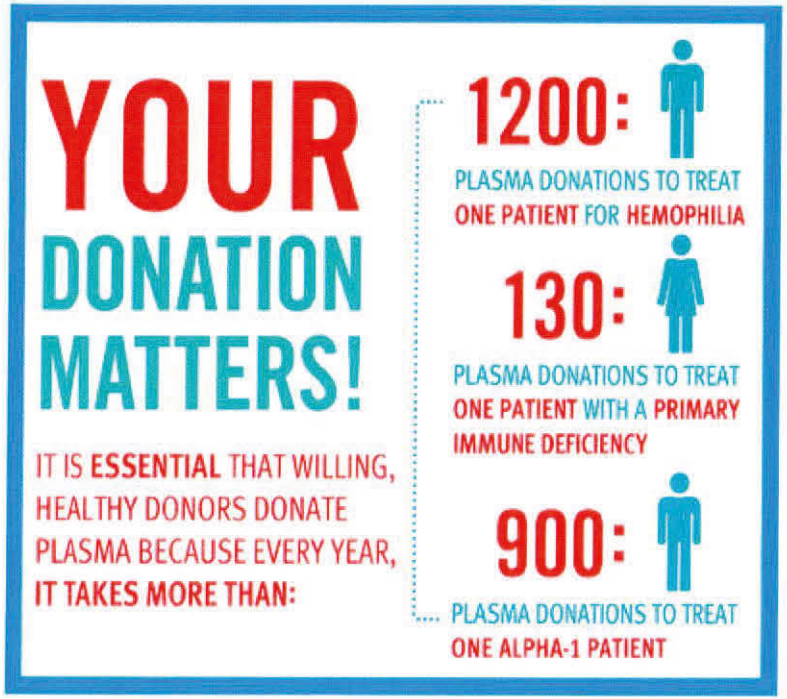
Our Lansing Michigan Center recently sponsored a food truck event in their parking lot to benefit vets

Good for You. Great for Life. CSL Plasma

22027105/19/2022

Why Plasma Donation Matters

Who Needs Plasma Therapies?



Rare Diseases and Conditions

These therapies replace missing or deficient proteins that allow individuals to lead healthy and more productive lives. The patients that rely on these therapies generally require regular infusions or injections throughout their lives. The diseases and conditions treated by plasma protein therapies are considered rare diseases because they affect a relatively small percent of the population. Most are genetic, chronic conditions.

Planning Commission July 12, 2022 - Page 1717

22-0271
05/19/2022

22-0271-SDR1
RR Company of America

NEC Vegas Drive and Rancho Drive

Proposed 12 thousand square foot blood plasma center replacing a 1.56 thousand square foot commercial building.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.560	9.74	15
AM Peak Hour			1.16	2
PM Peak Hour			1.15	2

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CLINIC [1000 SF]	12.000	38.16	458
AM Peak Hour			3.69	44
PM Peak Hour			3.28	40

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	10.440		**443**
AM Peak Hour				**42**
PM Peak Hour				**38**

Existing traffic on all nearby streets:

Vegas Drive	
Average Daily Traffic (ADT)	15,788
PM Peak Hour	1,263
(heaviest 60 minutes)	

Rancho Drive	
Average Daily Traffic (ADT)	49,628
PM Peak Hour	3,970
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Vegas Drive	33,800
Rancho Drive	61,398

This project will add approximately 443 trips per day on Vegas Dr. and Rancho Dr. Currently, Vegas is at about 47 percent of capacity and Rancho is at about 81 percent of capacity. With this project, Vegas is expected to be at about 48 percent of capacity and Rancho to be at about 82 percent of capacity.

Based on Peak Hour use, this development will add about 42 vehicles in the peak hour, or about three every four minutes.

Note that this report assumes all traffic from this development uses all named streets.

Nora Lares

From: noreply@formstack.com
Sent: Friday, July 8, 2022 8:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments
Submitted at 07/08/22 8:21 PM

Meeting Date:	Tuesday, July 12, 2022
Project Number:	22-0271
Position:	I OPPOSE the project and all related applications.
Name:	E ARCE
Residential or Business Address:	PO BOX 22221 SAN DIEGO, CA 92192
Phone:	(858) 531-1557
Email:	barce@ucsd.edu
Comments:	I oppose the development plan for a Blood Plasma Donor Center too close to residential area.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Submitted after final agenda
Items 31a-c.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
31a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0271-GPA1 - GENERAL PLAN AMENDMENT - FROM: GC (GENERAL COMMERCIAL) TO: NMX-U (NEIGHBORHOOD MIXED USE CENTER) [APN 139-20-411-016]

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
31b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0271-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BLOOD PLASMA DONOR CENTER USE

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
31c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0271-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED BLOOD PLASMA DONOR CENTER DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
32

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0272 - PUBLIC HEARING - APPLICANT/OWNER: PHENOMENAL TOWING, LLC - For possible action on the following Land Use Entitlement project requests on 1.12 acres located at the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-023, 024, and 025), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

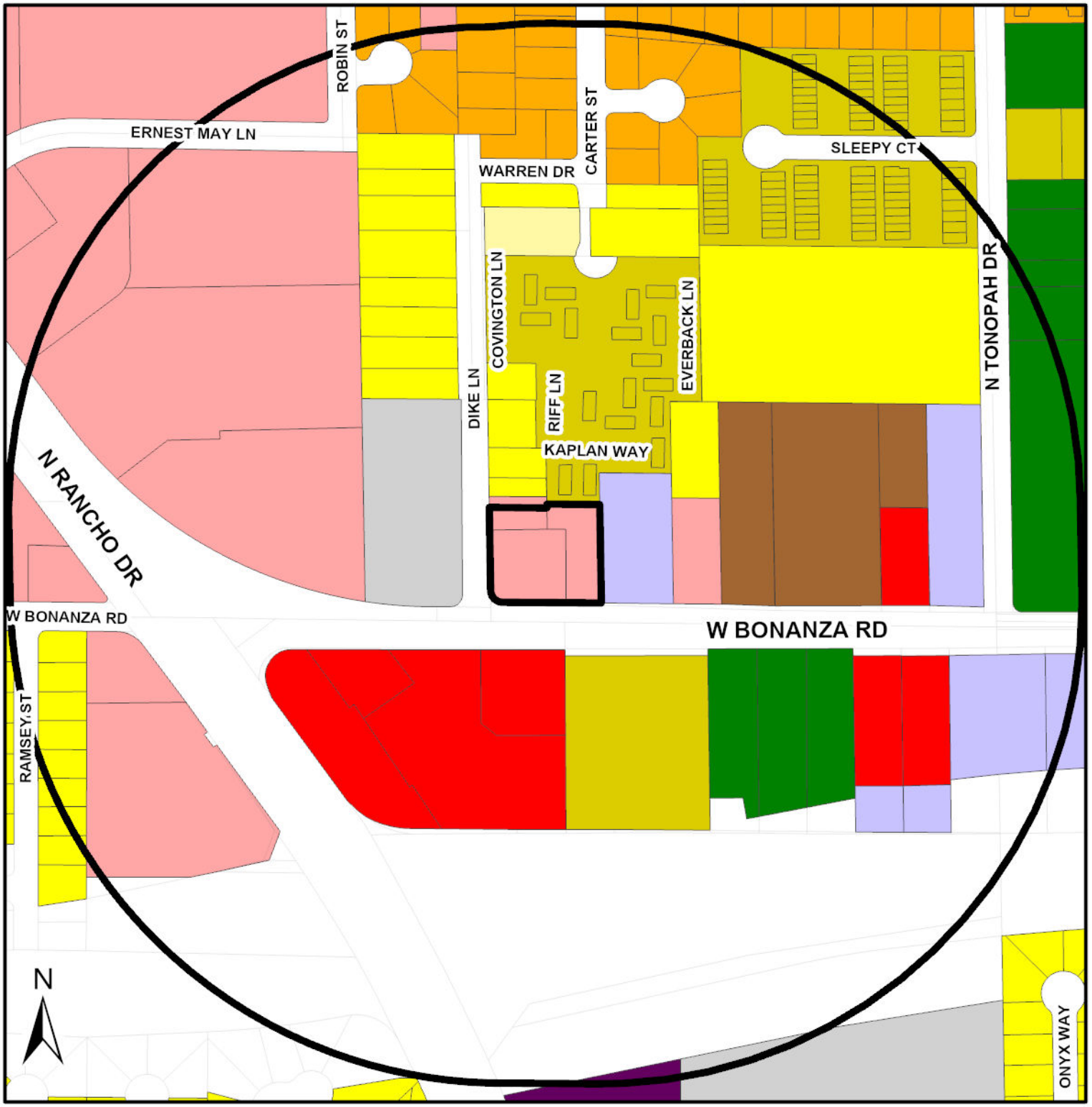
C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Land Use Map for 22-0272-ZON1
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter

22-0272-ZON1



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
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- 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

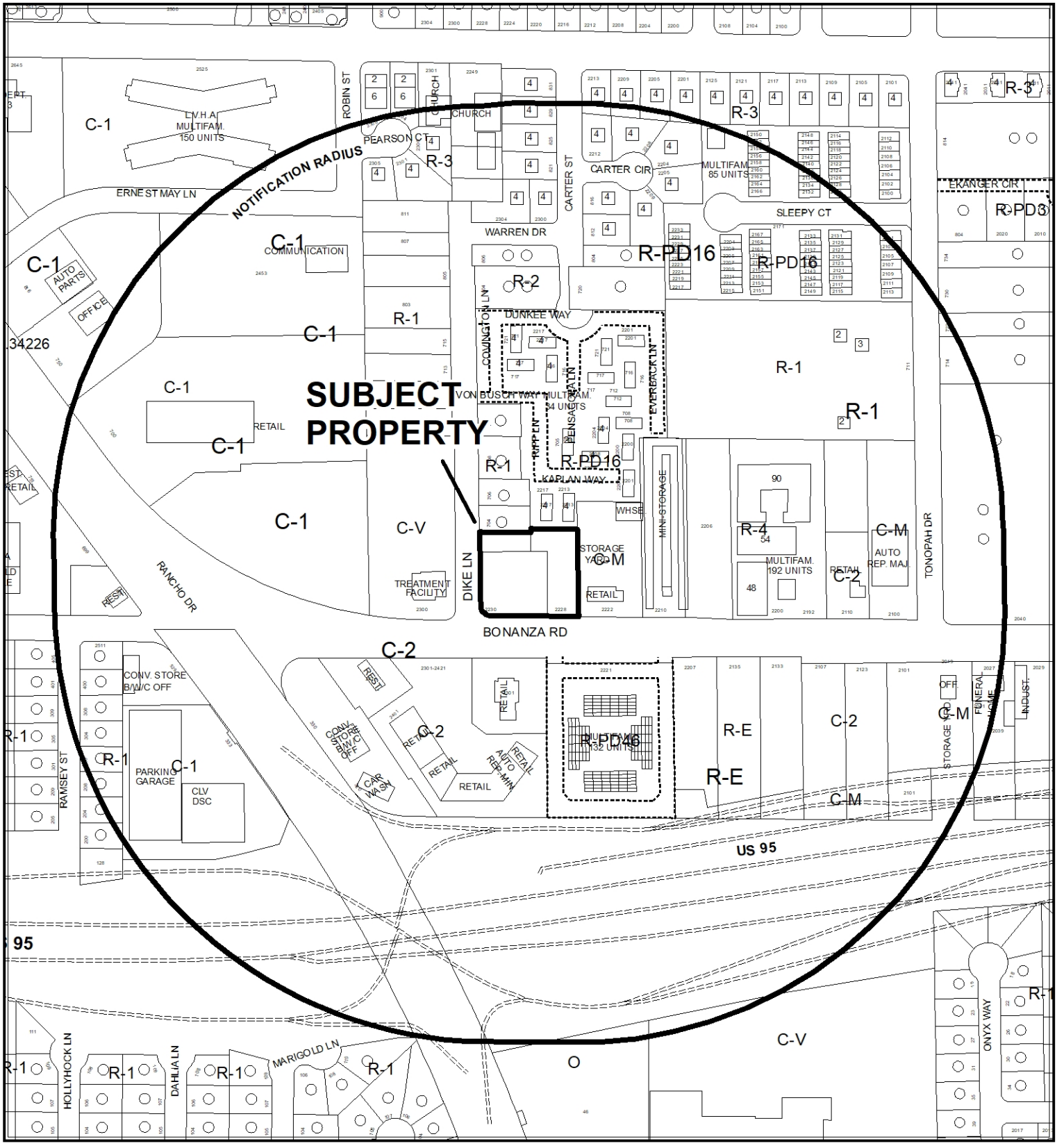
Subject Property

Not City

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, June 2, 2022



0 265 530 Feet

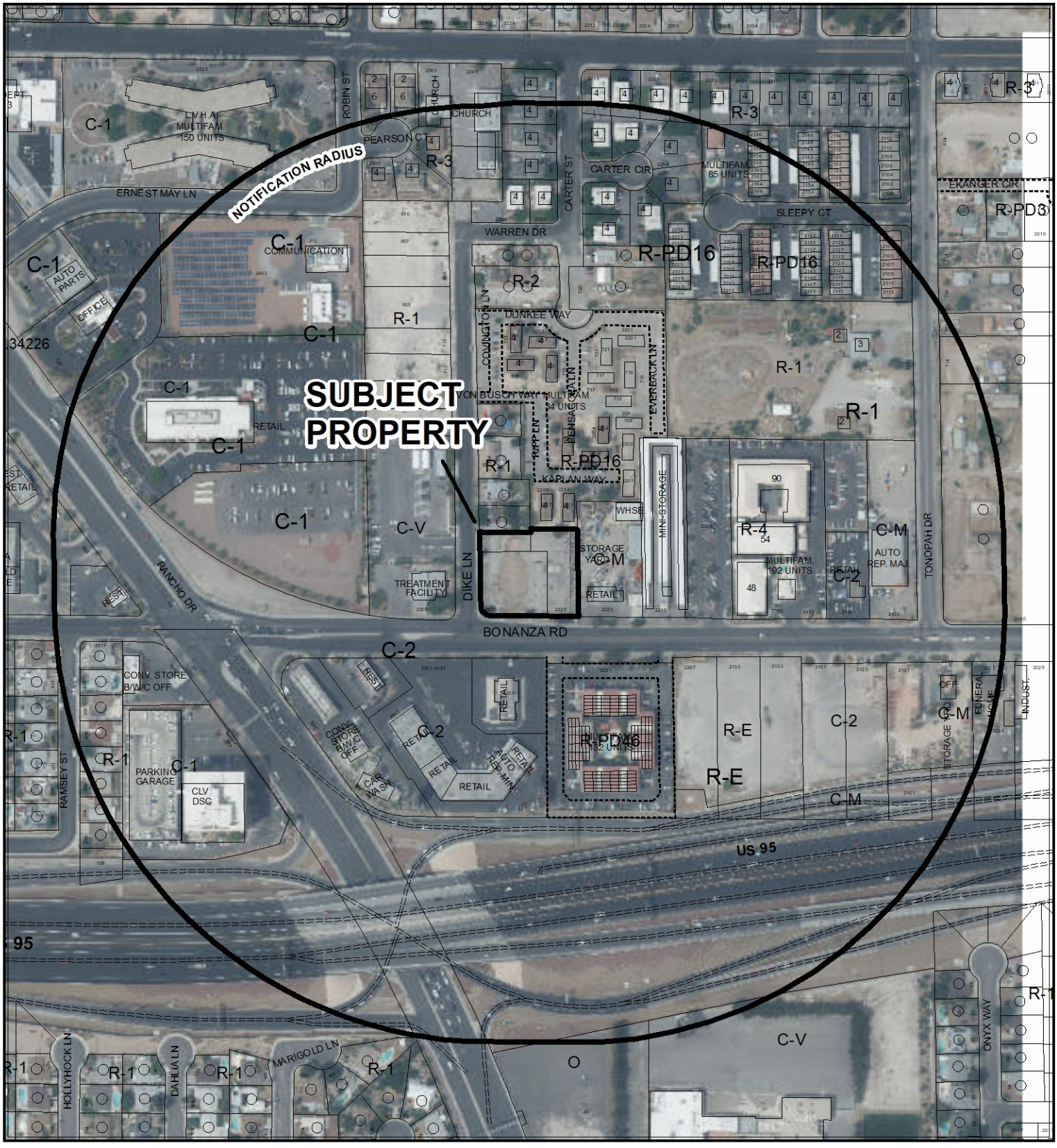
CASE: **22-0272**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



CASE: **22-0272**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PHENOMENAL TOWING, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0272-ZON1	Staff recommends APPROVAL.	
22-0272-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0272-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 303

PROTESTS 0

APPROVALS 0

CG

**** CONDITIONS ****

22-0272-SDR1 CONDITIONS

Planning

1. Approval of Rezoning (22-0272-ZON1) 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 05/19/22, except as amended by conditions herein.

4. A Waiver from Title 19.16.110 is hereby approved, to allow no perimeter landscape buffer on the east interior lot line where eight feet is required.

5. An Exception from 19.08.110 is hereby approved, to allow no parking lot landscape islands where five are required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. 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.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.36.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

13. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. Submit a License Agreement for landscaping and private improvements in the adjacent public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Rezoning request from C-1 (Limited Commercial) to C-M (Commercial/Industrial) and a Site Development Plan Review request for a proposed 48,787 square-foot towing & impound yard development on 1.12 acres at the northeast corner of Bonanza Road and Dike Lane.

ISSUES

- A Rezoning is requested from C-1 (Limited Commercial) to C-M (Commercial/Industrial). Staff supports this request.
- A Waiver is requested to allow no landscape buffer along the east property line where five feet is required. Staff supports this request.
- An Exception is requested to allow no parking lot landscaping islands where five are required. Staff supports this request.

ANALYSIS

The subject 1.12-acre site is currently zoned as C-1 (Limited Commercial) with a TOD-2 (Transit Oriented Development – Low) Land Use Designation. The subject site is a combination of three parcels that is located on the northeast corner of Bonanza Road and Dike Lane. The subject site is surrounded by a storage yard zoned C-M (Commercial/Industrial) to the east, a residential development zoned R-PD16 (Residential Planned Development – 16 Units per Acre) and a commercial property zoned C-1 (Limited Commercial) to the north, a treatment facility zoned C-V (Civic) to the east, multifamily apartments zoned R-PD46 (Residential Planned Development – 46 Units per Acre) and a shopping center zoned C-2 (General Commercial) to the south. The applicant proposes to rezone the subject sites to C-M (Commercial/Industrial) and develop the sites with a towing & impound yard that will accommodate 24 parking spaces for trucks.

Rezoning

The subject site is currently zoned C-1 (Limited Commercial) and the applicant is proposing to rezone the subject site from C-1 (Limited Commercial) to C-M (Commercial/Industrial) to allow a Towing & Impound Yard use. The Towing & Impound Yard use is permitted conditionally in the C-M (Commercial/Industrial) zoning district.

The Conditional Use Regulations for the Towing & Impound land use are:

1. All areas used for the parking and storage of operable vehicles shall be paved.

   The proposed Towing & Impound Yard will have all parking and storage of operable vehicles on a paved surface.

2. All stored, damaged, or wrecked vehicles, parts and equipment shall be effectively screened so not to be visible from adjoining properties or public rights-of-way.
   All stored, damaged, or wrecked vehicles, parts and equipment is shall be screened by new, eight-foot decorative screening walls adjacent to Bonanza Road and Dike Lane and screened from residential properties to the north and a storage yard to the east.

The proposed C-M (Commercial/Industrial) zoning district functions to provide 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 district is consistent with the TOD-2 (Transit Oriented Development – Low) Land Use Designation.

While there is a low to medium density residential parcel located to the north of the subject site, the character of this area of the city is primarily industrial in nature as the parcel to the east of the subject site is zoned C-M (Commercial/Industrial). There are multiple parcels in the surrounding area that also hold the C-M (Commercial/Industrial zoning designation which further contributes to the industrial character of this segment of the Bonanza corridor.

Staff finds that the proposed rezoning request would allow a land use that is compatible with neighboring land uses; therefore, staff recommends approval of the requested Rezoning.

Site Development Plan Review

The subject site is currently undeveloped and zoned C-1 (Limited Commercial) where it is subject to Title 19 development standards. If the rezoning were to be approved, the Towing and Impound Yard use would comprise of an approximately 48,787 square-foot parking lot with no structure on the subject site. Per the submitted Site Plan, date stamped 05/19/22, the proposed Towing and Impound Yard would provide 12 parking spaces for employees which includes one ADA van accessible parking space and 24 parking spaces for tow trucks. The proposed development per Title 19.18.030 (3)(b) satisfies parking requirements as parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or other vehicular impound are not required to be counted in calculating the number of required handicapped parking spaces as the provided handicapped stall provides passenger loading zones that comply with Section 503 of the ADA Standards for Accessible Design.

A Towing and Impound Yard use is defined in Title 19.12 as: “A lot or building for the storage of damaged, wrecked or impounded motor vehicles for a limited period of time, usually having awaiting insurance adjustment, transport to a repair shop, or recovery by the owner or operator.”

As part of this development, the applicant will construct a decorative screen wall that will run along the property line adjacent to Bonanza Road and along the property line adjacent to Dike Lane. These walls, while providing contrasting material, will also provide adequate screening of the Tow Yard as the proposed screen walls will be eight feet tall. These new additions comply with the C-M (Commercial/Industrial) standards for perimeter walls. The applicant has also stated that the existing walls on the north and east are to remain which also provide adequate screening from the proposed development.

Landscape plans, date stamped, 05/19/22 depict landscape buffers adjacent to Bonanza Road, Dike Lane, and the north property line that meet Title 19 landscape buffer and planting requirements. However, the applicant has requested a Waiver to provide no landscape buffer along the entirety of the east property line. The submitted justification letter states that the Waiver request is a result of an encroachment by the east adjacent parcel. Staff supports this request.

The applicant has also requested an Exception to allow no parking lot landscaping where such is required. The applicant has stated that the proposed parking lot is not open to the public and used exclusively for tow trucks and stored vehicles. Staff finds the requested Exception will have minimal impact on surrounding development and will not detract from the proposed development meeting Title 19 development standards and therefore supports this request.

Staff finds the requested Waiver and Exception will have minimal impact on surrounding development and satisfies the conditions for determination of approval. The proposed development is compatible with the adjacent and neighboring land use designations and zoning districts and meets the intent of the Las Vegas Redevelopment Plan – Area 1 by eliminating and preventing the spread of blight and deterioration in accordance with the Master Plan, the Redevelopment Plan and local codes and ordinances; therefore staff recommends approval of the requested Site Development Plan Review, subject to conditions.

FINDINGS (22-0272-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   If approved, the proposed C-M zoning district would conform to the existing TOD-2 (Transit Oriented Development – Low) Land Use 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.**

   Land uses which would be allowed on the subject property by approving the rezoning will be 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.**

   Rezoning to C-M (Commercial/Industrial) on the subject parcels would allow for development that is appropriate for this segment of the Bonanza Road corridor.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

   The subject site is accessed from Bonanza Road, a 100-foot Primary Arterial and Dike Lane, a 56-foot Collector Road as classified by the Master Plan of Streets and Highways Map, Both are adequate in size to service the needs of the proposed zoning district.

FINDINGS (22-0272-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   While the proposed Towing & Impound Yard use is adjacent to low to medium density residential properties to the north, the proposed development is compatible with adjacent development and development in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the TOD-2 General Plan Designation, Title 19 development standards, and other duly-adopted city plans, policies and standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided from Dike Lane, a 56-foot Collector Road and Bonanza Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and 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;**

   No new buildings are proposed as part of the development. The primary tree species provided throughout the development will be 24-inch box “Willow Acacia” and existing “Mondale Pine” with 5-gallon “Red Yucca” and “Texas Ranger” shrubs, which are consistent with the Southern Nevada Regional Planting 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 development of a blighted lot will create and orderly and aesthetically pleasing environment.

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.	
07/28/97	The City Council approved a request for a Rezoning (Z-0046-97) on property located at 706 Dike Lane, from R-1 (Single Family Residential) to R-2 (Medium-Low Density Residential). The Planning Commission and staff recommended approval.
07/06/99	The Board of Zoning Adjustment approved a request for a Variance (V-0051-99) on property located at 2230 West Bonanza Road to allow an existing 90-foot high freestanding ground sign where 40 feet is the maximum height allowed in conjunction with an existing restaurant.
10/05/05	The City Council approved a request to amend a portion of the Southeast Sector Plan of the General Plan (GPA-6273) from ML (Medium-Low Density Residential) to SC (Service Commercial) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for Rezoning (ZON-6510) from R-1 (Single Family Residential) and R-1 (Single Family Residential) under Resolution of Intent to R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial).
	The City Council approved a request for a Variance (VAR-6506) to allow a zero-foot stepback ratio where a 1:1 stepback ratio is required along a collector or larger street for a 500-foot tall building in conjunction with a proposed mixed-use development.
	The City Council approved a request for a Special Use Permit (SUP-6504) for a proposed mixed-use development.
	The City Council approved a request for a Special Use Permit (SUP-8067) to allow a proposed 350-foot tall building where 140 feet is the maximum height allowed in the Airport Overlay zone.
	The City Council approved a request for a Petition to Vacate (VAC-7679) the east five feet of a portion of Dike Lane, north of Bonanza Road.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Site Development Plan Review (SDR-6507) for a proposed mixed-use development including a 38-story tower containing 311 residential units, a 32-story tower containing 160 residential units and 40,000 square feet of commercial space and waivers for a zero-foot side yard setback where 10 feet is the minimum required, a zero-foot corner side yard setback where 15 feet is the minimum required, a 10-foot rear yard setback where 20 feet is the minimum required, 62 percent lot coverage where 50 feet is the maximum allowed, perimeter buffer landscaping and residential adjacency height and setback requirements.
03/23/06	The Planning Commission approved a request for a Site Development Plan Review (SDR-11707) for a proposed 12-story mixed-use development consisting of 300 residential units and 10,000 square feet of commercial space with waivers to allow a reduction of perimeter landscape requirements and to allow a ten-foot residential adjacency setback where 540 feet is the minimum setback required on 1.88 acres at 2228 and 2230 West Bonanza Road. Staff recommended denial.
04/19/06	The City Council approved a request for a Variance (VAR-11712) to allow 400 parking spaces where 493 parking spaces is the minimum number of parking spaces required for a proposed mixed-use development on 1.88 acres at 2228 and 2230 West Bonanza Road. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Variance (VAR-11714) to allow a 6.8-foot rear yard setback where 20 feet is the minimum required, to allow a 2.3-foot side yard setback where 10 feet is the minimum required, to allow a five-foot corner yard setback where 15 feet is the minimum required, to allow a maximum lot coverage of 83.6 percent where 50 percent is the maximum lot coverage allowed, and to allow a reduction of building step-back requirements for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed-Use, Industrial, or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.

CG

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/07/06	The Planning and Development Department administratively approved a request for an Extension of Time of a previously approved Vacation (VAC-7679) that allowed a vacation of right-of-way for the east five feet of a portion of Dike Lane north of Bonanza Road at 2228 and 2230 West Bonanza Road.
10/17/07	The City Council approved a request for an Extension of Time (EOT-24417) of a previously approved Rezoning (ZON-6510) from R-1 (Single Family Residential) and R-1 (Single Family Residential) under Resolution of Intent to R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-24422) of a previously approved Variance (VAR-6506) to allow a zero-foot stepback ratio where a 1:1 stepback ratio is required along a collector or larger street for a 500-foot tall building in conjunction with a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-24419) of a previously approved Special Use Permit (SUP-6504) for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-24420) of a previously approved Special Use Permit (SUP-8067) to allow a proposed 350-foot tall building where 140 feet is the maximum height allowed in the Airport Overlay zone at 2228 and 2230 West Bonanza Road. Staff recommended approval.
10/25/07	The Planning and Development Department administratively approved a request for an Extension of Time (EOT-24421) of a previously approved Vacation (VAC-7679) that allowed a vacation of right-of-way for the east five feet of a portion of Dike Lane north of Bonanza Road.
06/04/08	The City Council approved a request for an Extension of Time (EOT-27833) of a previously approved Variance (VAR-11714) to allow a 6.8-foot rear yard setback where 20 feet is the minimum required, to allow a 2.3-foot side yard setback where 10 feet is the minimum required, to allow a five-foot corner yard setback where 15 feet is the minimum required, to allow a maximum lot coverage of 83.6 percent where 50 percent is the maximum lot coverage allowed, and to allow a reduction of building step-back requirements for a proposed mixed-use development on 1.88 acres at 2228 and 2230 West Bonanza Road. Staff recommended approval.

CG

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for an Extension of Time (EOT-27831) of a previously approved Site Development Plan Review (SDR-11707) for a proposed 12-story mixed-use development consisting of 300 residential units and 10,000 square feet of commercial space with waivers to allow a reduction of perimeter landscape requirements and to allow a ten-foot residential adjacency setback where 540 feet is the minimum setback required at 2228 and 2230 West Bonanza Road. Staff recommended approval.
05/06/09	The City Council approved a request for a Special Use Permit (SUP-33189) for a Supper Club in an existing 4,091 square-foot restaurant at 2230 West Bonanza Road. The Planning Commission and staff recommended approval.
12/02/09	The City Council approved a request for an Extension of Time (EOT-36360) of a previously approved Rezoning (ZON-6510) from R-1 (Single Family Residential) and R-1 (Single Family Residential) under Resolution of Intent to R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-36365) of a previously approved Variance (VAR-11712) to allow 400 parking spaces where 493 parking spaces is the minimum number of parking spaces required for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-36364) of a previously approved Variance (VAR-11714) to allow a 6.8-foot rear yard setback where 20 feet is the minimum required, to allow a 2.3-foot side yard setback where 10 feet is the minimum required, to allow a five-foot corner yard setback where 15 feet is the minimum required, to allow a maximum lot coverage of 83.6 percent where 50 percent is the maximum lot coverage allowed, and to allow a reduction of building step-back requirements for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-36361) of a previously approved Special Use Permit (SUP-6504) for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for an Extension of Time (EOT-36362) of a previously approved Special Use Permit (SUP-8067) to allow a proposed 350-foot tall building where 140 feet is the maximum height allowed in the airport overlay zone at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-36358) of a previously approved Site Development Plan Review (SDR-11707) for a proposed 12-story mixed-use development consisting of 300 residential units and 10,000 square feet of commercial space with waivers to allow a reduction of perimeter landscape requirements and to allow a ten-foot residential adjacency setback where 540 feet is the minimum setback required at 2228 and 2230 West Bonanza Road. Staff recommended approval.
12/21/11	The City Council approved a request for an Extension of Time (EOT-43422) of a previously approved Site Development Plan Review (SDR-11707) for a proposed 12-story mixed-use development consisting of 300 residential units and 10,000 square feet of commercial space with waivers to allow a reduction of perimeter landscape requirements and to allow a ten-foot residential adjacency setback where 540 feet is the minimum setback required at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-43423) of a previously approved Variance (VAR-11712) to allow 400 parking spaces where 493 parking spaces is the minimum number of parking spaces required for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-43424) of a previously approved Special Use Permit (SUP-6504) for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-43425) of a previously approved Variance (VAR-11714) to allow a 6.8-foot rear yard setback where 20 feet is the minimum required, to allow a 2.3-foot side yard setback where 10 feet is the minimum required, to allow a five-foot corner yard setback where 15 feet is the minimum required, to allow a maximum lot coverage of 83.6 percent where 50 percent is the maximum lot coverage allowed, and to allow a reduction of building step-back requirements for a proposed mixed-use development at 2228 and 2230 West Bonanza Road. Staff recommended approval.

CG

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for an Extension of Time (EOT-43426) of a previously approved Special Use Permit (SUP-8067) to allow a proposed 350-foot tall building where 140 feet is the maximum height allowed in the airport overlay zone at 2228 and 2230 West Bonanza Road. Staff recommended approval.
04/17/13	The City Council approved a revocation (DIR-48463) of previously approved entitlements; Site Development Plan Review (SDR-11707), Special Use Permits (SUP-6504 and SUP-8067) and Variances (VAR-11712 and VAR-11714) at 2228 and 2230 West Bonanza Road. Staff recommended approval.
09/23/14	The Planning Commission is scheduled to hear a request for a Special Use Permit (SUP-55196) for a proposed 4,516 square-foot Medical Marijuana Dispensary use at 2230 West Bonanza Road.

Most Recent Change of Ownership	
03/14/22	A deed was recorded for a change in ownership (APN 139-29-704-024)
03/14/22	A deed was recorded for a change in ownership (APN 139-29-704-023)
03/14/22	A deed was recorded for a change in ownership (APN 139-29-704-025)

Related Building Permits/Business Licenses	
c. 1967	Original construction for the existing structure at 2230 W. Bonanza Road.
05/21/98	A building permit (#98010772) was issued for a non-work certificate of occupancy for a restaurant at 2230 W. Bonanza Road. The permit expired on 03/25/00.
07/09/98	A building permit (#98014137) was issued for demolition at a restaurant at 2230 W. Bonanza Road. The permit expired on 03/25/00.
12/11/98	A building permit (#98024166) was issued for an interior remodel for a restaurant at 2230 W. Bonanza Road. The permit was finalized on 10/20/99.
03/22/99	A building permit (#99005583) was issued for an interior remodel for a restaurant at 2230 W. Bonanza Road. The permit was finalized on 10/20/99

CG

Pre-Application Meeting	
05/04/22	A pre-application meeting was held where submittal requirements and deadlines were discussed for a proposed Site Development Plan Review and Rezoning.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
06/01/22	Staff conducted a routine field check and found an undeveloped lot. Staff observed debris and graffiti on interior walls along the north property line.

Details of Application Request	
Site Area	
Net Acres	1.12

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TOD-2 (Transit Oriented Development -Low)	C-1 (Limited Commercial)
North	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
	Multifamily Apartments	ML (Medium Low)	R-PD16 (Residential Planned Development – 16 Units Per Acre)
South	Shopping Center	TOD-2 (Transit Oriented Development –Low)	C-2 (General Commercial)
	Multifamily Apartments		R-PD46 (Residential Planned Development – 46 Units Per Acre)
East	Storage Yard	TOD-2 (Transit Oriented Development -Low)	C-M (Commercial/Industrial)
West	Treatment Facility	TOD-2 (Transit Oriented Development -Low)	C-V (Civic)

CG

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: West Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails (Bonanza Road)	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

Pursuant to 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	100 SF	48,787 SF	Y
Min. Lot Width	100 Feet	230 Feet	Y
Min. Setbacks			
• Front	10 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	N/A	N/A	NA
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	N/A	N/A
Mech. Equipment	Screened	N/A	N/A

Existing Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-M (Commercial/Industrial)	N/A	N/A

CG

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North (Commercial Lot)	1 Tree / 30 Linear Feet	4 Trees	8 Trees	
• North	1 Tree / 20 Linear Feet	4 Trees	6 Trees	Y
• South	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• East	1 Tree / 30 Linear Feet	6 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	8 Trees	10 Trees	Y
TOTAL PERIMETER TREES		**32 Trees**	**33 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		0 Feet	N*
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet Adjacent to Residential	Y

*A Waiver is requested to allow no landscape buffer on the entirety of the east interior lot line.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Dike Lane	Collector Street	Title 13	56 Feet	Y

CG

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	
Towing & Impound Yard	1.12 acres	1 Space for each employee, plus one space for each tow truck that is stationed at the facility	36				
TOTAL SPACES REQUIRED			36		36		Y*
Regular and Handicap Spaces Required			34	2	35	1	Y*

*Per Title 19.18.030 (3)(b), in the case of a parking lot accessed by the public, parking spaced used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or vehicular impound are not required to be counted in calculating the number of required handicapped parking spaces pursuant to Table 1 if and only if the lot is provided with a passenger loading zone complying with Section 503 of the ADA Standards for Accessible Design.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide eight-foot landscape buffers along interior lot lines	To allow zero-foot landscape buffers along the east interior lot line	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
To provide a parking lot landscape island with a 24-inch box trees for every six uncovered parking spaces.	To allow zero landscape islands	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0272
Meeting Date	05/19/2022
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Review

Project Address (Location) Bonanza & Dike

Project Name Phenomenal Towing **Proposed Use** Towing & Impound Yard Use

Assessor's Parcel #(s) 139-29-704-023, 024, & 025 **Ward #** 5

General Plan: Existing TOD-2 Proposed No Change **Zoning:** Existing C-1 Proposed C-M

Additional Information

Property Owner Phenomenal Investments, LLC Contact Nibras Admon

Address 1533 Tillman Falls Ave City Las Vegas State NV Zip 89106

E-mail hinbras@yahoo.com Phone

Applicant Phenomenal Investments LLC Contact Nibras Admon

Address 2039 W Bonanza City Las Vegas State NV Zip 89106

E-mail hinbras@yahoo.com Phone

Representative G.C. Garcia, Inc. Contact George Garcia

Address 1055 Whitney Ranch Dr., Suite 210 City Henderson State NV Zip 89014

E-mail acole@gcgarciainc.com Phone (702) 435-9909

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 Nibras Admon

Subscribed and sworn before me

This 5 day of May, 20 22

Notary Public in and for said County and State

ANDREA COLE
Notary Public-State of Nevada
Appointment No. 05-97271-1
My Appointment Expires 05-23-2025

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0272
Meeting Date	05/19/2022
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Rezoning

Project Address (Location) Bonanza & Dike

Project Name Phenomenal Towing **Proposed Use** Towing & Impound Yard Use

Assessor's Parcel #(s) 139-29-704-023, 024, & 025 **Ward #** 5

General Plan: Existing TOD-2 Proposed No Change **Zoning:** Existing C-1 Proposed C-M

Additional Information

Property Owner Phenomenal Investments, LLC Contact Nibras Admon

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E-mail hinbras@yahoo.com Phone

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Address 1055 Whitney Ranch Dr., Suite 210 City Henderson State NV Zip 89014

E-mail acole@gcgarciainc.com Phone (702) 435-9909

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 N. bras Admon

Subscribed and sworn before me

This 5 day of May, 20 22

Notary Public in and for said County and State

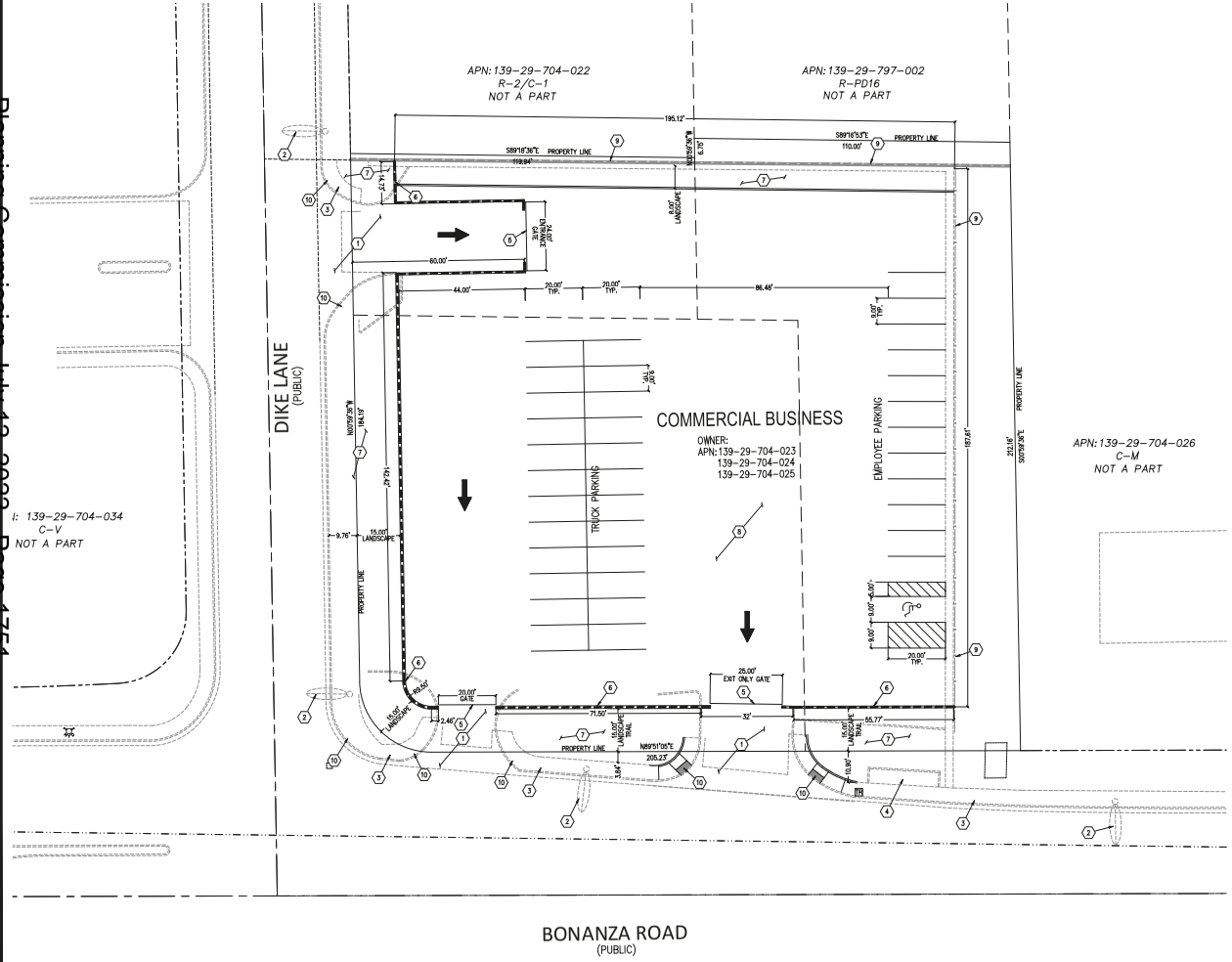
ANDREA COLE
Notary Public-State of Nevada
Appointment No. 05-97271-1
My Appointment Expires 05-23-2025

FAST
Call before you UnderGround
1-702-432-5300
NEVADA AND CALIFORNIA SYSTEM OF TRANSPORTATION

CALL BEFORE YOU DIG
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
CALL 811
OR
1-800-642-2444

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

PERMANENCE ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.



NORTH

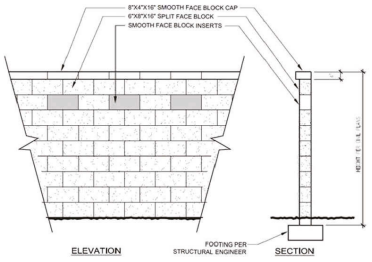
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

22-0272
05/19/2022

CONSTRUCTION NOTES

1. EXISTING COMMERCIAL TYPE DRIVEWAY
2. EXISTING STREET LIGHT
3. EXISTING SIDEWALK
4. EXISTING BUS STOP
5. SLIDING GATE
6. 8 FT DECORATIVE CMU BLOCK WALL
7. LANDSCAPE
8. AC CONCRETE
9. EXISTING WALL PROTECT IN PLACE
10. UPGRADE ADA RAMPS TO PROWAG STANDARDS DESIGN WILL BE DONE ON OFFSITE PLANS



TYPICAL PERIMETER WALL SECTION
NOT TO SCALE

Parking Analysis:
Employees - 1 space/employee
Required: 1 x 12 = 12
Provided: 12 spaces
Tow Trucks - 1 space/truck
Required: 24 trucks
Provided: 24 truck spaces

NO.	REVISION	BY	DATE	APP.	DATE
6					
5					
4					
3					
2					
1					

2230 WEST BONANZA ROAD
SITE EXHIBIT
NEVADA
CLV
SHEET:
SITE PLAN

PERMANENCE ENGINEERING
4525 W. HACIENDA AVE. STE 1 LAS VEGAS, NV 89118
TEL: (702)569-9770 EMAIL: RAYF@PERMANCELV.COM

DEVELOPER:
-

SEAL
PROFESSIONAL ENGINEER - STATE OF NEVADA
RAY F. FREDERICKSEN
Exp. 06/30/23
CIVIL
No. 17471
4/9/22

DESIGNED BY: RFF
DRAWN BY: RFF
CHECKED BY: RFF
SCALE: 1"=30'
PROJECT DATE: APRIL 9, 2022

SHEET
SP
1 OF

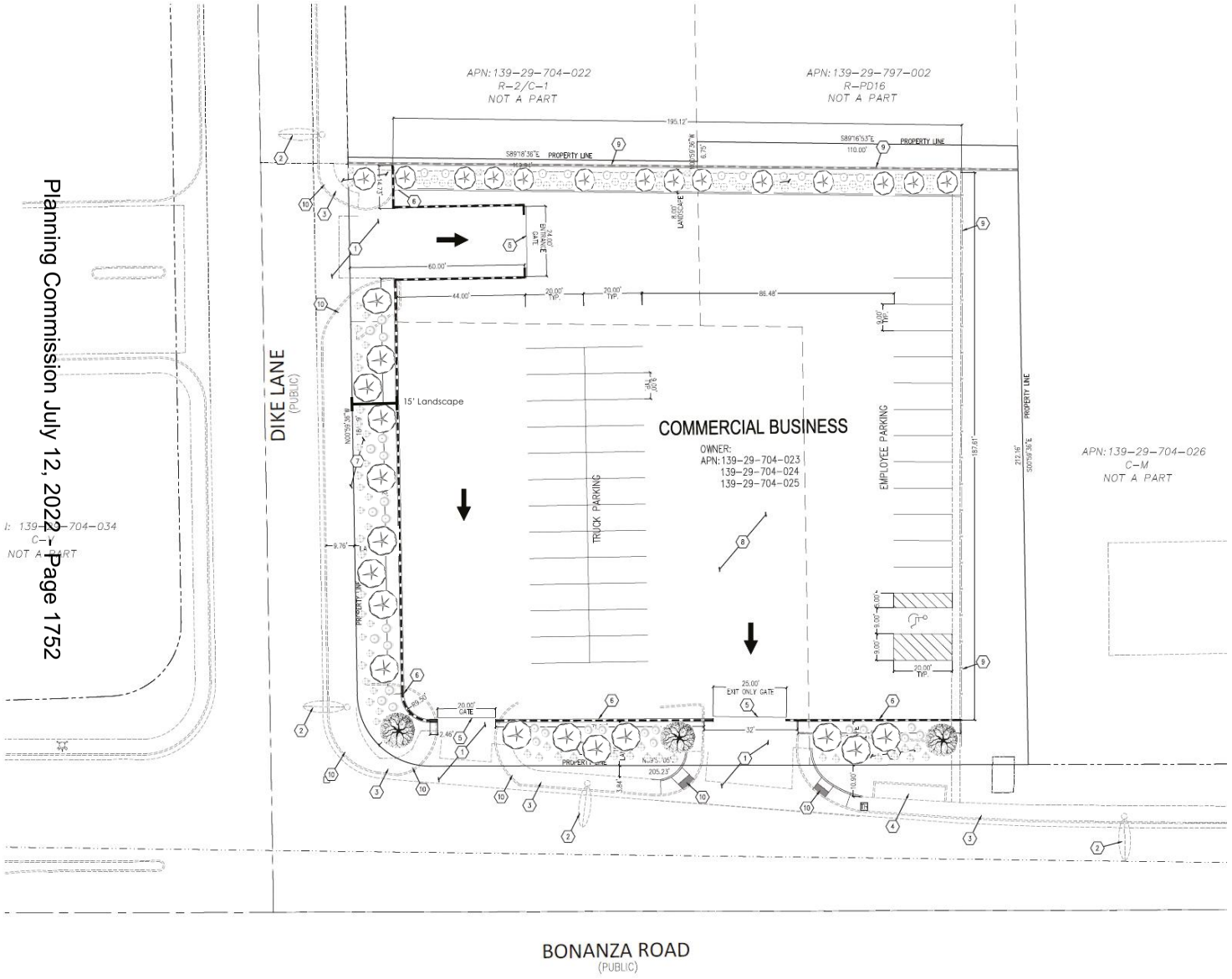
CLV PROJ. #

Planning Commission July 12, 2022 - Page 1751

Bonanza & Dike
Landscape Plan Exhibit

GCGARCIA
A Planning & Development Services Corporation
May 2022

Planning Commission July 12, 2022 Page 1752



= 5 Gal Shrub Total: 40
Texas Ranger
Leucophyllum Frutescens

= 5 Gal Shrub Total: 92
Red Yucca
Hesperaloe Parviflora

= Tree 24" Box Total: 30
Willow Acacia
Acacia Salicina

= Existing Tree To Remain
Mondale Pine Total: 3
Pinus eldarica

Note: Tree Spacing Typical 20' O.C.

CONSTRUCTION NOTES

1. EXISTING COMMERCIAL TYPE DRIVEWAY
2. EXISTING STREET LIGHT
3. EXISTING SIDEWALK
4. EXISTING BUS STOP
5. SLIDING GATE
6. 8 FT DECORATIVE CMU BLOCK WALL
7. LANDSCAPE
8. AC CONCRETE
9. EXISTING WALL PROTECT IN PLACE
10. UPGRADE ADA RAMPS TO PROWAG STANDARDS DESIGN WILL BE DONE ON OFFSITE PLANS

22-0272
05/19/2022

Color Materials Board

Is N/A

22-0272
05/19/2022

Bonanza & Dike
Existing Wall & Fence Exhibit

GCGARCIA
A Planning & Development Services Corporation

April 2022



Existing Block Wall - North

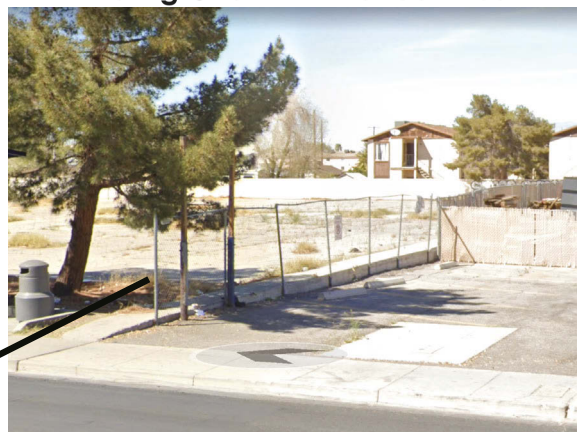


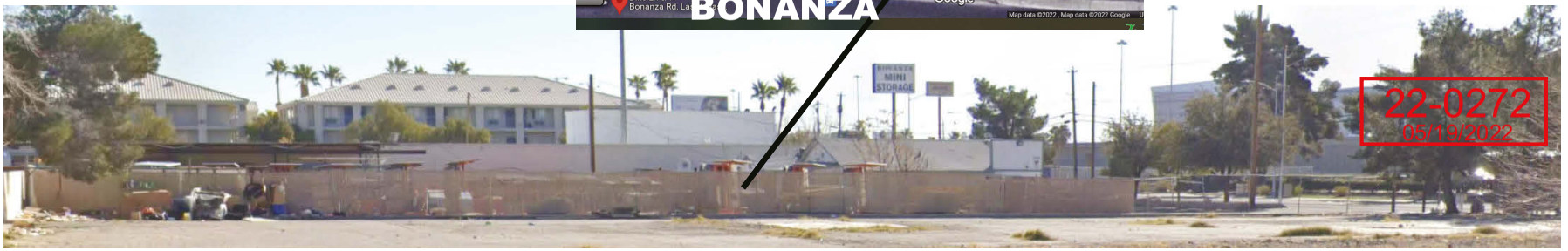


Existing Block Wall - North



Existing Chain Link Fence - East





Inst #: 20220314-0001978
Fees: $42.00
RPTT: $3238.50 Ex #:
03/14/2022 01:30:30 PM
Receipt #: 4922183
Requestor:
FNTG NCS Las Vegas
Recorded By: WDMN Pgs: 7
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 139-29-704-023 139-29-704-025 139-29-704-024
Affix R.P.T.T. $3,238.50

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:
PHENOMENAL INVESTMENTS LLC, A NEVADA LIMITED LIABILITY COMPANY
NIBRAS ADMON
1533 TILLMAN FALLS AVE
LAS VEGAS, NV 89106

ESCROW NO: 42049715-420-DM3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Harry K. Ayvazian, a single man

in consideration of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
Phenomenal Investments LLC, a Nevada limited liability company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

22-0272
05/19/2022

Witness my/our hand(s) this 10 day of March, 2022

SELLER:

Harry K. Ayvazian HARRY K. AYVAZIAN

STATE OF ~~NEVADA~~ California
COUNTY OF ~~CLARK~~ Los Angeles } ss:

On this March 10, 2022
appeared before me, a Notary Public,
Harry K Ayvazian

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Notary Public

GREGORY DAVIS
Notary Public - California
Los Angeles County
Commission # 2287883
My Comm. Expires May 21, 2023

My commission expires: May 21, 2023

NOTARY JURAT FOR GRANT, BARGAIN, SALE DEED
FOR ESCROW NO.: 42049715-420DM3

22-0272
05/19/2022

EXHIBIT A

PARCEL 1-A: (APN: 139-29-704-023)

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M;
THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼), NORTH 88°27'00" WEST, 1051.00 FEET;
THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE ¼), SOUTH 0°25'00" EAST, TO A POINT DISTANT NORTH 0°25'00" WEST 270.12 FEET FROM THE NORTH LINE OF CLARK AVENUE (NOW BONANZA ROAD) AS SAID AVENUE EXISTED ON DECEMBER 3, 1938, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°25'00" EAST, 118.37 FEET;
THENCE PARALLEL WITH THE NORTH LINE OF THE LAND DESCRIBED IN THE DEED TO WALTER PULSPHER, ET UX, RECORDED DECEMBER 3, 1938 IN BOOK 25 OF DEEDS, PAGE 61 AS DOCUMENT NO. 77568, OF OFFICIAL RECORDS OF SAID COUNTY, SOUTH 88°44'00" EAST, 120.00 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN THE DEED TO VICTORIA J. MEYERS, ET UX, RECORDED DECEMBER 7, 1938 IN BOOK 25 OF DEEDS, PAGE 167 AS DOCUMENT NO. 77601, OF SAID RECORDS;
THENCE ALONG THE WEST LINE NORTH 0°25'00" WEST, 118.37 FEET;
THENCE NORTH 88°44'00" WEST, 120.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTH 62 FEET THEREOF.

PARCEL 1-B:

AN UNDIVIDED 3/640 INTEREST IN AND TO THAT ARTESIAN WELL LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., SAID ARTESIAN WELL BEING KNOWN AS THE RUSSELL WELL, TOGETHER WITH A RIGHT OF WAY THROUGH EXISTING DITCHES AND PIPE LINES BETWEEN SAID LAND AND WELL.

PARCEL 2: (APN: 139-29-704-024)

22-0272
05/19/2022

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER (E ¼) CORNER OF SECTION 29;
THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼), NORTH 88°40'23" WEST, 1051.00 FEET;
THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER (SE ¼), SOUTH 0°37'08" EAST, 1194.61 FEET, MORE OR LESS, TO A POINT DISTANT NORTH 0°37'08" WEST, 160.12 FEET FROM THE NORTH LINE OF CLARK AVENUE (NOW BONANZA ROAD) AS SAID AVENUE EXISTED ON DECEMBER 3, 1938, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°37'08" EAST, 20.00 FEET TO THE NORTHWEST CORNER (NW) OF THAT PARCEL CONVEYED TO MARTHA BAINBRIDGE, A WIDOW AND NOW UNMARRIED, TO LUTHER E. RAGSDALE AND ETHEL RAGSDALE, RECORDED APRIL 30, 1963 AS DOCUMENT NO. 355564, CLARK COUNTY, NEVADA RECORDS;
THENCE CONTINUING SOUTH 0°37'08" EAST, A DISTANCE OF 132.98 FEET TO A POINT ON THE PRESENT RIGHT-OF-WAY LINE BONANZA ROAD AS DESCRIBED AND CONVEYED IN THE DEED TO SAID STATE OF NEVADA, RECORDED JULY 23, 1943 IN BOOK 33 OF DEEDS, PAGE 253 AS DOCUMENT NO. 168450 OFFICIAL RECORDS;
THENCE SOUTH 89°03'11" EAST ALONG SAID PRESENT RIGHT-OF-WAY OF BONANZA ROAD, 154.99 FEET;
THENCE NORTH 0°37'08" WEST, 152.64 FEET;
THENCE NORTH 88°55'33" WEST, 155.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.;
THENCE SOUTH 00°37'08" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 4.86 FEET TO A POINT IN THE CENTERLINE OF BONANZA ROAD AS SAID CENTERLINE IS DEFINED IN THAT CERTAIN DEED TO THE STATE OF NEVADA RECORDED JULY 23, 1943 IN BOOK 33 OF DEEDS, PAGE 253 AS DOCUMENT NO. 168450, OFFICIAL RECORDS;
THENCE NORTH 89°47'18" WEST, ALONG SAID CENTERLINE OF BONANZA ROAD, A DISTANCE OF 1050.71 FEET TO A POINT IN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED RECORDED APRIL 30, 1963 AS DOCUMENT NO. 355358, OFFICIAL RECORDS;
THENCE NORTH 00°37'08" WEST, ALONG SAID WEST LINE, A DISTANCE OF 50.01 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT 50.00 FEET

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NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE AFOREMENTIONED CENTERLINE OF BONANZA ROAD;
THENCE SOUTH 89°47'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 19.71 FEET TO A POINT;
THENCE FROM A TANGENT WHICH BEARS NORTH 89°47'18" WEST, NORTHWESTERLY ALONG A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 89°10'10" AN ARC DISTANCE OF 31.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE WITH THE AFOREMENTIONED WEST LINE OF SAID PARCEL DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 355358;
THENCE SOUTH 00°37'08" EAST, ALONG SAID WEST LINE, A DISTANCE OF 19.71 FEET TO THE TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.;
THENCE SOUTH 00°37'08" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 4.86 FEET TO A POINT IN THE CENTERLINE OF BONANZA ROAD AS SAID CENTERLINE IS DEFINED IN THAT CERTAIN DEED TO THE STATE OF NEVADA RECORDED JULY 23, 1943 IN BOOK 33 OF DEEDS, PAGE 253 AS DOCUMENT NO. 168450, OFFICIAL RECORDS;
THENCE NORTH 89°47'18" WEST, ALONG SAID CENTERLINE OF BONANZA ROAD, A DISTANCE OF 1050.71 FEET TO A POINT IN THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED RECORDED APRIL 30, 1963 AS DOCUMENT NO. 355358, OFFICIAL RECORDS;
THENCE NORTH 00°37'08" WEST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 48.49 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD AS SAID NORTHERLY RIGHT OF WAY LINE IS DESCRIBED IN SAID DEED TO THE STATE OF NEVADA RECORDED AS DOCUMENT NO. 168450, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°37'08" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1.52 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT 50.00 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE AFOREMENTIONED CENTERLINE OF BONANZA ROAD;
THENCE SOUTH 89°47'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 229.93 FEET TO A POINT IN THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JULY 16, 1949 IN BOOK 62 OF DEEDS, PAGE 284 AS DOCUMENT NO. 343411 OFFICIAL RECORDS;

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THENCE SOUTH 00°37'08" EAST, ALONG SAID EAST LINE A DISTANCE OF 4.47 FEET TO A POINT IN THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BONANZA ROAD;
THENCE NORTH 89°03'11" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 229.99 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3: (APN: 139-29-704-025)

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., FROM WHICH THE QUARTER CORNER BETWEEN SECTION 28 AND 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, BEARS SOUTH 87°27'00" EAST 821.00 FEET;
THENCE SOUTH 0°25'00" EAST, AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 29, TO A POINT ON THE NORTH BOUNDARY OF CLARK AVENUE (ORIGINAL ALIGNMENT 50.00 FEET WIDE) NOW KNOWN AS BONANZA ROAD, SAID POINT BEING FURTHER DESCRIBED AS THE SOUTHEAST (SE) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY JOHN A. WILSON, ET UX, TO CHARLES E. CATT, ET UX, BY DEED RECORDED JUNE 28, 1950 AS DOCUMENT NO. 343411, OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°44'00" WEST, ALONG SAID NORTH LINE OF BONANZA ROAD, A DISTANCE OF 75.00 FEET TO A POINT;
THENCE NORTH 0°25'00" WEST, A DISTANCE OF 160.12 FEET TO THE NORTHEAST (NE) CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY LLOYD G. TUBBER TO FRANCHISE REALTY INTERSTATE CORPORATION BY DEED RECORDED JULY 6, 1967 AS DOCUMENT NO. 648248, OFFICIAL RECORDS;
THENCE NORTH 88°44'00" WEST, ALONG THE NORTH LINE OF THAT LAST MENTIONED CONVEYED PARCEL, A DISTANCE OF 35.00 FEET TO A POINT;
THENCE SOUTH 88°44'00" EAST, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF THE LAST MENTIONED CONVEYED PARCEL;
THENCE SOUTH 0°25'00" EAST, A DISTANCE OF 216.31 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

The above legal description was contained in that certain Grant Bargain, Sale Deed recorded November 18, 2014 as Instrument No. 20141118-00222 of Official Records.

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 139-29-704-023
   b. 139-29-704-025
   c. 139-29-704-024
   d.

2. Type of Property:
   a. x Vacant Land b. ☐ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   i. Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $ **635,000.00**
   b. Deed in Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value $ **635,000.00**
   d. Real Property Transfer Tax Due: $ 3,238.50

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Harry K. Ayvazian	Print Name: Phenomenal Investments LLC, a Nevada limited liability company
Address: 4640 Columbus Ave	Address: 1533 TILLMAN FALLS AVE
City: Sherman Oaks	City: LAS VEGAS
State: CA Zip: 91204	State: NV Zip 89106

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group Escrow No.: 42049715-420-DM3
Address: 8363 W Sunset Road, Suite 100
City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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22-0272-ZON1 AND 22-0272-SDR1 - APPLICANT/OWNER: PHENOMENAL TOWING, LLC
NORTHEAST CORNER OF BONANZA ROAD AND DIKE LANE

06/01/2022



22-0272-ZON1 AND 22-0272-SDR1 - APPLICANT/OWNER: PHENOMENAL TOWING, LLC
NORTHEAST CORNER OF BONANZA ROAD AND DIKE LANE

06/01/2022



22-0272-ZON1 AND 22-0272-SDR1 - APPLICANT/OWNER: PHENOMENAL TOWING, LLC
NORTHEAST CORNER OF BONANZA ROAD AND DIKE LANE

06/01/2022



22-0272-ZON1 AND 22-0272-SDR1 - APPLICANT/OWNER: PHENOMENAL TOWING, LLC
NORTHEAST CORNER OF BONANZA ROAD AND DIKE LANE

06/01/2022

GCGARCIA

May 19, 2022

Seth Floyd, Director
Planning and Development Department
City of Las Vegas
495 N Main St
Las Vegas, NV 89104

RE: Pre-Application Justification Letter: Rezoning, and Design Review
Bonanza Road & Dike Lane NEC (2228 & 2230 W. Bonanza Road)
APN#s: 139-29-704-023; -024; -025

Dear Mr. Floyd:

On behalf of our client, Phenomenal Towing, please accept this letter for a Rezoning (ZON), and Site Design Review (SDR) with waivers on a site at the northeast corner of Bonanza Road & Dike Lane to allow for a Towing & Impound Yard Use.

The project consists of three parcels on approximately 1.12+/- acres. Currently it has Transit Oriented Corridor -2 (TOD-2) land use and Limited Commercial (C-1) zoning. The site is currently a vacant lot but was previously utilized as a restaurant before being demolished.

The parcel to the west is zoned Civic (C-V) and is currently used as fleet parking for the City of Las Vegas; to the east of the site is zoned Commercial/Industrial (C-M); to the north properties are zoned Medium-Low Density Residential (R-2) and Residential Planned Development (R-PD16); and to the south properties are zoned General Commercial (C-2) and Residential Planned Development (R-PD46).

The site is also located in the Redevelopment Area 1 as amended in 1996 and the West Las Vegas Plan

Overview of the Project

Phenomenal Towing is currently located just east of the subject site and needs to expand. Phenomenal Towing provides roadside assistance to the public and has contracted with various service providers. The subject site will be utilized to as a yard for the tow trucks and to temporarily store vehicles before they are transferred to either a repair facility or a salvage yard. The site will be redeveloped to include a decorative screen wall, landscaping and provide the first full segment of the Bonanza Trail in this area. The site is adjacent to the City of Las Vegas Vehicle Yard and a traffic control signage business that utilizes full outside storage. Currently the traffic control business has encroached 20 feet onto the subject property. This encroachment is being addressed through private means and will not be part of the current request for the site plan review, however the change to the Zoning will bring the use of the 20 feet by the traffic control business into compliance. Once the outcome of the encroachment by the traffic control business is settled this area will be addressed in future applications. Also, the property to north has encroached 8 feet onto the subject site. A block wall located 8 feet south of the parcel line is currently existing. This encroach will also be addressed at a later date.

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The subject site was previously utilized as a restaurant and had obtain entitlements for a Mixed-Use High Rise and a then a Marijuana Facility prior to the building being demolished as a nuisance. Although the current land use designation envisions a mixed-use project at this location, history has shown that even in the best of economic times this site is not suitable for such development. As previous owners have tried to develop the site to meet the vision of the City's General Plan, the site has fallen into great blight and now is vacant. Bonanza Road has transitioned over time as an industrial corridor. Those industrial business in the corridor have flourished and continue to expand while the residential and commercial uses continue their slow decay. The proposed change to the Zoning will address many of the goals of the Las Vegas Redevelopment Plan and West Las Vegas Plan including the following:

- Elimination of blight
- Encourage Infill Development
- Development of stagnant area
- Strengthening economic base of the Redevelopment Area by the installation of needed site improvements to stimulate commercial expansion, employment, and economic growth.

Rezoning: Request from Limited Commercial C-1) to Commercial/Industrial (C-M)

The request rezoning will allow for the redevelopment of the site and permit the Tow Yard Facility.

1. ***The proposal conforms to the General Plan.***

   This proposal will conform to the General Plan and will further the current trending land use in the area.

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 site is adjacent to the City of Las Vegas Vehicle Yard and a traffic control signage business that utilizes full outside storage and is located along Bonanza Road which has become an industrial corridor. The proposed rezoning is compatible will both of these uses.

3. ***Growth and development factors in the community indicate the need for or appropriateness of the rezoning.***

   The Bonanza corridor has transitioned and expanded industrial uses on both the south and north side of the road. The site is vacant and blighted and needs a change in zoning to redevelop. As such this request is appropriate.

4. ***Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.***

   The site an infill and will serviced by existing infrastructure. In addition, this site will provide a segment of the Bonanza Trail.

SITE DEVELOPMENT REVIEW

The site plan depicts a Tow Yard with 12 employee spaces and 24 striped spaces for Tow Truck parking. No buildings are proposed for the site. Full access will occur from Bike Lane and exit only access on Bonanza. The gates will be open during the daytime.

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This is not an impound or junk/storage yard. Cars picked up at night may sit over until the next morning when the car can be delivered to the repair shop.

The yard will be screened by a new decorative 8-foot block wall setback behind the perimeter landscape buffers will be installed. Existing walls along the north and east property lines will remain.

Landscape buffers of 15 feet are provided along Dike Lane and Bonanza Road. An 8-foot buffer is provided along the north property line. No landscaping is planned for the east property line and a Waiver will be needed due to an encroachment by the neighbor that has to be resolved. Another Waiver is requested to relocate the 6 required trees from the center tow truck parking area to the perimeter landscaping. Two trees are added to the north, west and south sides to account for the 6 trees.

SITE DEVELOPMENT REVIEW

The proposed design requires a Site Development Review for the new building. The project effectively meets the Code design criteria for these types of uses. The design of the building fits with the design of commercial on the corridor.

1. ***The proposed development is compatible with adjacent development and development in the area;***

   The proposed development standard is compatible with adjacent land development and development in the area. The abutting parcels to the east and west are utilized with similar vehicle storage uses. The residential properties to the north are buffered by a wall and landscaping.

2. ***The proposed development is consistent with the General Plan, this Title, the Commercial Design Standards for Parking, Landscape, Wall and Buffer Standards, Sign and other duly-adopted city plans, policies and standards***;

   The proposed development is consistent with the General Plan and other adopted city plans, policies and standards. This project will make the zoning more compatible due to the location near the intersection of two major arterials. A waiver of the landscape buffers and exceptions of parking lot landscaping are needed due to the irregular shape of the parcel.

3. ***Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.***

   The location of the requested use has access to Centennial Parkway, a major collector street, which is designed and suitable for the use.

4. ***Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;***

   The building and landscape materials are appropriate for the area and for the city and are consistent and compatible with the other existing commercial uses in the area.

5. ***Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area consistent and compatible with existing commercial along the corridor***;

   The building is harmonious and compatible with development in the area and is consistent and compatible with the existing commercial along the corridor.

6. ***Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design***.

   Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

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WAIVERS

Per Title the following Waivers are hereby requested:

- **To allow no landscaping along the east property line where 8 ft is required per 19.08.090:**

  Justification: The eastern portion of the site abuts an industrial use that has encroached 20 feet onto the subject property. A landscape buffer is not needed to buffer the current industrial zoning and land use. In addition, the encroachment by the industrial use to the east also was granted a waiver for the landscaping. As such this request is warranted.

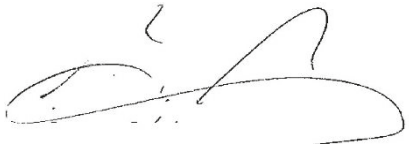
- **To allow an Alternative Landscaping in the Tow Truck Parking Lot 19.08.040.F(3):**

  Justification: The code requires parking lot landscaping. Given the parking is for tow trucks and not open to the public, the landscaping would be more effective and less disruptive by putting it outside the walls next to the sidewalks or where it is more visible

SUMMARY JUSTIFICATION

The expansion of Phenomenal Towing's business will bring much needed employment to the area and will redevelop a blighted underutilized property which has become an attractive nuisance requiring constant maintenance and security enforcement. We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



George Garcia
Founder

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
32a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0272-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL)

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
32b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0272-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 48,787 SQUARE-FOOT TOWING AND IMPOUND YARD WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
33

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

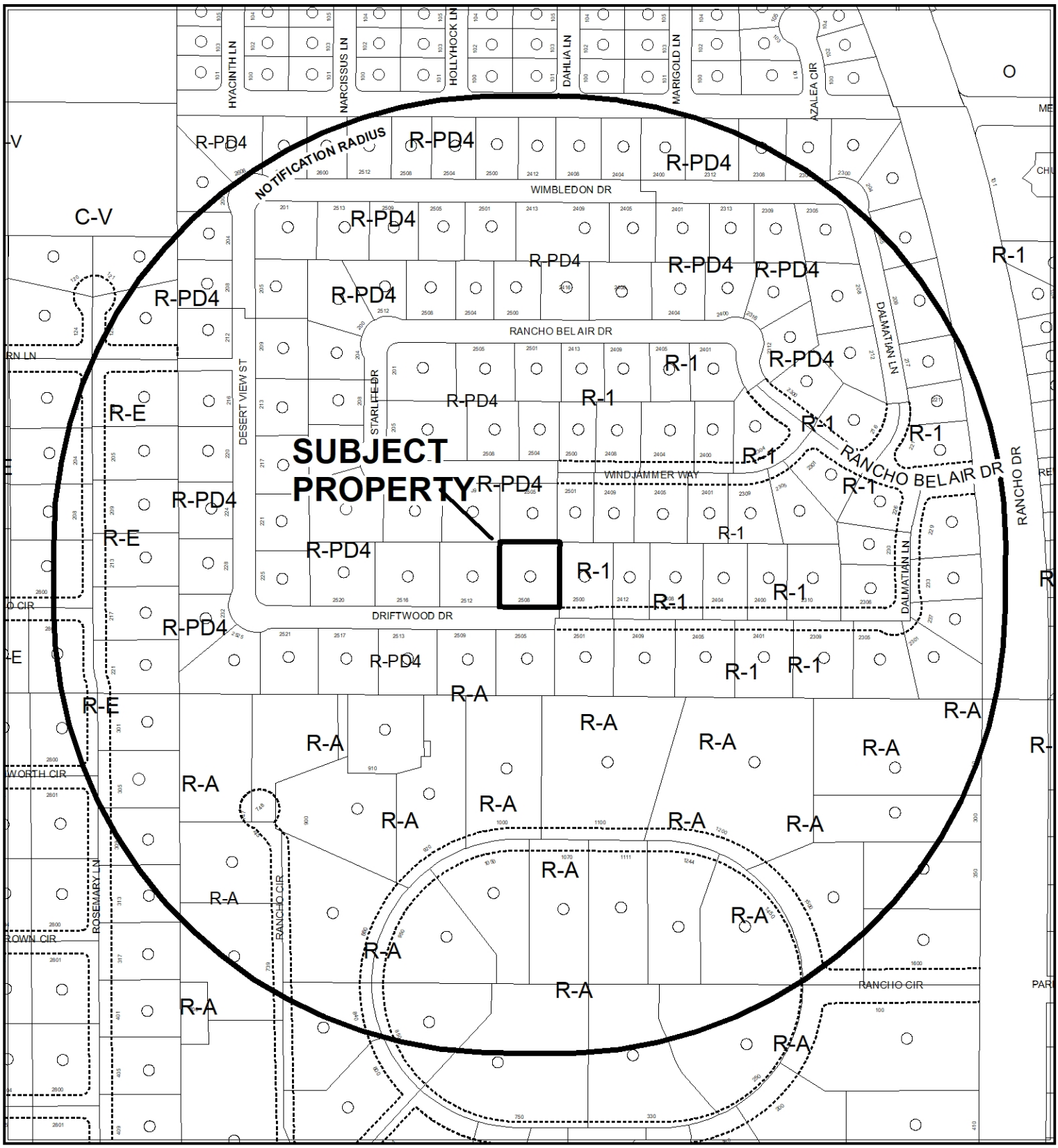
SUBJECT:
22-0273-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MATT WELEBIR - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT SEPARATION TO THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.45 acres at 2508 Driftwood Drive (APN 139-32-512-013), R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

P.C.: 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:

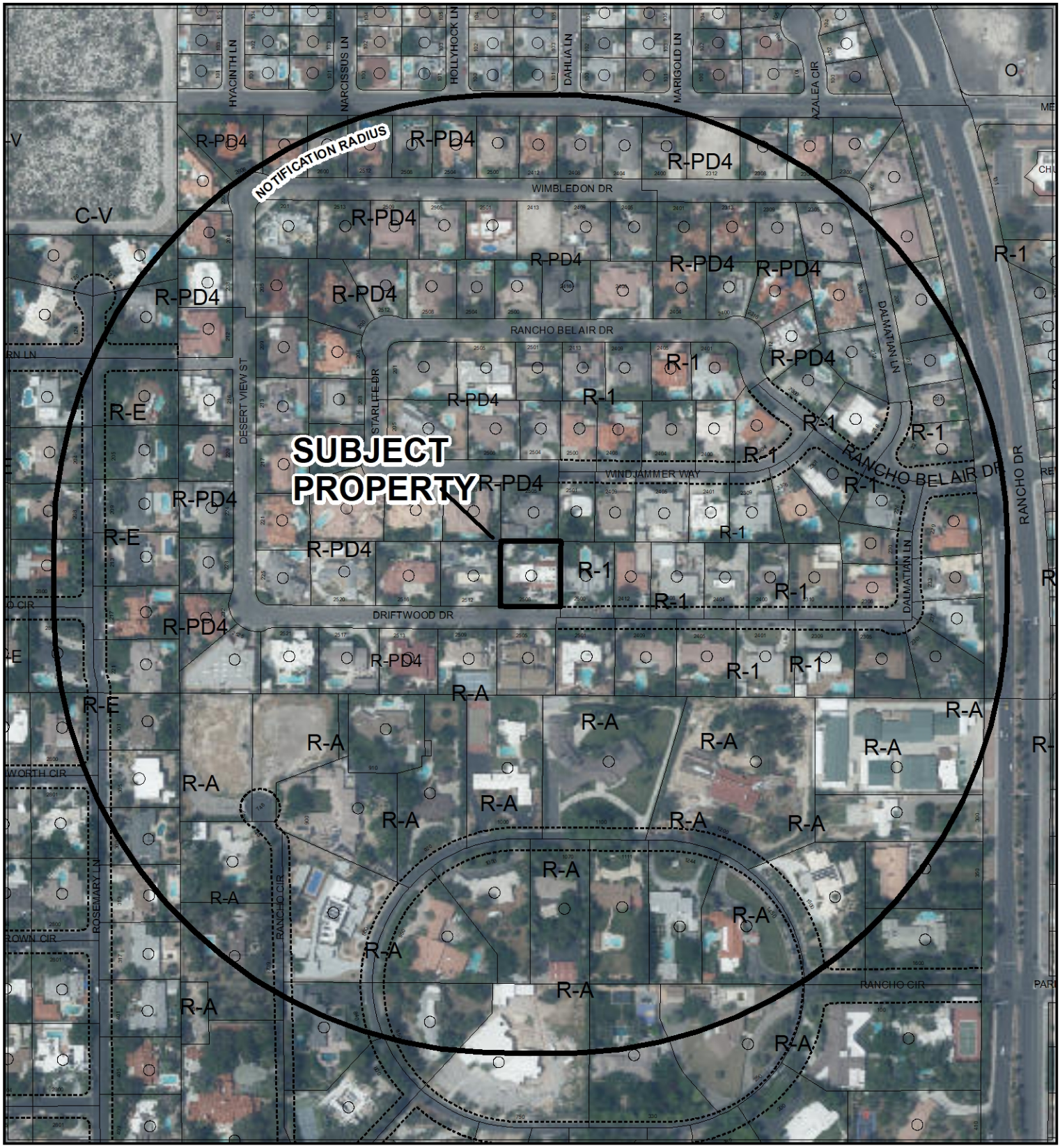
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest Postcard
7. Submitted at Meeting - Protest Postcards by Helene Walker



CASE: **22-0273-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



CASE: **22-0273-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MATT WELEBIR

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0273-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 169

PROTESTS 0

APPROVALS 0

IR

**** CONDITIONS ****

22-0273-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Variance to allow reduced side yard setback and distance separation from main building for an unpermitted existing Accessory Structure (Class II). The property is zoned R-PD4 and is part of the Rancho Bel Air Development.

ISSUES

- The applicant is requesting a variance to allow a zero foot side yard setback where five feet is required. Staff do not support this request.
- The applicant is requesting a variance to allow a zero foot separation from the main building where six feet is required. Staff do not support this request.

ANALYSIS

The property is zoned R-PD4. Since accessory structure setbacks were not established by the R-PD4 Zone, which is a planned development, the RE (Residence Estates) Zone is considered analogous. The RE and R-PD4 residential zoning districts feature larger lots with greater setbacks for both principal and accessory structures. The Rancho Bel Air Development was entitled in the late 70s and most homes were built in the early 80s. It is a gated community that features a variety of architectural styles.

In the justification letter date stamped 05/12/2022, the applicant writes that the new shed was put in the same location to replace a dilapidated shed that was harboring pests such as rodents and lizards. The location of the old shed could not be verified on historical aerial imagery due to the presence of a tree canopy. Though the new Tuff Shed may have been replaced the old shed in the same location, Section 19.14.050 states that any nonconforming building which has been damaged or destroyed must comply with the provisions of Title 19 if the extent of damage is more than 50 percent of its replacement value. Since the old shed was totally demolished and replaced, the replacement value is 100 percent, necessitating compliance with Title 19 residential development standards. The new shed was installed without obtaining the necessary permits.

No evidence of a unique hardship has been presented, therefore the request is preferential in nature and staff recommend denial of the Variance request.

FINDINGS (22-0273-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by erecting a shed within required setbacks and distance separation to main building. Relocating the new shed 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 of what is provided by NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/02/78	The City Council approved request to reclassify lands from R-1 to R-PD4 for property located generally on the west side of Rancho Drive, South of Mesquite Avenue.

Most Recent Change of Ownership	
05/10/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/15/21	The Department of Planning – Building and Safety issued a permit for HVAC work.

Pre-Application Meeting	
05/21/22	A meeting was held with the applicant to discuss the project.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
06/01/22	Staff conducted a routine field check and found the property to be well-maintained and free of debris or other nuisance.

Details of Application Request	
Site Area	
Net Acres	0.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Residence	L (Low)	R-PD4 (Residential Planned Development)
North	Single Family Residence	L (Low)	R-PD4 (Residential Planned Development)
South	Single Family Residence	L (Low)	R-PD4 (Residential Planned Development)
East	Single Family Residence	L (Low)	R-1 (Single Family Residential)
West	Single Family Residence	L (Low)	R-PD4 (Residential Planned Development)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Areas	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
R-PD (Residential Planned Development) District	Y
RP-O (Rural Preservation Overlay) District	Y
Rancho Charleston Land Use Study	Y
Other Plans or Special Requirements (keep – NA or N in most case)	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N
Project of Regional Significance	N

DEVELOPMENT STANDARDS

Pursuant to 19.06.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	19,602 SF	Y
Min. Lot Width	100 Feet	134 Feet	Y
Min. Setbacks (Accessory Structure)			
• Side	5 Feet	0 Feet	N
• Rear	5 Feet	~50 Feet	Y
Min. Distance Between Buildings	6 Feet	0 Feet	N
Max. Lot Coverage	50 %	3.4 %	Y
Max. Building Height	Not to exceed height of principal dwelling	~12 Feet	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) 2508 Driftwood Drive, Las Vegas, NV 89107

Project Name Residential Storage Shed Variance Consideration **Proposed Use** Storage Shed

Assessor's Parcel #(s) 13932512013 **Ward #** 1

General Plan: Existing X Proposed _____ **Zoning:** Existing X Proposed _____

Additional Information Replaced 40+ year old Tuff Shed with new Tuff Shed in same location to eradicate pest problem, facilitate proper drainage, repair residential structural damage caused by prior shed, and allow repair to collapsed property wall.

Property Owner Matthew Welebir Contact Matt Welebir

Address 2508 Driftwood Drive City Las Vegas State NV Zip 89107

E-mail welebirm@gmail.com Phone 702-580-0648

Applicant Same as Property Owner Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Same as Property Owner 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 MATTHEW WELEBIR

State of Nevada, County of Clark

Subscribed and sworn before me

This 12th day of May, 20 22

_____

Notary Public in and for said County and State

ERICA HAENER
Notary Public, State of Nevada
Appointment No. 11-5622-1
My Appt. Expires May 27, 2023

22-0273
05/12/2022

City of Las Vegas, Nevada
Department of Planning
Residential Storage Shed Variance Consideration

SITE PLAN

- North arrow indicated, Rancho Bel Air neighborhood, Ward 1
- Property lines via Google Earth image, 0.45 acres
- All adjacent existing land uses: Residential
- All adjacent street names: Driftwood Drive
- Personal driveway only ingress/egress to garage; ingress/egress to shed via foot through private backyard
- There are no freestanding signs existing
- There are no ADA accessibility requirements
- There are no parking spaces designated (private residence)

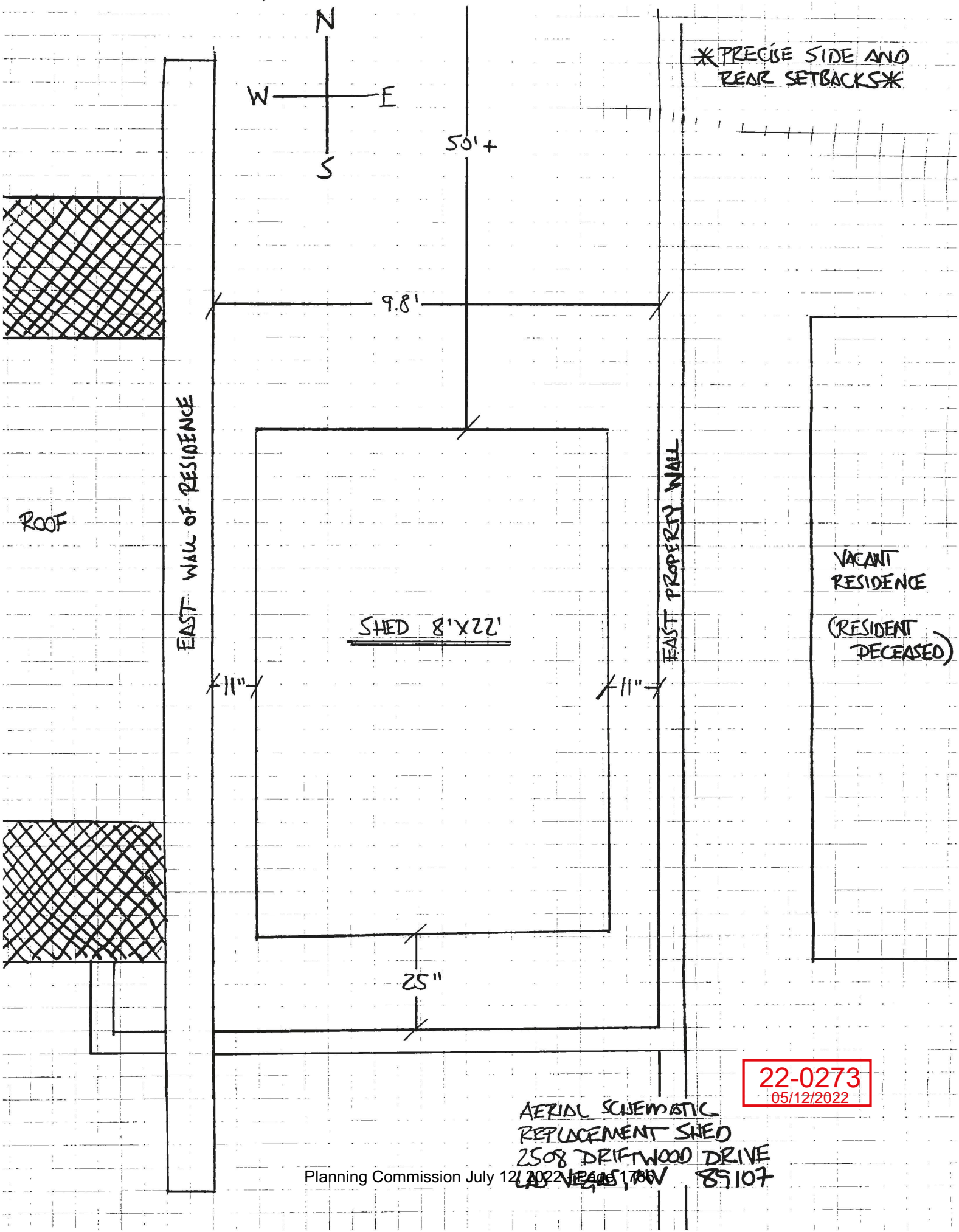
Aerial view schematic attached illustrates precise setback from my residence, my bordering property wall on the East side, setback from my front decorative wall, and location east of my residence's (garage) wall.

Prior shed structure had zero variance, bolted directly into my garage wall and property wall, on both West and East sides.

22-0273
05/12/2022



Planning Commission July 12, 2022 - Page 1785


N
W
E
S
PRECISE SIDE AND REAR SETBACKS
50'+
9.8'
EAST WALL OF RESIDENCE
ROOF
SHED 8'X22'
11"
11"
EAST PROPERTY WALL
VACANT RESIDENCE
(RESIDENT DECEASED)
25"
22-0273
05/12/2022
AERIAL SCHEMATIC
REPLACEMENT SHED
2508 DRIFTWOOD DRIVE
LAS VEGAS, NV 89107



Planning Commission July 12, 2022 - Page 1787

22-0273
05/12/2022


22-0273
05/12/2022



22-0273-VAR1 - APPLICANT/OWNER: MATT WELEBIR
2508 DRIFTWOOD DRIVE

06/01/2022



22-0273-VAR1 - APPLICANT/OWNER: MATT WELEBIR
2508 DRIFTWOOD DRIVE

06/01/2022

May 11, 2022

City of Las Vegas, NV
Department of Planning
Re: Residential Storage Shed Variance Consideration

Justification Letter

Issue: I have owned the property located at 2508 Driftwood Drive since 2018. A pre-existing commercial-grade metal Tuff Shed, green in color with metal studs, sat on the east side of my property, lag-bolted directly into my residence's garage wall and my collapsing east property wall (due to my now-deceased neighbor's 50-year-old giant pine tree root systems). The shed had *zero* setback or variance, squashed between the two walls; as a result, 40 years of inadequate drainage caused structural damage to the East wall of my home and no access for general maintenance. My prior neighbor's constant pine needle loss created a haven for rodents and lizard infestation in my backyard. While alive, she subsequently removed 3 huge pine trees, with a falling branch crushing a portion of the shed's roof. Due to every single one of these reasons, I made the decision to replace the shed.

The shed was demolished and removed, the east side of my property cleaned and all pests were brought under control. The east property wall was removed and rebuilt, structural repairs to the east wall of my garage were made and my entire house then received a new coat of stucco and roof. I also installed a proper drain line on the entire east wall.

I then replaced the prior shed with a new shed using the exact same manufacturer, in the exact same location. However, the new shed structure was now allowed setback with no contact with the adjacent structures, unlike its predecessor. This allowed access for weekly cleanup for my landscape maintenance company and myself, as well as proper drainage and water runoff via the newly allowed space, slope, and drains/drainpipe. I also color matched the color scheme and aesthetics to match my home's remodel. The new shed also features a "Clerestory" skylight facing east, allowing natural illumination for energy conservation.

The shed sits on a free-floating base, and is freestanding, unanchored to any foundation, the exact base as its predecessor. It measures 176 square feet. It is significantly smaller in width to allow me to freely pass alongside it, as well as facilitate normal water runoff and routine yard maintenance access.

I replaced a derelict shed with a new, clean, color-matched shed with improved setback and access. I intend to use it solely for storage, e.g. yard tools, seasonal decorations, camping equipment, etc. I am requesting a consideration for variance as the new structure sits, vastly improved, where the last structure sat undisturbed and without issue, for 4 decades.

Information: My household is a family of four; my wife, my two sons (ages 2 and 3), and me. It is a private residence with no business being conducted at the address. There are no similar uses owned or operated. There are no specific state licenses pertaining to a shed used for garden and home storage.

Findings: As the structure replaced a decayed, pest-infested predecessor with vast improvements to cleanliness, aesthetics, and access, I hope the Department of Planning considers my request for variance to continue usage of a shed in the same location for another 40 years.

Thank you in advance.

22-0273
05/12/2022

Sincerely,

Matthew Welebir, DDS

DEPARTMENT OF PLANNING

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; *multiple related applications shall be addressed in a single comprehensive letter*. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

Sustainability (if applicable – if yes, please explain)	*Yes*	*No*
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm.)		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)		X
Is there connectivity to adjacent parcels? (Automobile or pedestrian)		X
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)		X
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)	X	
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)		X
Will the project provide any bicycle parking?		X
Will the project provide any electric vehicle recharging stations?		X

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18)**

22-0273
05/12/2022

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.

General Plan Amendment Determinations
In order to approve a proposed General Plan Amendment, the Planning Commission and City Council must determine that:
1. The density and intensity of the proposed General Plan Amendment 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;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Determinations
In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:
1. The proposal conforms to 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.
3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
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.

Criteria for Site Development Plans
The review of Site Development Plans is intended to ensure that:
1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Special Use Permit Determinations
1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:
a. The proposed 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;
b. The subject site is physically suitable for the type and intensity of land use being proposed;
c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and
d. 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.

Variance - Determinations
1. In order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.
2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance 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.

Vacation
Following the public hearing, the Planning Commission shall take final action on the petition. If the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it may order the easement or government patent reservation vacated. The Planning Commission may make the order conditional, and the order shall become effective only upon the fulfillment of the conditions prescribed. In the case of the a government patent reservation, the order may take the form of a relinquishment of interest or its equivalent, and the order shall be treated as an order of vacation under the provisions of this Chapter.

22-0273
05/12/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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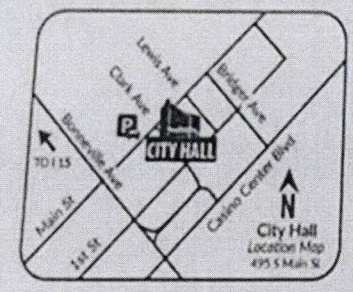
Department of Planning



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0273-VAR1

Planning Commission Meeting of **07/12/2022**

22-0273-VAR1
13932513020
MUNIER FREDRIC E & ROBIN W
2408 DRIFTWOOD DR
LAS VEGAS NV 89107

97 DRDFNP1 89107

Submitted after final agenda

33p

Application Information

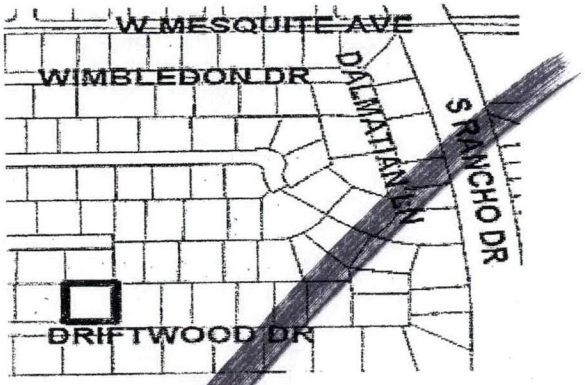
22-0273-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MATT WELEBIR – For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT SEPARATION TO THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] on 0.45 acres at 2508 Driftwood Drive (APN 139-32-512-013), R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, Ward 1 (Knudsen).

Replacing a shed present for decades with a new shed in the same location – with proper drainage and color scheme- affects no one in neighborhood.

We support the Variance Request.

Thank you.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: *07/12/2022*
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

Applicant
Not included in Count

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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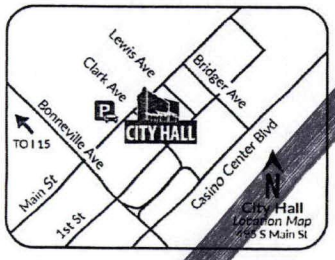
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0273-VAR1
Planning Commission Meeting of **07/12/2022**

22-0273-VAR1
13932512013
WELEBIR MATTHEW
HADJIAN PAYVAND
2508 DRIFTWOOD DR
LAS VEGAS NV 89107-2321

33A

97 DRDFNF1 89107

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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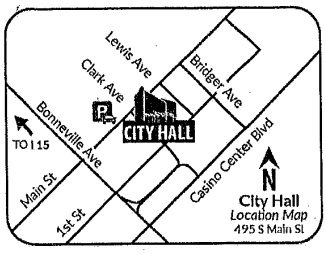

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0273-VAR1
Planning Commission Meeting of **07/12/2022**

22-0273-VAR1
13932511010
ASHBY ANTHONY LEE
217 DALMATIAN LN
LAS VEGAS NV 89107

97 DRDFNP1 89107

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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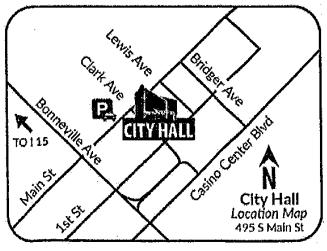

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0273-VAR1
Planning Commission Meeting of **07/12/2022**

22-0273-VAR1
13932512018
STAMIS ANGELO & SUSAN FAMILY TRUST
STAMIS ANGELO & SUSAN TRS
221 DESERT VIEW ST
LAS VEGAS NV 89107-2356

Submitted at Planning Commission
Date 7/13/22 Item 33
by Helene Walker

97 DRDFNP1 89107

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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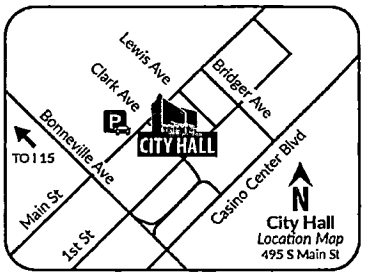

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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22-0273-VAR1

Planning Commission Meeting of **07/12/2022**

22-0273-VAR1
13932511012
YUEN FAMILY TRUST
YUEN DARREL KAM SUNG & VICTORIA ANN MILES TRS
2312 RANCHO BEL AIR DR
LAS VEGAS NV 89107-2362

97 DRDFNP1 89107

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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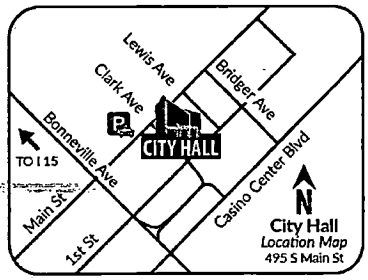

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0273-VAR1

Planning Commission Meeting of **07/12/2022**

22-0273-VAR1
13932510004
WALKER KEN & HELENE FAMILY TRUST
WALKER KENNETH H & HELENE R TRS
2608 WIMBLEDON DR
LAS VEGAS NV 89107-2359

97 DRDFNP1 89107

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
34

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

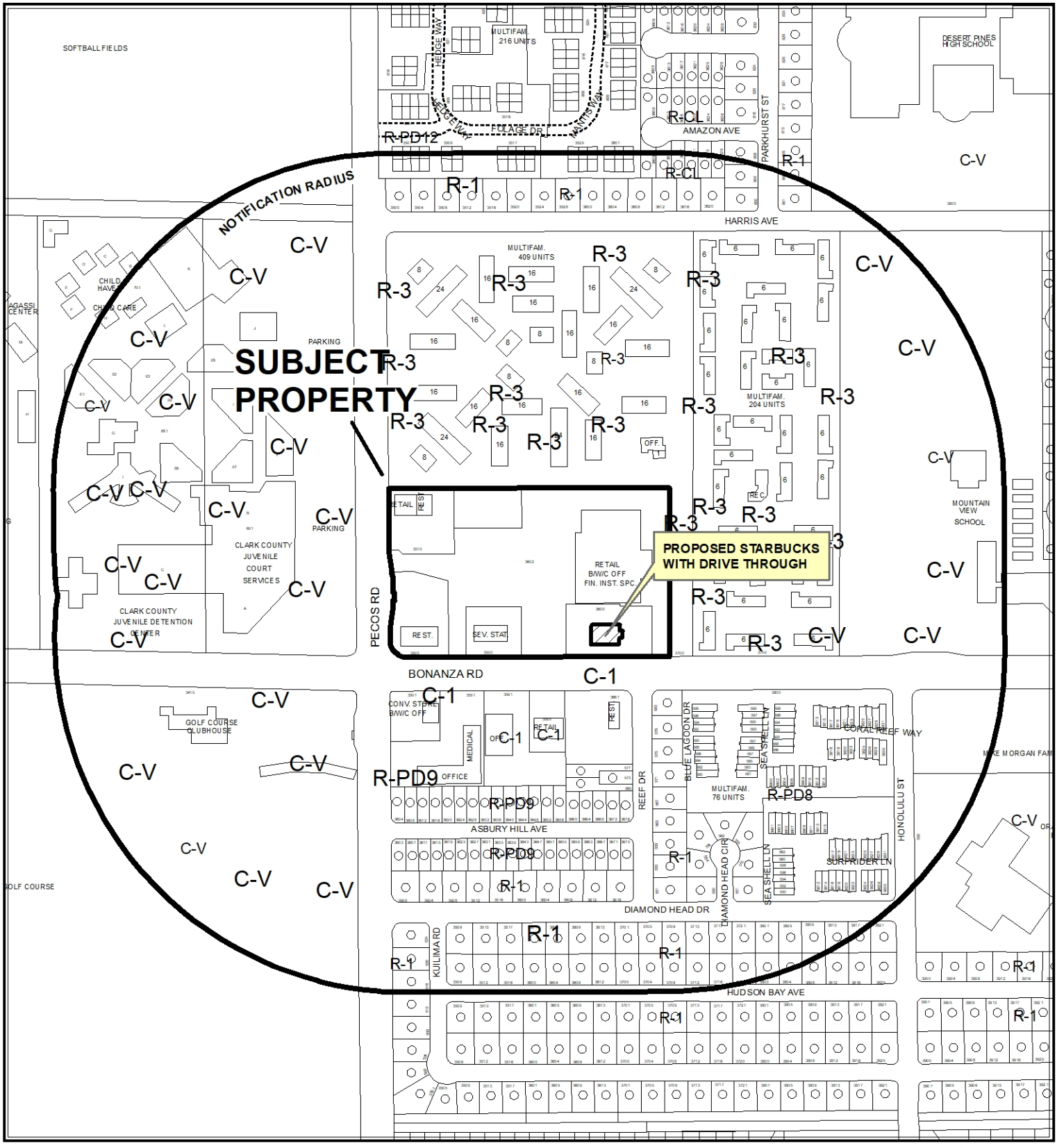
SUBJECT:
22-0274-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BATIS DEVELOPMENT CO. - OWNER: SMITH'S FOOD & DRUG CENTERS, INC. - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,363 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.86 acres at the north side of Bonanza Road, approximately 522 feet east of Pecos Road (APN 140-30-411-005), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. Submitted after Final Agenda - Support Postcards



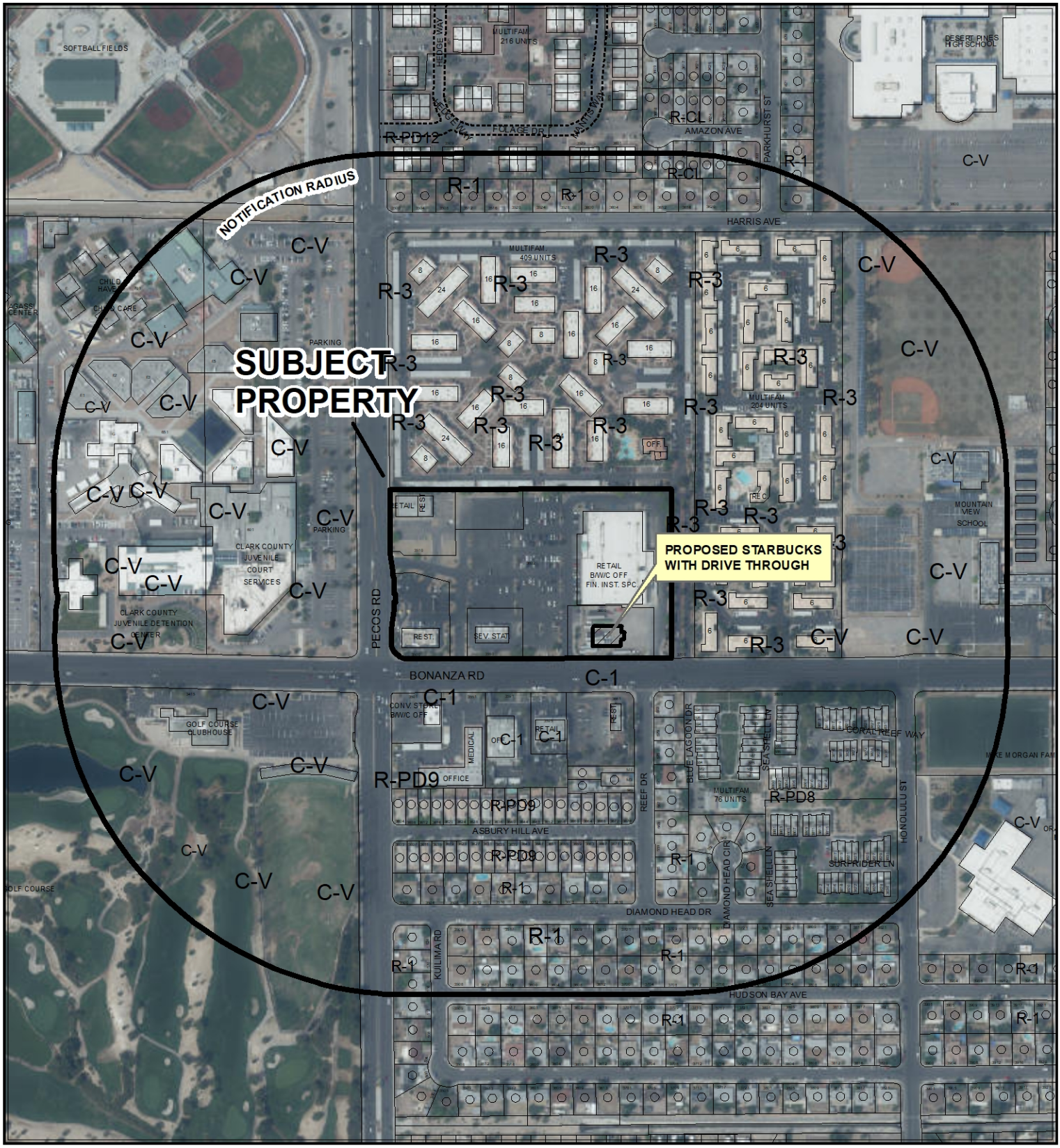
0 340 680 Feet

CASE: **22-0274-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **22-0274-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BATIS DEVELOPMENT CO. - OWNER: SMITH'S FOOD & DRUG CENTERS, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0274-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 325

PROTESTS 0

APPROVALS 0

CG

**** CONDITIONS ****

22-0274-SDR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/19/22, except as amended by conditions herein.

3. A Waiver from 19.08.040 is hereby approved, to allow a three-foot landscape buffer along a portion of the north property line where eight feet is required.

4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
   a) Diversify the planting material selection by incorporating a mixture of Palo Verde and Western Honey Mesquite tree species.

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. 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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Dedicate a bus turnout, and grant a Bus Shelter Pad Easement in conformance with Standard Drawing 234.4 to the Regional Transportation Commission, on Bonanza Road unless specifically allowed otherwise in the approved Traffic Impact Analysis.

10. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

11. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage-ways recommended in the approved drainage study update.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed 2,363 square-foot restaurant with drive through located at the north side of Bonanza Road, approximately 522 feet east of Pecos Road.

ISSUES

- A Waiver is requested to allow a three-foot landscape buffer where eight feet is required along a portion of the north interior lot line. Staff supports this request.
- A Condition of Approval has been added to diversify the planting material selection by incorporating a mixture of Palo Verde and Western Honey Mesquite tree species.
- Any signage noted or demonstrated on site or elevation plans are not part of this review and will be reviewed for compliance to Title 19 separately as part of a building permit review.

ANALYSIS

The subject site is currently undeveloped and zoned C-1 (Limited Commercial) where it is subject to Title 19 development standards. This zoning district allows for most retail shopping and personal services. The subject site is part of a larger commercial subdivision and is surrounded by multi-family apartments to the east, commercial retail and offices to the south, a Smith's Grocery Store to the north, and a service station to the west. The applicant proposes to develop the subject site with a 2,363 square-foot restaurant with drive through development. The proposed coffee shop would operate as a "Starbucks Coffee," in which the business model provides drive-through and in-person dining services.

The proposed single-story, 2,363 square-foot Restaurant with Drive Through consists of a back-of-house area for employees and includes space for indoor and outdoor dining. While the proposed development is part of a larger commercial shopping center where parking access is shared and sufficient, the applicant is proposing to construct a parking lot with 21 parking spaces which exceeds the required 10 spaces for this development. The submitted site plan includes an enclosed and screened trash enclosure that meets Title 19 requirements.

CG

The proposed building elevations are representative of the national chain, Starbucks, with grey/brown exteriors accented with faux wood paneling. The proposed building facades meet the requirements of Title 19.08 and are treated equally with accents and varying colors.

The proposed landscape buffers adjacent to Bonanza Road and the east interior property line provide visual buffering to the proposed parking lot and drive-through. The applicant has, however, requested a Waiver to allow a three-foot landscape buffer along a portion of the north interior property line. The submitted justification letter states that the north property line shifts down approximately seven feet to accommodate a door ramp for the adjacent Smith's grocery store and complying with landscape buffer requirements would create irregular vehicular movement through the drive through. The applicant has shown both in the justification letter and landscape plan that will provide a 10-foot landscape buffer for the remaining segment along the north property line where eight feet is required. Therefore, staff is supportive of the Waiver request.

Per the Department of Public Works – Traffic Engineering Division, this project will add approximately 1939 trips per day on Bonanza Road and Pecos Drive. Currently, Bonanza is at about 60 percent of capacity and Pecos is about 47 percent of capacity. With this project, Bonanza is expected to be at about 64 percent of capacity and Pecos to be at about 50 percent of capacity.

The Restaurant land use is a permitted use in the C-1 (Limited Commercial) zoning district and is described by Title 19.12 as, "an establishment providing for the preparation and retail sale of food and beverages, including without limitation cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses."

The Drive Through land use is a Conditional Use in the C-1 (Limited Commercial) zoning district and is described by Title 19.12 as "the use of a dedicated drive land that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service."

The Conditional Use Regulations for the Drive Through use are:

1. A single-station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station. A multiple-station drive-through shall have stacking lanes that will accommodate a minimum of three vehicles per station, including the vehicle at that station.

   The proposed single drive through lane meets this requirement as the stacking lane will accommodate more than 6 vehicles.

2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).

   The proposed drive through meets this requirements as the drive through lanes are screened from neighboring properties as well as the adjacent right-of-way in accordance with Title 19.08.

3. In the O (Office) and C-D (Designed Commercial) Districts, a drive-through shall be separated from any residentially zoned by an intervening building and shall not have access to local residential streets.

   This requirement is not applicable as the subject site is zoned C-1 (Limited Commercial.

   The proposed restaurant with drive-through development is consistent with the surrounding land uses within the shopping center and can be conducted in a manner that is harmonious with adjacent land uses, which include existing restaurants with drive-through.

Staff finds that the proposed Restaurant with Drive Through is compatible with the existing shopping center, which contains a variety of sales and services including other drive-through restaurants. While the applicant has requested a Waiver of landscape buffer requirements, staff finds that the justification of the requested Waiver satisfies conditions for determination of approval; therefore, staff is recommending approval of the Site Development Plan Review, subject to conditions.

FINDINGS (22-0274-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed restaurant with drive-through development is consistent with the surrounding land uses within the shopping center and can be conducted in a manner that is harmonious with adjacent land uses, which include existing restaurants with drive-through.

2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

Other than the Waiver for landscape buffer standards, the proposed development is consistent with all applicable city plans.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access remains as constructed, and provides access via Bonanza Road, a 100-foot primary arterial as designated by 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;

Building materials are compatible with those used for the area. Perimeter landscaping consists of drought-tolerant trees and plants that are compatible with other landscaping in this area.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; and creates 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.

Development of the site will be subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/03/82	The Board of City Commissioners approved a request for Reclassification of Property (Z-0088-81) generally located on the north side of Bonanza Road between Pecos Road and Sandhill Road.
12/02/94	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0081-88(11)] for a proposed commercial shopping center on property located on the northeast corner of Pecos Road and Bonanza Road.
10/15/96	The Planning Commission approved a Plot Plan and Building Elevation Review (SDR-41929) for a proposed 4,386 square-foot McDonald's restaurant.
10/18/02	The City Council approved a request for a Site Development Plan Review [Z-0088-81)(13)] for a service station on 81.65 acres located at 3602 East Bonanza Road.

Most Recent Change of Ownership	
02/25/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related Building Permits/Business Licenses.

Pre-Application Meeting	
05/05/22	A pre-application meeting was held to discuss the submittal requirements for a Site Development Plan Review.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
06/02/22	Staff conducted a field check of the subject property and noted nothing of concern.

CG

Details of Application Request	
Site Area	
Net Acres	0.86

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
North	Multi-Family Apartments	M (Medium)	R-3 (Medium Density Residential)
South	Shopping Center	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
	Single Family, Detached	L (Low)	R-1 (Single Family Residential)
East	Multi-Family Apartments	M (Medium)	R-3 (Medium Density Residential)
West	Detention Center	PF (Public Facility)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: East Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails (Pecos Rd – Pedestrian Trail)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

CG

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A SF	39,369 SF	N/A
Min. Lot Width	100 Feet	826 Feet	Y
Min. Setbacks			
• Front	10 Feet	25 Feet	Y
• Side	10 Feet	44 Feet	Y
• Corner	10 Feet	103 Feet	Y
• Rear	20 Feet	95 Feet	Y
Max. Lot Coverage	50 %	16 %	Y
Max. Building Height	N/A	17 Feet	N/A
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, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	7 Trees	7 Trees	Y
• South	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• East	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• West	1 Tree / 30 Linear Feet	4 Trees	6 Trees	Y
TOTAL PERIMETER TREES		**26 Trees**	**27 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	3 Trees	5 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		3 Feet	N*
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		17 Feet	Y

*A Waiver is requested to allow a three-foot landscape buffer along a portion of the north property line where eight feet is required.

CG

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways Map	100 Feet	Y
Pecos Road	Primary Arterial	Master Plans of Streets and Highways Map	100 Feet	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	100,353 SF	1:250 SF	401				
TOTAL SPACES REQUIRED			401		473		Y
Regular and Handicap Spaces Required			393	8	464	9	Y
Loading Spaces	2,363 SF	< 10,000 SF: 1	1		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide 8-foot landscaper buffers adjacent to interior lot lines.	To allow a three-foot landscape buffer along a portion of the north interior lot line.	Approval

CG

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review; Waiver

Project Address (Location) 3602 Bonanza Road

Project Name Starbucks 3602 **Proposed Use** Starbucks Coffee Drive-Through

Assessor's Parcel #(s) 14030411005 **Ward #** 3 - DIAZ

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information _____

Property Owner Smiths Food & Drug Centers Inc. Contact Ed Hudson

Address 1014 Vine St. 7th FLR City Cincinnati State OH Zip 45202

E-mail ed.hudson@kroger.com Phone 513-762-1384

Applicant Batis Development Co. Contact Matthew D. Werner

Address 2933 SW Woodside Dr. Ste. 200 City Topeka State KS Zip 66614

E-mail mattw@batisdev.com Phone 785-248-5098

Representative JPL Engineering, Inc. Contact James Lopez

Address 6725 S. Eastern Ave., Ste.5 City Las Vegas State NV Zip 89119

E-mail james@jplengineeringinc.com Phone 702-898-6269

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 Rick J Landrum

Subscribed and sworn before me

This 16th day of MAY, 20 22

Deborah Moore

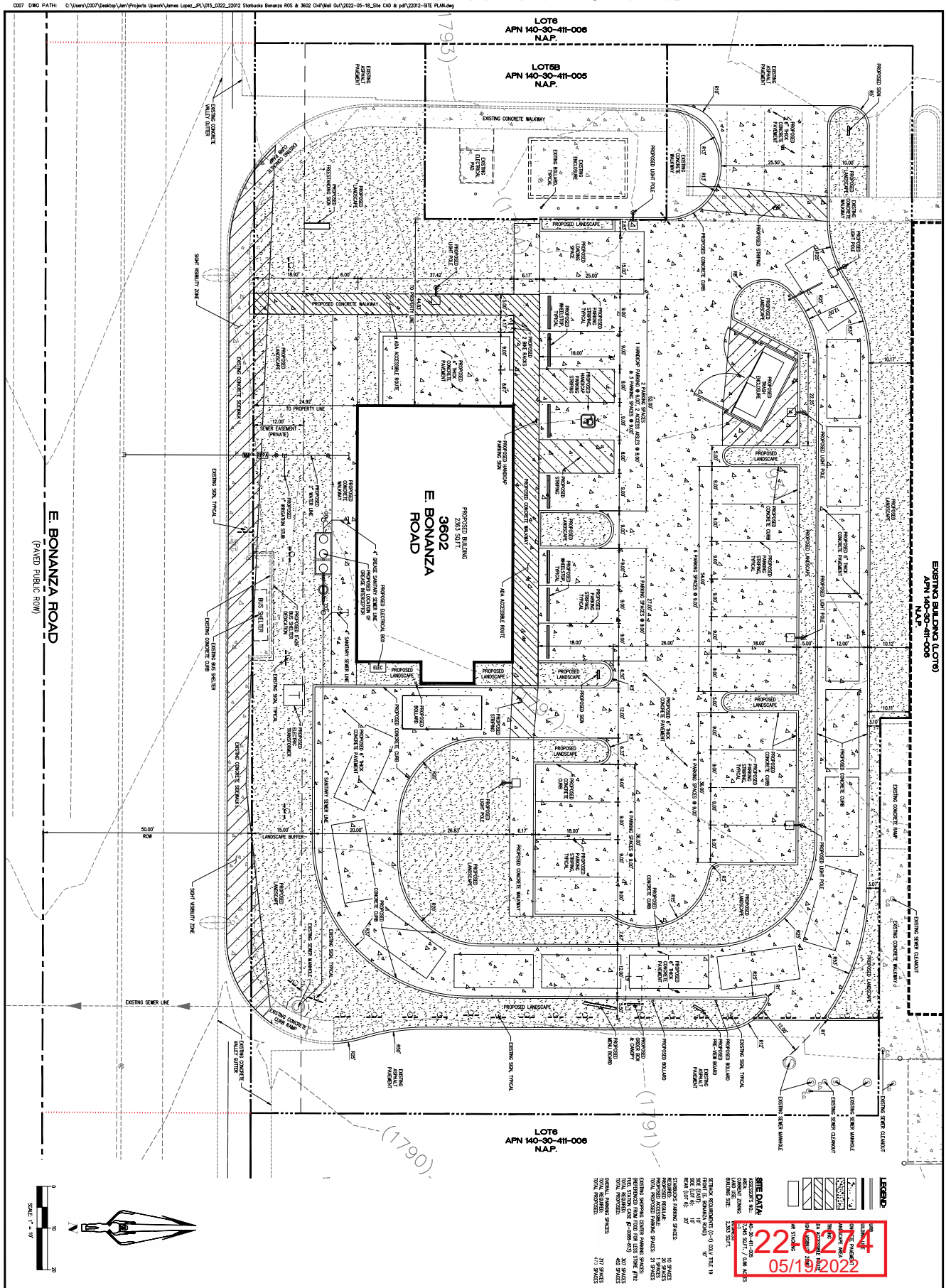
Notary Public in and for said County and State

NOTARIAL SEAL STATE OF OHIO

Deborah Moore
Notary Public, State of Ohio
My Commission Expires:
April 24, 2024

22-0274
05/19/2022

C007 DWG PATH: C:\Users\C007\Desktop\Jam\Projects Upwork\James Lopez_JPL\015_0322_22012 Starbucks Bonanza ROS & 3602 Civil\Mail Out\2022-05-18_Site CAD & pdf\22012-SITE PLAN.dwg



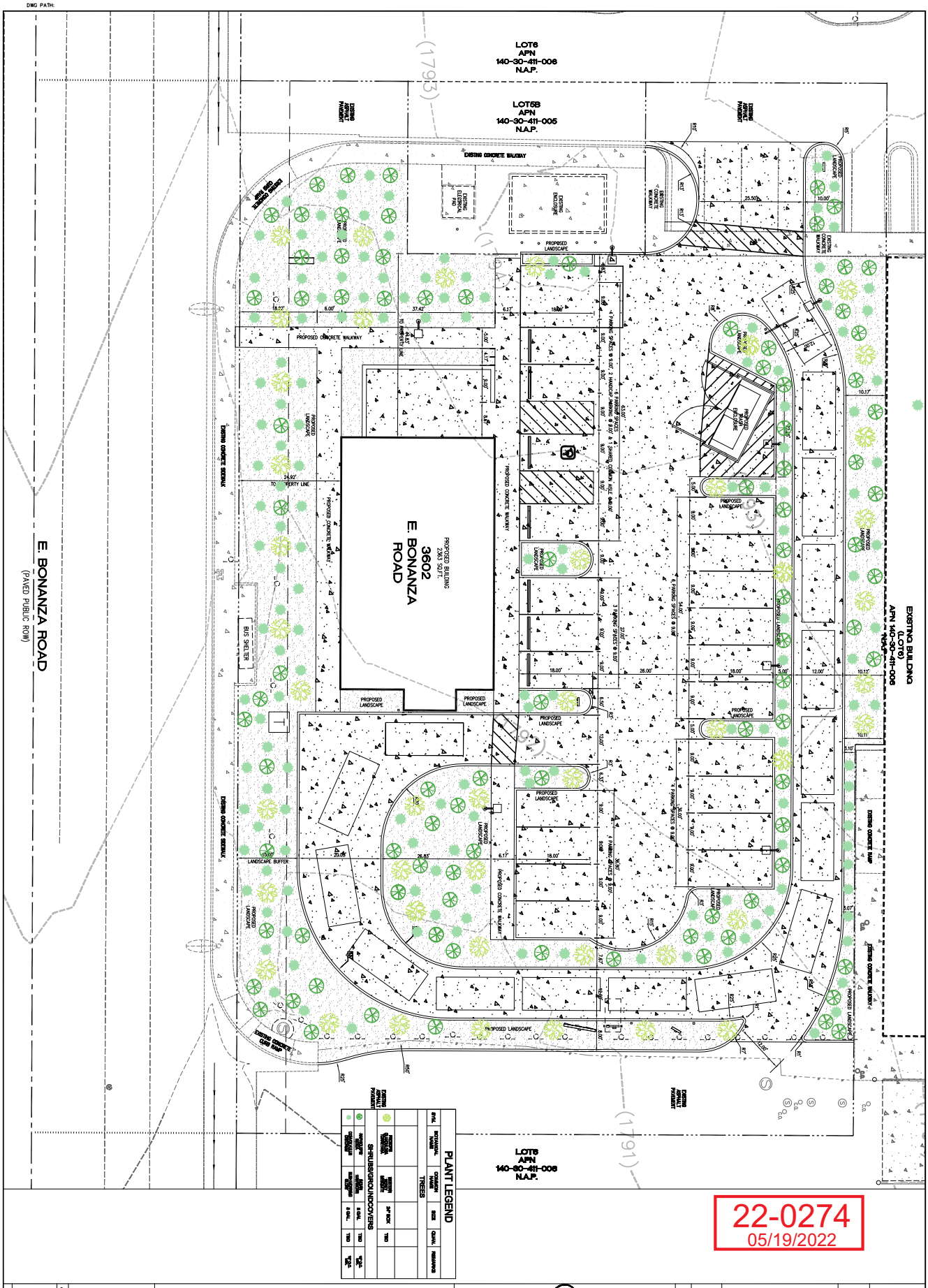
22-0274
05/19/2022

JOB# 3602	APN# 140-30-411-005 STARBUCKS COFFEE COMPANY
SHEET SP 01 OF 01	SITE PLAN
	MAY, 2022

JPL ENGINEERING INC.

6725 S. EASTERN AVE. STE. 5, LAS VEGAS, NV 89119
PHONE (702) 898-6299 FAX (877) 557-8292

REV	DATE	DESCRIPTION	SHEET #	APPROVAL



22-0274
05/19/2022

APN# 140-30-411-005
STARBUCKS COFFEE COMPANY
LANDSCAPE PLAN
MAY 2022

JPL ENGINEERING INC.
6725 S. EASTERN AVE. STE. 5, LAS VEGAS, NV 89119
PHONE (702) 898-6789 • FAX (877) 557-8292

REV	DATE	DESCRIPTION	SHEET #	APPROVAL

JOB# 22-012
SHEET
LS
2 OF 2

ZIMMERMAN
WEINTRAUB
ASSOCIATES

program planning
project
management
architecture
design

813 W. Randolph, Suite
300
Chicago, Illinois 60607

ph. 312.879.9636

www.zwalink.com

DATE: 02/03/2022

Revision Schedule		
Rev	Date	By	Description

PROJECT
STARBUCKS SHELL - BONANZA

ADDRESS:
3602 E Bonanza Rd.
Las Vegas, NV

PROJECT #: XX
ISSUE DATE: 02/03/2022
CHECKED BY: ZWA

SHEET TITLE:
BUILDING FLOOR PLAN

SCALE: AS SHOWN

SHEET NUMBER:
A-120

1 FLOOR PLAN

22-0274
05/19/2022

ZIMMERMAN
WEINTRAUB
ASSOCIATES

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management
architecture
design

813 W. Randolph, Suite
300
Chicago, Illinois 60607

ph. 312.879.9636

www.zwalink.com

DATE: 02/03/2022

Revision Schedule			
Rev	Date	By	Description
	04.20.22	BB	SDR Submittal
1	05.16.22	JY	Revision 1

PROJECT
STARBUCKS SHELL - BONANZA

ADDRESS:
3602 E Bonanza Rd.
Las Vegas, NV

PROJECT #: XX
ISSUE DATE: 02/03/2022
CHECKED BY: ZWA

SHEET TITLE:
TENANT BUILDOUT PLAN
(FOR REFERENCE ONLY)

SCALE: AS SHOWN

SHEET NUMBER:
A-121

1 TENANT BUILDOUT PLAN (FOR REFERENCE ONLY)
Scale: 1/4" = 1'-0"

22-0274
05/19/2022









Planning Commission July 12, 2022 - Page 1818

22-0274
05/19/2022

ZIMMERMAN
WEINTRAUB
ASSOCIATES

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project
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design

813 W. Randolph, Suite
300
Chicago, Illinois 60607

ph: 312.879.9636

www.zwalink.com

DATE: 02/03/2022

Revision Schedule

Rev	Date	By	Description
	04.20.22	BB	SDR Submittal
1	05.16.22	JY	Revision 1

PROJECT
STARBUCKS SHELL - BONANZA

ADDRESS:
3602 E Bonanza Rd.
Las Vegas, NV

PROJECT #: XX
ISSUE DATE: 02/03/2022
CHECKED BY: ZWA

SHEET TITLE:
RENDERINGS

SCALE: AS SHOWN

SHEET NUMBER:
G-013

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813 W. Randolph, Suite
300
Chicago, Illinois 60607
ph. 312.879.9636
www.zwalink.com
DATE: 02/03/2022
Revision Schedule
Rev
Date
By
Description
PROJECT
STARBUCKS SHELL - BONANZA
ADDRESS:
3602 E Bonanza Rd.
Las Vegas, NV
PROJECT #: XX
ISSUE DATE: 02/03/2022
CHECKED BY: ZWA
SHEET TITLE:
ARCHITECTURAL SITE PLAN
SCALE: AS SHOWN
SHEET NUMBER:
A-100
150.53'
S00° 13'49"W
S89° 43'33"E
157.73'
N00° 13'49"E
BONANZA RD
N
1 SITE PLAN
Scale: 3/32" = 1'-0"
22-0274
05/19/2022



2 PROPOSED - NORTH ELEVATION (PARKING LOT)
Scale 1/4" = 1'-0"



1 PROPOSED - WEST ELEVATION
Scale 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

A. SIGNAGE BY TENANT UNDER SEPARATE PERMIT.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVICE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.

SHEET NOTES

1. DOWNSPOUT. PAINT TO MATCH ADJACENT BRICK COLOR. SEE ROOF PLAN FOR MORE INFORMATION.
2. EXTERIOR HOSE BIB. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
3. GFCI OUTLET. SEE ELECTRICAL PLANS FOR MORE INFORMATION. COORDINATE LOCATION WITH TENANT DRAWINGS.
4. ADDRESS SIGN. 8" DECAL ON GLASS TRANSOM.
5. EXTERIOR SCONCE. SEE EXTERIOR ELEVATIONS FOR MOUNTING LOCATIONS AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
6. BRICK "ROWLOCK" STRING COURSE. REFER TO DETAILS.
7. PREFABRICATED METAL CANOPY.
8. METAL COPING.
9. KNOX BOX. GC TO COORDINATE LOCATION WITH LOCAL FIRE DEPT. REQUIREMENTS.
10. METAL LEDGE CAP
11. VERTICAL EXPANSION JOINT (BACKER ROD AND SEALANT TO MATCH BRICK COLOR - NOT MORTAR COLOR)
12. BUILDING SIGNAGE PER TENANT DRAWINGS, TO BE PERMITTED SEPARATELY. REFER TO ELECTRICAL DRAWINGS FOR CONNECTION INFORMATION.
13. ROOF ACCESS LADDER WITH LOCK SCREEN. PAINT SW9168.
14. SECURITY LIGHT CENTERED ABOVE SERVICE DOOR
15. PAINT METAL DOOR SW9168
16. PAINT ALL GAS PIPING, METERS, MANIFOLDS AND ELECTRICAL CONDUIT SW9168. DO NOT PAINT ELECTRIC METER OR OTHER DISTRIBUTION/SERVICE EQUIPMENT.
17. INDICATES GLASS PANEL TO BE SAFETY GLAZING.
18. SMOOTH-FACED INDIANA LIMESTONE SILL BELOW WINDOW
19. EMERGENCY-ONLY WALL PACK LIGHTING
20. PROVIDE 3" ROUND CORRUGATED STEEL "PAINT GRIP" DOWNSPOUT AT CANOPY. PAINT SW9168, EPOXY COATING. DOWNSPOUT TO TIE INTO DRAIN BELOW GRADE.

EXTERIOR MATERIALS LEGEND

	MARK	MATERIAL	MANUFACTURER/COLOR
	MT-1 MT-2 MT-3	METAL	BLACK
	SD-1	LAP SIDING	HARDIE BOARD 8" HARDIEPLANK LAP SIDING SMOOTH - "RICH ESPRESSO"
	SD-2	VERTICAL SIDING BOARD AND BATTEN	HARDIE BOARD 48" X 120" PANEL W/ 2.5" HARDIE BATTEN TRIMS AT 12" ON CENTER FINISH: SMOOTH - "COBBLE STONE"
	BR-2	FACE BRICK VENEER	GLEN-GERY BRICK REVERE PEWTER VELOUR, MODULAR SIZE MORTAR COLOR: SPEC MIX SM250 "ANTIQUE WHITE"
	BR-1	FACE BRICK VENEER	GLEN-GERY BRICK "SLATE VELOUR", MODULAR SIZE MORTAR COLOR: SPEC MIX SM400 "MEDIUM BUFF" *MATCHING PAINT: SHERWIN WILLIAMS SW9168 "ELEPHANT EAR"*
		LIMESTONE WINDOW SILLS	INDIANA LIMESTONE "THIN SILLS", 2-1/4" H X 4" D X 48" L SMOOTH FINISH FULL COLOR BLEND

Planning Commission July 12, 2022 Page 1820

22-0274
05/19/2022

ZIMMERMAN WEINTRAUB ASSOCIATES
program planning
project management
architecture
design

813 W. Randolph, Suite 300
Chicago, Illinois 60607

ph: 312.879.9636

www.zwalink.com

DATE: 02/03/2022

Revision Schedule

Rev	Date	By	Description

PROJECT: STARBUCKS SHELL - BONANZA

ADDRESS: 3602 E Bonanza Rd.
Las Vegas, NV

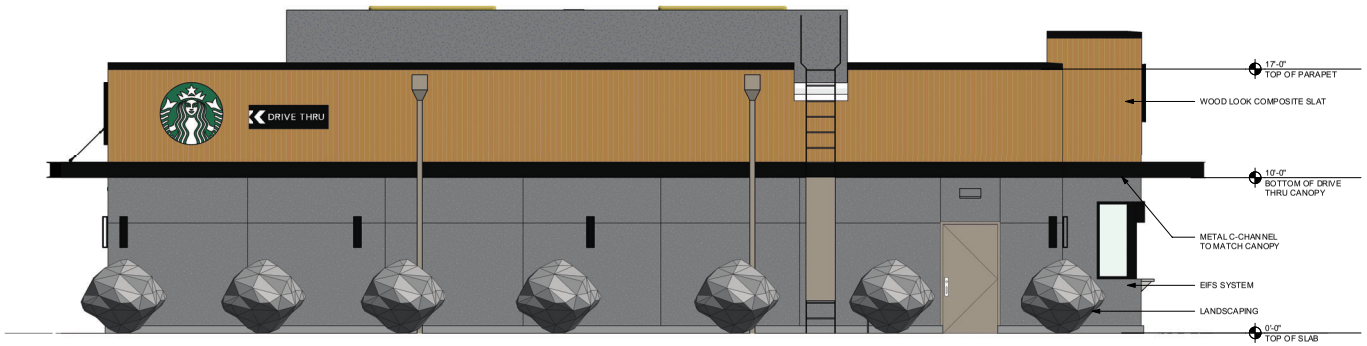
PROJECT #: XX
ISSUE DATE: 02/03/2022
CHECKED BY: ZWA

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:
A-201

Planning Commission July 12, 2022 Page 1821



2 PROPOSED - SOUTH ELEVATION (STREET FACING)
Scale 1/4" = 1'-0"



1 PROPOSED - EAST ELEVATION
Scale 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

A. SIGNAGE BY TENANT UNDER SEPARATE PERMIT.

B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVICE SIGNAGE.

C. GENERAL CONTRACTOR TO PROVIDE WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.

SHEET NOTES

1. PAINT READY STEEL DOWNSPOUT TO TIE IN UNDERGROUND. PAINT SW9168 TO MATCH ADJACENT BRICK COLOR, EPOXY COATING. SEE ROOF PLAN FOR MORE INFORMATION.
2. EXTERIOR HOSE BIB. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
3. GFCI OUTLET AT ~9'-0" AFF. ALIGN WITH BRICK COURSING. SEE ELECTRICAL PLANS FOR MORE INFORMATION. COORDINATE LOCATION WITH TENANT DRAWINGS.
4. EXTERIOR SCONCE. SEE EXTERIOR ELEVATIONS FOR MOUNTING LOCATIONS AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
5. UNUSED
6. BRICK "ROWLOCK" STRING COURSE. REFER TO DETAILS.
7. DRIVE THRU WINDOW, AIR CURTAIN, AND SHELF.
8. PREFABRICATED METAL CANOPY.
9. METAL COPING.
10. METAL LEDGE CAP
11. VERTICAL EXPANSION JOINT (BACKER ROD AND SEALANT TO MATCH BRICK COLOR - NOT MORTAR COLOR) - TO BE HIDDEN BEHIND DOWNSPOUTS WHERE POSSIBLE.
12. BUILDING SIGNAGE PER TENANT DRAWINGS, TO BE PERMITTED SEPARATELY. REFER TO ELECTRICAL DRAWINGS FOR CONNECTION INFORMATION.
13. ADDRESS MARKER PER LOCAL FIRE DEPT. REQUIREMENTS, 8" DECAL ON GLASS.
14. EMERGENCY-ONLY WALL PACK LIGHTING
15. INDICATED GLASS PANELS TO BE SAFETY GLAZING
16. SMOOTH-FACED INDIANA LIMESTONE SILL BELOW WINDOW
17. PROVIDE OPENINGS AT BASE OF MECHANICAL SCREEN WALL FOR DRAINAGE AND CRAWL ACCESS. HEADER TO MATCH SLOPE OF ROOF. REFER TO STRUCTURAL FOR FRAMING DETAILS.
18. PROVIDE COLLECTOR BOXES AT EACH SCUPPER, WITH SQUARE OVERFLOW CUTOUTS.
19. PROVIDE 3" ROUND CORRUGATED STEEL "PAINT GRIP" DOWNSPOUT AT CANOPY. PAINT SW9168, EPOXY COATING. DOWNSPOUT TO TIE INTO DRAIN BELOW GRADE.

EXTERIOR MATERIALS LEGEND

	MARK	MATERIAL	MANUFACTURER/COLOR
	MT-1 MT-2 MT-3	METAL	BLACK
	SD-1	LAP SIDING	HARDIE BOARD 8" HARDIEPLANK LAP SIDING SMOOTH - "RICH ESPRESSO"
	SD-2	VERTICAL SIDING BOARD AND BATTEN	HARDIE BOARD 48" X 120" PANEL W/ 2.5" HARDIE BATTEN TRIMS AT 12" ON CENTER FINISH: SMOOTH - "COBBLE STONE"
	BR-2	FACE BRICK VENEER	GLEN-GERY BRICK REVERE PEWTER VELOUR, MODULAR SIZE MORTAR COLOR: SPEC MIX SM250 "ANTIQUE WHITE"
	BR-1	FACE BRICK VENEER	GLEN-GERY BRICK "SLATE VELOUR", MODULAR SIZE MORTAR COLOR: SPEC MIX SM400 "MEDIUM BUFF" *MATCHING PAINT: SHERWIN WILLIAMS SW9168 "ELEPHANT EAR"*
		LIMESTONE WINDOW SILLS	INDIANA LIMESTONE "THIN SILLS", 2-1/4" H X 4" D X 48" L SMOOTH FINISH FULL COLOR BLEND

22-0274
05/19/2022

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813 W. Randolph, Suite
300
Chicago, Illinois 60607

ph: 312.879.9636

www.zwalink.com

DATE: 02/03/2022

Revision Schedule

Rev	Date	By	Description

PROJECT
STARBUCKS SHELL - BONANZA

ADDRESS:
3602 E Bonanza Rd.
Las Vegas, NV

PROJECT #: XX
ISSUE DATE: 02/03/2022
CHECKED BY: ZWA

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: AS SHOWN

SHEET NUMBER:
A-202









Planning Commission July 12, 2022 - Page 1822

22-0274
05/19/2022

ZIMMERMAN
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813 W. Randolph, Suite
300
Chicago, Illinois 60607

ph: 312.879.9636

www.zwalink.com

DATE: 02/03/2022

Revision Schedule

Rev	Date	By	Description
	04.20.22	BB	SDR Submittal
1	05.16.22	JY	Revision 1

PROJECT
STARBUCKS SHELL - BONANZA

ADDRESS:
3602 E Bonanza Rd.
Las Vegas, NV

PROJECT #: XX
ISSUE DATE: 02/03/2022
CHECKED BY: ZWA

SHEET TITLE:
RENDERINGS

SCALE: AS SHOWN

SHEET NUMBER:
G-013



22-0274-SDR1 - APPLICANT: BATIS DEVELOPMENT CO. - OWNER: SMITH'S FOOD & DRUG CENTERS, INC.
NORTH SIDE OF BONANZA ROAD, APPROXIMATELY 522 FEET EAST OF PECOS ROAD

06/01/2022



22-0274-SDR1 - APPLICANT: BATIS DEVELOPMENT CO. - OWNER: SMITH'S FOOD & DRUG CENTERS, INC.
NORTH SIDE OF BONANZA ROAD, APPROXIMATELY 522 FEET EAST OF PECOS ROAD

06/01/2022



22-0274-SDR1 - APPLICANT: BATIS DEVELOPMENT CO. - OWNER: SMITH'S FOOD & DRUG CENTERS, INC.
NORTH SIDE OF BONANZA ROAD, APPROXIMATELY 522 FEET EAST OF PECOS ROAD

06/01/2022

May 19, 2022

Planning and Development Department/Current Planning Division
City of Las Vegas Development Services
Las Vegas, NV 89106

RE: Site Development Plan Review and Waiver
Starbucks 3602 Bonanza Blvd.
PRE101377-PRE
APN: 140-30-411-005

On behalf of the Applicant, Batis Development Corporation, we respectfully request the City of Las Vegas to consider Site Design Review and Waiver for a proposed Starbucks Coffee Drive Through on .091 acre parcel, located in the Commercial Subdivision at the NEC of Pecos Road and Bonanza Blvd, Ward 3 of the City of Las Vegas. In conjunction we request a waiver for Landscape buffer width of 3.15 feet where 8 feet is required along a portion of the North Property Line per Site code.

The property, located at 3602 E. Bonanza, is currently zoned (C-1) Limited Commercial in which a Drive-Through use is permitted conditionally in this zoning district (Title 19.12.070).

The property is currently vacant. The proposed use is for a 2,363 sq. ft. (+/-) coffee shop with drive through. The drive through requirements (Title 19.12.070) with a stacking lane to accommodate 6 vehicles will be met along with screen requirements in accordance with LVMC 19.08.040 (F).

Parking requirements fall under *Commercial Shopping Center of over 25,000 sq. ft*. which requires 1 space for each 250 sq of gross floor area. In current conditions per Case#Z-0088-813, *"Food For Less Store #792 and Fuel Station",* the parking count is as follows;

Total Spaces Required	307
Total Spaces Provided	452

The requirement for the proposed building is (2363 sq. ft./250 sq. ft.)

Total Spaces Required	10
Total Spaces Provided	21 (20 Regular 1 Accessible)

22-0274
05/19/2022

6725 Eastern Ave, Suite 5, Las Vegas, Nevada 89118
Telephone: (702) 898-6269 Fax: (877) 557-8292
http://www.jplengineeringinc.com

For the overall development parking count is now

Total Spaces Required	317
Total Spaces Provided	473

The waiver is being requested to reduce landscape buffer (LS) width to 3.15 feet where 8 feet is required along an 80' segment north property line. The north PL jogs over approximately 7' to accommodate a man door ramp for the Smiths grocery store. To accommodate the 8' buffer along this section the drive-through would have to shift which creating an irregular vehicular movement. The waiver is being requested to avoid this. However, to make up the reduced landscape buffer we are providing approximately 10' of LS buffer for the remaining 130' segment along the north property line (where 8' is required).

Should you have any questions regarding the project, do not hesitate to contact our office at 702-898-6269.

Sincerely,

James P. Lopez, P.E.
Principal Engineer

22-0274
05/19/2022

6725 Eastern Ave, Suite 5, Las Vegas, Nevada 89118
Telephone: (702) 898-6269 Fax: (877) 557-8292
http://www.jplengineeringinc.com

22-0274-SDR1
Batis Development Co.

3602 E Bonanza Road

Proposed 2.363 thousand square foot coffee shop with drive-through.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	COFFEE/DOUGNUT SHOP W/ DRIVE THRU [1000SF]	2.363	820.38	**1,939**
AM Peak Hour			88.99	**210**
PM Peak Hour			43.38	**103**

Existing traffic on all nearby streets:

Bonanza Road	
Average Daily Traffic (ADT)	30,687
PM Peak Hour	2,455
(heaviest 60 minutes)	

Pecos Drive	
Average Daily Traffic (ADT)	27,900
PM Peak Hour	2,232
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	50,900
Pecos Drive	59,900

This project will add approximately 1,939 trips per day on Bonanza Rd. and Pecos Dr. Currently, Bonanza is at about 60 percent of capacity and Pecos is at about 47 percent of capacity. With this project, Bonanza is expected to be at about 64 percent of capacity and Pecos to be at about 50 percent of capacity.

Based on Peak Hour use, this development will add about 210 vehicles in the peak hour, or about seven every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

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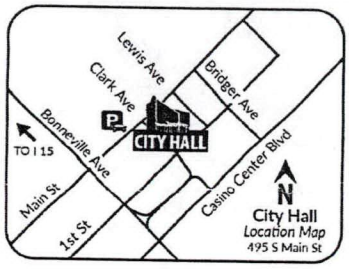
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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JUL 06 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0274-SDR1
Planning Commission Meeting of **07/12/2022**

22-0274-SDR1
14030316035
PARKER RAY MICHAEL
PAPPA AMANDA
413 S MALLARD ST
LAS VEGAS NV 89107

97 DRDFNP1 89107

Submitted after final agenda

34A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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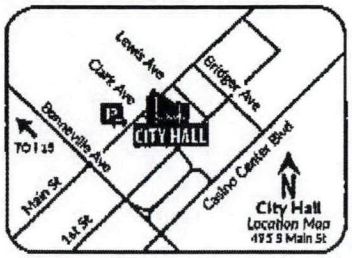
Permit No. 1690



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JUL - 5 2022

RECEIVED

JUL 12 2022

City of Las Vegas
Department of Planning

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0274-SDR1

Planning Commission Meeting of **07/12/2022**

22-0274-SDR1
14031116009
STONE ASSETS L L C
801 S RANCHO DR # E4
LAS VEGAS NV 89106

89 DRDFNP1 89106

34A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
35

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

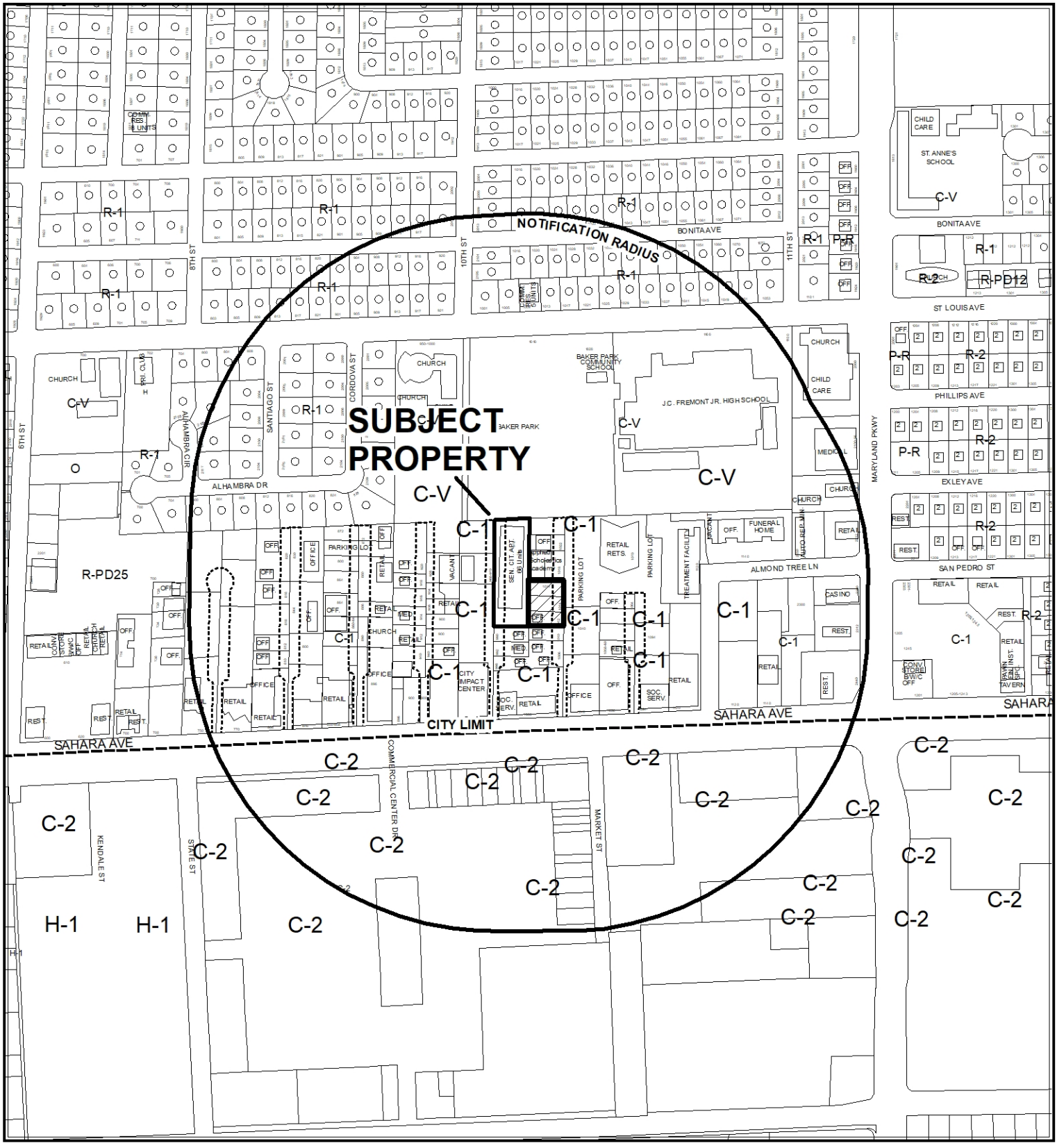
SUBJECT:
22-0289-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: EAST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED PARKING LOT ADDITION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.32 acres at 978, 1012 and 1014 East Sahara Avenue (APNs 162-03-801-067, 068, 085 and 140), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **22-0289-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



0 375 750 Feet

CASE: **22-0289-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GEORGE GEKAKIS, INC. - OWNER: EAST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0289-SDR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 210

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

22-0289-SDR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan date stamped 05/16/22, except as amended by conditions herein.

3. A Waiver from Title 19.08.070 is hereby approved, to allow zero-foot wide perimeter landscape buffers along the north, south and east property lines where eight feet is required.

4. An Exception from Title 19.08.110.C.12 is hereby approved, to allow zero parking lot trees where 11, 24-inch box shade trees and islands are required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits. Should a map consolidating the existing lots not be recorded, a new Site Development Plan Review including all necessary waivers of applicable development standards shall be approved prior to the issuance of permits.

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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to remove an existing commercial building at 1012 East Sahara Avenue and develop a surface parking lot on three parcels of land adjacent to the east side of the City Impact Center Senior Apartments development at 978 East Sahara Avenue. The owner of the senior apartments development has purchased these properties and intends to combine them with the current site.

ISSUES

- The applicant has requested Waivers to allow no perimeter landscape buffers along the north, south and east property lines where eight-foot buffers are required and an Exception to allow no parking lot landscaping where 11 trees and accompanying shrubs are required. Staff recommends denial of the Waivers and Exception.
- This Site Development Plan Review request shows the proposed lots added to the existing senior apartments parcel as one site. A mapping action to consolidate the proposed parking lot parcels with the existing senior apartments parcel will therefore be required as a condition of approval. If, for some reason a map to consolidate the existing parcels is not recorded, a separate Site Development Plan Review must be approved prior to the issuance of permits that includes the appropriate Waivers of perimeter landscape buffer standards.
- The site plan includes an existing eight-foot tall chain link fence to enclose the parking area west of an access easement containing a roadway and shared parking. Chain link is not a preferred screening material, but will be accepted as part of this Site Development Plan Review if approved. A permit and inspection will be required for the existing fence, as a prior permit could not be found.

ANALYSIS

There are currently three onsite parking spaces at the senior apartments development. A shared parking agreement was previously recorded for 50 parking spaces at the nearby church at 1000 East St. Louis Avenue, which is the minimum parking requirement for the apartments. No new units are proposed to be added with this proposal. A total of 28 spaces are proposed exclusive of existing parking spaces within the shared Sahara Avenue access easement on the east side of the subject site.

Vehicular access is proposed from the senior apartments property on Assessor's Parcel Number 162-03-801-140. A sliding gate would restrict access to the parking lot. An eight-foot tall chain link fence currently located 30 feet west of the east property line is proposed to remain in place. An opening would be created in the east perimeter wall for residents to enter from the proposed parking lot.

Perimeter and parking lot landscaping is required for this proposed parking lot development. Eight-foot buffers are required along the north and south property lines. Landscaping is not required along the west property line, which is intended to be dissolved as the parking lot becomes part of the larger senior apartments site through a future mapping action. A Waiver is required along the east property line, as that area is currently reserved as an access easement and common parking area for developments sharing the access. In addition, an Exception is requested to allow no trees in the parking area where 11 trees would be required.

The Las Vegas 2050 Master Plan identifies the "urban heat island effect" as a major issue within the Las Vegas Valley to be mitigated to meet future sustainability and resilience goals. Urban heat islands are created as multiple areas of land are developed with impervious surfaces that absorb sunlight and store the heat. The simplest way to mitigate this heat gain is to plant and maintain trees, which provide shading and cooling properties in addition to providing a more aesthetic environment. (This is noted as a short-term Planning Action Plan item in IV.B of the 2050 Master Plan.) With respect to this project, as no mitigation of the urban heat island effect is proposed, staff cannot support any of the Waivers or Exceptions. Consequently, staff recommends denial of the Site Development Plan Review, with conditions if approved.

FINDINGS (22-0289-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed surface parking lot is compatible with adjacent commercial civic and commercial uses, as well as the senior citizen apartments development to the west. However, the proposed design does not allow for sufficient screening and buffering of the parking area from adjacent properties, thereby rendering it incompatible with adjacent development.

2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

The proposed parking lot requires Waivers of Title 19 perimeter landscaping standards to allow no additional landscaping. Chain link fencing as a screening device is discouraged by Title 19. The development is therefore not consistent with Title 19 or the 2050 Las Vegas Master Plan.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Access to the site is from a 60-foot wide private access easement and would be restricted by a sliding gate. The planned access and circulation will not negatively affect traffic in this area.

4. Building and landscape materials are appropriate for the area and for the City;

No new building or landscaping materials are proposed, except for a sliding gate from the senior apartments development. The existing chain link fence along the east property line is not appropriate screening for a parking area, and the lack of landscape materials is inappropriate 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 design of the proposed parking area lacks adequate buffering and screening from adjacent development, creating an undesirable environment that will add to the urban heat island effect the City is currently enduring.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Site development is subject to building permit review and inspection to ensure the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/13/61	The Board of City Commissioners approved a request for a Rezoning (Z-0030-61) from R-1 (Single Family Residential) and R-2 (Two Family Residential) to C-1 (Limited Commercial) at the northeast corner of San Francisco Avenue [Sahara Avenue] and 10th Street. The Planning Commission recommended approval.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
03/14/17	The Planning Commission approved a request for a Special use Permit (SUP-67480) for a Senior Citizen Apartments use on the north side of Sahara Avenue, approximately 1,080 feet west of Maryland Parkway. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-67483) for a proposed four-story, 66-unit senior citizen apartment development with waivers to allow a zero-foot perimeter landscape buffer along the west property line, a three-foot buffer along a portion of the north property line and a five-foot buffer along a portion of the south property line where eight feet is required on 1.85 acres on the north side of Sahara Avenue, approximately 1,080 feet west of Maryland Parkway. Staff recommended denial.
02/13/18	The Planning Commission approved a request for a Major Amendment (SDR-72338) of an approved Site Development Plan Review (SDR-67483) to increase the building height from 51 feet to 56 feet and for the addition of a proposed covered parking area to an approved four story, 66-unit senior citizen apartments development with a waiver to allow a zero-foot perimeter landscape buffer along portions of the west and east property lines where eight feet is required on 1.98 acres on the north side of Sahara Avenue, approximately 1,080 feet west of Maryland Parkway. Staff recommended approval.

Most Recent Change of Ownership	
02/09/18	A deed was recorded for a change in ownership on APN 162-03-801-140.
05/26/22	A deed was recorded for a change in ownership on APNs 162-03-801-067 and 068.
06/07/22	A deed was recorded for a change in ownership on APN 162-03-801-085.

Related Building Permits/Business Licenses	
07/20/84	A building permit (#0527) was issued for a 2,400 square-foot office building at 1012 East Sahara Avenue. A final inspection was approved and a Certificate of Occupancy issued 03/01/85.
05/31/18	A building permit (C18-00469) was issued for a four-story senior apartment building at 978 East Sahara Avenue. A final inspection was approved 12/05/19.
	A building permit (C18-00470) was issued for onsite improvements for a four-story senior apartment building at 978 East Sahara Avenue. A final inspection was approved 11/05/19.
07/09/18	A building permit (C18-02886) was issued for engineered perimeter walls at 978 East Sahara Avenue. A final inspection was approved 10/15/19.
01/24/19	A building permit (C19-00335) was issued for detached carports at 978 East Sahara Avenue. A final inspection was approved 10/18/19.
11/26/19	A business license (G67-06615) was issued for a research clinic at 1012 East Sahara Avenue. The license was marked out of business on 09/07/21 due to a change of location.
11/27/19	A business license (G67-07776) was issued for an apartment house at 978 East Sahara Avenue. The license is active.
	A business license (G67-07923) was issued for a dry cleaning/laundry facility and services at 978 East Sahara Avenue. The license is active.
06/28/20	A business license (G68-03883) was issued for a medical clinic at 978 East Sahara Avenue. The license is active.
	A business license (G68-04124) was issued for a medical office at 978 East Sahara Avenue. The license is active.
11/19/20	A building permit (C20-03446) was issued for three temporary trailers for federal use related to the COVID-19 pandemic at 1014 East Sahara Avenue. A final inspection was completed 11/24/20.

Pre-Application Meeting	
05/11/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. The applicant informed staff that once all of the properties would come under single ownership the parking lot site would be combined with the senior apartment site. The need for landscaping within the parking lot was discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
06/01/22	The area to be developed as a parking lot is on the east side of the senior apartment building and separated from the building by a six-foot block wall. The south side of the site contains an existing single-story building; the north side of the site is paved and enclosed by a chain link fence. There is a curb cut and driveway into the lot from the private street but no sidewalk. The lot was clear of trash and debris.

Details of Application Request	
Site Area	
Net Acres	1.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Senior Citizen Apartments	TOD-1 (Transit Oriented Development – High)	C-1 (Limited Commercial)
North	Public Park or Playground	PR-OS (Parks, Recreation and Open Space)	C-1 (Limited Commercial)
South	Office, Other Than Listed	TOD-1 (Transit Oriented Development – High)	C-1 (Limited Commercial)
East	Office, Other Than Listed General Retail Store, Other Than Listed	TOD-1 (Transit Oriented Development – High)	C-1 (Limited Commercial)
West	Office, Other Than Listed	TOC-2 (Transit Oriented Corridor – Low)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: Downtown South	Y
Beverly Green/Southridge Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply: (note that directions refer to the perimeter of the new parking area only)

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet N/A	 2 Trees 2 Trees 5 Trees N/A	 0 Trees 0 Trees 0 Trees N/A	 N N N N/A
TOTAL PERIMETER TREES		**9 Trees**	**0 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 8 Feet 8 Feet 8 Feet N/A		 0 Feet 0 Feet 0 Feet N/A	 N* N* N* N/A
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 8’ chain link fence 30’ from E PL Existing 6’ CMU wall along	Y

*The applicant requests a Waiver of perimeter landscape buffer standards. See Waiver table below.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Ave	Private Street	N/A	30	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Senior Citizen Apartments	66 units	0.75/unit	50				
TOTAL SPACES REQUIRED			50		81		Y
Regular and Handicap Spaces Required			48	2	79	2	Y

A previously recorded offsite parking agreement on APN 162-03-801-003 provides 50 parking spaces exclusive of the Church/House of Worship use on that site, thereby satisfying the parking requirements of the senior apartments development.

Waivers		
Requirement	***Request***	***Staff Recommendation***
8-foot perimeter landscape buffer on the east, north and south property lines	To allow zero-foot buffers along the east, north and south property lines	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24” box shade tree for every 6 uncovered parking spaces, plus 1 24” box shade tree at the ends of each parking row, in planter islands	To allow no parking lot trees or islands where 11 trees and islands are required	Denial

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0289
Meeting Date	06/15/2022
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 978 E. Sahara Avenue, Las Vegas, NV 89104

Project Name City Impact Senior Housing **Proposed Use** Parking Lot

Assessor's Parcel #(s) 162-03-801-140 **Ward #** 3

General Plan: Existing C1 Proposed C1 **Zoning:** Existing C1 Proposed C1

Additional Information

Property Owner East Sahara Senior Housing Limited Partnership Contact George Gekakis
Address 2655 S. Rainbow Blvd., #401 City Las Vegas State NV Zip 89146
E-mail ggi@gekakis.com Phone 702-364-8027

Applicant George Gekakis, Inc. Contact George Gekakis
Address 2655 S. Rainbow Blvd., #401 City Las Vegas State NV Zip 89146
E-mail ggi@gekakis.com Phone 702-364-8027

Representative George Gekakis, Inc. Contact George Gekakis
Address 2655 S. Rainbow Blvd., #401 City Las Vegas State NV Zip 89104
E-mail ggi@gekakis.com Phone 702-364-8027

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 GEKAKIS

Subscribed and sworn before me
This 15th day of JUNE, 20 22

Notary Public in and for said County and State

MARINA A. ADAMY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-02-23
Certificate No: 13-12358-1

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	22-0289
Meeting Date	06/15/2022
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 1012 E. Sahara Avenue, 1014 E. Sahara and 1016 E. Sahara Avenue, Las Vegas, NV 89104

Project Name City Impact Senior Housing **Proposed Use** Parking Lot

Assessor's Parcel #(s) 162-03-801-085, 162-03-801-067, 162-03-801-068 **Ward #** 3

General Plan: Existing C1 Proposed C1 **Zoning:** Existing C1 Proposed C1

Additional Information

Property Owner George Gekakis, Inc. Contact George Gekakis

Address 2655 S. Rainbow Blvd., #401 City Las Vegas State NV Zip 89146

E-mail ggi@gekakis.com Phone 702-364-8027

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If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

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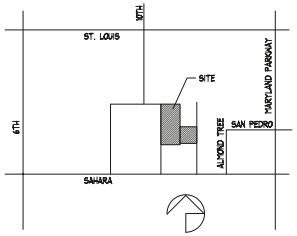
This 15th day of JUNE, 20 22

Notary Public in and for said County and State

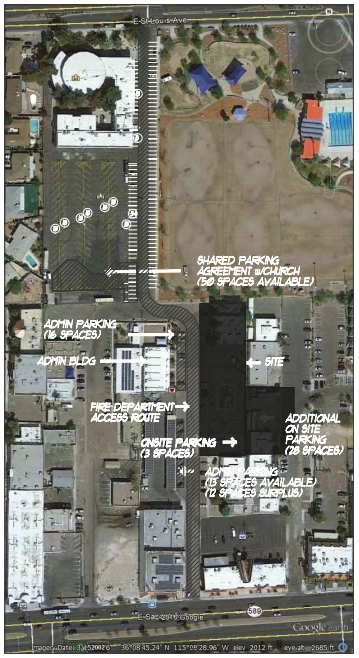
MARINA A. ADAMY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-02-23
Certificate No: 13-12358-1

LOCATION



PROJECT DATA

REQUIRED ZONING:	C-1 (WITH SPECIAL USE PERMIT)	
EXISTING ZONING:	C-1	
PROPOSED USE:	SENIOR APARTMENTS	
PARKING	COUNT	FACTOR
UNITS	(48) 1 BED UNITS (11) 2 BED UNITS (2) 2 BED DELUXE UNITS (61) TOTAL UNITS	1.5 SPACES/1 BED UNIT 2 SPACES/2 BED UNIT 2 SPACES/2 BED UNIT
	ALL UNITS ARE TYPE B EXCEPT ACCESSIBLE UNITS 2 ACCESSIBLE UNITS (A) 2 TYPE B SENSORY CHALLENGED UNITS	
PARKING REQUIRED: PARKING PROVIDED:		92 SHARED PARKING AGREEMENT W/CHURCH
UNIT BREAKDOWN	1 BEDROOM UNIT LIVING AREA	601 SF
	2 BEDROOM UNIT LIVING AREA	791 SF
	2 BEDROOM DELUXE UNIT LIVING AREA	873 SF
SITE AREA	5.45± (GROSS)	3.09± (NET)
BUILDING FOOTPRINT	46635 (INCLUDES OPEN AIR CORRIDORS)	
LOT COVERAGE	9% (GROSS)	21% (NET)



ENLARGED AERIAL
SCALE: NONE

NOTES

1. SEE CIVIL PLANS FOR ALL FINAL GRADES UTILITY LOCATIONS, OFF SITE IMPROVEMENTS, NOTES 7 SURFACE, DRAINAGE ETC.
2. ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING AISLES TO HAVE 2.0% MAX. LONGITUDINAL SLOPES & 1.5% MAX. TRANSVERSE SLOPE TYP.
3. MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESS AISLES IS TO BE 2%
4. ACCESSIBLE ROUTE TO THE PUBLIC WAY SHALL HAVE SLOPES OF 5% FOR RUNNING & 2% FOR CROSS SLOPE

DEFERED ITEM or SEPARATE PERMIT

1. SPRINKLER and ALARM PLANS
2. TRASH ENCLOSURES
3. TREES FLAGS/CALS

PARKING TABULATION

CHURCH: 300 OCC (PER FIRE MARSHALL POSTING)
(3) SPACES REQUIRED AT 1 PER 4 OCCUPANTS
115 PROVIDED (not counting the 61 to east adjacent to park)
50 SURPLUS FOR SHARED USE

ADMIN BUILDING
11 REQUIRED (1500 SF @ 1/100 sf)
50 PROVIDED

SENIOR APARTMENTS
50 REQUIRED
9 PROVIDED AT APARTMENTS
28 PROVIDED AT ADDITIONAL LOT (THERE ARE NEW ADDED SPACES)
14 SHARED AT CHURCH (WHERE 50 ARE AVAILABLE)

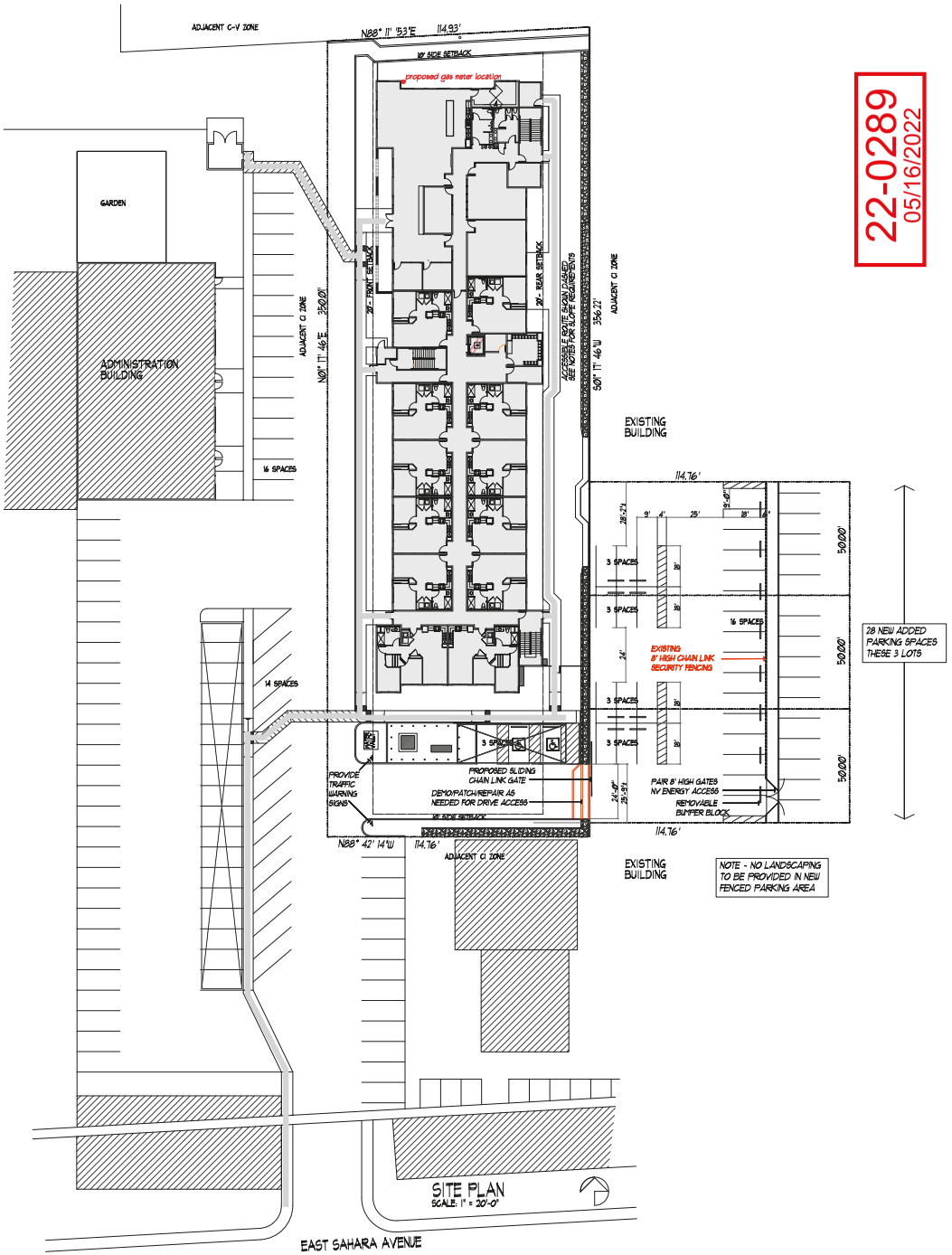
ACCESSIBILITY NOTES

ACCESSIBLE ROUTE SHOWN DASHED SLOPE ALONG ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 RUNNING OR 1:50 CROSS SLOPE - TRANSITION AREAS SHALL NOT EXCEED 1:50 IN ANY DIRECTION - ACCESS AISLES SHALL NOT EXCEED 1:50 IN ANY DIRECTION

SEE CIVIL PLANS FOR ALL FINAL SITE GRADES and ELEVATIONS

REFER TO SHEETS A1.20 and A1.21 FOR ANSI ITI ACCESSIBILITY INFORMATION

ACCESSIBLE ROUTE 4' MINIMUM UNLESS NOTED OTHERWISE



22-0289
05/16/2022

KC CAMIS ARCHITECT
652 MCCLEMENTE #B
HENDERSON NEVADA 89011
702.263.5949 cell
702.263.5950 fax
PAX 295-552

REVISIONS

JOB:

DATE:

CITY IMPACT CENTER SENIOR APARTMENTS
for: GEORGE GERAKIS INC.
CITY OF LAS VEGAS NEVADA

SITE PLAN

PROGRESS SET

A1.30A
SHEET

05/16/2022
NO LANDSCAPING
SITE PLAN
EAST SAHARA AVENUE
LOCATION
PROJECT DATA
NOTES
DEFERRED ITEM or SEPARATE PERMIT
PARKING TABULATION
ACCESSIBILITY NOTES
ENLARGED AERIAL



22-0289-SDR1 - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: EAST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP, ET AL

978, 1012 AND 1014 EAST SAHARA AVENUE

06/01/2022



22-0289-SDR1 - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: EAST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP, ET AL

978, 1012 AND 1014 EAST SAHARA AVENUE

06/01/2022



22-0289-SDR1 - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: EAST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP, ET AL

978, 1012 AND 1014 EAST SAHARA AVENUE

06/01/2022



22-0289-SDR1 - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: EAST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP, ET AL

978, 1012 AND 1014 EAST SAHARA AVENUE

06/01/2022

JUSTIFICATION LETTER

Our application is for **Site Design Review and Waiver** for a Parking Lot to support our City Impact Senior Housing affordable rental housing development at 978 E. Sahara Avenue, Las Vegas, NV 89104, 162-03-801-140. The **Waiver** is for no landscaping included adjacent to all property lines for the parking lot.

22-0289
05/16/2022

The subject parcels for the parking lot have connecting property lines to 162-03-801-140, and include:

1) 162-03-801-067 – 1014 E. Sahara Avenue, Las Vegas, NV 89104 – C1 zoning – already a parking lot
2) 162-03-801-068 – 1014 E. Sahara Avenue, Las Vegas, NV 89104 – C1 zoning – already a parking lot
3) 162-03-801-085 – 1012 E. Sahara Avenue, Las Vegas, NV 89104 – C1 zoning – has a small building to be demo'd and replaced with a parking lot

This application will allow for on-site parking directly adjacent to the development in a safe location next to the apartment building, and is fenced for added security. The chain link fence is already in place on the existing properties.

Even though City Impact Senior Housing already has a shared parking agreement with Trinity Life Center Church (1000 E. St. Louis Avenue), its parking area is too far for seniors to walk, and their cars are being vandalized.

There are 66 apartment units at City Impact Senior Housing, and approximately 80 residents on site.

The hours of operation for the new parking lot will be 24/7.

No state licenses are required for this use.

The proposed parking lot is compatible with the adjacent development and development in the area. The surrounding neighborhood is zoned C1 commercial (office and retail). The parcels involved for the parking lot are zoned C1 commercial. The subject parcels are suitable for this use; a zone change will not be needed. Access to this parking lot will be through the City Impact Senior Housing parcel, 162-03-801-140.

The new parking will accommodate 28 new parking spaces. There are 3 spaces available, so now there will be a total of 31 parking spaces. There are less than 30 vehicles registered by seniors who live on site.

The parking lot use is compatible with City of Las Vegas' Master Plan 2050 to increase affordable housing options, to strengthen and preserve existing communities as there is a critical shortage for housing for low-income seniors.

This new parking lot will improve the quality of life for the senior residents at City Impact Senior Housing. George Gekakis, Inc., developer/general contractor, with over 35 years of experience, has brought over 2,000 units of affordability for seniors in the Southern Nevada area, and continues to look for ways to improve, preserve and maintain the affordable housing developments that we build.

Applicant: George Gekakis, Inc.

Representative: George Gekakis, Inc.

DEPARTMENT OF PLANNING

22-0289
05/16/2022

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; *multiple related applications shall be addressed in a single comprehensive letter*. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

Sustainability (if applicable – if yes, please explain)	*Yes*	*No*
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm.)		✓
Will this project be constructed to LEED or other equivalent standards?		✓
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)		
Is there connectivity to adjacent parcels? (Automobile or pedestrian)	✓	
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)		✓
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)		✓
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)		✓
Will the project provide any bicycle parking?		✓
Will the project provide any electric vehicle recharging stations?		✓

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18)**

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
36

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0294-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO AMEND AND UPDATE PORTIONS OF THE CITY OF LAS VEGAS 2050 MASTER PLAN CONSISTENT WITH SECTION 11 OF ORDINANCE 6788, All Wards. Staff recommends APPROVAL.

C.C.: 08/17/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Staff Report
2. Supporting Documentation
3. Justification Letter
4. Exhibit A - City of Las Vegas 2050 Master Plan Amendment
5. Submitted at Meeting - PowerPoint Presentation by Staff

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 12, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: AMENDMENT OF CITY OF LAS VEGAS 2050 MASTER PLAN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0294-GPA1	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Notification ONLY

PROTESTS 0

APPROVALS 0

MNV

**** STAFF REPORT ****

PROJECT DESCRIPTION

The City of Las Vegas is requesting a General Plan Amendment for the adoption of minor amendments to the City of Las Vegas 2050 Master Plan. This master plan serves as the City's comprehensive, long term general plan for the physical development of the City and was prepared pursuant to NRS 278.150. The 2050 Master Plan's amendments (Exhibit A) consist of several minor updates and clarifying information within Chapters 2 and 5, including elements covering land use, historic preservation, recreation and open space, and implementation. If adopted, the Master Plan would amend maps, tables, and General Plan / future land use descriptions for additional clarification and updated content.

ISSUES

- Section 11 of Ordinance 6788 allows for maintenance and implementation of the 2050 Master Plan from time to time to incorporate updates that have been properly approved.
- This amendment will update the City of Las Vegas 2050 Las Vegas Master Plan and provide additional clarification to land use descriptions and provide minor updates.

ANALYSIS

Background

On July 21, 2021, the City Council adopted the City of Las Vegas 2050 as the new long-range comprehensive master plan for the City of Las Vegas (Ordinance 6788). Several sections of the ordinance, as well as Chapter 5 – Implementation, direct planning staff to provide a general annual review and evaluation of the plan and make any necessary updates. Section 11 of the ordinance further specifies that "in connection with maintenance and implementation of the 2050 Master Plan, the Department of Planning is authorized from time to time to correct errors and incorporate updates that have been properly approved." Upon review for the first year since adoption of the 2050 Master Plan, Planning Department staff provide the following updates and amendments to the Master Plan for 2022, in addition to minor clerical corrections:

- Chapter 2 – I.B: Land Use Place Types:
  - Amend and update the City's general plan maps (including the matching map within the Executive Summary) to reflect all associated General Plan Amendments that were approved by the Planning Commission and City Council between July 21, 2021 to present.
  - Amends the chart reflecting general plan categories and compatible zoning districts will amend the following designations:
    - FBC: Form-Based Code: density range clarification to allow for variable densities.
    - TOD-1: density range amendment, allowing greater intensity/density to better match the stated transit oriented development goals of the 2050 master plan.
    - LI-R: Light Industrial and Research: "*X*" for C-PB zoning category to indicate it as a compatible zoning district within the LI-R designation.
    - TND: Traditional Neighborhood Development: "*X*" for T-D zoning category to indicate it as a compatible zoning district within the TND designation
- Chapter 2 – I.D: Historic Preservation: Amend and update content related to historic preservation and associated map and property table to show new additions of historic properties.
- Chapter 2 – III.D: Parks: Add a definition of "Regional Park."
- Chapter 5 – VI: Action Plan: Amend and update the land use description tables referenced from Chapter 2.I to provide staff and the public additional clarifications and descriptive language for following designations:
  - Regional Center: FBC
  - Mixed-Use Center: TOD-1
  - Low Density Residential: L, ML, MLA, PCD, TND
  - Medium Density Residential: M
  - High Density Residential: H
  - Commercial: GC, SC, O
  - Industrial: LI-R
  - Parks and Open Space: PR-OS
  - Public Facilities: PF
  - Rural Preservation: RNP, DR, R

  With the exception of the FBC and TOD-1 land uses, no other modifications to density ranges are included.

FINDINGS (22-0294-GPA1)

- The proposed City of Las Vegas 2050 Master Plan amendments (Exhibit A) are consistent with Section 11 of ordinance 6788; each amendment addresses the respective requirements of an element within NRS 278.160. Amendments to other plan components are minor in nature and generally within the scope of the ordinance and requirements for a general plan amendment; any other updates, clerical errors, or minor edits may be corrected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
4/1/1992	The Las Vegas City Council adopted the City of Las Vegas General Plan
9/6/2000	The Las Vegas City Council adopted the Las Vegas Master Plan 2020 (Ordinance 2000-62)
Adoption of Master Plan 2020 Elements and Amendments	• **Community Design Element**: Ord 5997 (08/06/2008) • **Conservation Element**: Ord 5529 (PC: 8.22.02 / CC: 11.6.02); Rev: GPA-6287, 6.1.05; GPA-43977, 5.2.12 • **Economic Element**: Ord 6057 (9/2/2009) • **Historic Properties & Neighborhoods Preservation Plan Element**: Ord 5931 (09.05.2007); Rev: Ord 6104 (08.04.2010) • **Housing Element**: Ord 6246 (04.17.2013) • **Land Use & Rural Neighborhoods Preservation Element**: Ord (09.02.2009); Rev: Ord (06.20.2018) • **Parks Element**: Res 44-2000 (03.15.200); Rev: Ord 6290 (11.20.2013) • **Population Element**: Ord 6078 (02.17.2010) • **Public Facilities & Building Element**: Ord 6364 (11.19.2014) • **Safety & Seismic Safety Element**: Ord 6103 (08.04.2010) • **Trails Element**: Ord 6237 (2/20/2013) • **Transit Element**: Ord 5968 (2/20/2008) • **Transportation & Streets and Highway Element**: Ord 6038 (4/15/2009) • **Water Element**: GPA-6288 (6/1/2005)
8/11/2015	DIR-60107 – The Planning Commission received an annual report on the Las Vegas 2020 Master Plan

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
6/21/2017	R-32-2017 - The City Council adopted the City of Las Vegas Strategy for Community Resilience, Net-Zero Energy, and Sustainability, which directed staff to develop a "2050 Master Plan" incorporating community resilience goals
9/12/2017	DIR-71278 – The Planning Commission received an annual report on the Las Vegas 2020 Master Plan
3/12/2019	DIR-75783 – The Planning Commission received a report for discussion and possible action on the City of Las Vegas 2050 Master Plan
5/1/2019	The City Council received a report for discussion and possible action on the City of Las Vegas 2050 Master Plan
5/14/2019	DIR-76341 - The Planning Commission received a report for discussion and possible action on the City of Las Vegas 2050 Master Plan
3/10/2020	DIR-77790 - The Planning Commission received a report for discussion and possible action on the City of Las Vegas 2050 Master Plan
2/19/2020	The Las Vegas City Council received an update on the City of Las Vegas 2050 Master Plan with regards to the findings from public outreach, draft actions on planning concepts, and preliminary results
2/26/2020	The Las Vegas City Council held a Special Council meeting in which it received an update on the City of Las Vegas 2050 Master Plan on findings from public outreach, setting new strategic priorities, and revising current priorities
9/21/2020	The Planning Commission held a workshop that included a presentation and discussion regarding the draft of the City of Las Vegas 2050 Master Plan
11/10/2020	20-0266-DIR1 - The Planning Commission received a report for discussion and possible action to discuss adoption of the City of Las Vegas 2050 Master Plan.
7/21/2021	The Las Vegas City Council adopted the City of Las Vegas 2050 Master Plan (Ordinance 6788)

Neighborhood Meetings	
6/28/2022	A neighborhood meeting was held at City Hall at 495 S Main St in Training Room 1 to discuss the proposed General Plan Amendment. **Meeting attendance** • No attendees

Supplemental Material Page One
July 12, 2022 - Planning Commission Meeting

****SUPPLEMENTAL MATERIAL****

- **Exhibit A –** City of Las Vegas 2050 Master Plan Amendment - (attached to backup materials – may be accessed at www.masterplan.vegas)

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use
Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) General Plan Amendment

Project Address (Location) 495 S Main St, Las Vegas, NV 89101

Project Name 2050 Master Plan - 2022 Amendments **Proposed Use** N/A

Assessor's Parcel #(s) _____ **Ward #** All

General Plan: Existing N/A Proposed N/A **Zoning:** Existing N/A Proposed N/A

Additional Information Amends the 2050 Master Plan to update portions consistent with Section 11 of Ordinance 6788

Property Owner City of Las Vegas Contact Marco N. Velotta, AICP

Address 495 S Main St City Las Vegas State NV Zip 89101

E-mail mvelotta@lasvegasnevada.gov Phone 702.229.4173

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 Marco Velotta

Subscribed and sworn before me

This 29 day of June, 20 22

_____

Notary Public in and for said County and State

Emily Wetzstein
Notary Public State of Nevada
Appointment No. 21-4655-01
My Appointment Expires 10-6-2025

220294
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LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

June 10, 2022

Seth Floyd
Director of Community Development
495 S Main St
Las Vegas, NV 89101

RE: 22-0294-GPA1 - 2022 amendments of 2050 Master Plan

Dear Mr Floyd:

As you are aware, the City of Las Vegas, is beginning its evaluation of the implementation of the 2050 Master Plan one year after its adoption, pursuant to Ordinance 6788. As part of this process, we propose the 2022 amendments to the master plan to provide additional clarification on land use descriptions, update the General Plan map, historic preservation and parks tables, and other necessary minor corrections. We will be sharing these updates at the same time we report the progress of the plan to Planning Commission and City Council later in summer 2022.

If you have any questions or concerns, please don't hesitate to ask.

Thank you,

Marco N. Velotta, AICP - Project Manager, 2050 Master Plan
City of Las Vegas

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
702.464.2545 | FAX
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cityoflasvegas
lasvegasnevada.gov

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EXHIBIT A

PROPOSED AMENDMENTS

22-0294-GPA1 proposes to amend the following maps, text, tables, and associated material:

- Any page: minor clerical corrections of typographical errors.

- Page vii / Page 2-16: The 2050 General Plan map will be amended to reflect all associated General Plan Amendments that were approved by the Planning Commission and City Council between July 21, 2021 to present.

- Page 2-17 – 2-18: The chart reflecting general plan categories and compatible zoning districts will amend the following designations:
    - FBC- Form-Based Code: Diverse, human-scale, walkable mixed use built environment throughout Downtown (Variable *density- greater than 5.5 du/acre*- ~~5.5-50 du/acre~~)
    - TOD-1: Higher intensity, mixed-use TOD, suitable for LRT (*Variable density- greater than 15 du/acre*- ~~40 du/acre~~)
    - LI-R – Light Industrial and Research: "*X*" for C-PB zoning category (due to a clerical error, this category is permitted under C-PB in Title 19)
    - TND – Traditional Neighborhood Development: "*X*" for T-D zoning category (due to a clerical error, this category is permitted under T-D zoning)

- Page 2-56: Change text in fifth paragraph to read: Currently, there are *32* ~~25~~ buildings, sites, and districts in the City of Las Vegas that are designated on one or more of the historic registers.

- Page 2-58: "City Wide Historic Preservation Map" and "Historic Properties Within the City and Date of Designation" table will be amended with updated versions (attached and below)

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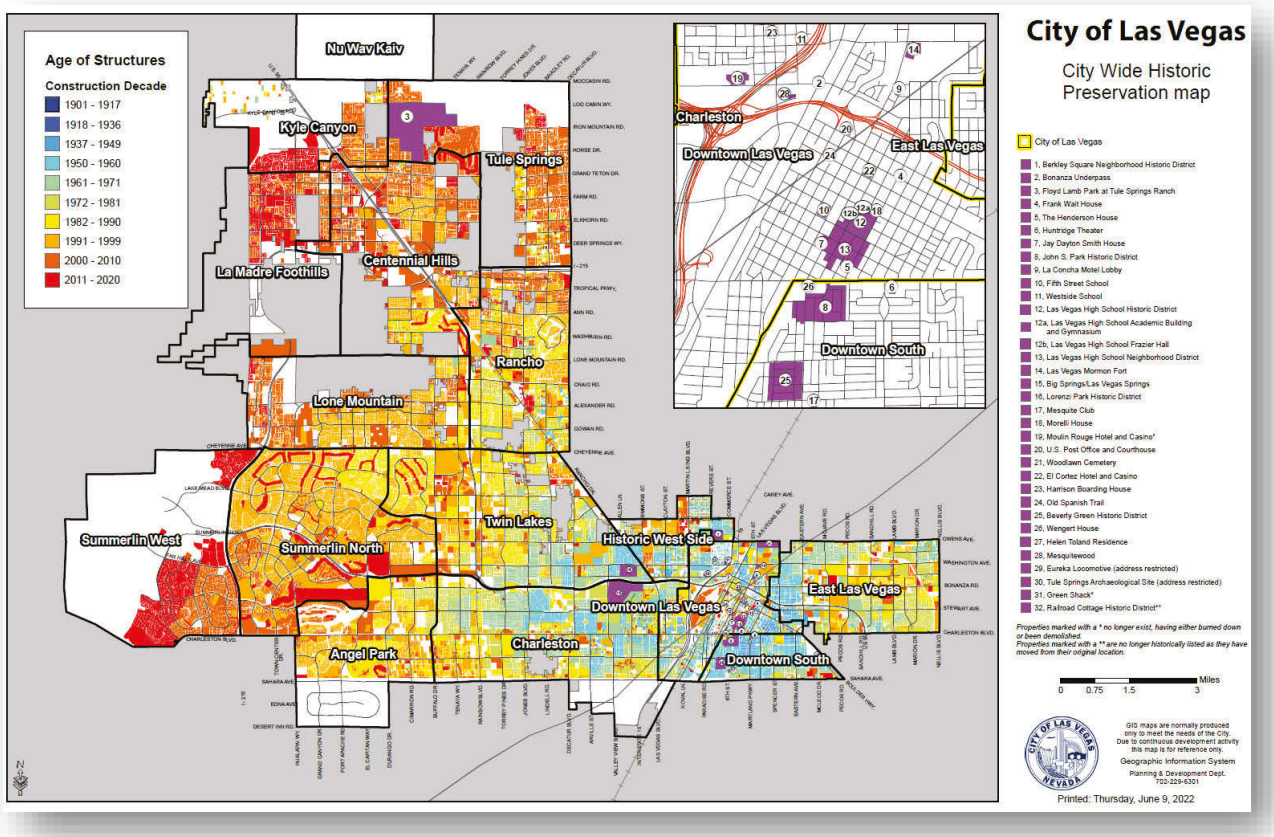

	Historic Properties and Date of Designation				
Map Number	**Name**	**Location**	**Local**	**State**	**National**
1	*Berkley Square Neighborhood Historic District*	*Area bounded by Byrnes Ave; D Street; Leonard Ave; and G Street*	*~~9/21/2016~~*	-	*10/23/2009*
2	*Bonanza Underpass*	*200 W Bonanza Road*	-	-	*1/8/2004*
3	*Floyd Lamb Park at Tule Springs Ranch*	*9200 Tule Springs Road*	*1/9/2008*	-	*9/23/1981*
4	*Frank Wait House*	*901 E Ogden Ave*	*6/3/1994*	-	-
5	*Henderson House*	*704 S 9th Street*	*8/20/2006*	-	-
6	*Huntridge Theater*	*1208 E Charleston Blvd*	*9/1/2021*	*1/15/1999*	*7/22/1993*
7	*Jay Dayton Smith House*	*624 S 6th Street*	-	-	*2/20/1987*

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8	*John S. Park Historic District*	*Area bounded by Charleston Blvd; Las Vegas Blvd; Franklin Ave; and S 9th Street*	*3/19/2003*	*-*	*5/16/2003*
9	*La Concha Motel Lobby*	*770 N Las Vegas Blvd*	*8/1/2007*	*7/19/2015*	*-*
10	*Fifth Street School (Las Vegas Grammar School)*	*401 S 4th Street*	*2/19/1992*	*3/4/1981*	*5/20/1988*
11	*Westside School*	*330 W Washington Ave*	*5/19/2010*	*3/4/1981*	*4/2/1979*
12	*Las Vegas High School Historic District*	*315 S 7th Street; 925 E Clark Ave*	*-*	*-*	*1/5/2022*
12a	*Las Vegas High School Academic Building and Gymnasium*	*315 S 7th Street*	*4/2/2003*	*-*	*9/24/1986*
12b	*Las Vegas High School Frazier Hall*	*315 S 7th Street*	*-*	*-*	*7/22/2021*
13	*Las Vegas High School Neighborhood District*	*Area bounded by E. Bridger; S 9th; E Gass; and S 6th Street*	*-*	*-*	*1/30/1991*
14	*Las Vegas Old Mormon Fort*	*500 E Washington Ave*	*-*	*3/4/1981*	*2/1/1972*
15	*Big Springs/Las Vegas Springs Archaeological Site (Springs Preserve)*	*309 S Valley View Blvd*	*-*	*3/4/1981*	*12/14/1978*
16	*Lorenzi Park Historic District*	*730 Twin Lakes Drive*	*5/20/2009*	*12/6/2013*	*-*
17	*Mesquite Club*	*702 E St Louis Ave*	*5/20/2009*	*-*	*-*
18	*Morelli House*	*861 S Bridger Ave*	*3/8/2007*	*10/1/2001*	*6/3/2012*
19	*Moulin Rouge Hotel and Casino**	*840 W Bonanza Road*	*6/17/1992*	*-*	*12/22/1992*
20	*U.S. Post Office and Courthouse*	*300 Stewart Ave*	*4/2/2003*	*5/15/2002*	*2/10/1983*
21	*Woodlawn Cemetery*	*1500 N Las Vegas Blvd*	*8/6/2008*	*-*	*11/21/2006*
22	*El Cortez Hotel and Casino*	*600 Fremont Street*	*-*	*-*	*2/13/2013*
23	*Harrison Boarding House*	*1001 F Street*	*8/20/2014*	*6/27/2014*	*5/3/2016*
	Old Spanish Trail	*From California border to*			*8/22/2021*

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24		*Arizona across southern Nevada, through Las Vegas*	-	-	
25	*Beverly Green Historic District*	*Area bounded by E Saint Louis Ave; E Oakey Blvd; S. 6th Street; and Rexford Drive*	*9/21/2016*	-	-
26	*Wengert House*	*600 E Charleston Blvd*	*2/17/2016*	-	-
27	*Helen Toland Residence*	*1134 Comstock Drive*	*12/16/2020*	-	-
28	*Mesquitewood*	*418 W Mesquite Ave*	*5/18/2022*	-	-
29	*Eureka Locomotive*	*Address Restricted*	-	-	*1/12/1995*
30	*Tule Springs Archaeological Site*	*Address Restricted*	-	*3/4/1981*	*4/10/1979*
31	*Green Shack**	*2504 E Fremont*	-	-	*6/3/1994*
32	*Railroad Cottage Historic District***	*601-629 S Casino Center*	-	-	*12/22/1987*

Note
Properties marked with a *no longer exist, having either burned down or been demolished.
Properties marked with a ** are no longer historically listed as they have moved from their original location.

- Page 2-201: Adds a missing table for "Regional Park."
  - *Description/Character: A large park containing a diverse array of uses and facility types including playgrounds, sport courts and fields, dog parks, places of historic interest, preserved open space, or other unique and defining characteristics. They may be utilized for special events, large gatherings, games and tournaments, and other significant purposes. These facilities typically serve the entire community, including City residents and residents from the across the region.*
  - *Size: Typically greater than 50 acres*
  - *Amenities/Uses: Regionally significant park and recreational destinations that includes a diverse array of amenities, including but not limited to open space, sport fields, sport courts, and other uses found in neighborhood and community parks.*
  - *Applicable Place Types: Traditional Neighborhood, Subdivision Retrofit, New Subdivision, Rural Preservation*

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- Pages 5-34 to 5-49: The pages containing the tables entitled "Land Use Descriptions – (Chapter 2 / I) – LVMC Title 19.00.030 – 19.00.050 will edit and amend only the descriptions of the land uses indicated:

Notation: **: PD zoning is permitted allowed in applicable special area.*

FBC - Form-Based Code

- Implements the vision of the 2045 Downtown Las Vegas Masterplan, serving as a primary regional center of the metro area.
- Diverse, human-scale, walkable mixed use built environments, accessible throughout Downtown Las Vegas.
- Intensity and design vary by Downtown districts, ranging from an intense casino center and entertainment district to civic and business uses to diverse residential neighborhoods.
- Targeted use types, including medical, gaming and tourist activities, entertainment, maker, live/work, and industrial; includes housing ranging from high density residential mixed-use development, to walkable urban neighborhoods.
- Zoning classified using transect zones, ranging between high intensity mixed -use to low intensity neighborhoods.
- Density: ~~Ranges from 5.5 - 50 dwelling units per acre.~~ *Variable density: Densities may* range from 5.5 to *unlimited* ~~50~~ dwelling units per acre.
- Applicable Special Areas: DTLV - See LVMC Title 19.09 - Form Based Code
- Compatible Zoning Districts: T6-UC, T6-UG, T5-C, T5-M, T5-MS, T5-N, T4-C, T4-MS, T4-N, T3-N

TOD-1 - Transit Oriented Development 1 - High

- Higher intensity, mixed use, transit oriented development, suitable for future light rail transit corridors.
- Located near hubs of areas of the city at major intersections of transit corridors.
- Incorporates shopping, services, dining, employment, residential and office uses (especially on upper floors), and civic uses.
- There is a walkable, multi-modal emphasis that re-establishes grid layout.
- Storefronts have direct sidewalk access and face the street.
- Pocket parks, squares, and neighborhood parks are incorporated into the development.
- Surface parking is substantially reduced.
- Density: ~~Up to 40 dwelling units per acre~~ *Greater than 15 dwelling units per acre*
- Applicable Special Areas:
- Compatible Zoning Districts: All existing zoning shall continue to be temporarily allowed, but will phase into another zoning category after action is taken by Planning Commission or City Council.

L – Low *Density Residential*

- *Generally permits* single family detached homes, manufactured homes on individual lots, *community gardens,* home occupations, and family child care.
- Density: Up to 5.5 dwelling units bet acre
- Applicable Special Areas: CE, GTV, IMR, LM
- Compatible Zoning Districts: U, R-E, R-D, R-1, R-SL, R-MH, PD*

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ML – Medium Low *Density Residential*

- *Generally permits* single family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings*, and local supporting uses including parks, schools, or churches*.
- Density: Up to 8.5 dwelling units per acre
- Applicable Special Areas: CE, GCV, GTV, LM
- Compatible Zoning Districts: U, R-E, R-1, R-SL, R-CL, R-2, R-MH, PD*

MLA – Medium Low *Density Residential* - Attached

- *Generally permits* multi-family attached units including plexes, townhouses, condominiums, and low-density apartments; *appropriate for residential portions of a Village Center or Town Center, transitional uses, and local supporting uses including parks, schools, or churches*.
- Density: Up to 12.5 dwelling units per acre
- Applicable Special Areas: GTV, LM
- Compatible Zoning Districts: R-TH, R-2, R-MH, PD*

PCD – Planned Community Development

- *Generally permits* a mix of residential uses*, maintains an average overall density ranging from two to eight dwelling units per acre* depending upon compatibility with adjacent uses.
- Density: Up to 8 dwelling units per acre
- Applicable Special Areas:
- Compatible Zoning Districts: PD

TND – Traditional Neighborhood Development

- *Generally permits walkable* mixed-use neighborhood developments that allows for a balanced, integrated mix of housing, commercial, and civic uses *with multimodal, interconnected and accessible streets, retained natural features, and recreational elements.*
- Density: Variable
- Applicable Special Areas:
- Compatible Zoning Districts: R-E, R-1, R-2, R-3, R-4, O, C-1, C-2, *T-D*

M – Medium *Density Residential*

- *Generally permits* multi-family units such as plexes, townhouses, and *medium* ~~low~~-density apartments.
- Density: Up to 25.5 dwelling units per acre
- Applicable Special Areas:
- Compatible Zoning Districts: R-TH, R-2, R-3, PD*

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H – High Density *Residential*

- *Generally permits* high-density multi-family development, including *plexes, townhouses,* large apartments, condominiums, and other *high-density* multi-family dwellings.
- Density: Greater than 25.5 dwelling units per acre
- Applicable Special Areas:
- Compatible Zoning Districts: R-TH, R-2, R-3, R-4

GC – General Commercial

- *Generally permits* higher intensity retail, service, wholesale, office, *mixed-use developments with a residential component or* other general business uses; *may include commercial activities with outdoor storage, noise, lighting or other characteristics not generally compatible with residential areas.*
- Applicable Special Areas:
- Compatible Zoning Districts: P-O, O, C-1, C-2

SC - Service Commercial

- *Generally permits low and medium* intensity retail, office, or other commercial uses serving local patrons, and do*es* not include intense commercial uses; *includes neighborhood shopping centers, public and semi-public uses, offices, or mixed-use developments with a residential component.*
- Applicable Special Areas:
- Compatible Zoning Districts: P-O, O, C-1

O – Office

- ~~Allows~~ *Generally permits* small lot office conversions as a transition from residential and commercial uses and ~~for~~ large planned offices; *includes medical offices, professional businesses and offices for civic or social organizations*.
- Applicable Special Areas:
- Compatible Zoning Districts: P-O, O

LI-R – Light Industrial and Research

- *Generally permits* medium to low intensity industrial activities, light assembly, processing, commercial, business parks, *research and development laboratories, warehousing and distribution, and other supporting and ancillary uses.*
- Applicable Special Areas:
- Compatible Zoning Districts: P-O, O, C-1, C-2, *C-PB,* C-M, M

PR-OS – Parks, Recreation, and Open Space

- *Generally permits* parks, recreational facilities, public and private golf courses, trails, *drainage and detention areas,* and open spaces.
- Applicable Special Areas: All
- Compatible Zoning Districts: C-V

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PF – Public Facility

- *Generally permits* public and semi-public buildings and facilities, civic uses and spaces, *hospitals and medical facilities, wastewater treatment plants, libraries,* infrastructure, and utilities.
- Applicable Special Areas: CE, GTV, IMR, LM
- Compatible Zoning Districts: C-V, P-C, PD*

RNP – Rural Neighborhood Preservation

- *Generally permits* large lot, single family estates and ranches, typically in suburban areas designated for preservation *as established by interlocal agreements, and allowing for non-commercial agricultural use and husbandry*.
- Density: Up to 2 dwelling units per acre
- Applicable Special Areas:
- Compatible Zoning Districts: U, R-E, (RP-O Rural Preservation Overlay)

DR – Desert Rural *Density Residential*

- *Generally permits* large lot, single family estates, *and* ranches, typically in suburban or peripheral rural areas, allowing for *non-commercial* agricultural use *and husbandry*.
- Density: Up to 2.5 dwelling units per acre
- Applicable Special Areas: IMR
- Compatible Zoning Districts: U, R-E

R – Rural *Density Residential*

- *Generally permits* medium ~~large~~ lot, single family estates, *and* ranches, typically in suburban or peripheral rural areas, allowing for agricultural use.
- Density: Up to 3.6 dwelling units per acre
- Applicable Special Areas: IMR
- Compatible Zoning Districts: U, R-E, R-D, R-1

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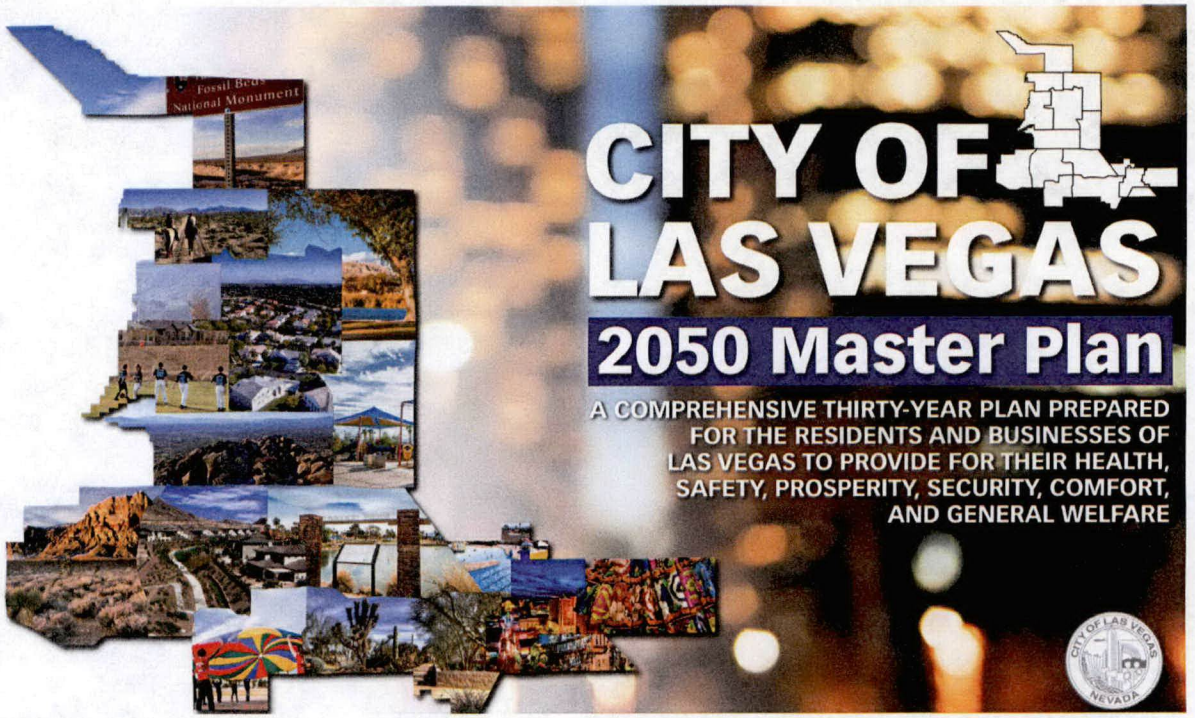
Submitted at Planning Commission

Date 7-12-22 Item 36

by Staff

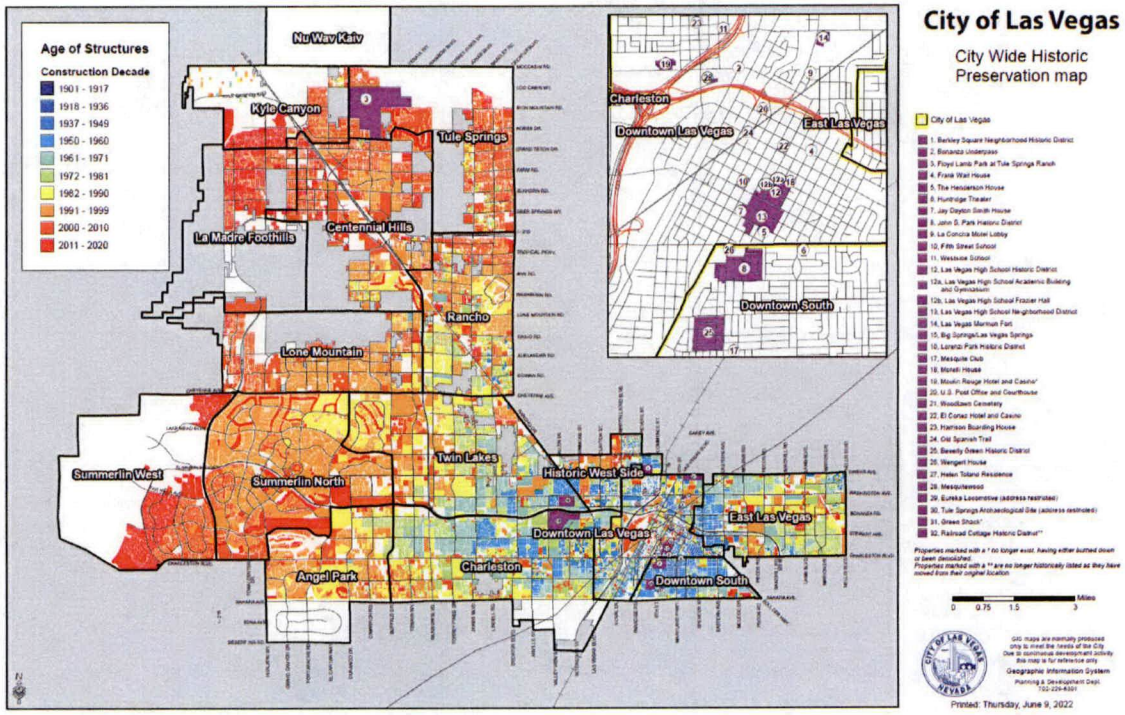
2050 MASTER PLAN

- Adopted:
  - —Planning Commission: April 12, 2021
  - —City Council: July 21, 2021
- Ordinance 6788 permits minor edits and corrections; other substantive amendments shall be approved and adopted by General Plan Amendment (GPA)



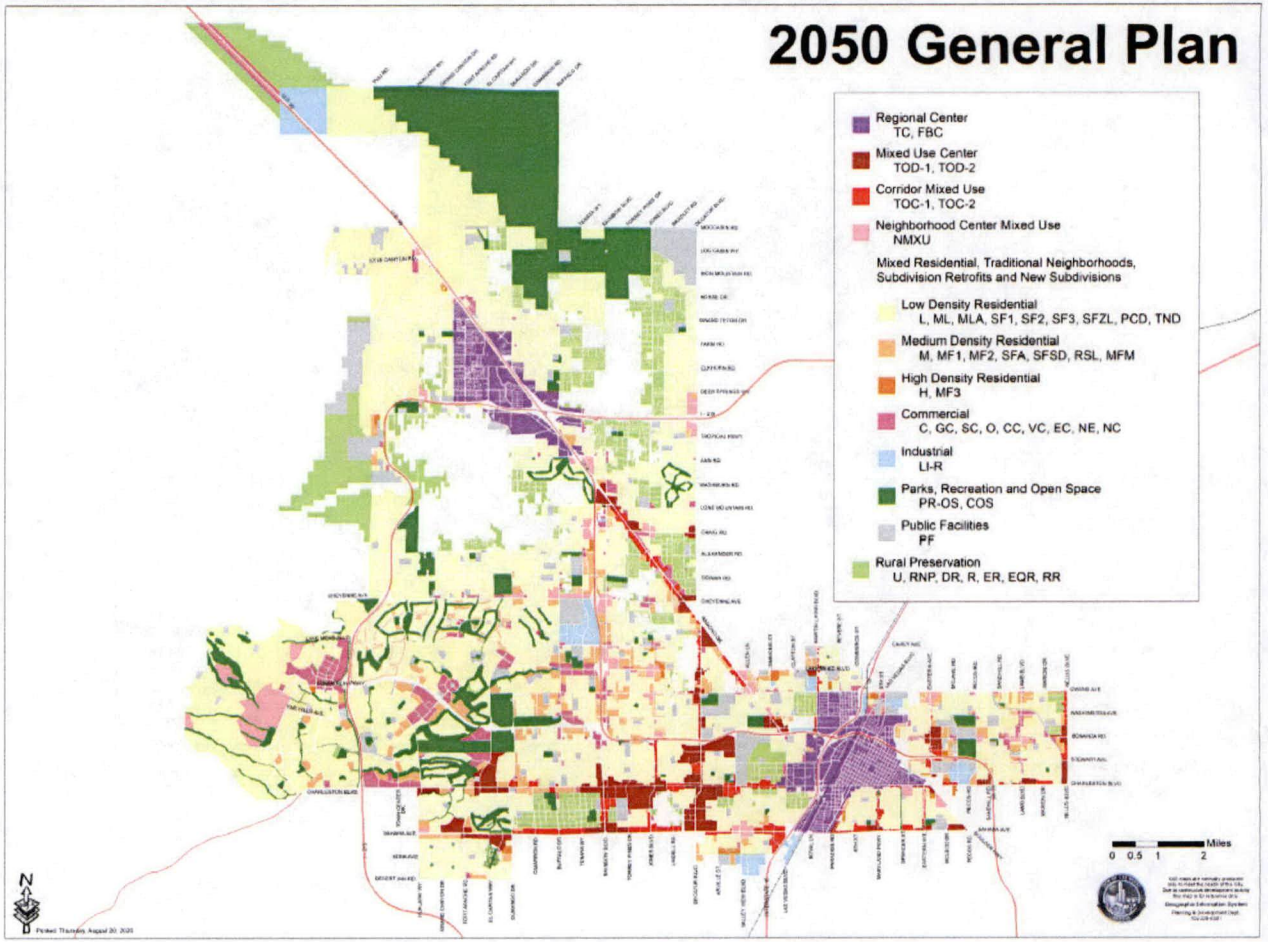
HISTORIC PRESERVATION MAP / TABLE

- Amends and updates content related to historic preservation and associated map and property table



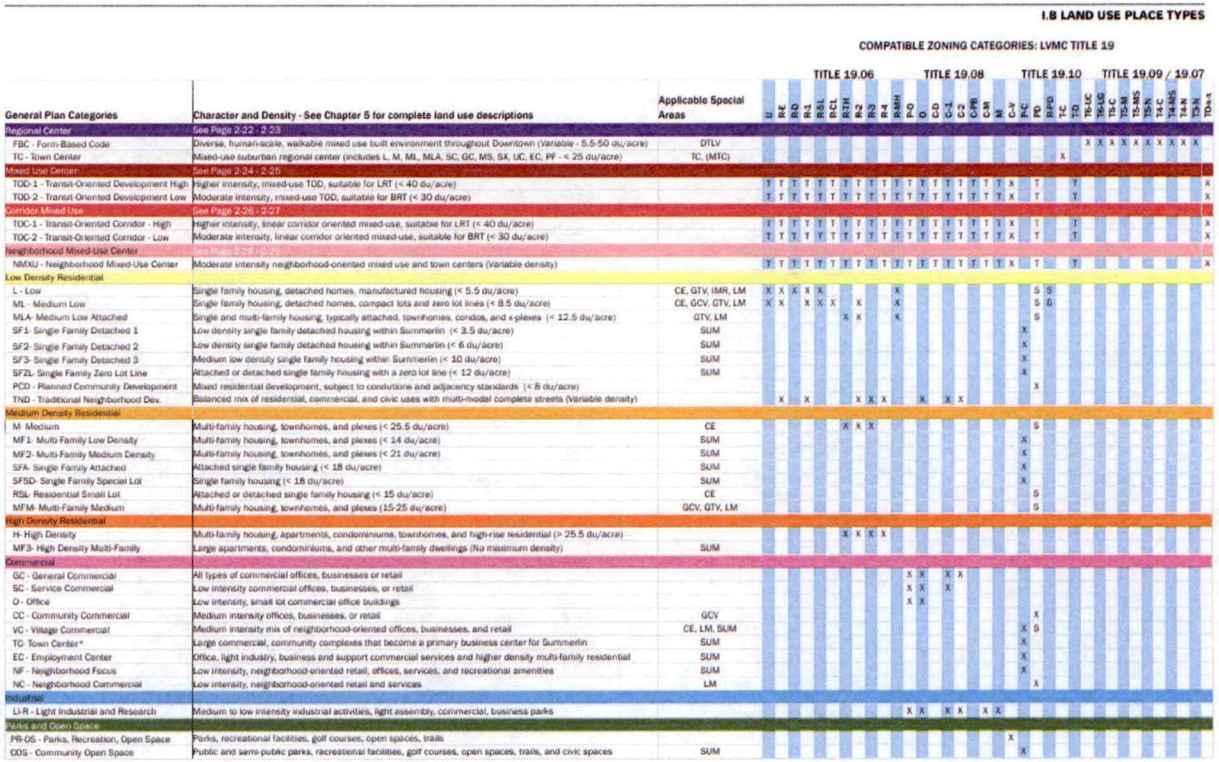
2050 GENERAL PLAN & FUTURE LAND USE

- Amends and updates general plan maps in Executive Summary and Chapter 2 to reflect all associated General Plan Amendments that were approved by the Planning Commission and City Council between July 21, 2021 to present.



COMPATIBLE ZONING TABLE

- Amends the chart reflecting general plan categories and compatible zoning districts will amend the following designations:
  - —FBC: Form-Based Code
  - —TOD-1
  - —LI-R: Light Industrial and Research: "*X*" for C-PB zoning category
  - —TND: Traditional Neighborhood Development: "*X*" for T-D zoning category



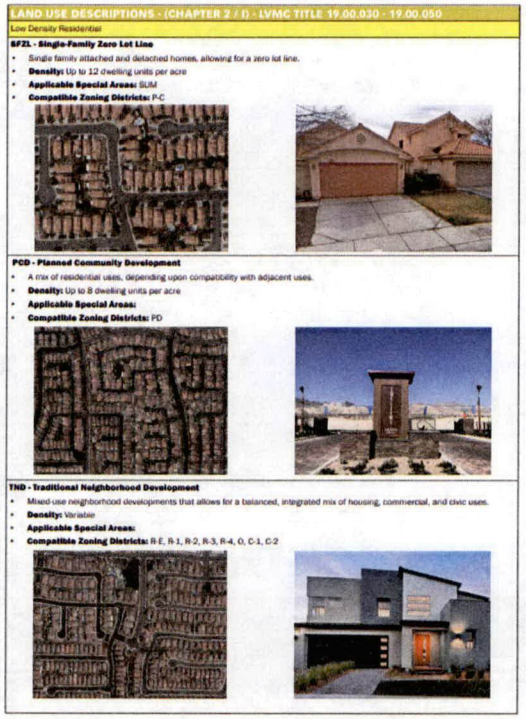
I.B LAND USE PLACE TYPES

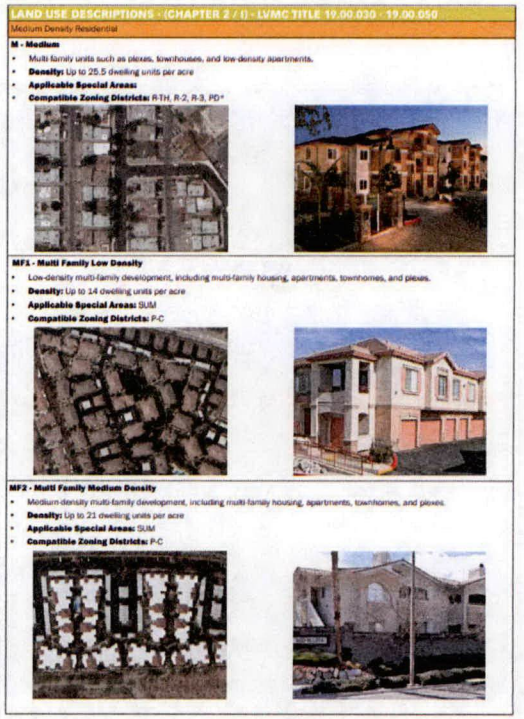
COMPATIBLE ZONING CATEGORIES: LVMC TITLE 19

General Plan Categories	Character and Density - See Chapter 5 for complete land use descriptions	Applicable Special Areas	TITLE 19.06																			TITLE 19.08										TITLE 19.10			TITLE 19.09 / 19.07										
			U	RE	RD	R-1	RSL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-D	C-1	C-2	C-PB	C-M	M	C-V	P-C	PD	R-PD	T-C	T-D	TC-UC	TS-UC	TS-C	TS-MU	TS-MS	TS-N	T4-C	T4-MS	T4-N	TS-N	TD4-1
Regional Center	See Page 2.22 - 2.23																											X	X	X	X	X	X	X	X		
FBC - Form-Based Code	Diverse, human-scale, walkable mixed use built environment throughout Downtown (Variable - 5.5-50 du/acre)	DTLV																																			
TC - Town Center	Mixed-use suburban regional center (includes L, M, ML, MLA, SC, GC, MS, SX, UC, EC, PF - < 25 du/acre)	TC, (MTC)																								X											
Mixed Use Center	See Page 2.24 - 2.25																																				
TOD-1 - Transit-Oriented Development High	Higher intensity, mixed-use TOD, suitable for LRT (< 40 du/acre)		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X		T		T												X
TOD-2 - Transit-Oriented Development Low	Moderate intensity, mixed-use TOD, suitable for BRT (< 30 du/acre)		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X		T		T												X
Corridor Mixed Use	See Page 2.26 - 2.27																																				
TOC-1 - Transit-Oriented Corridor - High	Higher intensity, linear corridor oriented mixed-use, suitable for LRT (< 40 du/acre)		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X		T		T												X
TOC-2 - Transit-Oriented Corridor - Low	Moderate intensity, linear corridor oriented mixed-use, suitable for BRT (< 30 du/acre)		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X		T		T												X
Neighborhood Mixed-Use Center	See Page 2.28 - 2.29																																				
NMXU - Neighborhood Mixed-Use Center	Moderate intensity neighborhood-oriented mixed use and town centers (Variable density)		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X		T		T												X
Low Density Residential																																					
L - Low	Single family housing, detached homes, manufactured housing (< 5.5 du/acre)	CE, GTV, IMR, LM	X	X	X	X	X							X									S	S														
ML - Medium Low	Single family housing, detached homes, compact lots and zero lot lines (< 8.5 du/acre)	CE, GCV, GTV, LM	X	X		X	X	X		X				X									S	S														
MLA- Medium Low Attached	Single and multi-family housing, typically attached, townhomes, condos, and x-plexes (< 12.5 du/acre)	GTV, LM							X	X				X									S														
SF1- Single Family Detached 1	Low density single family detached housing within Summerlin (< 3.5 du/acre)	SUM																				X															
SF2- Single Family Detached 2	Low density single family detached housing within Summerlin (< 6 du/acre)	SUM																				X															
SF3- Single Family Detached 3	Medium low density single family housing within Summerlin (< 10 du/acre)	SUM																				X															
SFZL- Single Family Zero Lot Line	Attached or detached single family housing with a zero lot line (< 12 du/acre)	SUM																				X															
PCD - Planned Community Development	Mixed residential development, subject to conditions and adjacency standards (< 8 du/acre)																						X														
TND - Traditional Neighborhood Dev.	Balanced mix of residential, commercial, and civic uses with multi-modal complete streets (Variable density)			X		X				X	X	X			X		X	X																		
Medium Density Residential																																					
M- Medium	Multi-family housing, townhomes, and plexes (< 25.5 du/acre)	CE							X	X	X												S														
MF1- Multi-Family Low Density	Multi-family housing, townhomes, and plexes (< 14 du/acre)	SUM																				X															
MF2- Multi-Family Medium Density	Multi-family housing, townhomes, and plexes (< 21 du/acre)	SUM																				X															
SFA- Single Family Attached	Attached single family housing (< 18 du/acre)	SUM																				X															
SFSD- Single Family Special Lot	Single family housing (< 18 du/acre)	SUM																				X															
RSL- Residential Small Lot	Attached or detached single family housing (< 15 du/acre)	CE																					S														
MFM- Multi-Family Medium	Multi-family housing, townhomes, and plexes (15-25 du/acre)	GCV, GTV, LM																					S														
High Density Residential																																					
H- High Density	Multi-family housing, apartments, condominiums, townhomes, and high-rise residential (> 25.5 du/acre)								X	X	X	X																									
MF3- High Density Multi-Family	Large apartments, condominiums, and other multi-family dwellings (No maximum density)	SUM																																			
Commercial																																					
GC - General Commercial	All types of commercial offices, businesses or retail													X	X		X	X																			
SC - Service Commercial	Low intensity commercial offices, businesses, or retail													X	X		X																				
O - Office	Low intensity, small lot commercial office buildings													X	X																						
CC - Community Commercial	Medium intensity offices, businesses, or retail	GCV																					X														
VC - Village Commercial	Medium intensity mix of neighborhood-oriented offices, businesses, and retail	CE, LM, SUM																				X	S														
TC- Town Center*	Large commercial, community complexes that become a primary business center for Summerlin	SUM																				X															
EC - Employment Center	Office, light industry, business and support commercial services and higher density multi-family residential	SUM																				X															
NF - Neighborhood Focus	Low intensity, neighborhood-oriented retail, offices, services, and recreational amenities	SUM																				X															
NC - Neighborhood Commercial	Low intensity, neighborhood-oriented retail and services	LM																									X										
Industrial																																					
LI-R - Light Industrial and Research	Medium to low intensity industrial activities, light assembly, commercial, business parks													X	X		X	X		X	X																
Parks and Open Space																																					
PR-OS - Parks, Recreation, Open Space	Parks, recreational facilities, golf courses, open spaces, trails																					X															
COS - Community Open Space	Public and semi-public parks, recreational facilities, golf courses, open spaces, trails, and civic spaces	SUM																					X														

LAND USE DESCRIPTION TABLE

- Amends Chapter 5 land use description tables and updates content related to each description for following uses:
  - —Regional Center: FBC
  - —Mixed-Use Center: TOD-1
  - —Low Density Residential: L, ML, MLA, PCD, TND
  - —Medium Density Residential: M
  - —High Density Residential: H
  - —Commercial: GC, SC, O
  - —Industrial: LI-R
  - —Parks and Open Space: PR-OS
  - —Public Facilities: PF
  - —Rural Preservation: RNP, DR, R



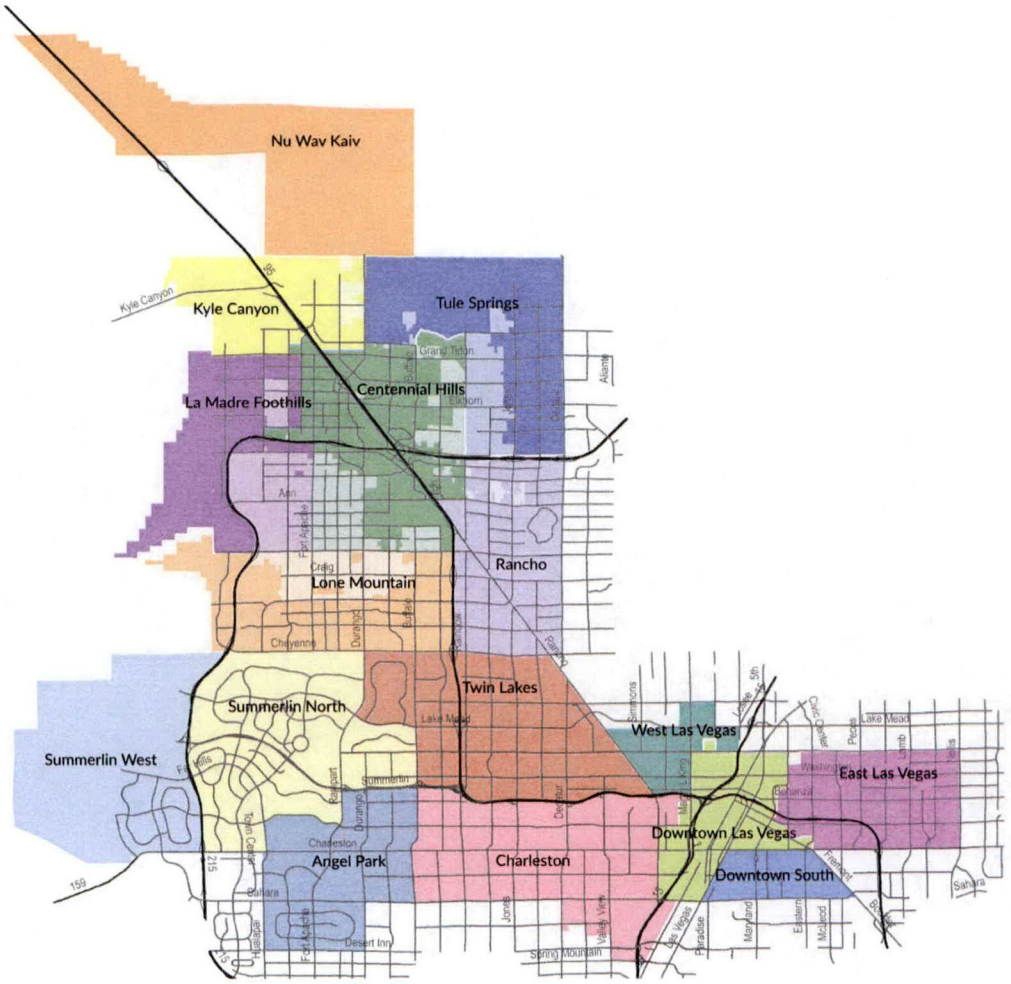


NEXT STEPS

- August 17, 2022 – City Council

- Directors item: updates and evaluation of progress on the 2050 Master Plan (upcoming Planning Commission / City Council meetings)

- Other items of interest:
  - —East Las Vegas special area plan
    - www.lasvegasnevada.gov/ourfuture
  - —Special area plans for:
    - La Madre Foothills
    - Rancho
    - Charleston / Downtown South



AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
37

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0353-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for the reappointment of Donna Toussaint to the Downtown Design Review Committee. Staff has NO RECOMMENDATION.

P.C.: Final Action

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
38

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0354-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for the reappointment of Louis De Salvio to the Downtown Design Review Committee. Staff has NO RECOMMENDATION.

P.C.: Final Action

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: July 12, 2022

Agenda Item No.:
39

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.