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

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

August 10, 2021
6:00 PM

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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

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

BUSINESS ITEMS:

1. Call to Order

2. Announcement: Compliance with Open Meeting Law

3. Roll Call

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

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of July 13, 2021.

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

CONSENT ITEMS:

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

7. 21-0350 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

    7a. 21-0350-EOT1 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-76685) TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS

    7b. 21-0350-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76886) FOR A PROPOSED 93,490 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED

8. 21-0382-TMP1 - TENTATIVE MAP - AXEL AT SUNSTONE - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 328-LOT SINGLE-FAMILY ATTACHED SUBDIVISION on 32.05 acres on the south side of Trailblazer Falls Street, approximately 325 feet southwest of Ohare Road (APN 125-06-810-002), T-D (Traditional Development) Zone [MLA (Residential Medium Low Attached) Sunstone Special Land Use Designation)], Ward 6 (Fiore). Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

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

9. 21-0281-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HOME DEPOT - OWNER: HCM

DELAWARE, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 9705 West Charleston Boulevard (APN 163-06-115-003), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

10. 21-0339 - PUBLIC HEARING - APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 8.13 acres at the northwest corner of Deer Springs Way and Grand Montecito Parkway (APNs 125-20-601-005; and 125-20-602-006 and 011), T-C (Town Center) Zone [MC-TC (Montecito – Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    10a. 21-0339-SUP1 - SPECIAL USE PERMIT - FOR A HIGH DENSITY (25+ DU/AC) SINGLE USE WITHIN TOWN CENTER

    10b. 21-0339-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 257-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

11. 21-0342-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARDEN GRILL, LLC - OWNER: GATEWAY PLAZA 31, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,300 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA at 7550 West Lake Mead Boulevard, Suite #8 (APN 138-22-211-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

12. 21-0362-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BROKEN YOLK CAFÉ - OWNER: GOOD HOOD, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,659 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,326 SQUARE FEET OF OUTDOOR SEATING AREA on 1.16 acres at 201 South Las Vegas Boulevard, Suite #100 (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

13. 21-0363-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: IGNACIO ALDECUA AND MARTHA E. HERNANDEZ - For possible action on a Land Use Entitlement project request FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.19 acres at 1725 East Carson Avenue (APN 139-35-413-058), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

14. 21-0372-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ARROYO CAP II-2, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 20-foot wide public sewer easement generally located south of Iron Mountain Road, east of Shaumber Road (APN 126-12-511-001), T-D (Traditional Development) Zone [ML Residential Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

15. 21-0375-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CALIFORNIA FISH GRILL - OWNER: CENTENNIAL 215 PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,662 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 634 SQUARE-FOOT OUTDOOR SEATING AREA at 6440 Centennial Center Boulevard, Suite #150 (APN 125-28-511-001), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

16. 21-0377-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 2750 FREMONT, LLC ET AL - For possible action on a Land Use Entitlement project request for a Major Amendment to an approved Site Development Plan Review (SDR-74657) FOR PROPOSED MODIFICATIONS TO THE FLOOR PLAN OF THE APPROVED 28,000 SQUARE-FOOT OFFICE BUILDING, PARKING LOT RECONFIGURATION AND TO ALLOW A WAIVER OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS on a 8.06 acre portion of 25.56 acres at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-212-005, -008 and -009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

17. 21-0378 - PUBLIC HEARING - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 1228 South Main Street (APN 162-03-110-097), C-M (Commercial/ Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use

Entitlement project.

17a. 21-0378-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,000 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 248 SQUARE FEET OF OUTDOOR SEATING AREA

17b. 21-0378-SDR1 - SITE DEVELOPMENT PLAN REVIEW - TO ALLOW A 1,500 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 3,500 SQUARE-FOOT COMMERCIAL BUILDING

18. 21-0380-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a right-of-way (median island nose), generally located on Sky Vista Drive at the intersection of Sandstone Rise Drive, Ward 2 (Seaman). Staff recommends APPROVAL.

19. 21-0395-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request TO MODIFY THE PARKING REQUIREMENTS FOR THE TRILOGY SUNSTONE R-TH STANDARDS on 46.71 acres at the northeast corner of Log Cabin Way and the Sky Pointe Drive alignment (APNs Multiple), T-D (Traditional Development) Zone [AQ (Residential Age Qualified) Sunstone Trilogy Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

20. ABEYANCE - 21-0320 - PUBLIC HEARING - APPLICANT/OWNER: RAMBO ANN, LLC - For possible action on the following Land Use Entitlement project requests on 0.82 acres at 5620 North Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

20a. ABEYANCE - 21-0320-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,985 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE

20b. ABEYANCE - 21-0320-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,985 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED

21. ABEYANCE - 21-0330 - PUBLIC HEARING - APPLICANT: METRO COMMERCIAL REALTY CORPORATION - OWNER: 4700 RANCHO, LLC - For possible action on the following Land Use Entitlement project requests on 2.56 acres on the east side of Rancho Drive, approximately 375 feet south of Lone Mountain Road (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

21a. ABEYANCE - 21-0330-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

21b. ABEYANCE - 21-0330-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, 140,602 SQUARE-FOOT, 1,036-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING PLACEMENT AND ARCHITECTURAL DESIGN STANDARDS

22. ABEYANCE - 21-0334-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SHEA HOMES, LP - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request TO ALLOW MULTIPLE ADDRESSES FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE ONE PRIMARY ADDRESS IS ALLOWED on a portion of 166.8 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

23. ABEYANCE - 21-0341 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 4.42 acres on the west side of Interstate 15 between Owens Avenue and Jefferson Avenue (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

23a. ABEYANCE - 21-0341-GPA1 - GENERAL PLAN AMENDMENT - FROM: ROW (RIGHT-OF-WAY) TO: FBC (FORM-BASED CODE)

23b. ABEYANCE - 21-0341-ZON1 - REZONING - FROM: UNDESIGNATED TO: T4-M (T4 MAKER)

24. 21-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GONZALEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.23 acres at 6101 Blossom Knoll Avenue (APN 138-14-511-051), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

25. 21-0161 - PUBLIC HEARING - APPLICANT/OWNER: ASD GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 0.71 acres at the southwest corner of Owens Avenue and Henry Drive (APN 140-30-501-001), R-E (Residence Estates), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0161-ZON1. Staff recommends DENIAL on 21-0161-VAR1, 21-0161-VAR2 and 21-0161-SDR1.

25a. 21-0161-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

25b. 21-0161-VAR1 - VARIANCE - TO ALLOW 23 PARKING SPACES WHERE 31 ARE REQUIRED

25c. 21-0161-VAR2 - VARIANCE - TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; AND SIX FEET IN BETWEEN BUILDINGS WHERE 10 FEET IS REQUIRED

25d. 21-0161-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 16-UNIT, TWO-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

26. 21-0251 - PUBLIC HEARING - APPLICANT: LLURIDIA RAYGOZA - OWNER: CELIO GONZALEZ - For possible action on the following Land Use Entitlement project requests on 0.50 acres at 4851 Irene Avenue (APN 140-29-810-010), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

26a. 21-0251-VAR1 - VARIANCE - TO ALLOW A ONE-FOOT SIDE AND REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]

26b. 21-0251-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES

27. 21-0252 - PUBLIC HEARING - APPLICANT/OWNER: MARIA G. PEREZ DETORRES - For possible action on the following Land Use Entitlement project requests on 0.53 acres at 4830 Irene Avenue (APN 140-29-810-028), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

27a. 21-0252-VAR1 - VARIANCE - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] AND A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]

27b. 21-0252-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE COWS, FIVE HORSES, AND SEVEN GOATS

28. 21-0253-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LLOYD STEVENS - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING WHERE SUCH IS NOT ALLOWED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] on 0.52 acres at 4887 Harris Avenue (APN 140-29-810-056), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

29. 21-0254-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MONICA TRILLO - For possible action on a Land Use Entitlement project request FOR AN EXISTING ANIMAL KEEPING AND

HUSBANDRY USE TO ALLOW SIX HORSES at 4795 Harris Avenue (APN 140-29-810-002), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

30. 21-0262-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MARIA DE JESUS DIAZ - For possible action on a Land Use Entitlement project request FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE HORSES AND FOUR GOATS at 4795 Nettle Avenue (APN 140-29-810-004), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

31. 21-0275 - PUBLIC HEARING - APPLICANT/OWNER: ELSA M. SEVILLA - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4905 Irene Avenue (APN 140-29-810-013), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

    31a. 21-0275-VAR1 - VARIANCE - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]

    31b. 21-0275-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE HORSES

32. 21-0276-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELIAS ESCOBAR - 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 DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] on 0.51 acres at 4941 Irene Avenue (APN 140-29-810-015), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

33. 21-0318 - PUBLIC HEARING - APPLICANT/OWNER: SUMMERLIN WEST COMMUNITY ASSOCIATION - For possible action on the following Land Use Entitlement project requests on 1.91 acres at 2705 Free Formed Court (APN 137-14-612-025), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

    33a. 21-0318-SCD1 - MAJOR DEVIATION - TO ALLOW A 48-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 90 FEET IS REQUIRED FOR THE PROPOSED ADDITION OF 10 FEET TO AN EXISTING 50-FOOT TALL WIRELESS COMMUNICATION FACILITY USE FOR A TOTAL OF 60 FEET IN HEIGHT

    33b. 21-0318-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-74612) FOR THE PROPOSED ADDITION OF 10 FEET TO AN EXISTING 50-FOOT TALL WIRELESS COMMUNICATION TOWER USE FOR A TOTAL OF 60 FEET IN HEIGHT

34. 21-0344-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 999 INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 24 SPACES ARE REQUIRED FOR THE EXPANSION OF AN EXISTING GENERAL PERSONAL SERVICE [BEAUTY SALON] USE on 0.22 acres at 4107 West Sahara Avenue (APN 162-07-511-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

35. 21-0348 - PUBLIC HEARING - APPLICANT: RAM-CORE - OWNER: HOLLY & SIMMONS, LLC - For possible action on the following Land Use Entitlement project requests on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

    35a. 21-0348-VAR1 - VARIANCE - TO ALLOW A 12-FOOT FRONT YARD AND 10-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT; TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED AND TO ALLOW A EIGHT-FOOT TALL FRONT YARD WALL AND FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED

    35b. 21-0348-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH A WAIVER TO ALLOW THE STORAGE OF RECREATIONAL VEHICLES AND BOATS WITHIN REQUIRED SETBACKS OR BUFFER AREAS

35c. 21-0348-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE DEVELOPMENT WITH A 1,343 SQUARE-FOOT OFFICE BUILDING WITH A WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED

36. 21-0364-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC FREESTANDING SIGN TO AN LED MESSAGE BOARD on 19.65 acres at 3900 West Washington Avenue (APN 139-30-601-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL.

37. 21-0368-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LOZA FAMILY REVOCABLE LIVING TRUST - For possible action on a Land Use Entitlement project request TO ALLOW NO OFFSITE IMPROVEMENTS ALONG TENAYA WAY FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.63 acres at 7189 West Rome Boulevard (APN 125-22-801-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

38. 21-0371-VAR1 - VARIANCE- PUBLIC HEARING - APPLICANT/OWNER: MARIO A. CABRERA-MARTINEZ - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CASITA] on 0.17 acres at 4704 Alpine Place (APN 139-31-410-116), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

39. 21-0374 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 12.67 acres at the northwest corner of Drake Drive and Oso Blanca Road (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone [MLA (Residential Medium Low-Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on 21-0374-MOD1. Staff recommends DENIAL on 21-0374-VAR1, 21-0374-VAR2 and 21-0374-SDR1.

39a. 21-0374-MOD1 - MAJOR MODIFICATION - TO AMEND THE SKYE CANYON DEVELOPMENT AGREEMENT'S EXHIBITS "F" AND "M' TO ELIMINATE THE MEDIUM LOW-ATTACHED (MLA) SPECIAL LAND USE DESIGNATION AVERAGE DENSITY REQUIREMENT

39b. 21-0374-VAR1 - VARIANCE - TO ALLOW TWO WALL SIGNS WHICH ARE 65 SQUARE FEET WHERE 50 SQUARE FEET IS THE MAXIMUM AREA ALLOWED; TO ALLOW TWO WALL SIGNS THAT DO NOT FACE A STREET FRONTAGE WHERE ONE SIGN FACING THE STREET FRONTAGE IS ALLOWED AND TO ALLOW THREE 11-FOOT TALL, 188 SQUARE-FOOT MONUMENT SIGNS WHERE EIGHT FEET AND 60 SQUARE FEET ARE THE MAXIMUM ALLOWED

39c. 21-0374-VAR2 - VARIANCE - TO ALLOW 486 PARKING SPACES WHERE 542 SPACES ARE REQUIRED

39d. 21-0374-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A THREE-STORY, 315-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

40. 21-0383-SCD1 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: DANIELLE PAFUMI - For possible action on a Land Use Entitlement project request TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED FOR A PROPOSED 230 SQUARE-FOOT ACCESSORY STRUCTURE [STORAGE ROOM] on 0.11 acres at 1008 Puerta Del Sol Drive (APN 137-35-416-077), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation)], Ward 2 (Seaman). Staff recommends DENIAL.

41. 21-0387 - PUBLIC HEARING - APPLICANT/OWNER: W OWENS AVE TRUST - For possible action on the following Land Use Entitlement project requests on 1.26 acres at 600 West Owens Avenue (APN 139-22-402-008), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

41a. 21-0387-SUP1 - SPECIAL USE PERMIT - FOR A MORTUARY OR FUNERAL CHAPEL USE

41b. 21-0387-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 13,144 SQUARE-FOOT MORTUARY WITH WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS

42. 21-0393-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC WALL SIGN TO AN ELECTRONIC LED MESSAGE BOARD on 7.65 acres at 1735 D Street (APN 139-22-302-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL.

43. 21-0394-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC WALL SIGN TO AN ELECTRONIC LED MESSAGE BOARD on 9.48 acres at 550 North Honolulu Street (APN 140-31-102-003), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

44. 21-0410-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORLD CRAWL BAR - OWNER: F A E C HOLDINGS WIRRULLA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,838 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE on 2.50 acres at 450 Fremont Street, Suite #251 (APNs 139-34-513-000, 002 and 003) C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

45. 21-0369-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: BRASS MONKEY, LLC - For possible action on a Land Use Entitlement project request to designate the Huntridge Theater as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (21-0312-HPC1) on 2.62 acres at 1208 East Charleston Boulevard (APN 162-02-110-016) C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

Citizens Participation:

46. 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:
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: August 10, 2021

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE
Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 13, 2021.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.: **7**

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

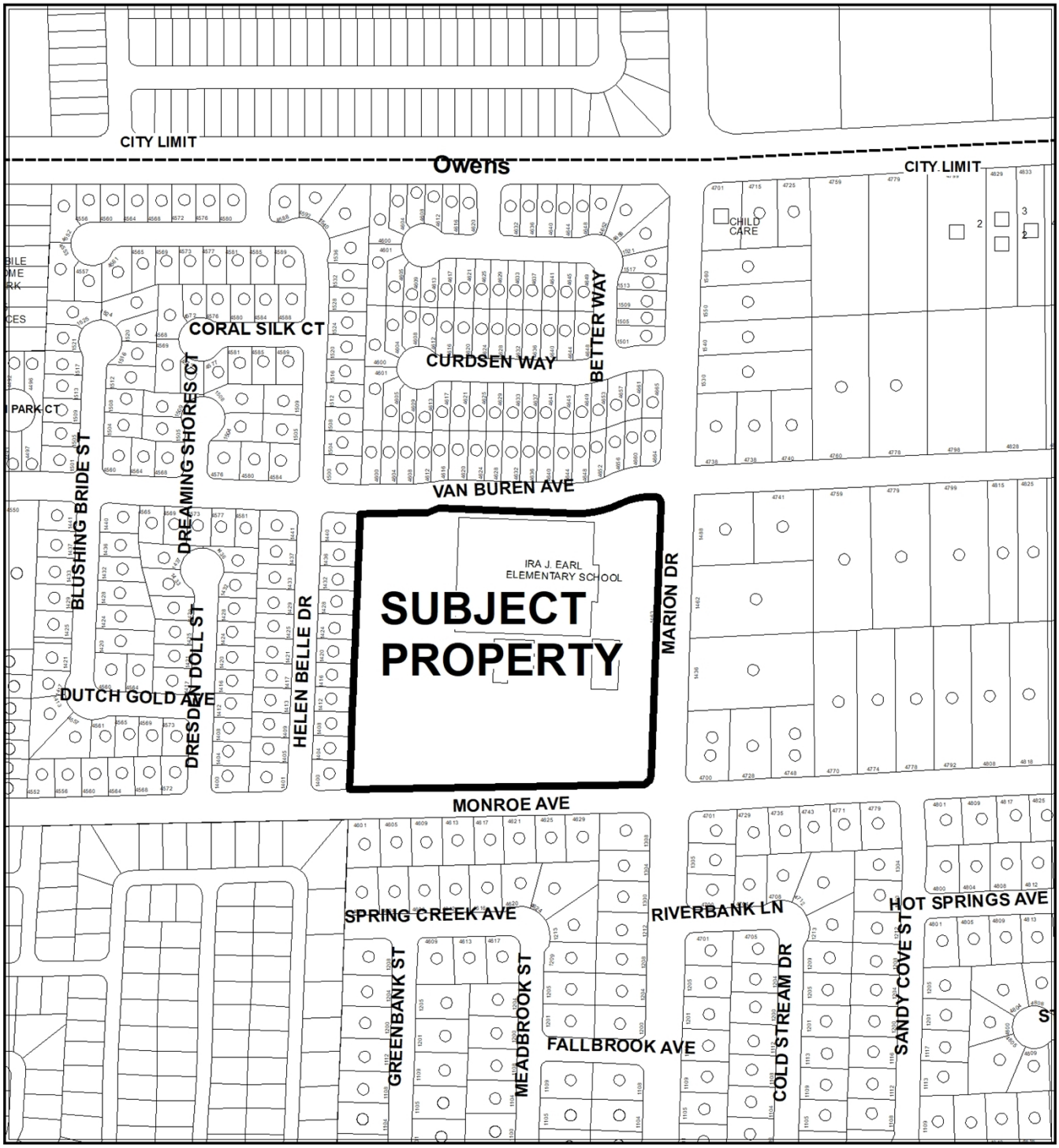
SUBJECT:
21-0350 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for VAR-76685 [PRJ-76622]



0 240 480

Feet

CASE:21-0350

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 240 480 Feet

CASE:21-0350

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0350-EOT1	Staff recommends APPROVAL, subject to conditions:	21-0350-EOT2
21-0350-EOT2	Staff recommends APPROVAL, subject to conditions:	21-0350-EOT1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0350-EOT1 CONDITIONS

Planning

1. This approval shall expire on 07/23/23 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Variance (VAR-76685) and all other related actions as required by the Department of Planning and the Department of Public Works.

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

21-0350-EOT2 CONDITIONS

Planning

1. This approval shall expire on 07/23/23 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-76686) and all other related actions as required by the Department of Planning and the Department of Public Works.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested an Extension of Time for an approved Variance (VAR-76685) and Site Development Plan Review (SDR-76686) for a proposed 93,490 square-foot primary public school at 1463 Marion Drive.

ISSUES

- This is the first Extension of Time request for Variance (VAR-76685) and Site Development Plan Review (SDR-76686).

ANALYSIS

On July 23, 2019 the Planning Commission approved a Variance (VAR-76685) to allow Deviations from Title 19.10.020 Development Standards for the C-V (Civic) zoning district, and Site Development Plan Review (SDR-76686) for a proposed 93,490 square-foot Public School, Primary development on 7.87-acres at 1463 Marion Drive. Per Condition of Approval Number Two (2) of both Variance (VAR-76685) and Site Development Plan Review (SDR-76686) the approvals shall be void two years from the date of approval, unless exercised pursuant to the provisions of LVMC Title 19.16 unless an Extension of Time is granted by the City of Las Vegas.

Title 19.16 of the Unified Development Code deems a Variance and Site Development Plan Review exercised upon issuance of a building permit. Since a building permit has not been issued for the approved primary public school, the applicant is requesting an Extension of Time to ensure the Variance and Site Development Plan Review do not expire prior to the commencement of construction.

FINDINGS (21-0350-EOT1 and 21-0350-EOT2)

Variance (VAR-76685) and Site Development Plan Review (SDR-76686) have not been exercised in accordance with the requirements of Title 19.16, as a building permit has not been issued for the proposed educational campus. Staff recommends approval of these Extension of Time requests with a two-year time limit, as the primary public school campus remains harmonious with the surrounding commercial land uses in the area.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/15/63	The Board of Commissioners approved a Rezoning (Z-0114-63) from R-R (Rural Residential) to R-1 (Single Family Residential) generally located south of Owens Avenue and west of Marion Street.
08/13/98	The City Council approved a Rezoning (Z-0052-98) from R-1 (Single Family Residential) to C-V (Civic) at the northwest corner of Monroe Avenue and Marion Drive. Planning Commission recommended approval.
07/23/19	The Planning Commission approved a request for a Variance (VAR-76685) to allow Deviations from Title 19.10.020 C-V (Civic) Development Standards on 7.87 acres at 1463 Marion Drive.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-76686) for a proposed 93,490 square-foot Public School, Primary with a Waiver to allow no landscape buffer along portions of the west property line where eight feet is required and a 10-foot landscape buffer on the south property line where 15 feet is required on 7.87 acres at 1463 Marion Drive.

Most Recent Change of Ownership	
06/1966	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the approved primary public school.

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

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

Field Check	
07/07/21	During a routine field check staff observed the subject site. The original school campus had been demolished and the site was actively being cleared for construction.

Details of Application Request	
Site Area	
Net Acres	7.87

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public School, Primary	PF (Public Facilities)	C-V (Civic)
North	Single Family Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Detached	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential
West	Single Family Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

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

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) Extension of Time

Project Address (Location) 1463 Marion Drive, Las Vegas, NV 89110

Project Name Ira J. Earl Elementary School **Proposed Use** Public School

Assessor's Parcel #(s) 140-29-101-027 **Ward #** 3 - Olivia Diaz

General Plan: Existing X Proposed _____ **Zoning:** Existing C-V Proposed C-V

Additional Information Extension of time for Variance, VAR-76685, and Site Development Review, SDR-76686 [PRJ-76622]

Property Owner School Board of Trustees Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone _____

Applicant Clark County School District - Facilities Services Unit Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone 702-799-5214

Representative CCSD Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214 ext. 5419

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

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

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

Partner(s) _____

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

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

Property Owner Signature Jeff Wagner

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

Print Name JEFF WAGNER

Subscribed and sworn before me

This 13th day of May , 20 21

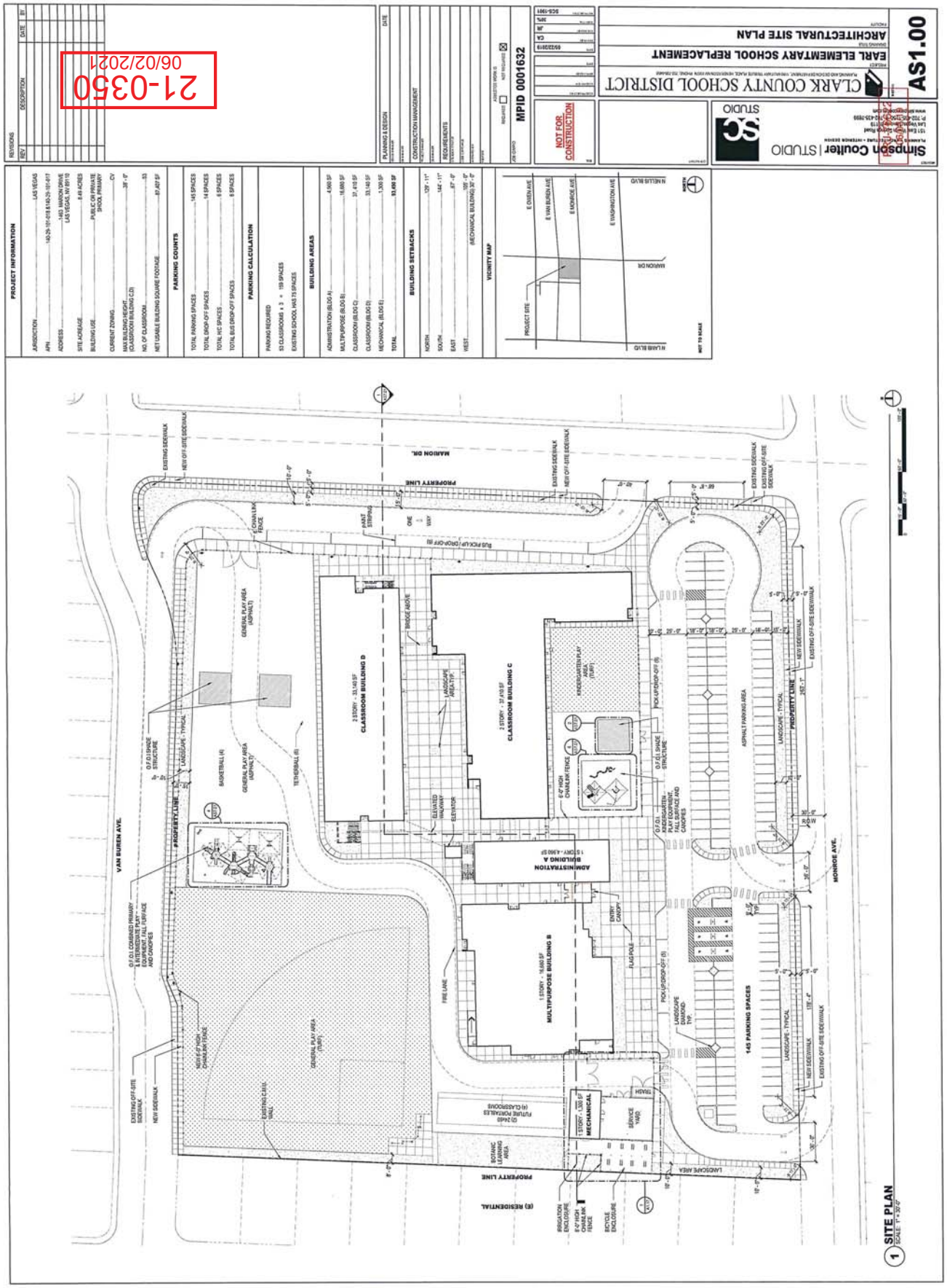
by Jeff Wagner

Notary Public in and for said County and State

State of Nevada County of Clark Cheryl Bace

CHERYL BACE
NOTARY PUBLIC
STATE OF NEVADA
APPT NO. 17-1678-1
MY APPT. EXPIRES JANUARY 26, 2025

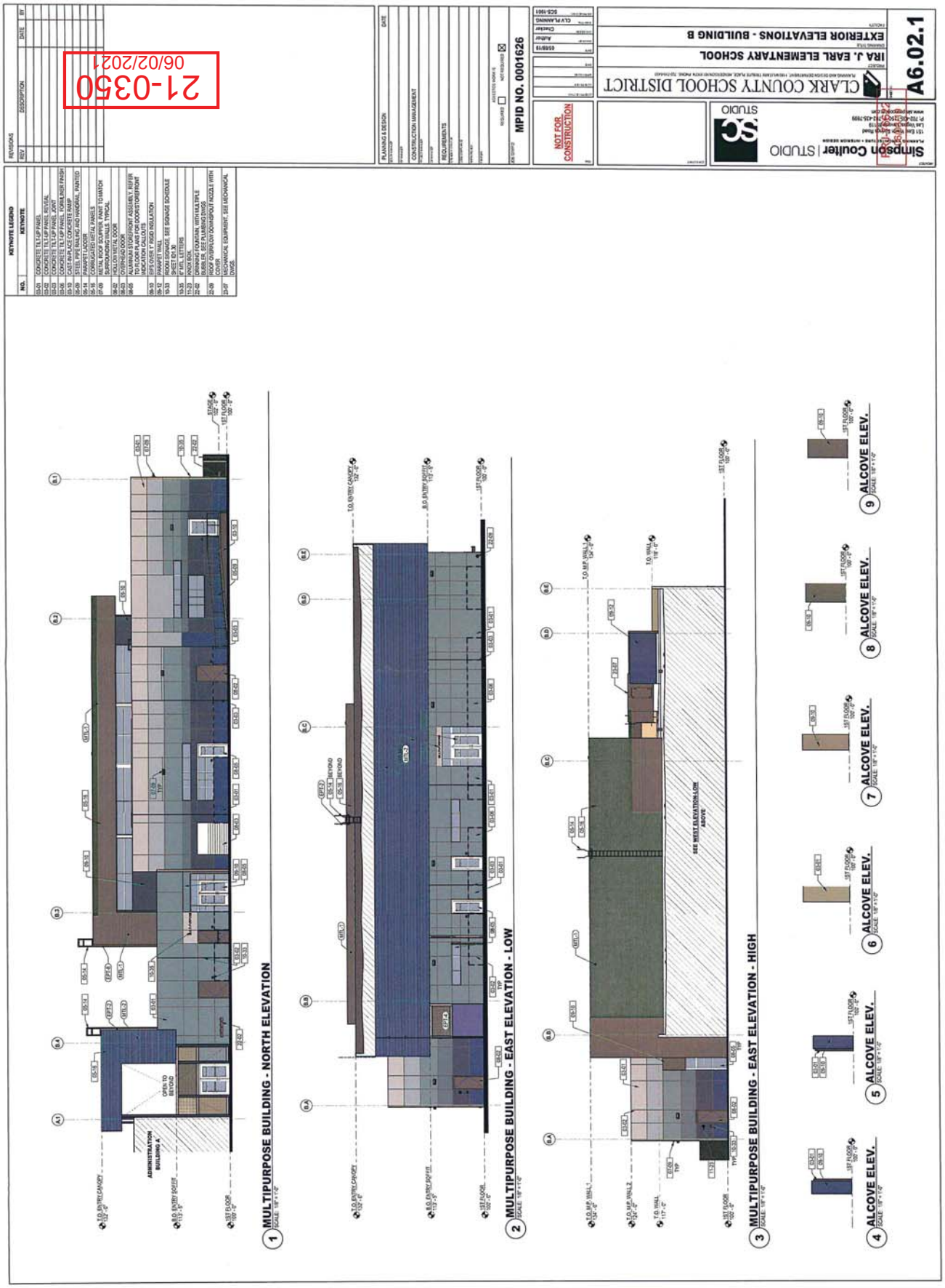
21-0350
06/02/2021



21-0350
06/02/2021
CLARK COUNTY SCHOOL DISTRICT
EARL ELEMEMTARY SCHOOL REPLACEMENT
ARCHITECTURAL SITE PLAN
AS1.00
Simpson Coulter | STUDIO
MPID 0001632
NOT FOR CONSTRUCTION
PROJECT INFORMATION
PARKING COUNTS
PARKING CALCULATION
BUILDING AREAS
BUILDING SETBACKS
VICINITY MAP
MARION DR.
VAN BUREN AVE.
MONROE AVE.
PROPERTY LINE
CLASSROOM BUILDING D
CLASSROOM BUILDING C
ADMINISTRATION BUILDING A
MULTIPURPOSE BUILDING B
145 PARKING SPACES
MECHANICAL
SITE PLAN

21-0350
06/02/2021
L1.00
PLANTING PLAN
EARL ELEMENTARY SCHOOL REPLACEMENT
CLARK COUNTY SCHOOL DISTRICT
Simpson Coulter | STUDIO
NOT FOR CONSTRUCTION
MPID 0001632
PLANTING LEGEND
PLANTING NOTES
SITE ANALYSIS:
OVERALL PLANTING PLAN
MARION DRIVE
VAN BUREN AVENUE
MONROE AVENUE
CLASSROOM BUILDING D
CLASSROOM BUILDING C
ADMINISTRATION BUILDING A
MULTIPURPOSE BUILDING B
PRJ-76622
07/03/19

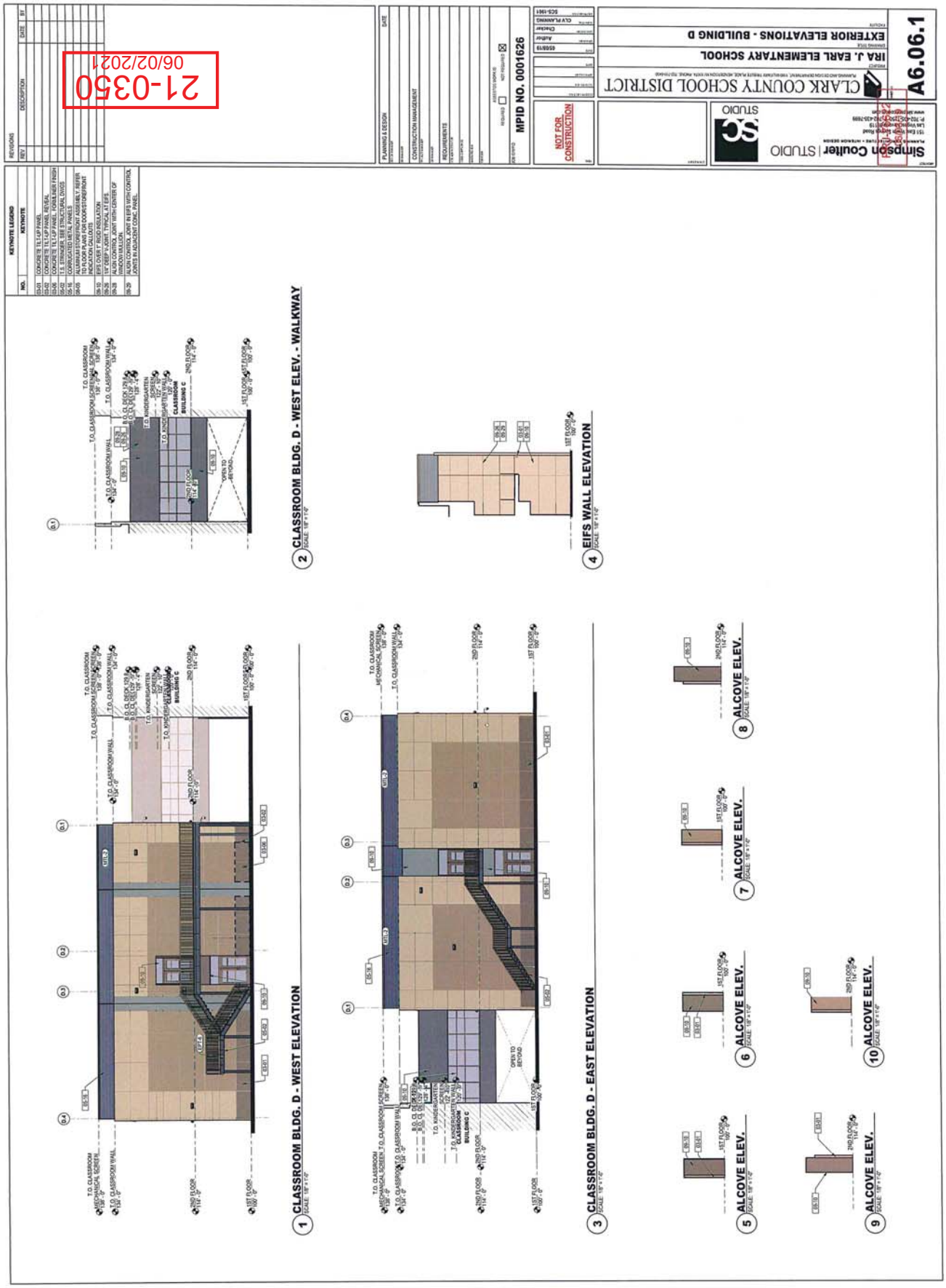
A6.01.1
EXTERIOR ELEVATIONS - BUILDING A
IRA J. EARL ELEMENTARY SCHOOL
CLARK COUNTY SCHOOL DISTRICT
Simpson Coulter | STUDIO
NOT FOR CONSTRUCTION
MPID NO. 0001626
21-0350
06/02/2021
KEYNOTE LEGEND
1 ADMINISTRATION BUILDING - EAST ELEVATION
2 ADMINISTRATION BUILDING - NORTH ELEVATION
3 ADMINISTRATION BUILDING - SOUTH ELEVATION
4 ADMINISTRATION BUILDING - WEST ELEVATION


21-0350
06/02/2021
KEYNOTE LEGEND
NO.
KEYNOTE
REVISIONS
REV
DESCRIPTION
DATE
BY
PLANNING & DESIGN
CONSTRUCTION MANAGEMENT
REQUIREMENTS
MPID NO. 0001626
NOT FOR CONSTRUCTION
CLARK COUNTY SCHOOL DISTRICT
IRA J. EARL ELEMENTARY SCHOOL
EXTERIOR ELEVATIONS - BUILDING B
A6.02.1
Simpson Coulter | STUDIO
1 MULTIPURPOSE BUILDING - NORTH ELEVATION
2 MULTIPURPOSE BUILDING - EAST ELEVATION - LOW
3 MULTIPURPOSE BUILDING - EAST ELEVATION - HIGH
4 ALCOVE ELEV.
5 ALCOVE ELEV.
6 ALCOVE ELEV.
7 ALCOVE ELEV.
8 ALCOVE ELEV.
9 ALCOVE ELEV.
ADMINISTRATION BUILDING A
SEE WEST ELEVATION LOW ABOVE

21-0350
06/02/2021
A6.03.1
CLARK COUNTY SCHOOL DISTRICT
IRA J. EARL ELEMENTARY SCHOOL
EXTERIOR ELEVATIONS - BUILDING B
Simpson Coulter | STUDIO
NOT FOR CONSTRUCTION
MPID NO. 0001626
KEYNOTE LEGEND
NO. KEYNOTE
03-01 CONCRETE TILT-UP PANEL
03-02 CONCRETE TILT-UP PANEL REVEAL
03-03 CONCRETE TILT-UP PANEL JOINT
03-04 CONCRETE TILT-UP PANEL FORM FINISH
03-05 CONCRETE TILT-UP PANEL REVEAL
05-01 T.S. COLUMN, SEE STRUCTURAL DWGS
05-02 T.S. COLLAR, SEE STRUCTURAL DWGS
05-03 STEEL PIPE RAILING AND HANDRAIL PAINTED
05-14 PLANTER LEDGER
06-16 CONCRETE STEEL ANGLE
07-09 METAL ROOF COPPER, PAINT TO MATCH SURROUNDING WALLS, TYPICAL
08-02 ALUMINUM STOREFRONT
08-05 ALUMINUM ENTRY DOOR ASSEMBLY REFER TO FLOOR PLANS FOR DOOR/STOREFRONT LOCATION CALLOUTS
09-93 GYP BOARD FURRED AT ELEVATION
10-13 ROOM SIGNAGE, SEE SIGNAGE SCHEDULE SHEET ID.20
13-35 8" MTL. LETTERS
13-36 4" MTL. LETTERS
13-37 12" MTL. LETTERS
13-38 BIRD CONTROL DEVICE
13-39 DRAINING FOUNTAIN, WITH HALO STYLE
22-02 PLUMBING ROOF PENETRATION
22-09 ROOF OVERFLOW DOWNSPOUT NOZZLE WITH COVER
26-49 DOORBELL SEE ELECTRICAL DWGS
REVISIONS
REV DESCRIPTION DATE BY
PLANNING & DESIGN DATE
CONSTRUCTION MANAGEMENT
REQUIREMENTS
ADMINISTRATION BUILDING A
MULTI-PURPOSE
1ST FLOOR
T.O. WALL
T.O. PARAPET
T.O. ENTRY CANOPY
1 MULTIPURPOSE BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
2 MULTIPURPOSE BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

21-0350
06/02/2021
CLARK COUNTY SCHOOL DISTRICT
IRA J. EARL ELEMENEARY SCHOOL
EXTERIOR ELEVATIONS - BUILDING C
A6.04.1
MPID NO. 0001626
NOT FOR CONSTRUCTION
1 CLASSROOM BLDG. C - SOUTH ELEVATION
2 CLASSROOM BLDG. C - WEST ELEVATION (AT COURTYARD)
3 CLASSROOM BLDG. C - WEST ELEVATION
4 CLASSROOM BLDG. C - NORTH ELEVATION
5 ALCOVE ELEVATION
6 ALCOVE ELEVATION

21-0350
06/02/2021
CLARK COUNTY SCHOOL DISTRICT
IRA J. EARL ELEMENRARY SCHOOL
EXTERIOR ELEVATIONS - BUILDING C
A6.05.1
Simpson Coulter | STUDIO
NOT FOR CONSTRUCTION
MPID NO. 0001626
KEYNOTE LEGEND
KEYNOTE
1 CLASSROOM BLDG. C - SOUTH ELEVATION (KINDERGARTEN)
2 CLASSROOM BLDG. C - WEST ELEVATION (KINDERGARTEN)
3 CLASSROOM BLDG. C - EAST ELEVATION
4 ALCOVE ELEV.
5 ALCOVE ELEV.
6 ALCOVE ELEV.
7 ALCOVE ELEV.
8 ALCOVE ELEV.
9 ALCOVE ELEV.
10 ALCOVE ELEV.
11 ALCOVE ELEV.
12 ALCOVE ELEV.
13 ALCOVE ELEV.
14 ALCOVE ELEV.


21-0350
06/02/2021
CLARK COUNTY SCHOOL DISTRICT
IRA J. EARL ELEMENTARY SCHOOL
EXTERIOR ELEVATIONS - BUILDING D
A6.06.1
MPID NO. 0001626
NOT FOR CONSTRUCTION
Simpson Coulter | STUDIO
KEYNOTE LEGEND
1 CLASSROOM BLDG. D - WEST ELEVATION
2 CLASSROOM BLDG. D - WEST ELEV. - WALKWAY
3 CLASSROOM BLDG. D - EAST ELEVATION
4 EIFS WALL ELEVATION
5 ALCOVE ELEV.
6 ALCOVE ELEV.
7 ALCOVE ELEV.
8 ALCOVE ELEV.
9 ALCOVE ELEV.
10 ALCOVE ELEV.

21-0350
06/02/2021
CLARK COUNTY SCHOOL DISTRICT
IRA J. EARL ELEMENTARY SCHOOL
EXTERIOR ELEVATIONS - BUILDING D
A6.07.1
Simpson Coulter | STUDIO
MPID NO. 0001626
NOT FOR CONSTRUCTION
KEYNOTE LEGEND
1 CLASSROOM BLDG. D - SOUTH ELEVATION
2 CLASSROOM BLDG. D - NORTH ELEVATION

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, 2021

Chris Dingell, Coordinator IV
Clark County School District – Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

Re: Fee Waiver Request by Clark County School District
Ira J. Earl Elementary School Extensions of Time
21-0350

Dear Mr. Dingell:

The city of Las Vegas has received your request for a fee waiver associated with the above referenced Clark County School District location. Per Municipal Code 19.00.120 D.1, the City Manager's Office (CMO) is authorized to waive portions of development processing fees for members of the Southern Nevada Regional Planning Coalition (SNRPC), of which the Clark County School District is a member.

Accordingly, the CMO hereby approves the waiver of those fees that are not a hard cost to the city for our SNRPC partner.

As such, the following fees will be waived for this location:

Extension of Time Processing Fee (21-0350-EOT1) - $300
Extension of Time Processing Fee (21-0350-EOT2) - $300

By copy of this letter, I am notifying our Department of Planning of these fee waivers for the processing of your application accordingly.

Sincerely,

Thomas A. Perrigo
Chief Operations and Development Officer

cc: Seth Floyd, Planning Director

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
702.229.4830 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

21-0350
06/10/2021



21-0350-EOT1 AND 21-0350-EOT2 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1463 MARION DRIVE

07/07/2021



21-0350-EOT1 AND 21-0350-EOT2 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1463 MARION DRIVE

07/07/2021

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

21-0356
06/02/2021

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

May 13, 2021

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

Re: Extension of Time Justification Letter

Dear Mr. Lowenstein,

Please consider this letter a request by the Clark County School District (District) for approval of an extension of time on application PRJ-76622 for Ira J. Earl Elementary School (School) located at 1463 Marion Drive, Las Vegas, NV 89110. The District is requesting extensions of time on the site development plan review, SDR-76686 and the variance, VAR-76685.

The District is respectfully requesting extensions of time on these land use applications to complete construction. There are no significant changes to the plans originally approved with these applications.

The District continues to believe the design and construction for the School will accommodate the needs of staff, students, and community of this area. Thank you for your consideration of this request. Please do not hesitate to contact Lucia Gonzalez with any questions at (702) 799-5214 extension 5419.

Cordially,

Chris Dingell, Coordinator IV
Real Property Management
Clark County School District

Cc: Vincenzo Scalia, CCSD – Project Manager
Christina Giafaglione, Simpson Coulter Studio
File

LAS VEGAS
CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
MICHELE FIORE
Mayor Pro Tem
STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

- Ira Earl ES
NOFA
- File

July 24, 2019

Ms. Linda Perri
School Board of Trustees
1180 Military Tribute Place
Henderson, Nevada 80974

RE: VAR-76685 [PRJ-76622] – VARIANCE RELATED TO SDR-76686
PLANNING COMMISSION MEETING OF JULY 23, 2019

Dear Applicant:

The Planning Commission at a regular meeting held on July 23, 2019 voted to ***APPROVE*** a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76622].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-76686) shall be required, if approved.

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

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

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

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

21-0350
06/02/2021

This action by the Planning Commission on **July 23, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 5, 2019***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Diana Salazar
School Board of Trustees
1180 Military Tribute Place
Henderson, Nevada 80974

21-0350
06/02/2021

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
MICHELE FIORE
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cityoflasvegas
lasvegasnevada.gov

July 24, 2019

Ms. Linda Perri
School Board of Trustees
1180 Military Tribute Place
Henderson, Nevada 80974

RE: SDR-76686 [PRJ-76622] – SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76685
PLANNING COMMISSION MEETING OF JULY 23, 2019

Dear Applicant:

The Planning Commission at a regular meeting held on July 23, 2019 voted to ***APPROVE*** a request for a Site Development Plan Review FOR A PROPOSED 93,490 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76622].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76685) 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 elevations stamped 06/03/19, and the landscape plan stamped 07/02/19, except as amended by conditions herein.

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

5. All exterior lighting shall be of low intensity and of a cutoff variety so that light will not spill out onto surrounding properties or project above the horizontal plane of the light source.

21-0350
06/02/2021

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

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

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

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

Public Works

10. Grant pedestrian access easements for all public sidewalks located outside the public right-of-way.

11. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Van Buren Avenue, Marion Drive and East Monroe Avenue adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. 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. Removal of parking on Marion Drive adjacent to the school may require additional construction and/or re-striping on Marion Drive north of this site.

12. Concurrent with development of this site, construct streetlights adjacent to this site along Marion Drive per current City standards.

13. Landscape and maintain all unimproved rights-of-way, if any, 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 Van Buren Avenue, Marion Drive and East Monroe Avenue public rights of way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy.

21-0350
06/02/2021

If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term 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).

15. The bus pick up and drop off at the eastern most driveway on Van Buren Avenue shall be limited to right in only. Egress shall be the driveway onto Marion Drive.

16. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer.

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.

This action by the Planning Commission on **July 23, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 5, 2019***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

21-0350
06/02/2021

EM:nl

cc:

Ms. Diana Salazar
School Board of Trustees
1180 Military Tribute Place
Henderson, Nevada 80974

21-0350
06/02/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
7a

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

SUBJECT:
21-0350-EOT1 - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-76685) TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: August 10, 2021

Agenda Item No.:
7b

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

SUBJECT:
21-0350-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76886) FOR A PROPOSED 93,490 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.: **8**

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

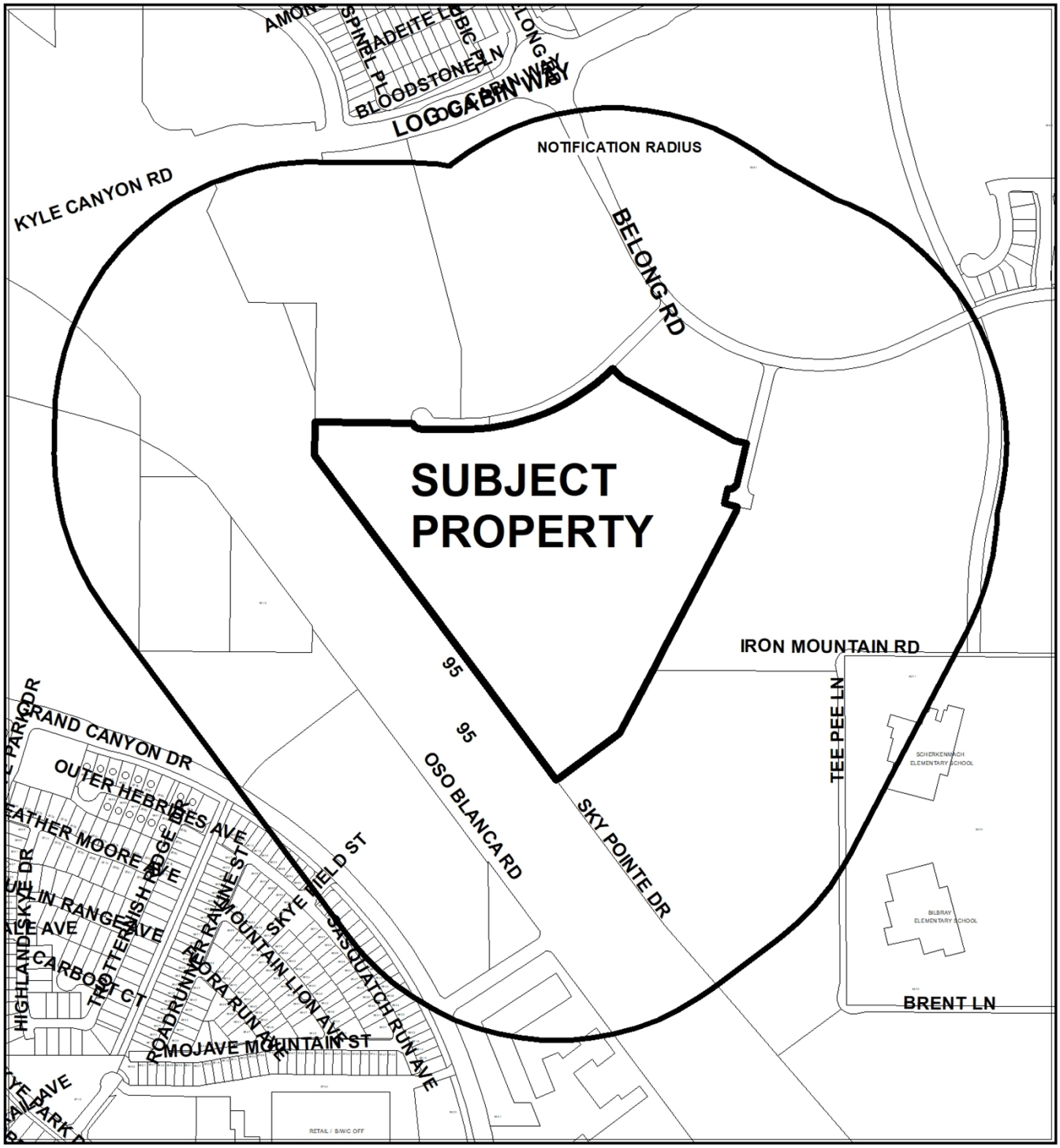
SUBJECT:
21-0382-TMP1 - TENTATIVE MAP - AXEL AT SUNSTONE - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 328-LOT SINGLE-FAMILY ATTACHED SUBDIVISION on 32.05 acres on the south side of Trailblazer Falls Street, approximately 325 feet southwest of Ohare Road (APN 125-06-810-002), T-D (Traditional Development) Zone [MLA (Residential Medium Low Attached) Sunstone Special Land Use Designation)], Ward 6 (Fiore). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within Seven 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:

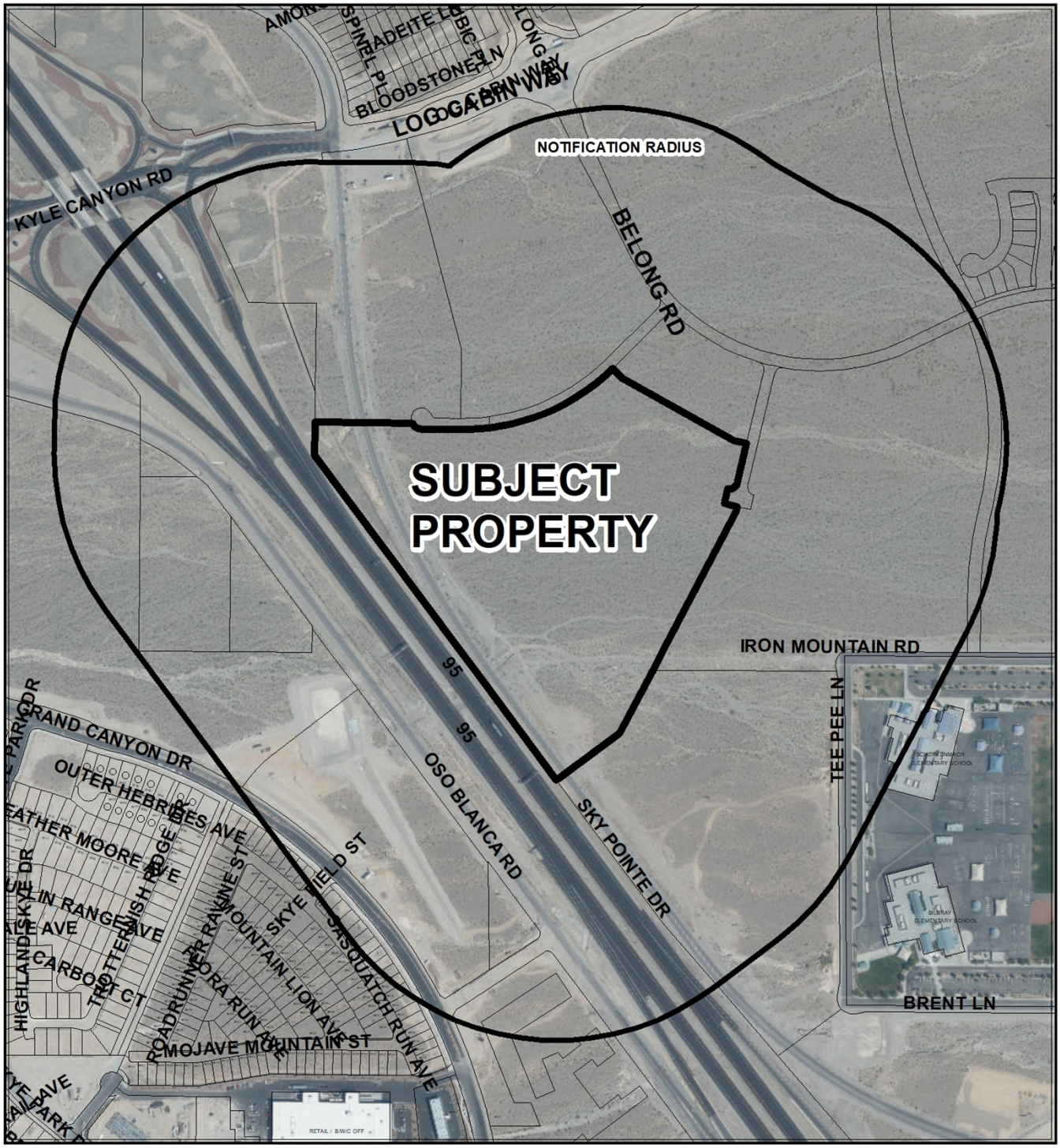
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Supporting Documentation



CASE: 21-0382

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE
[MLA (RESIDENTIAL MEDIUM LOW ATTACHED) SUNSTONE SPECIAL LAND USE DESIGNATION)]



0 437.5 875 Feet

CASE: 21-0382

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE
[MLA (RESIDENTIAL MEDIUM LOW ATTACHED) SUNSTONE SPECIAL LAND USE DESIGNATION)]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: NORTHLAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0382-TMP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0382-TMP1 CONDITIONS

Planning

1. Conformance to the approved Street Name Change (20-0004-SNC1) as applicable.

2. Conformance to the Sunstone Design Guidelines.

3. Handicapped parking shall conform to federal ADA standards.

4. 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.

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

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

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

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

Public Works

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

10. In accordance with condition #10 of TMP-76718 and Section 3.04 of the Sunstone Development Agreement, if not already constructed or guaranteed by the master developer, a minimum two lanes of asphalt pavement on village streets providing the main access to this site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Complete construction of Village Streets shall conform to section 3.04 of the Sunstone Development Agreement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

11. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation and safety 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 recommendation of the approved pedestrian circulation plan.

12. If not already constructed or guaranteed by L21-00824, construct a public sewer in Aurora Fields Lane at a location and depth acceptable to the Sanitary Sewer Section of the Department of Public Works.

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

14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

15. Site development to comply with all applicable conditions of approval for the Sunstone master Tentative Map (TMP-76718) and any other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a residential subdivision within the Sunstone Master Planned Community consisting of 328 single family attached units. The applicant has requested to use Sunstone R-TH development standards for this project.

ISSUES

- A Street Name Change (20-0004-SNC1) was approved November 18, 2020 changing the street name of Sky Pointe Drive to Sun Village Park Drive. The approved street name shall appear on the Final Map for this site. A condition of approval requires conformance to the Street Name Change approval as applicable.
- The Tentative Map was reviewed and approved by the Sunstone Architectural Review Committee on June 3, 2021 prior to submittal to the City for review.

ANALYSIS

The proposed subdivision is part of a 630-acre master planned development (Sunstone) generally located east of U.S. 95 and south of Moccasin Road. The Sunstone community is zoned T-D (Traditional Development), a district which was established to permit and encourage the development of comprehensively planned mixed-use communities with a minimum of 80 contiguous acres of land under one ownership or control that can generally exist as a self-contained community.

Development of the site is subject to the terms of an approved Development Agreement between the Master Developer and the City of Las Vegas, which includes the Sunstone Design Guidelines. The developer has requested that Sunstone R-TH (Single Family Attached) standards be used for this subdivision, which conforms to the MLA (Residential Medium Low Attached) Sunstone land use category designated for this parcel by the Development Agreement. The minimum lot size under the Sunstone R-TH standards is 1,280 square feet and the minimum lot width is 20 feet; this subdivision proposes lots with lots sizes ranging from 1,764 to 2,840 square feet and lot widths ranging from 24 to 34 feet in width. The density of this subdivision is 10.23 dwelling units per acre, which is below the maximum 25 dwelling units per acre allowed by the Sunstone Master Land Use Plan for MLA (Residential Medium Low Attached) designated parcels.

Access to the site is from an ungated entryway on Trailblazer Falls Street, a private Minor Collector with Bike Lanes to be constructed and maintained by the Master Developer. Secondary access is provided from Aurora Fields Lane, a similar private street. The proposed subdivision is not intended to be gated. The entryway provided is generally compatible with the private neighborhood entry sections approved within the Sunstone Design Guidelines. Each lot has access to either a 35-foot wide private street with a sidewalk on one side or a 30-foot wide alley with no sidewalks. The 35-foot wide streets are compatible in design with the "35' Public/Private Single-Loaded street section" as shown on Exhibit L7 of the Sunstone Development Agreement and serve as the outer primary streets from which the secondary interior alleys take access. The 30-foot wide alleys are compatible in design with the "20' Private Alley Drive" section as shown on Exhibit L10 of the Sunstone Development Agreement. The lots are intended to be situated such that access is provided to the garage side of the dwellings. A total of 111 lots are situated on the 35-foot private streets and 217 lots are situated on the 30-foot alleys.

As is required for single-family attached developments within Sunstone, guest parking has been provided along the private streets and several of the alleyways. Three handicapped parking spaces have been provided. These spaces must be designed to meet (at a minimum) federal ADA standards. A condition of approval addresses this issue.

As this site is part of a master plan with specific offsite improvement standards and trail pathways, it is not subject to Title 19.04 connectivity requirements. Stub street terminations are permitted by the Sunstone Development Agreement. The Tentative Map depicts a subdivision with a Connectivity Ratio of 1.39, which indicates a moderate and acceptable level of connectivity. The site slopes down from northwest to southeast less than 2% and from southwest to northeast less than 2%. Per Section 6.B.3 of the Sunstone Design Guidelines, the maximum retaining wall height is six feet, or eight feet on the interior side of the wall. The submitted cross sections show retaining walls of six feet (eight feet on the interior of the wall) along the west property line and a maximum of six feet along the east property line. Sunstone Design Guidelines allow up to 12 feet of wall exposure; the maximum exterior height of perimeter walls is 12 feet.

The Department of Public Works notes that the submitted private street cross sections do not allow for on-street parking as the flow line width is 27 feet. If the flow line width were increased to 28 feet, parking would be allowed on one side per Title 19.04.230.

On this map, Sky Pointe Drive is shown as a private street that extends southward from Trailblazer Falls Street, continuing into the future Parcel H. The Sky Pointe Drive street name was changed to Sun Village Park Drive through a previous City Council action (20-0004-SNC1) and the existing public right-of-way was vacated through a separate Nevada Department of Transportation action. The Final Map for this subdivision shall therefore reflect the changed street name (or use a different name acceptable to Fire & Rescue) and not use Sky Pointe Drive to eliminate confusion with the public street under that name. A condition of approval addresses this.

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 128 additional primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Arbor View High School is 28 percent over program capacity for the 2020-21 school year; Bilbray/Scherkenbach Elementary Schools and Cadwallader Middle School are both under capacity.

FINDINGS (21-0382-TMP1)

The proposed Tentative Map is in generally conformance with the approved Sunstone Development Agreement, the approved Sunstone Development Standards 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.	
06/19/19	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland Development Agreement) on approximately 628 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (DIR-76290). The Planning Commission and staff recommended approval.
06/19/19	The City Council approved the First Amendment and Restatement of the Sunstone Parks Agreement (DIR-76291). The Planning Commission and staff recommended approval.
07/23/19	The Planning Commission approved a Parent Tentative Map (TMP-76718) for a 22-parcel master planned community (Sunstone) on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. Staff recommended approval.
02/10/20	A Parent Final Map (FMP-77750) for a 20-parcel master planned community (Sunstone) on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr was recorded.
07/14/20	The Planning Commission approved a Parent Tentative Map (TMP-78830) for a 26-parcel master planned community (Sunstone Ver. 2) on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. Staff recommended approval. The approval will expire 07/14/24 if no Final Map is recorded under this parent map.
11/18/20	The City Council approved a request for a Variance (20-0004-VAR1) to allow “Trail” as a suffix where such is not allowed and to allow a street name change to Sunstone Parkway where the primary street name Sunstone already exists. The Planning Commission recommended approval; staff recommended denial.
11/18/20	The City Council approved a request for a Street Name Change (20-0004-SNC1) from: Sunbridge Pointe Way to: Sun Park Drive; from Skye Village Road to Brightstone Trail; from Sky Pointe Drive to Sun Village Park Drive and from Log Cabin Way to Sunstone Parkway. The Planning Commission recommended approval; staff recommended denial.
12/30/20	A Resolution of Abandonment of portion of state highway right-of-way corresponding to Sky Pointe Drive south of Log Cabin Way was approved by the Nevada Department of Transportation and recorded as Instrument Number 20210121-0000964.

Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permit or business licenses relevant to this request.

Pre-Application Meeting	
06/15/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map application. The proposed street sections were the primary focus of conversation, as they were not compatible with the sections approved through the Sunstone Development Agreement.

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

Field Check	
07/06/21	The subject site is vacant with native vegetation. Direct access from Sky Pointe Drive is restricted.

Details of Application Request	
Site Area	
Gross Acres	32.05
Net Acres	32.05

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) [MLA (Residential Medium Low Attached) – Sunstone]	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development) [MLA (Residential Medium Low Attached) – Sunstone]	T-D (Traditional Development)
	Undeveloped (proposed park)	TND (Traditional Neighborhood Development) [Parks & Trails – Sunstone]	
	Undeveloped	TND (Traditional Neighborhood Development) [L (Residential Low) – Sunstone]	
South	U.S 95 Freeway	Right-of-Way	Right-of-Way
	Undeveloped	TND (Traditional Neighborhood Development) [MLA (Residential Medium Low Attached) – Skye Canyon]	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development) [L (Residential Low) – Sunstone]	T-D (Traditional Development)
West	U.S 95 Freeway	Right-of-Way	Right-of-Way
	Undeveloped	TND (Traditional Neighborhood Development) [TC (Town Center Mixed Use) – Kyle Canyon]	T-D (Traditional Development)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area : Kyle Canyon	Y
Sunstone	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Development is subject to Sunstone R-TH (Single Family Attached) standards at the request of the applicant. The following standards apply to this map.

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	1,280 SF	1,764 SF	Y
Min. Lot Width	20 Feet	24 Feet	Y

Open Space – Sunstone R-TH							
Number of Units	***Required***			***Provided***			***Compliance***
	Ratio	Area	Min Common Open Space Element	Ratio	Area	Min Common Open Space Element	
328	150 sf/du	49,200 sf	10,000 sf	1,267 sf/du	415,757 sf	42,283 sf	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Trailblazer Falls Street	Minor Collector Street with Bike Lanes (Private)	Sunstone Development Agreement Village Street & Trail Sections	0	N*
Aurora Fields Lane	Minor Collector Street with Bike Lanes (Private)	Sunstone Development Agreement Village Street & Trail Sections	0	N*

*The Master Developer of the Sunstone Community shall construct Village Streets pursuant to the terms of the Sunstone Development Agreement.

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		33	
Intersection – Internal			21
Cul-de-sac Terminus			0
Intersection – External Street or Stub Terminus			3
Stub Street with Temporary Turnaround Easements		0.5	
Non-Vehicular Path - Unrestricted		0	
Total		33.5	24
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.39**	

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 Attached	328 units/ lots	1 un-impeded space per dwelling unit	328				
Guest parking	328 units	1 guest parking space per 6 units	55				
TOTAL SPACES REQUIRED			383		424		Y
Regular and Handicap Spaces Required			380	3	424	3	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2750 East Fremont Street, Las Vegas, Nevada

Project Name Terrible's Market **Proposed Use** Grocery Store

Assessor's Parcel #(s) 162-01-212-009 **Ward #** _____

General Plan: Existing GC Proposed GC **Zoning:** Existing C2 Proposed C2

Additional Information Previously approved as SDR-74657; related SDR-78750

Property Owner 2750 Fremont, LLC Contact Amador Bengochea

Address 7641 West Post Road City LV State NV Zip 89113

E-mail chichib@bentar.com Phone 702-366-01605

Applicant Same as owner Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative John David Burke, Architect Contact John Burke

Address 6037 South Fort Apache Road, #110 City LV State NV Zip 89148

E-mail Jburke@jburkearchitect.com Phone 702-876-4863

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 Amador Bengochea

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

Print Name Amador Bengochea

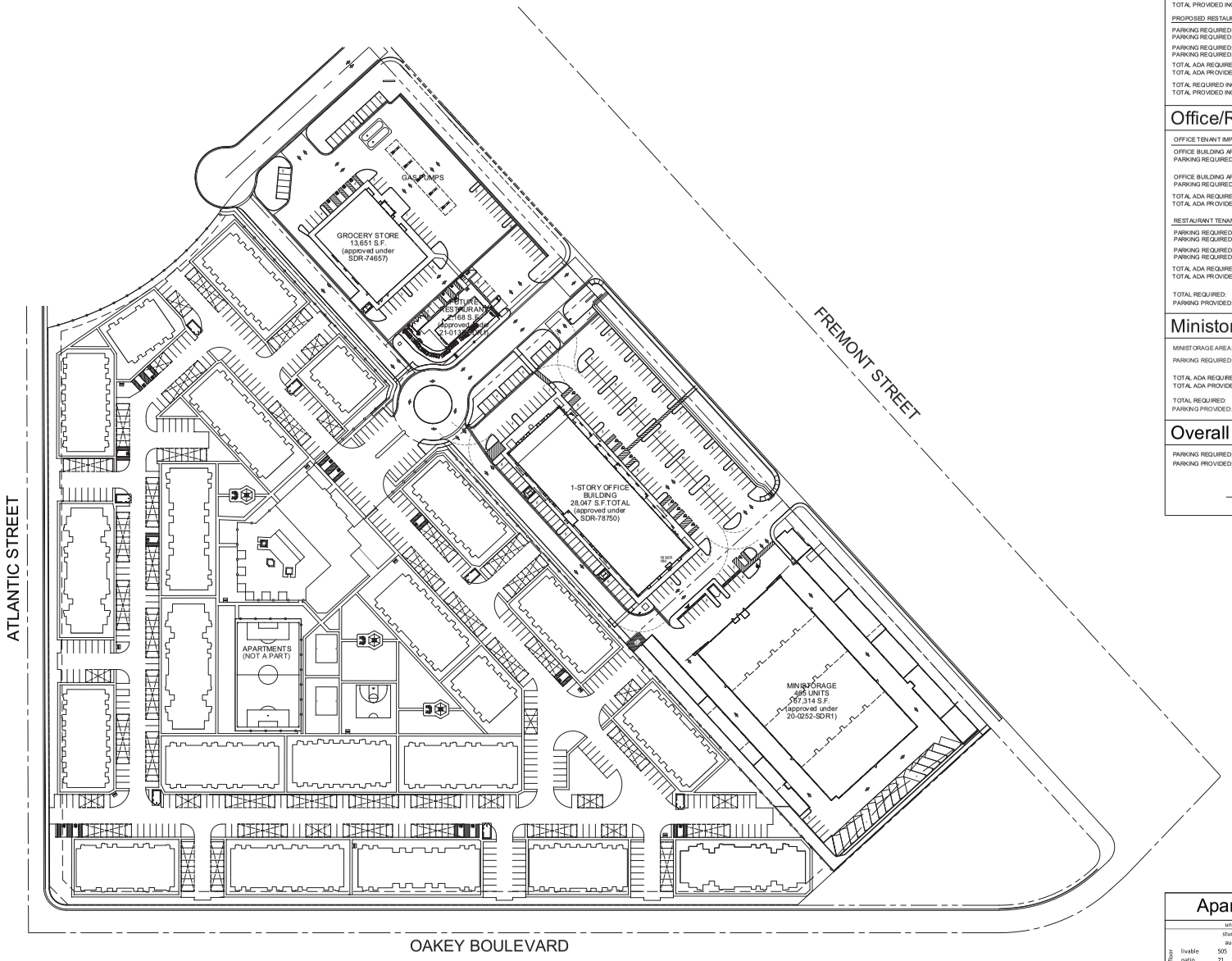
Subscribed and sworn before me

This 17th day of June, 2021

Notary Public In and for said County and State

ANGIE MICHAEL GUNTER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-2965-1
MY APPT. EXPIRES JUNE 10, 2024

21-0377
06/17/2021



Grocery Store/Restaurant

PROPOSED GROCERY STORE - 13,651 S.F.

PARKING REQUIRED: 1:175 SF
PARKING REQUIRED: 1:175 X 13,651 SF.....79

TOTAL ADA REQUIRED:.....4
TOTAL ADA PROVIDED:.....4

TOTAL REQUIRED INCLUDING ADA:.....79
TOTAL PROVIDED INCLUDING ADA:.....55

PROPOSED RESTAURANT PAD - 2,168 S.F.

PARKING REQUIRED: 1:50 SF OF CUSTOMER SERVICE AREA
PARKING REQUIRED: 1:50 X 822 SF.....16.4

PARKING REQUIRED: 1:200 SF OF KITCHEN / STORAGE
PARKING REQUIRED: 1:200 X 1,346 SF.....6.7

TOTAL ADA REQUIRED:.....1
TOTAL ADA PROVIDED:.....2

TOTAL REQUIRED INCLUDING ADA:.....23
TOTAL PROVIDED INCLUDING ADA:.....16

Office/Restaurant

OFFICE TENANT IMPROVEMENT - 26,047 S.F.

OFFICE BUILDING AREA: (MEDICAL).....16,799 S.F.
PARKING REQUIRED: 1:200 UP TO 2,000.....10
THEN 1:175 ABOVE 2,000.....85

OFFICE BUILDING AREA: (GENERAL).....9,248 S.F.
PARKING REQUIRED: 1:300.....31

TOTAL ADA REQUIRED:.....4
TOTAL ADA PROVIDED:.....7

RESTAURANT TENANT IMPROVEMENT - 2,000 S.F.

PARKING REQUIRED: 1:50 SF OF CUSTOMER SERVICE AREA
PARKING REQUIRED: 1:50 X 957 SF.....19.1

PARKING REQUIRED: 1:200 SF OF KITCHEN / STORAGE
PARKING REQUIRED: 1:200 X 1,043 SF.....5.2

TOTAL ADA REQUIRED:.....1
TOTAL ADA PROVIDED:.....1

TOTAL REQUIRED:.....151
PARKING PROVIDED:.....177

Ministorage

MINISTORAGE AREA:.....67,314 S.F.

PARKING REQUIRED: 1:50 UNITS X 465 UNITS.....10
+ 5 OUTSIDE OF THE GATES.....5

TOTAL ADA REQUIRED:.....1
TOTAL ADA PROVIDED:.....1

TOTAL REQUIRED:.....15
PARKING PROVIDED:.....20

Overall Commercial Parking

PARKING REQUIRED:.....269
PARKING PROVIDED:
REGULAR.....238
COMPACT.....16
HANDICAP.....15
TOTAL.....269

Apartments (not a part)

		unit breakdown				parking analysis	
		studio au-1	1 bdrm au-2	2 bdrm au-3	3 bdrm au-4		
2nd floor - 1st floor	livable	505	758	1008	1115	total units	344
	patio	71	78	80	0	pavilions	2
	entry	54	29	35	79	cabanas	9
	livable	505	800	1046	1153	leasing office	1
	patio	73	77	80	79	total parking provided	627
	entry	17	25	24	29	unit required parking	552
total units		32	80	208	24	guest parking (1 : 6)	58
required parking		40	100	364	48	total parking required	610
						total ada required	13

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John David Burke, Architect

revisions
date
description

jdB architect
John David Burke, Architect, 6027 S. Fort Apache Rd., #110, Las Vegas, NV 89148 (702)870-4800, jburke@jdbarchitect.com

Showboat Park

Commercial Development

for: Bentar Development Nevada

City of Las Vegas

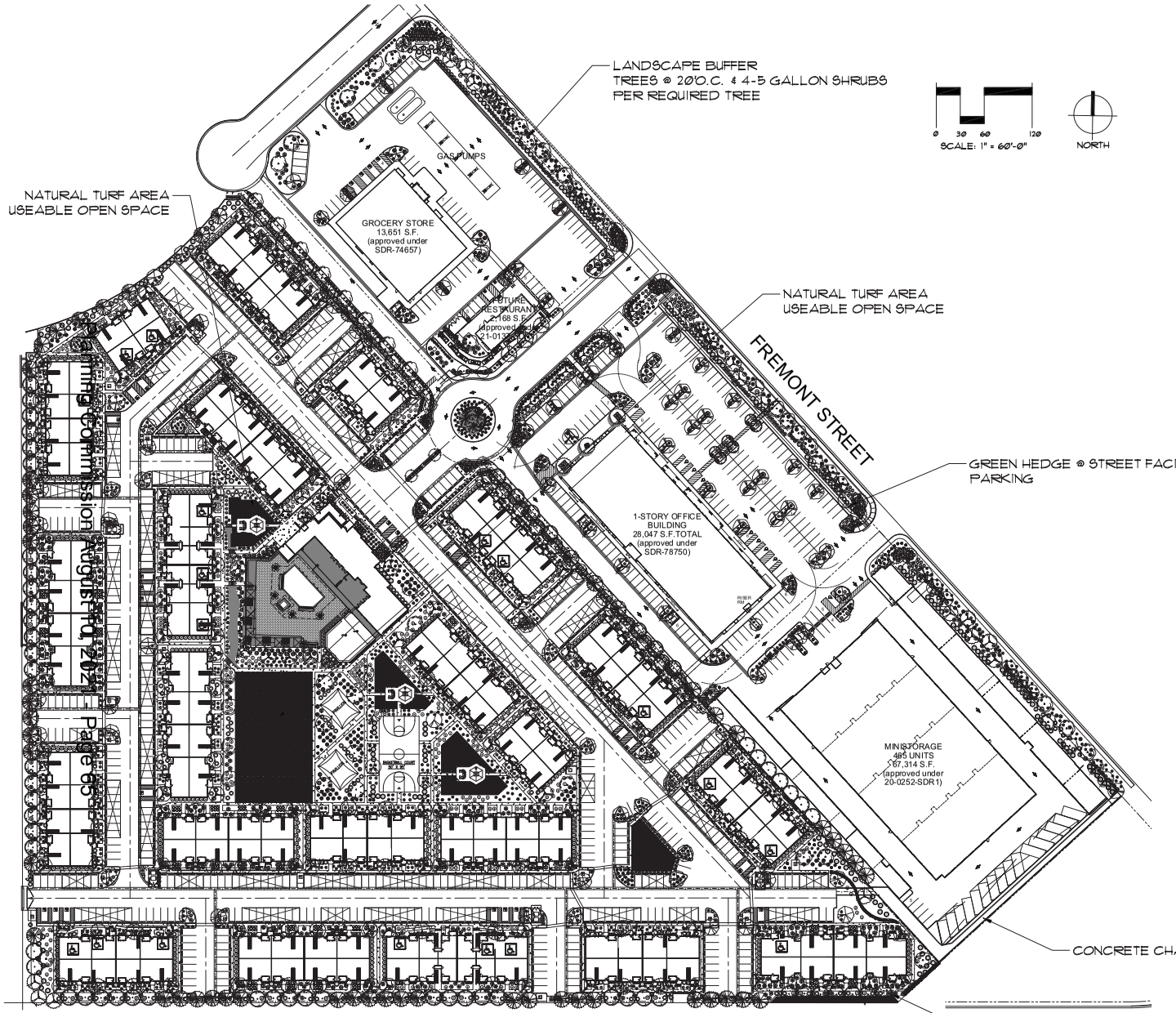
date	7/7/2021
proj. no.	2018-06
drwn. by	
chkd. by	

sheet no. MS1

Planning Commission August 10, 2021 - Page 64

1 Master Site Plan

Scale: 1" = 30'-0"



0 30 60 120
SCALE: 1" = 60'-0"

NORTH

PLANTING LEGEND

Symbol	Botanical Name / Common Name	Size
TREES:		
	Vitex agnus-castus / Chaste Tree	24" Box
	Quercus virginiana / Southern Live Oak	24" Box
	Brachychiton populneus / Bottle Tree	24" Box
	Cercidium hybrid 'Desert Museum' / 'Desert Museum Palo Verde	24" Box
	Pistacia chinensis / Chinese Pistache	24" Box
	Koelreuteria paniculata / Goldenrain Tree	24" Box
	Lagerstroemia indica / Crape Myrtle (Multi-Trunk)	24" Box
	Pinus elderica / Mondell Pine	24" Box
	Prosopis chilensis / Chilean Mesquite	24" Box
	Pyrus calleryana 'Bradford' / Bradford Ornamental Pear	24" Box
	Rhus lancea / African Sumac (Multi-Trunk)	24" Box
	Olea europaea 'Wilson' / Non Fruiting Wilson Olive	24" Box
PALMS:		
	Washingtonia robusta / Mexican Fan Palm	14' BTH
	Phoenix canariensis / Canary Island Date Palm	8'-12' BTH
SHRUBS:		
	Cassia artemisioides / Feathery Cassia	5 Gal.
	Dalea capitata 'Sierra Gold' / 'Sierra Gold Dalea	5 Gal.
	Dasylirion wheeleri / Desert Spoon	5 Gal.
	Lavendula sp. / Spanish Lavender	5 Gal.
	Elaeagnus pungens Maculata' / Variegated Silverberry	5 Gal.
	Euphorbia rigida / Gopher Plant	5 Gal.
	Euonymus japonica 'Greenspire' / 'Greenspire' Euonymus	5 Gal.
	Hesperaloe parviflora 'Red' / Red Yucca	1 Gal.
	Ilex vomitoria 'Compacta' / Compact Yaupon	5 Gal.
	Lantana montevidensis / Purple Trailing Lantana	1 Gal.
	Lantana sp. 'New Gold' / 'New Gold' Lantana	1 Gal.
	Leucophyllum frutescens 'White Cloud' / 'White Cloud' Texas Ranger	5 Gal.
	Leucophyllum frutescens 'Green Cloud' / 'Green Cloud' Texas Ranger	5 Gal.
	Liriope gigantea / Giant Lily Turf	1 Gal.
	Muhlenbergia capillaris 'Regal Mist' / 'Regal Mist' Deer Grass	1 Gal.
	Myrtus communis 'Compacta' / Compact Myrtus	5 Gal.
	Nerium oleander 'Petite Pink' / 'Petite Pink Dwarf Oleander	5 Gal.
	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	5 Gal.
	Rosmarinus officinalis 'Prostratus' / Prostrate Rosemary	1 Gal.
	Yucca recurvifolia / Curve-Leaf Yucca	5 Gal.
VINES:		
	Pyracantha sp. / Pyracantha	5 Gal.

LANDSCAPE REQUIREMENTS:

Perimeter landscape buffers to have (1) tree per 20'o.c. average.
- Fremont Street Buffer: Approx 1,100lf
  - 55 trees required
  - 56 trees provided
- Oakey & Atlantic Buffer: Approx 1,800lf
  - 90 trees required
  - 92 trees provided

Shrubs in all buffer areas will be a minimum of four 5-gallon shrubs required for every required tree.
- Fremont Street Buffer:
  - 55 trees required
  - 220 minimum shrub requirement
- Oakey & Atlantic Buffer:
  - 90 trees required
  - 360 minimum shrub requirement

Turf area for apartments not to exceed 30% of total landscape area per . All turf to be useable open space areas.
- Apartment Turf:
  - Approx 114,000sf of landscape area
  - Approx 32,200 sf allowed
  - Approx 11,000sf provided

An automatic irrigation system will be utilized for all planting areas.
All overhead spray irrigation systems will be a minimum of twenty-four (24) inches back from any building and solid walls with no overspray contacting any building or solid walls.
Root barriers to be used for trees planted 5' within public R.O.W hardscapes & utilities.
2' min. wide swales to be made along public R.O.W. and slope grade away from building structures.

OVERALL LANDSCAPE LAYOUT

SHOWBOAT REDEVELOPMENT PROJECT

06.29.21

4460 RIVIERA RIDGE AVE.
LAS VEGAS, NV 89115
(p) 702.598.1711 - (f) 702.598.1733

CONTRACTORS SIGNATURE: These plans are prepared and submitted by the contractor as an exemption to NRS 623.339 for work under the contractor license category authorized under NRS 624.0. These plans are property of XL Landscape Development, LLC. Unauthorized use by others is prohibited.



1 Floor plan - 1 story office building - Southern Nevada Health District/ Subway/Winchell's

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

Total Building Area: 28,047 s.f.

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John David Burke, Architect

revisions

#	date	description

jdB architect

John David Burke, Architect, 6037 S. Fort Apache Rd., #110, Las Vegas, NV 89148 (702)876-4883, jburke@jdbarchitect.com

Showboat Park
Commercial Development
for: Bentar Development
City of Las Vegas Nevada

date	7/1/2021
proj. no.	2021-11
drwn. by	
chkd. by	

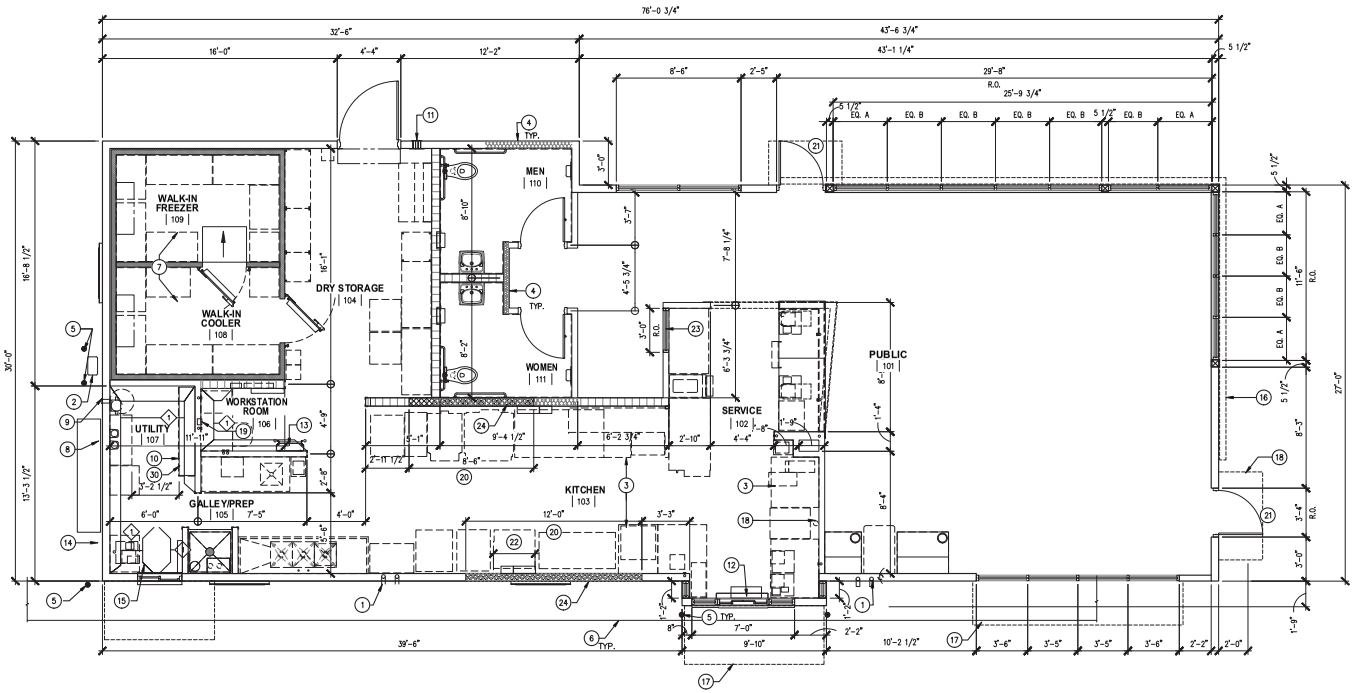
sheet no. A1

GENERAL NOTES

1. ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF STUD, ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTERLINE OF STUD, OR FACE OF FINISH GYPSUM BOARD OR PLYWOOD.
2. ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C. W/ 5/8" WATER RESISTANT GYPSUM BOARD ON THE INTERIOR FACE, U.O.N.
   A. ▨ INDICATES WALLS THAT SHALL BE: 5 1/2" STL. STUDS AT 16" O.C. PER STRUCTURAL DRAWINGS, U.N.O.. USE NON-COMBUSTIBLE BLOCKING AT THIS LOCATION.
3. ALL INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 24" O.C. W/ 5/8" WATER RESISTANT GYPSUM BOARD ON BOTH SIDES, U.O.N.
   A. ▨ INDICATES WALLS THAT SHALL BE: 20 ga 5 1/2" STL. STUDS AT 16" O.C. U.N.O. USE NON-COMBUSTIBLE BLOCKING AT THIS LOCATION. (WALL OCCURS ON SPLIT COOKLINE ONLY)
   B. ◇1 INDICATES INTERIOR WALL FACE W/ 5/8" PLYWOOD IN LIEU OF 5/8" WATER RESISTANT GYPSUM BOARD.
      ◇2 INDICATES INTERIOR WALL W/ 1/4" GYPSUM BOARD OVER 5/8" PLYWOOD.
   C. ▭ INDICATES INTERIOR WALLS THAT SHALL BE 2x6 WOOD STUDS AT 16" O.C. U.N.O.
   D. TYPICAL INTERIOR WALLS, SEE DETAILS 18/A9.2 AND 19/A9.2.
   E. PROVIDE TILE BACKER BOARD AT ALL WALL TILE.
4. PROVIDE 2x SOLID BLOCKING IN WALLS AS REQUIRED FOR REINFORCEMENT OF ALL GRAB BARS, RESTROOM FIXTURES, PLUMBING LINES, WALL BUMPERS AND MILLWORK ATTACHMENT, ETC. SEE SHEET A3.0 FOR RESTROOMS AND SHEETS K2.0, K2.1, AND K2.2 FOR KITCHEN, EMPLOYEE AND WORKSTATION AREAS.
5. FOR EXTERIOR WALL TREATMENT, SEE EXTERIOR ELEVATIONS.
6. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY.
7. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXTERIOR JOINTS AROUND DOOR FRAMES & WINDOWS & AT ALL PENETRATIONS THROUGH BUILDING ENVELOPE SHALL BE SEALED USING SEALANT & CAULKING. ADDITIONALLY, FOAM INSULATION SHALL BE PROVIDED IN & AROUND ALL WINDOW AND/OR DOOR FRAMES WHERE METAL MEETS WOOD FRAMING PLUS ALL EXTERIOR WALL OPENINGS/PENETRATIONS.
8. ALL GLAZING WITHIN DOORS AND OPERABLE WINDOW, AND ALL GLAZING ADJACENT TO DOORS SHALL BE TEMPERED AS REQUIRED BY CURRENT BUILDING CODE.
9. POST MAX SIZE OCCUPANCY LOAD SIGN IN CONSPICUOUS PLACE NEAR MAIN EXITS AT 6'-10" A.F.F. CAULK AROUND ALL SIDES. "MAXIMUM SEATING CAPACITY – 46. FOR SEAT COUNT, SEE "BUILDING DATA" ON SHEET T51.0.
10. ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS C OR HIGHER (FLAME SPREAD INDEX 76 THROUGH 200 & A SMOKE DENSITY RATING OF 450).
11. ALL DRAPES, CURTAINS & DECORATIVE MATERIAL PROVIDED AND/OR INSTALLED BY THE GENERAL CONTRACTOR SHALL BE MADE FROM NONFLAMMABLE MATERIALS OR TREATED WITH FLAME RETARDANT AS REQUIRED BY THE LOCAL FIRE MARSHAL.
12. OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. GENERAL CONTRACTOR TO INSTALL.
13. BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM 12" HIGH AND BE OF CONTRASTING COLORS.
14. ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. SEE ELECTRICAL DRAWINGS.
15. PROVIDE EXIT SIGNS FOR EGRESS IDENTIFICATION. SEE ELECTRICAL DRAWINGS.
16. PROVIDE APPROVED EGRESS ILLUMINATION AND ILLUMINATED EXIT SIGNS. SEE ELECTRICAL DRAWINGS.
17. PROVIDE APPROVED PANIC HARDWARE ON EXIT DOORS.
18. CONTRACTOR TO PROVIDE BORIC ACID TERMITE PROTECTION IN ALL WALLS.
19. GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF THE FOOD SERVICE EQUIPMENT CONTRACTOR.
20. FOR ITEMS FURNISHED BY OTHERS & INSTALLED BY GENERAL CONTRACTOR SEE KITCHEN AND INTERIOR DRAWINGS.
21. CONSULT CONSTRUCTION MANAGER FOR REQUIREMENTS FOR AIR CURTAINS AT DRIVE THRU AND CASHIER WINDOWS AND AT DINING ENTRIES. PROVIDE DOOR SWITCHES AS NECESSARY.
22. EXIT AISLES SHALL MEET ALL APPLICABLE CODES.

KEY NOTES

1. ROOF DRAINS PER 11/A9.3. SEE SITE PLAN FOR CONTINUATION.
2. GAS METER, SEE PLUMBING DRAWINGS.
3. LINE OF FOOD SERVICE EQUIPMENT, SEE KITCHEN DRAWINGS.
4. R-19 BATT INSULATION IN ALL EXT. WALLS AND SOUND INSULATION IN ALL RESTROOM AND WORKSTATION WALLS.
5. BARRIER POST, TYP., SEE SITE DETAILS.
6. LINE OF CONCRETE CURB, TYP.
7. WALK-IN FREEZER AND COOLER, SEE KITCHEN DRAWINGS.
8. ELECTRICAL METER, SEE EXTERIOR ELEV. AND ELECTRICAL DRAWINGS.
9. CO2 FILL BOX, SEE EXTERIOR ELEVATIONS.
10. ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS.
11. GREASE TANK / BULK OIL SYSTEM BOX, SEE KITCHEN & PLUMBING DRAWINGS.
12. COUNTER AT DRIVE-THRU CASHIER WINDOW. SEE GENERAL NOTE 8 THIS SHEET AND DETAIL 13/A9.1.
13. LADDER TO ROOF, SEE DETAILS 5/A9.0, 10/A9.0 AND 20/A9.0.
14. IRRIGATION CONTROLLER IN TAMPERPROOF ENCLOSURE. SEE LANDSCAPE AND ELECTRICAL DRAWINGS.
15. MOP SINK, SEE DETAIL 16/A9.2.
16. LINE OF BRANDING PANELS, ABOVE.
17. LINE OF CANOPY, TYP.
18. FOAM SEAL TOP OF CHASE AFTER ALL SERVICES ARE COMPLETED.
19. 6" BLOCK OUT AT THIS LOCATION FOR LIGHTING TIME CLOCK, SEE ELECTRICAL DRAWINGS.
20. INSTALL 5/8" GYPSUM BOARD OVER STEEL STUDS. DO NOT INSTALL F.R.P. BEHIND HOODS. SEE KITCHEN DRAWINGS FOR STAINLESS STEEL FINISH.
21. LANDING BEGINNING ELEV. 0'-0" TO SLOPE MAX 2% AWAY FROM BUILDING. SEE SITE PLANS.
22. PROVIDE NON-COMBUSTIBLE BLOCKING IN WALL FOR KITCHEN EQUIPMENT. SEE GENERAL NOTE 4 THIS SHEET FOR ADDITINAL INFORMATION.
23. INTERIOR STOREFRONT WINDOW. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION.
24. BATT INSULATION IN NON-COMBUSTIBLE WALL AREA SHALL BE UN-FACED NON-COMBUSTIBLE INSULATION.



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'

NORTH

Planning Commission August 10, 2021 - Page 67

21-0877
10/08/2021

Jack in the box
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: APR. 19, 2018
P.M. UPDATES: SEP. 27, 2019
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

REVISIONS

PM DESIGN
Architectural Solutions Group
6930 DESTINY DRIVE
SUITE 100
ROCKLIN, CA 95677
(916) 415-5338
rpedro@pmdginc.com
Roy W. Pedro, Architect

SITE INFORMATION

MK TYPE: MK11A
JIB #: –
ADDRESS:
2750 FREMONT ST.
LAS VEGAS, NV

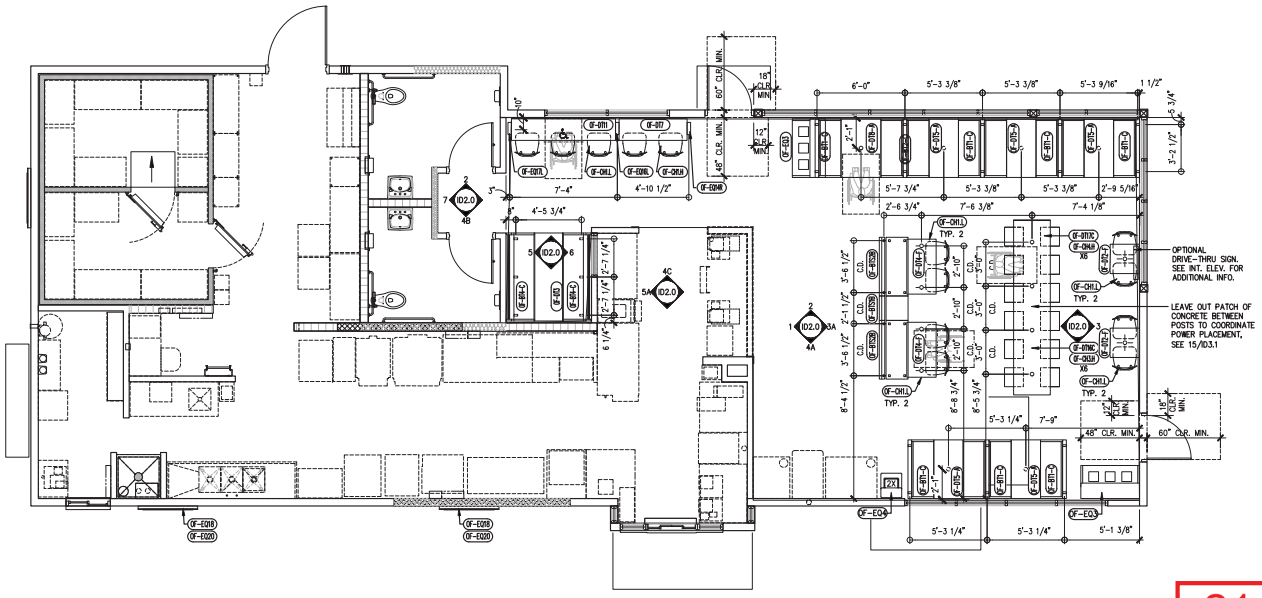
DRAWN BY:
PROJECT #: SSR21001.0
SCALE:

PROPOSED FLOOR PLAN

A1.0

GENERAL NOTES

1. SEE FINISH SCHEDULE / I.D. DRAWINGS FOR INFORMATION ON INTERIOR FINISHES. INTERIOR FINISHES ARE DESIGNATED BY; (##)
2. ATTACH TABLE TOPS TO BASES PER MANUFACTURER'S REQUIREMENTS / INSTRUCTIONS.
3. RESTROOM VESTIBULE ELEVATIONS ARE SHOWN ON SHEET ID2.0.
4. RESTROOM ELEVATIONS ARE SHOWN ON SHEET A7.0.
5. WORKSTATION & EMPLOYEE ROOM ELEVATIONS ARE SHOWN ON SHEET K2.1.
6. KITCHEN ELEVATIONS ARE SHOWN ON SHEET K2.0 & K2.1.
7. ALL EXPOSED FINISH CORNERS AND SEAMS REQUIRE CAULKING. IN ADDITION, BUT NOT LIMITED TO, TOP OF ALL COVE BASES, ALL FIXED EQUIPMENT, ETC. DO NOT APPLY CAULKING TO ANY V.W.C. SURFACE.
8. SEATING LAYOUT TO COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
9. ALL DIMENSIONS ARE TO FACE OF FINISHED DRYWALL AND ARE CONSIDERED CRITICAL U.O.N. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SHOP DRAWINGS AND PLANS AGAINST REQUIRED CLEARANCES.
10. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES BEFORE ORDERING AND INSTALLING MATERIAL.
11. SEE DETAIL SHEETS FOR BLOCKING AT COUNTER TOPS.
12. FOR CORE DRILLED TABLE BASES, SEE DETAIL 10/ID3.1.
13. CORE DRILLING DIMENSIONS ARE NOTED WITH A C.D. AND SHOULD BE VERIFIED PRIOR TO DRILLING ONCE EQUIPMENT IS ON SITE.
14. PROVIDE WINDOW SHADES ITEM OF-EQ6 ON ALL WINDOWS EXCEPT CASHIER AND PICKUP PASS THRU WINDOWS. VERIFY LOCATIONS WITH CONSTRUCTION MANAGER AND OWNER AND FIELD VERIFY SIZES PRIOR TO ORDERING.



21-0377
07/08/2021

PROPOSED FURNITURE PLAN

SCALE: 1/4" = 1'

NORTH

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9330 BALBOA AVENUE
SAN DIEGO, CA 92123
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DATES

RELEASE: APR. 19, 2018
P.M. UPDATES: SEP. 27, 2019
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

REVISIONS

KEN McCRACKEN, ARCHITECT
6930 DESTINY DRIVE, SUITE 100
ROCKLIN, CA 95677
PHONE: (916) 415-5358

3/16/23

SITE INFORMATION

MK TYPE: MK11A
JIB #: 7283
ADDRESS:
2780 FREMONT ST.
LAS VEGAS, NV

DRAWN BY:
PROJECT #: SSR21001.0
SCALE: 1/4" = 1'-0"

FURNITURE PLAN

ID1.0



21-0382-TMP1 - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: NORTHLAND, LLC
SOUTH SIDE OF TRAILBLAZER FALLS STREET, APPROXIMATELY 325 FEET SOUTHWEST OF OHARE ROAD

07/06/2021

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

LEN2102-003

July 20, 2021

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

Re: Justification Letter for Axel at Sunstone Tentative Map (TMP)
APNs: 125-06-810-002

On behalf of our client, Lennar, we respectfully submit this justification letter in support of a Tentative Map applications for the subject site.

The subject site is located within the Sunstone Master Development on the south of Log Cabin Way and east of Skye Pointe Drive. The Assessor's Parcel Numbers are 125-06-810-002. The proposed development consists of 328 single family residential lots on 32.05+/- acres. The project will be developed using Sunstone Development Standards.

We are filing a Tentative Map for your review and consideration. This Tentative Map meets the expectations of the neighboring community. The Project will be developed using Sunstone R-TH (Medium Low Attached Residential) design guidelines. The parcels depicted in the TM are in conformance with the proposed Land Use Plan and Development Agreement. This TM will be in conformance with CLV regulations and will allow for the successful creation of development parcels once the Final Map is recorded.

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this application.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Matt Key
Project Manager

CC:
Dave Cornoyer, Lennar

21-0382
07/22/2021

DocuSign Envelope ID: 018EDD43-78D7-488B-B507-BD3A46D9C084

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Skye Pointe Drive / Skye Canyon Park

Project Name Axel at Sunstone **Proposed Use**

Assessor's Parcel #(s) 125-06-810-002 **Ward #** 6

General Plan: Existing T-D Proposed N/A **Zoning:** Existing T-D Proposed N/A

Additional Information Tentative Map. Wall Height Waiver - deviation from Sunstone guidelines.

Property Owner Northland, LLC Contact Efraim Balizan
Address 9275 W Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail Efraim.balizan@lennar.com Phone

Applicant Greystone Nevada, LLC Contact Efraim Balizan
Address 9275 W Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail Efraim.balizan@lennar.com Phone

Representative Westwood Professional Services Contact Tanya Steadham
Address 5725 W Badura Ave., Suite 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 DocuSigned by: 2A8DCDA74BDC44E...
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Submitted after final agenda

Print Name Robert Johnson, Authorized Agent

Subscribed and sworn before me
This 18TH day of MAY, 20 21

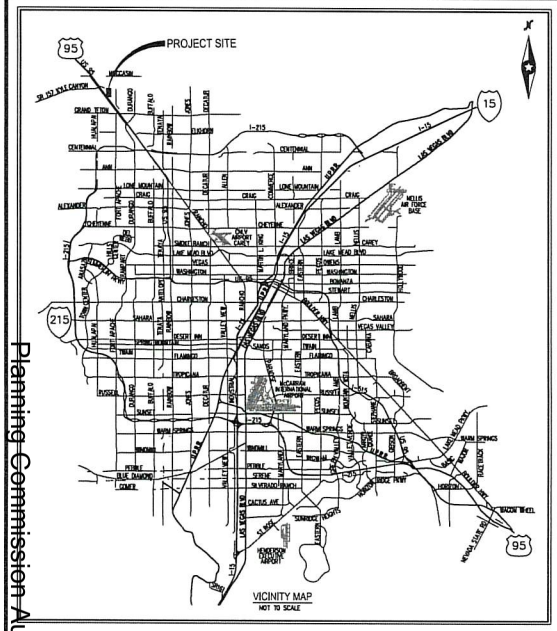
CASSANDRA VAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-4947-01
MY APPT. EXPIRES SEPTEMBER 28, 2024

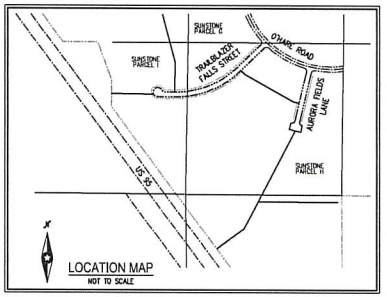
21-0382
08/22/2021

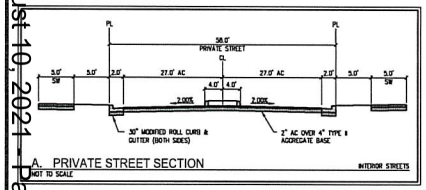
Notary Public in and for said County and State

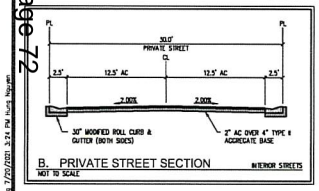
ITEM 8

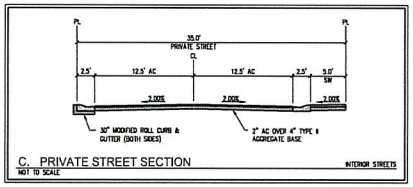
TENTATIVE MAP
FOR
AXEL AT SUNSTONE
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN 125-06-810-002

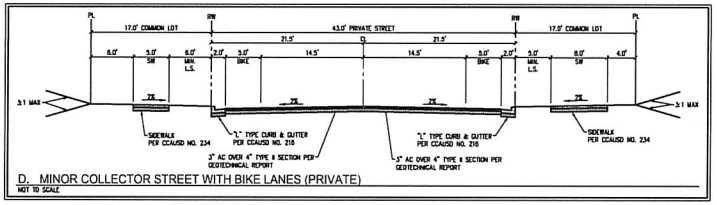














OWNER INFORMATION
GREYSTONE NEVADA, LLC
9275 WEST RUSSELL ROAD, SUITE 400
LAS VEGAS, NV 89145
PH: (702) 821-4683
CONTACT: DAVE CORNWYER

DEVELOPER INFORMATION
GREYSTONE NEVADA, LLC
9275 WEST RUSSELL ROAD, SUITE 400
LAS VEGAS, NV 89145
PH: (702) 821-4683
CONTACT: DAVE CORNWYER

ENGINEER INFORMATION
WESTWOOD PROFESSIONAL SERVICES, INC.
5725 W. BADURA AVE., SUITE 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: TODD STEADHAM, P.E.

LEGAL DESCRIPTION
SECTION 6, TOWNSHIP 19 SOUTH , RANGE 60 EAST

BENCHMARK
MONUMENT ID: USDA (1934) 19

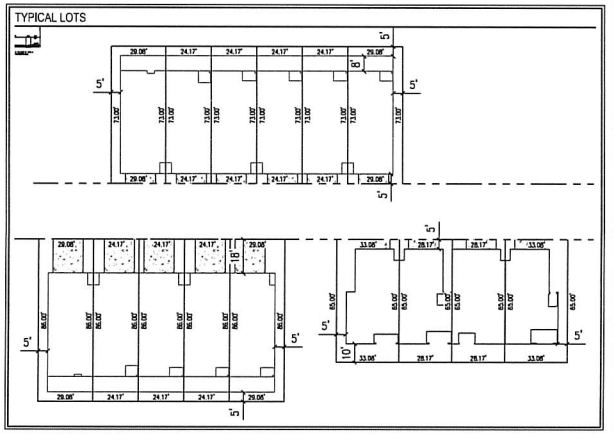
U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD

ELEVATION = 2817.81 FEET, 858.810 METERS
NAVD 88 DATUM

PER THE CITY OF LAS VEGAS BENCHMARK BOOK--
2008 ADJUSTMENT (UPDATED 03/24/2010)

BASIS OF BEARINGS
NORTH 00°01'50" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

TYPICAL LOTS



DEVIATIONS FROM STANDARD
1. ALLOW THE USE OF 30' WIDE INTERIOR STREETS.
2. ALLOW THE USE OF 35' WIDE INTERIOR STREETS WITHOUT THE 3' LS.

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

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
328 UNITS X 250 GPD/UNITS = 82,000 GPD
TOTAL AVERAGE CONTRIBUTION = 82,000 GPD = 0.082 MGD
TOTAL PEAK FLOW = 0.082 MGD X 3.329 (PEAK FACTOR) = 0.273 MGD

SETBACK

FRONT (LIVING):	10'
PORCH:	5'
SIDE YARD:	N/A (10' CORNER SIDE)
REAR:	5'

SITE DATA

APN NUMBERS:	125-06-810-002
GROSS AREA:	32.05± ACRES
NET AREA:	32.05± ACRES
CURRENT ZONING:	T-D
PROPOSED ZONING:	T-D
TOTAL LOT COUNT:	328
TOTAL DENSITY:	10.23 DU/AC
NO. OF COMMON ELEMENTS:	24
REQUIRED OPEN SPACE:	31,400 SF
OPEN SPACE PROVIDED:	415,737 SF
MINIMUM LOT SIZE:	1,764 SF
MAXIMUM LOT SIZE:	3,110 SF (LOT 105)
AVERAGE LOT SIZE:	2,034 SF

PARKING ANALYSIS

NO. OF UNITS	= 328
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.5 SPACE/LOT
REQUIRED PARKING	= 772 SPACES**
HANDICAP PARKING PROVIDED	= 3 SPACES

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

NOTES
1. THERE IS NO KNOWN FAULTS WITHIN THE LIMITS OF THE SUBDIVISION.
2. THERE IS NO KNOWN GROUNDWATER WITHIN 50-FEET OF THE EXISTING GROUND SURFACE.
3. THERE ARE NO EXISTING STRUCTURES ON THIS SUBDIVISION.
4. ALL COMMON AREAS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 10%. 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 CONNECTION TO EXISTING 10" WATER MAIN LOCATED IN AURORA FIELDS LN AND EXISTING 10" IN TRAILBLAZER FALLS ST.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 8" SEWER LOCATED IN AURORA FIELDS LN.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

21-0282
07/22/2021

Westwood
Westwood Professional Services, Inc.
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LENNAR
CITY OF LAS VEGAS, NV
AXEL AT SUNSTONE
TENTATIVE MAP COVER

S06 T19S R60E

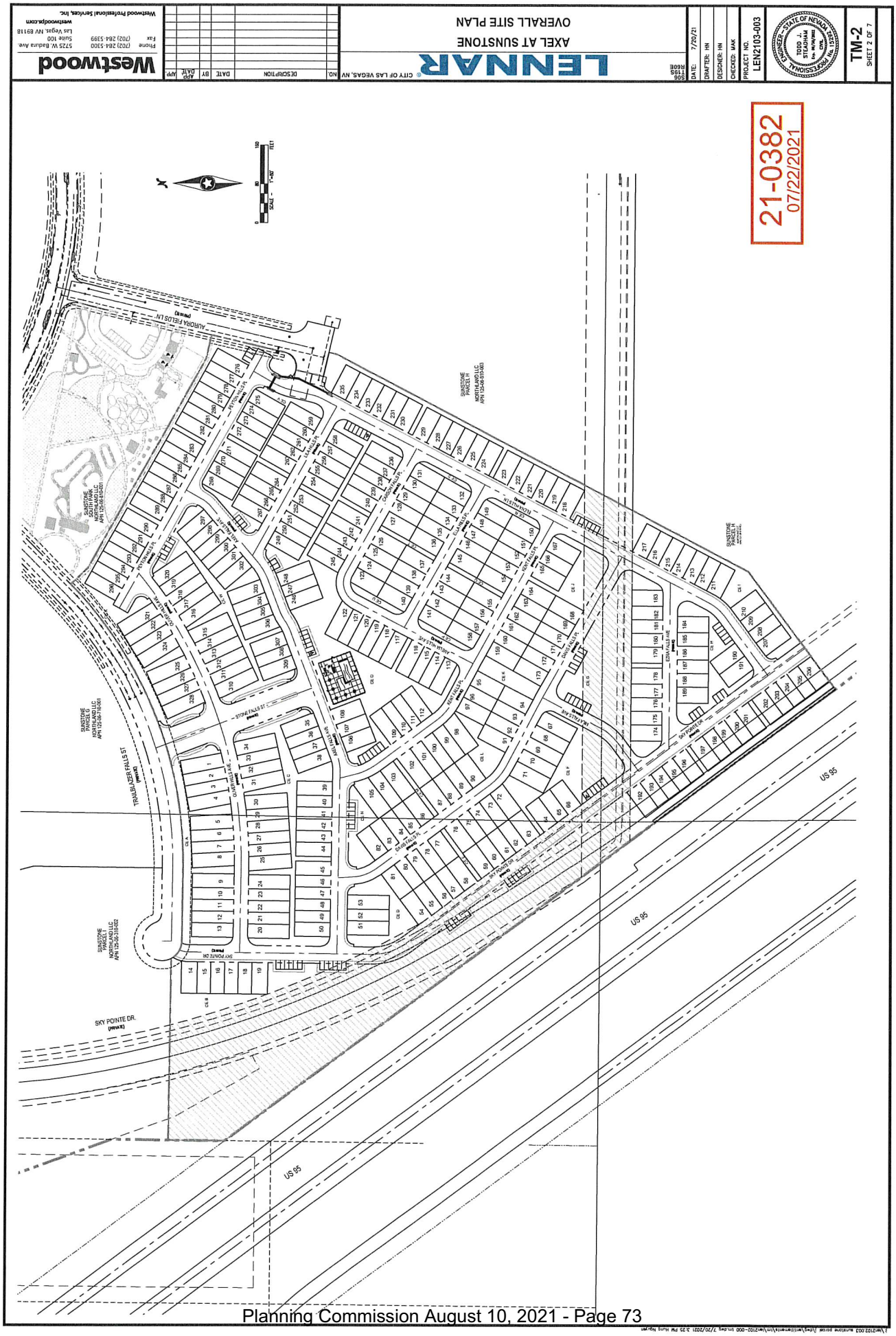
DATE: 7/20/21
DRAFTER: HN
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
LEN2103-003

PROFESSIONAL ENGINEER
TODD J. STEADHAM
Exp. 06/30/2022
STATE OF NEVADA
No. 15292

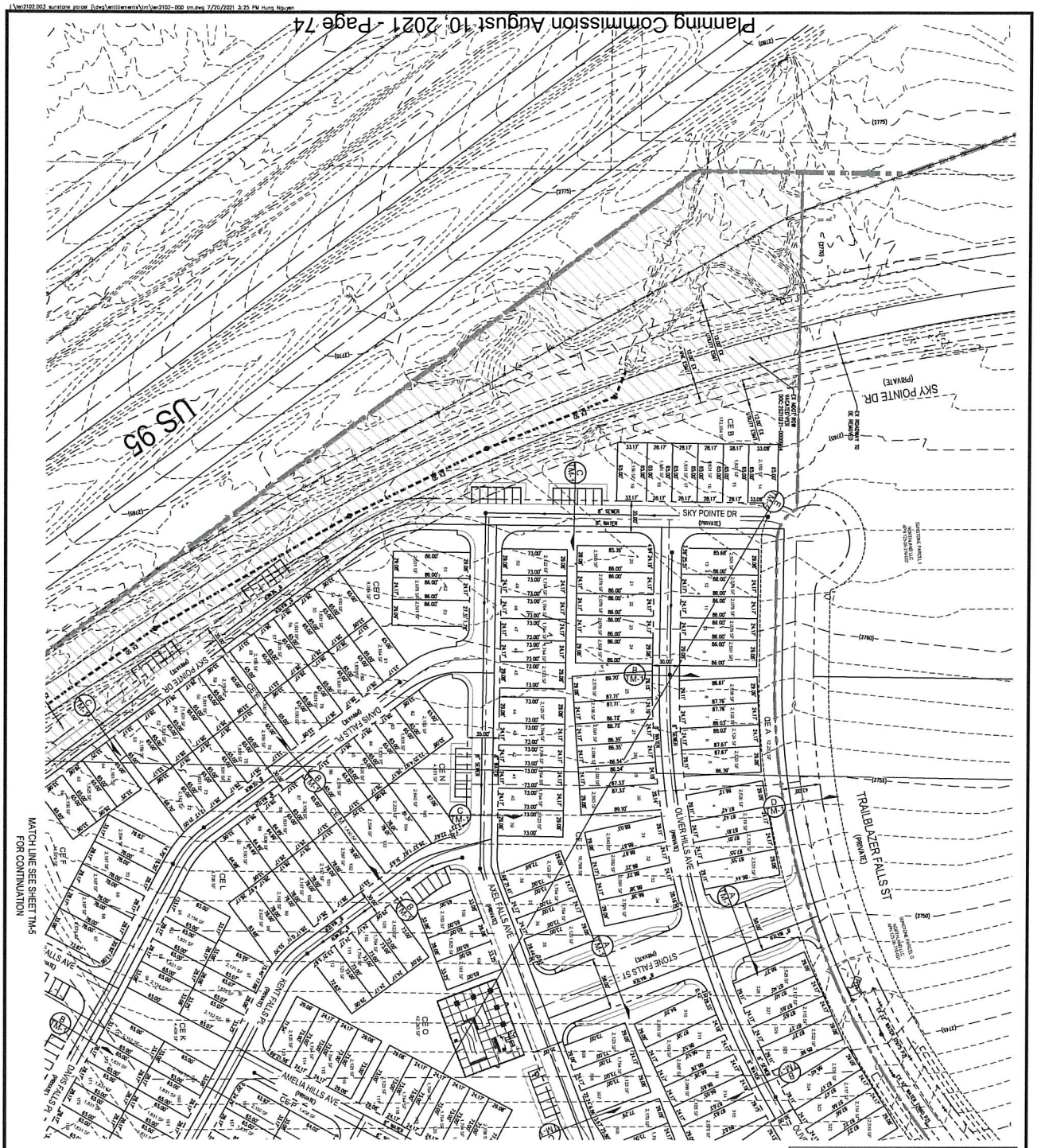
TM-1
SHEET 1 OF 7

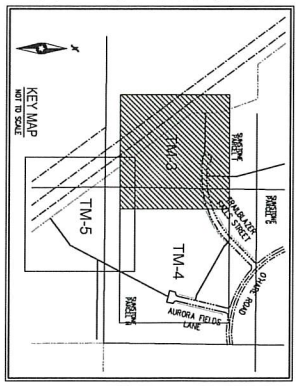
Planning Commission August 10, 2021 - Page 72

\\lve2102-fs\active data_Projects\Lennar\Axel\2102-000 tm.dwg 7/20/2021 3:24 PM Hung Nguyen



Westwood
Phone (702) 284-5300
Fax (702) 284-5399
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
NO.
DESCRIPTION
DATE
BY
APP. DATE
APP.
LENNAR
CITY OF LAS VEGAS, NV
AXEL AT SUNSTONE
OVERALL SITE PLAN
506
T19S
R60E
DATE: 7/20/21
DRAFTER: HN
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
LEN2103-003
TODD J. STEADHAM
STATE OF NEVADA
PROFESSIONAL ENGINEER
TM-2
SHEET 2 OF 7
21-0382
07/22/2021
SCALE - 1"=80'
SUNSTONE PARCEL H NORTHLAND LLC APN 125-06-810-003
SUNSTONE PARCEL G NORTHLAND LLC APN 125-06-710-001
SUNSTONE PARCEL I NORTHLAND LLC APN 125-06-310-002
SUNSTONE SOUTH PARK NORTHLAND LLC APN 125-06-810-001
AURORA FIELDS LN
TRAILBLAZER FALLS ST
SKY POINTE DR.
US 95





LEGEND

	MATCHLINE
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY LINE
	CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED ELEVATION
	EXISTING ELEVATION
	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

21-0382
07/22/2021

TM-3
SHEET 3 OF 7

TODD J. STEADHAM
No. 15292
STATE OF NEVADA
PROFESSIONAL ENGINEER

PROJECT NO. LEN2103-003
CHECKED: MAK
DESIGNER: HN
DRAFTER: HN
DATE: 7/20/21

S06
T19S
R60E

LENNAR® CITY OF LAS VEGAS, NV

AXEL AT SUNSTONE

TENTATIVE MAP I

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

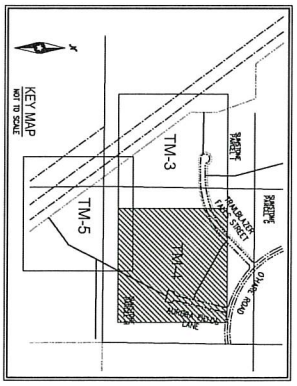
Westwood

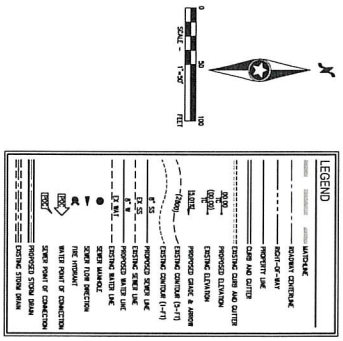
Phone (702) 284-5300
Fax (702) 284-5399

5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com

Westwood Professional Services, Inc.







21-0382
07/22/2021

TM-4 SHEET 4 OF 7	PROFESSIONAL ENGINEER STATE OF NEVADA TODD J. STEADHAM No. 15292	PROJECT NO. LEN2103-003	CHECKED: MAK	DESIGNER: HN	DRAFTER: HN	DATE: 7/20/21	S06 T19S R60E

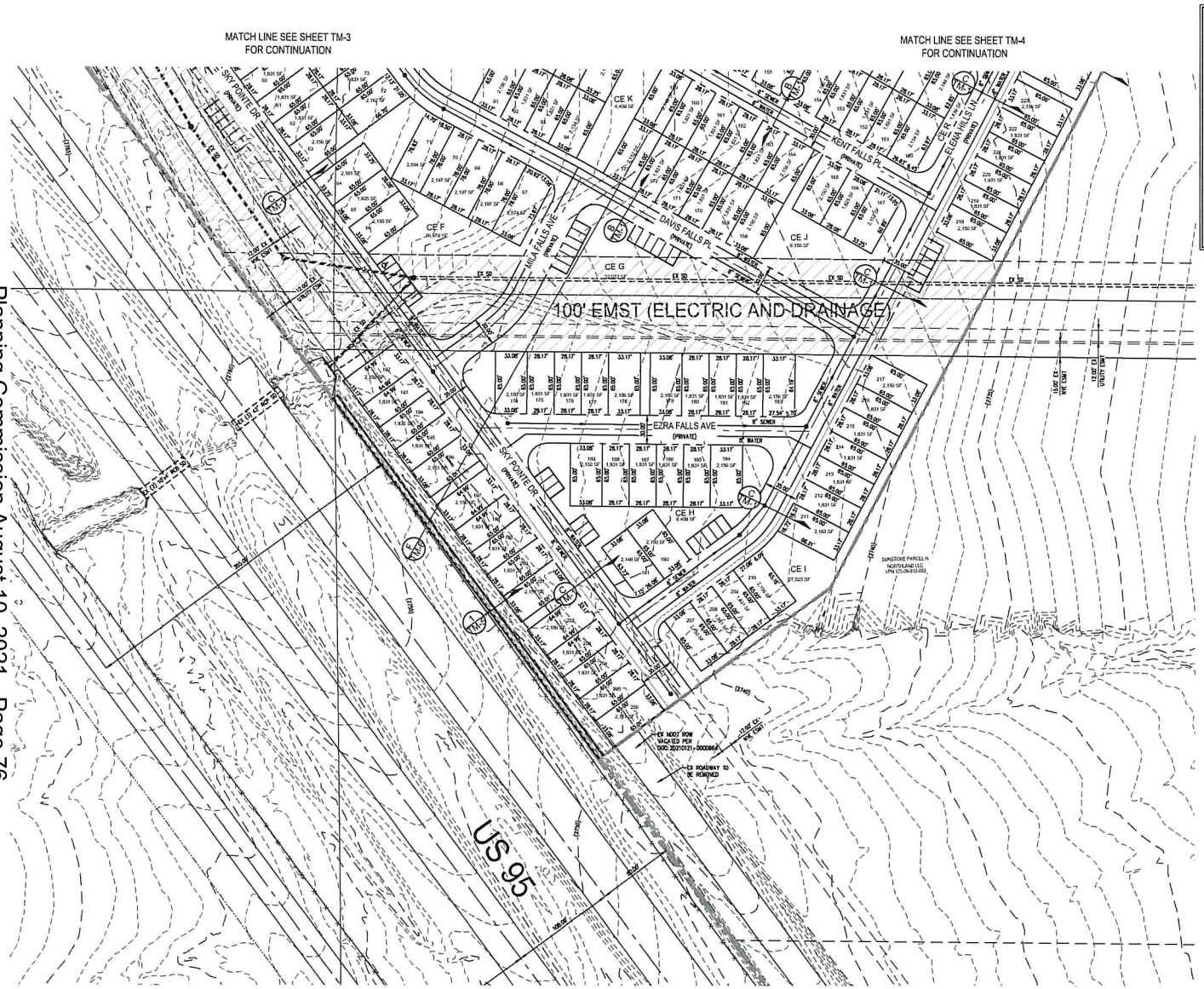
LENNAR CITY OF LAS VEGAS, NV

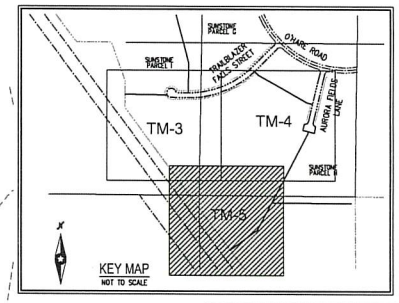
AXEL AT SUNSTONE

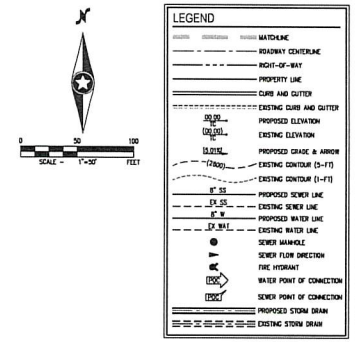
TENTATIVE MAP II

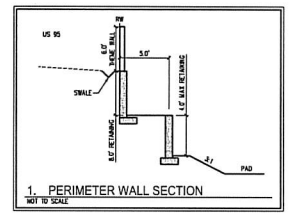
NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

Westwood
Phone (702) 284-5300
Fax (702) 284-5399
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.









21-0382
07/22/2021

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Suite 100
Las Vegas, NV 89118

Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LENNAR® CITY OF LAS VEGAS, NV

AXEL AT SUNSTONE

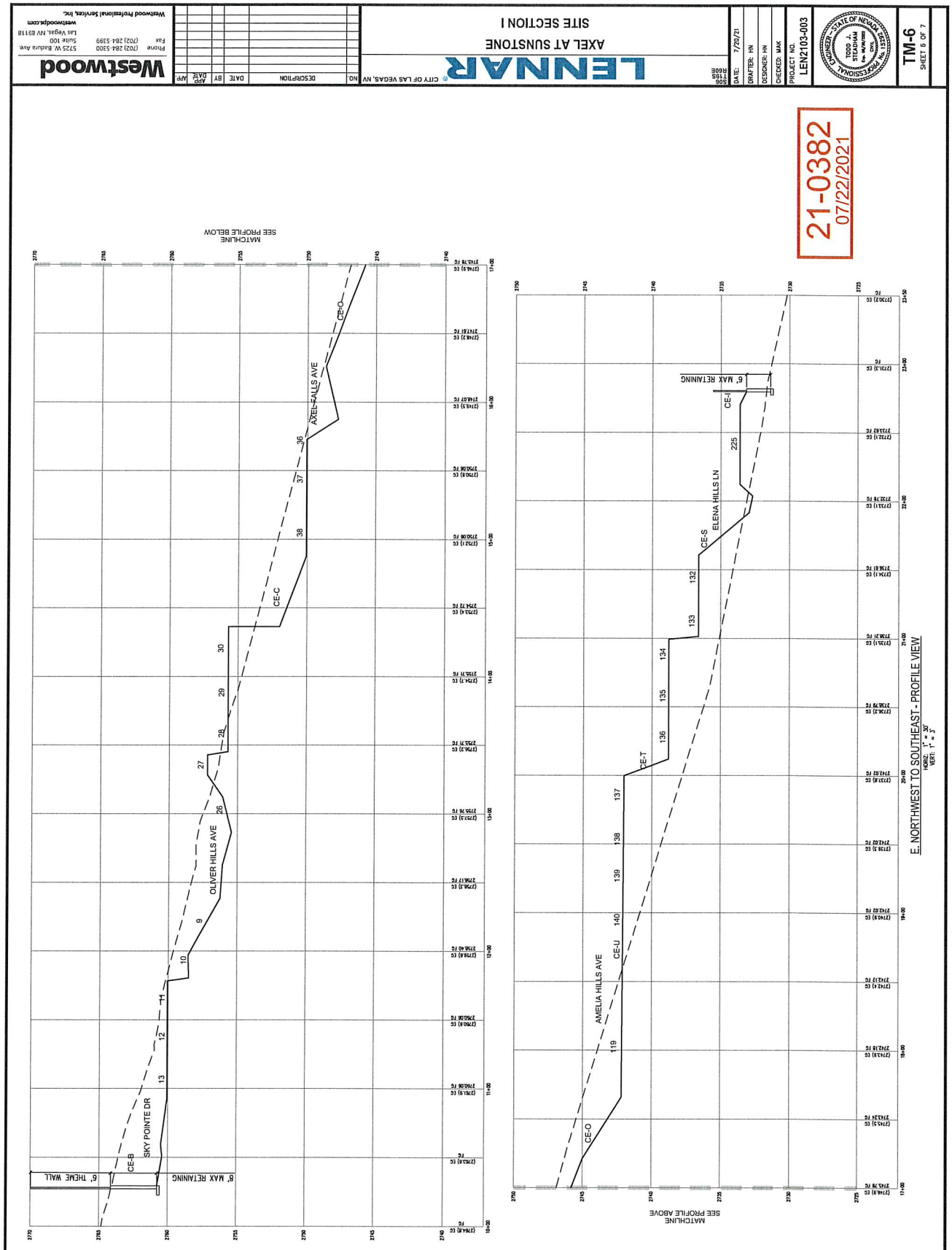
TENTATIVE MAP III

S06 T19S R60E

DATE: 7/20/21
DRAFTER: HN
DESIGNER: HN
CHECKED: MAK
PROJECT NO. LEN2103-003

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2022
CIVIL
No. 15292

TM-5
SHEET 5 OF 7


LENNAR
CITY OF LAS VEGAS, NV
AXEL AT SUNSTONE
SITE SECTION I
Westwood
Westwood Professional Services, Inc.
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
(702) 264-5300
(702) 264-5399
westwoodps.com
DESIGNED: MK
DRAFTER: HN
DATE: 7/20/21
PROJECT NO. LEN2103-003
TM-6
SHEET 6 OF 7
21-0382
07/22/2021
E. NORTHWEST TO SOUTHEAST - PROFILE VIEW
HORIZ: 1" = 50'
VERT: 1" = 5'
MATCHLINE
SEE PROFILE ABOVE
MATCHLINE
SEE PROFILE BELOW
AMELIA HILLS AVE
ELENA HILLS LN
AXEL FALLS AVE
OLIVER HILLS AVE
SKY POINTE DR
6' MAX RETAINING
6' THEME WALL
CE-O
CE-I
CE-S
CE-T
CE-U
CE-C
CE-B

SITE SECTION II
AXEL AT SUNSTONE
LENNAR
CITY OF LAS VEGAS, NV
DESCRIPTION
DATE
BY
APP'D DATE
APP
Westwood
Westwood Professional Services, Inc
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodpro.com
DATE: 7/20/21
DRAFTER: HN
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
LEN2103-003
TODD J. STEADHAM
PROFESSIONAL ENGINEER
STATE OF NEVADA
TM-7
SHEET 7 OF 7
21-0382
07/22/2021
F. SOUTHWEST TO NORTHEAST - PROFILE VIEW
HORIZ: 1" = 30'
VERT: 1" = 3'
MATCHLINE
SEE PROFILE BELOW
MATCHLINE
SEE PROFILE ABOVE
ELLA HILLS PL
CARSON FALLS PL
LILA HILLS PL
PEYTON HILLS PL
KENT FALLS PL
DAVIS FALLS PL
SKY POINTE DR
CE-O
CE-V
CE-X
CE-G
CE-B
CE-A
6' MAX RETAINING W/NEW FENCE
8' MAX RETAINING
6' THEWE WALL
4' MAX RETAINING

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.: **9**

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

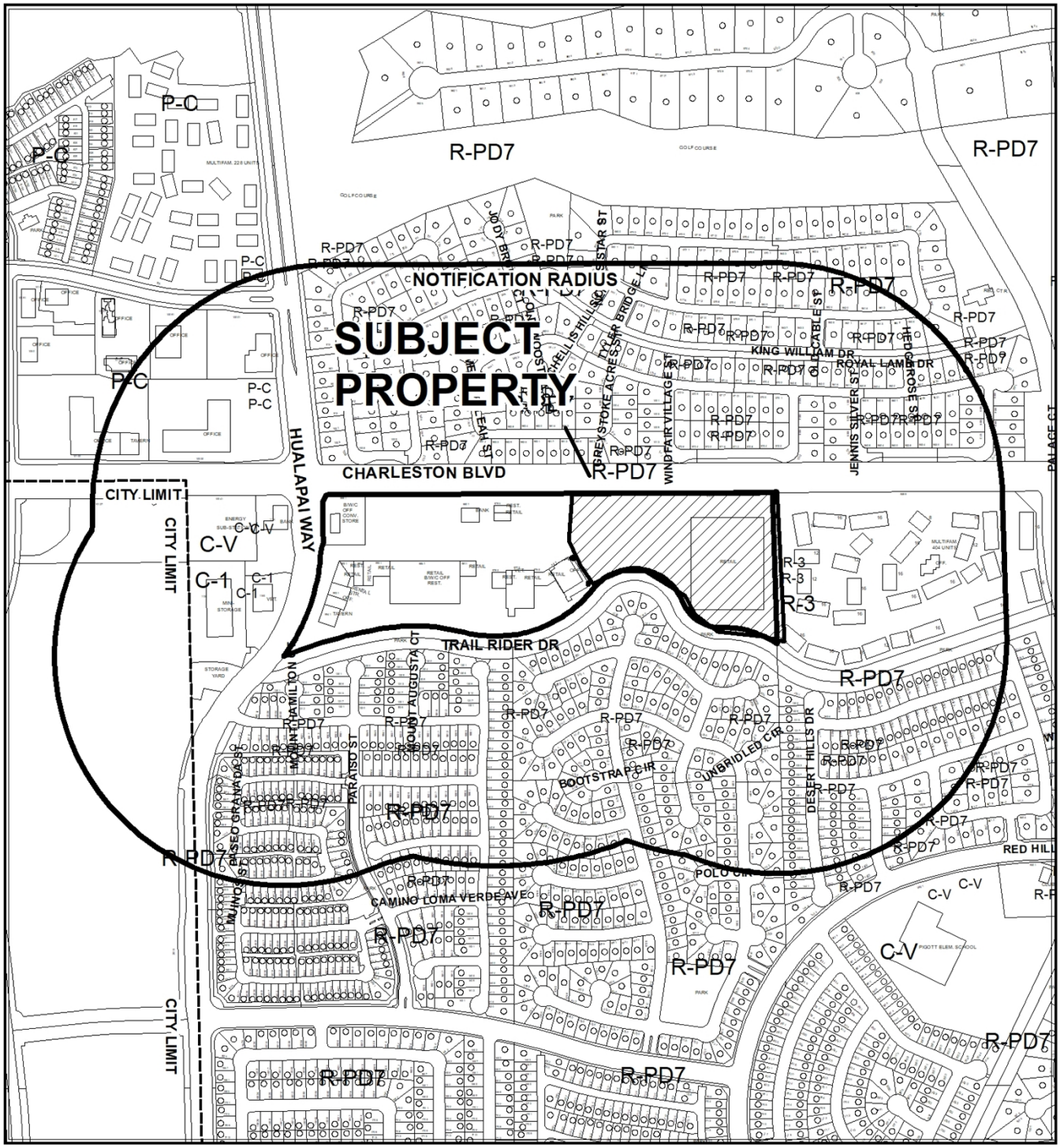
SUBJECT:
21-0281-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HOME DEPOT - OWNER: HCM DELAWARE, LLC - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 9705 West Charleston Boulevard (APN 163-06-115-003), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Formstack Comment Form
7. Submitted after Final Agenda – Executed Confirmation Documentation and Protest Postcard



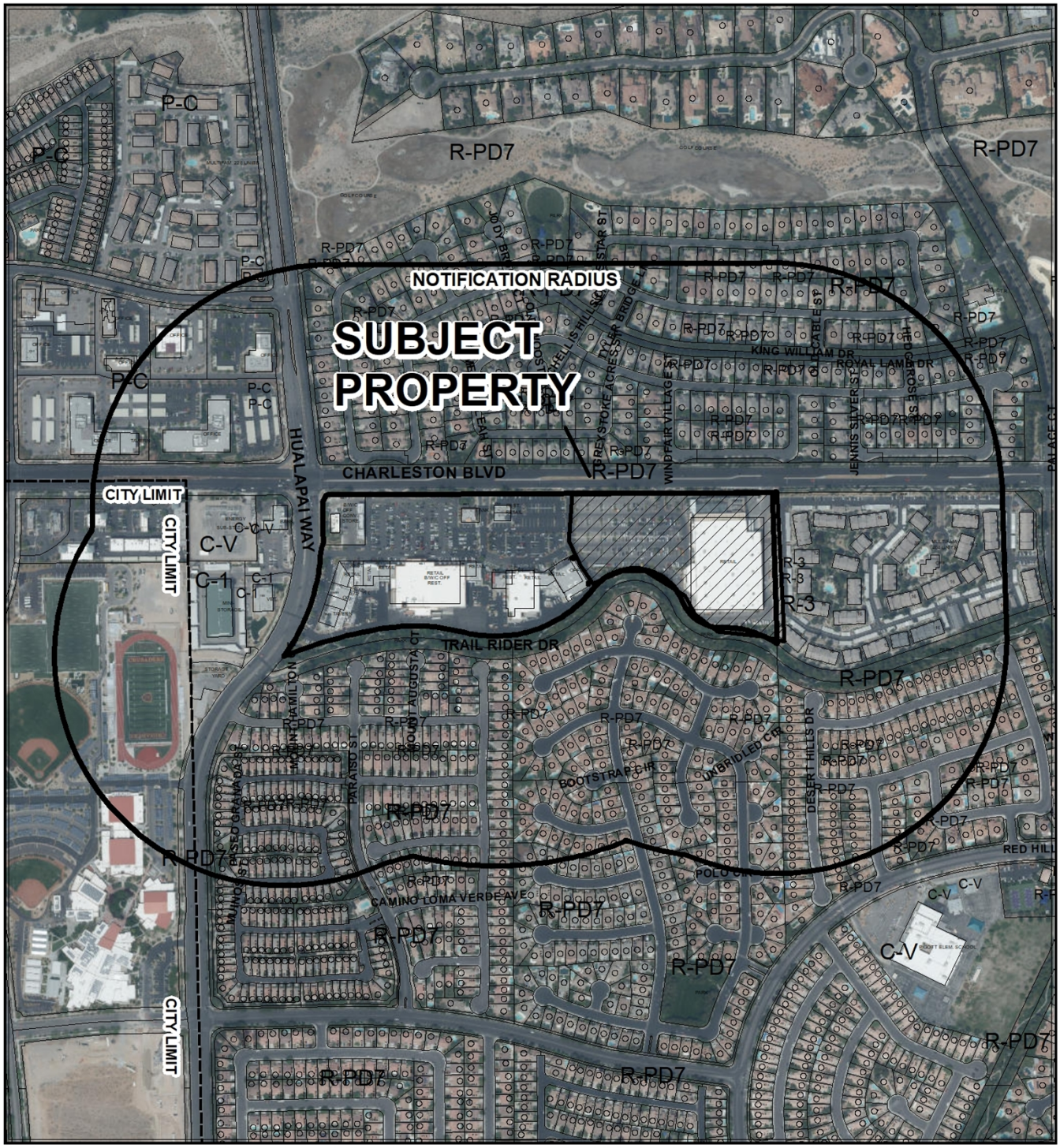
0 500 1,000 Feet

CASE: 21-0281-SUP1

RADIUS: 1000 FEET

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

N



CASE: 21-0281-SUP1

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: THE HOME DEPOT - OWNER: HCM DELAWARE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0281-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 768

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0281-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Automobile Rental use.

2. Conformance to the approved conditions for Rezoning (Z-0017-90) and Site Development Plan Review [Z-0017-90(29)].

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to offer a vehicle rental service for customers of the onsite home improvement retail store at 9705 West Charleston Boulevard to take large purchases home and bring back to the store once their purchases have been off-loaded.

ISSUES

- The Automobile Rental use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The vehicles will occupy three existing parking spaces. Use of the spaces will not reduce the amount of provided parking below the required number of spaces.

ANALYSIS

The Automobile Rental use is defined as "a facility for the rental of new or used automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage." The proposed use meets the definition, as used vehicles are proposed to be rented to customers of the onsite retail store.

Automobile Rental is a permitted use in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit.

The Minimum Special Use Permit Requirements for this use include:

1. No more than 5 rental vehicles shall be stored on the site at any one time.

   The proposed use meets this requirement, as three vehicles are proposed to be stored on the site.

2. No vehicles shall be offered for sale on the premises.

   The proposed use meets this requirement, as the provided vehicles are for rental only and not for sale.

3. The installation and use of an outside public address or bell system is prohibited.

   The proposed use meets this requirement, as an outside public address or bell system does not currently exist on the site, nor is one proposed.

4. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

   The proposed use meets this requirement, as no servicing area for the vehicles will be located onsite.

5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

   The proposed use meets this requirement, as only the existing, downward facing lights on the site will be used.

6. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.

   The proposed use meets this requirement, as no service bays are or will be provided.

Three parking spaces would be reserved for up to three types of vehicles at this store: a Ford Transit 150 van, a Ford T250 flatbed truck and a standard Ford F250 flatbed pick-up truck. The gross vehicle weight ratio for each of these vehicles is under 10,000 pounds, constituting Class 1 or 2 commercial vehicles. These are not considered heavy-duty moving trucks. The three spaces are proposed to be located on the perimeter of the site on the south side of the existing retail store, away from typical customer parking areas. Vehicle rental is proposed to be hourly and limited to less than one day at a time.

The subject site is located within a one-lot commercial subdivision that extends westward along Charleston Boulevard to Hualapai Way. Parking and vehicular access is shared throughout the subdivision. The proposed rental spaces will occupy parking spaces that otherwise would be used for customer parking. With the loss of these spaces, the subdivision would still be overparked by approximately 13 percent.

Due to proximity of the commercial subdivision lot within 500 feet of the city limits, this Special Use Permit request is considered a Project of Regional Significance. A DINA (Development Impact Notice and Assessment) was submitted and distributed to affected agencies for comment on any impacts the proposed use might have. No comments were received in conjunction with this request.

FINDINGS (21-0281-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 Automobile Rental use is located within an established shopping center with other commercial uses. The site is separated from residential uses by a 100-foot walled and landscaped greenway. Only three vehicles will be rented at any one time; these would be located away from the normal customer parking areas. No vehicle servicing is proposed onsite. Therefore, the use can be conducted in a manner that is harmonious and compatible with the existing and surrounding land uses.

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

   The subject site contains a large shopping center complex that is sufficient in size to accommodate the proposed Automobile Rental use. The applicant proposes only to offer three vehicles for rental.

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

   Charleston Boulevard and Hualapai Way, both Primary Arterials as classified by the Master Plan of Streets and Highways Map, provide multiple access points to the property. These are adequate in size to accommodate the proposed Automobile Rental 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 Automobile Rental use will be subject to licensing and regular inspection and thus will not compromise the public health, safety and general welfare.

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

All minimum Special Use Permit requirements listed in Title 19.12 for the Automobile Rental use are satisfied by the proposal.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/04/90	The City Council approved an amendment to the Peccole Ranch Master Development Plan to make changes related to Phase Two of the Plan and to reduce overall acreage to 1,569.60 acres. The Planning Commission and staff recommended approval.
04/04/90	The City Council approved a request for a Rezoning (Z-0017-90) from N-U (Non-Urban) under Resolution of Intent to multiple zoning districts) to C-1 (Limited Commercial) on this site as part of a larger request on 996.40 acres on the east side of Hualapai Way, west of Durango Drive, between the southern boundary of Angel Park and Sahara Avenue. The Planning Commission and staff recommended approval.
11/24/97	The City Council approved a request for a Site Development Plan Review [Z-0017-90(22)] for a proposed 109,195 square-foot shopping center development on 11.40 acres at the southeast corner of Charleston Boulevard and Hualapai Way. The Planning Commission and staff recommended approval.
01/14/99	The Planning Commission approved a request for a Site Development Plan Review [Z-0017-90(29)] for a proposed 238,237 square-foot retail shopping center on 16.46 acres on the south side of Charleston Boulevard, east of Hualapai Way. Staff recommended approval.
11/21/12	A Final Map (FMP-43761) for a one-lot commercial subdivision (Hualapai Commons) on 24.95 acres at the southeast corner of Charleston Boulevard and Hualapai Way was recorded.
11/14/18	Department of Planning staff administratively approved a Minor Site Development Plan Review (SDR-74442) for a proposed accessory outdoor storage area for equipment rental on 9.35 acres at 9705 West Charleston Boulevard.

Most Recent Change of Ownership	
11/26/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/01/99	A building permit (#99019138) was issued for a retail building at 9705 West Charleston Boulevard. A final inspection was completed 03/24/00.
03/28/00	A business license (B50-00102) was issued for a building, plant nursery and hardware supply retail store at 9705 West Charleston Boulevard. The license remains active.
09/04/19	Application was made (G67-06436) for a business license for the provision of truck rental to customers at the home improvement store at 9705 West Charleston Boulevard. The Department of Planning denied its review, as Truck Rental was not a permitted use in the C-1 zoning district. The license was denied 10/16/19.

Pre-Application Meeting	
05/03/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit application. No major issues were discussed.

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

Field Check	
07/06/21	The site contains a large home improvement retail store in good condition. Parking spaces proposed for the rental use along the south side of the building are already striped and were not being used upon observation.

Details of Application Request	
Site Area	
Net Acres	9.35

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
South	Private Greenway	PR-OS (Parks/ Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Financial Institution, General Animal Hospital, Clinic or Shelter (with no outside pens)	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Angel Park	Y
Peccole Ranch Master Plan – Phase 2	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)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Blvd	Primary Arterial	Master Plan of Streets and Highways	130	Y
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways	110	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	261,982 sf	1 space per 250 sf GFA	1048				
TOTAL SPACES REQUIRED			1048		1194		Y
Minus 3 proposed rental spaces			---		1191		
Regular and Handicap Spaces Required			1027	21	1156	35	Y

DEPARTMENT OF PLANNING | Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 9705 W. Charleston Blvd, Las Vegas, NV 89117

Project Name Home Depot Load-N-Go - Charleston **Proposed Use** Automobile Rental

Assessor's Parcel #(s) 116-06-115-03 **Ward #** 2

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

Additional Information Proposed three (3) Load-N-Go vehicles.

Property Owner HCM Delaware, LLC **Contact** Audra Rothkegel
Address 3755 Breakthrough Way #250 City Las Vegas State NV Zip 89135
E-mail arothkegel@jakrec.com Phone 702-405-3117

Applicant Lars Andersen & Associates, Inc. **Contact** Janay Mommer
Address 4694 W. Jacquelyn Avenue City Fresno State CA Zip 93722
E-mail jmommer@larsandersen.com Phone 559-978-7643

Representative Lars Andersen & Associates, Inc. **Contact** Janay Mommer
Address 4694 W. Jacquelyn Avenue City Fresno State CA Zip 93722
E-mail jmommer@larsandersen.com Phone 559-978-7643

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

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

City Official N/A **Partner(s)** N/A
Partner(s) N/A

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

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

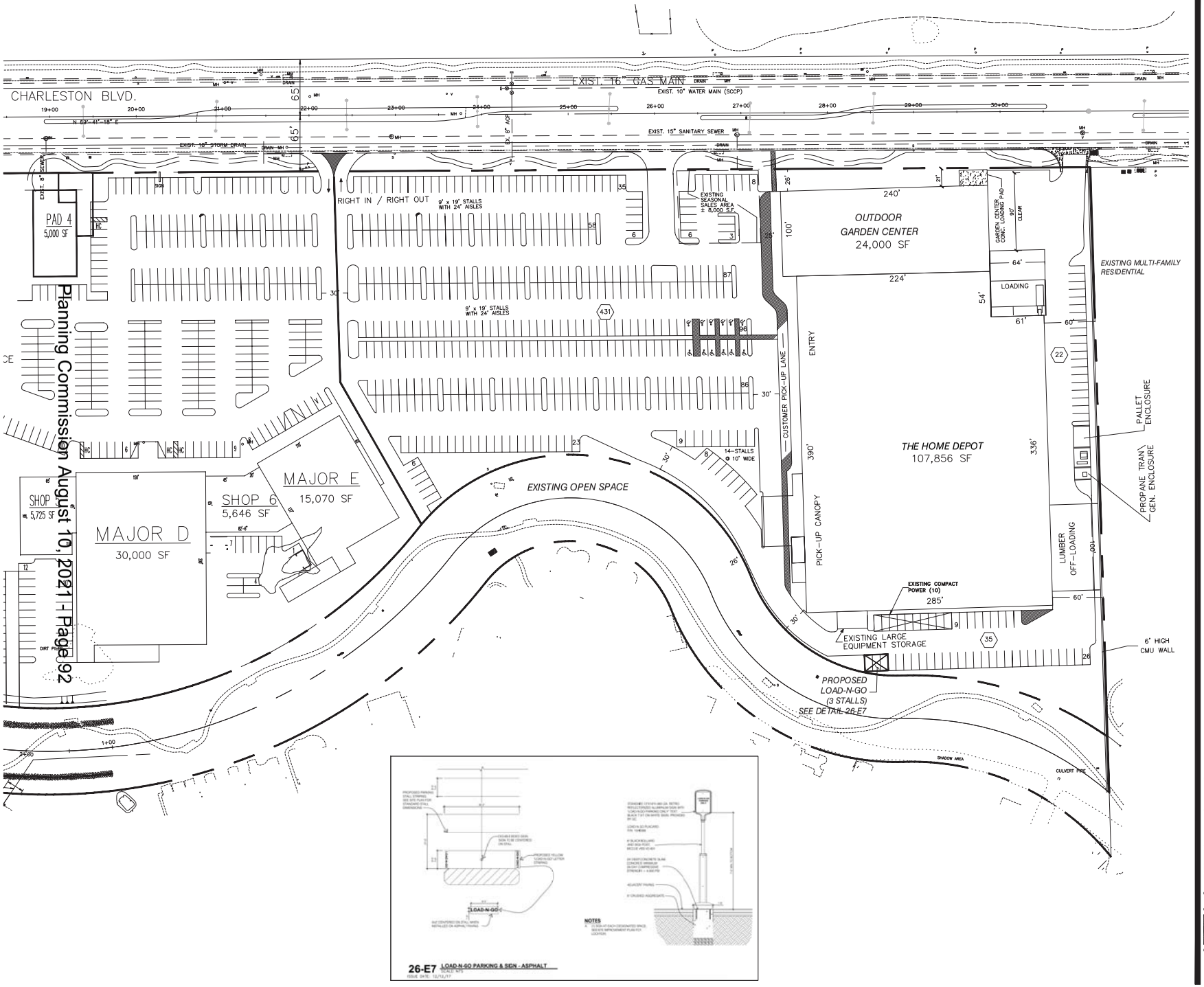
Print Name Joseph A. Kennedy, Manager

Subscribed and sworn before me
This 11th day of June, 20 21

Audra Rothkegel
Notary Public in and for said County and State

AUDRA ROTHKEGEL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-17-23
Certificate No: 02-76364-1

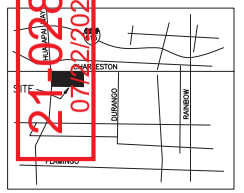
21-0281
06/17/2021



Planning Commission August 10, 2021 - Page 92

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4984 WEST JACQUELYN AVENUE – FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

LOCATION MAP



21-0238
07/22/2021

PROJECT INFORMATION

ZONING INFORMATION	
APN:	176-08-1 15-003
ZONING:	C-2 GENERAL COMMERCIAL DISTRICT
LAND USE:	SERVICE COMMERCIAL
JURISDICTION:	CITY OF LAS VEGAS
SITE DATA	
HD PARCEL AREA	10.08 AC
HOME DEPOT BUILDING AREA	
HOME DEPOT W/ TRC AREA	107,856 SF
GARDEN CENTER AREA	+ 24,000 SF
TOTAL HOME DEPOT BUILDING AREA	131,856 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 4/1,000 SF GFA)	431 STALLS
GARDEN CENTER (@ 2/1,000 SF GFA)	+ 48 STALLS
TOTAL HD PARKING REQUIRED	479 STALLS
PARKING PROVIDED	
HD FRONT FIELD	431 STALLS
HD SIDE FIELD	35 STALLS
HD REAR FIELD	+ 22 STALLS
TOTAL HD PARKING PROVIDED	488 STALLS
INCLUDED WITHIN HD PARKING PROVIDED	
ACCESSIBLE PARKING (10 REQ. @ 450-500 OF STALLS)	12 STALLS
NOT INCLUDED WITHIN HD PARKING PROVIDED	
COMPACT POWER	10 STALLS
LOAD-N-GO	3 STALLS

LOAD-N-GO SITE PLAN

PROJECT NOTES

COMPACT POWER APPROVAL SDR-74442[PRJ-74210]

DRAWING ISSUE/REVISION RECORD
DATE: 07/21/21

SITE PLANNER: ***DAVID BORSCH***
SITE DEV. COORDINATOR: ***SCOTT MOMMER***
R. E. MARKET
R. E. AGENDA NAME

THE HOME DEPOT
SUMMERLIN, NV #3315
9705 W CHARLESTON BLVD, LAS VEGAS, NV 89117

LA PROJECT NUMBER ***21033***

SCALE: 1"=40'-0"
0 20 40 80 120 160



21-0281-SUP1 - APPLICANT: THE HOME DEPOT - OWNER: HCM DELAWARE, LLC
9705 WEST CHARLESTON BOULEVARD

07/06/2021

Justification Letter
Home Depot #3315 – Load-N-Go
9705 W Charleston Blvd, Las Vegas, NV 89117

Home Depot is requesting a Special Use Permit to the existing store at the above address (APN 116-06-115-003). Home Depot would like to add an additional convenience to its customers by offering the "Load-N-Go" Service, which is where a customer can rent a vehicle by the hour solely to take home their large purchases and bring the vehicle back. The request is for three (3) Load-N-Go vehicles in designated parking stalls and the proposed location is identified on the Site Plan.

The site is zoned C-1 Limited Commercial and has a Land Use Designation of Service Commercial. The proposed use of Load-N-Go is a Special Use Permit in the C-1 Zone as "Automobile Rental". The proposed vehicles can be driven with a normal driver's license. Below is an Analysis of how the proposed Use meets the minimum Special Use Permit Requirements:

Minimum Special Use Permit Requirements:

1. *No more than 5 rental vehicles shall be stored on the site at any one time.*
   The proposed Use is for three (3) rental vehicles.

2. *No vehicles shall be offered for sale on the premises.*
   The proposed Use will not offer vehicles for sale on the premises.

3. *The installation and use of an outside public address or bell system is prohibited.*
   The proposed Use will coincide with the existing Home Depot store operations. The vehicle rental transactions will occur through the store's existing Tool Rental Center.

4. *No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.*
   There is no maintenance or cleaning of vehicles on-site. Therefore, no used or discarded automotive parts will be located or stored on the property.

5. *All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.*
   No additional lighting is proposed. The vehicles will be in designated parking stalls of the existing, lighted parking lot.

6. *Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.*
   There is no maintenance or cleaning of vehicles on-site. Therefore, no service bays for repairs, installation, cleaning or gas dispensing are proposed.

21-0281
06/17/2021

Below are example photos of the Load-N-Go vehicles:







21-0281
06/17/2021

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 2, 2021 9:34 AM
To: Planning Comments
Subject: Planning Application Comments Form

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

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 08/02/21 9:34 AM

Meeting Date:	Tuesday, August 10, 2021
Project Number:	21-0281
Position:	I OPPOSE the project and all related applications.
Name:	Kurt Strumwasser
Residential or Business Address:	9525 Royal Lamb Dr Las Vegas, NV 89145
Phone:	(702) 362-3565
Comments:	I oppose these changes of the pre-existing nature of our community.

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

9P

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0281-SUP1

SUBJECT: APPLICANT: THE HOME DEPOT - OWNER: HCM DELAWARE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 10, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 9, 2021.***

Signature _____ Date 8/5/21

Janay Mommer
Please Print Name

Lars Andersen & Associates, Inc.
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

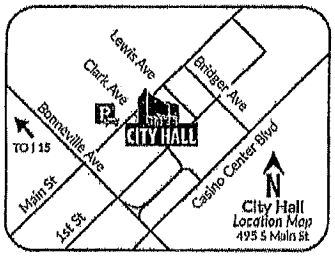
RECEIVED
08/05/2021
ITEM 9

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
AUG 05 2021
Dept of Planning
City of Las Vegas

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.
21-0281-SUP1
Planning Commission Meeting of **08/10/2021**

21-0281-SUP1
13831419007
BANCHIK R & J TRUST
BANCHIK JOEL E & RANDY TRS
9736 ROYAL LAMB DR
LAS VEGAS NV 89145-8661

9P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
10

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

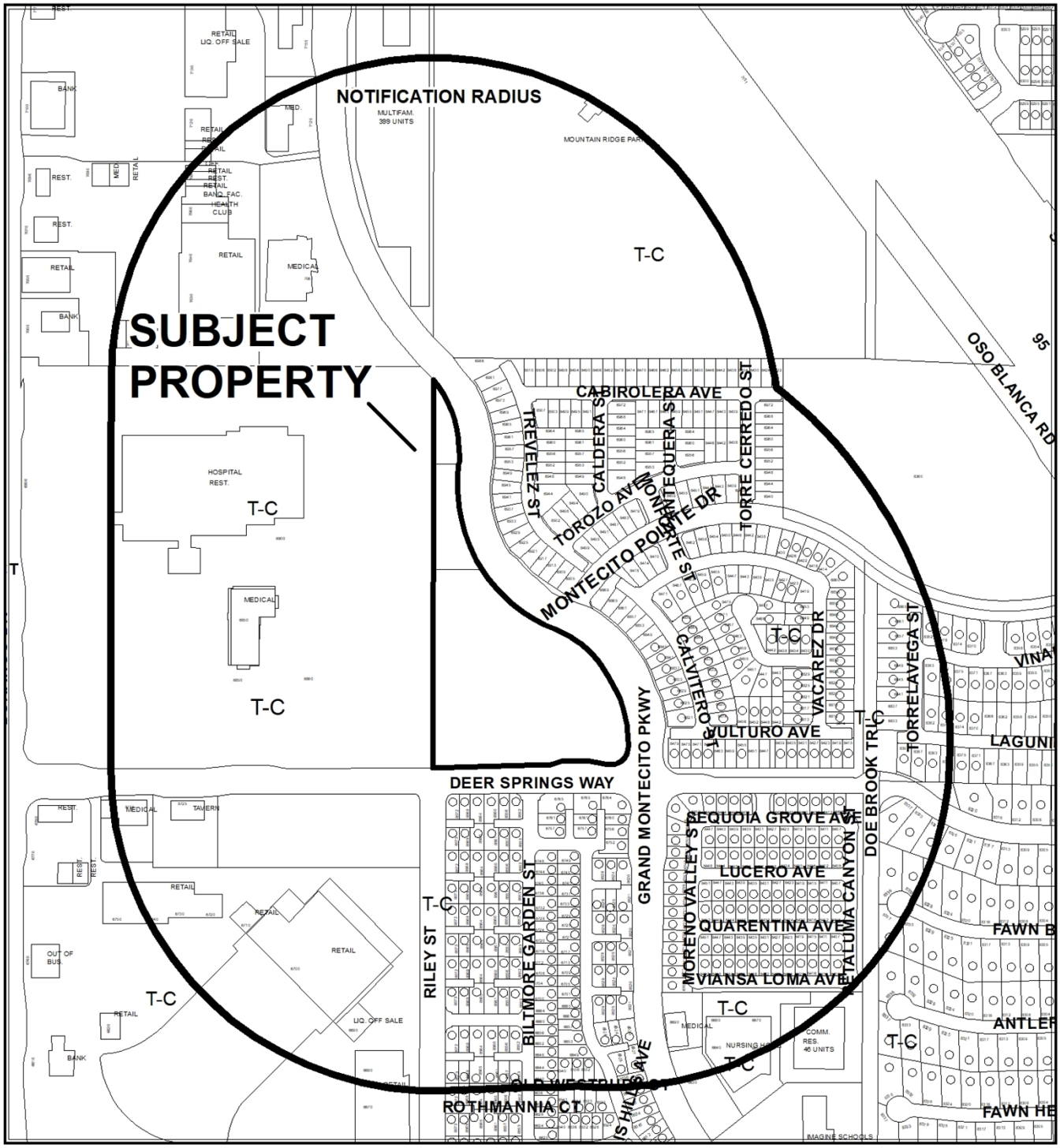
SUBJECT:
21-0339 - PUBLIC HEARING - APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 8.13 acres at the northwest corner of Deer Springs Way and Grand Montecito Parkway (APNs 125-20-601-005; and 125-20-602-006 and 011), T-C (Town Center) Zone [MC-TC (Montecito – Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

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

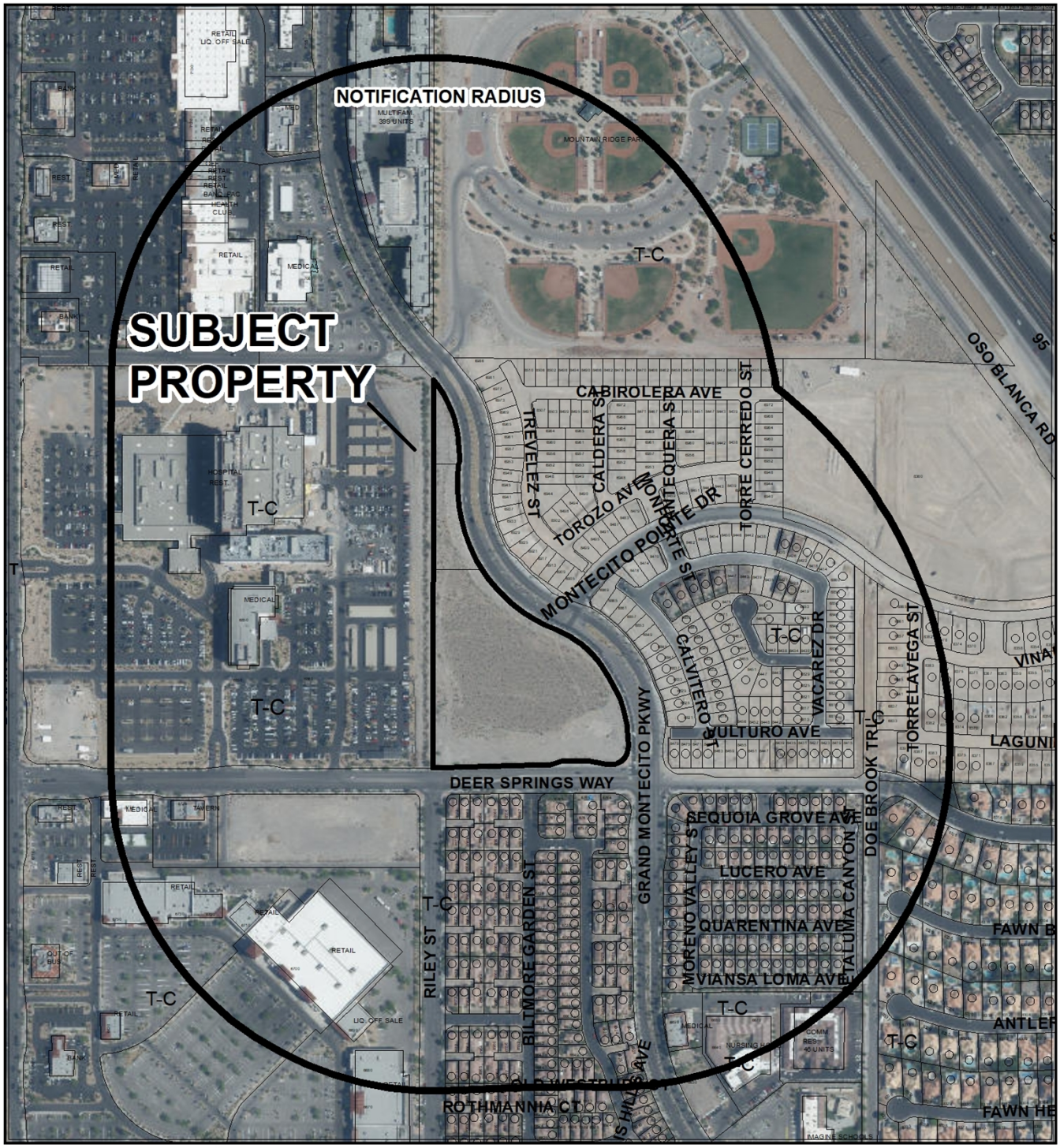
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District
7. Submitted after Final Agenda – Abeyance Request from Kaempfer Crowell and Protest Postcards



CASE: 21-0339

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE [MC-TC (MONTECITO – TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: 21-0339

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE [MC-TC (MONTECITO – TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0339-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0339-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0339-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 1630

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

21-0339-SUP1 CONDITIONS

Planning

1. Approval of a Site Development Plan Review (21-0339-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.

21-0339-SDR1 CONDITIONS

Planning

1. Approval of a Special Use Permit (21-0339-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/14/21, except as amended by conditions herein.

4. A Waiver from Town Center Development Standards Manual Section C.1.C is hereby approved, to allow a four-story building within the Main Transition Zone where three stories is allowed; one percent of the building at the setback line along Grand Montecito Parkway where at least 70 percent of the building is to be placed at the setback line within the Main Transition Zone; no plaza where such is required on up to 30 percent of the frontage in the Main Transition Zone; and no building stepbacks where an eight-foot stepback is required at the third story in the Main Transition Zone.

5. A Waiver from Town Center Development Standards Manual Section C.1.C is hereby approved, to allow zero percent of the building at the setback line along Deer Springs Way where at least 80 percent of the building is to be placed at the setback line within the Town Center Core Zone; no plaza where such is required on up to 20 percent of the frontage in the Town Center Core Zone; and no building stepbacks where an eight-foot stepback is required at the third story in the Town Center Core Zone.

6. Benches, bicycle racks and trash receptacles shall be provided as required by the Town Center Development Standards.

7. The minimum distance between buildings shall be 10 feet.

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. 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. 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:
    - Provide clusters of 12 to 25-foot tall Mexican Fan Palms in alternating clusters of two and three trees every 105 feet as required by the Town Center Development Standards Manual.
    - Provide additional 36-inch box street trees as specified by the Town Center Development Standards Manual every 30 feet within the amenity zone along Deer Springs Way where not currently provided.

12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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

14. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

16. Concurrent with development of this site, modify the median in Deer Springs Way to provide a left turn lane into this site meeting the approval of the City Traffic Engineer, unless otherwise allowed in the approved Traffic Impact Analysis.

17. This site shall connect to the public sewer through the existing stub north of Deer Springs Way on Grand Montecito Parkway. Alternatively, connect to the public sewer at a size and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Section.

18. The applicant shall obtain written permission to allow the Site Visibility Restriction Zone (SVRZ) for the proposed driveway on Grand Montecito Parkway to encumber the adjacent property. Alternatively, the egress only driveway on Grand Montecito Parkway shall be relocate to a location that has no SVRZ conflicts.

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

20. Submit a License Agreement for landscaping and private improvements in public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term 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).

21. 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 include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way 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. 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.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a high-density multi-family residential development consisting of three, four-story buildings on 8.13 acres of undeveloped land at the northwest corner of Deer Springs Way and Grand Montecito Parkway.

ISSUES

- A Special Use Permit is requested to allow a High Density (25+ dwelling units per acre) Single Use within the MC-TC (Montecito – Town Center) District. The proposed net density is 31.6 dwelling units per acre. Staff recommends approval of the request.
- Waivers of the Town Center Development Standards Manual are requested for several standards related to building height, building placement and building stepbacks. Staff recommends approval of the waivers.
- A condition of approval addresses deficiencies on the landscape plan pertaining to Town Center Development Standards streetscape requirements.
- Mapping to combine existing parcels into a single lot is not required unless a parcel line will extend through a proposed building. However, the applicant has indicated that these parcels will be combined. A condition of approval has therefore been added to complete the mapping action prior to the issuance of permits.

ANALYSIS

The subject site was included in entitlement requests made in 2019 for a single-family residential development and two multi-family residential developments located east and west of Grand Montecito Parkway north of Deer Springs Way. Prior to approval of those entitlements, the subject site was removed from consideration.

This land is situated between a major hospital to the west, existing single-story and two-story single-family residential dwellings to the south, two-story single-family residential dwellings to the east, and a public park and multi-family dwellings to the north. Grand Montecito Parkway forms the eastern boundary of the site. The general area, including this site, is zoned T-C (Town Center) with a MC-TC (Montecito – Town Center) special land use designation. The Montecito District is intended to be a multi-use activity center focused on walkability. The commercial development standards in the Town Center Development Standards Manual ("TCDS") are applied as stated therein. Where the

TCDS are silent, Title 19 (Unified Development Code) applies. However, staff notes that within the MC-TC District the provisions of Title 19.06 and 19.08 do not apply and there are no rigid design requirements per the TCDS. This includes perimeter landscape and residential adjacency standards that would otherwise be applied to projects within Town Center.

Although the Montecito Town Center is intended to contain areas of mixed commercial and residential use, the High Density (25+ dwelling units per acre) Single Use within Town Center is permitted in the MC-TC (Montecito – Town Center) Special Land Use District with approval of a Special Use Permit. The use is not specifically defined in the Town Center Development Standards Manual or in Title 19.18. Per the Town Center Development Standards Manual Section B.1.D, terms that are not so defined shall be given their ordinary meaning unless context requires or suggests otherwise. In this case "High Density – Single Use" means a single purpose residential use with a net density of 25 or more dwelling units per acre. This typically refers to multi-family residential development but may also refer to other types of residential development. A total of 257 multi-family dwelling units are proposed for a net density of 31.6 dwelling units per acre. There are no Minimum Special Use Permit Requirements for this use as it relates to the MC-TC District.

The three buildings are situated on the perimeter of the site, which consists of three irregular shaped parcels. The applicant has indicated that if approved, these parcels will be combined prior to construction. Parking is provided mostly on the interior of the site in covered and uncovered spaces, with the exception of the rear area, where the site narrows considerably and no buildings can be located.

The development is proposed to provide a leasing and clubhouse facility in Building 1, the front portion of which is one story in height. A pool, spa and cabana area is provided along with a courtyard. The clubhouse will contain a gym, theater, business center and meeting room space.

The MC-TC special land use designation typically allows buildings up to three stories in height, although taller buildings are permitted in certain circumstances. The subject site is located within an overlay zone with two sets of height, setback and build-to line standards (see Tables 2 and 3 of the TCDS). Building 1 is located in the Main Transition Zone, which permits up to three stories, a build-to line of 70% with the remaining area to be used for a plaza and a stepback of eight feet after the second story. Buildings 2 and 3 are within the Town Center Core Zone, which permits up to five stories, a build-to line of 80% with the remaining area to be used for a plaza, a stepback of eight feet at the second story and another stepback of four feet at the fifth story, if applicable. The build-to line in the MC-TC District is zero feet along Deer Springs Way and 15 feet along Grand

Montecito Parkway. Waivers of the stepback and build-to percentage requirements have been requested to allow Building 1 to be four stories where three is the maximum required. The waiver is not needed for Buildings 2 and 3, as up to five stories is allowed.

Building	***TC Overlay Zone***	***Max Height***	***% of building at Build-To Line***	***Stepback***
1	Main Transition	3 stories	70% at 15'	8' at 3rd story
2 and 3	Town Center Core	5 stories	80% at 0'	8' at 3rd story
				4' at 5th story (N/A)

The purpose of the overlay zone is to provide suitable buffering from the Timberlakes, a low-density single-family residential development at Deer Springs Way and Doe Brook Trail, approximately 800 feet east of this site. As Town Center was originally envisioned, an urban core was to be developed near the intersection of Deer Springs Way and Durango Drive that was to contain intense commercial and mixed uses. As development moved away from the urban core, height, building placement and building stepback requirements became more restrictive in order to be compatible with Timberlakes. According to the TCDS Manual, the central location of the Montecito District within Town Center is intended to support medium to high density and intensity of diverse uses, which are encouraged in order to create a vibrant, walkable neighborhood. The proposed development is compatible with this objective. Staff therefore supports the requested waiver for Building 1 to be four stories. The applicant states in the justification letter that the irregular shape of the site prevented a fourth building from being proposed that would have allowed all buildings to be three stories.

The TCDS also requires the buildings to be placed primarily along the front setback line (build-to line) to promote this walkable environment, with a plaza or plazas provided in the areas where the buildings are set back from the street. Although the buildings are not placed at the build-to-lines along either Grand Montecito Parkway or Deer Springs Way, they are generally situated at the perimeter, allowing for surface parking to be placed on the interior. Sufficient open space is provided throughout the development that not only satisfies the TCDS requirements but also provides some relief from a "canyon effect" along these streets that are adjacent to single-family development. Staff therefore recommends approval of these waivers.

There is existing streetscape along Grand Montecito Parkway and Deer Springs Way that is not proposed to be changed with this project request. However, the developer is responsible for conformance with the streetscape standards when new projects are proposed adjacent. Along Deer Springs Way, 36-inch box trees are missing from the amenity zone that would complete the intended pattern of planting along this street. Along Grand Montecito Parkway, the required 15-foot landscape buffer should contain Mexican Fan Palms in alternating groups of two and three trees to complement the visual theme of the Loop Road concept throughout Town Center, rather than the single row of deciduous trees proposed. A condition of approval addresses this.

Parking lot and perimeter buffer landscaping conforms to TCDS. It is noted that several tree and shrub species indicated on the landscape plan are not included in the Southern Nevada Regional Planning Coalition Regional Plant List, which is intended to provide guidance in planting appropriate drought-tolerant and desert-adaptive species. The list is not intended to be all-inclusive, and the unlisted species are generally appropriate for this area.

The provided elevations show buildings that are four stories and approximately 53 feet in height from the finish floor level. Each building features stucco exteriors and flat roofs. Wall planes contain numerous popouts to provide variation. Several different colors and window sizes are provided for variation in appearance. The architectural theme is carried on all sides of each building.

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 101 additional primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Centennial High School is 4.1% over capacity; Allen Elementary and Escobedo Middle School are both under capacity.

The proposed high density multi-family residential development meets the intent of the MC-TC District, is compatible with adjacent development and generally conforms to Town Center Development Standards. Staff therefore recommends approval with conditions.

FINDINGS (21-0339-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 High Density (25+ dwelling units per acre) Single Use within Town Center is compatible with the MC-TC (Montecito - Town Center) special land use designation and with the surrounding land uses.

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

   The site is suited for multi-family residential development at the scale proposed.

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

   Deer Springs Way, a Major Collector and Town Center Arterial, provides primary access to the site. Secondary access is provided from Grand Montecito Parkway. Adequate space is provided for queuing behind gates. These roadways are adequate in size to accommodate the proposed multi-family residential 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 use will be subject to licensing and permit review and inspection in conjunction with requirements intended to protect and promote the public health, safety and general welfare.

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

   The High Density (25+ dwelling units per acre) Single Use does not contain any minimum Special Use Permit requirements within the Town Center Development Standards Manual.

FINDINGS (21-0339-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 adjacent development including the eight-story hospital to the west and single-family residential development to the south and east that is separated from the project by two major streets.

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

   The proposed development requires several waivers of Town Center Development Standards, but generally is consistent with the type of development desired in Town Center, particularly within the MC-TC (Montecito – Town Center District). Staff therefore supports the waiver requests.

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

   Primary gated access to the building complex is provided from Deer Springs Way. There is adequate width for emergency vehicles and sufficient queuing distance to avoid traffic conflicts. A secondary gated access is provided to and from Grand Montecito Parkway that is restricted to right-in, right-out turns due to a median.

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

   Building materials are consistent with other structures in the area. Landscape materials are generally appropriate. It is noted that several of the tree species listed are not included within the SNRPC Regional Plant List but are appropriate for this area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The provided building elevations create an orderly and pleasing environment and are well-suited for the Town Center area.

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/04/84	A Parcel Map (PM-0039-84) to create four parcels on 10.00 acres at the southwest corner of the Wittig Avenue and Riley Street alignments was recorded.
12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) on 1,468.00 acres located within the area designated Town Center on the Northwest Amendment to the General Plan from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units Per Acre), R-PD11 (Residential Planned Development – 11 Units Per Acre), R-PD13 (Residential Planned Development – 13 Units Per Acre), R-PD18 (Residential Planned Development – 18 Units Per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and PD (Planned Development) zones, to T-C (Town Center). The Planning Commission and staff recommended approval.
01/08/03	The City Council approved a Petition to Vacate (VAC-1188) a portion of Dorrell Lane located between Riley Street and Durango Drive, a portion of Haley Avenue located between Riley Street and Durango Drive, a portion of Bonita Vista Avenue located between Dorrell Lane and Haley Avenue, and a portion of Riley Street located between Dorrell Lane and Haley Avenue. The Planning Commission and staff recommended approval.
09/05/07	The City Council approved a request for a Review of Condition (ROC-23482) of Condition 24 of an approved Site Development Plan Review (SDR-10126), which required the applicant to construct full width improvements for Grand Montecito Parkway, to be completed within 12 months of approval of this site by the Las Vegas City Council, unless an Extension of Time is approved by the City Engineer, to now require that the applicant shall construct full width improvements for Grand Montecito Parkway to be completed within 21 months. Staff recommended approval.
04/19/17	The City Council approved a request for a Major Modification (MOD-68579) of the Town Center Land Use Plan to amend Map 4 to add the MC-TC (Montecito – Town Center) land use designation and remove the Montecito Town Center Mixed Use Commercial Overlay designation on approximately 202.00 acres generally located north of Clark County 215, east of Durango Drive. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/16/19	The City Council approved a request for a General Plan Amendment (GPA-74633) to amend the Trails Element of the Las Vegas 2020 Master Plan and all related maps to eliminate Town Center Collector Trails, Town Center Arterial Trails, and a Town Center Multi-Use Trail located adjacent to and within a 60.39-acre site at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway. The Planning Commission and staff recommended approval.
01/16/19	The City Council approved a request for a Variance (VAR-75154) to allow 460 parking spaces where 501 spaces is the minimum required for a multi-family residential development on a portion of 60.39 acres at the northeast corner of Deer Springs Way and Grand Montecito Parkway. The subject site was excluded from the variance approval. The Planning Commission recommended approval; staff recommended denial.
01/16/19	The City Council approved a request for a Special Use Permit (SUP-74637) to allow a proposed private street without a gate and multiple gated communities with private streets within Town Center at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway. The Planning Commission recommended approval; staff recommended denial.
01/16/19	The City Council approved a request for a Site Development Plan Review (SDR-74638) for a proposed 303-lot single family detached residential subdivision and one, 3-story, 306-unit multi-family residential development on a portion of 60.39 acres at the northeast corner of Deer Springs Way and Grand Montecito Parkway. The subject site was excluded from the Site Development Plan Review approval. The Planning Commission recommended approval; staff recommended denial.
01/16/19	The City Council approved a Tentative Map (TMP-74639) for a proposed 303-lot single family residential subdivision (Montecito 60) with a Waiver to allow private streets to terminate in dead-end stubs and modified hammerheads where culs-de-sac or hammerheads are required on a portion of 60.39 acres at the northeast corner of Deer Springs Way and Grand Montecito Parkway. The subject site was excluded from the Tentative Map approval. The Planning Commission recommended approval; staff recommended denial.
05/19/21	The City Council approved a request for a General Plan Amendment (21-0120-GPA1) to amend Map 8 of the Trails Element of the Las Vegas 2020 Master Plan to remove the Town Center Arterial trail alignment (Riley Street alignment) between Deer Springs Way and Grand Montecito Parkway. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/16/21	The City Council adopted Ordinance 6782 (Bill 2021-20), which amended Map 6 of the Town Center Development Standards Manual to eliminate the Town Center Collector designation for the segment of Riley Street between Deer Springs Way and Grand Montecito Parkway.

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

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

Pre-Application Meeting	
05/18/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a proposed four-story multi-family residential development. Staff requested that several items be reviewed and revised prior to submittal, including the justification letter, site plan and landscape plan.

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

Field Check	
07/06/21	The subject site is undeveloped and contains native vegetation. Grand Montecito Parkway and Deer Springs Way adjacent to the site are fully improved; however, some landscaping within the Deer Springs Way amenity zone is either missing or unmaintained.

Details of Application Request	
Site Area	
Net Acres	8.13

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MC-TC (Montecito – Town Center)	T-C (Town Center)
North	Multi-Family Residential [High Density (25+ Dwelling Units Per Acre) Single Use – Town Center]	MC-TC (Montecito – Town Center)	T-C (Town Center)
	Public Park or Playground	PF-TC (Public Facilities – Town Center)	T-C (Town Center)
South	Single Family, Detached	MC-TC (Montecito – Town Center)	T-C (Town Center)
East	Single Family, Detached	MC-TC (Montecito – Town Center)	T-C (Town Center)
West	Hospital	MC-TC (Montecito – Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Centennial Hills	Y
Town Center	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Loop Road Trail – W side of Grand Montecito Pkwy; Town Center Arterial Trail – N side Deer Springs Wy) – 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

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards, the following standards apply (note that Title 19.06 and 19.08 standards do not apply with the MC-TC special land use designation):

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	35,414 SF	N/A
Min. Lot Width (average)	N/A	247 Feet	N/A
Min. Setbacks			
• Front (Deer Springs Wy)	0 Feet	6 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	16 Feet	Y
• Rear	20 Feet	50 Feet	Y
Min. Distance Between Buildings	10 Feet	81 Feet	Y
Max. Lot Coverage	N/A	~40%	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Town Center Building Height/Placement Overlay Requirements				
	Standard	*Required/ Allowed*	*Provided*	*Compliance*
Building 1	*TC Overlay Zone*	*Main Transition*		
	Max Height	3 stories	4 stories/53 feet	N*
	% of Building at Build-To Line	70% at 15 feet	1% at 15 feet (corner points only)	N*
	Stepback	8 feet at 3rd story	0 feet at 3rd story (no stepbacks)	N*
	Plaza	30% of frontage	0% of frontage	N*
Buildings 2 and 3	*TC Overlay Zone*	*Town Center Core*		
	Max Height	5 stories	4 stories/53 feet	Y
	% of Building at Build-To Line	80% at 0 feet	0% at 0 feet	N*
	Stepback	8 feet at 3rd story	0 feet at 3rd story (no stepbacks)	N*
		4 feet at 5th story	N/A	N/A
	Plaza	20% of frontage	0% of frontage	N*

*The applicant has requested waivers of the TCDS; see Waiver table below.

Pursuant to the Town Center Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 N/A N/A See streetscape table N/A	 N/A N/A N/A N/A	 0 Trees 18 Trees 35 Trees 38 Trees	 N/A N/A By condition Y
TOTAL PERIMETER TREES		**N/A**	**91 Trees**	**N/A**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 0.5 tree at the end of each row of spaces	48 Trees	61 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 N/A 0 Feet 15 Feet N/A		 42 Feet 6 Feet 15 Feet 8 Feet	 N/A Y Y N/A
Wall Height	6 to 8 Feet Adjacent to Residential		N/A	N/A

*The applicant has requested waivers of the TCDS; see Waiver table below.

Open Space – Town Center					
Total Site Acreage	***Required***		***Provided***		***Compliance***
	Percent	***Area***	***Percent***	***Area***	
354,143 SF	20%	70,829 SF	23%	83,191 SF	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Town Center Arterial	Town Center Development Standards Manual	82-100	Y
	Major Collector	Master Plan of Streets and Highways Map		Y
Grand Montecito Parkway	Town Center Loop	Town Center Development Standards Manual	125	Y
	Frontage Street	Master Plan of Streets and Highways Map		Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Loop (Grand Montecito Parkway)			
• Amenity Zone	4 feet	4 feet (existing)	Y
• Sidewalk	5 feet	5 feet (existing)	Y
• Amenity Zone Plantings and Amenities	Palms 35 feet on center, no closer than 10 feet from streetlights Hardscaped areas every 105 feet	Palms 35 feet on center in medians and amenity zone Hardscaped areas every 105 feet (existing)	Y
• Private Landscape Buffer	15-foot width along Grand Montecito with clusters of 12-25-foot Mexican Fan Palms in alternating groups of 2 and 3 trees every 105 feet	15-foot buffer Deciduous trees every 30 feet	By condition

Town Center Arterial (Deer Springs Way)			
• Amenity Zone	3 feet	3 feet (existing)	Y
• Sidewalk	5 feet	5 feet (existing)	Y
• Amenity Zone Plantings and Amenities	Large canopy street trees 30' on center, no closer than 10' from streetlights	Mexican Fan Palms and deciduous street trees (existing)	By condition
• Private Landscape Buffer	Not required (0' setback)	10 feet	N/A
• Other Amenities	Benches at bus shelters only Trash receptacles at bus shelters Bicycle racks at bus stops	One bench One bicycle rack	By condition

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	
Multi-Family Residential							
1 BR units	132 units	1.25 spaces per unit	165				
2 BR units	109 units	1.75 spaces per unit	190.75				
3 BR units	16 units	2.00 spaces per unit	32				
Guest parking	257 units	1 space per 6 units	42.83				

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
TOTAL SPACES REQUIRED			431		431		Y
Regular and Handicap Spaces Required			422	9	422	9	Y
Compact Spaces	Allowed	30%	129		81		Y

Development Entry Statement Signs:		
Standards	***Allowed***	***Provided***
Maximum Number	2 signs at each entry	One sign at Deer Springs Wy and Grand Montecito Pkwy One sign at entrance
Minimum Setback	5 Feet	8 Feet
Illumination	Direct/Internal No exposed neon	Not provided

Waivers		
Requirement	***Request***	***Staff Recommendation***
Building height of 3 stories in the Main Transition Zone	To allow 4 stories	Approval
70% of building frontage at Build-To Line of 15 feet in the Main Transition Zone	To allow 1% of the building at the 15-foot setback line (building corners)	Approval
30% of frontage in the Main Transition Zone shall include a plaza	To allow no plaza in the Main Transition Zone	Approval
8-foot building stepback at 3rd story in Main Transition Zone	To allow no stepbacks	Approval

Waivers		
Requirement	***Request***	***Staff Recommendation***
80% of building frontage at Build-To Line of zero feet in the Town Center Core Zone	To allow 0% of the building at the zero-foot setback line	Approval
20% of frontage in the Town Center Core Zone shall include a plaza	To allow no plaza in the Town Center Core Zone	Approval
8-foot building stepback at 3rd story in Town Center Core Zone	To allow no stepbacks	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0339
Meeting Date	06/17/2021
Total Fee	
Received By/Date	

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

Project Address (Location) Deer Springs Way and Riley Street

Project Name Deer Spring Grand Montecito Development **Proposed Use** Multi-Family

Assessor's Parcel #(s) 125-20-601-005; 125-20-602-006 and 011 **Ward #** 6 Fiore

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

Additional Information _____

Property Owner MS Northwest Land Company, LLC **Contact** n/a

Address 1215 S. Fort Apache Road #120 City Las Vegas State NV Zip 89117

E-mail n/a Phone _____

Applicant Greystar Development Werst, LLC **Contact** n/a

Address 3200 E. Camelback Road, Suite 255 City Phoenix State AZ Zip 85018

E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Bob Gronauer

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail rjg@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.

MS NORTHWEST LAND COMPANY LLC BY: EHB COMPANIES LLC

Property Owner Signature _____ By: _____

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

FRANK PANKRATZ
ITS MANAGER

Print Name Frank Pankratz

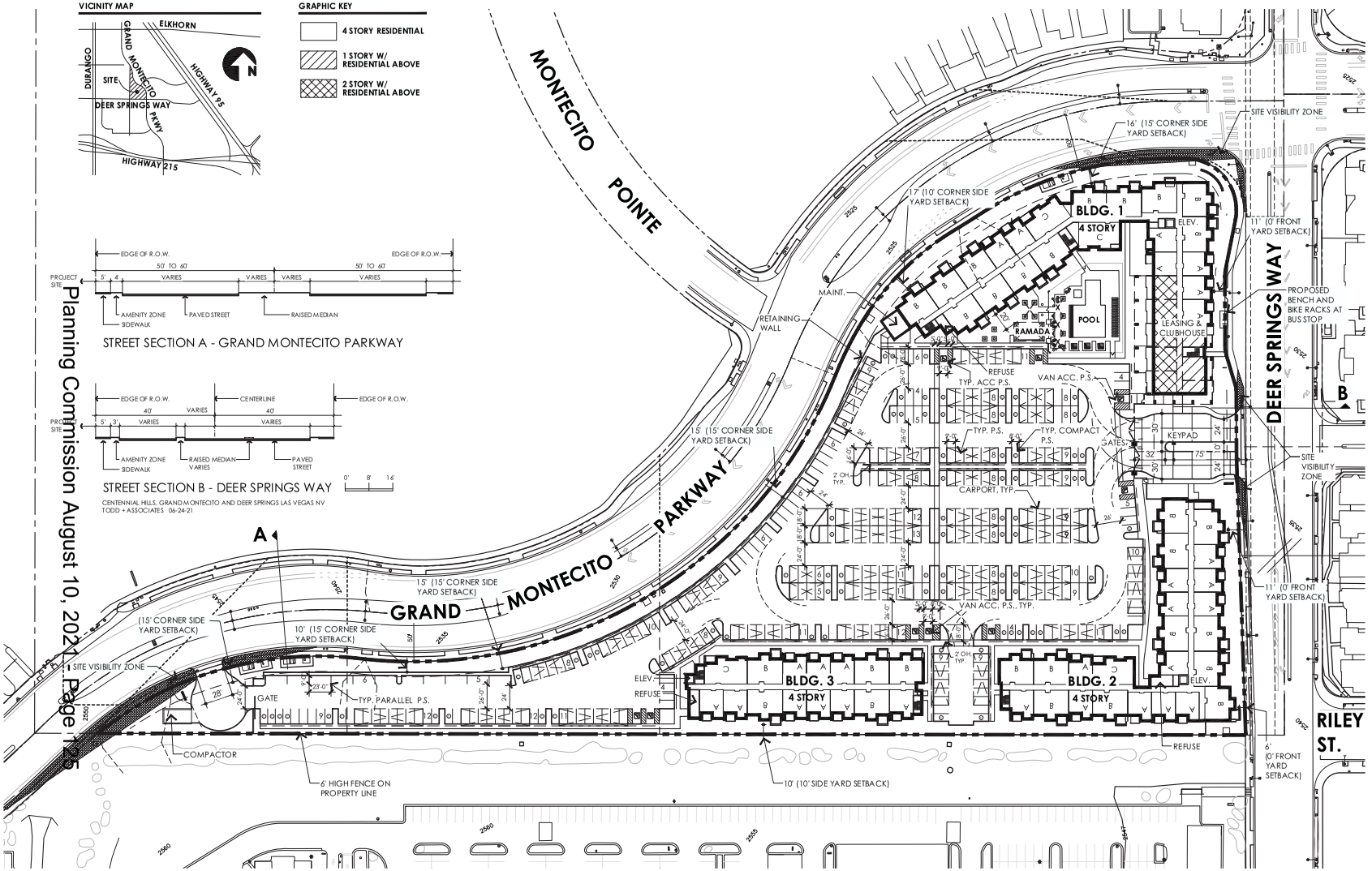
Subscribed and sworn before me

This 16 day of June, 20 21

Leeann Stewart-Schencke

Notary Public in and for said County and State

LEEANN STEWART-SCHENCKE
Notary Public, State of Nevada
Appointment No. 07-4284-1
My Appt. Expires Jul 26, 2023



Planning Commission August 10, 2021 Page 125

SITE DATA

PARCEL NUMBERS:
PT. PARCEL 1 — APN 125-20-602-006, LOT 2, PM 45-16
PT. PARCEL 1 — APN 125-20-602-011, LOT 3, PM 45-16
PARCEL 2 — APN 125-20-601-005, LOT 2
PARCELS ARE TO BE COMBINED INTO ONE PARCEL

SITE AREA:

GROSS SITE AREA	+/- 7.42 AC
NET SITE AREA	+/- 7.42 AC

ZONING:

EXISTING ZONING	MONTECITO TC (TOWN CENTER)
PROPOSED ZONING	MONTECITO TC (TOWN CENTER)

DENSITY ALLOWED:

GROSS DENSITY ALLOWED	+/- 25.00 DU/AC
GROSS DENSITY PROVIDED	+/- 34.63 DU/AC**

BUILDING HEIGHT:

BUILDING HT. - MAX. ALLOWED	3 STORIES
BUILDING HT. - PROPOSED	4 STORIES*

OPEN SPACE:

GROSS OPEN SPACE REQUIRED	(+/-64,636 SF)	20.0%
GROSS OPEN SPACE PROPOSED	(+/-83,191 SF)	25.7%

SETBACKS:

FRONT YARD SETBACK MINIMUM	0'
SIDE YARD SETBACK MINIMUM	10'
REAR YARD SETBACK MINIMUM	20'
CORNER SIDE YARD SETBACK MINIMUM	15'
PARKING SETBACK REQUIRED - STREET SIDE	15'
PROP. STREET SIDE PARKING AND WALL AT NORTH END	10*

* REQUIRES SITE DEVELOPMENT PLAN REVIEW APPROVAL. SITE REQUIREMENTS REQUIRE FURTHER FEEDBACK FROM THE CITY.

**REQUIRES SPECIAL USE PERMIT TO ALLOW A PROJECT CONTAINING A SINGLE RESIDENTIAL USE EXCEEDING 25 UNITS PER ACRE IN THE MC-TC DISTRICT.

UNIT MIX:
APARTMENT TYPE & MIX

UNIT TYPE	RATIO	#DU
A1 1BR/1BA	14.0%	36
A2 1BR/1BA	18.7%	48
A3 1BR/1BA	18.7%	48
B1 2BR/2BA	20.6%	53
B2 2BR/2BA	21.8%	56
C1 3BR/2BA	6.2%	16
TOTAL	100.0%	257

UNIT AREAS:
APARTMENTS - NET UNIT AREAS

	UNIT TYPE	#DU	NET RENTABLE AREA - UNIT	NET RENTABLE
A1	1BR/1BA	36	600 S.F.	21,600 S.F.
A2	1BR/1BA	48	660 S.F.	31,680 S.F.
A3	1BR/1BA	48	810 S.F.	38,800 S.F.
B1	2BR/2BA	53	945 S.F.	50,085 S.F.
B2	2BR/2BA	56	1,170 S.F.	65,520 S.F.
C1	3BR/2BA	16	1,320 S.F.	21,120 S.F.
	TOTAL	257		228,805 S.F.

AVERAGE NET RENTABLE AREA 890 S.F. / D.U.

(NET RENTABLE AREA IS MEASURED BY CALCULATING THE UNIT AREA WITHIN THE BOUNDARY OF THE CENTERLINE OF DEMISING WALL(S), THE EXTERIOR FACE OF STUD OF CONDITIONED SPACES & THE FACE OF STUD ON THE CORRIDOR SIDE OF THE UNIT. NET RENTABLE DOES NOT INCLUDE EXTERIOR STORAGE SPACES & BALCONIES/ PATIOS)

PARKING:
PARKING REQUIRED: 9' x 18' TYP. P.S.
UP TO 30% OF REQ'D. MAY BE: 8' x 18' P.S. (COMPACT)

	UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
A	1BR/1BA	132	1.25 P.S./DU	165.00
B	2BR/2BA	109	1.75 P.S./DU	190.75
C	3BR/2BA	16	2.0 P.S./DU	32.00
	GUEST	257	0.167 P.S./DU	42.83
	TOTAL	257		431
				(1.68 P.S./ DU)

TOTAL PARKING PROVIDED — P.S.

TYPICAL 9' x 18':	341
(5' AISLE EA. SIDE) ACC. 9' x 18':	7
(5' + 8' AISLE) VAN ACC. 9' x 18':	2
(18.8%) COMPACT 8' x 18':	81
TOTAL: (1.68 P.S./DU)	431

CARPORT SPACES 258
UNCOVERED SURFACE 173
TOTAL 431

0' 25' 50' 100'
SCALE: 1" = 50'-0"

07-08-21

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2033-00

GREYSTAR

Apartments - Centennial Hills

Las Vegas, Nevada

SITE DEVELOPMENT PLAN REVIEW SUBMITTAL

July 08, 2021

CONCEPTUAL SITE PLAN
CONSULTANT UPDATE

Preliminary Not For Construction

SHEET 1 OF 10

A1.0



3 **Metal View Fence**
SCALE: 1/2"=1'-0"

Plant Materials Legend

Tree

- Acacia aneura — Mulga Acacia
- Acacia stenophylla — Shoestring Acacia
- Caeselpinia cacalaco Smoothie Cascalote
- Chitalpa tashkinensis — Chitalpa
- Cordia boissieri — Wild Olive
- Fraxinus greggii — Little Leaf Ash
- Lysiloma candida — Palo Blanco
- Olea europea "Wilsonii" Olive
- Phoenix dactylifera — Date Palm
- Pistacia chinensis — Chinese Pistache
- Pistacia lentiscus — Mastic Tree
- Prosopis glandulosa Maverick — Thornless Texas Honey Mesquite
- Prosopis thornless hybrid 'AZT' — 'AZT' Thornless Hybrid Mesquite
- Pyrus calleryana 'Bradford' — Bradford Pear
- Quercus virginiana — 'Cathedral' Oak
- Sophora secundiflora — Texas Mountain Laurel
- Ulmus parvifolia — 'Allee' Elm
- Washingtonia robusta — Mexican Fan Palm (Existing)

Extra Large Shrubs — Size

- Buddleja marrubiifolia — Wooley Butterfly Bush — 5 gal.
- Caeselpinia mexicana — Mexican Bird of Paradise — 5 gal.
- Caeselpinia pulcherrima — Red Bird of Paradise — 5 gal.
- Cordia parvifolia — Little Leaf Cordia — 5 gal.
- Ligustrum lucidum — Chinese Privet — 5 gal.
- Tecoma alata 'Orange Jubilee' — Orange Jubilee — 15 gal.
- Xylosma congestum 'Compacta' — Dwarf Xylosma — 5 Gal.

Large Shrubs — Size

- Cassia nemophila — Desert Cassia — 5 gal.
- Eleangnus ebbingei — Silverberry — 5 gal.
- Leucophyllum laevigatum — Chihuahuan Sage — 5 gal.
- Leucophyllum frutescens 'Green Cloud' — Green Cloud Sage — 5 gal.
- Leucophyllum langmaniae 'Rio Bravo' — Rio Bravo Sage — 5 gal.
- Ligustrum japonicum — 'Texanum' — 5 gal.
- Salvia clevlandii — Chaparral Sage — 5 gal.

Medium Shrubs — Size

- Eremophila glabra spp. carnosa — Winter Blaze — 5 gal.
- Eremophila hygrophana Blue Bells — Blue Bells — 5 gal.
- Justicia sp. — Red Justicia — 5 gal.
- Justicia spicigera — Mexican Honeysuckle — 5 gal.
- Leucophyllum frutescens 'compacta' — Compact Texas Sage — 5 gal.
- Nandina domestica — Heavenly Bamboo — 5 gal.
- Perovskia atriplicifolia — Russian Sage — 5 gal.
- Rhaphiolepsis indica 'Pink Lady' — Indian Hawthorn — 5 gal.
- Rhaphiolepsis x 'Montic' — Majestic Beauty — 5 gal.
- Rosmarinus officinalis — Rosemary 'Collingwood Ingram ' — 5 gal.
- Rosmarinus officinalis — 'Tuscan Blue' Rosemary — 5 gal.
- Simmondsia Chinensis 'Vista' — Compact Jojoba — 5 gal.

Small Shrubs — Size

- Buxus microphylla japonica — Green Beauty Boxwood — 5 gal.
- Callistemon viminalis 'Little John' — Little John Bottle Brush — 5 gal.
- Guara lindheimeri ' siskiyou pink' — Pink Guara — 1 gal.
- Lavandula stoechas — Goodwin Creek Lavendar — 5 gal.
- Myrtus communis 'compacta' — Dwarf Myrtle — 5 gal.
- Olea europaea "Little Ollie" — Little Ollie Dwarf Olive — 5 gal.
- Lavandula stoechas — Goodwin Creek Lavendar — 5 gal.
- Russellia equistiformis — Coral Fountain — 5 gal.
- Salvia greggii — Red Salvia — 5 gal.
- Teucrium fruticans — Bush Germander — 5 gal.

Groundcovers — Size

- Dalea capitata 'Sierra Gold' — Sierra Gold Dalea — 1 gal.
- Eremophila prostrata 'Outback Sunrise' — Outback Sunrise Eremophila — 1 gal
- Lantana montevidensis — Purple Trailing Lantana — 1 gal.
- Ilex vomitoria 'Nana' — Dwarf Yaupon Holly — 1 gal.
- Pyracantha koidzumii 'Red Elf' — Dwarf Pyracantha — 5 gal.
- Rosmarinus officinalis 'Prostratus' — Trailing Rosemary — 1 gal.
- Teucrium chamaedrys 'prostratum' — Prostrate Germander — 1 gal.

Cacti/ Accents — Size

- Agave angustifolia 'variegata' — Variegated Agave — 15 gal.
- Agave americana 'Marginata' — Century Plant — 5 gal.
- Agave geminiflora — Twin Flowered Agave — 5 gal.
- Agave parryi 'truncata' — Parry's Agave — 5 gal.
- Aloe hyb. 'Blue Elf' — Blue Elf Aloe — 5 gal.
- Aloe striata — Coral Aloe — 5 Gal.
- Bouteloua gracilis — Blond Ambition — 3 gal
- Bulbine frutescens — Shrubby Bulbine — 1 gal
- Dasylirion acrotrichum — Green Desert Spoon — 5 gal.
- Dasylirion wheeleri — Desert Spoon — 5 gal.
- Euphorbia rigida — Gopher Plant — 5 gal.
- Hesperaloe funifera — Giant Hesperaloe — 5 gal
- Hesperaloe parviflora — 'Brakelights' Red Yucca — 3 gal.
- Hesperaloe sp. Pink Parade — Pink Parade Hesperaloe — 3 gal.
- Muhlenbergia capillaris — 'Regal Mist' — 5 gal.
- Muhlenbergia emersleyi El Toro — Bull Grass — 5 gal.
- Muhlenbergia lindheimeri — 'Autumn Glow' — 5 gal.
- Muhlenbergia rigens — Deer Grass — 5 gal.
- Muhlenbergia rigida 'Nashville' — Purple Muhly — 5 gal.
- Nassella tenuissima — Mexican Feather Grass — 5 gal.
- Opuntia basilaris — Prickly Pear — 5 gal.
- Opuntia Hybrid. Kelly's Choice — Kelly's Choice Prickly Pear — 5 gal.
- Opuntia violacea 'Santa-Rita' — Purple Prickly Pear — 5 gal.
- Pedilanthus macrocarpus — Slipper Plant — 5 gal.
- Yucca baccata — Banana Yucca — 5 Gal.
- Yucca pallida — Pale Leaf Yucca — 5 gal
- Yucca rostrata — Beaked Yucca — 20 gal.
- Yucca rupicola — Twisted Leaf Yucca — 5 gal.

SITE LANDSCAPE DATA:

DESCRIPTION:	QUANTITY:
LANDSCAPE AREA	748,078 S.F.
TREES AT EAST & SOUTH STREETSCAPE	47
TREES AT WEST STREETSCAPE	40
TREES AT PARKING	55
SHRUBS AT PARKING (5 GALLON)	275
SHRUBS AT PARKING (1 GALLON)	275
TREES AT INTERIOR	27
SHRUBS AT INTERIOR	135

NOTE:
1. A MINIMUM OF 1 TREE AND 5 SHRUBS PER 30 LINEAR FEET OF STREETSCAPE SHALL BE PROVIDED ALONG THE WESTERN STREET BOUNDRY.
2. PALMS 35' ON CENTER, NO CLOSER THAN 10' FROM STREETLIGHTS. SCROLL DESIGN HARDSCAPED AREAS EVERY 105', 10' LANDSCAPE BUFFER ALONG GRAND MONTECITO PKWY
3. 15' WIDE LANDSCAPE BUFFER ALONG GRAND MONTECITO PKWY WITH CLUSTERS OF MEXICAN FAN PALMS IN ALTERNATING GROUPS OF 2 AND 3 TREES
4. A MINIMUM OF 1 24" BOX TREE, (5) 5 GALLON SHRUBS, AND (5) 1 GALLON SHRUBS WILL BE PROVIDED PER A SINGLE TYPICAL 9'X18' LANDSCAPE PARKING ISLAND.
5. A MINIMUM OF 1 TREE AND (6) 5 GALLON SHRUBS PER 1,000 SF OF INTERIOR OPEN SPACE.
6. LARGE CANOPY STREET TREES 30' ON CENTER, NO CLOSER THAN 10' FROM STREET LIGHTS PLANTED ALONG DESERT SPRINGS WAY.

21-0339
07/14/2021

GREYSTAR

Elan Centennial Hills
Conceptual Landscape Plan

Plan Scale 1:50 Date: 07-08-2021

ABLASTUDIO.COM

ABLA



SOUTHWEST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIALS

- A — STUCCO COLOR 1 — SHERWIN WILLIAMS - SW 7005 - PURE WHITE
- B — STUCCO COLOR 2 — SHERWIN WILLIAMS - SW 7024 - FUNCTIONAL GRAY
- C — STUCCO COLOR 3 — SHERWIN WILLIAMS - SW 6381 - ANJOU PEAR
- D — STUCCO COLOR 4 — SHERWIN WILLIAMS - SW 7047 - PORPOISE
- E — STANDING SEAM METAL WALL SIDING — BERRIDGE - CHARCOAL GRAY
- F — 8X8X16 CMU — 8X8X16 TRENDSTONE (OR EQUAL) — PEBBLE BEACH
- G — METAL RAILINGS — SHERWIN WILLIAMS - SW 7069 - IRON ORE
- H — WINDOW FRAMES — MILGARD - VINYL WINDOW

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

21-0339
07/14/2021

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2033-00

GREYSTAR

Apartments - Centennial Hills
Las Vegas, Nevada
SITE DEVELOPMENT PLAN REVIEW SUBMITTAL
July 08, 2021

07-08-21
CARY P. TODD REGISTERED No. 1840 ARCHITECT STATE OF NEVADA

CONCEPTUAL BUILDING 1 ELEVATIONS

Preliminary Not For Construction

SHEET 5 OF 10

A3.1



NORTHEAST ELEVATION



NORTHWEST ELEVATION



NORTH COURTYARD ELEVATION

EXTERIOR MATERIALS

- A — STUCCO COLOR 1 SHERWIN WILLIAMS - SW 7005 - PURE WHITE
- B — STUCCO COLOR 2 SHERWIN WILLIAMS - SW 7024 - FUNCTUNAL GRAY
- C — STUCCO COLOR 3 SHERWIN WILLIAMS - SW 6381 - ANJOU PEAR
- D — STUCCO COLOR 4 SHERWIN WILLIAMS - SW 7047 - PORPOISE
- E — STANDING SEAM METAL WALL SIDING BERRIDGE - CHARCOAL GRAY
- F — 8X8X16 CMU 8X8X16 TRENDSTONE (OR EQUAL) PEBBLE BEACH
- G — METAL RAILINGS SHERWIN WILLIAMS - SW 7069 - IRON ORE
- H — WINDOW FRAMES MILGARD - VINYL WINDOW

21-0339
07/14/2021

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

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2033-00

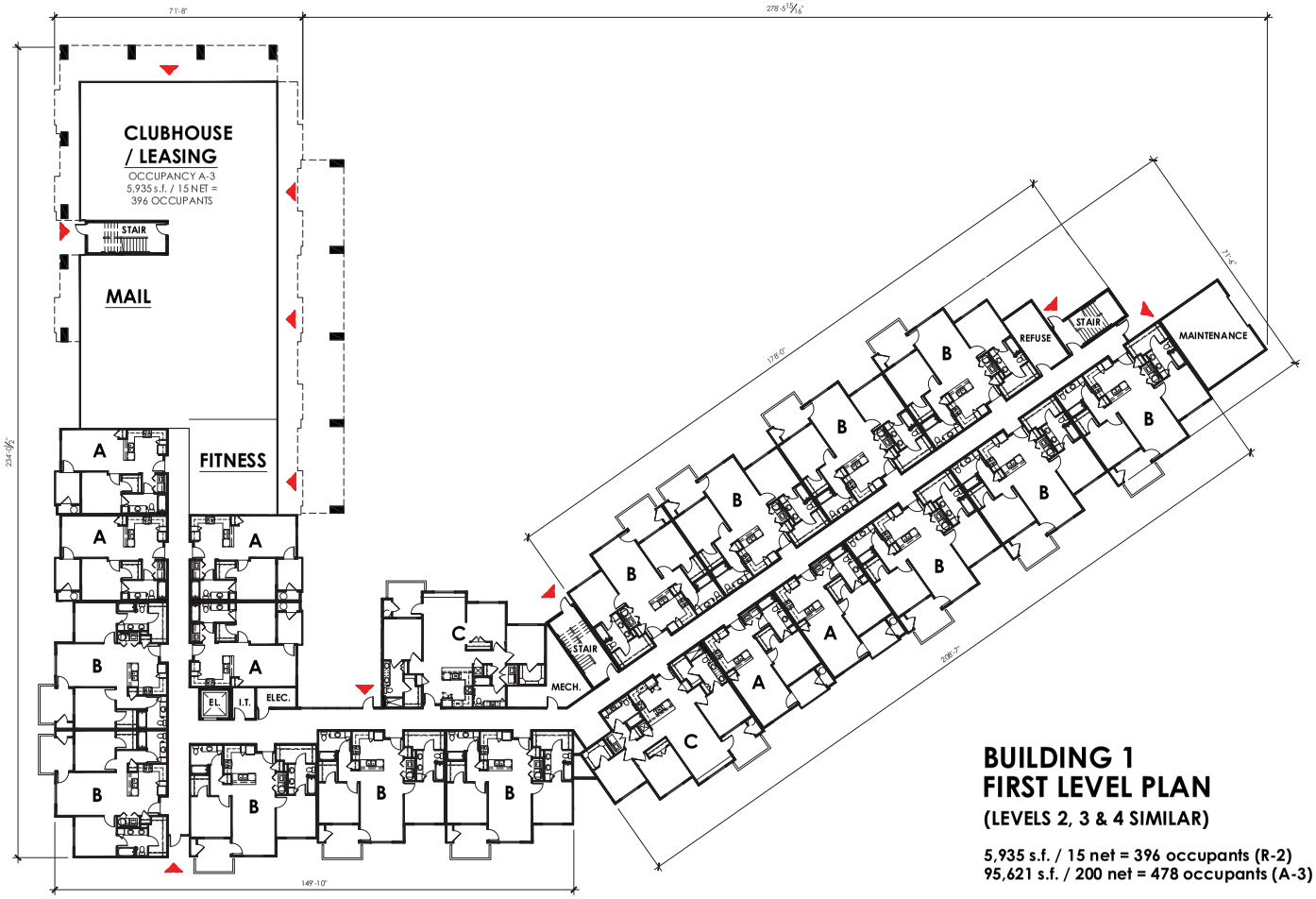
GREYSTAR

Apartments - Centennial Hills
Las Vegas, Nevada
SITE DEVELOPMENT PLAN REVIEW SUBMITTAL
July 08, 2021

07-08-2021
GARY J. TODD REGISTERED No. 1840 ARCHITECT STATE OF NEVADA

CONCEPTUAL BUILDING 1 ELEVATIONS
Preliminary Not For Construction

SHEET 6 OF 10
A3.2



BUILDING 1
FIRST LEVEL PLAN
(LEVELS 2, 3 & 4 SIMILAR)

5,935 s.f. / 15 net = 396 occupants (R-2)
95,621 s.f. / 200 net = 478 occupants (A-3)

FIRE REQUIREMENTS:
ALL BUILDINGS WILL REQUIRE FIRE SPRINKLER AND ALARM SYSTEMS
ALL 4 STORY BUILDINGS WILL REQUIRE STANDPIPE SYSTEM

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

TODD + ASSOCIATES
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21-2033-00

GREYSTAR

Apartments - Centennial Hills
Las Vegas, Nevada
SITE DEVELOPMENT PLAN REVIEW SUBMITTAL
July 08, 2021

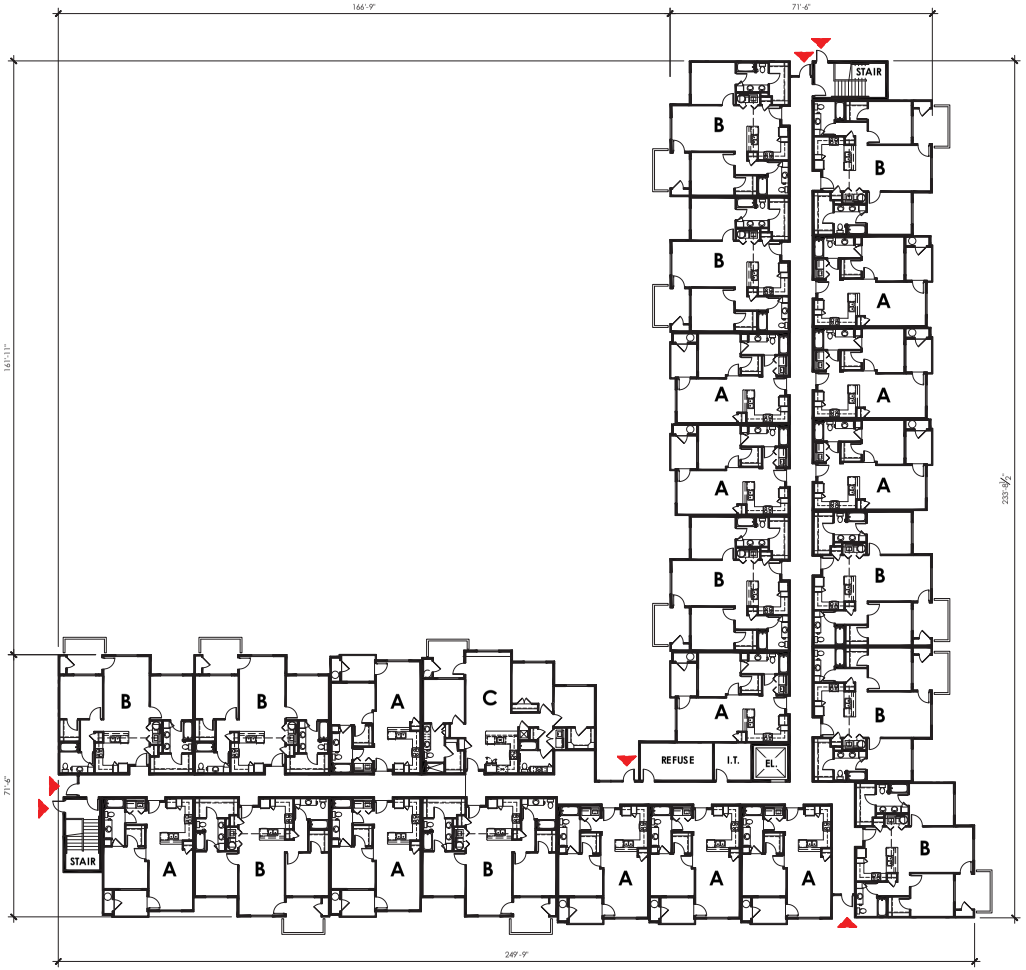
07-08-2021
CARY J. TODD REGISTERED No. 1840 ARCHITECT STATE OF NEVADA

CONCEPTUAL BUILDING PLAN 1

Preliminary Not For Construction

SHEET 2 OF 10

A2.1



BUILDING 2
FIRST LEVEL PLAN
(LEVELS 2, 3 & 4 SIMILAR)

87,300 s.f. / 200 net = 437 occupants (R-2)

FIRE REQUIREMENTS:
ALL BUILDINGS WILL REQUIRE FIRE SPRINKLER AND ALARM SYSTEMS
ALL 4 STORY BUILDINGS WILL REQUIRE STANDPIPE SYSTEM

21-0339
06/17/2021

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

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2033-00

GREYSTAR

Apartments - Centennial Hills
Las Vegas, Nevada
SITE DEVELOPMENT PLAN SUBMITTAL
June 17, 2021

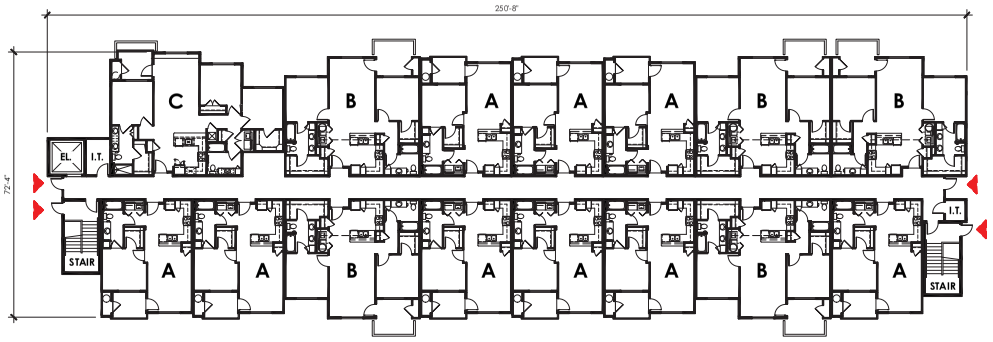
CARY J. TODD REGISTERED No. 1840 ARCHITECT STATE OF NEVADA 6-17-21

CONCEPTUAL BUILDING PLAN 2

Preliminary Not For Construction

SHEET 3 OF 10

A2.2



BUILDING 3
FIRST LEVEL PLAN
(LEVELS 2, 3 & 4 SIMILAR)

52,640 s.f. / 200 net = 264 occupants (R-2)

FIRE REQUIREMENTS:
ALL BUILDINGS WILL REQUIRE FIRE SPRINKLER AND ALARM SYSTEMS
ALL 4 STORY BUILDINGS WILL REQUIRE STANDPIPE SYSTEM

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2033-00

GREYSTAR

Apartments - Centennial Hills
Las Vegas, Nevada
SITE DEVELOPMENT PLAN REVIEW SUBMITTAL
June 17, 2021

CARY A. TODD REGISTERED No. 1840 ARCHITECT STATE OF NEVADA 6-16-21

21-0339
06/17/2021

0' 16' 32'
SCALE: 1/16" = 1'-0"

CONCEPTUAL BUILDING PLAN 3

Preliminary Not For Construction

SHEET 4 OF 10

A2.3



21-0339-SUP1 AND 21-0339-SDR1 - APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL
NORTHWEST CORNER OF DEER SPRINGS WAY AND GRAND MONTECITO PARKWAY

07/06/2021



21-0339-SUP1 AND 21-0339-SDR1 - APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL
NORTHWEST CORNER OF DEER SPRINGS WAY AND GRAND MONTECITO PARKWAY

07/06/2021



21-0339-SUP1 AND 21-0339-SDR1 - APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL
NORTHWEST CORNER OF DEER SPRINGS WAY AND GRAND MONTECITO PARKWAY

07/06/2021



21-0339-SUP1 AND 21-0339-SDR1 - APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL
NORTHWEST CORNER OF DEER SPRINGS WAY AND GRAND MONTECITO PARKWAY

07/06/2021



21-0339-SUP1 AND 21-0339-SDR1 - APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL
NORTHWEST CORNER OF DEER SPRINGS WAY AND GRAND MONTECITO PARKWAY

07/06/2021

KAEMPFER CROWELL
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Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

10 of 39
7/29/2021

June 17, 2021

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main Street
Las Vegas, NV 89101

Re: ***Justification Letter–Greystar***
Special Use Permit to Allow a Multi-Family Development, Site Development Plan Review for a Multi-Family Development; and Waivers (1) to Allow Fourth Floor Level, (2) Building Step Back Requirements, (3) Reduce Build-to-Line Requirements, (4) Parking Lot Design, (5) Reduce Landscape Buffer, and (6) Pedestrian Plaza
APNs: 125-20-601-005 and 125-20-602-006 & 011 (NWC of Deer Spring Way & Grand Montecito Parkway)

To Whom It May Concern:

Our Firm represents Greystar (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 8.13 acres located on the northwest corner of Deer Springs Way and Grand Montecito Parkway. The property is more particularly described as APNs: 125-20-601-005 and 125-20-602-006 & 011 (collectively the "Site"). The Site is located within the Town Center Master Plan. By way of background, this Site was part of a larger assemblage of properties approved (GPA-74633, SDR-74638, VAR-75154, SUP-74637, and TMP-74639) for multi-family and single-family residential developments between Deer Springs Way on the south and the park to the north and from the Site on the west to the US 95 on the east. The Applicant is now requesting for this Site only a special use permit and site development plan review to develop a multi-family development.

SPECIAL USE PERMIT TO ALLOW A MULTI-FAMILY DEVELOPMENT IN A MC (TC) PLANNED DISTRICT & TO EXCEED 25 UNITS/ACRE

The Site is planned MC (TC). With a special use permit approval, a multi-family development is an allowed use in a MC (TC) planned area. A special use permit allowing for a multi-family development is appropriate for the following reasons:

- Calida is currently developing multi-family apartments on property located at the northwest corner of Montecito Pointe Drive and Osa Blanca (APN: 125-21-215-001).

- The Site is just south of a City of Las Vegas park with baseball and softball fields, tennis courts, and open space and shade structures.

21-0339
06/17/2021

- The development is adjacent to the Centennial Hills Hospital and provides for a good transition and buffer to the developing single-family residential homes to the east.

- The Site is located near the US-95.

Additionally, the Applicant is requesting a special use permit to allow the density of over 25 units per acre. The additional density is appropriate as the Site provides for the transition between the Centennial Hospital to the west and the single family residential to the east.

SITE DEVELOPMENT PLAN REVIEW FOR A MULTI-FAMILY DEVELOPMENT

With respect to the site development plan review, the Applicant is proposing a 257 multi-family unit development on the Site with an approximate density of 31.6 units per acre. The bedroom mix is as follows: 132 one bedroom units, 109 two bedroom units, and 16 three bedroom units. The proposed apartment buildings are predominately 4 stories. The building height is approximately 55' in height although less than 48' in height at the lower parapet. The proposed apartment buildings elevations show enhanced architectural elements including articulated façade with pop outs and varying setbacks to avoid the monolithic look.

The Site's main entry is located on Deer Springs Way with a secondary entry at Grand Montecito Parkway. The Site will provide outdoor amenities such as a pool/spa/cabana area and courtyards and indoor amenities with a recreation/clubhouse building consisting of meeting rooms and social gatherings areas, a gym, business center and theatre. The clubhouse building is one story. The site plan and design of the buildings adheres to landscaping and open space requirements set forth in the Town Center Development Standards and Title 19.

WAIVERS TO ALLOW A FOURTH FLOOR LEVEL FOR BUILDING 1, BUILDING STEP BACK REQUIREMENTS, & BUILD-TO-LINE

The Site is within an overlay transition zone that has two (2) sets of height, setback, and build-to-line standards. Building 1 is located in the transition zone, and, as such, the building height for Building 1 is limited to three (3) stories. However, Buildings 2 and 3 are located outside the transition zone and are permitted up to five (5) stories. The Applicant is proposing to develop all four (4) story buildings As a result, the Applicant is requesting a waiver to allow Building 1 to also be four (4) stories where a maximum of three (3) stories is allowed. The additional floor level is appropriate and compatible for the following reasons:

- The Site is adjacent to the Centennial Hills Hospital. The hospital is 8 stories.

- The multi-family buildings meet all setback requirements.

- Due to the Site's unique shape, no buildings can be built along the northern portion of the Site. If the Site was not as narrow, the Applicant could otherwise build an additional building with all buildings at three (3) stories.

The Applicant is also requesting to waive the building step back requirements. Due to Site's unique shape and lack of depth, providing the building step back is not possible.

21-0330
06/17/2021

With respect to the build-to-line, due to the undulation of the righto-of-way for both streets, none of the buildings are proposed to be at the build-to-lines, except at some corner points. The build-to line at Deer Springs is at the 0' setback line. The build-to line at Grand Montecito is at the 15' setback line. Although not at the 0' setback line, the buildings along Deer Springs, comprise roughly 79% of the frontage. Along Grand Montecito, the building touches the build-to line at some corner points; and comprises roughly 28% of the frontage. Finally, it should be noted that the Site is higher than the adjacent streets. This, together with the undulating right-of-ways and the existence of streetlights and utility structures, necessitates a fair amount of separation from the streets.

WAIVER FOR ALTERNATIVE PARKING LOT DESIGN

Again, due to the unique shape of the Site, the Applicant is requesting an alternative parking lot design. However, most importantly, the Site is meeting the number of required parking spaces. Rather, the waiver request is related to the following:

- The parking lot layout is providing a walkway but not minimum 15' width.
- The Applicant is requesting to allow parking lot landscape islands every 12 spaces where 6 spaces are required.

WAIVER TO REDUCE LANDSCAPE BUFFER

Due to the narrowness of the northern portion of the Site, the Site parking encroaches into the 15' wide side yard set back. However, it only encroaches in this area. The remaining perimeter of the Site's set back is in compliance.

WAIVE PEDESTRIAN PLAZA

Because of the unique shape of the Site, the Site is not providing a pedestrian plaza. While the Site is not providing the plaza area, the Site is providing on-site outdoor amenities such as walkways and pool and cabana areas along with open space areas.

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

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 07/05/2021 **Application Number** 21-0339-SDR1 **Entity** LV

Company Name Kaempfer Crowell

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 792-7000 **Mobile** **Fax** **Email**

Project Name Deer Spring Grand Montecito Development

Project Description 257 Multi-family units

APN's 125-20-601-005; 125-20-602-006 and 011

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	257	x 0.166=	43	x 0.093 =	24	x 0.131 =	34
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			43		24		34

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Allen ES	8680 W. Hammer Ln	K-5	595	371	3/1/2021
Escobedo MS	9501 Echelon Point Dr.	6-8	1591	987	3/1/2021
Centennial HS	10200 Centennial Pkwy	9-12	2556	2660	3/1/2021

*** CCSD Comments** Centennial HS was over capacity for the 2020-2021 school year. Centennial HS was at 104.07% of program capacity.

☐ Approved ☐ Disapproved

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE
BOB GRONAUER
rgronauer@kcnvlaw.com
702.792.7052

RECEIVED
CITY CLERK

2021 AUG 10 A 10:00

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

August 10, 2021

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 to hold for 30 days.
Las Vegas City Planning Commission Hearing, Item 10
Greystar Development West, LLC
21-0339 SDR1 and SUP1
Deer Spring Way & Grand Montecito Parkway

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **August 10, 2021** until the City of Las Vegas Planning Commission hearing of **September 14, 2021** so that we can revise plans and allow time for staff to properly review.

Thank you again for your kind consideration and please contact our office if you have any questions.

Sincerely,
KAEMPFER CROWELL

Bob Gronauer

Bob Gronauer

RJG/adb
cc: Peter Lowenstein (*via email*)
Chance Bonaventura (*via email*)

Submitted after final agenda

RECEIVED
08/10/2021
ITEM 10a-b

2888091_1.docx 19824.2

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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AUG 0 9 2021
Dept of Planning
City of Las Vegas

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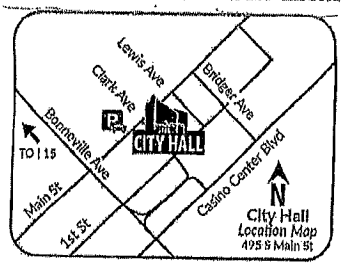


Scan or go to:
www.lasvegasnevada.gov/meetings

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.
21-0339 and 21-0339-SUP1 and 21-0339-SDR1
Planning Commission Meeting of **08/10/2021**

21-0339
13822212006
ALLEN STEPHEN J
PO BOX 370761
LAS VEGAS NV 89137

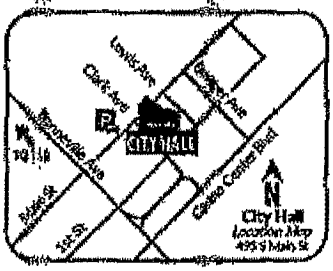
no Lower Standards!

10a-b P

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0339 and 21-0339-SUP1 and 21-0339-SDR1

Planning Commission Meeting of **08/10/2021**

RECEIVED

AUG 10 2021

Dept of Planning
City of Las Vegas

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Permit No. 1630

21-0339
1382161337
SUTTON DAVID
3570 BERRY HILL DR
ROANOKE VA 24018-4404

2 DRDFNP1 24018

10a-b P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
10a

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

SUBJECT:
21-0339-SUP1 - SPECIAL USE PERMIT - FOR A HIGH DENSITY (25+ DU/AC) SINGLE USE WITHIN TOWN CENTER

May go to City Council on: 09/01/2021 OR May be 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. 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: August 10, 2021

Agenda Item No.:
10b

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

SUBJECT:
21-0339-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 257-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS

May go to City Council on: 09/01/2021 OR May be 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. 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: August 10, 2021

Agenda Item No.:
11

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

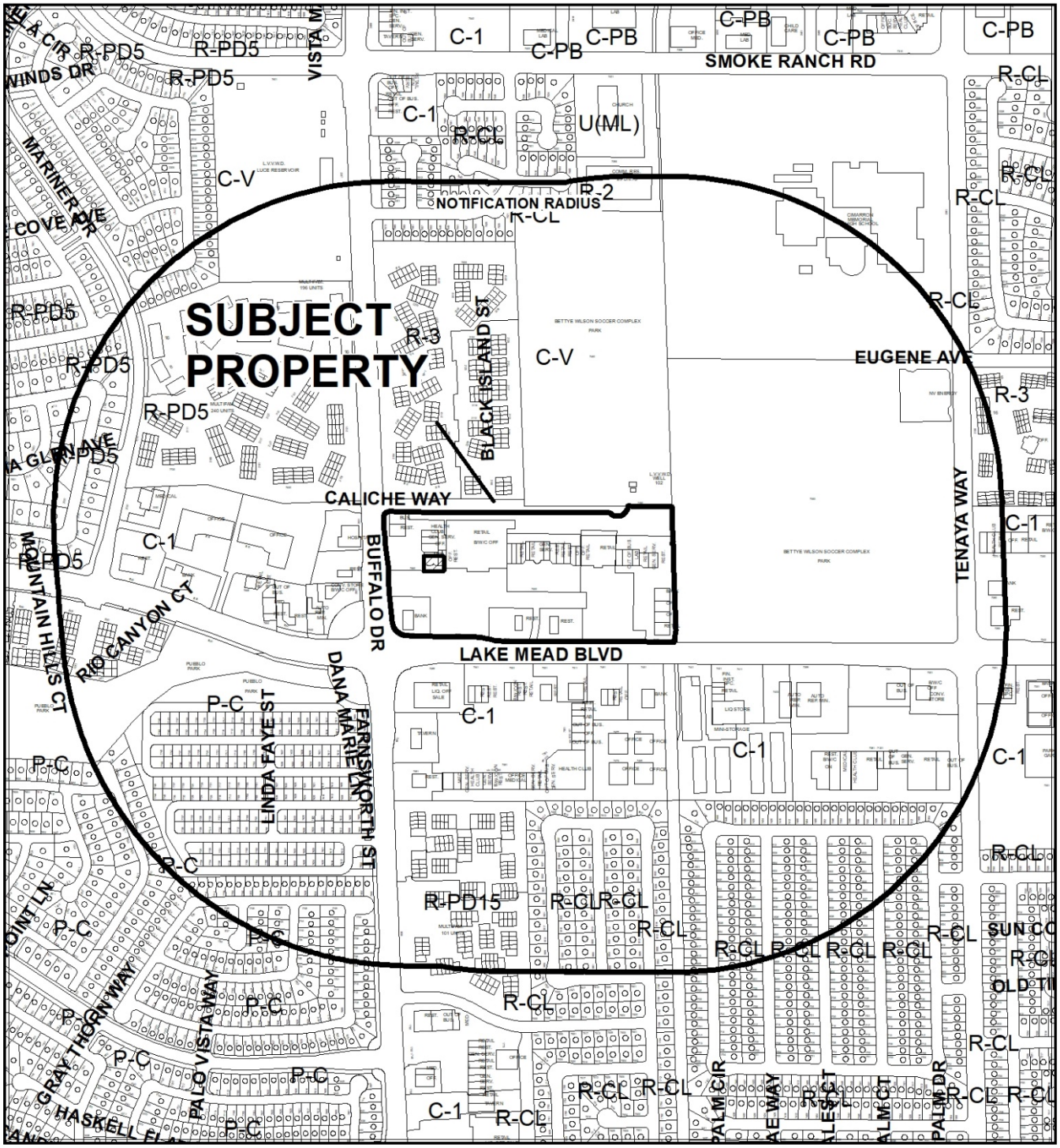
SUBJECT:
21-0342-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARDEN GRILL, LLC - OWNER: GATEWAY PLAZA 31, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,300 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA at 7550 West Lake Mead Boulevard, Suite #8 (APN 138-22-211-002), C-1 (Limited Commercial) 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.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

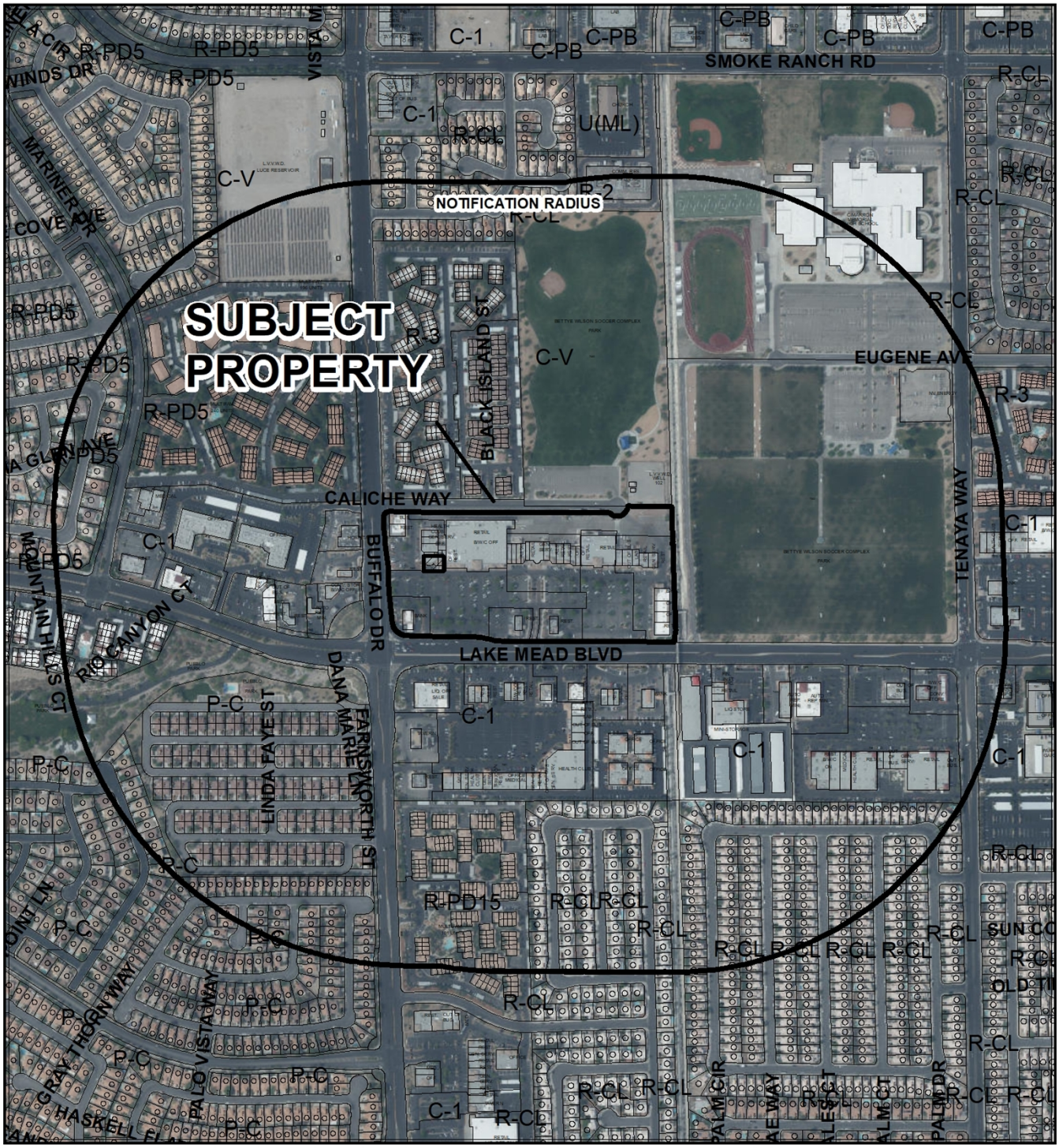
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda – Executed Confirmation Documentation, Protest Postcard and Documentation Not Vetted – Support Comment Form



CASE: 21-0342-SUP1

RADIUS: 1000 FEET

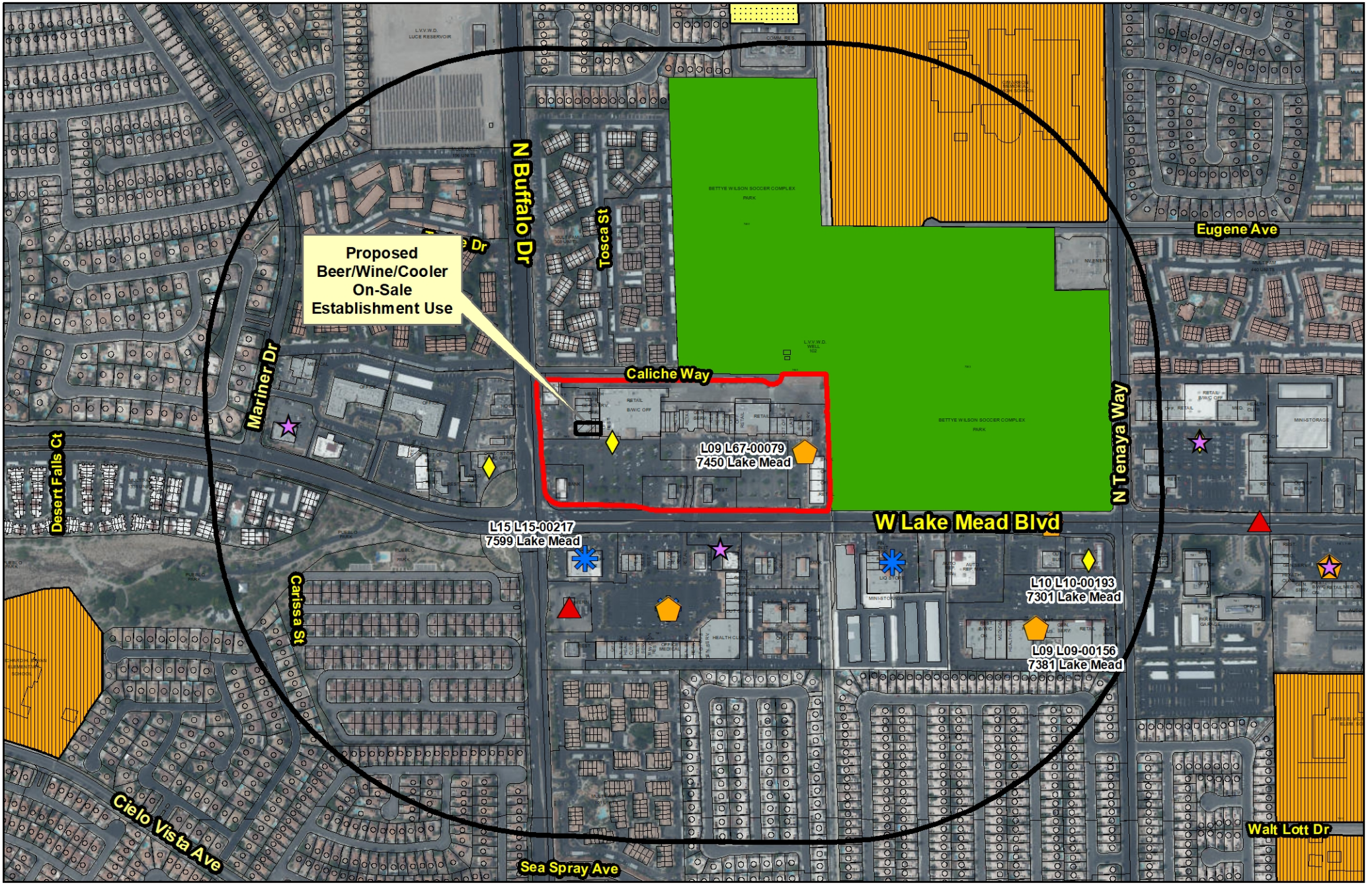
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: 21-0342-SUP1

RADIUS: 1000 FEET

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



21-0342-SUP1

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Package Liquor Off-Sale
- Urban Lounge
- Tavern - Limited
- Tavern

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, July 13, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GARDEN GRILL, LLC - OWNER: GATEWAY PLAZA 31, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0342-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 603

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0342-SUP1 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (Z-0030-96) and Plot Plan and Building Elevation Review [Z-0030-96(1)].

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to sell beer, wine and wine coolers at an existing 1,300 square-foot restaurant located within an established shopping center at the northeast corner of Lake Mead Boulevard and Buffalo Drive. The restaurant is located within a tenant space on the interior of the site (7550 West Lake Mead Boulevard, Suite #8). Two hundred square feet of outdoor seating space is proposed in front of the tenant space.

ISSUES

- Beer/Wine/Cooler On-Sale Establishment is a conditional use per Title 19.12. However, if any of the Conditional Use Regulations for this use cannot be met, a Special Use Permit is required. The location does not meet the distance separation requirement in Regulation 1, being zero feet from a public park as measured from property line to property line.

ANALYSIS

The shopping center site is zoned C-1 (Limited Commercial). The Beer/Wine/Cooler On-Sale Establishment use is allowed in this zoning district upon meeting several Conditional Use Regulations. Pursuant to Title 19.12.040(B), if one or more of these regulations cannot be met, a Special Use Permit must be approved to conduct the use. Conditional Use Regulation Number 1 related to the distance separation from a park cannot be met. There are no minimum Special Use Permit requirements for the use.

The Beer/Wine/Cooler On-Sale Establishment use is defined as “An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold.” The proposed use meets the definition, as beer and organic wine are proposed to be sold with meals at an existing restaurant.

The Conditional Use Regulations for this use include:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter “establishment”) shall be located within 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed use does not meet this requirement, as the lot on which the proposed use is situated is zero feet from Bettye Wilson Soccer Complex, a City park. As described in Title 19.18.030(F), distance separation is measured from the lot line of the property containing the proposed Beer/Wine/Cooler On-Sale Establishment use to the lot line of the protected use (City park). In this case, the lot line containing the use was established by a recorded commercial subdivision map (Lot 1, Lake Mead Center, Book 79, Page 68 of Plats).

2. The minimum distance separation requirements in Regulation 1 do not apply to:
    a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
    b. A proposed establishment having more than 50,000 square feet of retail floor space.

    Neither situation (a) nor (b) applies, as the proposed tenant space is 1,300 square feet and is not part of a resort hotel with a nonrestricted gaming license.

3. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

    This regulation is prescriptive and is a condition of approval. It will be enforced through licensing review and inspection.

The subject site is part of a one-lot commercial subdivision that is adjacent to a public park (Bettye Wilson Soccer Complex) to the east and north. Besides the park, there are no other protected uses within 400 feet of the commercial subdivision; the nearest school is 675 feet away and the nearest house of worship is approximately 1,600 feet away. The park is separated from the subdivision by a) a 30 to 60-foot right-of-way (Caliche Way) to the north; b) a Las Vegas Valley Water District (LVVWD) well site; c) a master-planned non-equestrian transportation trail; and d) a fenced-off drainage channel. While the subdivision lot and the park are abutting properties, direct access is limited to the park from the cul-de-sac termination of Caliche Way only, which is behind the shopping center. The shopping center had previously contained a Beer/Wine/Cooler On-Sale Establishment, which expired in 2013 and was not reestablished within 180 days.

In light of the above, the proposed Beer/Wine/Cooler On-Sale Establishment can be conducted in a manner that is harmonious and compatible with the existing adjacent land uses. Staff recommends approval, subject to conditions.

FINDINGS (21-0342-SUP1)

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

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

   The proposed use is associated with a small restaurant operation that is located within a larger commercial center that includes similar and compatible uses. Bettye Wilson Soccer Complex is physically separated from the commercial center by a street right-of-way, a drainage channel, a transportation trail and LVVWD well site. The proposed use can therefore be conducted in a manner that is harmonious and compatible with the adjacent uses.

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

   The site is located within a large commercial center that is sufficient to accommodate the intensity of the proposed Beer/Wine/Cooler On-Sale use.

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

   Access to the property is provided by Lake Mead Boulevard and Buffalo Drive, both designated as 100-foot Primary Arterials on the City's Master Plan of Streets and Highways. Both are adequate in size to accommodate the proposed Beer/Wine/Cooler On-Sale use.

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

   The business associated with the proposed use, if approved, will be subject to licensing and regular inspection in accordance with applicable codes in the interest of protecting the public health, safety and welfare.

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

The proposed Beer/Wine/Cooler On-Sale Establishment use cannot meet Conditional Use Regulation 1, which requires a separation distance of at least 400 feet from protected uses, including City Parks. A Special Use Permit was therefore required.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/17/96	The City Council approved a request for a Rezoning (Z-0030-96) from N-U (Non-Urban) to C-1 (Limited Commercial) on 16.44 acres at the northeast corner of Lake Mead Boulevard and Buffalo Drive. The Planning Commission and staff recommended approval. The approval included site development plans for a proposed 144,441 square-foot single-story shopping center; however, a condition of approval required administrative approval of a more detailed plot plan and building elevations.
02/25/97	Planning and Development Department staff administratively approved a request for a Plot Plan and Building Elevation Review [Z-0030-96(1)] for a proposed 142,691 square-foot shopping center at the northeast corner of Lake Mead Boulevard and Buffalo Drive.
05/16/97	A Final Map (FM-0151-96) for a one-lot commercial subdivision (Lake Mead Center) on 18.25 acres at the northeast corner of Lake Mead Boulevard and Buffalo Drive was recorded.
05/11/98	The City Council approved a request for a Special Use Permit (U-0030-98) for a Beer/Wine/Cooler On-Sale Establishment use at 7460 West Lake Mead Boulevard. The Planning Commission and staff recommended approval. The Special Use Permit became void 12/08/13.
07/10/98	Department of Planning staff administratively approved a Site Development Plan Review [Z-0030-97(2)] for a proposed 3,035 square-foot financial institution (bank) on 0.70 acres at the northeast corner of Lake Mead Boulevard and Buffalo Drive.

Most Recent Change of Ownership	
12/02/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/02/97	A building permit (#97013590) was issued for a shell building at 7550 West Lake Mead Boulevard. A final inspection was approved 04/23/98.
04/06/98	A building permit (#98007053) was issued for a tenant improvement buildout of a 1,300 square-foot restaurant tenant space at 7550 West Lake Mead Boulevard, Suite #8. A final inspection was approved 07/30/98.
02/13/19	A building permit (C91-00424) was issued for grease interceptor at 7550 West Lake Mead Boulevard, Suite #8. A final inspection was approved 03/07/19.
06/05/19	A business license (G67-03813) was issued for a restaurant (Garden Grill) with 25 dining room seats at 7550 West Lake Mead Boulevard, Suite #8. The license is active.
06/26/19	A building permit (C19-02811) was issued for an illuminated wall sign at 7550 West Lake Mead Boulevard, Suite #8. A final inspection was approved 11/26/19.
07/02/97	A building permit (#97013590) was issued for a shell building at 7550 West Lake Mead Boulevard. A final inspection was approved 04/23/98.

Pre-Application Meeting	
05/24/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit application.

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

Field Check	
07/06/21	The site is a tenant space within a large commercial center. There is vacant patio space in front of the suite.

Details of Application Request	
Site Area	
Net Acres	1.53

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	Public Park or Playground	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
	Multi-Family Residential [Condominiums]	M (Medium Density Residential)	R-3 (Medium Density Residential)
	Utility Installation, Other Than Listed [LVVWD Well Site]	PF (Public Facilities)	C-V (Civic)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Public Park or Playground	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	General Retail Store, Other Than Listed [Convenience Store]		
	Office, Medical or Dental		

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan: Twin Lakes Area Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails (Multi-Use Non-Equestrian Trail – east of site)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 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	150,454 sf	1 space per 250 sf	602				
TOTAL SPACES REQUIRED			602		871		Y
Regular and Handicap Spaces Required			589	13	854	17	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Case #	
Meeting Date	
Total Fee	
Received By/Date	

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

Project Address (Location) 7550 W. Lake Mead Blvd Ste. 8. Las Vegas NV 89128

Project Name Garden Grill **Proposed Use** Beer + Wine

Assessor's Parcel #(s) 138-22-211-002 **Ward #**

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

Additional Information

Property Owner Gateway Plaza 31 LLC Contact

Address 11667 E. Lincoln Ave City Orange State CA Zip 89107

E-mail Phone

Applicant Garden Grill LLC Contact Leslie Marroquin

Address 7550 W. Lake Mead Blvd Ste 8 City Las Vegas State NV Zip 89128

E-mail gardengrillvg@gmail.com Phone 619-888-2579

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.

Gateway Plaza 31, LLC

Property Owner Signature Stan Malone, as Agent for Owner

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

Print Name Stan Malone

Subscribed and sworn before me

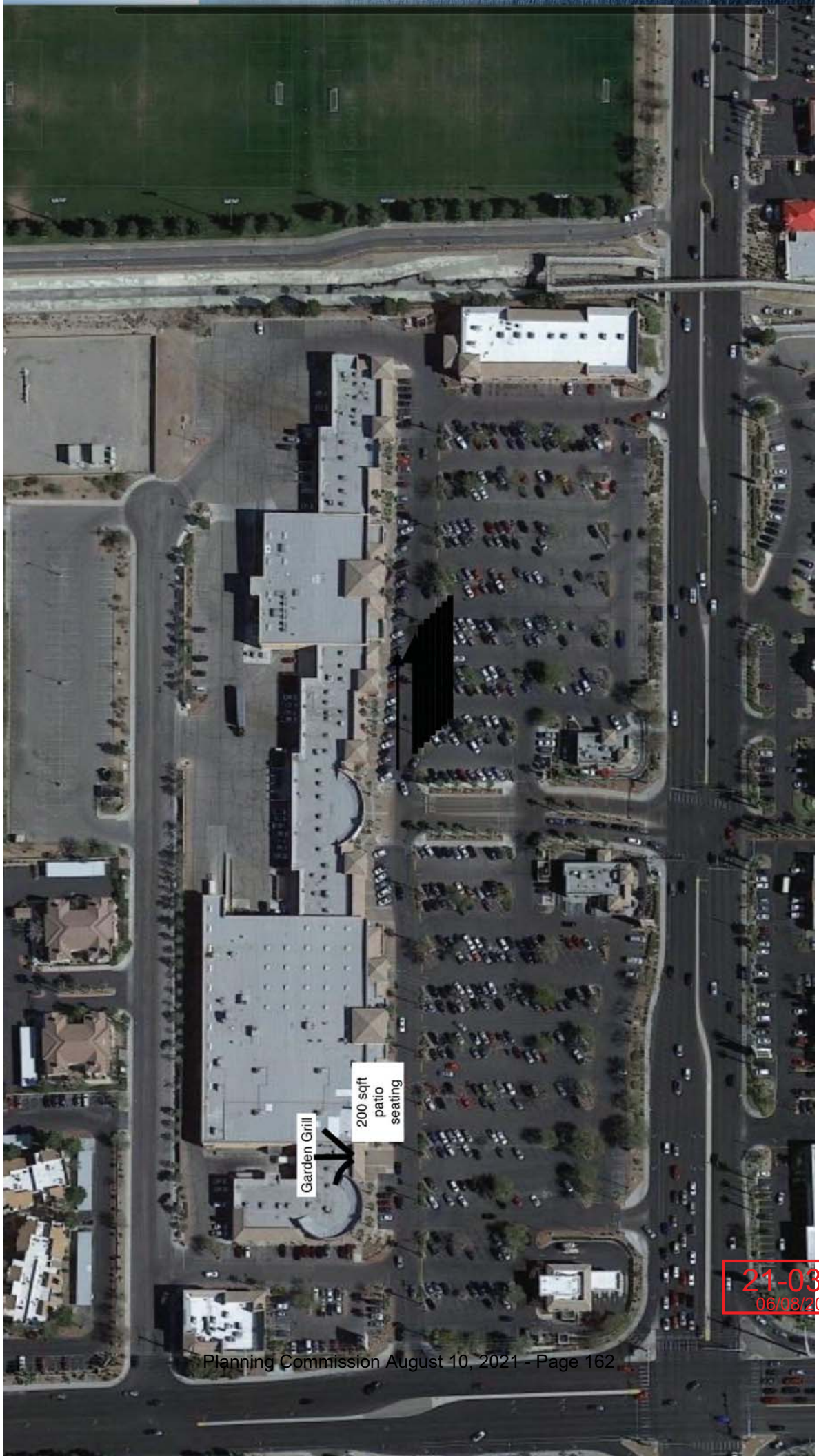
This 11th day of June 20 21

State of Nevada, County of Clark

Notary Public in and for said County and State

AARON GARCIA
Notary Public, State of Nevada
Appointment No. 14-14403-1
My Appt. Expires Dec 8, 2022

21-0342
06/11/2021



21-0342
06/08/2021

21-0342
06/11/2021



21-0342-SUP1 - APPLICANT: GARDEN GRILL, LLC - OWNER: GATEWAY PLAZA 31, LLC
7550 WEST LAKE MEAD BOULEVARD, SUITE #8

07/06/2021

June 9, 2021

Dear Department of Planning,

I would like to request a special use permit for beer, wine, and coolers on-sale at Garden Grill located at 7550 W. Lake Mead Blvd. Ste 8 Las Vegas, NV 89128.

Garden Grill is located approximately 400 feet away from the nearest park but since the parcel we are located in, puts us a bit closer (approximately 300 feet away) we just missed the requirement to apply for a CUV. Since we are that far away, the park is not easily accessible. Besides the park, there are no other protected uses within 400 feet of the commercial subdivision. The park is separated from the subdivision by a) a 30-60' ROW (Caliche Way); b) a LVVWD well site; c) a master-planned non-equestrian transportation trail; and d) a fenced-off drainage channel. While the subdivision lot and the park are abutting properties, direct access is limited to the park from the cul-de-sac termination of Caliche Way only.

Garden Grill is a fast-casual restaurant offering 100% plant-based comfort foods and think the addition of beer and organic wine would pair nicely with our food offerings. We don't have too many vegan restaurants in Las Vegas that offer beer and wine and feel that would help set us apart in this niche category. We are a healthier alternative and encourage living a healthy lifestyle; beer and wine will not be a main focus of our establishment, which meets existing city policies and regulations. We are a very family-oriented establishment and offer a little bit of everything for everyone.

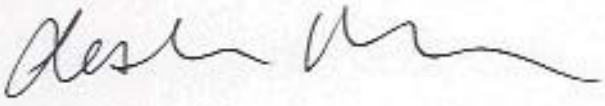
Our concept is located in a commercial shopping center that complements the surroundings.

Our hours of operation are Wednesday through Sunday 11am to 7pm. We do not open very late.

From assessor records:
Parking Calculations:
Shopping Center: 150, 154 sf
Parking required: 1 space per 250 sq. = 602 spaces
Parking provided: 826 spaces

Thank you for your time and consideration.

Sincerely,



Leslie Marroquin
Garden Grill

21-0342
06/11/2021

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0342-SUP1

SUBJECT: APPLICANT: GARDEN GRILL, LLC - OWNER: GATEWAY PLAZA 31, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 10, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 9, 2021.***

Signature — Date: 8/4/2021

Leslie Marroquin
Please Print Name

Garden Grill LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

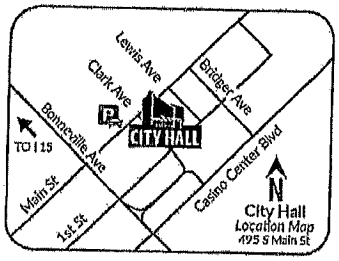
Submitted after Final Agenda

RECEIVED
08/04/2021
ITEM 11

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

Return Service Requested

Official Notice of Public Hearing



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

RECEIVED
AUG 05 2021
Dept of Planning
City of Las Vegas

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

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0342-SUP1

Planning Commission Meeting of **08/10/2021**

21-0342-SUP1
13821612047
BOSTON FAMILY TRUST
BOSTON JOAN M TRS
2000 LADY LAKE ST
LAS VEGAS NV 89128

23 DRDFNP1 89128

11P

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 6, 2021 9:47 AM
To: Planning Comments
Subject: Planning Application Comments Form

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

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 08/06/21 9:46 AM

Meeting Date:	Tuesday, August 10, 2021
Project Number:	21-0342
Position:	I SUPPORT the project and all related applications
Name:	Michele Espinosa
Residential or Business Address:	15705 NW Creps Rd Banks, OR 97106
Phone:	(702) 219-3935

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

11A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
12

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

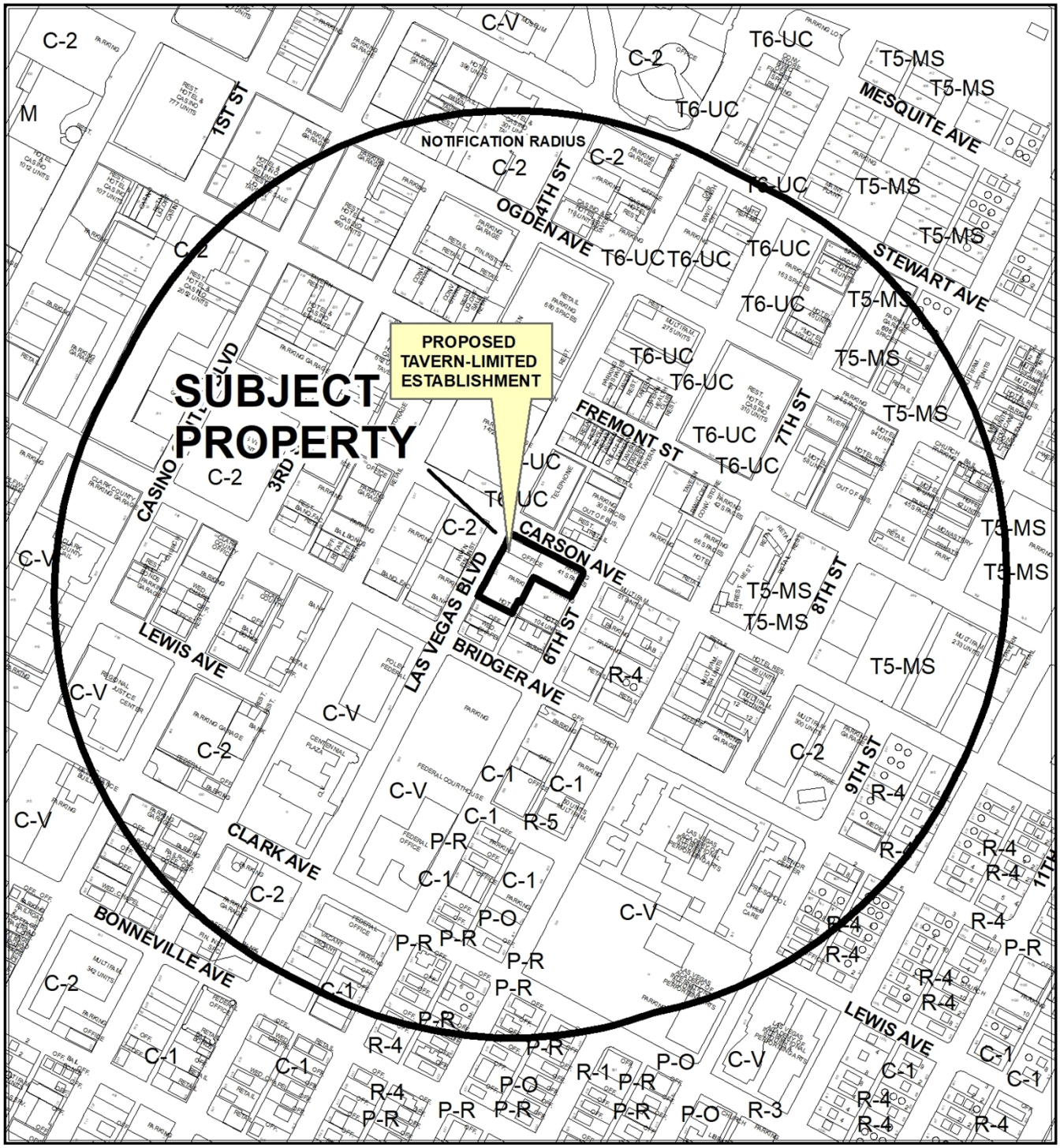
SUBJECT:
21-0362-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BROKEN YOLK CAFÉ - OWNER: GOOD HOOD, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,659 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,326 SQUARE FEET OF OUTDOOR SEATING AREA on 1.16 acres at 201 South Las Vegas Boulevard, Suite #100 (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



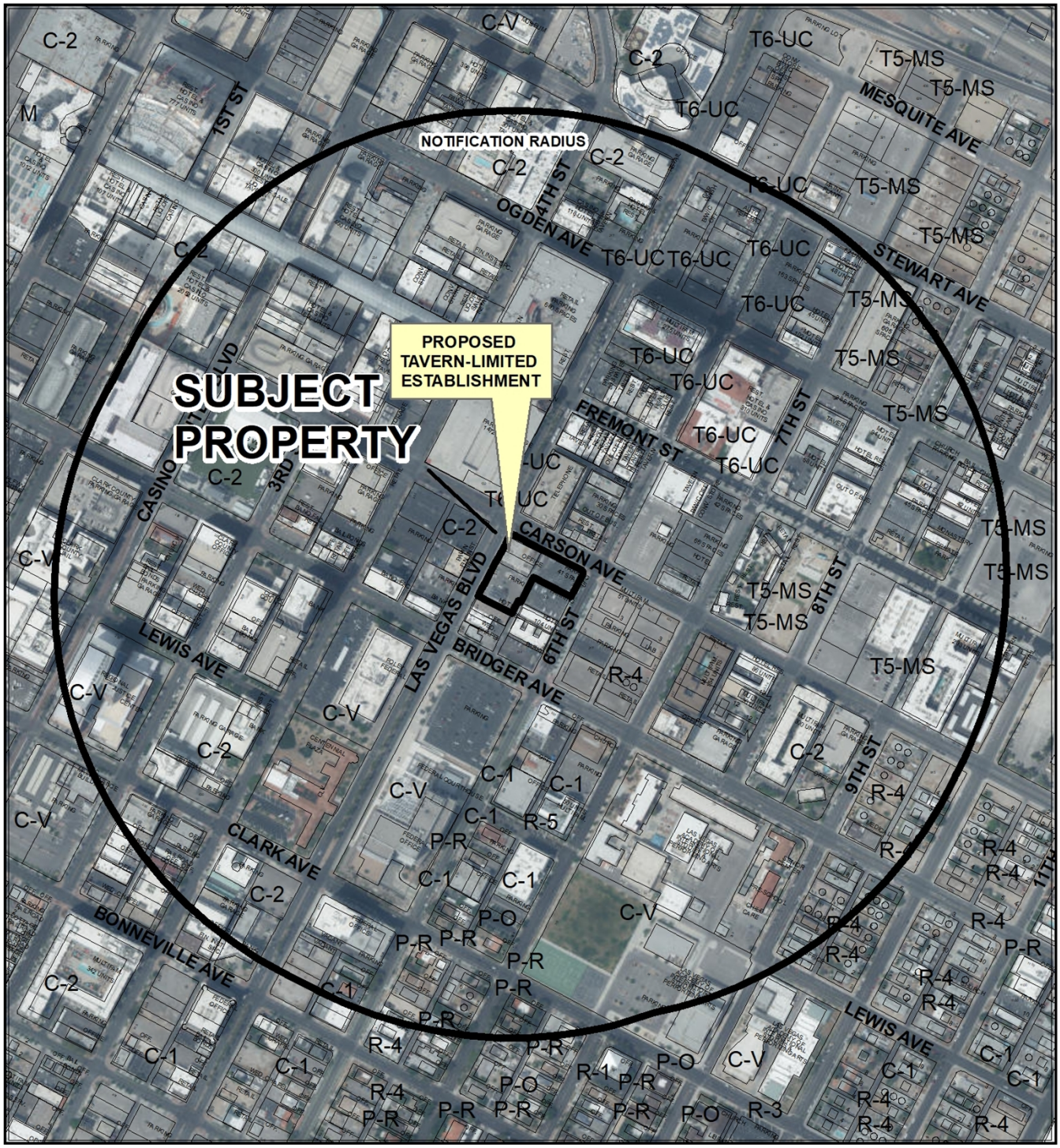
0 400 800 Feet

CASE: 21-0362-SUP1

RADIUS: 1500 FEET

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

N



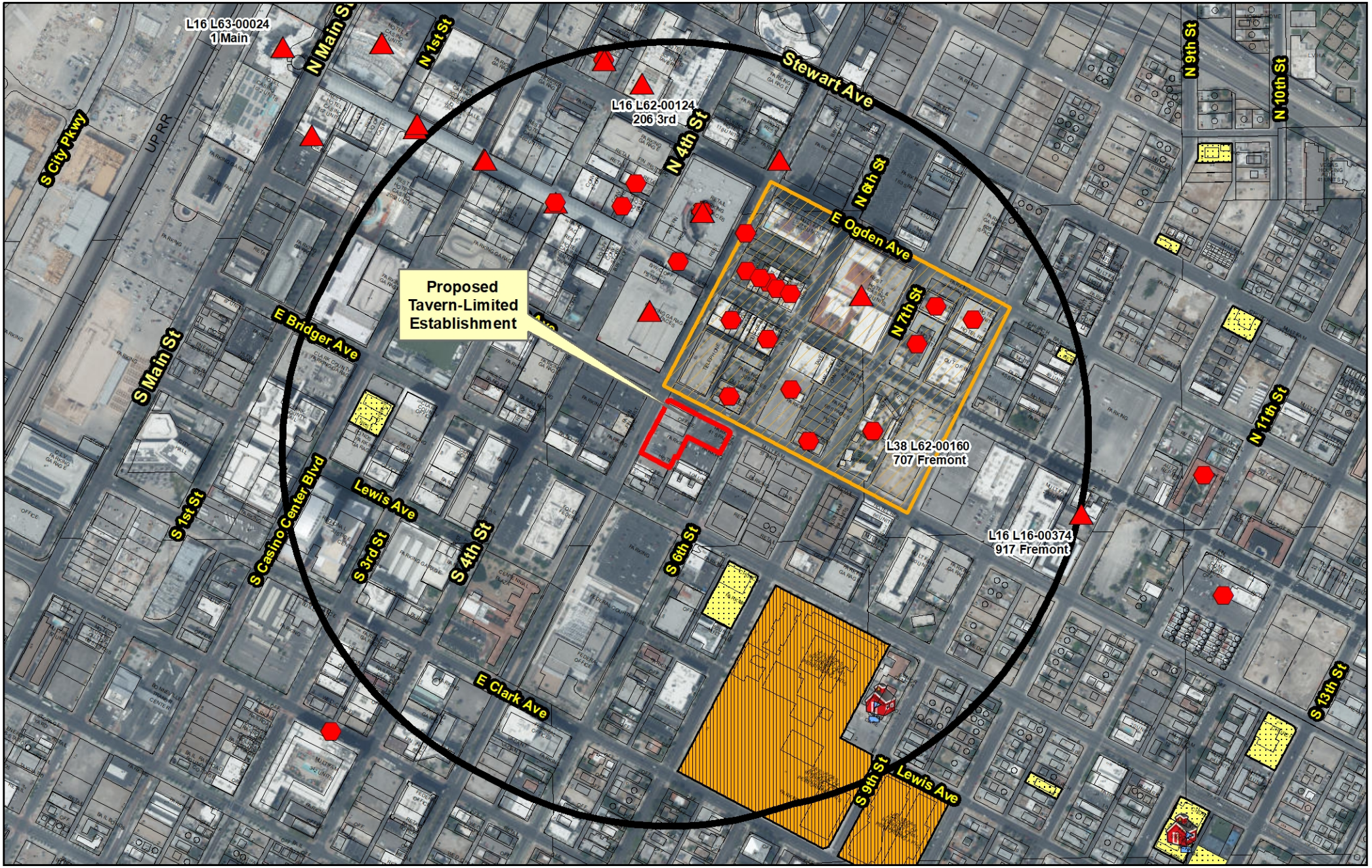
0 400 800 Feet

CASE: 21-0362-SUP1

RADIUS: 1500 FEET

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

N



21-0362-SUP1

Tavern-Limited Establishment

Business Licenses

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

Protected Uses

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

- Entertainment District
- Subject Property

N

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

Date: Tuesday, July 13, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BROKEN YOLK CAFÉ - OWNER: GOOD HOOD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0362-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 604

PROTESTS 1

APPROVALS 0

AS

**** CONDITIONS ****

21-0362-SUP1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-76887) and Site Development Plan Review (20-0279-SDR1).

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 4,659 square-foot Tavern-Limited Establishment use with a 1,326 square-foot patio at 201 South Las Vegas Boulevard, Suite #100.

ISSUES

- The Tavern-Limited Establishment use is permitted in the C-2 (General Commercial) zoning district through the approval of a Special Use Permit.

ANALYSIS

The subject property is designated as a C-2 (General Commercial) zone, located in the Downtown Las Vegas Overlay District [Civic & Business District]. The subject site is a 4,659 square-foot space within an existing 35,481 square-foot commercial office building. The Tavern-Limited Establishment use is permitted in the C-2 (General Commercial) zoning district through the approval of a Special Use Permit.

The Tavern-Limited Establishment use is defined as “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. In order to comply with LVMC Chapter 6.50 requirements, a theme must be established with at least three operational elements that support the theme. In a justification letter date stamped on 06/03/21, the applicant states that the proposed café will incorporate a vintage Pacific Beach theme. The proposed establishment features a full bar, 22-booth indoor dining area, and a 1,326 square-foot outdoor patio.

Projects located within the Downtown Las Vegas Overlay District (Area 1) are not subject to the automatic application of parking requirements. The parking for the subject site was considered during the previous Site Development Plan Review approvals (SDR-76887 and 20-0279-SDR1). The subject site provides 241 parking spaces where 343 are required. Alternative transportation options are provided through nearby on-street parking, bus stops, and the expectation that customers will utilize taxi, Uber, and Lyft services.

The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding existing and future land uses. Therefore, staff recommends approval, subject to conditions. If this Special Use Permit application is denied, the proposed Tavern-Limited Establishment use cannot be operated at this location.

FINDINGS (21-0362-SUP1)

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

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

   The proposed Tavern-Limited Establishment will be located with the Downtown Las Vegas Overlay District [Civic & Business District]. The proposed use can be conducted in a harmonious and compatible manner with the existing and future development in the surrounding area

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity to other similar commercial uses in 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 proposed Tavern-Limited Establishment use is located on Carson Avenue, an 80-foot Collector Street, and Las Vegas Boulevard, an 100-foot primary arterial, each of which is adequate in size to meet the requirements of the proposed use.

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

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

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

There are no applicable conditions for the Tavern-Limited Establishment use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/18/19	The City Council approved a Site Development Plan Review (SDR-76887) for a proposed six-story parking garage with 8,403 square feet of ground level retail space and a one-story 8,528 square-foot addition to an existing 35,481 square-foot office building with Waivers of Appendix F Interim Downtown Las Vegas Area 1 Development Standards on 1.09 acres at 201 South Las Vegas Boulevard. The Planning Commission and Staff recommended approval.
11/15/20	Staff administratively approved a Minor Amendment (20-0279-SDR1) to a previously approved Site Development Plan Review (SDR-76887) on 1.16 acres at the southeast corner of Las Vegas Boulevard and Carson Avenue.

Most Recent Change of Ownership	
08/08/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/22/20	A Building Permit (C20-00090) was issued for a tenant improvement at 201 South Las Vegas Boulevard.
03/26/21	A Building Permit (C20-01665) was issued for a remodel to an existing three-story building at 201 South Las Vegas Boulevard.
	A Building Permit (C20-01666) was issued for a rooftop restaurant addition at 201 South Las Vegas Boulevard.
	A Building Permit (C20-01667) was issued for a fire pump house at 201 South Las Vegas Boulevard.
	A Building Permit (C20-01668) was issued for onsite, trash enclosure, and lot lighting at 201 South Las Vegas Boulevard.
	A Building Permit (C20-01669) was issued for a six-story parking garage at 200 South 6th Street.

Pre-Application Meeting	
06/03/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a proposed Tavern-Limited Establishment at the subject site.

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

Field Check	
07/06/21	A routine field check was conducted by staff; staff found the subject site currently under construction with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	1.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant Parking Lot	C (Commercial)	C-2 (General Commercial)
North	Massage Establishment Martial Arts Studio Restaurant	FBC (Form Based Code)	T6-UC (T6 Urban Core)
South	Hotel, Motel, or Hotel Suites Vacant	C (Commercial)	C-2 (General Commercial)
East	Undeveloped		
West	Secondhand Dealer		
	Parking Lot		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Civic & Business District)	Y
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Scenic Byway)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Carson Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	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	
Restaurant	10,083 SF Seating 4,384 SF	1 per 50 SF public seating 1 per 200 SF of remaining	202 22				
General Retail Store, Other than Listed	8,403 SF	1 per 175 SF	49				
Office, Other than Listed	16,844	1 per 300 SF	57				
Post Office, Local Service	3,143 SF	1 per 200 SF	13				
TOTAL SPACES REQUIRED			343		241		Y*
Regular and Handicap Spaces Required			335	8	233	8	Y*
Loading Spaces	42,857 SF		3		1		Y*

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

*The City Council approved a Site Development Plan Review (SDR-76887) which approved the parking for the subject site.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 201 S Las Vegas Blvd / Las Vegas, NV 89101

Project Name Broken Yolk SUP **Proposed Use**

Assessor's Parcel #(s) 139-34-601-018 **Ward #** 3-Diaz

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

Additional Information

Property Owner Good Hood, LLC Contact John Curran

Address 985 White Drive #100 City Las Vegas State NV Zip 89119

E-mail john@dapperdevelopment.com Phone 702-733-2622 x 59

Applicant Good Hood, LLC Contact John Curran

Address same as above City State Zip

E-mail Phone

Representative same as above Contact

Address City State Zip

E-mail Phone

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

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

City Official **Partner(s)**

Partner(s)

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

State of Nevada
County of Clark

Property Owner Signature

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

Print Name J Dapper, Manager

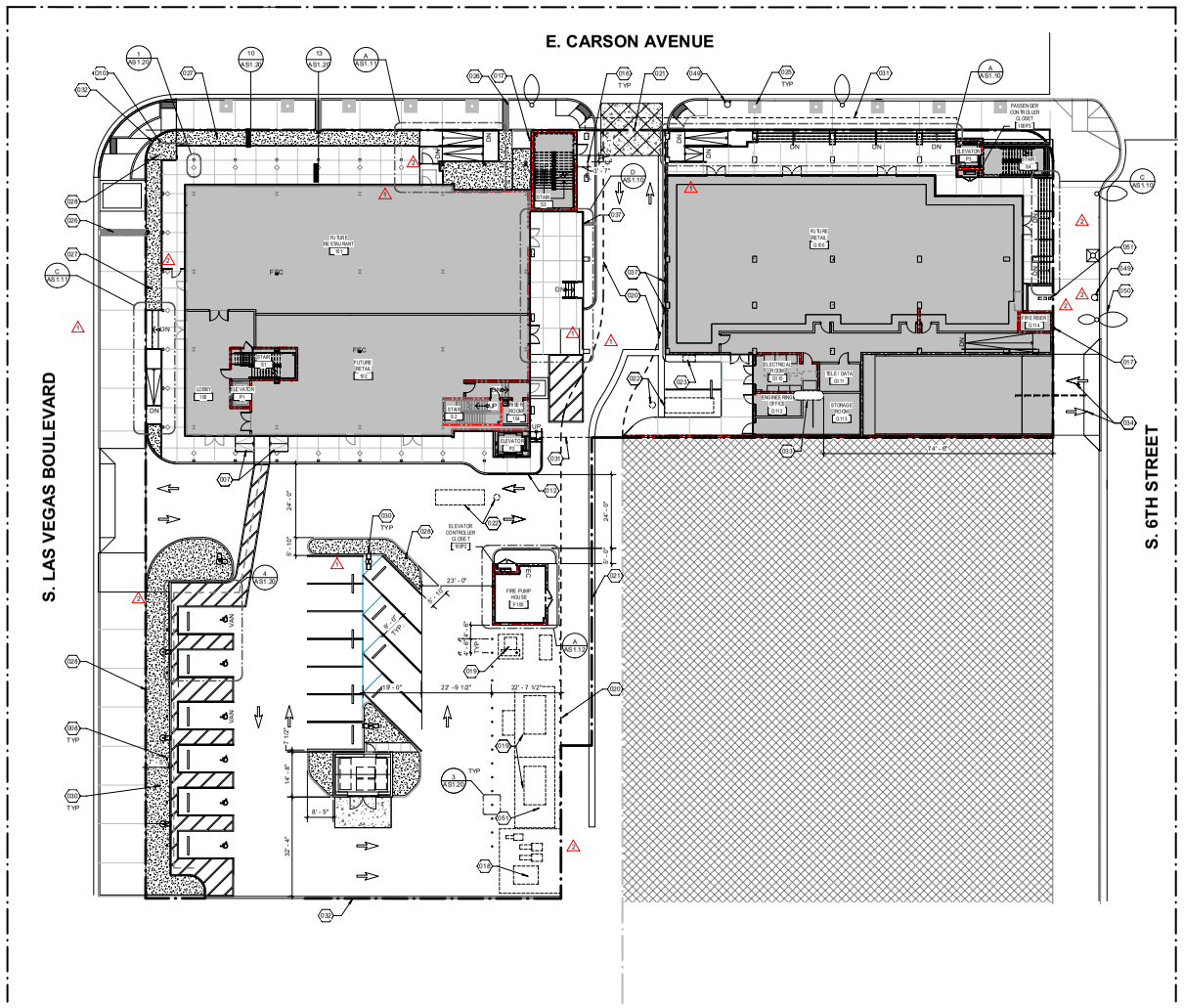
Subscribed and sworn before me

This 3rd day of June, 20 21

Notary Public in and for said County and State

21-0362
06/03/2021

JOY M. CROWES
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-11-23
Certificate No: 15-2184-1



A ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

A. SITE INFORMATION ON ARCHITECTURAL SITE PLAN IS COMPLEMENTARY TO ALL OTHER DISCIPLINES INCLUDING CIVIL PLANS. DUPLICATION OF INFORMATION IS NOT INTENDED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHOWN ON OR REQUIRED BY ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, AND LANDSCAPE DRAWINGS.
B. REFER TO CIVIL DRAWINGS FOR ADDITIONAL DIMENSIONS AND INFORMATION, LAYOUT PAVING AND ALL SITE CURB RADIUS DIMENSIONS AND DIMENSIONS NOT SHOWN ON SITE PLAN.
C. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF ALL SITE LIGHTING AND ELECTRICAL REQUIREMENTS
D. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPING AND IRRIGATION REQUIREMENTS .
E. ALL SIDEWALK DIMENSIONS ARE FROM FACE OF CURB.
F. PROVIDE CONTROL JOINTS (CJ) SPACED APPROXIMATELY 5'-0" ON CENTER AND APPROXIMATELY 10'-0" ON CENTER EACH WAY FOR LARGER SLABS UNO PROVIDE EXPANSION JOINTS (EJ) AT 30'-0" ON CENTER INTERVALS. ***REFER TO DETAIL 17/AS1.21***
G. CONCRETE SLAB ON GRADE CONTROL JOINTS TO BE TOOLED 1/4 DEPTH OF SLAB THICKNESS.
H. EXTERIOR CONCRETE SLABS TO RECEIVE LIGHT BROOM FINISH UNLESS OTHERWISE REQUIRED BY AUTHORITY HAVING JURISDICTION.
I. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS.
J. FOLLOW ALL RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION UNLESS MORE STRINGENT REQUIREMENTS APPEAR IN THESE CONTRACT DOCUMENTS. ***REFER TO GEOTECHNICAL REPORT PREPARED BY: NOVA GEOTECHNICAL AND INSPECTION SERVICES, DATED AUGUST 12, 2015***
K. ALL EXPOSED STEEL INCLUDING STEEL GUARDS AND HANDRAILS, FLAT BAR, POST PIPE RAILS, BOLLARDS, GATES AND HARDWARE TO RECEIVE SECOND COAT ACROLON 218 HS BY SHERWIN WILLIAMS OR APPROVED EQUAL, TINTED TO SW7075 B65-650 SERIES SEMI GLOSS FINISH UNLESS NOTED OTHERWISE. EXCLUDING STEEL PLATE ELEMENTS. SUBMIT PAINTED SAMPLES FOR ARCHITECTS REVIEW.

LEGEND

- BUILDING FOOTPRINT
- LANDSCAPING
- NOT A PART
- EXISTING COLUMN
- STRUCTURAL COLUMN

KEYNOTES

	DESCRIPTION
007	PROPOSED CURB RAMP, REFER TO DETAIL 16/AS1.21
008	HANDICAP PARKING SIGN, REFER TO DETAIL 7/AS1.20
012	2" WIDE X 3/8" THICK FLAT BAR HANDRAIL SYSTEM, PRIME AND PAINT WITH HIGH PERFORMANCE PAINT. SEE GENERAL NOTE K. AND SPECIFICATIONS
016	6" DIA. CONCRETE FILLED STEEL PIPE BOLLARD, REFER TO DETAIL 2/AS1.20
017	FIRE DEPARTMENT CONNECTION
018	RPDA, REFER TO CIVIL DRAWINGS
019	ELECTRICAL EQUIPMENT, REFER TO CIVIL AND ELECTRICAL DRAWINGS
020	EASEMENT RESERVATION PER VAC-7765, OR- 20200916-02076
021	LOT 1 AS SHOWN BY PARCEL MAP THEREOF IN FILE 126 OF PARCEL MAPS, PAGE 45 IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA
022	GREASE INTERCEPTOR, REFER TO PLUMBING DRAWINGS
023	PROPOSED GAS METER, REFER TO PLUMBING DRAWINGS
025	TREE GRATES, REFER TO LANDSCAPE DRAWINGS
026	SIDEWALK DRAIN WITH STEEL PLATE COVER, REFER TO CIVIL DRAWINGS
027	PLANTER, REFER TO LANDSCAPE DRAWINGS PER ADDITIONAL
028	LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
030	LIGHT POLE BASE, REFER TO DETAIL 11/AS1.20 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
031	LINE OF PARKING STRUCTURE ABOVE
032	EXISTING PROPERTY LINE, REFER TO CIVIL DRAWINGS
033	PROPOSED LOCATION OF CONTROL ARMS ON RAMPS ABOVE
034	INGRESS / EGRESS TO PARKING GARAGE
037	ROOF / OVERFLOW DRAINS TO DAYLIGHT TO ALLEY, REFER TO PLUMBING DRAWINGS
049	FIRE HYDRANT, REFER TO CIVIL DRAWINGS
050	STREETLIGHT, REFER TO CIVIL DRAWINGS
051	RPPA, REFER TO CIVIL DRAWINGS
D10	EXISTING FLAGPOLE AND ASSOCIATED COMPONENTS TO REMAIN, PROTECT IN PLACE. CONTRACTOR TO COORDINATE FUTURE RELOCATION WITH OWNER

21-0362
06/03/2021

TRUE NORTH

NORTH

DRAWING ISSUE LOG

NO.	DESCRIPTION	DATE
A	PLANNING SET	04.15.2020
1	RESUBMITTAL SET	07.07.2020
2	RESUBMITTAL SET	12.21.2020
3	PLANNING SET	03.01.2021
4	PLANNING SET	06.03.2021

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CARPENTER SELLERS DEL CASTILLO ARCHITECTS
6855 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148
(702) 251-5666 - FAX (702) 251-5676 - WWW.CSDARCHITECTURE.COM

ARCHITECTURAL SITE PLAN

S&L BUILDING SHELL AND CORE / PARKING GARAGE

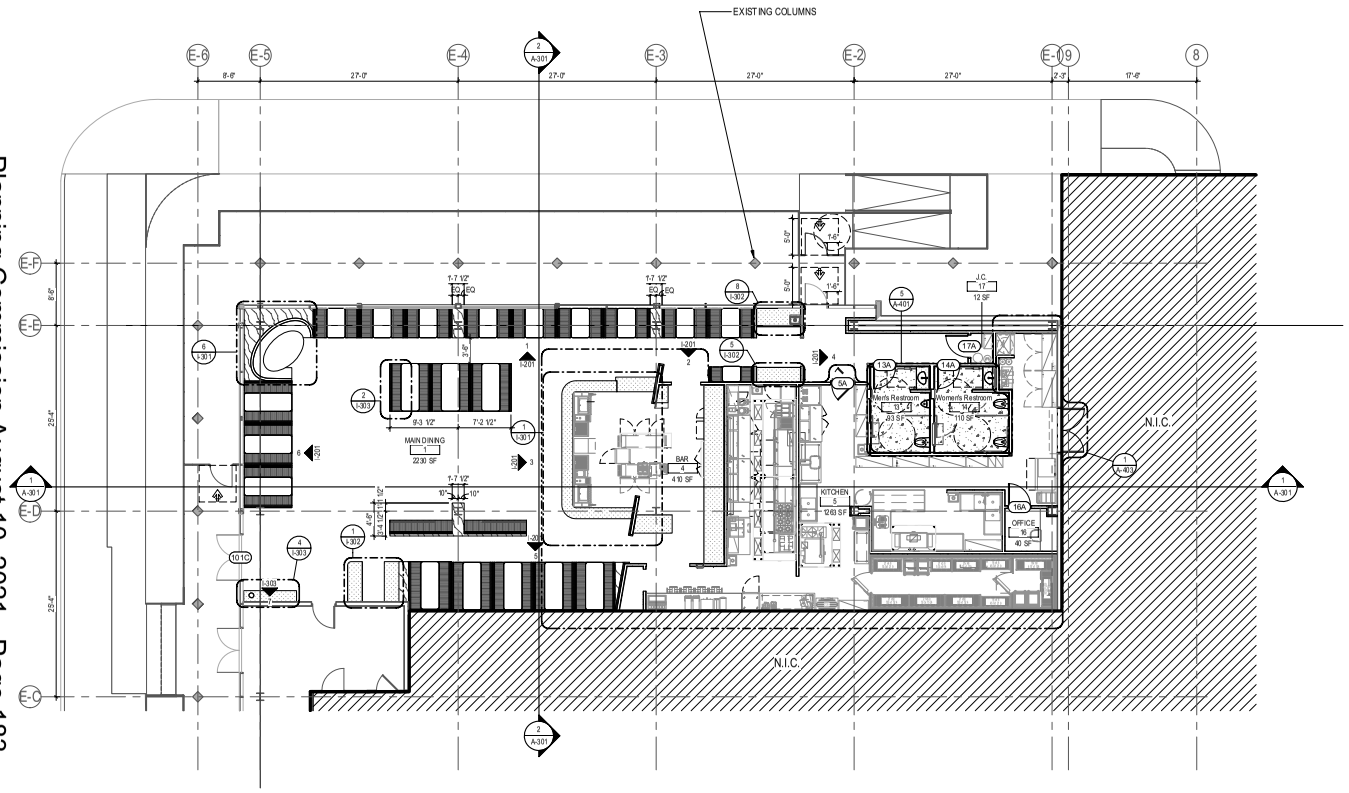
201 S. LAS VEGAS BLVD / 200 SOUTH 6TH STREET
CITY OF LAS VEGAS, NV 89101

REVISIONS:

NO.	DESCRIPTION	DATE
1	PLANNING SET	07.07.2020
2	RESUBMITTAL SET	12.21.2020
3	PLANNING SET	03.01.2021
4	PLANNING SET	06.03.2021

DATE: 04.15.2020
JOB NO: 19-043
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO: AS1.01



1 A-101 **FLOOR PLAN**
1/8" = 1'-0"

21-0362
06/03/2021

Planning Commission August 10, 2021 - Page 183

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, VERIFY THAT EXISTING SLAB IS LEVEL WITHIN A MAXIMUM VARIANCE OF 1/4" OVER TEN FEET OF HORIZONTAL RUN. PROVIDE SELF-LEVELING UNDERLAYMENT COMPOUND AT SLAB, AS REQUIRED TO MEET STANDARD.
2. ALL PARTITIONS TO BE TYPE A3L UNO.
3. THE SCOPE OF EACH PARTITION TYPE EXTENDS THE FULL LENGTH OF EACH PARTITION TO THE INTERSECTION WITH OTHER IDENTIFIED PARTITION TYPES.
4. ALL DIMENSIONS ARE MEASURED FROM THE FACE OF THE FINISHED PARTITION OR COLUMN, UNO.
5. ALL INTERIOR PARTITION PENETRATIONS, & OTHER OPENINGS IN THE BUILDING SHELL SHALL BE SEALED, GASKETED, OR WEATHER STRIPPED.
6. PATCH, FILL, AND FINISH ALL PENETRATIONS AT PARTITIONS AND FLOORS.
7. PROVIDE PARTITION ANCHOR BRACKETS /BLOCKING FOR ALL CASEWORK, FIXTURES, EQUIPMENT, & DEVICES MOUNTED ON, OR ATTACHED TO, PARTITIONS.
8. VERIFY CORE DRILL LOCATIONS IN THE FIELD. COORDINATE WITH STRUCTURAL FRAMING BELOW. REVIEW WITH ARCHITECT.
9. REPLACE BUILDING STANDARD WINDOW COVERINGS IF DAMAGED OR UNEVEN. COORDINATE WITH OWNER.
10. ALL ACCESS PANEL LOCATIONS TO BE APPROVED BY ARCHITECT.

PARTITION PLAN LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- PARTITION TYPE
- DOOR NUMBER

PROJECT NORTH

TRUE NORTH

Stantec

STANTEC ARCHITECTURE
1017 South 1st Street
Suite 185
Las Vegas, NV 89101-6416
Tel: (702) 720-0495 /
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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ROBERT M. STEFKO
REGISTERED
No. 4835
ARCHITECT
STATE OF NEVADA

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD

201 Las Vegas Blvd

BROKEN YOLK

201 Las Vegas Blvd S
Suite 100
Las Vegas, NV 89101

Title
FLOOR PLAN

Project No.	Scale
219420768	As indicated
Revision	Drawing No.

A-101

9/21/2021 1:42:59 PM
ORIGINAL SHEET - ARCH D (24 X 36")



21-0362-SUP1 - APPLICANT: BROKEN YOLK CAFÉ - OWNER: GOOD HOOD, LLC
201 SOUTH LAS VEGAS BOULEVARD, SUITE #100

07/06/2021



21-0362-SUP1 - APPLICANT: BROKEN YOLK CAFÉ - OWNER: GOOD HOOD, LLC
201 SOUTH LAS VEGAS BOULEVARD, SUITE #100

07/06/2021

DAPPER COMPANIES

Good Hood, LLC

985 White Drive Suite 100

Las Vegas, NV 89119

Seth Floyd

Director of Planning

495 S Main Street

Las Vegas, NV 89101

May 19, 2021

Re: Justification Letter for SUP for Tavern Limited Use at 201 S Las Vegas Blvd; APN 139-34-601-018

Dear Mr. Floyd,

Please accept this as our official justification letter for a Special Use Permit for a Tavern Limited Use in a restaurant located at 201 South Las Vegas Blvd (APN 139-34-601-018). The entitled space includes 4,659 gross square feet of interior restaurant space and 1,326 gross square feet of exterior patio space. The remainder of the mixed-use project includes a US Postal Service, office space, and a new parking structure.

The tenant, Broken Yolk Café, is a proven operator with several other restaurants in town. The Broken Yolk Café will meet the Tavern Limited thematic requirements with its vintage Pacific Beach vibe. This use is harmonious and compatible with surrounding land uses in will continue the momentum of redevelopment on the Carson Ave Restaurant Row Corridor.

Please do not hesitate to reach out if you have any questions.

Sincerely,



John Curran

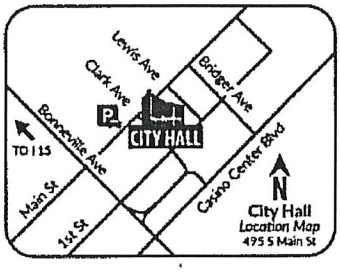
21-0362
06/03/2021

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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AUG 03 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0362-SUP1

Planning Commission Meeting of **08/10/2021**

21-0362-SUP1
13934510026
THREE TWENTY TWO L L C
5151 PROCYON ST # 108
LAS VEGAS NV 89118-1713

115 ORDFNP1 89118

12P

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0362-SUP1

SUBJECT: APPLICANT: BROKEN YOLK CAFÉ - OWNER: GOOD HOOD, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 10, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 9, 2021.***

Signature — 8/4/2021 Date

John Curran
Please Print Name

Good Hood, LLC
Company Name

Sincerely,

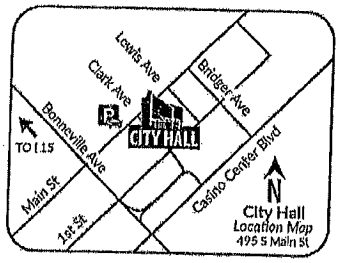
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after Final Agenda

RECEIVED
08/04/2021
ITEM 12

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

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0362-SUP1

Planning Commission Meeting of **08/10/2021**

21-0362-SUP1
13934613111
JEALT-OG L L C
8022 S RAINBOW BLVD # 343
LAS VEGAS NV 89139

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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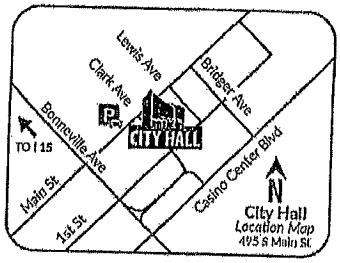
Dept of Planning
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0362-SUP1

Planning Commission Meeting of **08/10/2021**

21-0362-SUP1
13934613114
JEALT- OG L L C
8022 S RAINBOW BLVD # 343
LAS VEGAS NV 89139

1 3 3 ORDERED 89139

RA

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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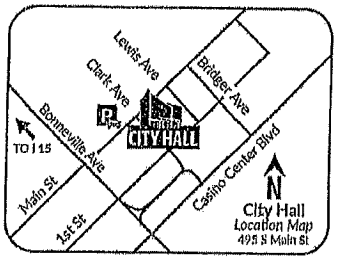
Las Vegas, NV
Permit No. 1630



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AUG 09 2021
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.

21-0362-SUP1

Planning Commission Meeting of **08/10/2021**

21-0362-SUP1
13934613216
VALLE FAMILY TRUST
VALLE JOSE ARMANDO & STEPHANIE
ANNE TRS
150 LAS VEGAS BLVD N STE 2105
LAS VEGAS NV 89101

83 DRDFNP1 89101

12A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
13

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

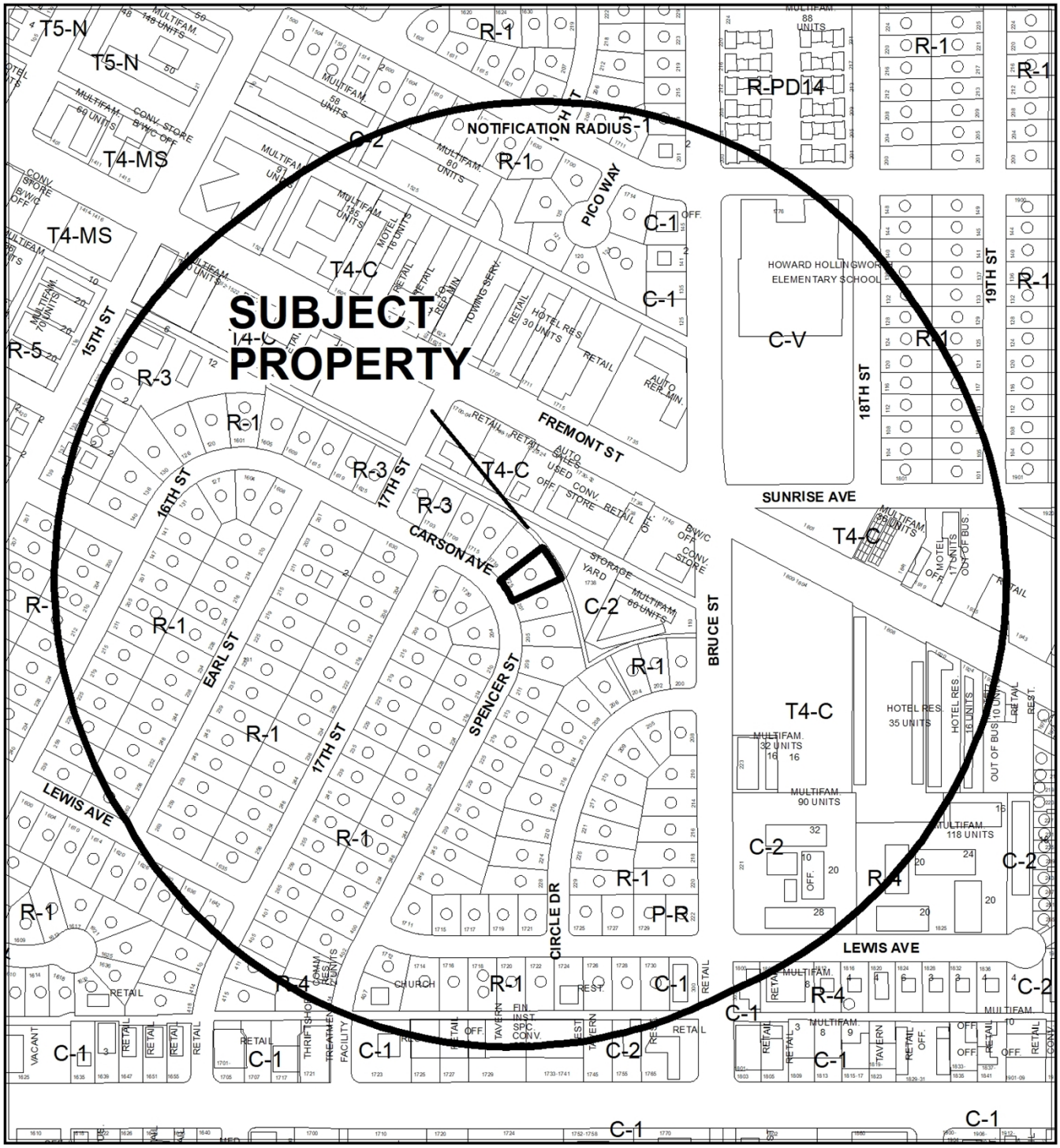
SUBJECT:
21-0363-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: IGNACIO ALDECUA AND MARTHA E. HERNANDEZ - For possible action on a Land Use Entitlement project request FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.19 acres at 1725 East Carson Avenue (APN 139-35-413-058), 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.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 21-0363-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 255 510 Feet

CASE: 21-0363-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: IGNACIO ALDECUA AND MARTHA E HERNANDEZ

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0363-SUP1	Staff recommends APPROVAL, subject to conditions:	21-0363-WVR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 397

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0363-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) 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 19.12.070 is hereby approved, to allow two onsite parking spaces where three are required.

4. A Waiver from Title 19.06.070 is hereby approved, to allow a zero-foot separation from the main building where six feet is required a one-foot side yard setback where three feet is required.

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

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

7. 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 Special Use Permit for an existing 341 square-foot detached Accessory Structure (Class I) in order to authorize its use at 1725 East Carson Avenue.

ISSUES

- A Special Use Permit is required for an Accessory Structure (Class I) use in the R-1 (Single Family Residential) zoning district.
- The accessory structure has been used for habitation for several decades without evidence of valid building permits. An open Code Enforcement case is associated with this issue.
- A condition of approval requires all necessary permits to be obtained prior to occupancy.

ANALYSIS

The applicant purchased a home in 2013 with an existing detached accessory structure for which valid permits cannot be found. The applicant would like to use the structure for additional living space for guests. This structure is located in the northwest corner of the property. The accessory structure has “full kitchen facilities” as defined by Title 19.18 and therefore qualifies as an Accessory Structure (Class I).

“Full Kitchen Facilities” indicates the presence of complete cooking facilities (i.e., stove, oven or microwave oven, refrigerator, and sink). The presence within any food preparation area of a ventilation hood, gas stub, two hundred-twenty volt electrical outlet or wiring, or any combination thereof, shall be considered “full kitchen facilities.” The kitchen area contains a ventilation hood and 220V outlet.

This use requires a Special Use Permit in the R-1 (Single Family Residential) zoning district. The proposal meets the minimum special use permit requirements for a Class I Accessory Structure. The Department of Planning - Code Enforcement Section has investigated the issue and a case (C21-00490) is ongoing.

A Variance (V-0027-01) was approved in 2001 to allow a reduced setback for this building. However, there was no evidence that the permits necessary to validate the structure were ever finalized. Therefore, that variance was believed to have expired two years after the approval date, or June 20, 2003.

The site is located within the Downtown Las Vegas Overlay District (DTLV-O) in Area 2. Within Area 2, development standards are applied pursuant to Title 19, except that any standard that cannot be met and which normally requires a variance may be waived if it can be shown to support the City's goals as expressed in the Vision 2045 Downtown Las Vegas Master Plan.

The existing structure, according to the applicant's site plan, is 1.5 feet from the west property line. In addition, patio cover-like extensions have been added such that the structure is less than one foot from the patio cover of the main dwelling where six feet of separation is required. An Accessory Structure (Class I) use requires one additional parking space beyond the two onsite spaces provided. No additional parking can be provided by the applicant. The applicant has requested waivers of these standards under the Downtown Las Vegas Overlay District Area 2 standards. Staff recommends approval of the waivers, as the building is compatible with the main dwelling. Permits will still be needed for the casita and any electrical and plumbing work that has not been inspected.

The Accessory Structure (Class I) use is defined as "an accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests." The proposed use meets the definition, as it is located on the same parcel as a residential dwelling and contains full kitchen facilities as defined in Title 19.18.

The Minimum Special Use Permit Requirements for this use include:

1. The size of the lot or parcel must exceed 6500 square feet (nonwaivable).

   The proposed use this requirement, as the lot is approximately 8,275 square feet in size.

2. Unless the principal dwelling is owner-occupied, a Class I accessory structure may not be offered or occupied as a rental unit.

   The proposed use meets this requirement. The owner does not intend to rent out the structure.

The use can be conducted in a manner that is harmonious and compatible with the surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (21-0363-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 existing Accessory Structure (Class I) [Casita] use has been well maintained and is compatible in style and materials to the main dwelling on the site. It can be conducted in a manner that is harmonious and compatible with the adjacent residential and commercial uses.

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

   The subject site is 8,275 square feet and contains an existing 1,265 square-foot single family residential dwelling and several accessory structures. All lot coverage provisions for the R-1 (Single Family Residential) zoning district are met when the existing Accessory Structure (Class I) [Casita] use is added.

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.**

   A 49-foot Local Street (Carson Avenue) provides access to the property. This roadway is adequate to accommodate the existing Accessory Structure (Class I) 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 applicant will need to obtain all necessary permits and inspections to ensure the public health, safety and general welfare is not compromised by operation of the use.

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

All of the minimum Special Use Permit requirements for this use are satisfied.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/20/01	The City Council approved a request for a Variance (V-0027-01) to allow an existing 316 square-foot detached accessory structure [shed] to be located 2 feet 6 inches from the side property line where 3 feet is the minimum setback allowed on 0.19 acres at 1725 East Carson Avenue. The Planning Commission recommended approval; staff recommended denial. The approval expired 06/20/03.
02/09/21	A Code Enforcement Case (CE21-00490) was opened for a complaint regarding built habitable structures without permits at 1725 East Carson Avenue. The case is still in process.

Most Recent Change of Ownership	
11/01/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1949	A single family dwelling was constructed at 1725 East Carson Avenue.
02/17/82	A building permit (#7982) was issued for a 448 square-foot addition to an existing single family dwelling at 1725 East Carson Avenue. A final inspection was approved 06/25/82.
12/15/82	A building permit (#5573) was issued for a 270 square-foot accessory structure (shed) in the rear yard along the east property line at 1725 East Carson Avenue. A final inspection was approved 12/22/82.
02/17/83	A building permit (#7478) was issued for an existing 324 square-foot accessory structure (carport) in the front yard along at 1725 East Carson Avenue. A final inspection was approved 04/15/83.
04/08/91	A building permit (#91102305) was issued for a new stove and hot water heater at 1725 East Carson Avenue. The permit was finalized 04/12/91.
02/08/01	A building permit (#01002017) was issued for electrical work cleanup at 1725 East Carson Avenue. The permit was not finalized and the permit expired 02/23/02.

Related Building Permits/Business Licenses	
03/19/01	A building permit (#01004538) was issued for miscellaneous repair and installation of a kitchen hood at 1725 East Carson Avenue. The permit was not finalized and the permit expired 02/23/02.
04/14/21	A building permit (R21-05005) was issued for a five-foot tall CMU block/wrought iron combination wall (2 feet solid/3 feet iron) on the west side of the property at 1725 East Carson Avenue. A final inspection was completed 04/30/21.

Pre-Application Meeting	
06/02/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit.

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

Field Check	
07/06/21	The site contains a single family dwelling in good condition. The subject casita appeared to be compatible in height and color with the principal dwelling.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Vacant Lot	SC (Service Commercial)	C-2 (General Commercial)
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***
2050 Master Plan Area: Downtown	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2	N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks (accessory structure) • Side • Rear	 3 Feet 3 Feet	 1 Feet 5 Feet	 N* Y
Min. Separation from Main Dwelling	6 Feet	0 Feet	N*
Max. Lot Coverage	50 %	30 %	Y
Accessory Structure Rear Yard Coverage	50 %	14 %	Y
Max. Building Height	12 Feet	12 Feet	Y

*The applicant has requested waivers of these standards under the Downtown Las Vegas Overlay District Area 2 standards. See the Waivers table below for details.

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	1 unit	2 spaces per unit	2				
Accessory Structure (Class I)	1 unit	1 additional space above the primary use parking require-ment	1				
TOTAL SPACES REQUIRED			3		2		N*
Percent Deviation			33%				

*The applicant has requested waivers of these standards under the Downtown Las Vegas Overlay District Area 2 standards. See the Waivers table below for details.

Waivers		
Requirement	***Request***	***Staff Recommendation***
One additional parking space above the number required for the primary use	To allow 2 onsite parking spaces where 3 are required	Approval
6-foot separation from the main dwelling for a detached accessory structure	To allow a zero-foot separation from the main building where 6 feet is required	Approval or Denial
3-foot side yard setback for a detached accessory structure	To allow a one-foot side yard setback where 3 feet is required	Approval or Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

21-0363
06/17/2021

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, Waiver

Project Address (Location) 1725 E Carson Ave Las Vegas NV, 89101

Project Name Aldecua Casita **Proposed Use** Special Use

Assessor's Parcel #(s) 139-35-413-058 **Ward #** 3 - Diaz

General Plan: Existing 21-0363 Proposed _____ **Zoning:** Existing R-1 Proposed _____

Additional Information _____

Property Owner ALDECUA IGNACIO, HERNANDEZ MARTHA E Contact Ignacio Aldecua

Address 1725 E Carson Ave City Las Vegas State NV Zip 89101

E-mail aldecuaignacio@yahoo.com Phone (702) 884-2569

Applicant Ignacio Aldecua Contact Ignacio Aldecua

Address 1725 E Carson Ave City Las Vegas State NV Zip 89101

E-mail aldecuaignacio@yahoo.com Phone (702) 884-2569

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 Ignacio Rafael Aldecua, Martha Elvira Hernandez

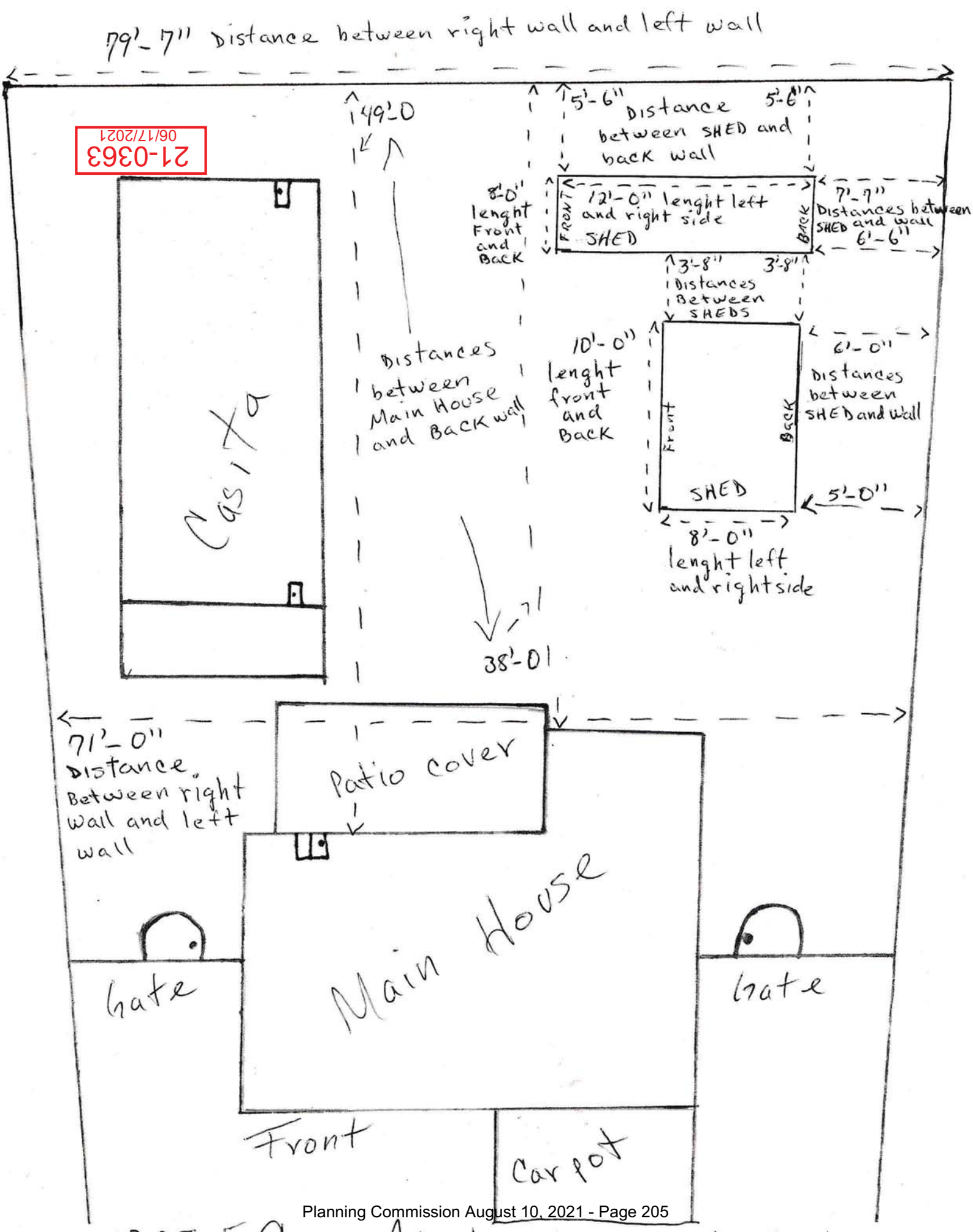
Subscribed and sworn before me

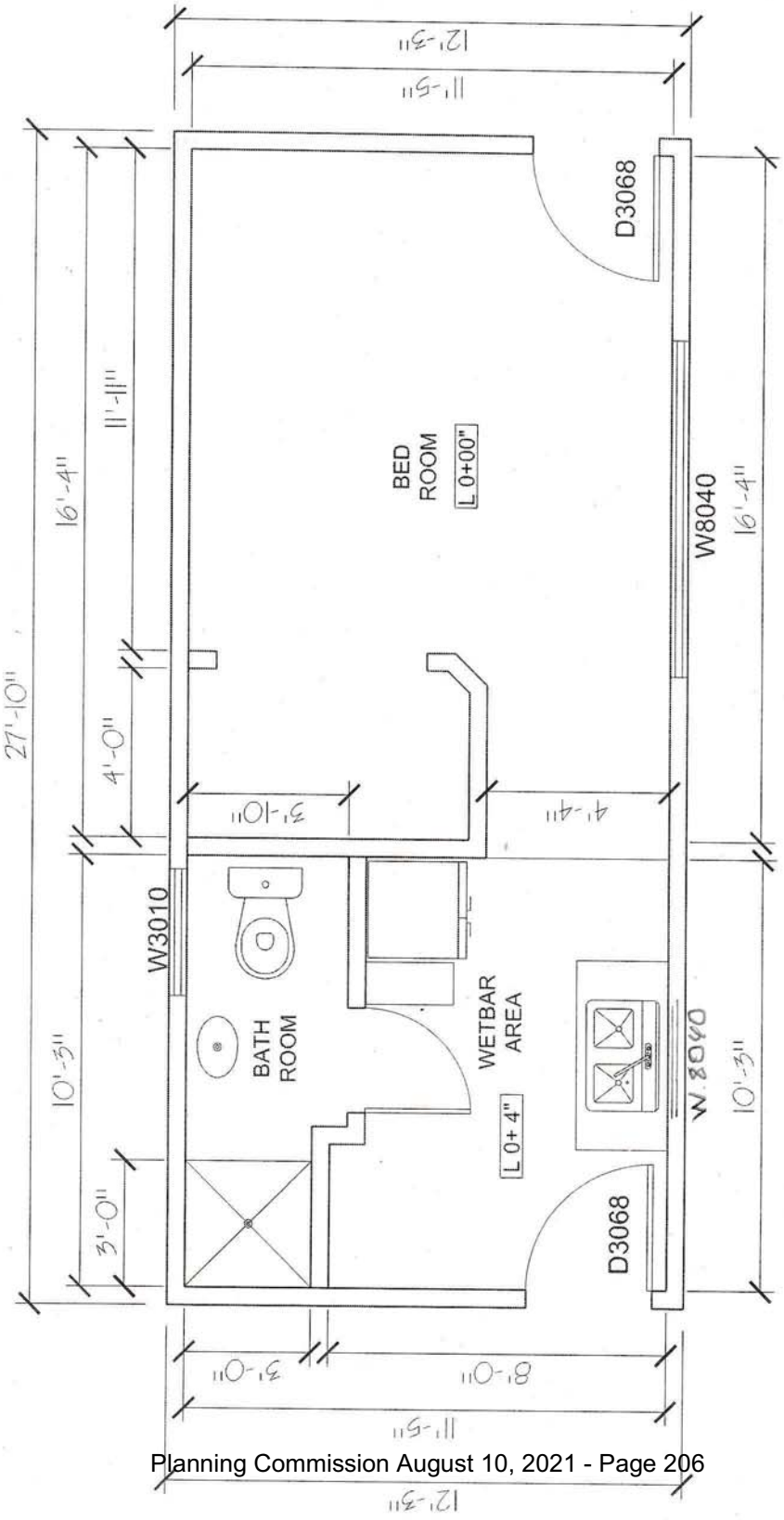
This 16 day of June, 2021

_____

Notary Public in and for said County and State

CAROLINA FERRUFINO
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 05/04/2022
Certificate No: 06-105617-1


79'-7" distance between right wall and left wall
06/17/2021
21-0363
149'-0
5'-6"
Distance between SHED and back wall
5'-6"
8'-0" lenght Front and Back
12'-0" lenght left and right side
SHED
FRONT
BACK
7'-7" Distances between SHED and wall
6'-6"
3'-8"
3'-8"
Distances Between SHEDS
Distances between Main House and BACK wall
10'-0" lenght front and Back
6'-0" Distances between SHED and wall
Front
Back
SHED
5'-0"
8'-0" lenght left and right side
38'-01
Casita
71'-0" Distance. Between right wall and left wall
Patio cover
Main House
Gate
Gate
Front
Carport
1725 E. Carson Ave Las Vegas N.V 89101



21-0363
06/17/2021



21-0363-SUP1 - APPLICANT/OWNER: IGNACIO ALDECUA AND MARTHA E. HERNANDEZ
1725 EAST CARSON AVENUE

07/06/2021



21-0363-SUP1 - APPLICANT/OWNER: IGNACIO ALDECUA AND MARTHA E. HERNANDEZ
1725 EAST CARSON AVENUE

07/06/2021

06/17/2021
21-0363

June 16, 2021

To whom it may concern:

My name is Ignacio Aldecua and I reside at 1725 E. Carson Ave Las Vegas NV, 89101. When I purchased the property in November of 2013, there was a casita (Guest House) already built in the back yard.

The casita is approximately 341sqft it is also insured as other structure under my insurance policy. No one resides at this casita, I would like to use it for my family to have a place to stay when they visit.

On April 13, 2021 I received a NOTICE AND ORDER form city of LAS VEGAS NEVADA Case# CE21-00490 stating; the following is a brief description of the violations: UAC 301.1 PERMITS REQUIRED Violation comments – There are no permits on file for the casita in the rear yard. Remove or obtain proper permits for the casita in rear yard.

As a result of this notice and order I would like to make the following requests:

21-0363 – PUBLIC HEARING – APPLICANT/OWNER: IGNACIO ALDECUA AND MARTHA E HERNANDEZ – For possible action on the following Land Use Entitlement project requests on 0.19 acres at 1725 East Carson Avenue (APN 139-35-413-058), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

1. 21-0363-SUP1 – SPECIAL USE PERMIT - FOR AN ACCESSORY STRUCTURE (CLASS I) USE.

2. 21-0363-WVR1 – WAIVER – From Title 19 Interim Downtown Las Vegas Area 2 Development Standards TO ALLOW TWO ONSITE PARKING SPACES WHERE THREE ARE REQUIRED; A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AND A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] on 0.19 acres at 1725 East Carson Avenue (APN 139-35-413-058), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

Best regards

Ignacio Aldecua.

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0363-SUP1

SUBJECT: APPLICANT/OWNER: IGNACIO ALDECUA AND MARTHA E. HERNANDEZ

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 10, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 9, 2021.***

Signature

8-6-21
Date

IGNACIO ALDECUA
Please Print Name

Company Name

Sincerely,

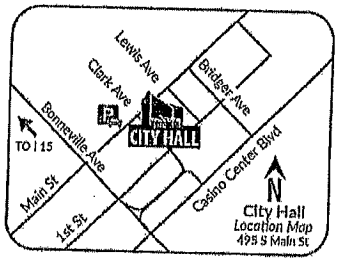
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after Final Agenda
RECEIVED
08/09/2021
ITEM 13

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

Return Service Requested

Official Notice of Public Hearing



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

RECEIVED
AUG 0 9 2021
Dept of Planning
City of Las Vegas

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

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0363-SUP1

Planning Commission Meeting of **08/10/2021**

21-0363-SUP1
13935413059
HANEY-KING HEATHER
KING KEVIN
201 SPENCER ST
LAS VEGAS NV 89101-5236

13A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
14

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

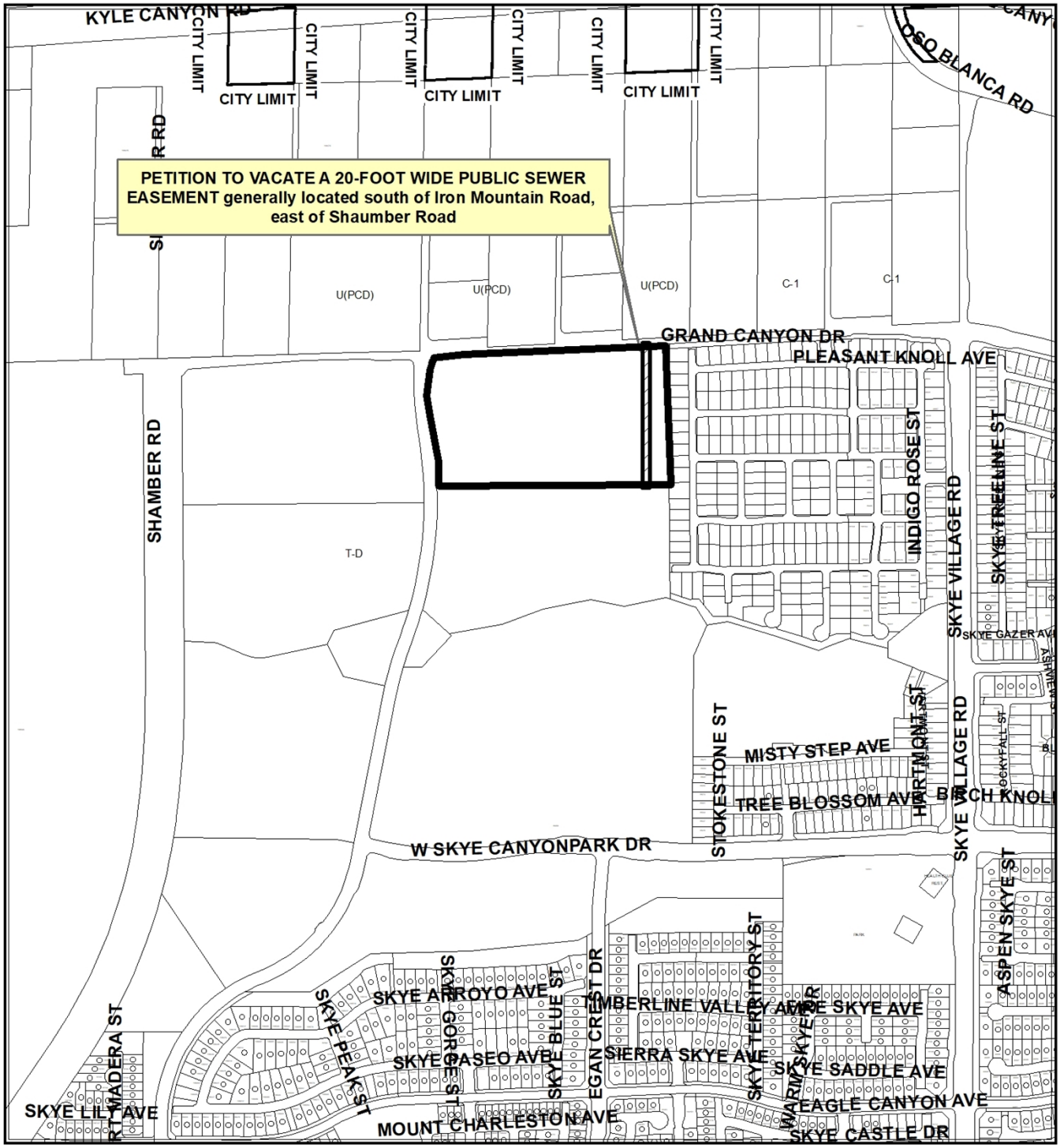
SUBJECT:
21-0372-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ARROYO CAP II-2, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 20-foot wide public sewer easement generally located south of Iron Mountain Road, east of Shaumber Road (APN 126-12-511-001), T-D (Traditional Development) Zone [ML Residential Medium-Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

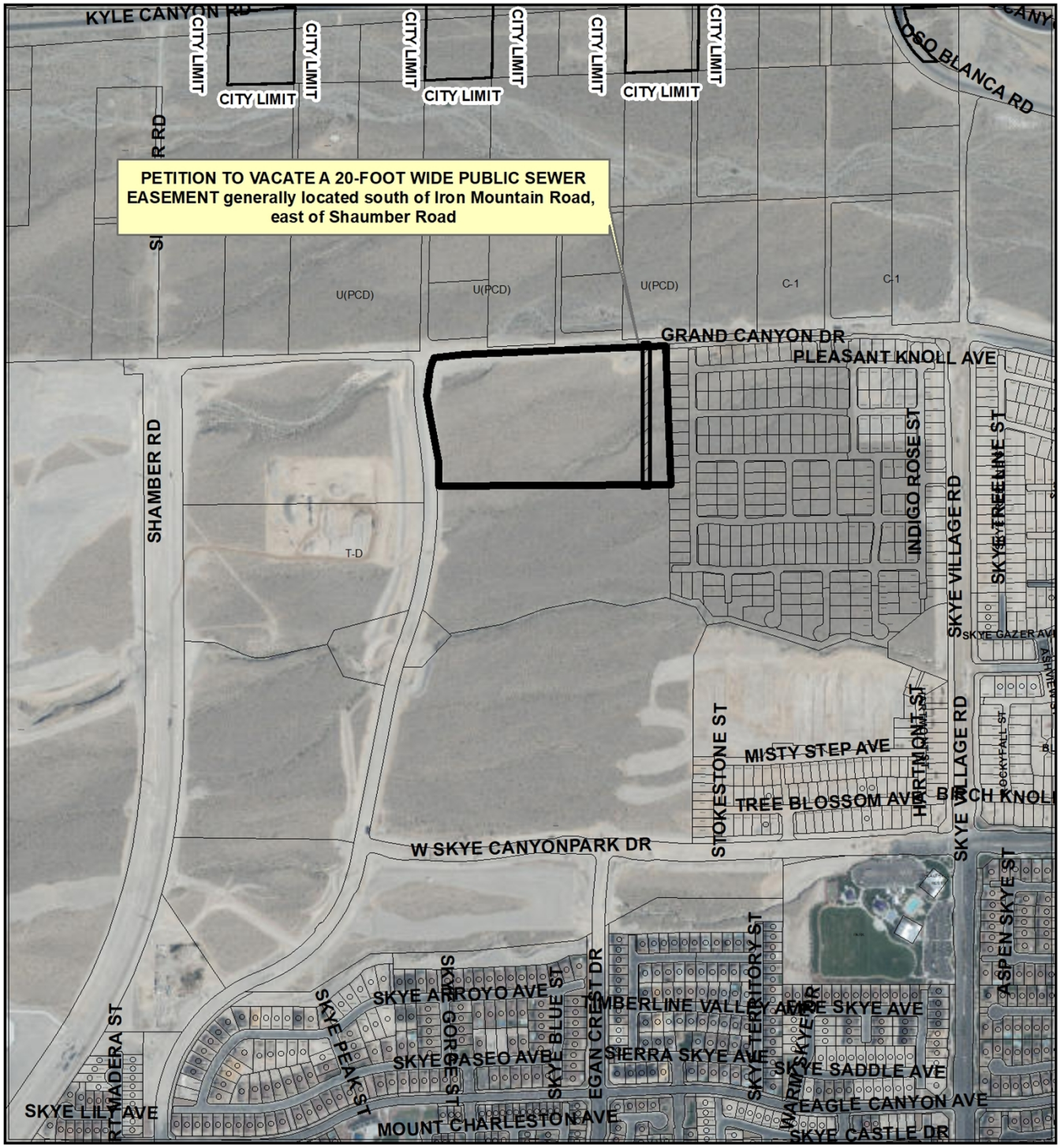
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE:21-0372-VAC1



CASE: 21-0372-VAC1

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TOLL BROTHERS - OWNER: ARROYO CAP II-2, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0372-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 2

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0372-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused public sewer easement as granted by the Skye Canyon Phase 4 Final Map in Book 160, Page 72 of Plats.

2. 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.

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

4. 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.

5. 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 the approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Petition to Vacate a 20-foot wide public sewer easement generally located at the southeast corner of Iron Mountain Road and Shaumber Road within the Skye Canyon Master Plan.

ANALYSIS

The applicant has obtained approval to construct a 227-lot single family residential development at the southeast corner of Iron Mountain Road and Shaumber Road. A 20-foot wide public sewer easement was previously reserved with the parent Phase 4 final map in Skye Canyon on Parcel 5.03 (FMP-77781). In order to accommodate the new development, the existing easement needs to be vacated and regranted with the final map for Unit 1, which is currently in review. This Unit 1 map cannot be recorded until the subject public sewer easement is vacated.

FINDINGS (21-0372-VAC1)

The existing public sewer easement is unused and now no longer required, as a new subdivision is proposed that will relocate the easement. Staff therefore recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/07/19	The City Council adopted the Fifth Amendment and Restatement of the Skye Canyon Development Agreement through Bill 2019-24.
09/24/19	Department of Planning staff administratively approved a Minor Modification (MOD-77327) of the Skye Canyon Land Use Plan to reconfigure Phase 4 development parcels on the master land use plan on 275.26 acres at the northwest corner of W Skye Canyon Park Drive and Skye Village Road.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/08/19	The Planning Commission approved a Tentative Map (TMP-77328) for a 17-lot master planned subdivision (Skye Canyon Phase 4) on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. Staff recommended approval.
11/06/19	A Final Map (FMP-77781) for a 17-lot master planned subdivision (Skye Canyon Phase 4) on 273.55 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road was recorded.
01/12/21	The Planning Commission approved a Tentative Map (20-0296-TMP1) for a 227-lot single-family residential subdivision (Skye Canyon 5.01 & 5.03) on 37.63 acres at the southeast corner of Iron Mountain Road and Shaumber Road. Staff recommended approval.
06/08/21	Department of Planning staff accepted an application for Final Map Technical Review (100120-FMP) for a 30-lot single family residential subdivision (Skye Canyon 5.01 & 5.03 Unit 1) on 37.63 acres at the southeast corner of Iron Mountain Road and Shaumber Road. The technical review was completed 06/22/21.

Most Recent Change of Ownership	
02/03/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/27/20	A building permit (L20-00391) was issued for mass grading of Skye Canyon Phase 4 generally located at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. A final inspection has not been approved.

Pre-Application Meeting	
06/08/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Petition to Vacate a public sewer easement. No major issues arose from the discussion.

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

Field Check	
07/06/21	The subject site is undeveloped with native vegetation.

Details of Application Request	
Site Area	
Net Acres	19.20

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)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
South	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional 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***
2050 Master Plan Area Plan: Kyle Canyon	Y
Skye Canyon Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0372
Meeting Date	06/09/2021
Total Fee	
Received By/Date	

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

Project Address (Location) N Shaumber Road and Iron Mountain Road

Project Name Skye Canyon Parcel 5.01 & 5.03 **Proposed Use**

Assessor's Parcel #(s) 126-12-511-001, 003 **Ward #**

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

Additional Information Request to public sewer easement from portion of project located on APN 126-12-511-001. New easement to be granted.

Property Owner Arroyo Cap II-2, LLC Contact Jeffrey Brouelette
Address C/O L Austin, 18575 Jamboree Ave, Suite 350 City Irvine State CA Zip 92612
E-mail jbrouelette@arroyocapital.com Phone 949-272-1172

Applicant Toll Brothers Contact Jeremy Stone
Address 1140 Town Center Drive, Suite 250 City Las Vegas State NV Zip 89144
E-mail jstone@tollbrothers.com Phone 702-243-9800

Representative RCI Engineering Contact Amber Dolce
Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106
E-mail adolce@rcinevada.com Phone 702-998-2109

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name Jeffrey B. Brouelette
Executive Vice President

Subscribed and sworn before me (See Attached)

This day of , 20

Notary Public in and for said County and State

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

21-0972
06/09/2021

State of California)
County of Orange)

On May 18, 2021, before me, Rachel Mayo, (insert name and title of the officer),
Notary Public, personally appeared Jeffrey B Bouchette,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Rachel Mayo (Seal)

RACHEL MAYO
Notary Public - California
Los Angeles County
Commission # 2263143
My Comm. Expires Oct 18, 2022

033439-0011
12697865a11/08/18

ARROYO CAP II-2, LLC

SKYE CANYON 5.01 & 5.03

VACATION EXHIBIT

SHEET 1 OF 1

TRI-CORE SURVEYING, LLC

LAND SURVEYING • CONSTRUCTION STAKING
MAPPING & LAND DEVELOPMENT SERVICES
BOUNDARY & TOPOGRAPHIC SURVEYS

6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
TEL (702) 821-1554 FAX (702) 870-4378

SURVEYOR'S CERTIFICATE
I, ROBERT J. FOLEY, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY MADE BY ME OR UNDER MY DIRECTION DURING THE MONTH OF MAY, 2021, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE SET AS SHOWN, AND THAT THE DIMENSIONS AND OTHER DETAILS ARE CORRECT AS OF 5/24/21.
ROBERT J. FOLEY, PLS 18144
STATE OF NEVADA
5/24/21

DATE : 5/24/2021
PM : RF
DRAWN BY : RF
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 2072L.0002
SCALE :

NO.	DESCRIPTION	DATE	APP'D

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing— any errors or omissions shall be reported to Tri-Core without delay. The copyrights to all designs and drawings are the property of Tri-Core. Reproduction or use for any purpose other than that authorized by Tri-Core is prohibited.

21-0372
07/15/2021

NORTH
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

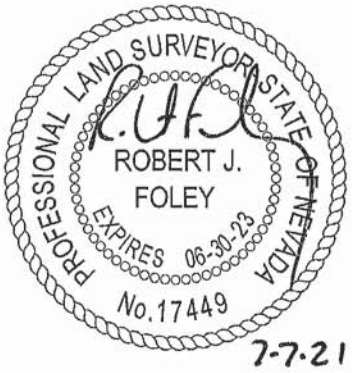
LEGEND
SECTION LINE
AUQUOT PART LINE
RIGHT-OF-WAY LINE
ASSESSOR'S PARCEL LINE
PUBLIC SEWER EASEMENT TO BE VACATED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°34'18"W	33.53'
L2	S89°25'42"W	20.00'
L3	N86°52'17"E	20.02'

C:\Users\foley\appdata\local\temp\AcPublish_12952\dwg_vac_Public Sewer Easmt.dwg foley Mon, 24 May 2021 - 12:56pm

EXHIBIT A

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146



File: 20721.0002\lgl_vac_Public Sewer Esmnt.docx
By: RF
Date: May 24, 2021

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF IRON MOUNTAIN ROAD AND EAST OF SHAUMBER ROAD FOR PUBLIC SEWER VACATION EASEMENT PURPOSES.

LEGAL DESCRIPTION

THAT PUBLIC SEWER EASEMENT GRANTED TO THE CITY OF LAS VEGAS BY THE FINAL MAP OF "SKYE CANYON PHASE 4" ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS. SITUATE IN LOT 5.03 OF SAID PLAT LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 86°52'17" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) A DISTANCE OF 213.47 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°34'18" EAST, 33.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF IRON MOUNTAIN ROAD BEING THE **POINT OF BEGINNING;**

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY SOUTH 00°34'18" EAST, 705.01 FEET TO THE SOUTH LINE OF SAID LOT 5.03; THENCE SOUTH 89°25'42" WEST ALONG SAID SOUTH LINE A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°34'18" WEST, 704.11 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF IRON MOUNTAIN ROAD; THENCE NORTH 86°52'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.02 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

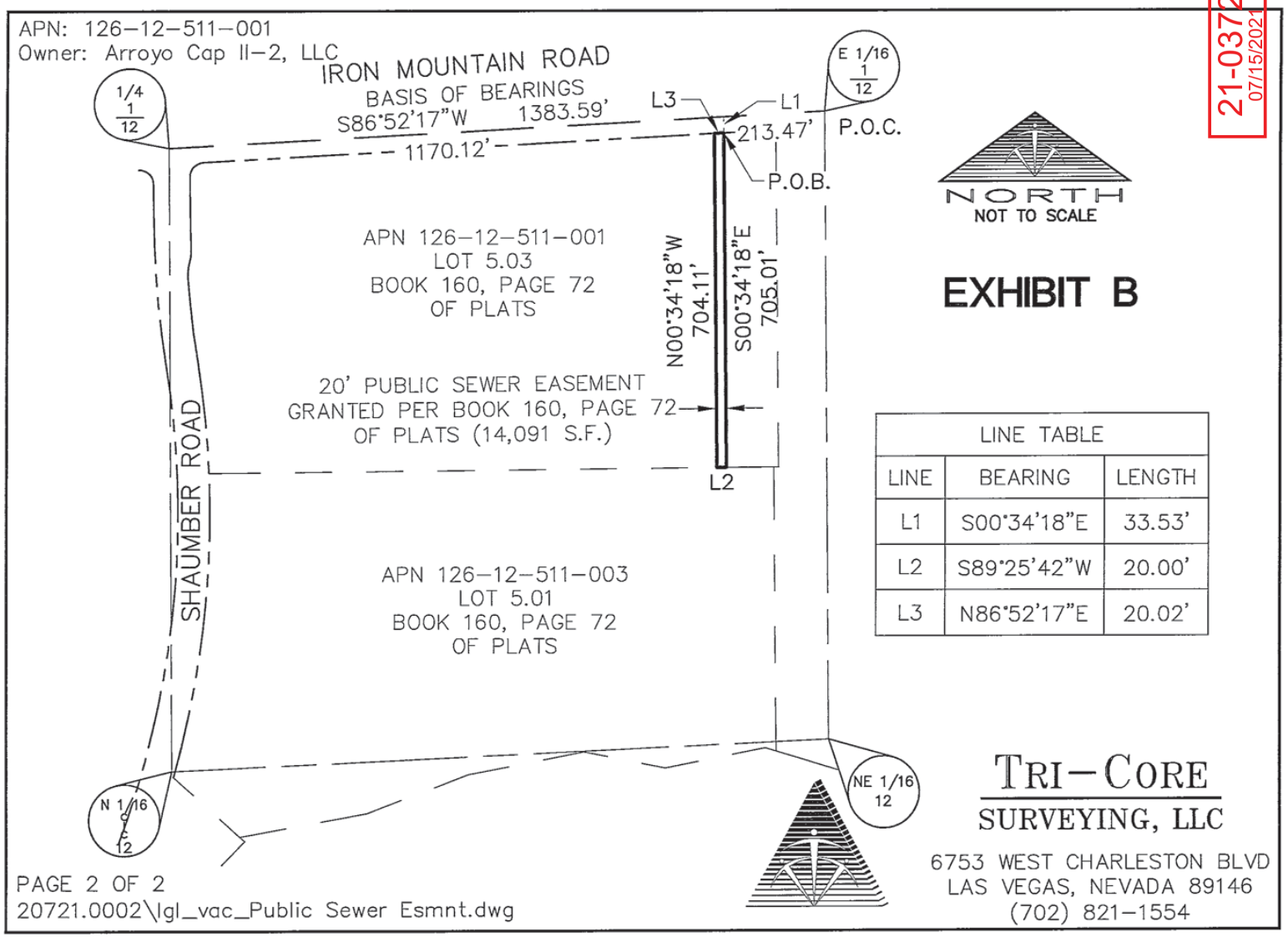
CONTAINING 14,091 SQUARE FEET

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS.

END OF DESCRIPTION

21-0372
07/15/2021



21-0372
07/15/2021



21-0372-VAC1 - APPLICANT: TOLL BROTHERS - OWNER: ARROYO CAP II-2, LLC
SOUTH OF IRON MOUNTAIN ROAD, EAST OF SHAUMBER ROAD

07/06/2021

RCI ENGINEERING

21-0372
06/09/2021

May 25, 2021

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

RE: Justification Letter – Skye Canyon 5.01 & 5.03 – Single Family Subdivision

On behalf of our client, Toll Brothers, we have prepared the following justification letter in support of a Vacation and abandonment for Skye Canyon 5.01 & 5.03, APN 126-12-511-001 and 003. The proposed development will consist of 227 single family residential lots and is located at the southeast corner of N Shaumber Road and Iron Mountain Road, within the Skye Canyon Master Plan.

Vacation

This application will serve to vacate the existing 20′ Public Sewer Easement, located on parcel 126-12-511-001, 110′ west of the east property line. We are reconfiguring the utilities and a new easement will be granted for Public Sewer.

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2103.

Sincerely,

RCI Engineering

John Land, P.E.
Principal

500 South Rancho Drive, Suite 17 - Las Vegas, NV 89106
Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0372-VAC1

SUBJECT: APPLICANT: TOLL BROTHERS - OWNER: ARROYO CAP II-2, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 10, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 9, 2021.***

Signature — 8/5/21 (Date)

Jeremy Stone
Please Print Name

Toll North NV, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after Final Agenda

RECEIVED
08/09/2021
ITEM 14

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
15

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

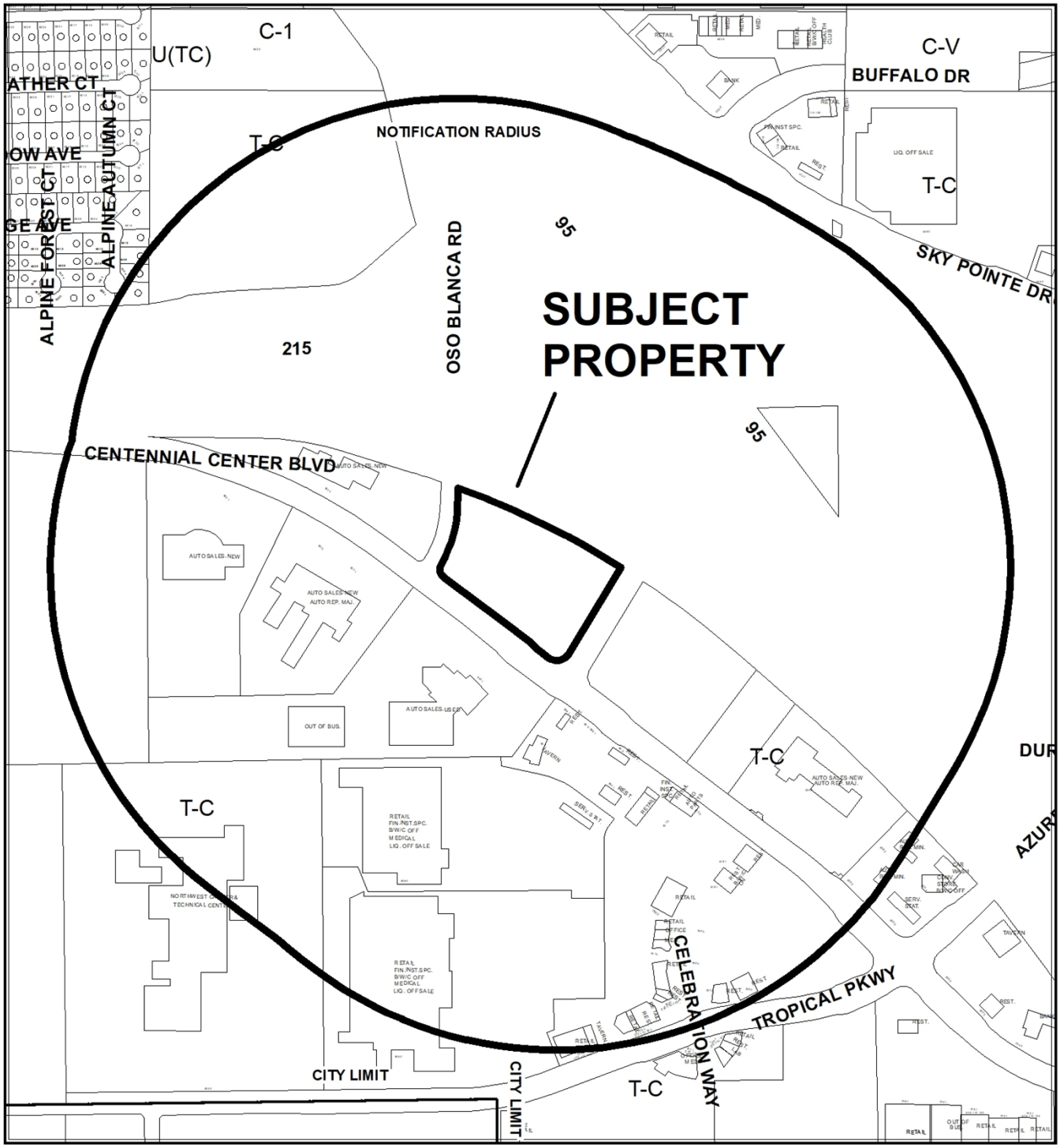
SUBJECT:
21-0375-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CALIFORNIA FISH GRILL - OWNER: CENTENNIAL 215 PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,662 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 634 SQUARE-FOOT OUTDOOR SEATING AREA at 6440 Centennial Center Boulevard, Suite #150 (APN 125-28-511-001), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 21-0375-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION]



0 440 880

Feet

CASE: 21-0375-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) TOWN CENTER SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CALIFORNIA FISH GRILL - OWNER: CENTENNIAL 215 PLAZA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0375-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 22

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

21-0375-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Beer/Wine/Cooler On-Sale Establishment use.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-77192) and Site Development Plan Review (21-0185-SDR1).

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 request for a Special Use Permit for a proposed 2,662 square-foot Beer/Wine/Cooler On-Sale Establishment use with a 634 square-foot outdoor seating area at 6440 Centennial Center Boulevard, Suite #150.

ISSUES

- The Beer/Wine/Cooler On-Sale Establishment Use is permitted in Town Center through the approval of a Special Use Permit.

ANALYSIS

The applicant is requesting a Special Use Permit to allow a Beer/Wine/Cooler On-Sale Establishment use within a 2,662 square-foot suite of this Shopping Center. The commercial shopping center is currently under construction. The 634 square-foot outdoor seating area was not included as a part of the previous Site Development Plan Review (SDR-77191) or subsequent Minor Amendment (21-0185-SDR1).

The Beer/Wine/Cooler On-Sale Establishment use is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine, and coolers only for consumption on the premises where the same is sold." The proposed use meets the definition, as the applicant intends to sell alcoholic beverages to be consumed on-site in conjunction with a proposed restaurant.

The Town Center Development Standards Manual provides the following Minimum Special Use Permit Requirements for this use:

1. The use shall comply with all minimum conditions, standards, and requirements applicable to the use "Beer/Wine/ Cooler/On-Sale Establishment."

The minimum conditions, standards, and requirements for the Beer/Wine/Cooler On-Sale Establishment use set forth in LVMC Chapter 19.12 for this use include:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed use is located more than 400 feet away from the aforementioned land uses.

2. The minimum distance separation requirements in Regulation 1 do not apply to:
    a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
    b. A proposed establishment having more than 50,000 square feet of retail floor space.

    This condition is not applicable.

3. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

    The proposed use meets this requirement, as the subject site will be subject to regular inspections by multiple governmental agencies to ensure compliance.

The Shopping Center was designed to accommodate a variety of uses including restaurants and retail stores. The proposed 2,662 square-foot Beer/Wine/Cooler On-Sale Establishment with 634 square feet of outdoor seating can be conducted in a manner that is harmonious with the existing and future commercial land uses within the shopping center, as well as in the surrounding area. Therefore, staff recommends approval, subject to conditions.

FINDINGS (21-0375-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 Beer/Wine/Cooler On-Sale Establishment can be conducted in a harmonious and compatible manner with the existing and future land uses within the site's commercial shopping center.

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

The subject site is located within a commercial shopping center, which was designed to accommodate a variety of different commercial uses and is physically suitable for a Beer/Wine/Cooler On-Sale Establishment.

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

The subject site is accessed from Centennial Center Boulevard, a 70-foot frontage street, and Oso Blanca Road, a 70-foot collector street, each of which is adequate in size to meet the requirements of the proposed use.

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

The site will be subject to licensing and inspection, thus protecting the public health, safety, and general welfare.

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

The proposed Restaurant with Alcohol has met all applicable of the minimum Special Use Permit requirements set forth by Title 19.12 and therefore is in compliance with the Town Center Development Standards Manual.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/22/19	The Planning Commission approved a request for a Special Use Permit (SUP-77188) for a proposed 3,009 square-foot Beer/Wine/Cooler Off-Sale Establishment Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77189) for a proposed 3,009 square-foot Convenience Store (with Fuel Pumps) Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77190) for a proposed Mini-Storage Facility Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a request for a Site Development Plan Review (SDR-77191) for a 33,470 square-foot Shopping Center with a 1,200 square-foot outdoor seating area and a 445-unit, 69,000 square-foot Mini-Storage Facility with Waivers of the Town Center Development Standards Manual on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Tentative Map Plan (TMP-77192) for a One-Lot Commercial Subdivision on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77193) for a proposed 5,000 square-foot Liquor Establishment (Tavern) Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77194) for a proposed 5,010 square-foot Liquor Establishment (Tavern) Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Variance (VAR-77252) to allow 11 percent Open Space where 20 percent is required on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77314) for a proposed 5,010 square-foot Gaming Establishment, Restricted License Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77315) for a proposed 5,000 square-foot Gaming Establishment, Restricted License Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
08/19/20	The City Council approved a Petition to Vacate (VAC-78776) public right-of-way easements generally located at the northeast corner of Centennial Center Boulevard and U.S. 95.
04/15/21	Staff administratively approved a Minor Amendment (21-0185-SDR1) to a previously approved Site Development Plan Review (SDR-77192) for the addition of 19,093 square feet to a previously approved 69,000 square-foot mini-storage facility on 5.73 acres on the north side of Centennial Center Boulevard, approximately 1,700 feet west of Tropical Parkway.

Most Recent Change of Ownership	
11/06/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/30/20	A building permit (L20-00005) was issued for offsite improvements for a commercial subdivision (APN 125-28-510-001). The permit is active as of 04/06/21.
12/01/20	A building permit (C20-01750) was issued for offsites at 6400 Centennial Center Boulevard. The permit is active as of 04/06/21.
	A building permit (C20-01747) was issued for the ground-up construction of a C-Store at 6460 Centennial Center Boulevard. The permit is active as of 04/06/21.
	A building permit (C20-01748) was issued for the ground-up construction of “Shops A” at 6440 Centennial Center Boulevard. The permit is active as of 04/06/21.

Pre-Application Meeting	
06/10/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a proposed Beer/Wine/Cooler On-Sale Establishment.

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

Field Check	
07/06/21	A routine field check was conducted by staff; staff found the subject site currently under construction and nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	5.73

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TC (Town Center)	T-C (Town Center)
North	US 95	Right-of-Way	Right-of-Way
South	Motor Vehicle Sales (Used)	TC (Town Center)	T-C (Town Center)
East	Undeveloped		
West	Motor Vehicle Sales (New)		

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Centennial Hills	
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (NDOT Trail)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Centennial Center Boulevard	Frontage Street	Town Center Development Standards Manual	70	Y
Oso Blanca Road	Collector Street	Title 13	70	Y
Clark County 215	Freeway/ Expressway	Master Plan of Streets and Highways	576	Y*

**The Clark County 215 is currently under construction*.

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	656 Units	1 Space Per 50 Units Plus 5 For Customers	19				
Shopping Center	30,104 SF	1 per 250 SF	121				
TOTAL SPACES REQUIRED			140		242		Y
Regular and Handicap Spaces Required			135	5	235	7	Y
Loading Spaces			3		3		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	21-0375
Meeting Date	06/15/2021
Total Fee	
Received By/Date	

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

Project Address (Location) 6440 Centennial Center Blvd., Suite 101, Las Vegas, NV 89149

Project Name California Fish Grill **Proposed Use** Restaurant

Assessor's Parcel #(s) 125-28-510-001 **Ward #** _____

General Plan: Existing Town Center Proposed Town Center **Zoning:** Existing GC-TC Proposed GC-TC

Additional Information California Fish Grill is completing a Special Use Permit for the tenant improvement to an existing space to convert into their restaurant's concept along with proposing the sale of beer and wine for onsite consumption and patio area.

Property Owner Centennial 215 Plaza, LLC **Contact** Haskel Iny

Address 8350 W. Sahara Avenue, Suite 210 City Las Vegas State NV Zip _____

E-mail matt@greatac.com Phone 702-253-5751

Applicant California Fish Grill c/o Go2Permitting, LLC **Contact** Terry Womack

Address 4231 Balboa Ave., PMB 3030 City San Diego State CA Zip 92117

E-mail terry@go2permitting.com Phone 858.276.7311

Representative Go2Permitting, LLC **Contact** Terry Womack

Address 4231 Balboa Ave., PMB 3030 City San Diego State CA Zip 92117

E-mail terry@go2permitting.com Phone 858.276.7311

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Haskel Iny

Subscribed and sworn before me

This 10th day of June, 20 21

Notary Public in and for said County and State

N. HOVLAND
Notary Public-State of Nevada
APPT. NO. 17-1477-1
My Appt. Expires 02-28-2025

Planning Commission August 10, 2021 - Page 241

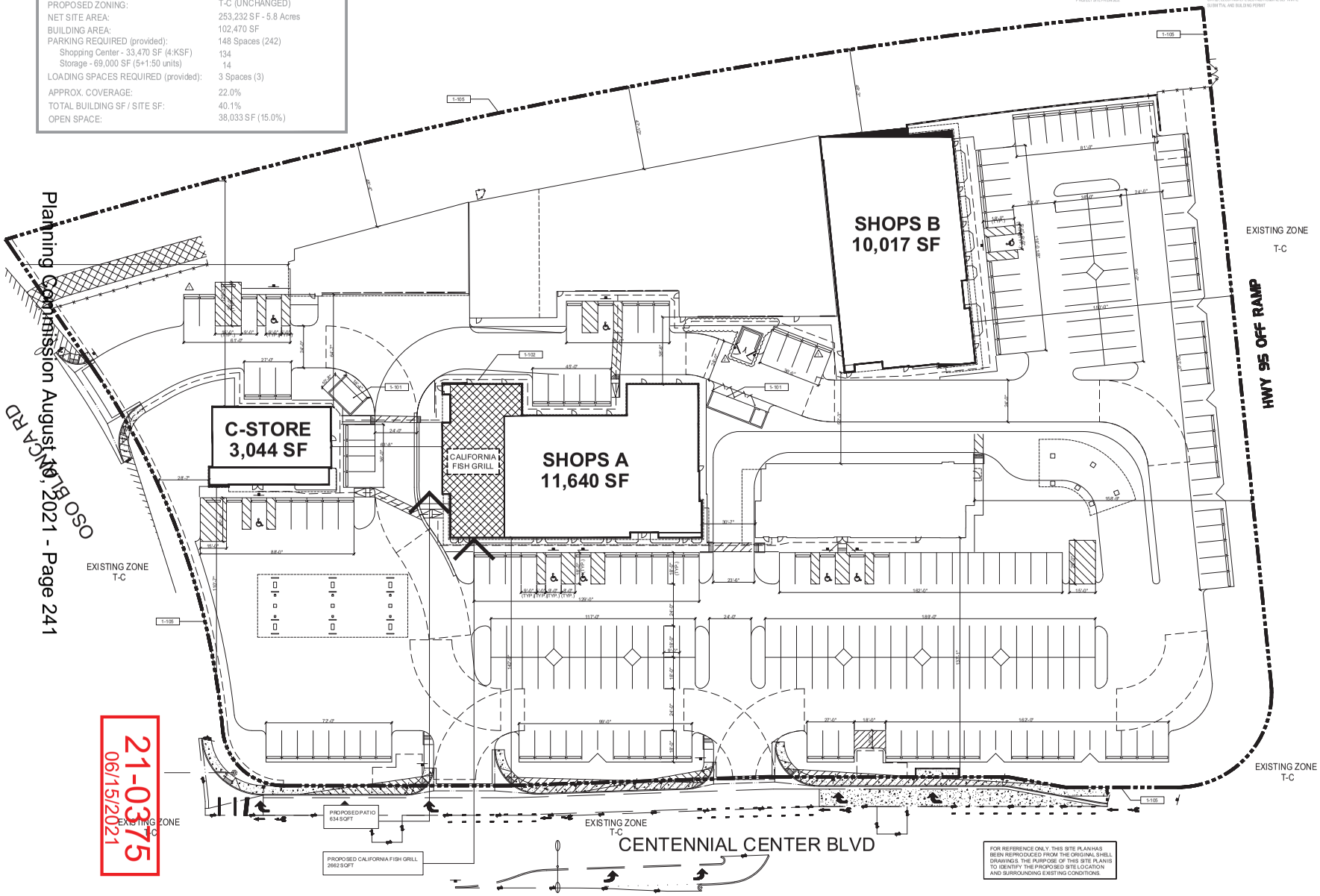
TABULATION	
APN:	125-28-510-001
EXISTING ZONING:	T-C (UNCHANGED)
PROPOSED ZONING:	T-C (UNCHANGED)
NET SITE AREA:	253,232 SF - 5.8 Acres
BUILDING AREA:	102,470 SF
PARKING REQUIRED (provided):	148 Spaces (242)
Shopping Center - 33,470 SF (4:KSF)	134
Storage - 69,000 SF (5+1:50 units)	14
LOADING SPACES REQUIRED (provided):	3 Spaces (3)
APPROX. COVERAGE:	22.0%
TOTAL BUILDING SF / SITE SF:	40.1%
OPEN SPACE:	38,033 SF (15.0%)

KEYNOTES

1-101 TRASH ENCLOSURE
1-102 DASH ENLINES INDICATES ACCESSIBLE ROUTE FROM EXTERIOR EXIT DOORS TO PUBLIC WAY PER IBC 1028.5
1-105 PROPERTY LINE

GENERAL NOTES

1) MAXIMUM SLOPES ON ACCESSIBLE ROUTES AS FOLLOWS A 5% IN DIRECTION OF TRAVEL, B 2% ON CROSS SLOPE, C 2% AT CHANGE OF DIRECTION, D 1:2 AT CURB RAMP INCLUDING SIDE FLARES
2) MINIMUM WIDTH OF ACCESSIBLE ROUTE IS 4'-0"
3) MINIMUM LANDING AT EXTERIOR DOORS IS 5'-0" X 5'-0" MEASURED FROM INSIDE SIDE OF DOOR FRAME
4) TYPICAL DRIVE AISLE IS 24'-0" MINIMUM
5) REFER TO CIVIL DRAWINGS FOR PRECISE DIMENSIONS
6) CONTRACTOR SHALL CAREFULLY REVIEW AND COORDINATE THE REQUIREMENTS OF THE CIVIL ENGINEERING DRAWINGS WITH THIS DRAWING AND THESE SITE NOTES - CONFLICTS, IF ANY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CIVIL ENGINEER, AND NO WORK SHALL COMMENCE OR RESUME IN AREAS OF POTENTIAL CONFLICT PENDING ARCHITECT'S DIRECTIVE
7) CONSTRUCTION AREA: THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND CONTRACT DOCUMENTS. CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS AND OR EQUIPMENT.
8) THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USEABLE BY THE PHYSICALLY DISABLED.
9) THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCY SHALL BE REPORTED TO THE BUILDING OWNER.
10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND FOR REMOVAL OF DEBRIS FROM THE PROJECT SITE PREMISES.
11) REFER TO LANDSCAPE DRAWINGS FOR SITE SURFACE CONCRETE PATTERN DESIGN AND LEGEND.
12) CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DISRUPT EXISTING UTILITIES, WHILE EXCAVATING, GRADING AND DRILLING OR DIGGING DURING CONSTRUCTION.
13) ELIMINATE SHOWN ON THE SITE PLAN AREA FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE HORIZONTAL DIMENSIONS, GRADING AND UTILITY INFORMATION.
14) PROVIDE ADDRESS AND/OR SUITE NUMBERS, MINIMUM 4" HIGH AND A 1 1/2" STROKE WIDTH AND CONTRAST IN COLOR. IDENTIFICATION MUST BE VISIBLE FROM STREET OR DRIVE. ALL EXTERIOR SUITE DOORS SHALL BE LABELS AS REQUIRED. ALL SITE AMENITIES, COMMUNITY WALLS OR BUILDING (NOT TO BE 3'-0" IN HEIGHT), RETAINING WALLS, MONUMENTS, MAIL BOXES, GATES, ELECTRICAL PEDESTALS REQUIRE SEPARATE SUBMITTAL AND BUILDING PERMIT



FOR REFERENCE ONLY. THIS SITE PLAN HAS BEEN REPRODUCED FROM THE ORIGINAL SHELL DRAWINGS. THE PURPOSE OF THIS SITE PLAN IS TO IDENTIFY THE PROPOSED SITE LOCATION AND SURROUNDING EXISTING CONDITIONS.

0 25 50 100 150

OVERALL SITE PLAN
NTS

NORTH

21-0375
06/15/2021

JOB NO.	C1032
SUBMITTAL	DATE
1st PC SUBMITTAL - B&S DEPT.	06.07.2021
1st PC SUBMITTAL - HEALTH DEPT.	06.07.2021
1st SUBMITTAL - LANDLORD	06.07.2021

REVISION	DATE
1 -	-
2 -	-
3 -	-

CLIENT:

California FISH GRILL

PROJECT:
CALIFORNIA FISH GRILL
215 CENTENNIAL CENTER BLVD. , SUITE 101
LAS VEGAS, NV 89149

CLIENT:
CALIFORNIA FISH GRILL
17310 RED HILL AVE., SUITE 330
IRVINE, CA 92614

WM
WITHEE MALCOLM
ARCHITECTS
2251 W. 190TH STREET, TORRANCE, CA 90504
310.217.8885 WITHEEMALCOLM.COM

SHEET TITLE
SITE PLAN

SHEET NO.
A2-00

04.20.2020

PROGRESS SET

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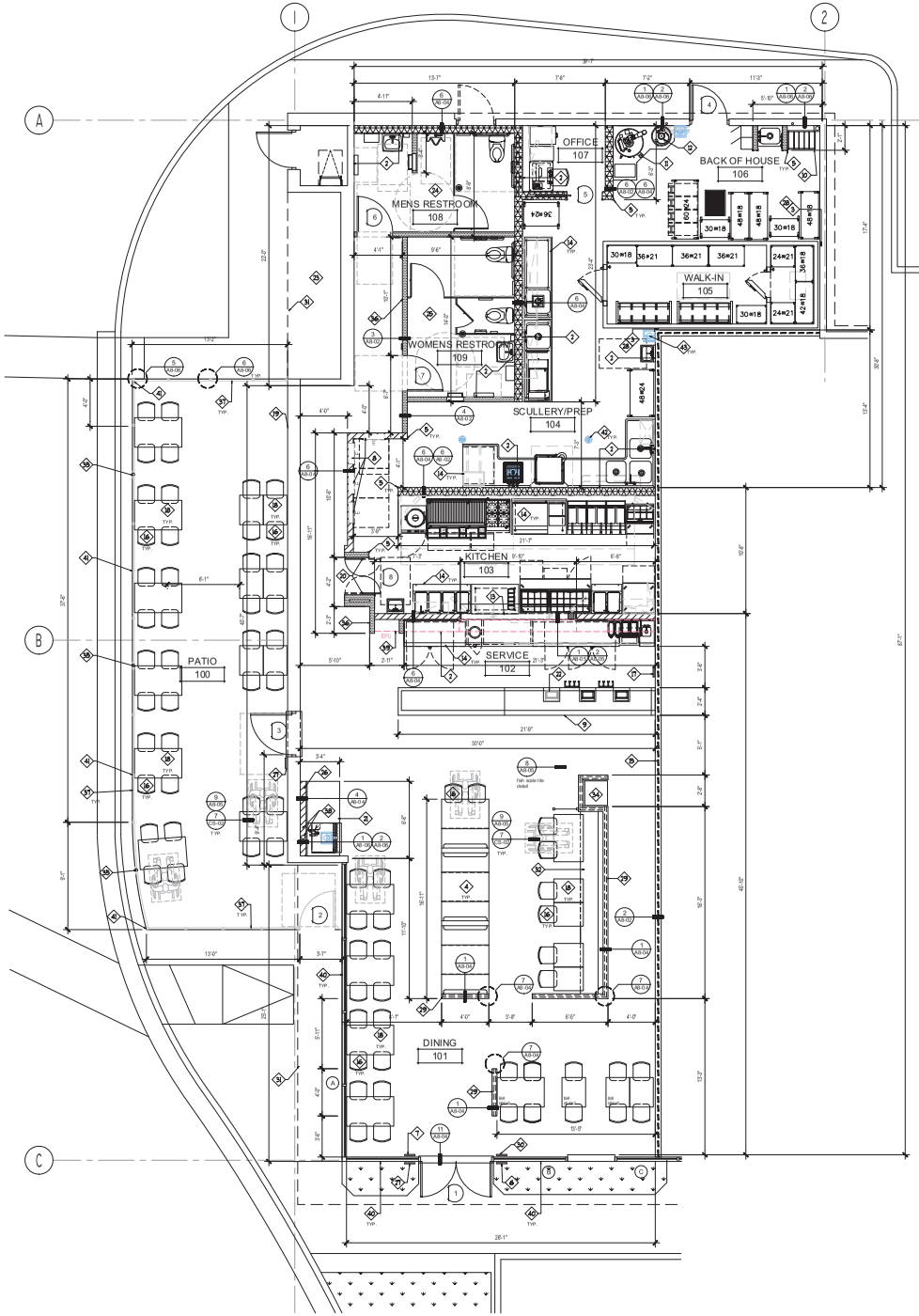
21-0375
06/15/2021



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

NORTH

PLAN LEGEND

1. MILLWORK SHELVING, SEE ID SHEETS XX FOR MORE INFORMATION. MILLWORK SUPPLIED AND GC INSTALLED.
2. INSTALL 5/8" PLYWOOD BACKING OR 16 GA SHEET METAL (WIDTH TBD) (+ 24"-48" A.F.F.) FOR WALL MOUNTED ITEMS AND SHELVING SUPPORT. INCLUDING OWNER INSTALLED ITEMS AT 3-COMP SINK & PREP SINK LOCATION, BACKING TO BE +40 - +84". VERIFY FINAL LOCATION W/OWNER & KITCHEN VENDOR PRIOR TO EQUIPMENT & SHELVING INSTALLATION. SEE DETAIL 13/A8-04
3. MAINTAIN MINIMUM 2' AIR CLEARANCE SURROUNDING WALK-IN PER MANUFACTURER'S & KITCHEN VENDOR SPECIFICATIONS.
4. MILLWORK FABRICATED BOOTHS, MILLWORK SUPPLIED AND GC INSTALLED. SEE 1/A-11.0
5. CORNER GUARD TO BE 2" WIDE & FULL HEIGHT & CLEAR COATED FINISH (ADHERE TO WALL W/ SILICON-NO SCREWS). FURNISHED & INSTALLED BY GC. SEE DETAIL 10/A8-05
6. NEW ENTRANCE SIGNAGE 5'-6" INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 60" A.F.F. DISPLAYED ON THE RIGHT SIDE OF DOOR. - SEE 9/CS-02.
7. NEW TACTILE EXIT SIGNAGE-PROVIDE ON INSIDE OF ALL EXIT DOORS (INCLUDING BRAILLE). SEE DETAILS 8 & 9 ON SHEET CS-02.
8. ELECTRICAL PANELS. PROVIDE MINIMUM 3'-0" CLEARANCE IN FRONT. FULLY RECESS PANEL INTO 6" STUD WALL. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. POS COUNTER - TOP OF COUNTER TO BE MAX. 34" A.F.F. WITH 3' WIDE TRANSACTION COUNTER AREA. FABRICATED & INSTALLED BY MILLWORK VENDOR.
10. BAG N BOX
11. WATER HEATER LOCATED ON CONCRETE PAD. SEE DETAIL X-P1.0 FOR ANCHORAGE AND STRAPPING.
12. BULK CO_2 LOCATED ON CONCRETE PAD. SEE DETAIL 3/A8-06 FOR SEISMIC BRACING.
13. WALL HEIGHT TO MATCH HEIGHT OF TALLEST KITCHEN EQUIPMENT. NO EQUIPMENT TO BE IN VIEW TOWARDS DINING AREA.
14. ALL KITCHEN EQUIPMENT IS NEW AND FURNISHED & INSTALLED BY KITCHEN VENDOR. EQUIPMENT ROUGH-INS AND FINAL CONNECTIONS BY CONTRACTOR. REFER TO FOOD SERVICE DRAWINGS AND MEP SHEETS FOR ADDITIONAL INFORMATION.
15. EXISTING 1 HOUR RATED DEMISING WALL WITH GYP. BD FINISH
16. NON-FIXED SEATING. OWNER PROVIDED & GC INSTALLED.
17. BUSINESS LICENSE - VERIFY LOCATION W/ OWNER & CITY
18. NON-FIXED TABLES. OWNER PROVIDED & GC INSTALLED.
19. EXISTING GAS METERS - NO CHANGES
20. STAINLESS STEEL WALL CAP AT ELIAS ON DOOR. FULL HEIGHT INCLUDING HEADER & CLEAR COATED FINISH (ADHERE TO WALL W/ SILICON-NO SCREWS). FURNISHED BY FSE & INSTALLED BY GC.
21. BEVERAGE COUNTER @ MAX 3/4" AFF. FABRICATED & INSTALLED BY MILLWORK VENDOR. G.C TO ROUGH-IN AND PROVIDE FINAL CONNECTIONS.
22. POS FOR FUTURE USE - VERIFY WITH OWNER FOR INSTALLATION
23. LOCATION OF EXISTING ELECTRICAL SWITCHGEAR-NO CHANGES
24. SEE ENLARGED MENS RESTROOM ON SHEET A4-01
25. SEE ENLARGED WOMEN RESTROOM ON SHEET A4-02
26. 6" FURRED WALL FOR SODA CHASE, SEE WALL ASSEMBLIES SHEET A7-02
27. LOCATION OF SIGNAGE PROHIBITING SMOKING WITHIN 25' OF OPENINGS AND AIR INTAKES.
28. INSTALL STAINLESS STEEL CLOSURE STRIP TO SEAL WALK-UN UNIT TO WALL.
29. GC TO ASSEMBLE LOW HEIGHT WALL. ARCHITECT TO REVIEW SHOP DRAWINGS PROVIDED BY GC PRIOR TO FABRICATION AND/OR INSTALLATION.
30. LOCATION OF SIGNAGE POSTING ROOM CAPACITY.
31. LINE OF SOFFIT ABOVE
32. GC TO FIELD BUILD BOOTH SEAT #2 AND WALLS. SEE ID PLANS FOR ADDITIONAL DETAILS, 2/-11.1
33. GC TO FIELD BUILD BOOTH SEAT #1. SEE ID PLANS FOR ADDITIONAL DETAILS, 1/-11.1.
34. GRAB-N-GO FRIDGE
35. POLE MOUNTED GAS HEATER, SEE A7-03 FOR SPEC SHEET INFROMATION.
36. 3-5/8" X 20 GA. METAL STUDS @ 16" O.C. WALL FRAMING. EXTEND 6" ABOVE SUSPENDED CEILING LOCATION.
37. PATIO RAILING POSTS TO BE EQUALLY SPACED. PRIOR TO INSTALLATION SUBMIT RAILING TYPE AND FINISH TO LANDLORD AND ARCHITECT.
38. 6" CONDUIT FOR SODA AND CO2 LINES SEE 1 & 2/A8-06.
39. EXPRESS PICK UP
40. EXISTING STOREFRONT GLAZING - WINDOWS ARE FIXED
41. LOCATION OF 9 FOOT POLE - SEE STRUCTURAL DETAILS
42. FLOOR DRAIN - SEE SHEET 5/A8-05.
43. FLOOR SINK - SEE SHEET 4 & 6/A8-05.

PLAN NOTES:

1. ALL INTERIOR DIMENSIONS AT METAL STUD WALLS ARE FINISH TO FINISH, U.N.O.

2. HEALTH DEPARTMENT REQUIRES SNEEZE GUARD TO BE PLACED AT ALL OPEN FOOD AREAS

3. MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LB. FOR BOTH EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS.

4. ADD DURAROCK FROM FINISH FLOOR TO 16" A.F.F. OR ABOVE CURB ON ALL KITCHEN WALLS AND BATHROOM WALLS. PROVIDE DURAROCK TOP TO BOTTOM ON ALL WALLS IN MOP SINK STALL.

5. SEE ENLARGED RESTROOM PLAN ON SHEETS A4-01 AND A4-02 FOR DIMENSIONS, ELEVATIONS, & DETAILS.

6. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES ETC) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

7. AN APPROVED SEISMIC GAS SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMITS IS REQUIRED.

ACCESSIBILITY NOTES:

1. PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITIONS THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED.

WALL LEGEND

- EXISTING 6" DEMISING WALL WITH TYPE "X" GYP. BD.
- EXISTING ALUMINUM STOREFRONT
- 5" METAL STUD WALLS WITH GYP. BD. (SEE WALL ASSEMBLIES)
- 8" METAL STUD WALL WITH GYP. B.D. (SEE WALL ASSEMBLIES)
- HALF-HEIGHT METAL STUD WALL WITH GYP. BD. & " A.F.F.
- 6" METAL STUD WALL WITH GYP. B.D. (SEE WALL ASSEMBLIES)

JOB NO.	C1032
SUBMITTAL	DATE
1st PC SUBMITTAL - B&S DEPT.	06.07.2021
1st PC SUBMITTAL - HEALTH DEPT.	06.07.2021
1st SUBMITTAL - LANDLORD	06.07.2021

REVISION	DATE
1 -	-
2	
3	
4	

CLIENT:

California FISH GRILL

PROJECT:
CALIFORNIA FISH GRILL
215 CENTENNIAL CENTER BLVD. , SUITE 101
LAS VEGAS, NV 89149

CLIENT:
CALIFORNIA FISH GRILL
17310 RED HILL AVE., SUITE 330
IRVINE, CA 92614

WM
WITHEE MALCOLM
ARCHITECTS
2291 W. 190TH STREET, TORRANCE, CA 90504
310.217.8885 WITHEEMALCOLM.COM

SHEET TITLE
FLOOR PLAN

SHEET NO.
A3-01

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21-0375-SUP1 - APPLICANT: CALIFORNIA FISH GRILL - OWNER: CENTENNIAL 215 PLAZA, LLC
6440 CENTENNIAL CENTER BOULEVARD, SUITE #150

07/06/2021



21-0375-SUP1 - APPLICANT: CALIFORNIA FISH GRILL - OWNER: CENTENNIAL 215 PLAZA, LLC
6440 CENTENNIAL CENTER BOULEVARD, SUITE #150

07/06/2021

June 2, 2021

City of Las Vegas - Planning Division
495 S Main Street, Las Vegas, NV 89101
James Marshall T: 702.229.6301 | jmarshall@lasvegasnevada.gov

RE: California Fish Grill
6440 Centennial Center Blvd, Suite 101, Las Vegas, NV 89149
Letter of Justification

To Whom It May Concern:

California Fish Grill is requesting approval of a Special Use Permit for the onsite sale and consumption of beer and wine within their new restaurant and patio area. The property owner has built a multi-tenant shell building within a new shopping center in which California Fish Grill will occupy and convert into their restaurant's concept. The restaurant will operate as a bona fide eating establishment serving seafood entrees, side dishes, and beverages with the incidental sale of beer and wine as an ancillary to food sales.

The site is located within a newly developed Centennial Shopping Center located North of Centennial Center Blvd, South of 215 Highway, and East of Osos Blanca Rd, and functions as a commercial hub in the neighborhood offering a variety of retail shops, restaurants, grocery stores, gas stations, and auto dealerships. The shell space being provided to California Fish Grill is 2,662 square feet and has an attached 634 square foot outdoor patio area. The restaurant will provide 50 interior seats and 40 exterior seats within its outdoor patio area. Operating hours are from 11:00 a.m. to 9:00 pm Sunday through Wednesday and 11:00 a.m. 9:30 p.m. Thursday through Saturday. There will be a three-foot railing around the patio to comply with current codes and to provide safety to the restaurant's patrons. The proposed project will not adversely affect the surrounding area, adjacent properties, surrounding neighborhood, or the public health, welfare, and safety of the community.

The restaurant will provide convenient and beneficial services by offering a new dining establishment to choose from for workers and residents of the community and by attracting commercial activity and local investments. The sale of beer and wine for onsite consumption offered by restaurants is typically a desired service by patrons which enhances the dining experience. The restaurant's tenancy within the new shopping center will contribute to an increase in local employment opportunities, contribute to the collection of tax revenue, and will stimulate economic prosperity.

The existing site is zoned GC-TC: General Commercial / Town Center in which a restaurant is a permitted use within this zone and where a restaurant with the onsite sale and consumption of beer and wine is permitted by approval of a Special Use Permit. The restaurant will be utilized as such and will operate in a similar manner as other commercial uses within the vicinity and therefore will not detrimentally affect residentially zoned properties or sensitive use in the area. As required by Nevada Alcoholic Beverage Control, employees will undergo specialized training related to the sale of alcohol and will provide additional security and monitoring conditions. California Fish Grill will serve to enhance the commercial character of the shopping center and will operate in a manner to be responsible and considerate of its surrounding uses.

Sincerely,

Go2Permitting, LLC
Terry Womack
Tenant's Representative

21-0375
06/15/2021

4231 Balboa Ave, PMB #3030, San Diego, CA 92117
Office: 858.276.7311 | **Email:** terry@go2permitting.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0375-SUP1

SUBJECT: APPLICANT: CALIFORNIA FISH GRILL - OWNER: CENTENNIAL 215 PLAZA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 10, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 9, 2021.***

Signature — 8/4/2021 (Date)

Please Print Name

Cent-215 plaza LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after Final Agenda

RECEIVED
08/09/2021
ITEM 15

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0375-SUP1

SUBJECT: APPLICANT: CALIFORNIA FISH GRILL - OWNER: CENTENNIAL 215 PLAZA, 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, AUGUST 9, 2021.***

Signature

8/4/21
Date

Paul Potvin, CFO
Please Print Name

California Fish Grill, LLC
Company Name

RECEIVED
08/05/2021
ITEM 15

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
16

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

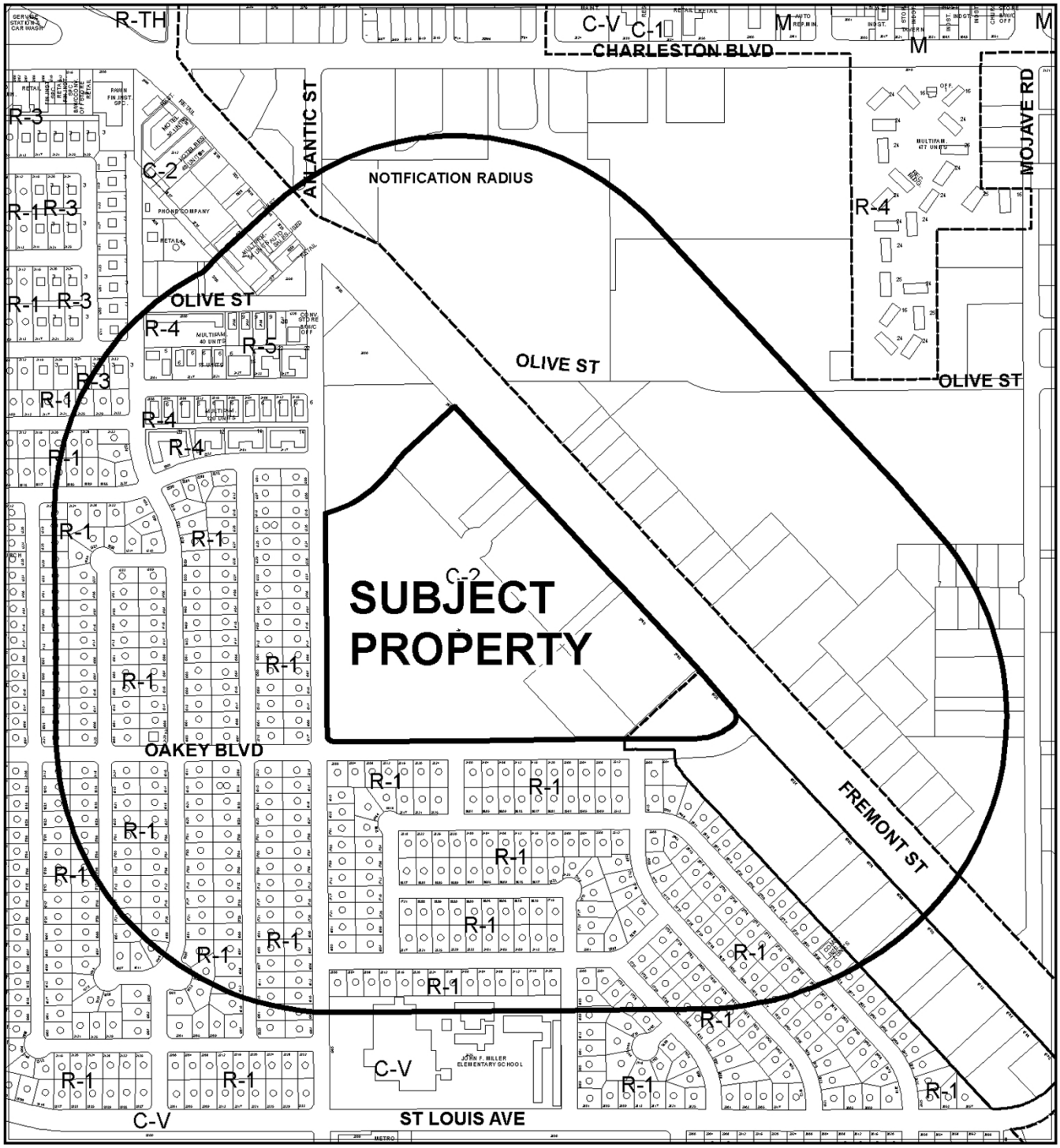
SUBJECT:
21-0377-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 2750 FREMONT, LLC ET AL - For possible action on a Land Use Entitlement project request for a Major Amendment to an approved Site Development Plan Review (SDR-74657) FOR PROPOSED MODIFICATIONS TO THE FLOOR PLAN OF THE APPROVED 28,000 SQUARE-FOOT OFFICE BUILDING, PARKING LOT RECONFIGURATION AND TO ALLOW A WAIVER OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS on a 8.06 acre portion of 25.56 acres at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-212-005, -008 and -009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Executed Confirmation Documentation, Support Postcard and Documentation Not Vetted – Protest Comment Form



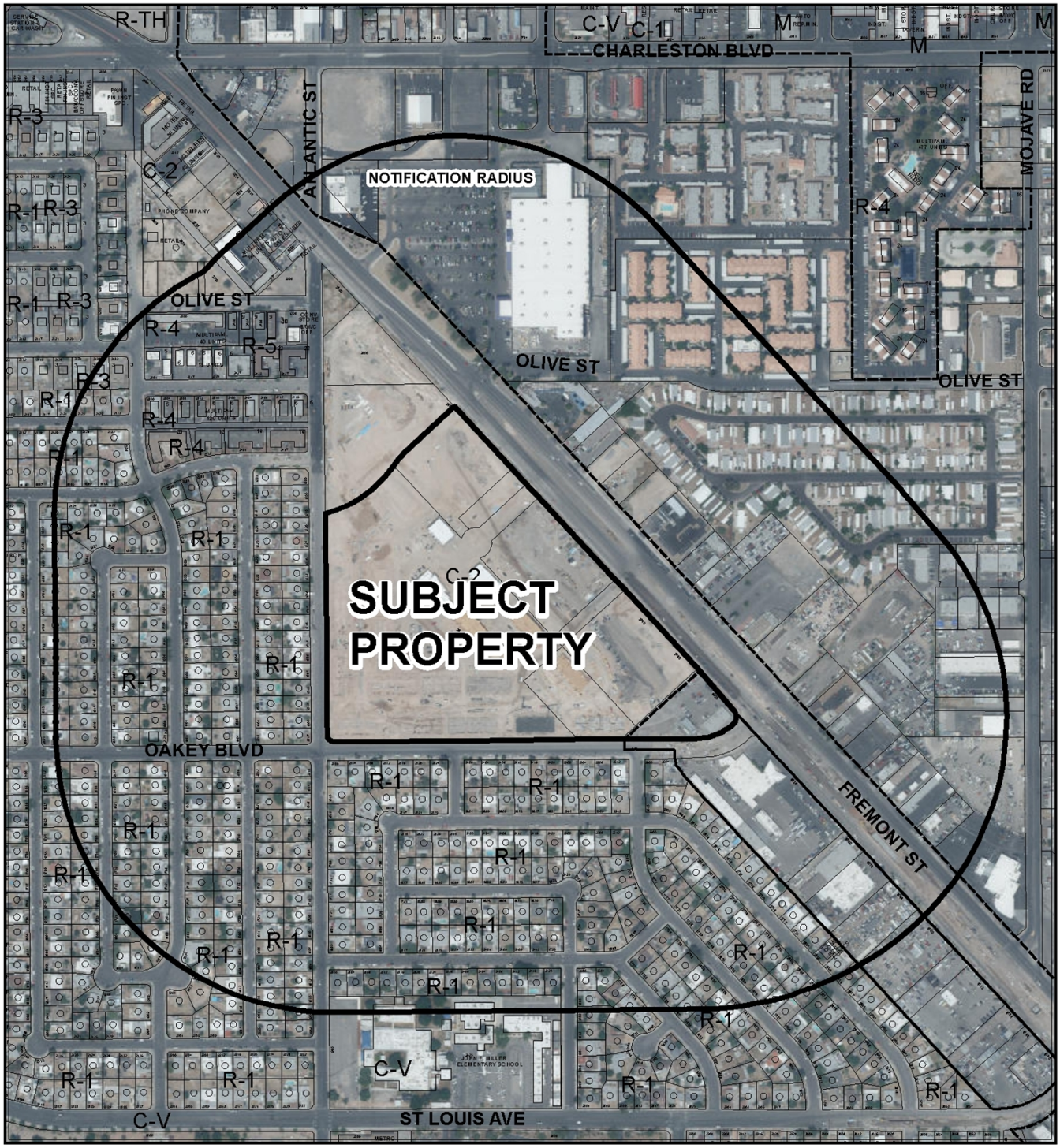
0 425 850 Feet

CASE: 21-0377-SDR1

RADIUS: 1000 or 1500 FEET

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

N



0 425 850 Feet

CASE: 21-0377-SDR1

RADIUS: 1000 or 1500 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 2750 FREMONT, LLC ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0377-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 524

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0377-SDR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-74657), Site Development Plan Review (SDR-78750), Site Development Plan Review (20-0252-SDR1) and Site Development Plan Review (21-0137-SDR1) shall be required, except where amended herein.

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

3. All development shall be in conformance with the site plan and landscape plan date stamped 07/08/21, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer along a portion of the southern property line where eight feet is required.

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

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

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

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

Public Works

9. Comply with all previous conditions of approval for Site Development Plan Review (SDR-74657) and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Site Development Plan Review (SDR-74657) for proposed modifications to the land uses and floor plan of an approved 28,000 square-foot office building, onsite parking reconfiguration and to allow a waiver of perimeter landscape buffer development standards for an approved commercial development on an 8.06 acre portion of 25.56 acres at the northeast corner of Oakey Boulevard and Atlantic Street.

ISSUES

- The has requested a Major Amendment (21-0377-SDR1) of the previously approved Site Development Plan Review (SDR-74657) for proposed modifications to the floor plan of the approved 28,000 square-foot office building, parking lot reconfiguration and to allow a waiver of perimeter landscape buffer development standards. Staff recommends approval of the request.
- Pursuant to Title 19.16.100, “A Site Development Plan shall require a Major Review and a public hearing when it does not qualify for a Minor Review under Subsection (F) of this Section.” As the applicant has requested a Waiver of perimeter landscape buffer requirements a Major Review and public hearing is required.

ANALYSIS

The subject site is zoned C-2 (General Commercial) and subject to Title 19 development standard requirements. The Planning Commission approved Site Development Plan Review (SDR-74657) on December 11, 2018 to allow a proposed two-story, 344-unit multi-family residential development and a 132,664 square-foot commercial development.

Since the original approval of Site Development Plan Review (SDR-74657), there have been three subsequent Minor Site Development Plan Reviews that have been approved for the commercial portion of the subject site. The first amendment to the site design was approved by the Department of Planning on May 28th, 2020 via Minor Site Development Plan Review (SDR-78750), to allow a proposed 28,000 square-foot Office, Medical or Dental where 26,085 square feet was previously approved for the development. The second amendment to the site design was approved by the Department of Planning on December 15th, 2020 via Minor Site Development Plan Review (20-0252-SDR1), to allow

a 67,314 square-foot Mini Storage development where 90,928 square feet was previously approved for the development. The third amendment to the site design was approved by the Department of Planning on May 15th, 2021 via Minor Site Development Plan Review (21-0137-SDR1), for a 2,168 square-foot Restaurant with Drive Through development, where 2,000 square feet was previously approved for the development.

The applicant has now proposed the following amendments to the subject site:

- **APN 162-01-212-005 (Medical Office/ Office Other than Listed and Restaurant) –** The applicant has proposed to modify the floor plan associated with Minor Site Development Plan Review (SDR-78750) due to a change in tenancy, which will result in 47 additional square feet of space being added to the 28,000 square-foot building. Initially the intent was to lease the building to First Person Health Care, but they could not meet the lease requirements. Instead, the building will now be occupied by the Southern Nevada Health District (SNHD). This will be its eastern office which provides medical care (medical office), immunization (medical office), environmental health services (general office) and health cards (general office). The SNHD is only taking approximately 26,047 square feet of the 28,047 square-foot building. The remaining northern 2,000 square feet of space will be the future home of a Winchell's and Subway restaurants. The parking lot has been further adjusted to match existing utilities and fire hydrants. Staff has determined that the proposed amendment will have no negative impact to development in the surrounding area, as adequate parking has been provided throughout the commercial development to support the proposed land uses.
- **APN 162-01-212-008 (Mini-Storage) –** The applicant has proposed to remove a portion of the required seven-foot perimeter landscape buffer that contained approximately 14 perimeter landscape trees on the southeast property line adjacent to the Mini-Storage development on the subject site. The applicant has indicated that the technical drainage study associated with the approved civil plans required that the area be paved with a concrete gutter, which will accept the majority of the drainage from the multi-family residential development located on the subject site. Staff has determined that the proposed waiver is justified based on the results of the technical drainage study. Furthermore, staff has determined that the amendment will have no negative impact to the existing commercial development located adjacent to the subject site.

- **APN 162-01-212-009 (Terrible's Grocery Store with Gas Canopy) –** The applicant has proposed to reconfigure the parking lot to eliminate 22 parking spaces located on the east perimeter of the site adjacent to the gas canopy and Fremont Street. Also, the ADA handicap parking has been relocated to the northwest face of the grocery store. The applicant has indicated that the proposed changes has been made to provide added maneuvering area for large vehicles traffic (i.e. fuel trucks) on the subject site. Staff has determined that the proposed amendment will have no negative impact to development in the surrounding area, as a robust perimeter landscape buffer has been provided adjacent to Fremont Street to screen the parking lot area.

Staff has determined the requested Major Amendment (21-0377-SDR1) to allow proposed modifications to the floor plan of the approved 28,000 square-foot office building, parking lot reconfiguration and to allow a waiver of perimeter landscape buffer development standards, will not have a negative impact to the commercial development in the surrounding area; therefore, staff recommends approval of this project with conditions.

FINDINGS (21-0377-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 the previously approved combined commercial and residential development and the existing development in the surrounding area.

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

   The proposed development adheres to all minimum Title 19 development standards, with the exception of the requested waiver of perimeter landscape buffer development standards.

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

Access to the proposed use will be provided from Fremont Street, a 165-foot wide Primary Arterial as classified by the Master Plan of Streets and Highways.

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

   Building and landscape materials are generally appropriate for this area of the city.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The submitted building elevations are not unsightly and are compatible with the existing and previously approved development in the surrounding 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 securing the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the future land use designations on various parcels located within the Las Vegas Redevelopment Plan area and proposed Redevelopment Plan expansion area to Commercial, Mixed Use, Industrial or Public Facilities. The Planning Commission and staff recommended approval.
10/05/06	The Planning Commission approved a Tentative Map (TMP-16274) for a one-lot commercial subdivision (Castaways Station) on 26.12 acres at 2800 Fremont Street. The approval expired 10/05/08.
12/17/14	The City Council approved a Petition to Annex (ANX-56263) 4.45 acres of land on the west side of Fremont Street, approximately 220 feet north of Oakey Boulevard, into the City of Las Vegas. The annexation became effective 12/26/14.
04/16/15	A Parcel Map (PMP-58350) for a two-lot merger and re-subdivision on 30.55 acres at the northeast corner of Oakey Boulevard and Atlantic Street was recorded.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/06/18	A Code Enforcement case (#190172) was processed regarding a homeless camp on this site facing Oakey Boulevard. The case was resolved on 09/17/18.
09/24/18	A Code Enforcement case (#CE-193240) was processed regarding a homeless camp on this site facing Oakey Boulevard. The case was resolved on 03/27/19.
12/11/18	The Planning Commission approved a request for a Special Use Permit (SUP-74656) for a Multi-Family Residential use at the northeast corner of Oakey Boulevard and Atlantic Street. Staff recommended denial of the request.
	The Planning Commission approved a request for a Special Use Permit (SUP-74781) for a proposed 13,651 square-foot Package Liquor Off-Sale Establishment use at the northeast corner of Oakey Boulevard and Atlantic Street. Staff recommended denial of the request.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-74657) for a proposed two-story, 344-unit Multi-Family Residential development and a 132,664 square-foot Commercial development with a waiver to allow commercial buildings to not be located at the minimum front setback line where such is required at the northeast corner of Oakey Boulevard and Atlantic Street. Staff recommended denial of the request.
06/05/19	The City Council approved a request for a Tentative Map (TMP-75951) for a One-Lot Commercial Subdivision on 25.55 acres at 2800 Fremont Street. The Planning Commission recommended approval.
05/28/20	The Department of Planning approved a request for a Minor Amendment (SDR-78750) to an approved Site Development Plan Review (SDR-74657) to allow a proposed 28,000 square-foot Office, Medical or Dental development on a portion of 21.11 acres at the northeast corner of Oakey Boulevard and Atlantic Street.
12/15/20	The Department of Planning approved a request for a Minor Amendment (20-0252-SDR1) to an approved Site Development Plan Review (SDR-74657) to allow a 67,314 square-foot Mini Storage development where 90,928 square feet was previously approved on 2.84 acres at the northeast corner of Oakey Boulevard and Atlantic Street.
04/26/21	A Code Enforcement case (#CE21-01666) was processed large commercial vehicles are parking right next to the apartment complex within 20 ft. of a window and the diesel fumes are entering the units at 2800 Fremont Street. The case was resolved on 05/24/21.
05/15/21	The Department of Planning approved a request for a Minor Amendment (21-0137-SDR1) to an approved Site Development Plan Review (SDR-74657) for a 2,168 square-foot Restaurant with Drive Through on 2.76 acres at 2750 Fremont Street.

Most Recent Change of Ownership	
09/14/20	A deed was recorded for a change in ownership. (APN 162-01-212-009)
11/03/20	A deed was recorded for a change in ownership. (APN 162-01-212-005)
	A deed was recorded for a change in ownership. (APN 162-01-212-008)

Related Building Permits/Business Licenses	
07/06/05	A building permit (C-46254) was issued for demolition of a six-story parking structure and foundations at 2800 Fremont Street (Castaways Hotel/Casino). A final inspection has not been approved.
07/26/05	A building permit (C-47697) was issued for demolition of three, two-story motel buildings at 2800 Fremont Street (Castaways Hotel/Casino). A final inspection has not been approved.
08/12/05	A building permit (C-48881) was issued for demolition of an existing 18-story tower, three-story west casino, two-story east casino, two-story bowling alley, two-story sports book connector and three Porte coheres at 2800 Fremont Street (Castaways Hotel/Casino). A final inspection has not been approved.
06/26/19	A building permit (#L19-01070) was issued was issued for an apartment development at 2800 Fremont Street. The permit has not been finalized.

Pre-Application Meeting	
06/14/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

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

Field Check	
06/24/21	During a routine site visit staff observed a commercial development that is surrounded by chain link fencing and is currently in construction. There are no items of concern noted.

Details of Application Request	
Site Area	
Net Acres	8.06 portion of 25.56 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	NMX-U (Neighborhood Mixed Use Center)	C-2 (General Commercial)
	General Retail Store, Other than Listed		
	Medical Office		
	Mini-Storage		
	Restaurant with Drive Through		
North	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	C-2 (General Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Motel	CT (Commercial Tourist) – Clark County	H-2 (General Highway Frontage) – Clark County
	General Retail Store, Other Than Listed		
	Undeveloped	CT (Commercial Tourist) – Clark County	H-1 (Limited Resort and Apartment) – Clark County
	Private Club, Lodge or Fraternal Organization		
	Motor Vehicle Sales, Used	CT (Commercial Tourist) – Clark County	C-2 (General Commercial) - Clark County
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Regional Significance	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A

DEVELOPMENT STANDARDS

Pursuant to approved Site Development Plan Review (SDR-74657), the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	12 Trees	12 Trees	N
• South	1 Tree / 20 Linear Feet	53 Trees	39 Trees	Y
• South	1 Tree / 30 Linear Feet	16 Trees	16 Trees	Y
• East (Fremont)	1 Tree / 20 Linear Feet	28 Trees	28 Trees	N
• West	1 Tree / 20 Linear Feet	39 Trees	39 Trees	Y
TOTAL PERIMETER TREES		**148 Trees**	**134 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	111 Trees	108	Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		0 Feet	N*
• East	15 Feet		15 Feet	Y
• West	15 Feet		7 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

*The applicant has requested a Waiver to allow a zero-foot landscape buffer along a portion the southern perimeter of the site, where previously approved Site Development Plan Review (SDR-74657) required a minimum seven-foot landscape buffer. The previously approved portion of the landscape buffer contained 14 perimeter landscape trees.

**The applicant has removed 22 parking spaces adjacent to Fremont Street in front of the grocery store, which removes the need for three previously approved parking lot finger islands.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Fremont Street	Primary Arterial	Master Plan of Streets and Highways Map	165	Y
Atlantic Street	Local Street	Title 13	52	Y
Oakey Boulevard	Minor Collector	Title 13	72	Y

Pursuant to approved Site Development Plan Reviews (SDR-74657), the following standards apply:

Parking Requirement – Multi-Family Residential (Not A Part)							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential:							
Studio/1 BR	112 units	1.25 spaces per unit	140				
2 BR	208 units	1.75 spaces per unit	364				
3 BR	24 units	2 spaces per unit	48				
Guest	344 units	1 space per 6 units	58				
TOTAL RESIDENTIAL SPACES REQUIRED			610		627		Y

Pursuant to approved Site Development Plan Reviews (SDR-74657), (SDR-78750), (20-0252-SDR1) and (21-0137-SDR1) the following 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	
Commercial:							
Shopping Center • General Retail, Other Than Listed – Per SDR -74657 (13,651 SF) • Restaurant w/ Drive Through – Per 21-0137-SDR1 (2,168 SF) • Restaurant/ Office, Medical or Dental – Per SDR-78750 (28,047 SF)	43,819 SF	1:250 SF	176				
Mini-Storage Facility – Per 20-0252-SDR1	67,314 SF (465 units/ 5 rental vehicles)	5 spaces + 1 space per 50 units + 1 space per rental vehicle	20				
SUB-TOTAL COMMERCIAL	111,133 SF		196				
TOTAL SPACES REQUIRED			196		269		Y
Regular and Handicap Spaces Required			196	188	254	15	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to approved Site Development Plan Review (SDR-74657) a seven-foot wide landscape buffer was required along the southern perimeter of the site.	To allow a zero-foot landscape buffer along a portion of the southern perimeter.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2750 East Fremont Street, Las Vegas, Nevada

Project Name Terrible's Market **Proposed Use** Grocery Store

Assessor's Parcel #(s) 162-01-212-009 **Ward #** _____

General Plan: Existing GC Proposed GC **Zoning:** Existing C2 Proposed C2

Additional Information Previously approved as SDR-74657; related SDR-78750

Property Owner 2750 Fremont, LLC Contact Amador Bengochea

Address 7641 West Post Road City LV State NV Zip 89113

E-mail chichib@bentar.com Phone 702-366-01605

Applicant Same as owner Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative John David Burke, Architect Contact John Burke

Address 6037 South Fort Apache Road, #110 City LV State NV Zip 89148

E-mail Jburke@jburkearchitect.com Phone 702-876-4863

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 Amador Bengochea

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

Print Name Amador Bengochea

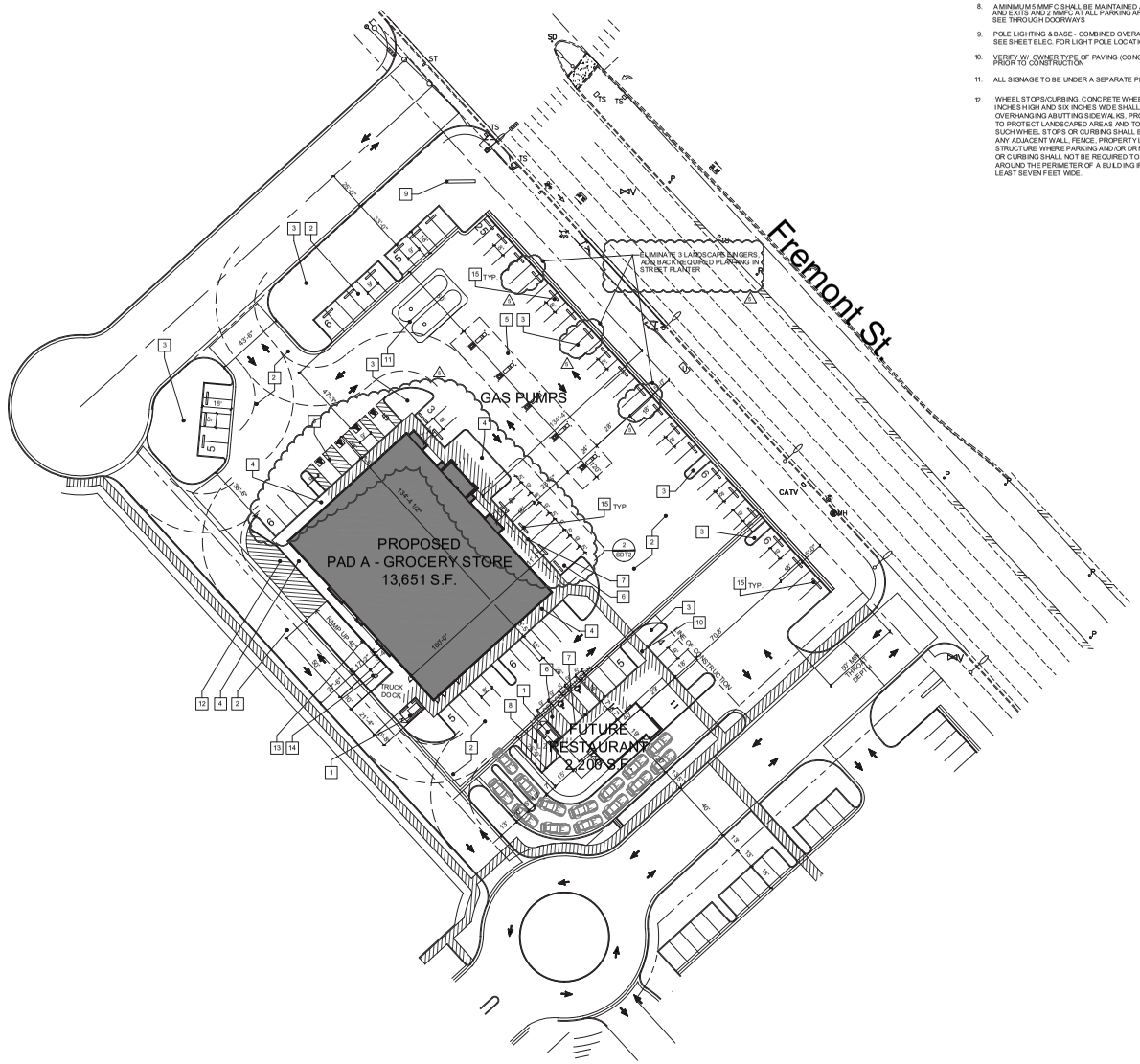
Subscribed and sworn before me

This 17th day of June, 2021

Notary Public In and for said County and State

ANGIE MICHAEL GUNTER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-2965-1
MY APPT. EXPIRES JUNE 10, 2024

21-0377
06/17/2021



1 Site Plan
scale: 1" = 30'-0"

Site Notes

1. SEE CIVIL FOR ALL FINAL GRADES UTILITY HOOK-UPS, OFF SITE IMPROVEMENTS, MEETS & BOUNDS, DIMENSIONS ETC..
2. ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING AISLES TO HAVE 1:20 MAX. LONGITUDINAL SLOPES & 1:48 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 SLOPES
5. PATTERN IN CONCRETE SIDEWALKS TO BE TOOLED JOINTS FOR RUNNING & 2% FOR CROSS SLOPES
6. SEE SOILS REPORT & STRUCTURAL FOUNDATION PLAN FOR ALL STRUCTURAL INFORMATION
7. PARKING LOT LIGHTING (IF SHOWN) - REQUIRES SEPARATE PERMIT SEE DRAWINGS BY ELECTRICAL ENGINEER
8. A MINIMUM 5 MMFC SHALL BE MAINTAINED AT ALL ENTRIES AND EXITS AND 2 MMFC AT ALL PARKING AREAS AND SEE THROUGH DOORWAYS
9. POLE LIGHTING & BASE - COMBINED OVERALL HEIGHT NOT TO EXCEED 25' SEE SHEET ELEC. FOR LIGHT POLE LOCATIONS AND LIGHT POLE BASE DETAIL
10. VERIFY W/ OWNER TYPE OF PAVING (CONC. OR ASPHALT) PRIOR TO CONSTRUCTION
11. ALL SIGNAGE TO BE UNDER A SEPARATE PERMIT
12. WHEEL STOPS/CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX INCHES HIGH AND SIX INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST TWO FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WALKWAY, LANDSCAPE AREA OR STRUCTURE WHERE PARKING AND/OR DRIVE AISLES ARE LOCATED. WHEEL STOPS OR CURBING SHALL NOT BE REQUIRED TO PROTECT A SIDEWALK OR WALKWAY AROUND THE PERIMETER OF A BUILDING IF THE SIDEWALK OR WALKWAY IS AT LEAST SEVEN FEET WIDE.

Keynotes

#	description
1	TRASH ENCLOSURE - SEE SHEET SDT1
2	AC PAVING - SEE CIVIL
3	LANDSCAPING
4	CONCRETE SIDEWALK, CURB & GUTTER
5	LINE OF GAS CANOPY ABOVE
6	HANDICAP ACCESSIBLE AISLE
7	HANDICAP ACCESSIBLE RAMP - SEE CIVIL
8	LOADING ZONE
9	SIGNAGE - BY OTHERS
10	HANDICAP ACCESSIBLE ROUTE
11	UNDERGROUND FUEL TANKS - BY FUEL COMPANY
12	NO PARKING AREA - 4" DIAGONAL WHITE STRIPING
13	+42" STEEL PIPE GUARDRAIL - (PAINTED)
14	CONCRETE TRUCK RAMP / DOCK WITH DRAIN AND SUMP PUMP - SEE SHEET A6, #2
15	CONCRETE WHEEL STOP - SEE SITE NOTES, #12

21-0377
06/17/2021

Site Data

PARCEL DATA

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL #:	162-01-201-007

LOT SIZE	S.F.	ACRES
NET	45,496 SF	1.04 ACRES
GROSS	45,496 SF	1.04 ACRES

ZONING DATA

CURRENT ZONING: C-2 (GENERAL COM. DISTRICT)
PROPOSED ZONING: NO CHANGE

CURRENT LAND USE: C (COM.), GC (GENERAL COM.)
PROPOSED LAND USE: NO CHANGE

% SITE COVERAGE BY BUILDING FOOTPRINTS:
(14,451 SF / 45,496 SF = 31.7%)

% SITE COVERAGE BY GAS CANOPY FOOTPRINT:
(2,920 SF / 45,496 SF = 6.4%)

Parking Analysis

PROPOSED GROCERY STORE

PARKING REQUIRED: 1:175 SF
PARKING REQUIRED: 1:175 X 13,651 SF 79

TOTAL ADA REQUIRED: 4
TOTAL ADA PROVIDED: 4

TOTAL REQUIRED INCLUDING ADA: 79
TOTAL PROVIDED INCLUDING ADA: 76

PROPOSED FUTURE RESTAURANT BUILDING

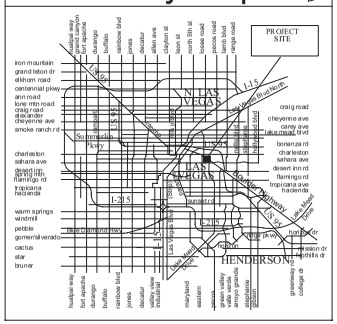
PARKING REQUIRED: 1:50 SF OF CUSTOMER SERVICE AREA
PARKING REQUIRED: 1:50 X 1,100 SF 22

PARKING REQUIRED: 1:200 SF OF KITCHEN / STORAGE
PARKING REQUIRED: 1:200 X 1,100 SF 6

TOTAL ADA REQUIRED: 1
TOTAL ADA PROVIDED: 2

TOTAL REQUIRED INCLUDING ADA: 28
TOTAL PROVIDED INCLUDING ADA: 15

Vicinity Map



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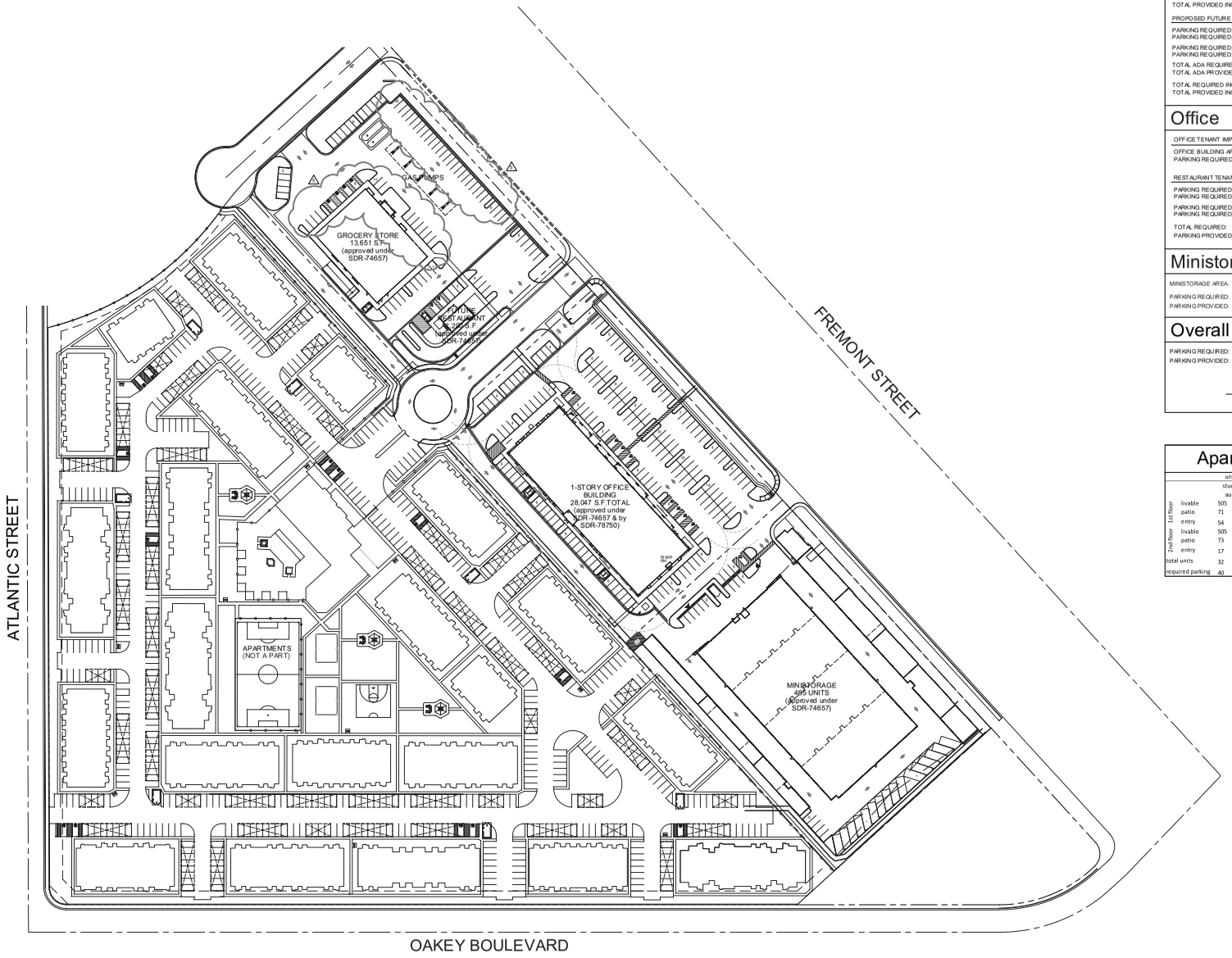
revisions
date description
06-28-2021 correct landscape

jdB architect
John David Burke, Architect, 6572 S. Fort Apache Rd., #110, Las Vegas, NV 89148 (702)876-4883 jburke@jdbarchitect.com

EL TERRIBLE
HERBST MARKET
2750 Fremont
for: Bentar Development Nevada
City of Las Vegas

date 6/17/2021
proj. no. 2018-06
drwn. by
chkd. by

sheet no. ST1



Grocery Store/Restaurant

PROPOSED GROCERY STORE

PARKING REQUIRED: 1 I 75 SF
PARKING REQUIRED: 1:175 X 13,651 SF.....79

TOTAL ADA REQUIRED:.....4
TOTAL ADA PROVIDED:.....4

TOTAL REQUIRED INCLUDING ADA:.....79
TOTAL PROVIDED INCLUDING ADA:.....76

PROPOSED FUTURE RESTAURANT BUILDING

PARKING REQUIRED: 1:50 SF OF CUSTOMER SERVICE AREA
PARKING REQUIRED: 1:50 X 1,100 SF.....72

PARKING REQUIRED: 1:200 SF OF KITCHEN / STORAGE
PARKING REQUIRED: 1:200 X 1,100 SF.....5

TOTAL ADA REQUIRED:.....3
TOTAL ADA PROVIDED:.....3

TOTAL REQUIRED INCLUDING ADA:.....77
TOTAL PROVIDED INCLUDING ADA:.....76

21-0377
06/17/2021

Office

OFFICE TENANT IMPROVEMENT

OFFICE BUILDING AREA: (NET).....25,776 S.F.
PARKING REQUIRED: 1:200 UP TO 2,000.....10
THEN 1:175 ABOVE 2,000.....136

RESTAURANT TENANT IMPROVEMENT

PARKING REQUIRED: 1:50 SF OF CUSTOMER SERVICE AREA
PARKING REQUIRED: 1:50 X 1000 SF.....20

PARKING REQUIRED: 1:200 SF OF KITCHEN / STORAGE
PARKING REQUIRED: 1:200 X 1000 SF.....5

TOTAL REQUIRED:.....171
PARKING PROVIDED:.....177

Ministorage

MINISTORAGE AREA:.....XXX S.F.

PARKING REQUIRED: 1:50 UNITS X 465 UNITS.....10
PARKING PROVIDED:.....20

Overall Commercial Parking

PARKING REQUIRED:.....288
PARKING PROVIDED:.....
REGULAR.....245
COMPACT.....28
HANDICAP.....15
TOTAL.....288

Apartments (not a part)

		unit breakdown				parking analysis	
		studio au-1	1 bdrm au-2	2 bdrm au-3	3 bdrm au-4		
2nd floor - 1st floor	livable	505	758	1008	1115	total units	344
	patio	71	78	80	0	pavilions	2
	entry	54	29	35	79	cabanas	9
	livable	505	800	1046	1153	leasing office	1
	patio	73	77	80	79	total parking provided	627
	entry	17	25	24	29	unit required parking	552
total units		32	80	208	24	guest parking (1 : 6)	58
required parking		40	100	364	48	total parking required	610
						total ada required	13

1 Master Site Plan
Scale: 1" = 30'-0"

Planning Commission August 10, 2021 - Page 266

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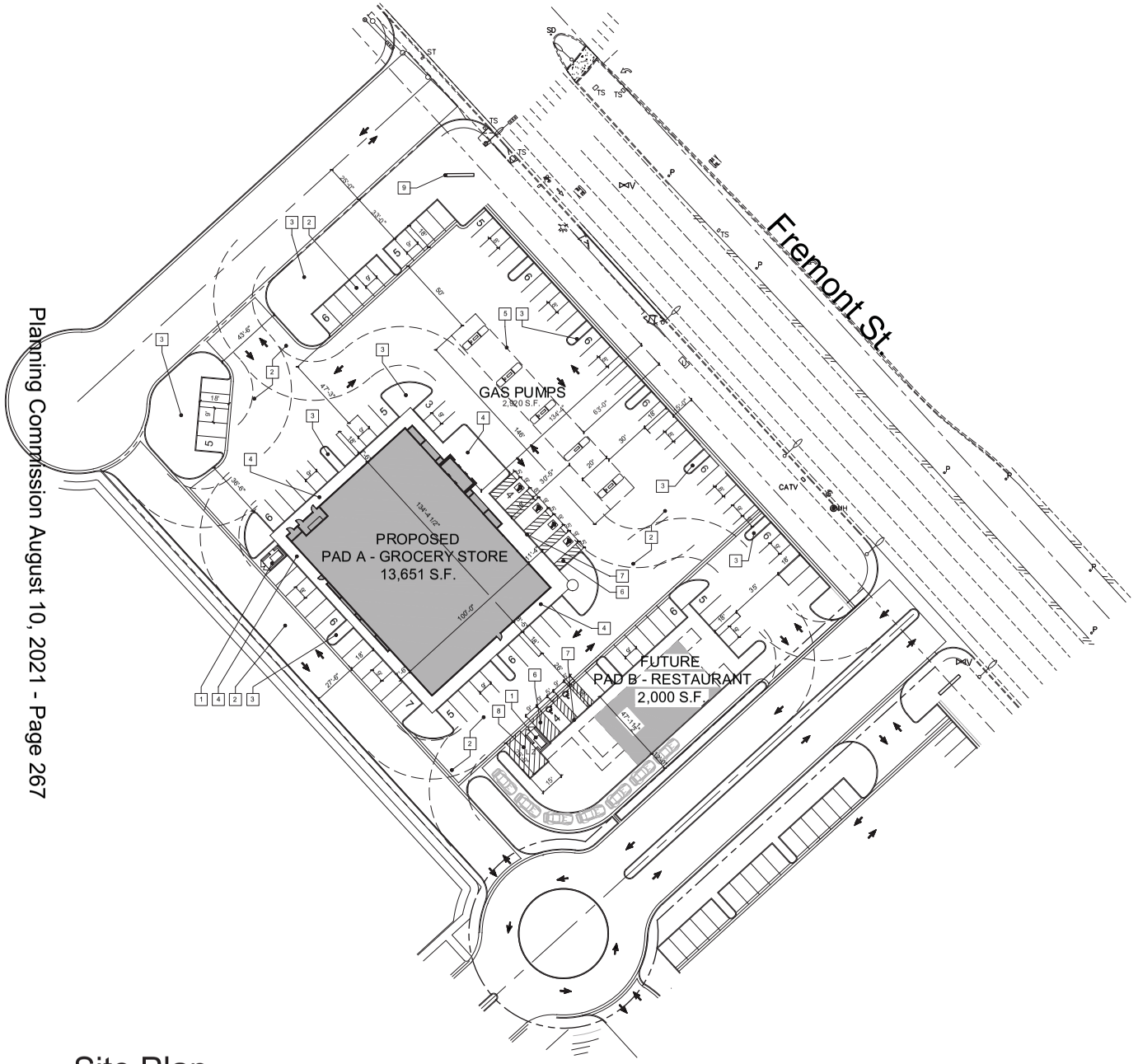
revisions
date — description
6.15.2021 — DRB/BOD SUBMISSION

jdB architect
John David Burke, Architect, 6027 S. Fort Apache Rd., #110, Las Vegas, NV 89148 (702)870-4800 jburke@jdbarchitect.com

EL TERRIBLE
HERBST MARKET
2750 Fremont
for: Bentar Development
City of Las Vegas
Nevada

date: 6/15/2021
proj. no.: 2018-56
drwn. by:
chkd. by:

sheet no.: MS1



1 Site Plan
scale: 1" = 30'-0"

Planning Commission August 10, 2021 - Page 267

Keynotes

#	description
1	TRASH ENCLOSURE
2	AC PAVING
3	LANDSCAPING
4	CONCRETE SIDEWALK, CURB & GUTTER
5	LINE OF GAS CANOPY ABOVE
6	HANDICAP ACCESSIBLE AISLE
7	HANDICAP ACCESSIBLE RAMP OR ZERO CURB FACE - SEE CIVIL
8	LOADING ZONE
9	SIGNAGE - BY OTHERS

21-0377
06/17/2021

Site Data

PARCEL DATA

MUNICIPALITY: CITY OF LAS VEGAS
ASSESSORS PARCEL #: 162-01-201-007

LOT SIZE	S.F.	ACRES
NET	45,496 SF	1.04 ACRES
GROSS	45,496 SF	1.04 ACRES

ZONING DATA

CURRENT ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING: NO CHANGE
CURRENT LAND USE: C (COMMERCIAL), GC (GENERAL COMMERCIAL)
PROPOSED LAND USE: NO CHANGE

% SITE COVERAGE BY BUILDING FOOTPRINTS:
(15,651 SF / 45,496 SF = 34.4%)
% SITE COVERAGE BY GAS CANOPY FOOTPRINT:
(2,920 SF / 45,496 SF = 6.4%)

Parking Analysis

PROPOSED GROCERY STORE

PARKING REQUIRED: 1:175 SF
PARKING REQUIRED: 1:175 X 13,651 SF.....79

TOTAL ADA REQUIRED: 4
TOTAL ADA PROVIDED: 4

TOTAL REQUIRED INCLUDING ADA: 79
TOTAL PROVIDED INCLUDING ADA: 80

PROPOSED FUTURE RESTAURANT BUILDING

PROPOSED RESTAURANT 2,000 (60/40 RATIO) (SEATING/KITCHEN)

PARKING REQUIRED: 1:50 SF OF PUBLIC SEATING
PARKING REQUIRED: 1:50 X 1,200 SF.....24

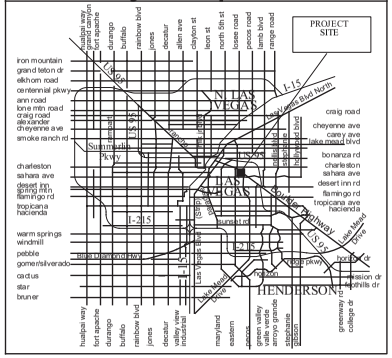
PARKING REQUIRED: 1:200 SF OF KITCHEN / STORAGE
PARKING REQUIRED: 1:200 X 800 SF.....4

TOTAL ADA REQUIRED: 2
TOTAL ADA PROVIDED: 2

TOTAL REQUIRED INCLUDING ADA: 28
TOTAL PROVIDED INCLUDING ADA: 28

OF 8'-0" WIDE SPACES (25% OF THE 108 SPACES):.....27

Vicinity Map



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revisions

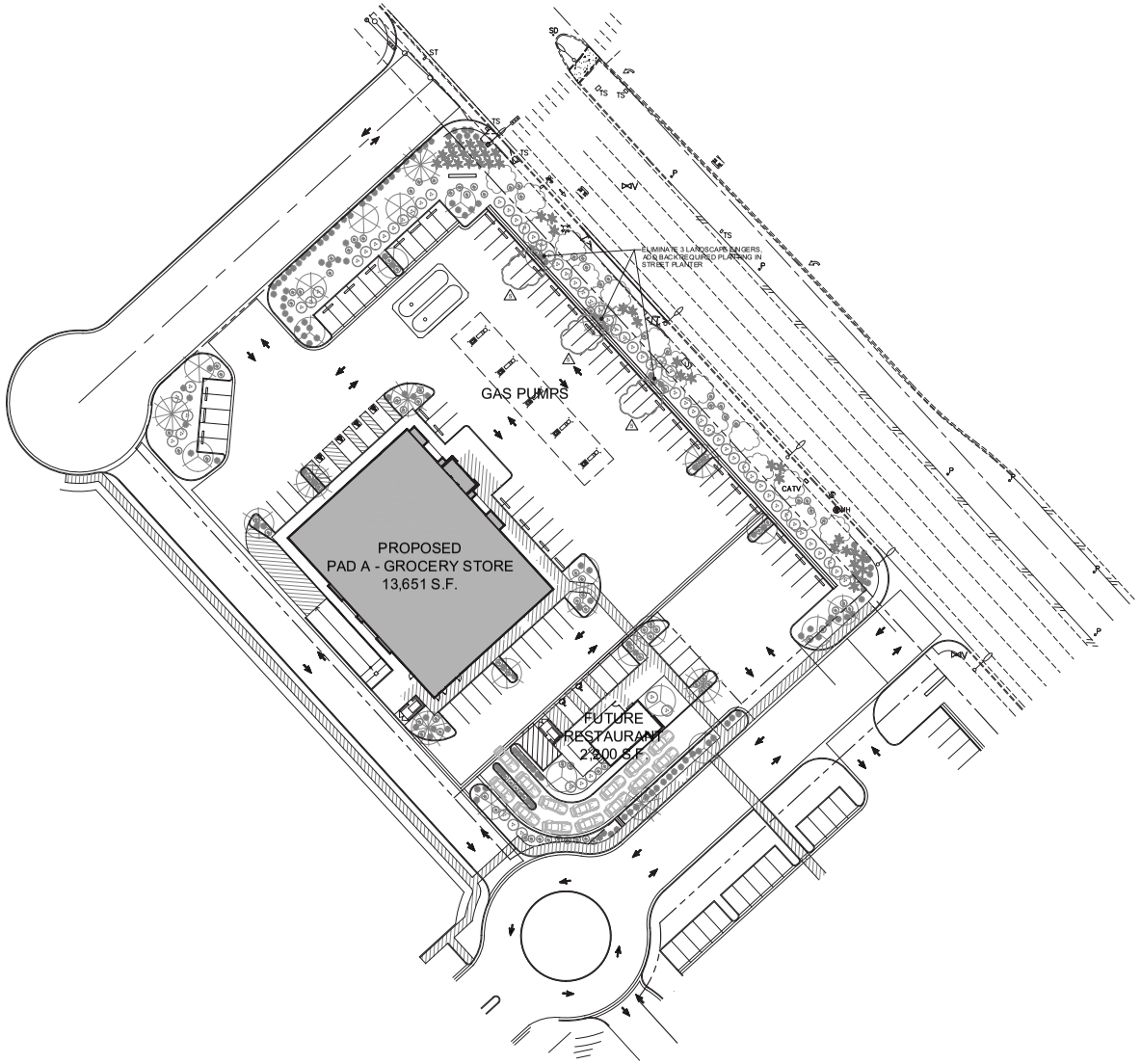
#	date	description

jdB architect
John David Burke, Architect, 6937 S. Fort Apache Rd., #110, Las Vegas, NV 89148 (702)876-4863, jburke@burkearchitect.com

Herbst Market
Fremont north of Oakey
for: Bentar Development
City of Las Vegas Nevada

date	10/12/2018
proj. no.	2018-95
drwn. by	
chkd. by	

sheet no. ST1



1 Landscape Plan
Scale: 1" = 30'-0"

Landscape Legend

SYMBOL	TREES	TYPE	SIZE	QTY.
	CHILEAN MESQUITE Prosopsis Chilensis	MEDIUM SEMI EVERGREEN	EXISTING	5
	DESERT WILLOW Chilopsis Linearis	MEDIUM DECIDUOUS	EXISTING	8
	HONEY LOCUST Gladisia Triacanthos Inermis	MEDIUM DECIDUOUS	EXISTING	5
	MEXICAN PALO VERDE Parkinsonia Aculeata	MEDIUM SEMI EVERGREEN	24" BOX MULTI (MIN. 3 CANE MIN. 8' HT.)	5
	SHOESTRING ACACIA Acacia Stenophylla	MEDIUM EVERGREEN	24" BOX 2"CAL., Brd W.	24
	AFRICAN SUMAC Rhus Lancea	MEDIUM EVERGREEN	24" BOX MULTI 2"CAL., Brd W.	8
	MEXICAN FAN PALM Washingtonia Robusta	LARGE EVERGREEN	20' CROWN	10
	ITALIAN CYPRESS Cypressus Sempervirens	MEDIUM EVERGREEN	24" BOX 2"CAL., Brd W.	11
	COOLIBAH TREE Eucalyptus Microtheca	MEDIUM EVERGREEN	24" BOX 2"CAL., Brd W.	13

21-0377
6/7/2021

1. TREE CANOPIES SHOULD BE NO LOWER THAN 6' AND SHRUBS/BUSHES SHOULD BE NO HIGHER THAN 3' IN HEIGHT
2. LANDSCAPING SHOULD ALLOW FOR UNOBSTRUCTED VIEWS FROM PATRONS COMING AND GOING FROM ALL BUILDINGS
3. ALL LANDSCAPE ISLANDS SHALL HAVE AT LEAST (4) 5 GALLON SHRUBS

SYMBOL	SHRUBS and GROUND COVER	SIZE	QTY.
	FEATHERY CASSIA Cassia artemisiodes	5 GAL	30
	RED YUCCA Hesperaloe parvifolia	5 GAL	47
	PURPLE FOUNTAIN GRASS Pennisetum setaceum 'Rubrum' 'Cupreum'	5 GAL	53
	TEXAS RANGER Leucophyllum frutescens	5 GAL	31
	CHINESE TRUMPET CREEPER Campsis grandiflora	5 GAL	7
	YELLOW BELLS Tecoma stans	5 GAL	11
	TRAILING LANTANA Lantana montevidensis 40% red, 20% yellow, 20% white, 20% blue	5 GAL	63

NOTES:
1. ALL INORGANIC LANDSCAPE GROUND COVER TO BE 3/4" MOJAVE GOLD WASHED WASHED GRAVEL TO MATCH EXISTING CENTER

JOHN D. BURKE
No. 1948
June 16, 2021
STATE OF NEVADA

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revisions	
date	description
6/15/2021	PLANNING SUBMISSION

jdB architect
John David Burke, Architect, 6027 S. Fort Apache Rd., #110, Las Vegas, NV 89148 (702)876-4883 jburke@jdbarchitect.com

EL TERRIBLE
HERBST MARKET
2750 Fremont
for: Bentar Development
City of Las Vegas
Nevada

date	6/16/2021
proj. no.	2018-56
drwn. by	
chkd. by	

sheet no. L1



21-0377-SDR1 - APPLICANT/OWNER: 2750 FREMONT, LLC ET AL
NORTHEAST CORNER OF OAKEY BOULEVARD AND ATLANTIC STREET

06/24/2021



21-0377-SDR1 - APPLICANT/OWNER: 2750 FREMONT, LLC ET AL
NORTHEAST CORNER OF OAKEY BOULEVARD AND ATLANTIC STREET

06/24/2021



21-0377-SDR1 - APPLICANT/OWNER: 2750 FREMONT, LLC ET AL
NORTHEAST CORNER OF OAKEY BOULEVARD AND ATLANTIC STREET

06/24/2021



21-0377-SDR1 - APPLICANT/OWNER: 2750 FREMONT, LLC ET AL
NORTHEAST CORNER OF OAKEY BOULEVARD AND ATLANTIC STREET

06/24/2021



21-0377-SDR1 - APPLICANT/OWNER: 2750 FREMONT, LLC ET AL
NORTHEAST CORNER OF OAKEY BOULEVARD AND ATLANTIC STREET

06/24/2021

John David Burke, Architect
a Professional Corporation

June 16, 2021

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
495 South Main Street, 1st Floor
Las Vegas, Nevada 89101

Re: **Justification Letter**
Request to amend SDR-74657 to delete three landscape fingers
APN #: 162-01-212-009

SDR Amendment

Per the attached site plan, we're asking to amend the SDR-74657 approved grocery store site plan to reflect the following:

-delete the three landscape fingers adjacent to the gas canopy and on the street frontage of Fremont Street. The owner is concerned that large vehicles, such as RV's, will run into the curbs when they are driving to get fueled up. We are showing the trees and shrubs that were located in these fingers to be relocated to the 30' street front buffer immediately adjacent to those locations. We feel that the large street front planter is the compensating benefit that would justify this.

-relocate the handicap parking to the northwest face of the grocery store. We feel that the handicap parking requirement is still met but that this allows more parking in front of the store.

Also, per the attached overall site plan, we are updating this plan to reflect all of the minor adjustments that have been made to the commercial project in the past few years since the approval of SDR-74657:

-the mini-storage parking configuration has been changed slightly. The code required amount of parking is still being provided.

-the medical office building that was approved under SDR-78750 (a minor amendment to SDR-74657) has been revised slightly due to a change in tenancy. Initially, the intent was to lease to First Person Health Care but they couldn't meet the lease requirements. Instead, the building will now be occupied by the Southern Nevada Health District. This will be there eastern office which provides medical care, immunization, environmental health services and health cards. The SNHD is only taking approximately 26,000 s.f. of the total approximate 28,000 s.f. building. The remaining northern 2,000 s.f. of space will be the future home of a Winchell's and Subway restaurants. The parking lot has been further adjusted to match existing utilities and fire hydrants. The code required amount of parking is still being provided.

We feel that with the apartment project which is now 50% occupied and on its final phase of construction, this project is well on its way to becoming a synergistic whole that provides much needed services and amenities to the community. We respectfully ask for your recommendation for approval.

Sincerely,

21-0377
06/17/2021

JOHN DAVID BURKE, Architect

6037 South Fort Apache Rd., #110, Las Vegas, Nevada 89148, (702)876-4863, fax (702)876-9355, jburke@jburkearchitect.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: **21-0377-SDR1**

SUBJECT: APPLICANT/OWNER: 2750 FREMONT, LLC ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 10, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 9, 2021.***

Amanda Bergochea — Signature

8/4/2021 — Date

Amanda Bergochea — Please Print Name

2750 Fremont LLC — Company Name

Submitted after Final Agenda

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

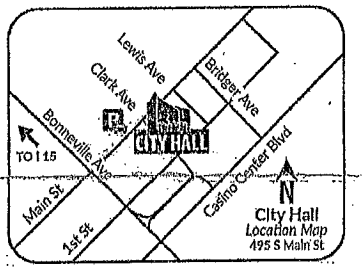
RECEIVED
08/04/2021
ITEM 16

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

RECEIVED
AUG 05 2021
Dept of Planning
City of Las Vegas

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.

21-0377-SDR1

Planning Commission Meeting of **08/10/2021**

21-0377-SDR1
16201311026
MANGINI JOSEPH L
1717 ATLANTIC ST
LAS VEGAS NV 89104-4029

16A

Nora Lares

From: noreply@formstack.com
Sent: Sunday, August 8, 2021 7:21 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 Application Comments 2021
Submitted at 08/08/21 7:20 PM

Meeting Date:	Tuesday, August 10, 2021
Project Number:	21-0377
Position:	I OPPOSE the project and all related applications.
Name:	norm williams
Residential or Business Address:	2721 howard dr las vegas, NV 89104
Phone:	(702) 720-2357
Email:	howboutthisone_huh@yahoo.com
Comments:	I'm opposed to this request. I'm opposed to the whole development for the same reasons as I've complained about before. Before this project started 3 years ago, this site was the largest undeveloped parcel of land within las vegas which the city allowed to sit vacant for 14 years after the castaways casino was torn down. And then the planning commission gave about 10 mins consideration before approving

1 OP
Pg 1 of 2

plans to build the next slum development on that corner. All over the east side, you will find the same type of stupid development and you only have to walk a few blocks from this project site to see what this area will look like in the near future. High density housing, repetitive types of businesses, like car lots, nd a clustering of businesses, like payday loan companies and gambling parlors, that prey on low income areas, and almost no evidence of any kind of code enforcement or city planning. What's the impact? Open prostitution, drug activity, vagrancy, and a much higher crime rate than the rest of the city. I've lived here on and off for over 50 years and if there is any planning that's gone into this part of boulder hwy and fremont it's to intentionally create an urban ghetto. It's either motivated by ignorance, or apathy or it's an intentional plan to ghettoize this part of the city. It's embarrassing to live here and I would move if I could. And it's not an arguable position either because anybody can see for themselves what the planning commission of the city and the county have done over the years, not just this part of boulder hwy but up and down the hwy from east fremont to the vegas welcome sign. After the sign, everything changes. Everything south of the sign is on a different level of planning. In addition, when this project was first put before the commission and residents, no one from the developer or the planning commission said anything about heavy equipment and construction traffic thru residential neighborhoods. The whole development so far has not only been yet another ghetto building eyesore but a significant inconvenience to residents around this site. It doesn't seem to matter to the mayor, city council, or the planning commission that we live in las vegas too and some of us are long term residents of the city and pay taxes just like everyone else, and since we're living in a residential neighborhood we shouldn't have to worry about being run over by a 20 ton skip jack.

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16
pg 2of2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
17

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

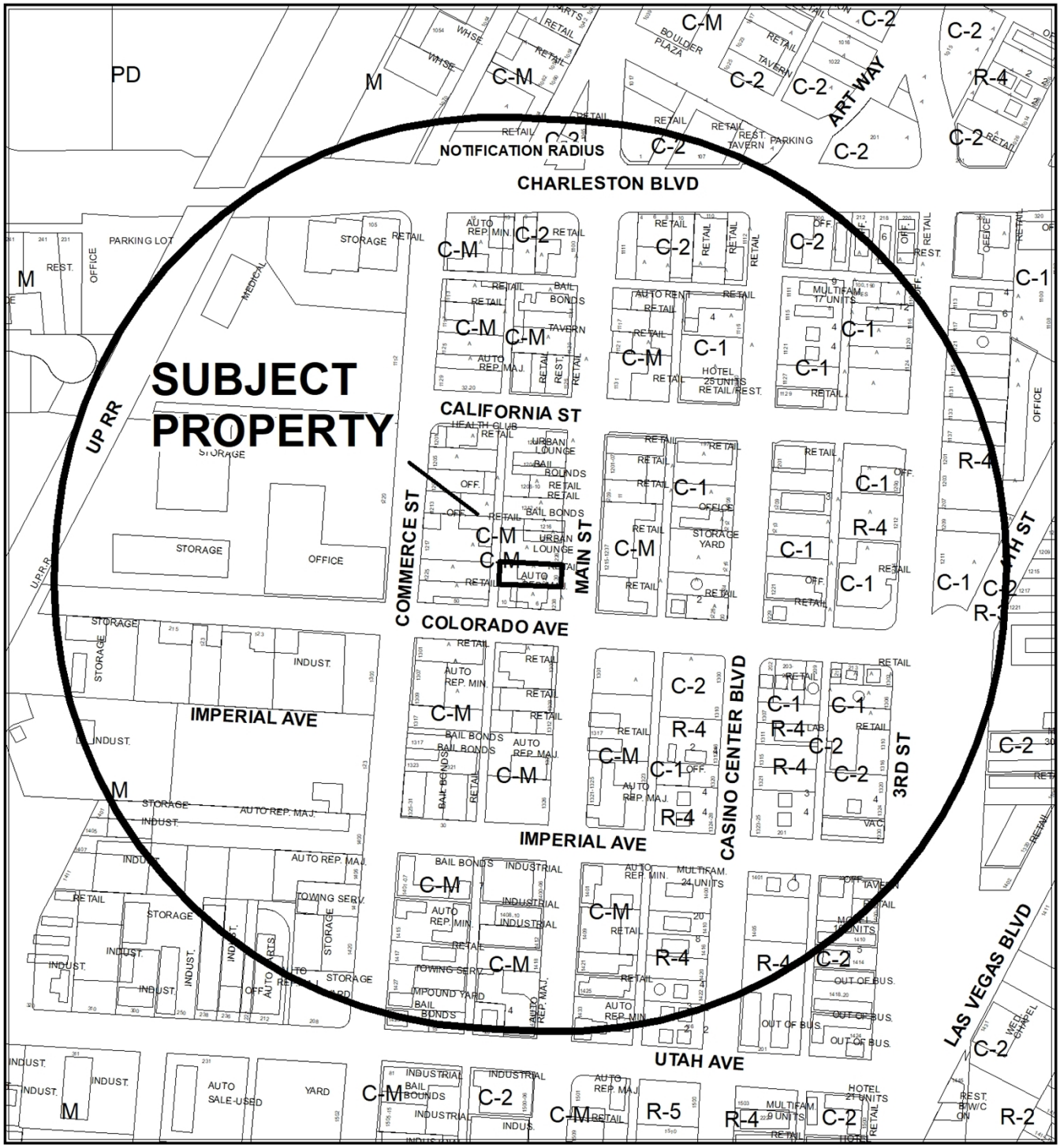
SUBJECT:
21-0378 - PUBLIC HEARING - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 1228 South Main Street (APN 162-03-110-097), C-M (Commercial/ Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

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

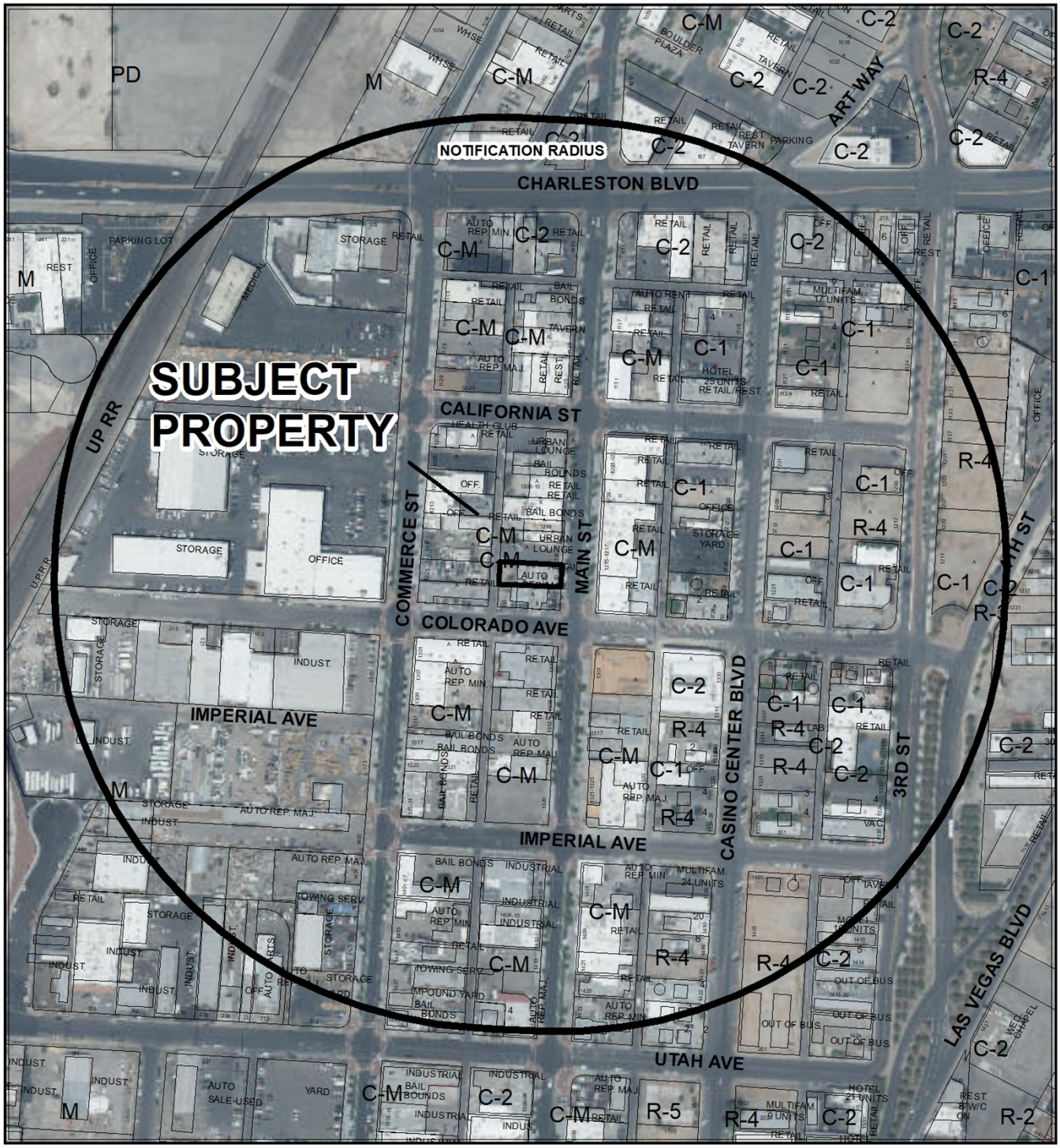
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcards
7. Submitted after Final Agenda – Executed Confirmation Documentation and Support Postcard



CASE: 21-0378

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/ INDUSTRIAL)



0 255 510 Feet

CASE: 21-0378

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/ INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0378-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0378-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0378-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 174

PROTESTS 0

APPROVALS 3

AS

**** CONDITIONS ****

21-0378-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Restaurant with Alcohol use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0378-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.

21-0378-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0378-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/22/21, except as amended by conditions herein.

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

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

6. 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. Per Title 13.12.080, dedicate five feet of right-of-way for a 45-foot half street width adjacent to Main Street prior to the issuance of permits.

10. An eight-foot clear pedestrian path in accordance with Title 19 appendix F.D.2.a.i is required to be maintained in conjunction with the outdoor dining activities.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 5,000 square-foot Restaurant with Alcohol with 248 square feet of outdoor seating area at 1228 South Main Street.

ISSUES

- A Restaurant with Alcohol Use is permitted in the C-M (Commercial/Industrial) zoning district through the approval of a Special Use Permit.
- The applicant is proposing a 1,630 square-foot building addition on the rear of the building.

ANALYSIS

The subject property is designated as a C-M (Commercial/Industrial) zone, located in the Downtown Las Vegas Overlay District [18b Arts District]. The subject site is an existing 3,450 square-foot space within a commercial building.

The applicant is proposing a Restaurant with Alcohol within a vacant tenant space. The Restaurant with Alcohol is permitted in the C-M (Commercial/Industrial) zoning district through the approval of a Special Use Permit. The Restaurant with Alcohol use is defined as “A restaurant and bar operation with alcoholic beverage sales in which:

1. The actual seating available at all times within the dining area will accommodate at least 100 persons. For purposes of this requirement, the “dining area” does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area;
2. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;
3. Full-course meals are available during all hours the bar area is open to the public;
4. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
5. The restaurant operation is the principal portion of the business.”

The proposed use meets the definition as the applicant is proposing a dining area with approximately 170 seats. The Minimum Special Use Permit Requirements for this use include:

1. No restaurant with alcohol use shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use meets this requirement; as there are no protected uses within 400 feet of the proposed use.

2. When considering a Special Use Permit application for a restaurant with alcohol which also requires a waiver of the distance separation requirement in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance separation requirement should be waived and the reasons in support of the decision.

   A Waiver of the distance separation requirements is not required as the subject site is in compliance with Requirement 1 listed above.

3. The minimum distance separation requirement in Requirement 1 does not apply to an establishment which:
   a. Has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. Is operated or controlled, or is located on a parcel that is operated or controlled, by an agency or subdivision of local, state, or federal government (C-V only).

   The subject site has met the distance separation requirement listed in Requirement 1 and therefore this condition is not applicable.

4. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

   A condition of approval has been added to ensure this requirement is met.

The applicant is proposing a 1,630 square-foot building addition to the rear of the existing commercial building. The design characteristics of the proposed building addition are not unsightly and are compatible with the neighboring commercial area as they are designed to match the existing building through similar building materials. In addition to this building addition, a 248 square-foot patio is proposed along Main Street. Any use of the public right-of-way would be granted through a license agreement.

Projects located within the Downtown Las Vegas Overlay District (Area 1) are not subject to the automatic application of parking requirements. No onsite parking will be provided. Alternative transportation options are provided through nearby on-street parking, bus stops, and the expectation that customers will utilize taxi, Uber, and Lyft services. While these parking standards are waived through Downtown Las Vegas Area 1, the parking demand in the 18b Arts District has started to become a concern as this downtown district continues to redevelop.

The proposed site is also located within Redevelopment Area 1 and if approved would support the goals of the Redevelopment Agency by eliminating blight through the rehabilitation of an existing vacant property. This new tavern will help encourage other new businesses within the surrounding area.

The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding existing and future land uses. In addition, the proposed application would support the goals of the Vision 2045 Downtown Las Vegas Master Plan Area for the 18b Arts District by allowing a new food and beverage business along Main Street and creating an active streetscape through the patio addition. Therefore, staff recommends approval, subject to conditions. If approved, the proposed Restaurant with Alcohol use cannot be operated at this location.

FINDINGS (21-0378-SUP1)

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

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

   The proposed Restaurant with Alcohol use will be located in a C-M (Commercial/ Industrial) zone, which allows a variety of commercial land uses. The proposed use can be conducted in a manner that is harmonious and compatible with existing commercial development in the surrounding area.

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

   The subject site can physically accommodate the proposed Restaurant with Alcohol use and is in close proximity to other similar commercial uses in 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.**

   Site access is provided by Main Street, an 100-foot primary arterial street that is adequate in size to serve the proposed use.

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

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

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

   The proposed use meets all of the applicable conditions for a Restaurant with Alcohol listed in the Title 19.12.

FINDINGS (21-0378-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 building addition is compatible with the existing building and adjacent commercial land uses within the surrounding area of the subject site.

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

   The proposed development has been deemed consistent with Title 19.08.

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

   Site access is provided by Main Street, an 100-foot primary arterial street that is adequate in size to serve the proposed use.

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

The proposed building materials are appropriate to match the existing commercial building and match commercial development in the surrounding area.

5. Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The design characteristics of the proposed building addition are not unsightly and are compatible with the neighboring commercial area as they are designed to match the existing building through similar building materials.

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

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/17/00	The City Council approved a Special Use Permit (U-0024-00) to allow a secondhand dealer at 1228 South Main Street. The Planning Commission recommended approval.
06/20/07	The City Council approved a General Plan Amendment (GPA-20227) from: C (Commercial) and LI/R (Light Industrial/ Research) to: MXU (Mixed Use) on 73.50 acres at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-21165) from: C-M (Commercial/Industrial) and C-2 (General Commercial) to: C-2 (General Commercial) for a proposed mixed-use development on 73.50 acres at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-21166) to expand the Gaming Enterprise District for a proposed mixed-use development on 73.50 acres at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Special Use Permit (SUP-21168) for a proposed private sports arena at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-21169) for a proposed mixed-use development at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-21171) for a proposed high-rise mixed-use development in the Airport Overlay District at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-21172) for a Gaming Establishment, Non-Restricted use at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-21175) for a multi-phased mixed-use development including 3,000 condominium units, 6,000 hotel rooms, a private sports arena, street-level retail, office, and exhibition space, and a casino on 73.50 acres at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
04/20/21	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
06/14/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit and a Site Development Plan Review pertaining to a proposed Restaurant with Alcohol and building addition in a vacant property.

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

Field Check	
07/06/21	A routine field check was conducted by staff; staff found a vacant commercial building with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-M (Commercial/ Industrial)
North	General Retail Sales, Other than Listed Urban Lounge		
South	Auto Repair Garage, Major		
East	Secondhand Dealer Health Club Restaurant Tattoo Parlor/Body Piercing Studio Beer/Wine/Cooler On-Sale Establishment General Retail Sales, Other than Listed Office, Other than Listed		
West	Vacant	LI/R (Light Industry/Research)	

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

DEVELOPMENT STANDARDS

Pursuant to Appendix F of the Downtown Las Vegas Development Standards and Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	6,969 SF	Y
Min. Lot Width	100 Feet	50 Feet	Y
Min. Setbacks • Front • Side • Rear	 10 Feet 0 Feet 0 Feet	 10 Feet 0 Feet 0 Feet	 Y Y Y
Max. Lot Coverage	N/A	71%	Y
Max. Building Height	N/A	One Story	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

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

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	
Restaurant with Alcohol	5,080 SF	1 per 50 SF public seating 1 per 200 SF remaining	76 7				
TOTAL SPACES REQUIRED			83		0		Y
Regular and Handicap Spaces Required			79	4	0	0	Y
Loading Spaces			0		1		Y

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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) 1228 S. MAIN STREET

Project Name 1228 MAIN **Proposed Use** RESTAURANT

Assessor's Parcel #(s) 162-03-110-097 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-M Proposed NO CHANGE

Additional Information REMODEL EXISTING 3450SF BUILDING WITH 1630SF ADDITION FOR RESTAURANT USE WITH ALCOHOL

Property Owner 1228 MAIN STREET PARTNERS, LLC **Contact** TODD MARSHALL
Address 2330 Industrial Road **City** Las Vegas **State** NV **Zip** 89102
E-mail todd@marshallmanagementco.com **Phone** 702-306-0995

Applicant 1228 MAIN STREET PARTNERS, LLC **Contact** TODD MARSHALL
Address 2330 Industrial Road **City** Las Vegas **State** NV **Zip** 89102
E-mail todd@marshallmanagementco.com **Phone** 702-306-0995

Representative 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** 702-581-7460

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 TODD MARSHALL

Subscribed and sworn before me

This 21st day of June 2021

BRYANA ANDERSON
Notary Public, State of Nevada
Appointment No. 21-3367-01
My Appt. Expires Mar 22, 2024

21-0378
06/22/2021

[signature]

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Project Address (Location) 1228 S. MAIN STREET

Project Name 1228 MAIN **Proposed Use** RESTAURANT

Assessor's Parcel #(s) 162-03-110-097 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-M Proposed NO CHANGE

Additional Information REMODEL EXISTING 3450SF BUILDING WITH 1630SF ADDITION FOR RESTAURANT USE WITH ALCOHOL

Property Owner 1228 MAIN STREET PARTNERS, LLC **Contact** TODD MARSHALL
Address 2330 Industrial Road **City** Las Vegas **State** NV **Zip** 89102
E-mail todd@marshallmanagementco.com **Phone** 702-306-0995

Applicant 1228 MAIN STREET PARTNERS, LLC **Contact** TODD MARSHALL
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Partner(s) _____

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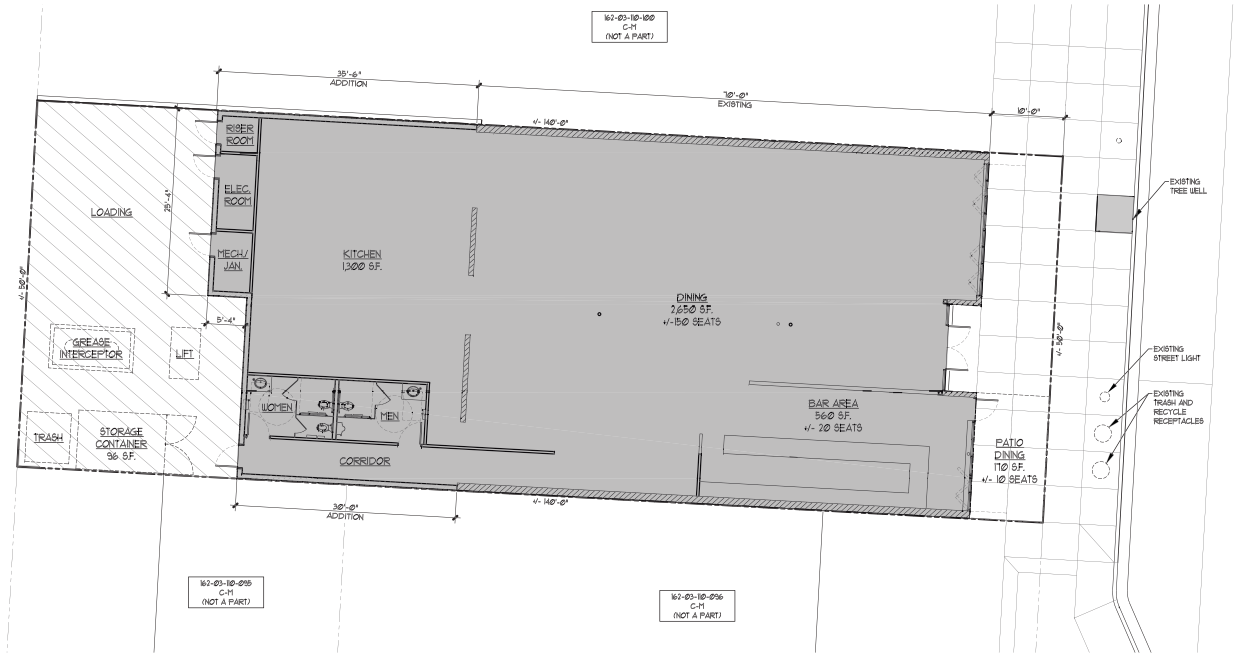
BRYANA ANDERSON
Notary Public, State of Nevada
Appointment No. 21-3367-01
My Appt. Expires Mar 22, 2024

21-0378
06/22/2021

[signature]

ALLEY



S. MAIN ST.

CONCEPTUAL SITE PLAN

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

A

NORTH

0 2 4 6 8 16 24

SITE DATA

ASSESSOR'S PARCEL NUMBER: **162-03-110-097**

CURRENT ZONING: **C-M (COMMERCIAL INDUSTRIAL DISTRICT)**

PLANNED USE:

SITE AREAS: NET (LEASE AREA)- **7,000SF (0.16 ACRES)**

SETBACKS:	REQUIRED	PROVIDED
FRONT -	10'-0"	10'-0"
REAR -	0'-0"	0'-0"
SIDE (INTERIOR) -	0'-0"	0'-0"

LOT COVERAGE	PROVIDED
	71%

BUILDING DATA

PROPOSED USES: **RESTAURANT & BAR**

BUILDING AREAS:

RESTAURANT (EXISTING BUILDING)	**3,450 SF**
RESTAURANT (BUILDING ADDITION)	**1,630 SF**
TOTAL:	**5,080 SF**
PATIO DINING	**170 SF**

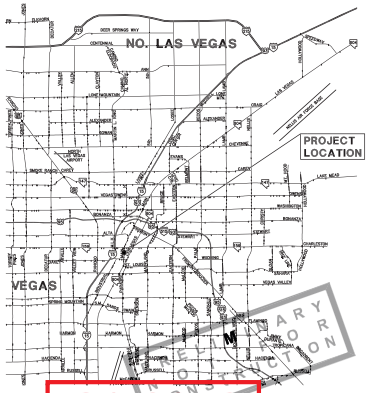
BUILDING HEIGHTS: EXISTING BUILDING **14'-4"**

MAX OCCUPANCY LOAD: **195 OCCS.**

PARKING DATA

PARKING REQUIREMENTS:	REQUIRED
SEATING/WAITING - 2,650 S.F. (1:50 SF)	53
REMAINING - 2,430 S.F. (1:200 SF)	13
TOTAL:	66
	PROVIDED
	0

VICINITY MAP



PRELIMINARY NOT FOR CONSTRUCTION

21-0378
06/29/2021

1228 MAIN STREET

Richardson Wetzel Architects
4300 E. Sunset Road
Suite E-3
Henderson, NV 89014
Phone: 702.798.8822
RWA-design.com

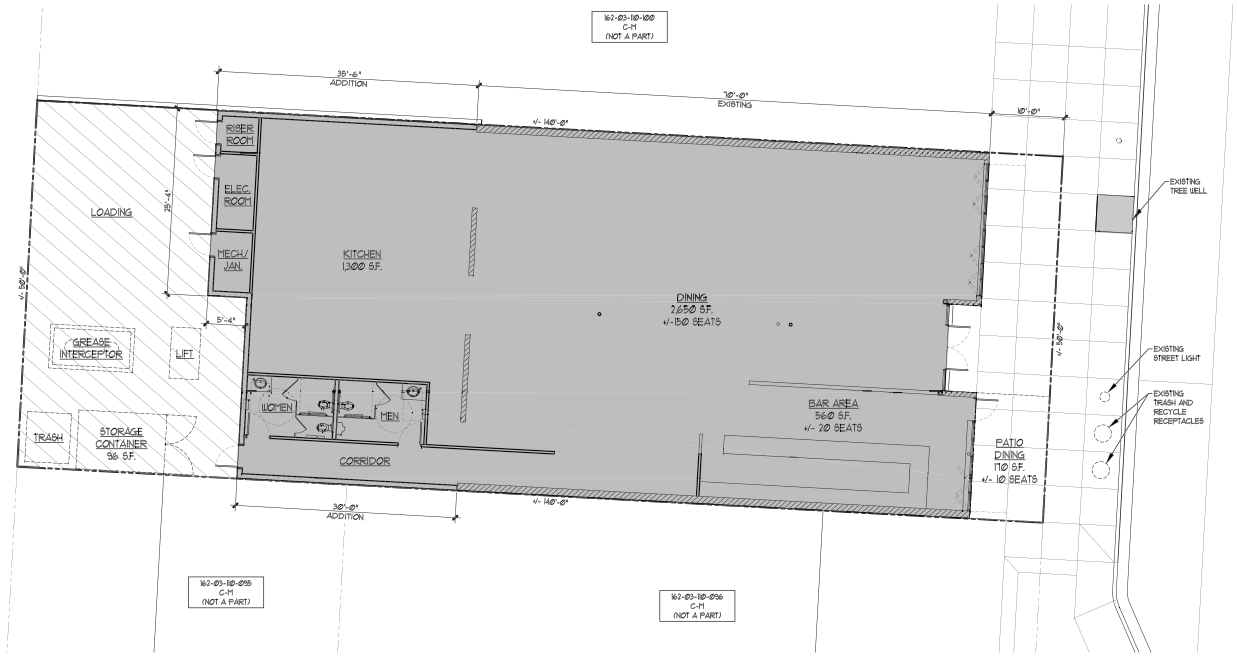
OWNER:
1228 MAIN STREET PARTNERS, LLC
ADDRESS:
1228 S MAIN ST.
LAS VEGAS, NV 89104
JURISDICTION:
CITY OF LAS VEGAS

PROJECT #:
20-062

DATE:
17 JUN 21

APN:
162-03-110-097

ALLEY



S. MAIN ST.

CONCEPTUAL SITE PLAN

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

A

NORTH

SITE DATA

ASSESSOR'S PARCEL NUMBER: **162-03-110-097**

CURRENT ZONING: **C-M (COMMERCIAL INDUSTRIAL DISTRICT)**

PLANNED USE:

SITE AREAS: NET (LEASE AREA)- **7,000SF (0.16 ACRES)**

SETBACKS:	REQUIRED	PROVIDED
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REAR -	0'-0"	0'-0"
SIDE (INTERIOR) -	0'-0"	0'-0"

LOT COVERAGE	PROVIDED
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MAX OCCUPANCY LOAD: **195 OCCS.**

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REMAINING - 2,430 S.F. (1:200 SF)	13
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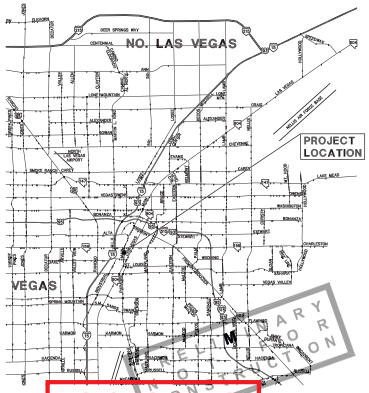
VICINITY MAP



1228 MAIN STREET

4300 E. Sunset Road
Suite E-3
Henderson, NV 89014
Phone: 702.798.8822
RWA-design.com
Richardson Wetzel Architects

OWNER: **1228 MAIN STREET PARTNERS, LLC**

ADDRESS: **1228 S MAIN ST. LAS VEGAS, NV 89104**

JURISDICTION: **CITY OF LAS VEGAS**

PROJECT #: **20-062**

DATE: **17 JUN 21**

APN: **162-03-110-097**

PRELIMINARY NOT FOR CONSTRUCTION
21-0378
06/29/2021



21-0378-SUP1 AND 21-0378-SDR1 - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC
1228 SOUTH MAIN STREET

07/06/2021



21-0378-SUP1 AND 21-0378-SDR1 - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC
1228 SOUTH MAIN STREET

07/06/2021

Richardson Wetzel Architects

17 June 2021

City of Las Vegas, Dept. of Planning
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: 1228 Main Street – Restaurant with Alcohol
APN: 162-03-110-097
RWA Job. No. 20-062

To Whom It May Concern:

On behalf of our client, 1228 Main Street Partners, LLC, we are submitting this Pre-Application for Site Development Review and Special Use Permits for a proposed Restaurant. This project is a remodel and addition to an existing, vacant retail building. The parcel is currently zoned Commercial/Industrial (C-M) 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 3,450 square feet in area and 14'-4" in height. This proposed design seeks to remodel the existing building and add 1,630 square feet. The Main 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.

We recognize that within the Downtown Las Vegas Overlay District parking requirements are not automatically applied. While 66 parking spaces would typically be required for the Restaurant with Alcohol use, patrons and employees of this establishment would take advantage of the ample parking throughout the Arts District, similar to other restaurants in the area.

It is not anticipated that any new landscape will be required with this application, therefore none is shown.

Special Use Permits are requested with this application for the following:

- Restaurant with alcohol – To authorize the sale and service of alcoholic beverages for on-premise consumption at the bar and in conjunction with meal service within the restaurant.

Given this data, we request your support on this project. If additional information is necessary to prepare these applications for public hearing, please contact me at your earliest convenience.

Sincerely,

Chris A. Richardson, LEED AP
Planning Director,
Richardson Wetzel Architects

21-0378
06/22/2021

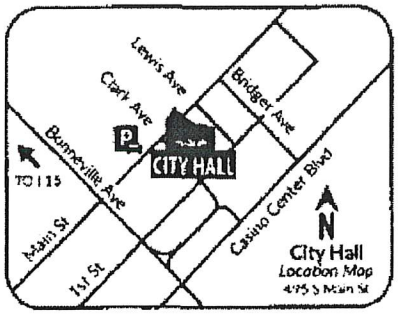
4300 E. Sunset Rd., Suite E3, Henderson, NV 89014 Phone 702.736.8822 Fax 702.736.8855

Steven A. Richardson AIA
Michael E. Wetzel AIA

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

PRSF
FIRST CLAS
U.S. Pos
PAI
Las Vega
Permit No.

RECEIVED
AUG 03 2021
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.

21-0378 and 21-0378-SUP1 and 21-0378-SDR1

Planning Commission Meeting of **08/10/2021**

21-0378
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 ORDFNP1 89102

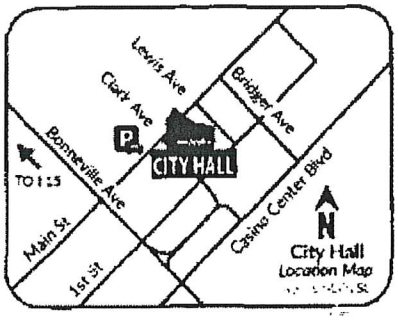
17a-bA

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

Return Service Requested

Official Notice of Public Hearing

PRSR
FIRST CLAS
U.S. Pos
PAI
Las Vega
Permit No



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☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0378 and 21-0378-SUP1 and 21-0378-SDR1

Planning Commission Meeting of **08/10/2021**

21-0378
16203105015
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 ORDFNP1 89102

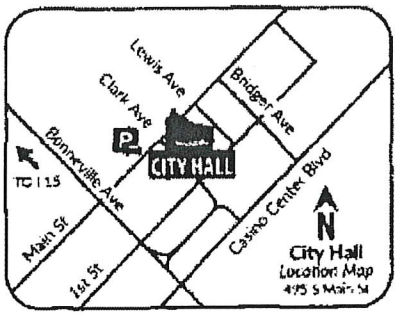
17a-b A

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

Return Service Requested

Official Notice of Public Hearing

PRSR
FIRST CLAS
U.S. Pos
PAI
Las Vegas
Permit No.



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AUG 03 2021
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.

21-0378 and 21-0378-SUP1 and 21-0378-SDR1
Planning Commission Meeting of **08/10/2021**

21-0378
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 DRDFMP1 89102

17a-b A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0378-SUP1 AND 21-0378-SDR1

SUBJECT: APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 10, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 9, 2021.***

Signature

8-4-2021
Date

TODD MARSHALL
Please Print Name

1228 MAIN ST PARTNERS LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after Final Agenda

RECEIVED
08/04/2021
ITEM 17a-b

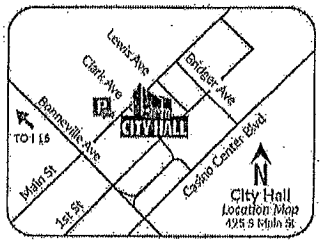
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

Yes,

I support this Request

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



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RECEIVED
AUG 09 2021
Dept.of Planning
City of Las Vegas

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21-0378
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0378 and 21-0378-SUP1 and 21-0378-SDR1
Planning Commission Meeting of **08/10/2021**

Signature:
197 E California Street LLC

89 ORDER# 681 Cat

Application Information

21-0378 - PUBLIC HEARING - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 1228 South Main Street (APN 162-03-110-097), C-M (Commercial/ Industrial) Zone, Ward 3 (Diaz).

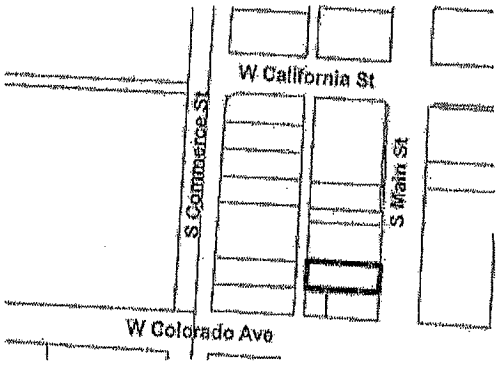
21-0378-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,000 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 248 SQUARE FEET OF OUTDOOR SEATING AREA

21-0378-SDR1 - SITE DEVELOPMENT PLAN REVIEW - TO ALLOW A 1,500 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 3,500 SQUARE-FOOT COMMERCIAL BUILDING

Yes, I support this Request

Signature
197 E. California Street LLC

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*08/10/2021*
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.

197 E California Street LLC

11a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
17a

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

SUBJECT:
21-0378-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,000 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 248 SQUARE FEET OF OUTDOOR SEATING AREA

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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: August 10, 2021

Agenda Item No.:
17b

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

SUBJECT:
21-0378-SDR1 - SITE DEVELOPMENT PLAN REVIEW - TO ALLOW A 1,500 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 3,500 SQUARE-FOOT COMMERCIAL BUILDING

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
18

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

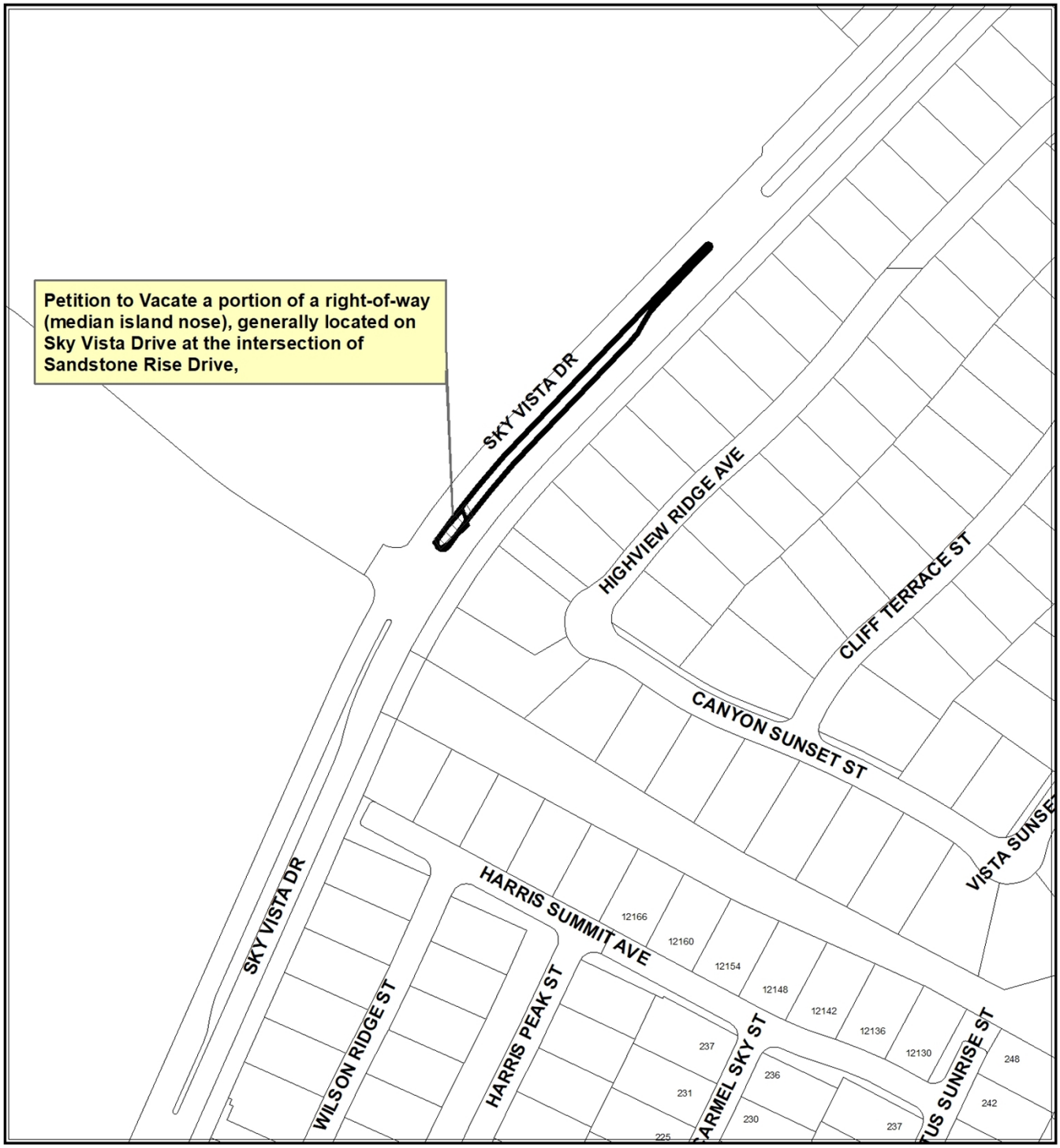
SUBJECT:
21-0380-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a right-of-way (median island nose), generally located on Sky Vista Drive at the intersection of Sandstone Rise Drive, Ward 2 (Seaman). Staff recommends APPROVAL.

C.C.: 09/01/2021

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

RECOMMENDATION:
Staff recommends 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 Confirmation Documentation



CASE:21-0380-VAC1



CASE:21-0380-VAC1

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City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0380-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED 1

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0380-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be a portion of the median island on Sky Vista Drive at Sandstone Rise Drive as shown in Book 160, Page 86 of plats on file at the Clark County Recorder's Office.

2. Dedicate the appropriate portion of the median island per the direction of the City Traffic Engineer to the City of Las Vegas prior to or concurrent with the recordation of the Order of Vacation.

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. 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.

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

6. 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.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a petition to vacate a portion of a right-of-way (median nose) generally located on Sky Vista Drive at the intersection of Sandstone Rise Drive.

ANALYSIS

The applicant has requested that the City of Las Vegas vacate a portion of a right-of-way (median nose) generally located on Sky Vista Drive at the intersection of Sandstone Rise Drive. The median island was granted to the City of Las Vegas as shown in Book 160, Page 86 – Summerlin Village 25 Unit 2.

The right-of-way (median nose) is no longer needed in its approved configuration due to the proposed residential development in the surrounding area. The Department of Public Works has presented the following information regarding the proposed request concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it will be to modify a median island.*
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No. It will modify a median per the traffic impact analysis.*
C. Does it appear that the vacation request involves only excess right-of-way? *No it is to modify a median island.*
D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes.*
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.*

Therefore, staff recommends approval of the requested Vacation.

FINDINGS (20-0380-VAC1)

Staff has no objection to the vacation of the existing portion of a right-of-way (median nose); therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded on 11/21/97. This document included the General Development Plan for Summerlin West
	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a revised Summerlin Development Standards Documents (DIR-3934), which is still in effect.
02/06/19	The City Council approved a request for a Development Plan Review (MDR-75107) for Summerlin Village 25 on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. The Planning Commission and Staff recommended approval.
06/11/19	The Planning Commission approved a Tentative Map (TMP-76354) for Summerlin Village 25, a 25-parcel Master Planned Village with Deviations of the Summerlin Improvement Standards on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive.
05/15/20	A Summerlin Site Development Plan Review (CRG-78649) was approved administratively for Village 21 Redpoint Arroyo Phase Two on 9.66 acres at the northeast corner of Redpoint Drive and Fox Hill Drive.
12/08/20	The Planning Commission approved a request for a Summerlin Deviation (20-0269-SCD1) to allow public streets that do not meet the public street standards at the east corner of Sky Vista Drive and Red Point Drive. Staff recommended denial of the request.
	The Planning Commission approved a request for a Tentative Map (20-0269-TMP1) Summerlin Village 25 Parcel F - for a proposed 68-lot single-family residential subdivision at the east corner of Sky Vista Drive and Red Point Drive. Staff recommended denial of the request.
04/28/21	The Department of Planning processed a request for a Final Map (100113-FMP) for possible action on a Final Map Technical Review for 68 single family residential lots located at the east corner of Sky Vista Drive and Red Point Drive. The review has not been finalized and the map has not been recorded.

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

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

Pre-Application Meeting	
06/15/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate a portion of right-of-way (median island) that was granted to the City of Las Vegas as shown in Book 160, Page 86 – Summerlin Village 25 Unit 2.

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

Field Check	
06/24/21	The site is developed and contains a concrete median in the middle of an existing roadway.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)
North	Undeveloped	SUM (Summerlin) – SF2 (Single Family Detached) - Special Land Use Designation	P-C (Planned Community)
South	Single Family Detached Dwellings	SUM (Summerlin) – SF3 (Single Family Detached) - Special Land Use Designation	P-C (Planned Community)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Single Family Detached Dwellings	SUM (Summerlin) – SF2 (Single Family Detached) - Special Land Use Designation	P-C (Planned Community)
West	Undeveloped	SUM (Summerlin) – SF2 (Single Family Detached) - Special Land Use Designation	P-C (Planned Community)

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Sky Vista Drive

Project Name SV25 Unit 2 Median Nose **Proposed Use**

Assessor's Parcel #(s) 137-27-199-001 **Ward #** 2

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

Additional Information

Property Owner The Howard Hughes Company LLC Contact Brian Walsh
Address 10845 Griffith Peak Drive, Suite 160 City Las Vegas State NV Zip 89135
E-mail brian.walsh@howardhughes.com Phone 791-4000

Applicant The Howard Hughes Company LLC Contact Brian Walsh
Address 10845 Griffith Peak Drive, Suite 160 City Las Vegas State NV Zip 89135
E-mail brian.walsh@howardhughes.com Phone 791-4000

Representative GCW, Inc. Contact Jennifer Veras
Address 1555 South Rainbow City Las Vegas State NV Zip 89146
E-mail jveras@gcwengineering.com Phone 804-2096

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

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

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

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name Brian P. Walsh

REBECCA MISTY ABASTA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-10-24
Certificate No: 17-4218-1

21-0380
08-15-2021

Subscribed and sworn before me

This 26 day of May 20 21

Rebecca Misty Abasta

Notary Public in and for said County and State

OWNER: CITY OF LAS VEGAS
APN: 137-27-199-001

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF SKY VISTA DRIVE TO BE VACATED.

DESCRIPTION

A PORTION OF SKY VISTA DRIVE AS DEDICATED TO THE CITY OF LAS VEGAS AS SHOWN IN BOOK 160, PAGE 86 OF PLATS, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SKY VISTA DRIVE WITH AN UN-NAMED STREET AS SHOWN BY SAID PLAT, SAME BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,200.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 57°43'29" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°45'08", AN ARC LENGTH OF 57.64 FEET TO THE **POINT OF BEGINNING**, SAME BEING A POINT ON THE BOUNDARY LINE OF COMMON LOT 27 AND A RIGHT-OF-WAY LINE OF SKY VISTA DRIVE AS SHOWN IN SAID PLAT, SAME BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 8.33 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 35°13'35" EAST; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE, SAID RIGHT-OF-WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 15°54'08", AN ARC LENGTH OF 2.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 37°39'15" WEST; THENCE DEPARTING SAID BOUNDARY LINE AND SAID RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°04'56", AN ARC LENGTH OF 2.83 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 36°34'19" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 161°33'40", AN ARC LENGTH OF 14.10 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,208.33 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 55°00'39" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°26'10", AN ARC LENGTH OF 9.20 FEET TO A POINT ON SAID BOUNDARY LINE OF COMMON LOT 27 AND A RIGHT-OF-WAY LINE OF SKY VISTA DRIVE AS SHOWN IN SAID PLAT, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 8.33 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 54°34'29" EAST; THENCE SOUTHERLY ALONG SAID BOUNDARY LINE, SAID RIGHT-OF-WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 90°11'56", AN ARC LENGTH OF 13.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 63 SQUARE FEET, MORE OR LESS.

F:\Projects\600\62025-203-2\Division\Srvy\Srvy\Documents\Legals\62025-203-2 CLV VAC LE01.dotx
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

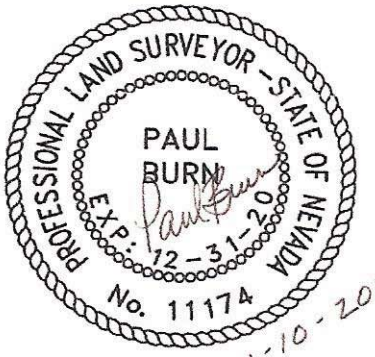
21-0380
06/15/2021

BASIS OF BEARINGS
NORTH 57°39'55" WEST, BEING THE BEARING OF THE CENTERLINE OF AN UN-NAMED STREET AT IT'S INTERSECTION WITH SKY VISTA DRIVE, APPROXIMATELY 1385.00 FEET NORTH OF THE INTERSECTION OF SKY VISTA DRIVE AND FAR HILLS AVENUE AS SHOWN IN BOOK 160, PAGE 86, ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

END OF DESCRIPTION.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

PAUL BURN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 11174



11-10-2020

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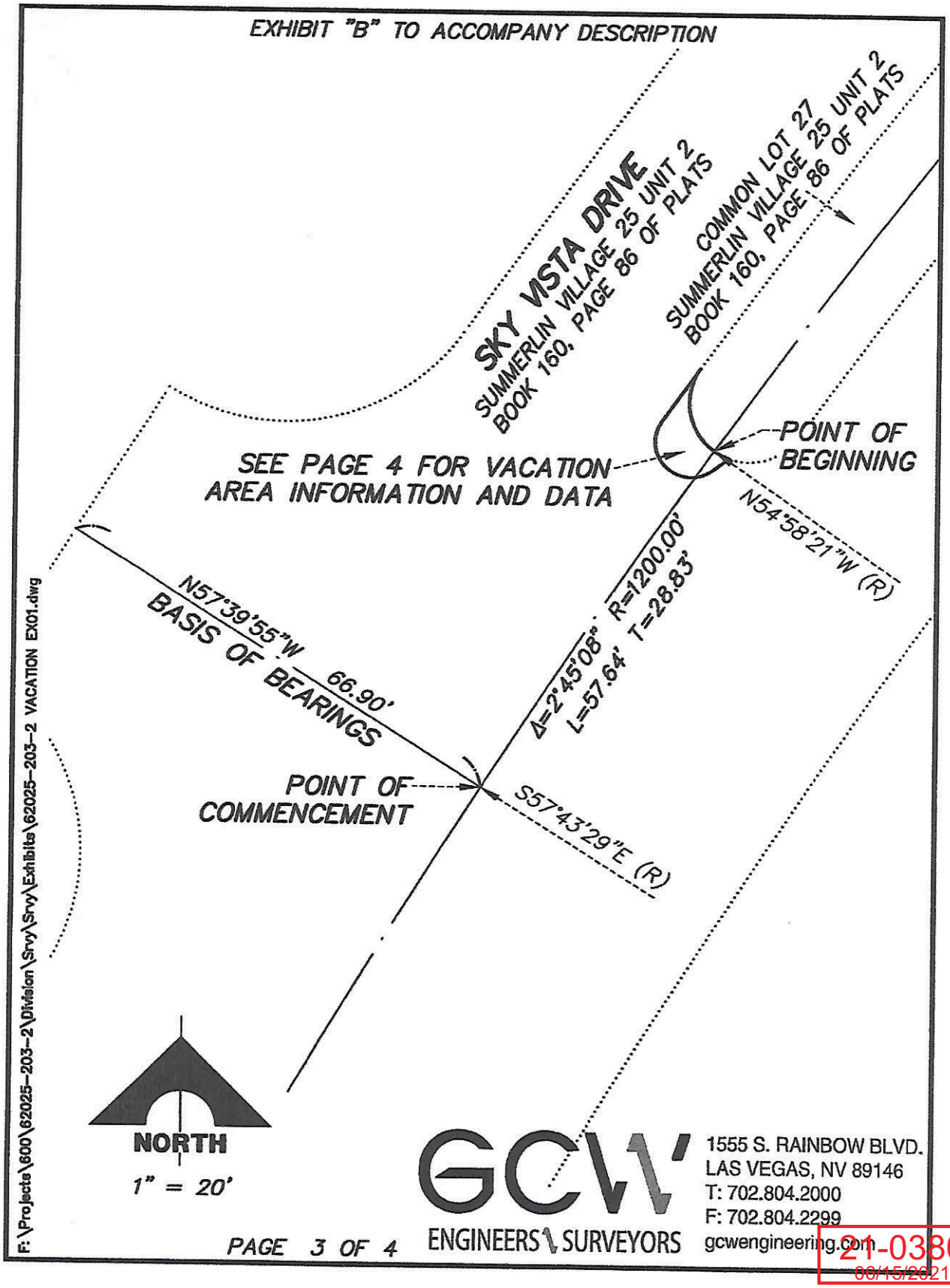
GCW, INC.
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146/TEL: (702) 804-2000/FAX: (702) 804-2299

21-0380
06/15/2021



21-0380
06/15/2021

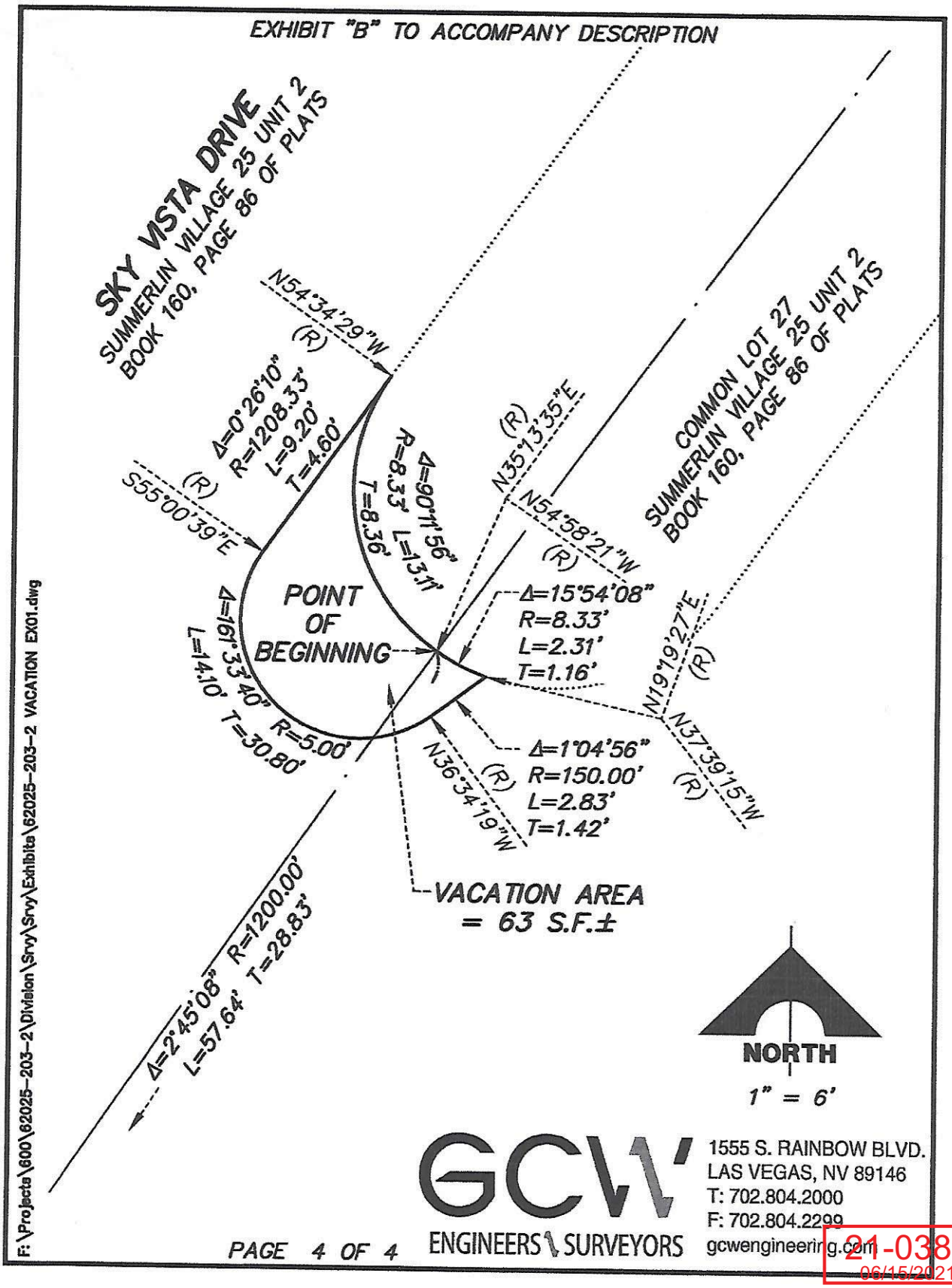
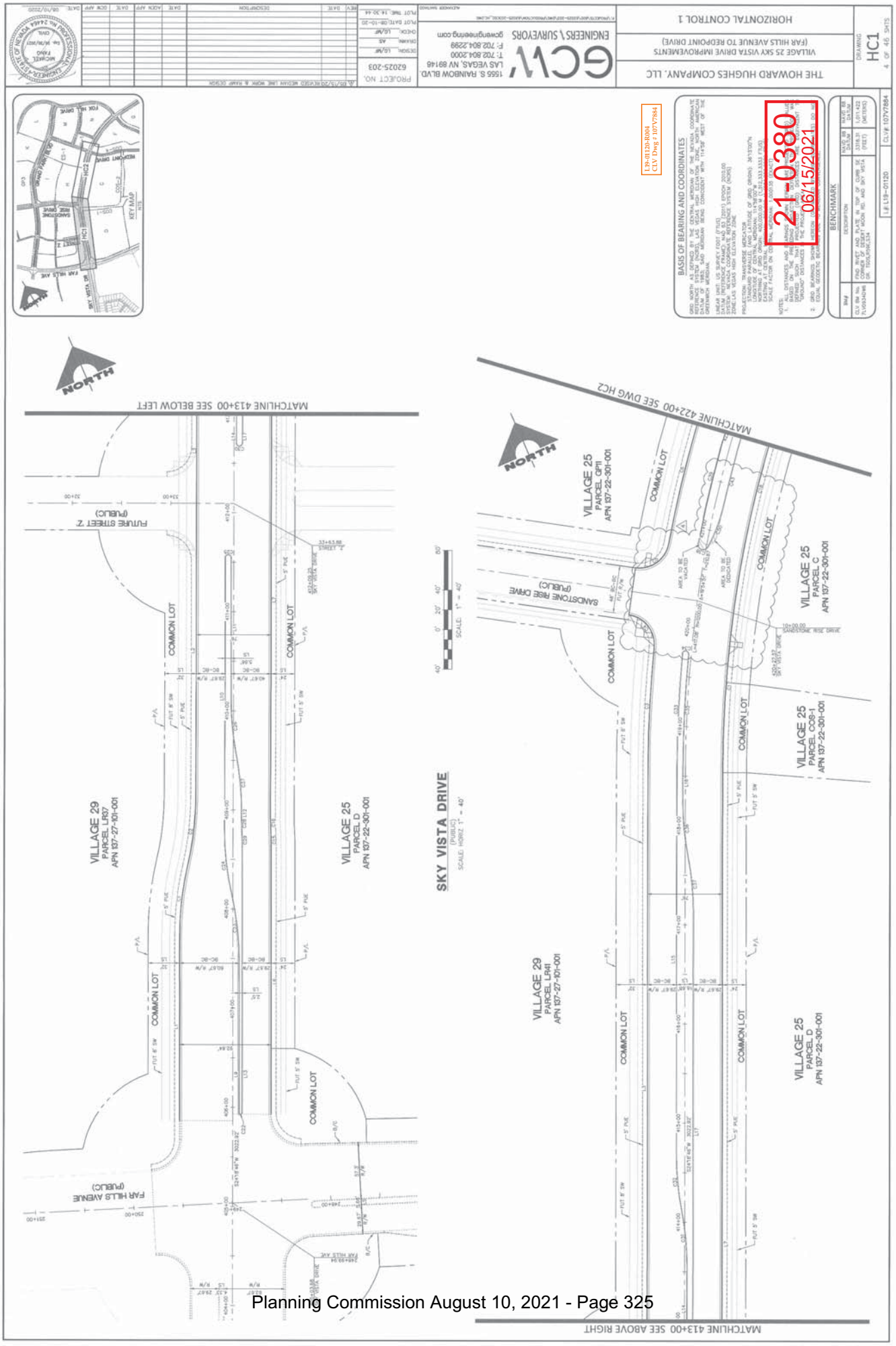


EXHIBIT "B" TO ACCOMPANY DESCRIPTION
SKY VISTA DRIVE
SUMMERLIN VILLAGE 25 UNIT 2
BOOK 160, PAGE 86 OF PLATS
COMMON LOT 27
SUMMERLIN VILLAGE 25 UNIT 2
BOOK 160, PAGE 86 OF PLATS
N54°34'29"W (R)
Δ=0°26'10"
R=1208.33'
L=9.20'
T=4.60'
S55°00'39"E (R)
Δ=90°11'56"
R=8.33'
L=13.11'
T=8.36'
N35°13'35"E (R)
N54°58'21"W (R)
POINT OF BEGINNING
Δ=161°33'40"
R=5.00'
L=14.10'
T=30.80'
Δ=15°54'08"
R=8.33'
L=2.31'
T=1.16'
N19°19'27"E (R)
N37°39'15"W (R)
Δ=1°04'56"
R=150.00'
L=2.83'
T=1.42'
N36°34'19"W (R)
VACATION AREA
= 63 S.F.±
Δ=2°45'08" R=1200.00'
L=57.64' T=28.83'
NORTH
1" = 6'
F:\Projects\600\62025-203-2\Division\Srvy\Srvy\Exhibits\62025-203-2 VACATION EX01.dwg
GCW
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PAGE 4 OF 4
21-0380
06/15/2021


THE HOWARD HUGHES COMPANY, LLC
VILLAGE 25 SKY VISTA DRIVE IMPROVEMENTS
(FAR HILLS AVENUE TO REDPOINT DRIVE)
HORIZONTAL CONTROL 1
DRAWING HC1
4 OF 46 SHTS
ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
PROJECT NO. 6202S-203
BENCHMARK
BASIS OF BEARING AND COORDINATES
L19-01120-R004
CLV Dwg # 10717884
21-0380
06/15/2021
KEY MAP
NORTH
MATCHLINE 413+00 SEE BELOW LEFT
MATCHLINE 422+00 SEE DWG HC2
MATCHLINE 413+00 SEE ABOVE RIGHT
SKY VISTA DRIVE
(PUBLIC)
SCALE: HORIZ 1" = 40'
SCALE 1" = 40'
FUTURE STREET 'Z'
(PUBLIC)
FAR HILLS AVENUE
(PUBLIC)
SANDSTONE RISE DRIVE
(PUBLIC)
COMMON LOT
VILLAGE 29
PARCEL LR37
APN 137-27-101-001
VILLAGE 25
PARCEL D
APN 137-22-301-001
VILLAGE 25
PARCEL GPII
APN 137-22-301-001
VILLAGE 25
PARCEL C
APN 137-22-301-001
VILLAGE 25
PARCEL COS-1
APN 137-22-301-001
VILLAGE 29
PARCEL LR41
APN 137-27-101-001

THE HOWARD HUGHES CORPORATION
VILLAGE 25 UNIT 2 FM
ROW DEDICATION
SHEET 1
1 OF 1 SHTS
GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
NORTH
SCALE: 1" = 20'
20' 10' 0' 20'
21-0380
06/15/2021
SKY VISTA DRIVE
SKY VISTA DRIVE ROW DEDICATION AT MEDIAN NOSE
SKY VISTA DRIVE ROW VACATION AT MEDIAN NOSE
SANDSTONE RISE DR
Δ=19°54'57" R=1138.00'
L=395.53' T=199.78'
LUPE GRACIA
10-29-20 08:50:37
F:\PROJECTS\600\62025-402\DWG\BLOCKS\V25-UNIT2 ROW DEDICATION.DWG



21-0380-VAC1 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
ON SKY VISTA DRIVE AT THE INTERSECTION OF SANDSTONE RISE DRIVE

06/24/2021



21-0380-VAC1 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC
ON SKY VISTA DRIVE AT THE INTERSECTION OF SANDSTONE RISE DRIVE

06/24/2021

GCW
ENGINEERS \ SURVEYORS

May 25, 2021

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

Gentlemen:

GCW, Inc., on behalf of our client, The Howard Hughes Company, LLC, is respectfully requesting the vacation of a portion of the median nose on Sky Vista Drive. The median was granted to the City of Las Vegas as shown in Book 160, Page 86 of plats on file at the Clark County, Nevada Recorder's Office.

The median nose needed to be adjusted based on the Traffic Study approval and required turning movement. After approval of this vacation, the appropriate portion of the median will be re-dedicated to the City per separate document.

Thank you for your consideration of this matter.

Sincerely,

GCW, Inc.

Jennifer Veras
Project Coordinator

21-0380
06/15/2021

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
T 702.804.2000
F 702.804.2298
info@gcwengineering.com
gcwengineering.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0380-VAC1

SUBJECT: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 10, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 9, 2021.***

Signature

8/9/21
Date

BRIAN P. WALSH
Please Print Name

THE HOWARD HUGHES COMPANY, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after Final Agenda

RECEIVED
08/09/2021
ITEM 18

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
19

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

SUBJECT:
21-0395-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request TO MODIFY THE PARKING REQUIREMENTS FOR THE TRILOGY SUNSTONE R-TH STANDARDS on 46.71 acres at the northeast corner of Log Cabin Way and the Sky Pointe Drive alignment (APNs Multiple), T-D (Traditional Development) Zone [AQ (Residential Age Qualified) Sunstone Trilogy Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for 20-0380-TMP1
7. Submitted after Final Agenda – Executed Confirmation Documentation and Photo



CASE: 21-0395-MOD1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE [AQ (RESIDENTIAL AGE QUALIFIED) SPECIAL LAND USE DESIGNATION]



0 700 1,400 Feet

CASE: 21-0395-MOD1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE [AQ (RESIDENTIAL AGE QUALIFIED) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NORTHLAND, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0395-MOD1	Staff recommends APPROVAL, subject to conditions.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 217

PROTESTS 0

APPROVALS 0

NE

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to add additional parking options for the R-TH Development Standards in Trilogy Sunstone in order to foster a diverse mix of housing products on over 46 acres east of Skye Pointe Road between Moccasin Road and Kyle Canyon Road.

ISSUES

- The R-TH Standards currently offer one parking standard, which is one unimpeded space per dwelling unit, plus one off-street guest parking space per six units. Staff supports the addition of additional parking options for the R-TH Development Standards.

ANALYSIS

Trilogy Sunstone is a Master Planned Community designed for the active adult with walkable neighborhoods, enhanced streetscapes with pedestrian and bicycle systems to maximize mobility, and open space within walking distance.

The Trilogy Sunstone R-TH Standards support Single Family Attached housing types that are compatible with the MLA (Residential Medium Low Attached) Sunstone Special Land Use Category. Currently only one parking standard applies:

Parking	One unimpeded space per dwelling unit, plus one guest parking space per six units. In neighborhoods where five feet driveways are proposed, additional off-street parking must be provided, subject to ARC review and approval.

The Trilogy at Sunstone Community contains a mixture of residential products to serve the diverse interest of the Active Adult Community. Included in this product mix are duplex units with an attached common wall situated on a traditional residential lot, and vertical triplex units.

The duplex and vertical triplex housing units have been specifically designed to be compatible with the included single-family units within the development and are interspersed to provide a variation of architectural styles throughout the community. These units will each contain an enclosed two-car garage. In addition, the duplex units will each also provide a standard 20-foot driveway for additional parking. The intent of the design is to provide an alternative product design that lives like a single-family unit but at a different market segment. The overall Trilogy Development is currently planned for approximately 934 units and less than 30 percent of those units are programmed to be duplex and/or triplex units. In order to accommodate this housing product type, the applicant is proposing to add the following parking standard in addition to the standard already in place:

Parking	Two unimpeded spaces per unit within an enclosed garage. When dwelling units provide only one unimpeded space within an enclosed garage, provide additional one off-street guest parking space per unit. Units with 20-foot minimum driveways shall count as equivalent unimpeded spaces.

Staff finds the addition of a second parking standard in order to foster a variety of housing types furthers the diversity of the Master Planned Community and the goals of Trilogy Sunstone to create an active adult community; therefore, staff recommends approval of the Major Modification.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
06/19/19	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland Development Agreement) on approximately 628 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (DIR-76290). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Parks Agreement (DIR-76291). The Planning Commission and staff recommended approval.
02/10/20	A Final Map (FMP-77750) for a 20-parcel Master Planned Community (Sunstone) on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. was recorded.
05/12/20	The Planning Commission approved a request for a Major Modification (MOD-78606) of the Sunstone Development Standards to establish design guidelines for a future community park in the Active Adult area (Trilogy) designated within Sunstone. Staff recommended approval.
	The Planning Commission approved a request for a Special Use Permit (SUP-78437) for a 5,090 square-foot Restaurant with Alcohol use within a proposed clubhouse and 1,125 square feet of outdoor seating area in the Trilogy Sunstone community at the northeast corner of Log Cabin Way and Sky Pointe Drive. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-78438) for a proposed 16,381 square-foot community center and 500 square-foot guard building on a 6.82-acre portion of 552.21 acres at the northeast corner of Log Cabin Way and Sky Pointe Drive. Staff recommended approval.
07/14/20	The Planning Commission approved a Major Modification (MOD-78829) of the Sunstone Master Plan to subdivide previously approved Developer Parcel AQ into four new developer parcels, subdivide previously approved Developer Parcel H into two new developer parcels and to add four new residential street cross sections to the approved Sunstone Development Standards. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a Tentative Map (TMP-78830) for a 26-parcel master planned community [Sunstone Ver. 2] on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Drive. Staff recommended approval. The approval expires 07/14/24 if no final map is recorded on all or a portion of this area.
02/02/21	Department of Planning staff administratively approved a Minor Amendment (21-0010-SUP1) of an approved Special Use Permit (SUP-78437) for a 690 square-foot reduction of a Restaurant with Alcohol use where 5,090 square feet with a 1,125 square-foot outdoor seating area was previously approved.
	Department of Planning staff administratively approved a Minor Amendment (21-0010-SDR1) of an approved Site Development Plan Review (SDR-78438) for a 15,000 square-foot clubhouse/community center where 16,381 square feet was previously approved within a community park at the northeast corner of Log Cabin Way and Sky Pointe Drive.
02/03/21	A Final Map (100032-FMP) for a subdivision consisting of three large lots and nine residential lots (Parcel 3 at Sunstone Model Phase) on 166.80 acres at the northeast corner of Log Cabin Way and Sky Pointe Drive was recorded. The map is based on the original parent final map of Sunstone (FMP-77750) recorded 02/10/20.
03/25/21	A Final Map (100052-FMP) for a 150-lot single-family residential subdivision (Parcel 3 at Sunstone Phase 1) on 26.08 acres at the northwest corner of Log Cabin Way and Sky Pointe Drive was recorded.
06/08/21	The Planning Commission approved a request for a Special Use Permit (21-0235-SUP1) for a 297,080 square-foot Liquor Establishment (Tavern) use on 6.82 acres north of the intersection of Among Lane and Belong Road. Staff recommended approval.
	The Planning Commission approved a request for a Special Use Permit (21-0235-SUP2) for a 3,445 square-foot Package Liquor Off-Sale Establishment use on 6.82 acres north of the intersection of Among Lane and Belong Road. Staff recommended approval.
	The Planning Commission approved a request for a Special Use Permit (21-0235-SUP3) for an Open Air Vending/Transient Sales Lot use on 6.82 acres north of the intersection of Among Lane and Belong Road. Staff recommended approval.

Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/25/20	A building permit (L20-02183) was issued for civil improvement plans for Sunstone Parcel 3 at the northeast corner of Log Cabin Way and Sky Pointe Drive. The permit is active as of 07/28/21.
10/22/20	Applications for building permit review were processed for Trilogy Sunstone Community Center/Clubhouse Building A (C20-04116) at 10020 Hematite Place, Building B (C20-04117) at 10010 Hematite Place and onsite utilities and hardscapes (C20-04118) at 10031 Heliolite Place. Permits have not been issued. The Department of Planning denied its review pending approval of civil improvement plans for Sunstone Parcel 3 (Club). The Plan Check Reference Number is PRC20-00083.
11/23/20	Applications for building permit review were processed for Trilogy Sunstone Community Center/Clubhouse Building C (C20-04538) at 10011 Heliolite Place, and onsite utilities and hardscapes (C20-04539) at 10031 Heliolite Place. Permits have not been issued. The Department of Planning denied its review pending approval of civil improvement plans for Sunstone Parcel 3 (Club) and plans not matching the approved SDR. The Plan Check Reference Number is PRC20-00090.
03/22/21	A building permit (C20-03855) was issued for a 500 square-foot gate house at 9963 Belong Road. The permit is active as of 07/28/21.
03/25/21	A building permit (C21-01386) was issued for a standalone restroom building for a pool house at 9500 Log Cabin Way. The permit is active as of 07/28/21.
03/31/21	An application (C21-01464) was processed for building permit review of engineered retaining and block walls at 10031 Heliolite Place. A permit has not been issued.

Pre-Application Meeting	
06/22/21	Staff provided the applicant a submittal checklist for a Major Modification.

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

Field Check	
05/06/21	Staff performed a routine field check and observed the subject site under construction.

Details of Application Request	
Site Area	
Gross Acres	46.71

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) [AQ (Residential Age Qualified) Sunstone Special Land Use Designation]
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development) [P (Parks and Trail) Sunstone Special Land Use Designation]
South	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development) [L (Residential Low) Sunstone Special Land Use Designation] and T-D (Traditional Development) [MLA (Residential Medium Low Attached) Sunstone Special Land Use Designation]
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development) [L (Residential Low) Sunstone Special Land Use Designation]

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development) [GC (General Commercial) Sunstone Special Land Use Designation]
		PCD (Planned Community Development)	U (Undeveloped)

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

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) Minor Mod

Project Address (Location) Sky Pointe & Log Cabin

Project Name Parcel 3 @ Sunstone (Trilogy Sunstone) **Proposed Use** residential

Assessor's Parcel #(s) 125-06-211-015, 125-06-211-016, 125-26-211-017 **Ward #** 6

General Plan: Existing TD Proposed N/A **Zoning:** Existing T-D Proposed NA

Additional Information Parking Modification

Property Owner Northland LLC Contact Efraim Balizan

Address 9275 W Russell Road, # 400 City Las Vegas State NV Zip 89148

E-mail Efraim.balizan@lennar.com Phone 702 849-7256

Applicant Shea Homes Limited Partnership Contact Rob Izer

Address 8800 N. Gainey Street City Scottsdale State AZ Zip

E-mail rob.izer@sheahomes.com Phone

Representative Westwood Professional Services Contact Hannah Swan

Address 5740 S Arville Street, Suite 216 City NV 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 DocuSigned by: 2ABDCDA74BDC44E...

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

Print Name Robert Johnson, Authorized Agent

Subscribed and sworn before me

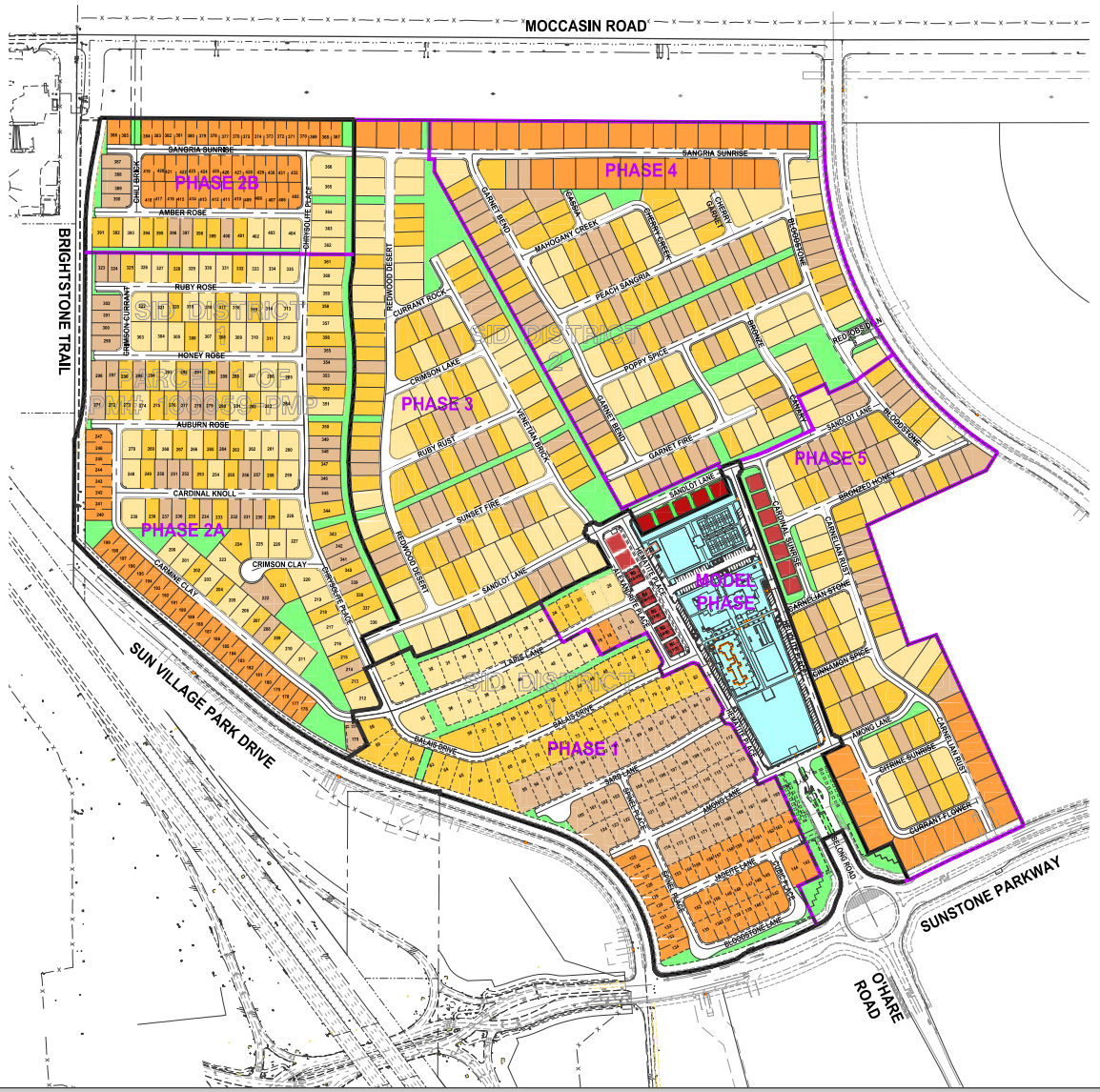
This 28TH day of JUNE, 20 21

CASSANDRA VAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-4945-01
MY APPT. EXPIRES SEPTEMBER 24, 2021

21-0395
07/02/2021

Notary Public in and for said County and State

SUNSTONE PARCEL 3
SITE PLAN 17



21-0395
07/02/2021

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.

200'
400'
600'

DATE: 6/22/21
SCALE: 1" = 200'
PROJECT #: SHE1901.000

J:\she1901-000 trilogy sunstone\dwg\figures\201217 site plan 17.dwg 6/22/2021 4:02 PM Ed Esguerra

2.3.1 Development Standards

Development Standards for Multi-Family Developments shall conform to the Trilogy Sunstone Design Guidelines, Section 2.3.1 of this document.

Standard	**Trilogy Sunstone R-TH Standards**
Housing Types	Single Family Attached
Sunstone Land Use Category	MLA
Minimum Lot Size s.f.	1,280
Dwelling Units per Lot	1
Min. Lot Width	20’
Min. Lot Depth	NA
Minimum Setbacks All setbacks measure from the property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas site visibility requirements. Non-livable encroachments no more than 12” in depth consisting of non-livable architectural projections are permitted into the setback.	
Main Building	
Front	From Interior Street, Paseo or Common Open Space 5’ to Porch 8’ to Single-Story Living 5’ max. or 18+ min. to face of Front Entry Garage Door From Court St. or Drive Aisle 5’ to Second Story Living over Garage 5’ to Porch 10’ to Single Story Living 10’ to Second Story Living 5’ max. or 18+ min. to face of Garage Door
Side	0’ at common wall 5’ at building end wall
Corner Side	5’
Rear	Rear Yard with No Alley 5’ Rear Yard from Alley 5’ max. or 18’+ min. to face of Garage Door
Detached Accessory Structure (Single-Story only; including Casita* & Detached Side-Entry Garages)	
Min. Separation to Main Building	6’
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit

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Rear Patio Cover, Sundeck, Balcony A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground. A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally Cantilevered from the adjacent wall plane with no support posts extending to the ground. A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.	
Rear	5' to post or edge of sundeck or balcony.
Side	5' to post or edge of sundeck or balcony.
Corner Side	5' to post or edge of sundeck or balcony.
Courtyard Walls • Interior Street • Court Street, Drive Aisle or Parking • Paseo or Common Open Space • Parcel Boundary Adjacent to Perimeter Street • Adjacent Parcel PL	 2' Setback 2' Setback 0' Setback 10' 10'
Min. Distance Between Buildings (Primary Walls are those walls which contain the primary glazing and/or private outdoor space per unit. All other elevations are considered Secondary Walls.)	10'
Max Lot Coverage (The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway, not including utility easements, is subtracted.)	95%
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.; 45 feet max. (Front/rear wall planes must be offset, box on box not allowed) Accessory Structure • 14' maximum (single-story only)
Parking	2 unimpeded spaces per unit within an enclosed garage. When dwelling units provide only 1 unimpeded space within an enclosed garage, provide additional 1 off-street guest parking space per unit. Units with 20-foot minimum driveways shall count as equivalent unimpeded spaces.
Landscape Buffers and Turf Limitations • Minimum Zone Depts	Adjacent to Right of Way: 6' or building setback, whichever is less

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• Parking Lot Screening	Screening from adjacent roadways shall be provided
Walls and Fences	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building.
Courtyard Walls • Maximum Height	4'-6" (3' Solid wall + 18" 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 – 14' Interior • 6'-8" • 6' Exterior – 8' Interior • One course above wall • 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' Exterior / 6'-14' Interior • 4' • 4' • One course above wall • 5'

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2.3.4 Parking

2 unimpeded spaces per unit within an enclosed garage. When dwelling units provide only 1 unimpeded space within an enclosed garage, provide additional 1 off-street guest parking space per unit. Units with 20-foot minimum driveways shall count as equivalent unimpeded spaces.

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07/07/2021

21-0395-MOD1 - APPLICANT/OWNER: NORTHLAND, LLC

NORTHEAST CORNER OF LOG CABIN WAY AND THE SKY POINTE DRIVE ALIGNMENT

07/07/2021

Westwood

5740 S. Arville St., Suite 216
Las Vegas, NV 89118

Main (702) 284-5300

westwoodps.com
(888) 937-5150

July 2, 2021

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

Re: Minor Modification Justification Letter for Trilogy Sunstone R-TH Parking Standards

On behalf of our client, SHLP, we respectfully request your review of the proposed Minor Modification for the above subject project. The project site is located immediately east of Skye Pointe Road between Moccasin Road and Kyle Canyon Road. The site is located within the following parcels:

- APN 125-06-211-015 (44.48 acres) owned by Northland LLC (aka Phase 2A and 2B)
- APN 125-06-211-016 (35.66 acres) owned by Northland LLC (aka Phase 3)
- APN 125-06-211-017 (46.71 acres) owned by Northland LLC (aka Phase 4 and 5)
- All of Phase 1 and Model Phase as identified in Final Maps 100032-FMP (Book 163, Page 93), 100044-FMP (Book 164, Page 45), and 100052-FMP (Book 164, Page 51) owned by SH ACQ2020, LLC

The Trilogy at Sunstone Community contains a mixture of residential products to serve the diverse interest of the Active Adult Community. Included in this product mix are Duplex units with an attached common wall situated on a traditional residential lot, and Vertical Triplex units.

Requirement: Development Standards [Active Adult Parcel Design Guidelines Section 2.3.1 Table (page 2-16)]

Standard	Trilogy Sunstone R-TH Standards
Parking	1 unimpeded space per dwelling unit, plus 1 off-street guest parking space per 6 units. In neighborhoods where 5' driveways are proposed, additional off-street parking must be provided, subject to ARC review and approval.

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07/02/2021

Minor Modification Request:

Standard	Trilogy Sunstone R-TH Standards
Parking	2 unimpeded spaces per unit within an enclosed garage. When dwelling units provide only 1 unimpeded space within an enclosed garage, provide additional 1 off-street guest parking space per unit. Units with 20-foot minimum driveways shall count as equivalent unimpeded spaces.

Justification: The Duplex and Vertical Triplex Units have been specifically designed to be compatible with the included single-family units within the development and are interspersed to provide a variation of architectural styles throughout the community. These units will each contain an enclosed two car garage. Additionally, the Duplex Units will each also provide a standard 20' driveway for additional parking. The intent of the design is to provide an alternative product design that lives like a single-family unit but at a different market segment. The overall Trilogy Development is currently planned for approximately 934 units and less than 30% of those units are programmed to be Duplex and or Triplex Units.

As additional justification, please note that the overall internal street design is consistent with the Design Guidelines and provides for parking in one side of the street.

We believe that the proposed development is consistent with the overall intent of the Sunstone Development Plan and will be an added benefit to the community. Additionally, the developer has made the commitment to identify opportunities to provide additional off-street guest parking where appropriate as the future phases are further refined and submitted for review and approval.

Please contact our office if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Derick D.J Yoro, PE, LEED AP
Project Manager

21-0395
07/02/2021

SHE1901-002

LAS VEGAS
CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
STAVROS S. ANTHONY
Mayor Pro Tem
MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

March 10, 2021

21-0395
07/02/2021

Efraim Balizan
Northland, LLC
9275 W. Russell Road, Ste. 400
Las Vegas, Nevada 89148

RE: 20-0380-TMP1
PLANNING COMMISSION MEETING OF MARCH 9, 2021

Dear Applicant:

The Planning Commission at a regular meeting held on ***March 9, 2021*** voted to ***APPROVE*** a request FOR A 258-LOT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL SUBDIVISION on a 44.48 acre portion of 166.80 acres located and Kyle Canyon Road east of Skye Pointe Drive between Moccasin Road (portion of APN 125-06-110-002) T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Fiore).

This approval is subject to the following conditions:

Planning

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

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

3. Guest parking for the Sunstone R-TH portion of the residential subdivision shall be provided in accordance with the Sunstone Design Guidelines.

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.

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07/02/2021

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

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

Public Works

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

8. In accordance with condition #10 of TMP-76718 and section 3.04 of the Sunstone Development Agreement, if not already constructed or guaranteed by the master developer, a minimum two lanes of asphalt pavement on village streets providing the main access to this site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Complete construction of Village streets shall conform to section 3.04 of the Sunstone Development Agreement. 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.

9. In compliance with the approved Traffic Circulation Plan for Sunstone Parcel 3 (TIA 75571-3), the Final Map for this site shall grant a Private Pedestrian Access Easement as shown on the approved site plan.

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07/02/2021

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

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

12. Site development to comply with all applicable conditions of approval for the Sunstone master Tentative Map, TMP-76718.

This action by the Planning Commission on **March 9, 2021** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status, or contact the Department of Planning and Development at 702.229.6301 after ***March 16, 2021***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

21-0395
07/02/2021

cc:

Mr. Rob Izer
Shea Homes LP
4182 Solace Street
Las Vegas, Nevada 89135

Ms. Hannah Swan
Westwood Professional Services
5740 S. Arville Street, Ste. 216
Las Vegas, Nevada 89118

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0395-MOD1

SUBJECT: APPLICANT/OWNER: NORTHLAND, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 10, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 9, 2021.***

[signature] 8/3/21

Signature Date

ROBERT [illegible]

Please Print Name

AUTHORIZED AGENT

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after Final Agenda

RECEIVED
08/04/2021
ITEM 19



21-0395-MOD1 - APPLICANT/OWNER: NORTHLAND, LLC

NORTHEAST CORNER OF LOG CABIN WAY AND THE SKY POINTE DRIVE ALIGNMENT

07/07/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
20

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

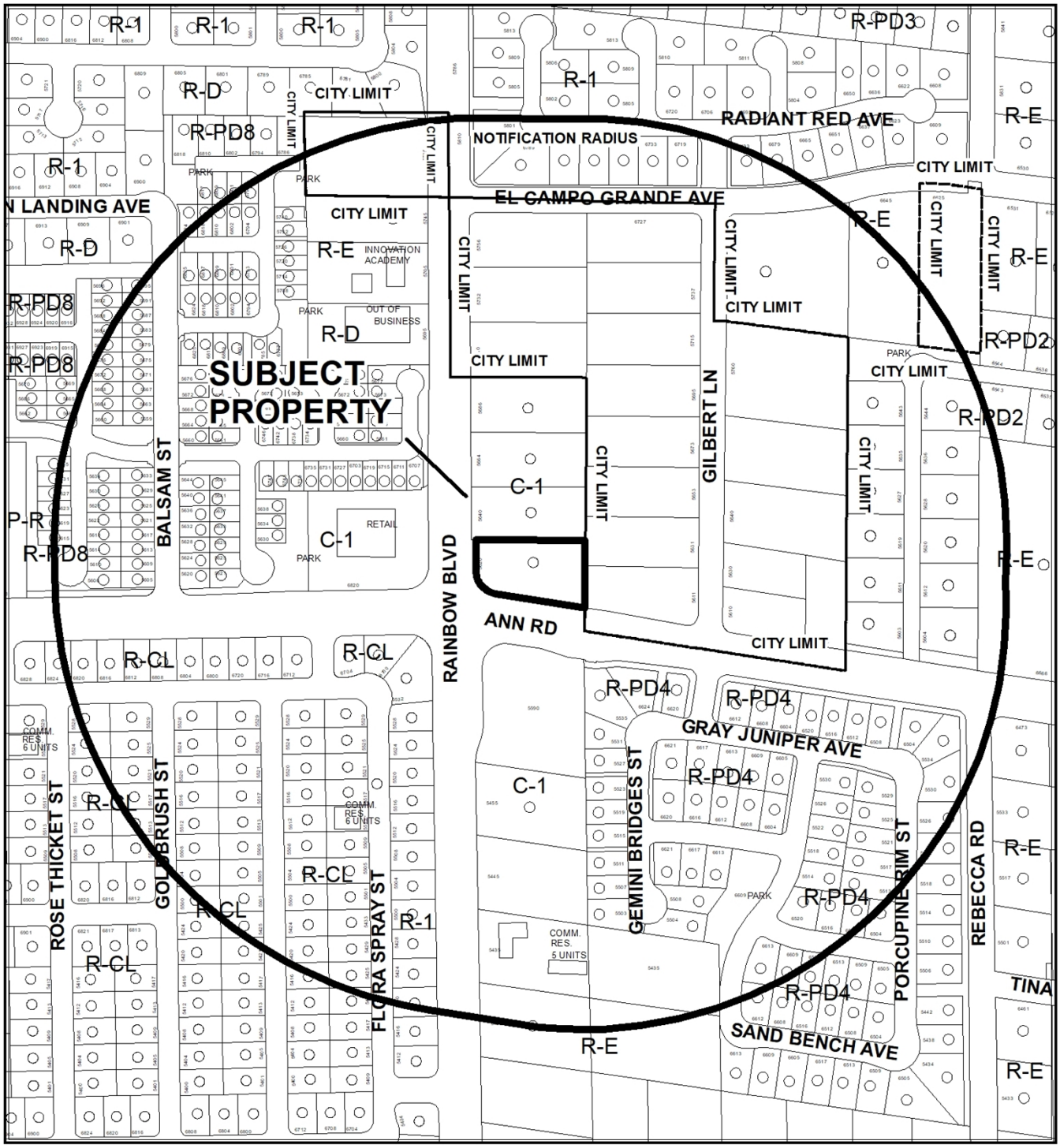
SUBJECT:
ABEYANCE - 21-0320 - PUBLIC HEARING - APPLICANT/OWNER: RAMBO ANN, LLC - For possible action on the following Land Use Entitlement project requests on 0.82 acres at 5620 North Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

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

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Documentation Submitted for the July 13, 2021 Planning Commission Meeting
7. Support Postcards
8. Submitted at Meeting – Documentation Not Vetted – Support Email from Jimmy Epley by John Alam



0 270 540 Feet

CASE: 21-0320

RADIUS: 1000 FEET

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

N



0 270 540 Feet

CASE: 21-0320

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RAMBO ANN, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0320-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0320-SDR1
21-0320-SDR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 358

PROTESTS 4

APPROVALS 2

CS

**** CONDITIONS ****

21-0320-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0320-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.

21-0320-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 05/20/21, except as amended by conditions herein.

3. A Waiver from Title 19.08.040 is hereby approved, to allow a portion of the landscape buffer adjacent to the west property line to be zero feet where 15 feet is required.

4. A Waiver from Title 19.08.040 is hereby approved, to allow a portion of the landscape buffer adjacent to the north property line to be zero feet where 15 feet is required.

5. A Waiver from Title 19.08.040 is hereby approved, to allow a portion of the landscape buffer adjacent to the south property line to be five feet where 15 feet is required.

6. A Waiver from Title 19.08.040 is hereby approved, to allow a five-foot wide landscape buffer adjacent to the east property line where eight feet is required.

7. An Exception from 19.08.110 is hereby approved, to allow no interior parking lot landscape islands where four are required.

8. An Exception from Title 19.08.040 is hereby approved, to allow 25 landscape buffer area trees where 31 are required.

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

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

11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

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

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

Public Works

15. Prior to the issuance of any building permits, grant a traffic signal chord easement at the northeast corner of Ann Road and Rainbow Boulevard.

16. Construct half-street improvements on Rainbow Boulevard including any transition paving at the north edge of this site concurrent with development of this site. Modify the median in Rainbow if needed to accommodate left turns out of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17 Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks (including sidewalk ramps) and remove unused driveways on Ann Road adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.

18. The driveway on Ann Road shall be located in such a way that site visibility is not impeded, either from the proposed 8' CMU wall at the eastern edge of this site, or the existing block wall further east. Sight Visibility Restriction Zones shall be shown on construction drawings for this site, and if necessary, the driveway shall be relocated to the west to accommodate adequate visibility.

19. Coordinate with the Environmental Compliance and 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 and Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

20. Concurrent with development of this site the applicant shall provide proof that abandonment of the existing individual sewage disposal system is in accordance with Southern Nevada Health District regulations and connect to the public sewer.

21 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.

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

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

24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit and Site Development Plan Review request for a proposed convenience store and gas station development at 5620 North Rainbow Boulevard.

ISSUES

- A Special Use Permit is requested to allow a Beer/Wine/Cooler Off-Sale use in the C-1 (Limited Commercial) zone. Staff does not support this request.
- A Waiver is requested to allow a five-foot wide landscape buffer along a portion of the south property line, and a three-foot wide landscape buffer along a portion of the west property line where 15 feet is required for both. Staff does not support this request.
- A Waiver is requested to allow a five-foot wide landscape buffer along the east property line where eight feet is required. Staff does not support this request.
- A Waiver is requested to not orient the building to the corner where such is required. Staff does not support this request.
- An Exception is requested to allow 25 landscape buffer area trees where 31 are required. Staff does not support the request.
- An Exception is requested to allow no parking lot landscape islands where four are required. Staff does not support the request.
- Department of Public Works has added a condition of approval regarding the driveway on Ann Road shall be located in such a way that site visibility is not impeded, either from the proposed 8' CMU wall at the eastern edge of this site, or the existing block wall further east.

ANALYSIS

The subject undeveloped, 0.82-acre site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. The Planning Commission previously approved Site Development Plan Review (SDR-75125) on April 23, 2019, which consisted of a similar convenience store development along with an expanded commercial development on parcels adjacent to the north. Per the submitted justification letter, economic realities have shifted dramatically since the last entitlements were approved due to the pandemic. The applicant now proposes to develop the subject lot with a 2,985 square-foot convenience store with fuel pumps and a canopy with a Beer/Wine/Cooler Off-Sale use.

The Beer/Wine/Cooler Off-Sale use is defined as: “An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where business is conducted, and is operated in connection with a grocery store, drugstore, convenience store, restaurant or general retail store.” The proposed development complies with this definition as the applicant proposes to sell beer and wine in conjunction with the General Retail Store, Other than Listed use. The alcoholic beverages will only be sold to be consumed off-site therefore meeting the Beer/Wine/Cooler Off-Sale use.

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter “establishment”) shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use meets this requirement as there are not any protected uses within the 400-foot radius. However, there is a school located 429 feet to the north and west of the subject site and a private park located 397 feet from the subject site.

2. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance separation requirement in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance separation requirement should be waived and the reasons in support of the decision.

   This requirement does not apply to the proposed use, as no distance separation Waiver is necessary.

3. The minimum distance separation requirements in Requirement 1 do not apply to:
   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

   Neither of the above conditions apply to the proposed use.

4. *All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

   A condition of approval has been added to ensure this requirement is met.

5. The minimum distance separation requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
   b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan;
   c. In connection with a proposed establishment having between 15,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
   d. In connection with a retail establishment having less than 15,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

   This requirement is met, as no Waivers are requested for the proposed use.

6. No beer/wine/cooler off-sale establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

   This requirement is met, as the subject site is not located on or adjacent to the Pedestrian Mall.

The proposed Beer/Wine/Cooler Off-Sale Establishment use is permitted in the C-1 (Limited 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 minimum distance from a school is 400 feet; a school, Kinder Prep Academy, is located just outside of this radius at a distance of 429 feet.

The submitted plans depict a single-story, 2,985 square-foot building oriented to the northeast corner of the subject site. A Waiver is requested to orient the building away from the street front. Per Title 19, buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners. The applicant has not provided sufficient evidence to support the Waiver request. Therefore, staff recommends denial.

The subject lot abuts single-family residential property under Clark County jurisdiction to the east. While previously applied, staff has determined residential adjacency is only applicable to zoning districts listed in Title 19. Those include, R-E (Residence Estates), R-D (Single Family Residential-Restricted), R-1 (Single Family Residential), R-SL (Residential Small Lot) or R-CL (Single Family Compact-Lot).

Waivers are requested to allow reduced landscape buffer widths. The landscape buffers adjacent to the south and west property lines are required by Title 19.08 to be 15 feet in width due to the lot's adjacency to right-of-way. The applicant has proposed to reduce a portion of the southern landscape buffer to five feet in width, and a portion of the western landscape buffer to zero feet in width. The landscape buffers to the north and east are required by Title 19.08 to be eight feet in width. The applicant has proposed to reduce the northern landscape buffer width to zero feet in portions and the eastern buffer to five feet. Staff does not support the requests.

The subject site does not contain any site constraints that would prevent the applicant from meeting the minimum development standards set forth by Title 19.08 for commercially zoned property. The applicant has created self-imposed hardship by proposing a site design that has resulted in the need for Waivers and Exceptions. Therefore, staff recommends denial of both applications, subject to conditions if approved.

FINDINGS (21-0320-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 Beer/Wine/Cooler Off-Sale use would be in conjunction with a General Retail Store, Other than Listed (Convenience Store) and could be conducted in a manner that is harmonious and compatible with the existing surrounding land uses if the proposed building was oriented to the corner, away from existing single-family dwellings under Clark County jurisdiction adjacent to the east.

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

   The subject site is a vacant lot zoned C-1 (Limited 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 property can be accessed from Ann Road, a 104-foot Primary Arterial and Rainbow Boulevard, a 97-foot Primary Arterial. These streets are adequate in size to service the Beer/Wine/Cooler Off-Sale use.

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

   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 if approved.

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

   The proposed Beer/Wine/Cooler Off-Sale use complies with all minimum Special Use Permit Requirements per Title 19.12.

FINDINGS (21-0320-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 existing commercial development adjacent to the south. The applicant has requested a Waiver to allow the proposed building to not be oriented to the corner.

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

Waivers of Title 19 standards are requested in regards to landscaping and building orientation.

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

The subject property can be accessed from Ann Road, a 104-foot Primary Arterial and Rainbow Boulevard, a 97-foot Primary Arterial. These streets are adequate in size to service the proposed convenience store with fuel pumps, and other commercial activities permitted by right in the C-1 (Limited Commercial) zoning district.

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

Building materials are typical for commercial development in this area. Landscape materials are drought tolerant 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 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 related land uses thereby protecting the health, safety, and general welfare of the public if approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/17/17	Code Enforcement opened a case (#181761) for high weeds and trash. The case was resolved as of 09/19/17.
10/05/17	Code Enforcement opened a case (#183136) for an illegal Temporary Sign at the northeast corner of Ann Road and Rainbow Boulevard. The case was resolved as of 10/16/17.
04/23/19	The Planning Commission approved Variance (VAR-75125) request to allow a 25-foot residential adjacency setback where 79 feet is required on 3.24 acres at the northeast corner of Ann Road and Rainbow Boulevard.
	The Planning Commission approved Special Use Permit (SUP-75124) for a proposed Beer/Wine/Cooler Off-Sale Use at the northeast corner of Ann Road and Rainbow Boulevard. Planning Staff recommended denial.
	The Planning Commission approved Site Development Plan Review (SDR-75125) for a proposed 2,985 square-foot convenience store with fuel pumps and canopy on 0.82 acres at the northeast corner of Ann Road and Rainbow Boulevard. Planning Staff recommended denial.
07/13/21	The Planning Commission voted (7-0) to hold in ABEYANCE 21-0320-SUP1 and SDR1 to the August 10, 2021 Planning Commission meeting.

Most Recent Change of Ownership	
05/17/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/13/16	A Building Permit (#328011) was issued to demolish a Single Family Dwelling at 5620 North Rainbow Boulevard.

Pre-Application Meeting	
05/12/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

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

Field Check	
06/09/21	Staff conducted a routine field check and found a vacant lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.82

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	SC (Service Commercial)	C-1 (Limited Commercial)
South	General Retail Store, Other than Listed (Convenience Store with Fuel Pumps and Car Wash)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
West	General Retail Store, Other than Listed	R (Rural)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	10 Feet	61 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	30 Feet	Y
• Rear	20 Feet	25 Feet	Y
Max. Lot Coverage	50%	9%	Y
Max. Building Height	N/A	27 Feet	N/A
Trash Enclosure	Gated, w/ a Roof or Trellis	Gated w/ a Trellis	Y
Mech. Equipment	Screened	Screened	By Condition

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	9 Trees	6 Trees	N*
• South	1 Tree / 20 Linear Feet	10 Trees	8 Trees	N*
• East	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• West	1 Tree / 20 Linear Feet	4 Trees	3 Trees	N*
TOTAL PERIMETER TREES		**31 Trees**	**25 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	0 Trees	N*

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N**
• South	15 Feet		5 Feet	N**
• East	8 Feet		5 Feet	N**
• West	15 Feet		0 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

*The applicant has requested Exceptions to allow a reduction in planting materials.
**The applicant has requested Waivers to allow reduced landscape buffer widths.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Ann Road	Primary Arterial	Planned Streets and Highways	100	Y
Rainbow Boulevard	Primary Arterial	Planned Streets and Highways	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other than Listed	2,985 SF	1:175	18				
TOTAL SPACES REQUIRED			18		18		Y
Regular and Handicap Spaces Required			17	1	17	1	Y
Loading Spaces	Less than 10,000 SF		1		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide eight-foot landscape buffers along interior lots lines	To allow zero to five-foot landscape buffers along portions of the interior lot lines	Denial
Provide 15-foot landscape buffers adjacent to the right-of-way	To allow zero to five-foot landscape buffers along portions of the lot lines adjacent to the right-of-way	Denial
To orient the building to the corner.	To allow the building to not be oriented to the corner.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide 31 landscape buffer area trees	To allow 25 landscape buffer area trees	Denial
To provide a parking lot landscape island with a 24-inch box trees for every six uncovered parking spaces.	To allow zero landscape islands	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) SDR

Project Address (Location) 5620 N Rainbow

Project Name Gas Station with Convenience Store **Proposed Use** Commercial

Assessor's Parcel #(s) 125-26-410-007 **Ward #** 6-Fiore

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

Additional Information _____

Property Owner Rambo Ann LLC Contact Nason Khomassi

Address 8708 Spanish Ridge Ave #110 City Las Vegas State NV Zip 89148

E-mail nason@standardnevada.com Phone 7036278093

Applicant Nima Khomassi Contact Nima Khomassi

Address 8708 Spanish Ridge Ave #110 City Las Vegas State NV Zip 89148

E-mail nima@standardnevada.com Phone 7022904163

Representative John Curran Contact _____

Address 985 White Drive #100 City Las Vegas State NV Zip 89119

E-mail john@dapperdevelopment.com Phone 7023497002

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 Nason Khomassi

21-0320
06/02/2021

Subscribed and sworn before me

This 15th day of October

Notary Public in and for said County and State

CHERI M. SMITH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-11-2021
Certificate No: 17-3364-1

PARKING CALCULATIONS

GROSS S.F.: +/- 2,980 SQ. FT.

REQUIRED PARKING PER TABLE 17.24.040-4:

CONVENIENCE FOOD STORE WITH GAS PUMPS: 1 PER 200 SQ. FT.
2,980 SQ. FT. / 200 SQ. F.T. = 15 SPACES

REQUIRED ACCESSIBLE PARKING:

1 SPACES PER 1 TO 25 TOTAL PARKING SPACES PROVIDED

PROVIDED ON-SITE PARKING:

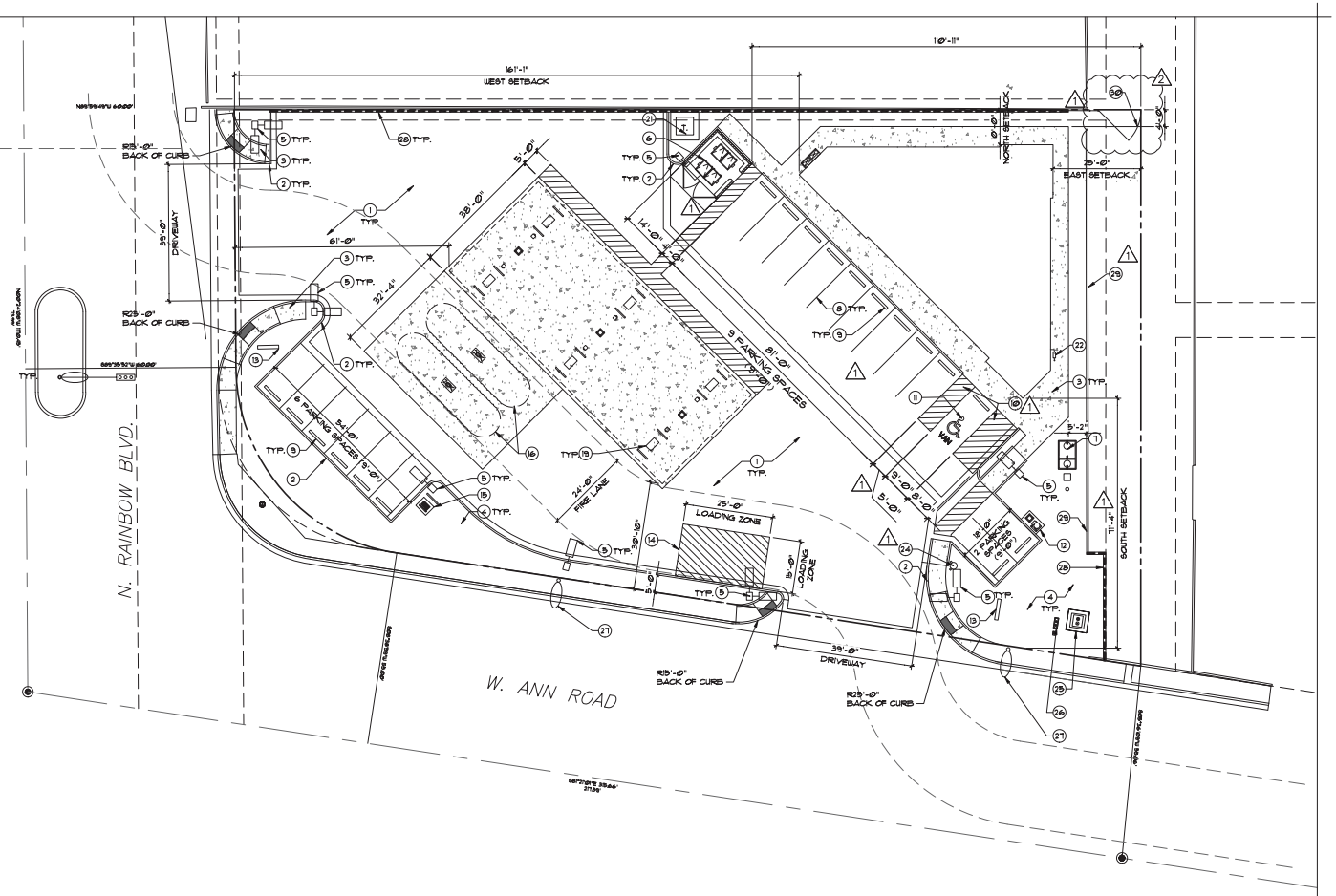
STANDARD SPACES: 17 SPACES

ACCESSIBLE SPACES: 1 SPACE

TOTAL SPACES: 18 SPACES

KEYNOTES

1. NEW ASPHALT:
   - SEE CIVIL DRAWINGS FOR DETAILS.
2. NEW CURB:
   - SEE CIVIL DRAWINGS FOR DETAILS.
3. NEW CONCRETE SLAB/SIDEWALK:
   - SEE CIVIL DRAWINGS FOR DETAILS.
4. NEW LANDSCAPE AREA:
   - SEE LANDSCAPE DRAWINGS FOR DETAILS.
5. NEW SHIELDED "DOWN-LIGHT" LIGHT POST:
   - TO MEET CITY OF NORTH LAS VEGAS DESIGN REQUIREMENTS
   - SEE ELECTRICAL DRAWINGS FOR DETAILS.
6. NEW TRASH ENCLOSURE:
   - SEE SHEET A8.2
7. NEW GREASE INTERCEPTOR.
   - SEE PLUMBING DRAWINGS FOR DETAILS.
8. NEW PARKING STRIPES:
   - 4" PAINTED WHITE STRIPES (2 COATS).
9. NEW PARKING WHEEL STOP:
   - SEE DETAIL 11/A8.2.
10. NEW ACCESSIBLE ROUTE:
    - 4" PAINTED WHITE STRIPES (2 COATS).
11. NEW ACCESSIBLE PARKING PAINTED ADA LOGO:
    - SEE DETAIL 5/A8.2.
12. NEW AIR/WATER STATION:
    - TO BE INSTALLED PER MFR. SPECS.
13. FUTURE SIGNAGE:
    - SHOWN FOR REFERENCE ONLY.
    - BY OTHERS
14. NEW LOADING SPACE:
    - 4" PAINTED WHITE STRIPES (2 COATS).
15. FUTURE FUEL TANK VENT:
    - SHOWN FOR REFERENCE ONLY.
    - BY OTHERS UNDER SEPARATE PERMIT.
16. FUTURE UNDERGROUND FUEL TANK:
    - SEE CIVIL DRAWINGS.
    - BY OTHERS UNDER SEPARATE PERMIT.
17. NEW CANOPY:
    - TO BE INSTALLED PER MFR. SPECS.
18. NEW STEEL CANOPY COLUMN:
    - TO BE INSTALLED PER MFR. SPECS.
19. FUTURE GAS STATION PUMP:
    - SHOWN FOR REFERENCE ONLY.
    - BY OTHERS UNDER SEPARATE PERMIT.
20. NEW TRAFFIC BOLLARD:
    - SEE DETAIL 28/A3.
21. NEW TRANSFORMER:
    - SEE ELECTRICAL DRAWINGS.
22. NEW GAS METER:
    - SHOWN FOR REFERENCE ONLY.
    - SEE CIVIL AND PLUMBING DRAWINGS.
23. NOT USED.
24. NEW FIRE HYDRANT:
    - SEE CIVIL DRAWINGS.
25. NEW RPPA:
    - SHOWN FOR REFERENCE ONLY.
    - SEE CIVIL AND PLUMBING DRAWINGS.
26. NEW RPDA:
    - SHOWN FOR REFERENCE ONLY.
    - SEE CIVIL AND PLUMBING DRAWINGS.
27. EXISTING STREET LIGHT:
    - SHOWN FOR REFERENCE ONLY.
28. NEW 8'-0" HIGH CMU WALL:
    - SEE CIVIL DRAWINGS.
29. EXISTING 6'-0" WALL TO RECEIVE 3 COURSES OF CMU AND REACH HEIGHT OF 8'-0":
    - SEE CIVIL DRAWINGS.
    - G.C. TO INSPECT THE STRUCTURAL INTEGRITY OF WALL AND SUBMIT SHOP DRAWINGS OF ADDITION FOR APPROVAL PRIOR TO CONSTRUCTION.
30. NEW 144"W x 42"H STEEL GATE TO BE INSTALLED:
    - G.C. TO PROVIDE SHOP DRAWINGS AND DETAILS FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.



SITE PLAN

1/16" = 1'-0"

21-0320
05/20/2021

Project: NEW GREY SHELL AT 6620 N. RAINBOW BLVD.

Sheet Title: SITE PLAN

No.	Revision
1	CLV BUILDING DEPARTMENT COMMENTS - 12.30.20
2	CLV BUILDING DEPARTMENT COMMENTS - 3.25.21

Dwg. Scale: AS SHOWN | Date: 11.4.2020 | Checked By: BLC | Drawn By: JVM

Sheet No.: AS1.1

Project No. 19068

Consultants

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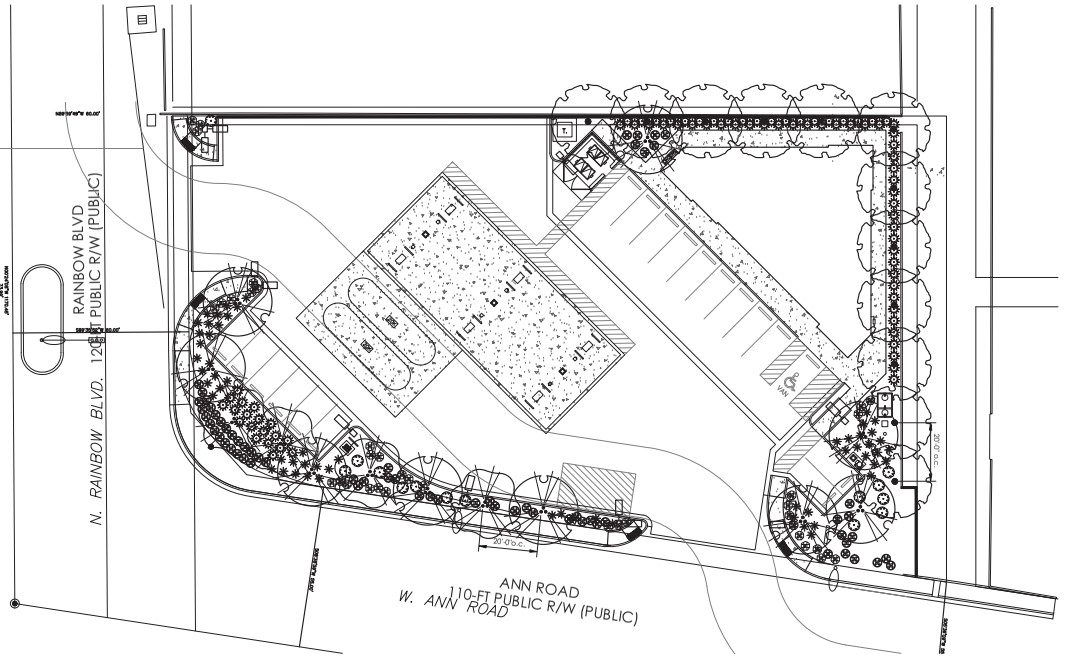

PLANT SCHEDULE

BUSH PALMS	BOTANICAL / COMMON NAME	SIZE	CAL	QTY
	QUERCUS VIRGINIANA `HERITAGE` / HERITAGE SOUTHERN LIVE OAK	24"BOX	STANDARD TRUNK	12
PARKING LOT TREES	**BOTANICAL / COMMON NAME**	**SIZE**	**CAL**	**QTY**
	PARKINSONIA X `DESERT MUSEUM` / DESERT MUSEUM PALO VERDE	36"BOX	MULTI-TRUNK	9
	PROSOPIS GLANDULOSA `MAVERICK` TM / HONEY MESQUITE	36"BOX	MULTI-TRUNK	4
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**FIELD2**	**QTY**
	LANTANA X `NEW GOLD` / NEW GOLD LANTANA	5 GAL		36
	LEUCOPHYLLUM X `HEAVENLY CLOUD` / HEAVENLY CLOUD RANGER	5 GAL		14
	ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY	5 GAL		64
AGAVE	**BOTANICAL / COMMON NAME**	**SIZE**	**FIELD2**	**QTY**
	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL		80
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL		60

GENERAL NOTE

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.

2. CONTRACTOR TO GIVE 48 HOUR NOTICE PRIOR TO INSTALLATION OF ALL PLANT MATERIAL.

3. PLANT MATERIAL TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES SHOWING GENUS, SPECIES, AND VARIETY, ETC.

4. IT IS THE INTENT OF THE DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THE PROJECT MAY REQUIRE VEGETATION REMOVAL AND/OR THINNING OUT AT A LATER DATE.

5. PLANT AND HARDSCAPE MATERIAL NOT TO EXCEED 24" IN HEIGHT IN SITE VISIBILITY ZONES.

6. ANY TREE WITHIN 5 FEET OF A REQUIRED PERIMETER WALL, SIDEWALK, STREET, OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO REDIRECT ROOT GROWTH AND SHALL INCORPORATE A DEEP ROOT IRRIGATION SYSTEM.

7. DECORATIVE GRANITE GROUND COVER 3/4" SCREENED, COLOR "CAPPUCCINO GOLD", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR TO MATCH EXISTING DEVELOPMENT DECORATIVE ROCK IF APPLICABLE

8. ALL SPOT ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR ALL APPROVED ELEVATIONS, GRADING, AND DRAINAGE.

9. THE DATA INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS ARE AS EXACT AS COULD BE SECURED, BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. EXACT LOCATIONS, DISTANCES, LEVELS, AND OTHER WILL BE GOVERNED BY THE BUILDING. USE THE DRAWINGS AND SPECIFICATIONS FOR GUIDANCE, AND SECURE THE OWNER'S APPROVAL OF ALL CHANGES IN ADVANCE.

10. ALL WORK MATERIALS, METHODS, etc. SHALL CONFORM TO APPLICABLE CODES OR ORDINANCES.

11. CONTRACTOR OR SUB-CONTRACTOR COVERING ANY OR ALL TRADES SHALL NOTIFY BUILDING OWNER OR GENERAL CONTRACTOR OF ANY CONFLICT BETWEEN DRAWINGS AND SCOPE OF WORK PRIOR TO COMMENCING WORK.

12. NO DEVIATIONS FROM CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM DESIGNER.

13. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE IN THESE DOCUMENTS.

21-0320
05/20/2021

0 20 40 60 feet
1" = 20'

Call before you OVERHEAD 1-702-402-2999
Call before you Dig. 811

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Vangson Consulting LLc
Landscape Architecture Services
Dennis Vang RLA NV#736
PH: 702-296-2473 Olmsd@cox.net FAX: 702-228-3589

REGISTERED LANDSCAPE ARCHITECT DENNIS VANG 736 STATE OF NEVADA

LANDSCAPE PLANTING PLAN

7-ELEVEN
5620
N. RAINBOW BLVD
APN#125-26-410-007
LAS VEGAS, NV 89130

dig #	initial	date	description
REVISIONS			
1.	-	-	-
2.	-	-	-
3.	-	-	-
4.	-	-	-
5.	-	-	-
6.	-	-	-
7.	-	-	-
8.	-	-	-

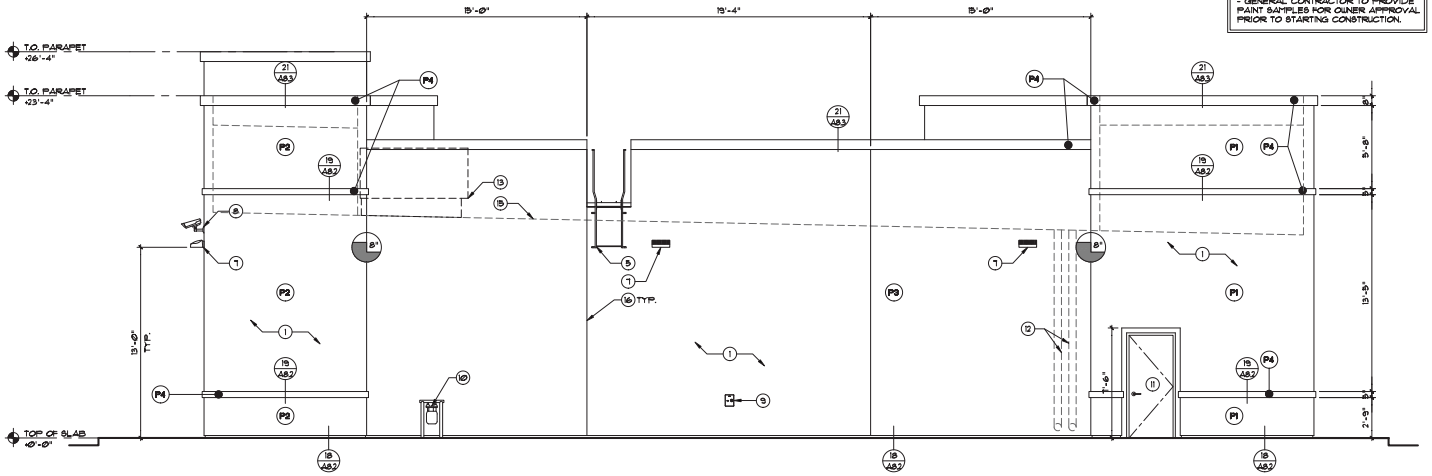
DRAWN BY:	DEV
DATE:	3-7-2020
SCALE:	1"=20'-0"
JOB NO.	20-0002.00
CHECKED BY:	DEV
NUMBER OF SHEETS	[illegible]

SHEET NO. L1.01

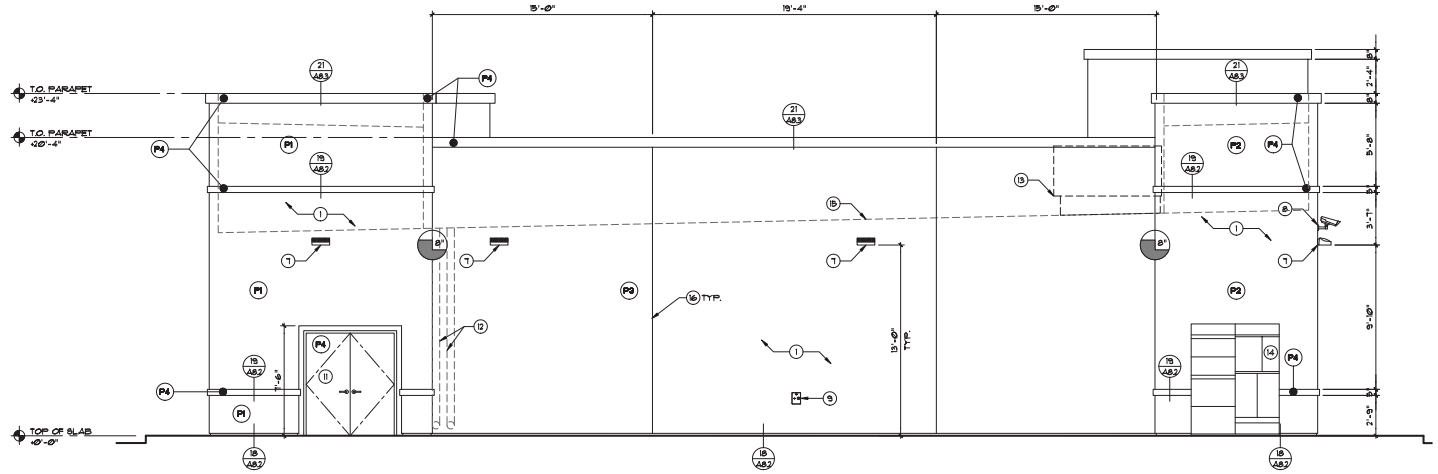
COLOR LEGEND

NO.	COLOR NAME	SW NUMBER
P1	POPULAR GRAY	SW 6071
P2	TAVERN TOUPE	SW 7508
P3	CHAMOIS	SW 6131
P4	SUPERIOR BRONZE	SW 6071

NOTE:
- GENERAL CONTRACTOR TO PROVIDE PAINT SAMPLES FOR OWNER APPROVAL PRIOR TO STARTING CONSTRUCTION.



EXTERIOR ELEVATION 1
EAST 1/4"=1'-0"



EXTERIOR ELEVATION 2
NORTH 1/4"=1'-0"

KEYNOTES

KEYNOTES BELOW APPLY ONLY TO THIS SHEET

1. THREE COAT SAND FINISH STUCCO ON SELF FURRING METAL LATH OVER PLYWOOD SHEATHING:
   - SEE SHEET ESR-1194 ON SHEET A10.
   - SEE COLOR LEGEND.
   - SEE STRUCTURAL DRAWINGS.
2. STOREFRONT SYSTEM:
   - VERIFY STYLE AND FINISH WITH OWNER.
   - INSTALL PER MFR. SPECS.
3. SIGNAGE:
   - SHOWN FOR REFERENCE ONLY.
   - G.C. TO PROVIDE POWER, CLOCK, AND PHOTO CELL.
   - SEE ELECTRICAL DRAWINGS.
   - BY OTHERS UNDER SEPARATE PERMIT.
4. FUTURE EMERGENCY SHUT-OFF FOR FUEL:
   - SHOWN FOR REFERENCE ONLY.
   - BY OTHERS UNDER SEPARATE PERMIT.
5. ROOF ACCESS LADDER:
   - O'KEEFFE'S - 503A ACCESS LADDER.
   - VERIFY FINISH AND STYLE WITH OWNER.
6. EXTERIOR OUTLET:
   - SHOWN FOR REFERENCE ONLY.
   - INSTALL PER MFR. SPECS.
7. WALL PACK LIGHT:
   - SHOWN FOR REFERENCE ONLY.
   - INSTALL PER MFR. SPECS.
   - VERIFY STYLE W/ OWNER.
8. FUTURE SECURITY CAMERA:
   - SHOWN FOR REFERENCE ONLY.
9. FUTURE WALL HYDRANT:
   - SHOWN FOR REFERENCE ONLY.
   - SEE PLUMBING DRAWINGS.
10. GAS METER:
    - SHOWN FOR REFERENCE ONLY.
    - SEE CIVIL AND PLUMBING DRAWINGS.
11. DOOR:
    - SEE FLOOR PLAN AND DOOR SCHEDULE.
12. ROOF DRAIN DOWN SPOUTS:
    - SECURE TO WALL FRAMING WITH 12 GA. METAL STRAPS @ 48" O.C. W/ 90 X 2" WOOD SCREWS.
    - SEE DETAIL 26/A8.3
13. HVAC EQUIPMENT ON ROOF SHOWN DASHED FOR REFERENCE:
    - SEE MEP DRAWINGS.
14. ELECTRICAL SWITCHGEAR:
    - SHOWN FOR REFERENCE ONLY.
    - SEE ELECTRICAL DRAWINGS.
15. DASHED LINE INDICATES ROOF LINE.
16. STUCCO CONTROL JOINT:
    - SHOWN FOR REFERENCE ONLY.
    - INSTALL PER STUCCO MFR. SPECS.

NOTE:
- GENERAL CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIALS.

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05/20/2021

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SHELDON COLEN REGISTERED No. 7701 11.8.2019 ARCHITECT STATE OF NEVADA

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Project: NEW GREY SHELL AT 5620 N. RAINBOW BLVD.

Sheet Title: EXTERIOR ELEVATIONS

No. | Revision

Dwg. Scale: AS SHOWN | Date: 11.8.2019

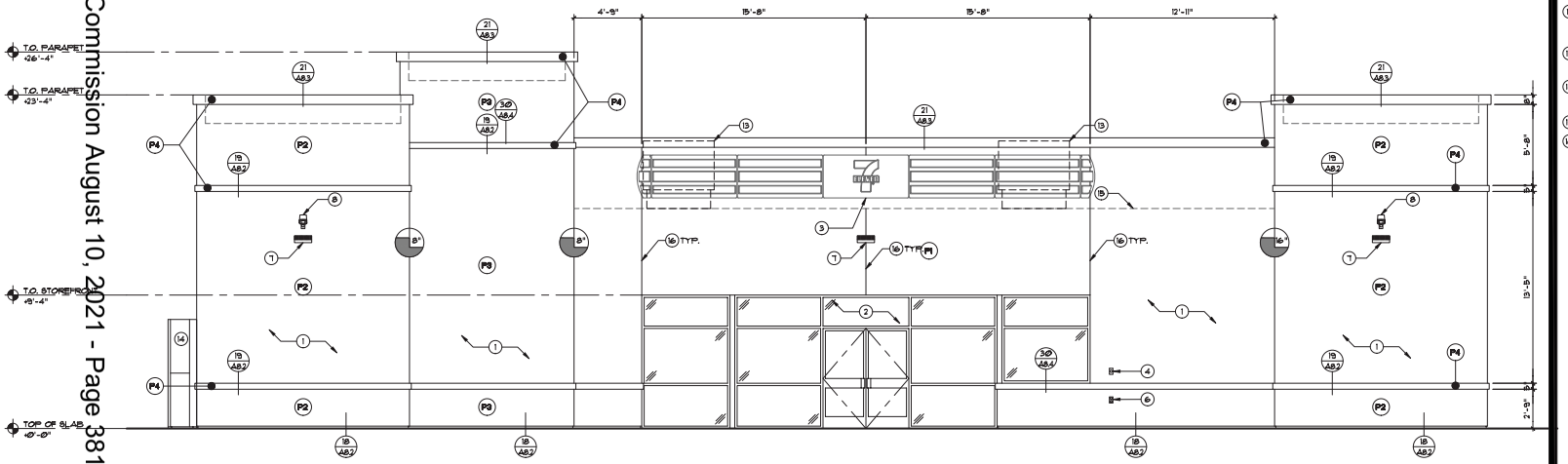
Drawn By: JVM | Checked By: SLC

Sheet No.

A2.1

Project No. 19058

Planning Commission August 10, 2021 - Page 381



EXTERIOR ELEVATION

SOUTHWEST 1/4"=1'-0" 3

COLOR LEGEND		
NO.	COLOR NAME	SW NUMBER
P1	POPULAR GRAY	SW 6071
P2	TAVERN TOUPE	SW 7508
P3	CHAMOIS	SW 6131
P4	SUPERIOR BRONZE	SW 6071

NOTE:
- GENERAL CONTRACTOR TO PROVIDE PAINT SAMPLES FOR OWNER APPROVAL PRIOR TO STARTING CONSTRUCTION.

KEYNOTES

KEYNOTES BELOW APPLY ONLY TO THIS SHEET

1. THREE COAT SAND FINISH STUCCO ON SELF FURRING METAL LATH OVER PLYWOOD SHEATHING:
   - SEE SHEET E2.R-1.94 ON SHEET A1.0.
   - SEE COLOR LEGEND.
   - SEE STRUCTURAL DRAWINGS.
2. STOREFRONT SYSTEM:
   - VERIFY STYLE AND FINISH WITH OWNER.
   - INSTALL PER MFR. SPECS.
3. SIGNAGE:
   - SHOWN FOR REFERENCE ONLY.
   - G.C. TO PROVIDE POWER, CLOCK, AND PHOTO CELL.
   - SEE ELECTRICAL DRAWINGS.
   - BY OTHERS UNDER SEPARATE PERMIT.
4. FUTURE EMERGENCY SHUT-OFF FOR FUEL:
   - SHOWN FOR REFERENCE ONLY.
   - BY OTHERS UNDER SEPARATE PERMIT.
5. ROOF ACCESS LADDER:
   - O'KEEFFE'S - 503A ACCESS LADDER.
   - VERIFY FINISH AND STYLE WITH OWNER.
6. EXTERIOR OUTLET:
   - SHOWN FOR REFERENCE ONLY.
   - INSTALL PER MFR. SPECS.
7. WALL PACK LIGHT:
   - SHOWN FOR REFERENCE ONLY.
   - INSTALL PER MFR. SPECS.
   - VERIFY STYLE W/ OWNER.
8. FUTURE SECURITY CAMERA:
   - SHOWN FOR REFERENCE ONLY.
9. FUTURE WALL HYDRANT:
   - SHOWN FOR REFERENCE ONLY.
   - SEE PLUMBING DRAWINGS.
10. GAS METER:
    - SHOWN FOR REFERENCE ONLY.
    - SEE CIVIL AND PLUMBING DRAWINGS.
11. DOOR:
    - SEE FLOOR PLAN AND DOOR SCHEDULE.
12. ROOF DRAIN DOWN SPOUTS:
    - SECURE TO WALL FRAMING WITH 12 GA. METAL STRAPS @ 48" O.C. W/ #10 X 2" WOOD SCREWS.
    - SEE DETAIL 26/A8.3
13. HVAC EQUIPMENT ON ROOF SHOWN DASHED FOR REFERENCE:
    - SEE MEP DRAWINGS.
14. ELECTRICAL SWITCHGEAR:
    - SHOWN FOR REFERENCE ONLY.
    - SEE ELECTRICAL DRAWINGS.
15. DASHED LINE INDICATES ROOF LINE.
16. STUCCO CONTROL JOINT:
    - SHOWN FOR REFERENCE ONLY.
    - INSTALL PER STUCCO MFR. SPECS.

NOTE:
- GENERAL CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIALS.

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Project: NEW GREY SHELL AT 6620 N. RAINBOW BLVD.

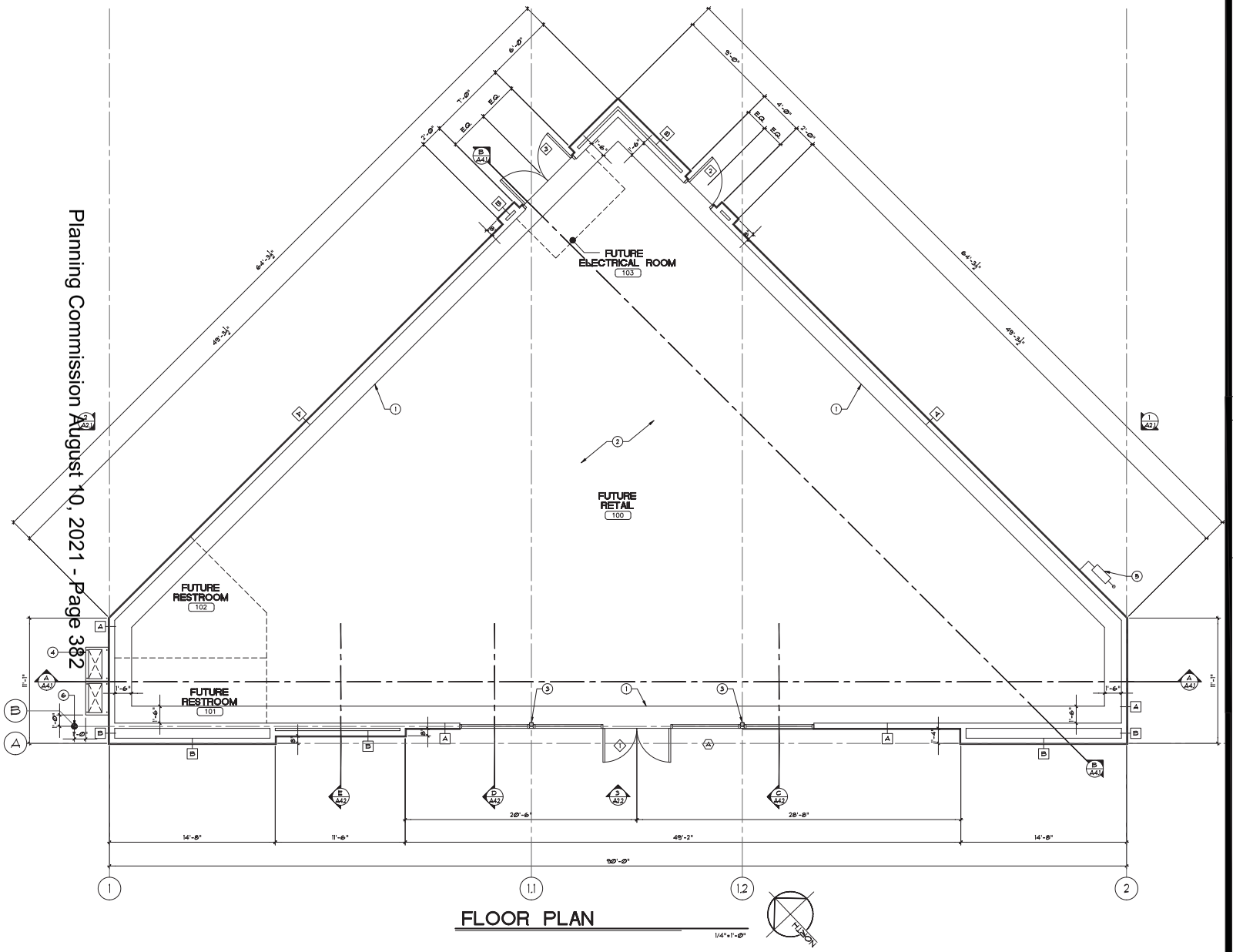
Sheet Title: EXTERIOR ELEVATIONS

No.	Revision

Dwg. Scale: AS SHOWN
Date: 11.2.20
Drawn By: JVM
Checked By: SLC

Sheet No.
A2.2

Project No. 19068



FLOOR PLAN

1/4"=1'-0"

KEYNOTES

KEYNOTES BELOW APPLY ONLY TO THIS SHEET

1. CONCRETE POUR STRIP.
   - SEE STRUCTURAL DRAWINGS.
2. EXPOSED GRADE.
   - PREP AREA FOR FUTURE CONCRETE SLAB.
3. STEEL COLUMN.
   - SEE STRUCTURAL DRAWINGS.
4. ELECTRICAL SWITCHGEAR.
   - SHOWN FOR REFERENCE ONLY.
   - SEE ELECTRICAL DRAWINGS.
5. GAS METER.
   - SHOWN FOR REFERENCE ONLY.
   - SEE CIVIL AND PLUMBING DRAWINGS.
6. NEW TRAFFIC BOLLARD.
   - SEE DETAIL 2B/A8.3.

NOTE:
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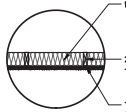
21-0320
05/20/2021

WALL TYPES

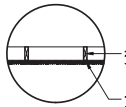


R-24 BATT INSULATION

2"X6" WOOD STUDS AT 24" O.C.
- SEE STRUCTURAL DRAWINGS

THREE COAT SAND FINISH STUCCO SYSTEM ON SELF FURRING METAL LATH OVER WOOD SHEATHING - SEE STRUCTURAL DRAWINGS

WALL TYPE A



2"X6" WOOD STUDS AT 24" O.C.
- SEE STRUCTURAL DRAWINGS

THREE COAT SAND FINISH STUCCO SYSTEM ON SELF FURRING METAL LATH OVER WOOD SHEATHING - SEE STRUCTURAL DRAWINGS

WALL TYPE B

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Project: NEW GREY SHELL AT 6620 N. RAINBOW BLVD.

Sheet Title: FLOOR PLAN

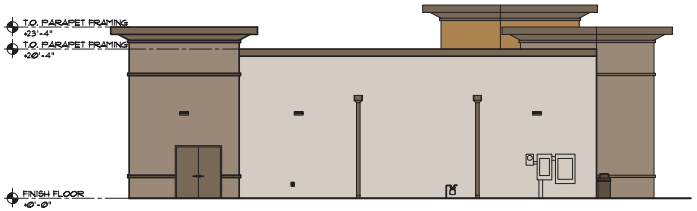
No.	Revision

Dwg. Scale: AS SHOWN
Date: 11.12.20
Drawn By: JVM
Checked By: SLC

Sheet No.: A1

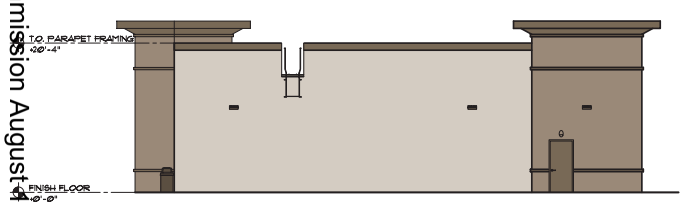
Project No.: 1886

Planning Commission August 10, 2021 - Page 382



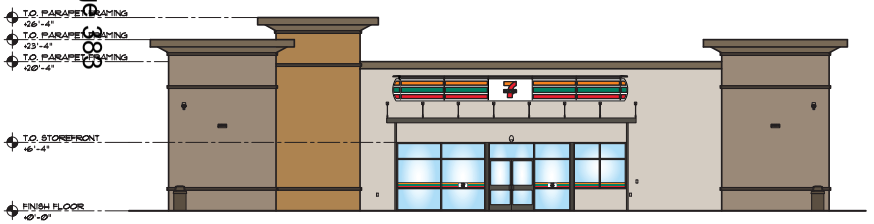
NORTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"



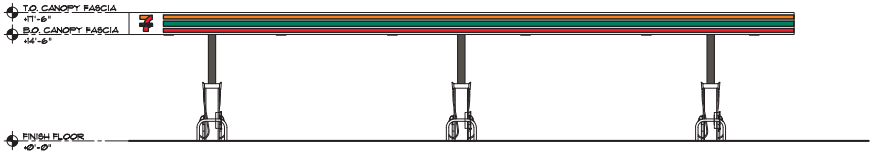
EAST
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"



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

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"



FRONT/REAR CANOPY
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
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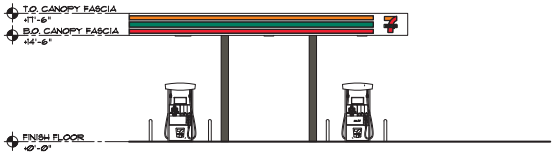
(IN FEET)
1/8" = 1'-0"



SIDE CANOPY
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

URBANE BRONZE SW-7048

TAVERN TAUPE SW-7508

SUPERIOR BRONZE SW-6152

POPULAR GRAY SW-6071

CHAMOIS SW-6131

21-0320
05/20/2021

Department of Planning Stamp

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Project 7-ELEVEN GAS STATION

Sheet Title COLORED EXTERIOR ELEVATIONS

No. Revision

Dwg. Scale AS SHOWN

Date 10.26.2019

Drawn By GM

Checked By BLC

Sheet No.
A2.2

Project No. 18186



21-0320-SUP1 AND 21-0320-SDR1 - APPLICANT/OWNER: RAMBO ANN, LLC
5620 NORTH RAINBOW BOULEVARD

06/03/2021



21-0320-SUP1 AND 21-0320-SDR1 - APPLICANT/OWNER: RAMBO ANN, LLC
5620 NORTH RAINBOW BOULEVARD

06/03/2021

May 20, 2021

City of Las Vegas - Planning and Development

333 N Rancho Drive

Las Vegas, NV 89106

Re: JUSTIFICATION LETTER FOR A SITE DEVELOPMENT REVIEW (APN 125-26-410-007)

Dear Mr. Floyd:

Please accept this as an official justification letter regarding a Site Development Review at 5620 N Rainbow Blvd/Las Vegas, NV 89130, (Ward 6, Fiore). The 0.82 acre parcel is zoned C-1.

SDR-75125 was unanimously approved at the City of Las Vegas Planning Commission meeting of April 23, 2019 for a proposed 19,785 square foot commercial center including a 2,985 square-foot convenience store with fuel pumps and canopy. The applicant wishes to proceed with just the gas station/convenience store portion of that previously approved development at this time, thus the request for a new SDR and SUP for BWC OFF-SALE.

Economic realities have shifted dramatically since the original application was approved due to Covid-19 and its rippling impacts. The applicant is eager to resume work on the corner parcel at this time. The shape and size of the parcel requires the building to be positioned as depicted in the site plan and will require a waiver. A waiver of Landscape buffer requirements on the north side of the parcel is necessary in order to fit the site design on an uniquely shaped parcel. The site is adequately parked per Title 19.

The convenience store with gas canopy will serve the needs of this rapidly growing neighborhood. The use is harmonious and compatible with surround land uses, and the project will continue the positive momentum building in the northwest part of town.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Nason Khomassi

21-0320
06/02/2021

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

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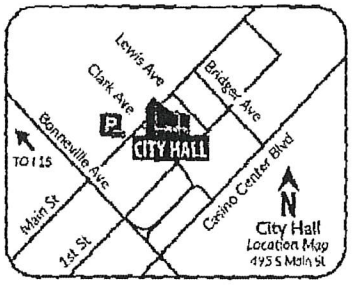

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0320 and 21-0320-SUP1 and 21-0320-SDR1

Planning Commission Meeting of **07/13/2021**

21-0320
12527815046
GRAY TARA DONENE
5640 BALSAM ST
LAS VEGAS NV 89130-1106

Submitted after final agenda
39 a-b
P

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

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21-0320 and 21-0320-SUP1 and 21-0320-SDR1

Planning Commission Meeting of **07/13/2021**

21-0320
12535111034
DUKE CRAIG D & REGINA L
5521 PORCUPINE RIM ST
LAS VEGAS NV 89130

39 DRDFNP1 89130

39 a-b
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0001/0001

LAW OFFICE LISA TAYLOR

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

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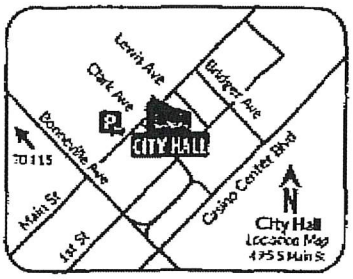

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☒ I OPPOSE this Request

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21-0320 and 21-0320-SUP1 and 21-0320-SDR1

Planning Commission Meeting of **07/13/2021**

21-0320
12526410005
TAYLOR LISA A & ADAM
5664 N RAINBOW
LAS VEGAS NV 89130-1236

There is also a gas station across the street. This is not needed in the area. One is enough!

39 DRDFNP1 89130

07/06/2021 11:47AM FAX 7026450618

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

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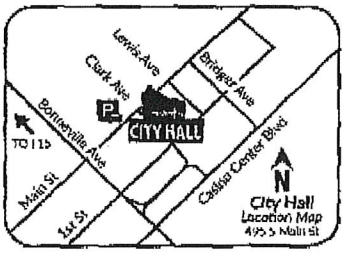

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City of Las Vegas

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21-0320 and 21-0320-SUP1 and 21-0320-SDR1

Planning Commission Meeting of **07/13/2021**

21-0320
12534514023
SPARKS CASEY JONAS & SACHA ELENA
5425 FLORA SPRAY ST
LAS VEGAS NV 89130-3840

07/04/2021 07:10 7022951968 DOC NNSS PAGE 01/01

39 a-b
P

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 12, 2021 9:37 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 07/12/21 9:37 PM

Meeting Date:	Tuesday, July 13, 2021
Project Number:	21-0320
Position:	I OPPOSE the project and all related applications.
Name:	Jimmy Epley
Residential or Business Address:	5686 N Rainbow Blvd Las Vegas, NV 89130
Phone:	(702) 985-4108
Email:	epleyjimmy@cox.net
Comments:	My partners, myself and the city were led on a long journey with this developer wherein he misled all of us including the city council and planning commission. The developer had no intent in purchasing the three parcels to north of the subject property, but instead led all of us down a rabbit hole. 1) In January of 2018 after two years of hard work and many neighborhood

39a-b
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Pg 1 of 3

meetings with both the city as well as county officials, the three parcels to the north which are 5640, 5664 and 5686 North Rainbow, were all rezoned C-1 with an approved SDR that included one 28,800 square foot retail building. This plan met all the city parameters with parking, landscaping, adequate buffers as well as including the orientation of the building to Rainbow Blvd.

2) Then the developer in tow (RAMBO ANN, LLC), whom did not own the property yet, on this project number 21-0320 proposed to build a convenience store with gas pumps on the hard corner of Ann & Rainbow. He subsequently became aware of the history of such and that the city wanted this to be one contiguous project as there was already a lot of previous protest and a lot of coordination and working with the neighbors for 2 years wherein we come up with the plans that were approved for the three parcels previously mentioned. The developer in finding this out subsequently offered our full asking price for these three adjacent parcels in December of 2019 in order for his convenience store with all improvements, waivers and reorientation to be approved by the City Council.

3) The developer then proceeded to redraft the entire site development to fit with his convenience store, including large variances from the approved landscape buffers as well as a re-orientation of the building. By doing this his final site plan diminished our site plan with a previously approved retail building of 28,800 square feet down to 16,800 square feet which is more than a 40% reduction. We were told by the developer that this was the only way to get the project feasible for his plan. The city approved his final plan with conditions that all 4 parcels be remapped as one parcel before any building permits are pulled for the project. This was done to ensure that this was one project that both the city and neighbors agreed to so as to ensure there was not another fight in city hall on this land.

4) I was at the March 19th, 2019 meeting when the plan was approved with these conditions. I met the developer Nima Khomassi that night after that meeting and he was happy with the approval and thanked me and my team for our assistance and support on his project. Once his plan was approved he then immediately closed on the purchase of the corner parcel to build his convenience store. At the same time he canceled our contract on the three adjacent parcels, explaining that it wasn't feasible. Subsequently the developer started to develop the corner property with a complete disregard to the conditions that the city had placed on the overall project. I immediately called into the city and reported this activity and the development was subsequently halted.

5) The developer then again contacted my realtor to "work things out". I joined my realtor at that meeting and the developer had no recollection of the cities conditions nor meeting me in person after the approval on March 19th, 2019. I subsequently e-mailed the developer with the timeline of what occurred and he replied that he wanted to work with me to bridge the gap. He said he would be happy to work some sort of monetary agreement for my support on the development. He asked me what was reasonable. I replied with what was reasonable to me considering the lost rental income and time off the market. The developer however never responded to my e-mail. I reached out again and never did receive another response. Now today he comes before you again as if nothing ever happened.

6) We ask the city planning commission to take into consideration what the developer has cost the city in terms of time and money on this project. We further

39 a-b
Pg 2 of 3

ask the planning commission to support approval of this project only if the developer is willing to give the following concessions to honor their part of the meetings held with the neighbors and city officials as well as to make the entire site more aesthetic and conducive to their additional traffic flow.

a. Improve Rainbow on the East side with streets and sidewalks extending from the north end of the proposed project down Rainbow ending at the Northern property line of 5686 North Rainbow.

b. Bring up the off-site improvements of water and sewer to each of these three properties at 5640, 5664 and 5686 North Rainbow. This will prevent these three parcels from having to retrench Rainbow in the near future when these parcels do come up for approval of a new site plan before the city again.

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

391a-b
pg 3 of 3

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Las Vegas, Nevada 89101

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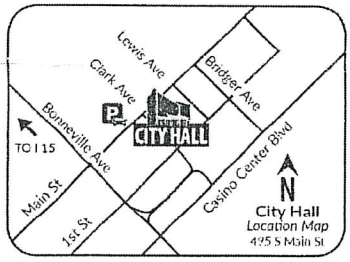

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0320 and 21-0320-SUP1 and 21-0320-SDR1

Planning Commission Meeting of **07/13/2021**

21-0320
12527816033
KLINKNER PAMELA GAIL & MICHAEL EUGENE
158 OAKRIDGE DR
DAYTON NV 89403

52 DRDFNP1 89403

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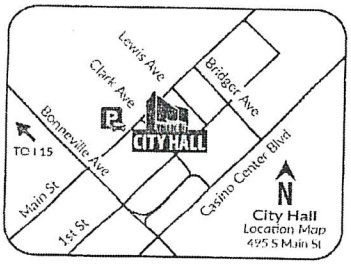

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0320 and 21-0320-SUP1 and 21-0320-SDR1
Planning Commission Meeting of **07/13/2021**

21-0320
12526312031
KING THERESA L & LAWRENCE S
6747 RADIANT RED AVE
LAS VEGAS NV 89130

39 DRDFNP1 89130

20a-b A

Jimmy Epley

From: Daniel H. Stewart <dstewart@hutchlegal.com>
Sent: Sunday, August 8, 2021 12:01 PM
To: Jimmy Epley
Subject: Re: Ann & Rainbow Project

I received an answer from my client.

First, we need to make sure that we keep the disputes over the current project and the past history separate. It would be improper for us to try to purchase your silence as to the new project. If you are opposed, you should feel free to express that opposition in any format and forum you choose.

What we are trying to settle now are your claims that my clients allegedly breached a contract or otherwise legally harmed you. You had mentioned possible claims, and those are what we are discussing with these exchanges. And even if we somehow settled those claims, you should feel no obligation to stifle and opposition you may have.

As for your alleged legal claims, my clients does not agree that they breached any contract or did anything illegal or improper. Therefore, they are not prepared to pay your monetary demands.

As a peace offering, and not as an admission of liability in any way, though, they are prepared to offer the following:

They will pay for their architect to redesign the northern parcels however you and the other owners want, as a single design encompassing all three sites.

They will also pay the City of Las Vegas submittal fee. And the architect will accompany you and the other owners at the City hearings.

We cannot guarantee approval, however, my clients will attend the meetings as ownership and support the project.

I appreciate your time. Please do not hesitate to contact me with any questions or concerns.

Daniel Stewart

Sent from my iPhone

On Jul 31, 2021, at 10:34 PM, Jimmy Epley <jimmy.epley@jdswealthgroup.com> wrote:

This message was sent securely using ZixCorp.

Daniel,

Thanks. I haven't retained counsel at this time. I will wait to hear back from you.

Sincerely,
Jimmy D. Epley

Submitted at Planning Commission
Date 8/10/2021 Item 20
by John Alam

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Prosperous - successful in material terms.
Origin - Latin *prosperus* 'doing well.'

c: (702)985-4108
o: (702)478-3001
jimmy.epley@jdswealthgroup.com
8440 West Lake Mead Blvd Suite 100
Las Vegas NV 89128

Securities offered through Avantax Investment Services℠, Member Securities Investor Protection Corporation Advisory services offered through Avantax Advisory Services℠ Insurance services offered through an Avantax affiliated insurance company

> On Jul 31, 2021, at 10:23 PM, Daniel H. Stewart <dstewart@hutchlegal.com> wrote:
>
> Received. Thank you. I apologize for the delay. Your emails keep getting redirected to my junk file.
>
> I will forward to my client now.
>
> Also, you mentioned that you may be represented by counsel. If so, I will likely need to work directly with them on future discussions, as my ethical rules prohibited communications with represented parties absent consent. Please let me know.
>
> Best,
> Daniel
>
> Sent from my iPhone
>
> > On Jul 27, 2021, at 5:38 PM, Jimmy Epley <jimmy.epley@jdswealthgroup.com> wrote:
> >
> > This message was sent securely using ZixCorp.
> >
> > Daniel,
> >
> > I'm trying to work with you and your client to resolve this claim. This is in reply to your communication.

Our total costs and losses as a group are laid out as below in my e-mail of October 8th, 2020. The total costs and losses for all three owners equates to $576,000 which does not take into account the time value of money regarding that figure. These hard costs and losses were all incurred due to your clients breach in the contractual agreement between him and us. I have yet to make a decision whether to go with my counsel's advice on this under NRS 11.190. I am aware that I have 6 years under Nevada statute to bring suit.

In order for your client to mitigate these losses to me and have my support to move forward with his project I would personally request the following terms.

1) To be made whole for my share of the losses in items (1), (2), (3) and (4) below – which is a total sum of $216,000.
2) In addition I would request that your client perform all offsite improvements as listed in 5)(a),(b),(c) and (d) as below.

This amount of $216,000 reimbursed to me in addition to the offsite improvements would cover my past losses and diminished value. I would be amenable to settle with your client on these terms and waive any further litigation rights regards the breach of contract. Thank you.

<image002.png>
P.S. Some of our best clients are referred by our best clients.
<image003.jpg>

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C: **(702) 985-4108**
O: **(702) 478-3001**
F: (702) 727-8665
W: www.jdswealthgroup.com
E: jimmy.epley@jdswealthgroup.com

8440 W. Lake Mead Blvd Suite 100 Las Vegas NV 89128

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Advisory services offered through Avantax Advisory Services℠
Insurance services offered through an Avantax affiliated insurance company

From: Daniel H. Stewart <dstewart@hutchlegal.com>
Sent: Monday, July 19, 2021 1:11 PM
To: Jimmy Epley <jimmy.epley@jdswealthgroup.com>
Subject: RE: Ann & Rainbow Project

Short of actually buying the property, is there a number you would accept to drop your opposition?

From: Daniel H. Stewart
Sent: Monday, July 19, 2021 8:28 AM
To: Jimmy Epley <jimmy.epley@jdswealthgroup.com>
Subject: Re: Ann & Rainbow Project

Received. Thank you. Sorry for the delay. For some reason, your email went to my junk folder. I will talk to the client today.

Sent from my iPhone

> On Jul 14, 2021, at 5:51 PM, Jimmy Epley <jimmy.epley@jdswealthgroup.com> wrote:
>
> Daniel,
>
> Thanks for meeting with me last night after the planning commission meeting. Below is our communication string with Nima on this matter including what I thought was fair to make things right on this project.
> I never heard back from him as you will see from the e-mail thread. Let me know if your client has a different viewpoint on this or if he would like to make a different offer?
>
> **<image002.png>**
> P.S. Some of our best clients are referred by our best clients.
> <image005.jpg>

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8440 W. Lake Mead Blvd Suite 100 Las Vegas NV 89128

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Advisory services offered through Avantax Advisory Services℠
Insurance services offered through an Avantax affiliated insurance company

From: Jimmy Epley
Sent: Sunday, November 1, 2020 4:31 PM
To: 'Nima Khomassi' <Nima@standardnevada.com>
Cc: 'Dan Hubbard/USA' <Dan.Hubbard@cushwake.com>; 'j@jdapper.com' <j@jdapper.com>
Subject: RE: Ann & Rainbow Project

Nima,

I hope all is well. I haven't heard back from you since you said you wanted to bridge the gap and work some sort of monetary agreement for our support on the development. Let me know that you received my e-mail below and where you stand on this. Thanks.

<image003.png>
P.S. Some of our best clients are referred by our best clients.

<image006.jpg>

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W: www.jdswealthgroup.com
E: jimmy.epley@jdswealthgroup.com

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Insurance services offered through Avantax Insurance Servies

From: Jimmy Epley
Sent: Thursday, October 8, 2020 5:44 PM
To: Nima Khomassi <Nima@standardnevada.com>
Cc: Dan Hubbard/USA <Dan.Hubbard@cushwake.com>; j@jdapper.com
Subject: RE: Ann & Rainbow Project

Nima,

I understand we may not see eye to eye on the events of this. I have been at every meeting on these

properties since the initial annexations into the city in 2016. I know you didn't come onboard with this project until 2018. With that being said you should have a very clear understanding of what has taken place since the time you came onboard. It is all well documented and on public record. I do appreciate your willingness to work together on this to come to an agreement so that we all may move forward. While demand is not there for these properties now, it was indeed there when you made the purchase offer and while you kept us under contract for six months.

During the time that your site plan was up for public comment which included the additional neighborhood meetings that were required I lost my long term tenant at 5686 North Rainbow. This tenant left due to the public notice of the SDR on the property and the vision that your team displayed at the public meetings. I have since been unable to occupy this home with new tenants.

Additionally our previously approved Site Development Plan Review SDR-68324 which included 28,800 square feet of retail space was expunged after final approval of your SDR-75125. My partners and I worked diligently and expended a great amount of time and energy in getting SDR-68325 approved. In order to now support the entire project as approved under SDR-75125 my partners and I would inherit your site plan with a significantly downgraded retail footprint of only 16,800 square feet of leasable space. This would put us at a great disadvantage from where we stood previous to your Site Development plan being approved.

In order for me and my partners to consider supporting your project on the hard corner, and agreeing to remove the conditions in SDR-75125 of the consolidated parcel mapping and being able to apply for building permits without this condition in place, my partners and I would need to be recompensed as below. This agreement would include keeping the existing cross access agreement between your property and the property to the north of you.

1) Compensation in the amount of $25,000 to each of the three individual partners for lost opportunity cost while unable to market the parcels during the time your PSA was in place,
2) Compensation in the amount of $125,000 to each of the three individual partners in agreeing to accept the 41% reduction in approved developable retail space under your SDR-75125,

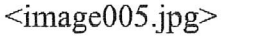
3) Reimbursement in the amount of $30,000 to each of the three individual partners for previous costs incurred by the partners in obtaining SDR-68324 which was expunged with the approval of your SDR-75125,
4) Compensation to Jimmy Epley in the amount of $36,000 for lost rental income due to the tenant leaving after publicly posting the application of SDR-75125,
5) All offsite improvements for each of the 3 partners properties to be paid for and completed by you simultaneously to your own offsite improvements. All architecture and permits to be paid for by you. Offsite improvements to include
    a) Bringing city water up to and stubbed at each of the three properties to the north of your property,
    b) Bringing city sewer up to and stubbed at each of the three properties to the north of your property,
    c) Installation of standard city sidewalks with driveways along the front length of each property, extending from your property line up to the far north property line of 5686 North Rainbow,
    d) Improving the east side of Rainbow Blvd up to the sidewalks, extending from your property line up to the far north property line at 5686 North Rainbow.

If you are able to agree to these terms then we will need to have a written agreement in place. We will also require a lien in place on your parcel to protect our interest in the agreement until such time as the agreement is fulfilled.

Thank you.



P.S. Some of our best clients are referred by our best clients.



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with a balanced vision on protecting your wealth,
achieving your goals and minimizing your taxes.

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F: (702) 727-8665
Website: www.jdswealthgroup.com
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8440 W. Lake Mead Blvd Suite 100 Las Vegas NV 89128

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From: Nima Khomassi <Nima@standardnevada.com>
Sent: Wednesday, October 7, 2020 8:51 PM
To: Jimmy Epley <jimmy.epley@jdswealthgroup.com>
Cc: Dan Hubbard/USA <Dan.Hubbard@cushwake.com>; j@jdapper.com
Subject: Re: Ann & Rainbow Project

Jim - it appears that we don't see eye to eye on the events leading up to and during the entitlement phase of my property. Regardless, I do want to work with you to bridge the gap and get to higher ground. Given the lack of demand, under no circumstances am I able to purchase your property. However, I am happy to work some sort of monetary agreement for your support on the development. Please let me know what's reasonable in your view to move forward. Thanks again.

From: Jimmy Epley <jimmy.epley@jdswealthgroup.com>
Sent: Monday, October 5, 2020 4:54:07 PM
To: Nima Khomassi <Nima@standardnevada.com>
Cc: Dan Hubbard/USA <Dan.Hubbard@cushwake.com>
Subject: Ann & Rainbow Project

Nima,

My realtor Dan Hubbard made my partners and I aware that you have a meeting setup with Ward 6 Councilwoman Michele Fiore on Monday October 12th to discuss your lot and the convenience store project on the hard corner of Ann & Rainbow. He said you wanted to extend Debra, Lisa and I an olive branch by way of having a commercial map drawn up for our parcels. He said you are offering this to us although you believe

you can strike the conditions of the SDR that you agreed to in April of 2019. My partners and I are less than thrilled in the way you have manipulated us in regards to this project. I am not willing to entertain your offer of a commercial map as I see no benefit to us with this. I am not willing to help you in your project especially after the way we have been treated by you and your partner throughout this project.

You got involved in this project around October 30, 2018 when you showed interest in the hard corner(see attached Nima Khomassi interest letter). You and your partner were made aware of the history and circumstances surrounding the hard corner and the 3 adjacent parcels over the prior three years leading up to your interest in the corner. As such you made us an offer in December of 2019 for the three adjacent parcels and then accepted our counter offer of $2,100,000 on December 28th, 2019. Your partner Nason signed the purchase and sale agreement and it was fully executed on January 2nd, 2019(see attached PSA). We then walked side by side with you through the full entitlement process of the convenience store and adjoining retail. Debra and I personally did additional legwork in obtaining additional signature petitions for the overall project based on your renderings. We also attended the neighborhood meetings and even held one meeting at my personal residence. Conditions for approval were placed in the project by the City of Las Vegas. You and your team were fully aware of the conditions in the SDR from the time City Staff recommended them until the time the Planning Commission approved them on April 23rd, 2019. To jog your memory the Planning Commission meeting as well as the final agenda are publicly available online at the City of Las Vegas for your review. You and I met that night on April 23rd, 2019 just after the planning commission approved this project and you expressed your gratitude in getting this approved and said you looked forward to working on the project. However, you then immediately moved forward with the corner lot only. You first surveyed the corner lot on April 29th, 2019. You subsequently closed on that property on May 17th, 2019. You then backed out of our purchase agreement on June 19th, 2019. You had me and my partners under contract for 6 months during this time and we were unable to market our parcels to any other prospective buyers during this time. You were reminded by our realtor when you backed out of our purchase agreement on June 19th, 2019 that you couldn't build a convenience store on this lot without following the conditions the City of Las Vegas approved in the SDR. At

that time you informed our realtor that you would landbank your property until a solution presented itself.

Then on August 18th, 2020 after ignoring the City's conditions you started developing the corner lot. You had applied for permits for a convenience store without attaching the approved conditions to your application. You fully intended on building the convenience store while neglecting to adhere to the City of Las Vegas conditions. Your building process was stopped after I informed the City of your willful disregard of the approved SDR. You subsequently called a meeting with our realtor in which I attended on September 4th, 2020. At that meeting I again made you aware that all 4 of these parcels have been in the rezoning and development process together since 2016. I reminded you of the preceding battle in getting this project to it's approved status with your plan. I asked you for the purpose of the meeting and was told by Jay Dapper that "it was to show good faith to fellow realtor Dan Hubbard". You were indifferent to the conditions you had agreed to in the approved site plan.

The reason your site plan with the C-Store and adjacent retail got approved was because me and my partners worked with you and your team and with all the neighbors involved. My team walked the neighborhood and got support for the entire project. You agreed in December of 2019 to make it one contiguous project and that is when you signed the purchase agreement with us in order to do so. You then backed out of our deal. You then attempted to ram your project through with total disregard for me, my partners and the City of Las Vegas. You are continuing to try and go around these conditions.

I want you to know that me and my partners are all constituents of Councilwoman Michele Fiore. She is very aware of this project as it was passed. I met with Councilwoman Michele Fiore and have made her aware of the full history on this project. I shared with her your knowledge and involvement in the project as well as me and my partners experience in working with you on it. I have given her the full backup documentation of everything outlined herein. It is my understanding that she stands firm in what was passed by the planning commission and that she will stand by her constituents as regards to this development. At this time you may honor your original purchase agreement with us if you would like to continue to move forward with the development of a convenience store on this location. If you do not wish to honor your original purchase

agreement then you may wish to landbank your property as you said you were going to do when you backed out of our purchase agreement.

<image004.png>
P.S. Some of our best clients are referred by our best clients.
<image005.jpg>

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
20a

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

SUBJECT:
ABEYANCE - 21-0320-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 2,985 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	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: August 10, 2021

Agenda Item No.:
20b

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

SUBJECT:
ABEYANCE - 21-0320-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,985 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	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: August 10, 2021

Agenda Item No.:
21

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

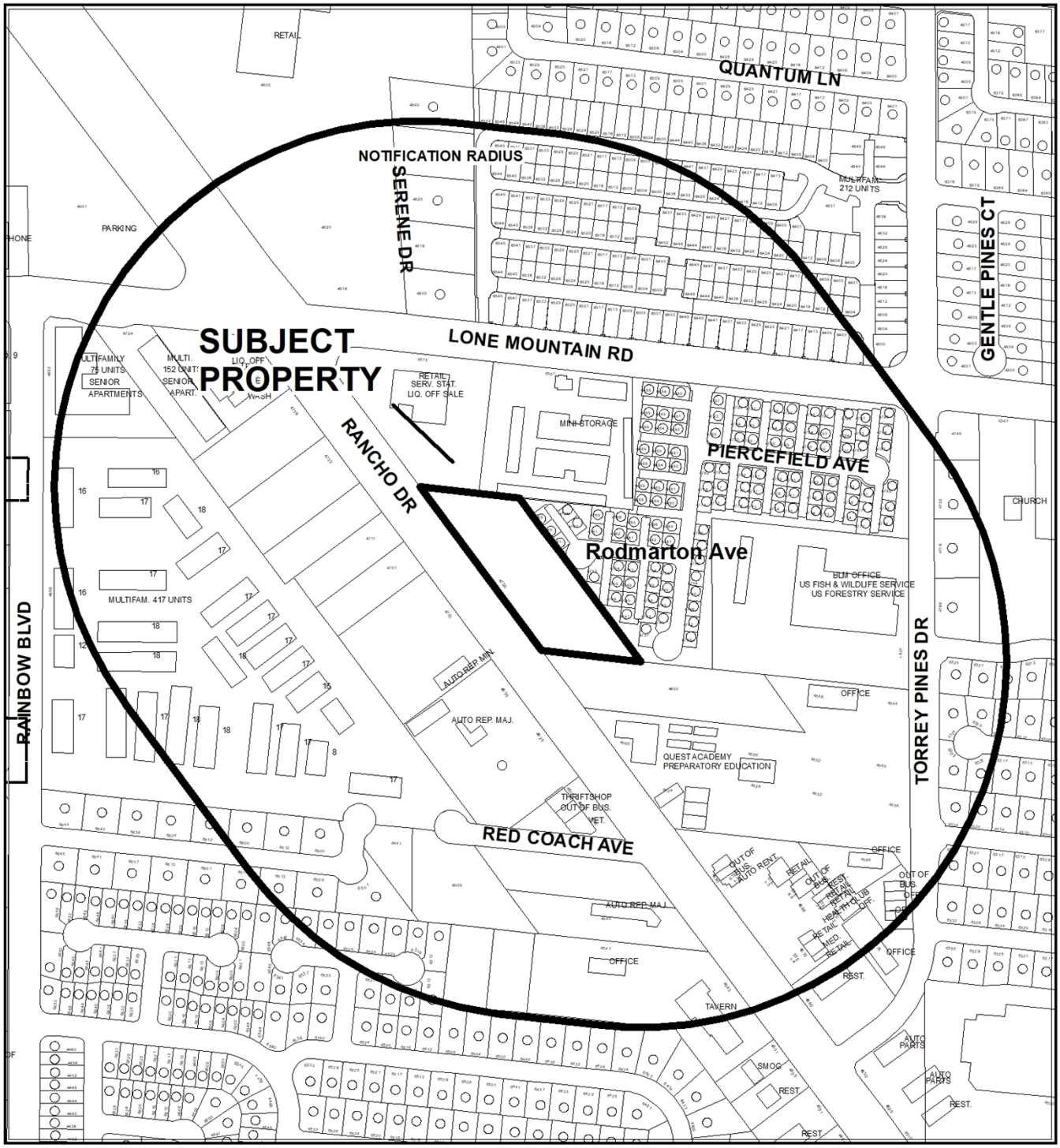
SUBJECT:
ABEYANCE - 21-0330 - PUBLIC HEARING - APPLICANT: METRO COMMERCIAL REALTY CORPORATION - OWNER: 4700 RANCHO, LLC - For possible action on the following Land Use Entitlement project requests on 2.56 acres on the east side of Rancho Drive, approximately 375 feet south of Lone Mountain Road (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	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. Clark County Department of Aviation Comments for 21-0330-SDR1
7. Backup Documentation Submitted for the July 13, 2021 Planning Commission Meeting
8. Protest and Support Postcards
9. Submitted after Final Agenda – Revised Conditions and Staff Report



CASE: 21-0330

RADIUS: 1000 FEET

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



0 312.5 625 Feet

CASE: 21-0330

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BPS MANAGEMENT, LLC - OWNER: 4700 RANCHO, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0330-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0330-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0330-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 370

PROTESTS 2

APPROVALS 1

**** CONDITIONS ****

21-0330-SUP1 CONDITIONS

Planning

1. Approval and conformance to the Conditions of Approval for Site Development Plan Review (21-0330-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.

21-0330-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0330-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 08/03/21, except as amended by conditions herein.

4. A Waiver from Title 19.08.040 is hereby approved, to allow the mini-storage building to be set back from the minimum setback line where required to be placed at the minimum setback line or behind the front landscape buffer.

5. A Waiver from Title 19.08.040 is hereby approved, to allow the rear elevation of the building to differ in design where all sides of a building shall be coherently designed and treated.

6. An Exception from Title 19.08.040.F is hereby approved, to allow four parking lot trees where seven 24-inch box shade trees 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. 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.

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. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development. 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.

15. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the proposed driveway, median modification, and any other private improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction. If a traffic study is required by NDOT, provide a copy to the City of Las Vegas.

16. Connect to the public sewer system at a location acceptable to the City of Las Vegas Public Works Sanitary Sewer Section.

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. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Drive Capital Improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 35-foot tall, three-story, 124,835 square-foot Mini-Storage Facility on 2.56 acres of vacant land on the east side of Rancho Drive, approximately 375 feet south of Lone Mountain Road.

The original request was for a 45-foot tall, four-story, 138, 664 square-foot facility; after the project was abeyed from the July 13, 2021 Planning Commission meeting, the applicant made changes that diminished the intensity of site development, including a reduction in height and number of storage units as well as the elimination of recreational vehicle and boat spaces adjacent to existing residential dwellings.

ISSUES

- This item was held in abeyance at the July 13, 2021 Planning Commission meeting to allow time for the applicant to hold a neighborhood meeting with the applicant. A neighborhood meeting was scheduled for August 5, 2021 at 5:30 p.m.
- The Mini-Storage Facility use is a conditional use in the C-2 (General Commercial) zoning district. The proposal does not meet the conditional use regulation requiring the exterior wall of the mini-storage building to be constructed of CMU block; pursuant to Title 19.12.040(B), a Special Use Permit is therefore required. Staff recommends approval.
- The Clark County Department of Aviation 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.
- As designed, the access from Rancho Drive into the primary onsite drive aisle and from the primary onsite drive aisle onto Rancho Drive is inadequate to accommodate large recreational vehicles. This may create traffic conflicts on Rancho Drive adjacent to the site. The applicant has eliminated onsite storage for recreational vehicles, reducing the opportunity for traffic conflicts.
- A Waiver of Title 19.08.040 is requested to allow the mini-storage building to be set back from the minimum setback line where required to be placed at the minimum setback line or behind the front landscape buffer. Staff recommends approval of the waiver if the Site Development Plan Review is approved.

- A Waiver of Title 19.08.040 is requested to allow the rear elevation of the building to differ in design where all sides of a building shall be coherently designed and treated. Staff recommends approval of the waiver if the Site Development Plan Review is approved.
- An Exception from Title 19.08.040.F is requested to allow four parking lot trees where seven 24-inch box shade trees are required. Staff approves the Exception.

ANALYSIS

The subject lot has been used for several years for temporary seasonal outdoor sales but is currently vacant. A total of 897 storage units are proposed, all with interior access. Boat and recreational vehicle storage accessory to the Mini-Storage use had originally been proposed at the rear of the building but is no longer proposed for the development.

The site is zoned C-2 (General Commercial), which allows a Mini-Storage Facility use as a conditional use. Pursuant to Title 19.12.040, if any of the conditions of the use listed in Title 19.12.070 cannot be met, a Special Use Permit is required. One of the conditional use regulations for a Mini-Storage Facility requires that stored recreational vehicles "shall be completely screened from view from surrounding properties and abutting streets." According to the applicant, because the homes near the perimeter are three stories tall, a screening device tall enough to satisfy this condition would severely limit the view from and light into the adjacent residences. A six-foot CMU wall is currently constructed on the east property line. A Special Use Permit must therefore be approved to allow the Mini-Storage Facility use at this location.

A Mini-Storage Facility is defined by Title 19.18 as "a facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment." The applicant has proposed 1,036 storage units of various sizes not exceeding 200 square feet. The storage units are all completely enclosed. This use is conditional within the C-2 zoning district with the following conditions:

1. No more than one manager's security residence shall be permitted.

   The proposed use meets this requirement. While there is an onsite leasing office, no security residence is indicated on the submitted plans.

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.

The proposed meets this requirement. All storage will be within completely enclosed storage units. The units will have access from the interior of a building. Thirty spaces for recreational vehicles, which per Title 19.18 includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach home and converted trucks or buses, were initially proposed along the east side of the building, but have been removed from the submitted plans.

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 use meets this requirement. These activities will be prohibited by the applicant through an operating agreement with its customers.

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 does not plan to offer truck rental to its customers at this facility.

5. Truck and trailer storage shall be screened from streets and adjacent properties.

   Truck and trailer storage is not proposed as part of this use. There is currently a six-foot CMU perimeter wall along the east side of the property adjacent to three-story residences; however, no additional screening is proposed.

6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

   The proposed use partially meets this requirement. The exterior wall of the ground level is proposed to be constructed with decorative CMU in varying colors and patterns; however, the building is set back 33 feet from the adjacent residential use.

Access to the proposed development is from Rancho Drive. This access is currently right-in, right-out only. The applicant has requested a 74-foot wide driveway design with a median break that must be approved by the Nevada Department of Transportation (NDOT) prior to construction of any of these improvements. If denied by NDOT, the site plan would need to be revised to accommodate NDOT's requirements. A condition of approval addresses this issue.

The design of the proposed driveway has a limited throat depth that would make turns into the site from northbound Rancho Drive difficult for recreational vehicles. In the same way, turns onto Rancho Drive from the driveway may require large vehicles to take a wider angle and thus block traffic in the right lane(s). To remedy this issue, the building would need to be moved east or reduced in depth to accommodate a greater driveway throat depth. Elimination of the recreational vehicle and boat storage spaces would greatly reduce traffic conflicts associated with the proposed access.

Title 19 parking requirements require 21 spaces, plus five spaces on the outside of security gates. The site plan indicates five spaces outside of gates and 22 spaces inside of gates in conformance with code requirements. In addition, five loading spaces are provided.

A 24-foot drive aisle is proposed to the east of the building. A proposed nine-foot landscape buffer and existing six-foot block wall separate development from an existing residential development containing three-story homes zoned R-PD11 (Residential Planned Development – 11 Units per Acre). A previous development (SDR-5813) consisting of a single story, 38-foot tall office/warehouse shell building was approved on this site in 2005, which Planning staff did not support. That approval required an eight-foot tall screening wall along the east property line and no outdoor storage. A Variance to allow reduction of the residential adjacency setback requirement from the R-PD11 residential development was also approved. The approvals expired in 2007. In 2009, an ordinance was adopted (Ordinance #6041) that restricted applicability of Title 19 residential adjacency standards to nonresidential development located adjacent to property in certain standard residential zoning districts only. Residential adjacency standards therefore do not apply to this proposed development.

The Clark County Department of Aviation has provided the following comments:

> Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. The applicant is required to file Form 7460-1, "Notice of Proposed Construction on 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 feet in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

A condition of approval has been added to address this issue.

A Waiver of Title 19 commercial development standards is requested to allow the mini-storage building to be placed behind the front setback line where it should be placed at the setback line or behind additional landscaping at the front of the property. In this case, the building would be placed 28 feet behind the proposed 24-foot landscape buffer along Rancho Drive to allow for an access lane with gates for patrons. This access lane functions much like a single drive through lane, which Title 19.08.040 allows as an exception to the building placement requirement. Staff therefore recommends approval of the Waiver.

A Waiver of Title 19 commercial development standards is also requested to allow a differing design on the rear face of the building where Title 19 requires all sides to be coherently designed and treated. The rear elevation of the building is proposed to have the appearance of a multistory multi-family building to break up large wall spaces. The front, western-facing side of the building will feature windows. As the building is proposed to face residential dwellings, it is appropriate that windows be minimized to eliminate glare. The rear, eastern-facing side of the building will otherwise feature a similar design consisting of alternating areas of metal panels and cement plaster. Staff therefore recommends approval of this waiver.

Landscaping at the perimeters is consistent and meets Title 19 requirements for buffering. Five additional 24-inch box trees were added to the buffer on the east property line from the original submittal to conform to Title 19. Parking lot trees are provided at the parking rows on the north and south sides of the site, but not in the main parking area. Staff approves an Exception from Title 19 landscape standards for this area, as there is insufficient planting space for 24-inch box trees at this location and relatively few spaces are provided.

For security purposes, a six-foot tall wrought iron fence is proposed around the perimeter of the property. The height reduces to five feet within the front yard setback area as required by Title 19. No additional screen wall is proposed along the east property line separating this site from the adjacent residential development. Title 19.08 merely requires a minimum six-foot tall perimeter wall where commercial uses are adjacent to residential zoning districts.

A mini-storage use is appropriate for this site, which is located along a wide commercial corridor with compatible uses. However, the height of the building is incompatible with the adjacent residential development and the site design may lead to traffic conflicts on Rancho Drive. Staff therefore recommends denial of both the Special Use Permit and Site Development Plan Review, with conditions if approved.

FINDINGS (21-0330-SUP1)

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

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

   The proposed Mini-Storage Facility use cannot be conducted in a compatible and harmonious manner with the adjacent single-family residential development to the east.

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

   The subject site can suitably accommodate a mini-storage facility; however, as proposed, RV parking cannot be adequately screened from view of the adjacent properties and the height of the building is not compatible with adjacent development. Therefore the intensity of the use is enhanced.

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 property is from Rancho Drive, a 125-foot Expressway right-of-way. Rancho Drive is adequate in size to meet the requirements of the proposed Mini-Storage Facility 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 Mini-Storage Facility use is subject to license review and regular inspection for compliance with municipal codes to ensure public health, safety and welfare and the City's goals.

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

   As part of the determination on a Special Use Permit, the Planning Commission or City Council may add requirements for operation of the Mini-Storage Facility use.

FINDINGS (21-0330-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;**

   A four-story mini-storage building is proposed in close proximity to single-family residential development to the east. The RV parking area cannot be adequately screened from view of this development.

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

   The proposed development requires waivers of Title 19.08 Commercial Development Standards. A Special Use Permit is required, as not all of the requirements for a Mini-Storage Facility use can be met by the proposal.

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

The design of the driveway in and out of the site and a proposed break in the Rancho Drive median are subject to review and approval from NDOT. If the design is denied, a new Site Development Plan Review would be required. As currently designed, large vehicles such as RVs would have difficulty entering and exiting the site, causing possible traffic conflicts on Rancho Drive.

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

Building materials consist of colored cement plaster, corrugated metal panels and CMU block exteriors with metal frames at the storefront. Windows are provided and are appropriate at the front of the building. The landscape materials provided are drought-tolerant and appropriate for this area. Additional trees are requested to be placed in the perimeter buffer along the east property line.

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 aesthetically pleasing and are generally treated with a consistent level of detail on all sides, with the exception of no windows on the east elevation.

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

Development of the site is subject to permit review and inspection, thereby protecting the health, safety and welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/24/99	The City Council approved a request for a General Plan Amendment (GPA-0003-99) of a portion of the Northwest Amendment to the General Plan from SC (Service Commercial) to GC (General Commercial) on 6.00 acres on the east side of Rancho Drive, approximately 370 feet south of Lone Mountain Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/24/99	The City Council approved a request for a Rezoning (Z-0008-99) from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) on 6.00 acres on the east side of Rancho Drive, approximately 370 feet south of Lone Mountain Road. The included site development plan indicated a proposed new auto sales dealership and accessory uses would be developed on the site. The Planning Commission and staff recommended approval. The Resolution of Intent expired 05/24/00.
11/28/00	A Parcel Map (PM-0013-00) to create two legal parcels on 11.07 acres on the east side of Rancho Drive, 367 feet south of Lone Mountain Road was recorded.
07/07/04	The City Council approved a request for a General Plan Amendment (GPA-4072) to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from O (Office) and GC (General Commercial) to MLA (Medium Low Attached Density Residential) on 10.95 acres at the southwest corner of Lone Mountain Road and Torrey Pines Drive. The Planning Commission recommended approval; staff recommended denial. The subject area was located within one of the parcels that was part of the request; however, it was excluded from the actual request.
	The City Council approved a request for a Rezoning (GPA-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development – 11 Units per Acre) on 10.95 acres at the southwest corner of Lone Mountain Road and Torrey Pines Drive. The Planning Commission recommended approval; staff recommended denial. The subject area was located within one of the parcels that was part of the request; however, it was excluded from the actual request.
	The City Council approved a request for a Site Development Plan Review (SDR-4204) for a proposed 125-lot single family residential development on 10.95 acres at the southwest corner of Lone Mountain Road and Torrey Pines Drive. The Planning Commission recommended approval; staff recommended denial. The subject area was located within one of the parcels that was part of the request; however, it was excluded from the actual request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/22/04	The Planning Commission approved a Tentative Map (TMP-4627) for a 125-lot single family residential subdivision (Lone Mountain/Torrey Pines) on 10.95 acres at the southwest corner of Lone Mountain Road and Torrey Pines Drive. The Planning Commission recommended approval; staff recommended denial. The subject area was located within one of the parcels that was part of the request; however, this area was excluded from the actual request.
03/01/05	A Record of Survey for a Boundary Line Adjustment (BLA-5328) between properties generally located at the southwest corner of Lone Mountain Road and Torrey Pines Drive was recorded, resulting in the creation of the subject Assessor parcel on 2.56 acres on the east side of Rancho Drive, approximately 275 feet south of Lone Mountain Road.
03/17/05	A Final Map (FMP-5647) for a 124-lot single family residential subdivision (Lone Mountain/Torrey Pines) on 9.69 acres at the southwest corner of Lone Mountain Road and Torrey Pines Drive was recorded.
04/06/05	The City Council approved a request for a Variance (VAR-5808) to allow a 37-foot setback where residential adjacency standards required a minimum setback of 84 feet from a proposed office/warehouse development on 2.56 acres on the east side of Rancho Drive, approximately 500 feet south of Lone Mountain Road. The Planning Commission recommended approval; staff recommended denial. The approval expired 04/06/07.
	The City Council approved a request for a Site Development Plan Review (SDR-5813) for a proposed 38,000 square-foot office/warehouse development with a waiver of building placement, perimeter and parking lot landscaping requirements on 2.56 acres on the east side of Rancho Drive, approximately 500 feet south of Lone Mountain Road. The Planning Commission recommended approval; staff recommended denial. The approval expired 04/06/07.
11/25/20	Department of Planning staff administratively approved a Temporary Commercial Permit (100029-TCP) for a temporary Christmas tree sales lot at 4700 North Rainbow Boulevard between 11/28/20 and 12/25/20.
	Department of Planning staff administratively approved a Temporary Sign Permit (100009-TSP) for a temporary Christmas tree sales lot at 4700 North Rainbow Boulevard between 11/28/20 and 12/25/20.
07/13/21	The Planning Commission voted to hold these items (21-0330-SUP1 and 21-0330-SDR1) in abeyance to the 08/10/21 Planning Commission meeting to allow the applicant to hold a neighborhood meeting.

Most Recent Change of Ownership	
12/24/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/01/20	A temporary business license (PMT20-01949) was issued for Christmas tree sales at 4700 North Rancho Drive between December 10-25, 2020.
02/23/21	A building permit (C21-00947) was issued to permanently dismantle and remove an existing off-premise sign at 4700 North Rancho Drive. A final inspection was completed 04/22/21.

Pre-Application Meeting	
05/17/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a proposed mini-storage development.

Neighborhood Meeting	
08/05/21	At the request of the Planning Commission, a neighborhood meeting was held to allow for additional public input on the proposed project. The meeting was held at the Santa Fe Station Conference Center, Room D - Second Floor, 4949 North Rancho Drive in Las Vegas.

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

Field Check	
06/07/21	The site is undeveloped and cleared of vegetation and debris. An existing six-foot block wall separates the subject property from a residential subdivision with three-story homes. The interior facing side of the wall is decorative. No sidewalk or amenity zone has been constructed along Rancho Drive. Temporary chain link fencing has been installed along Rancho Drive. Above-ground power lines are also located along Rancho Drive.

Details of Application Request	
Site Area	
Net Acres	2.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	General Retail Store, Other Than Listed	GC (General Commercial)	C-2 (General Commercial)
	Package Liquor Off-Sale Establishment		
	Mini-Storage Facility		
South	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
East	Single Family, Detached	MLA (Medium Low Attached Density Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)
West	Auto Repair Garage, Minor	GC (General Commercial)	C-2 (General Commercial)
	Undeveloped		

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
A-O (Airport Overlay) District (175 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails (Pedestrian Path – east side of Rancho Drive)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	111,514 SF	N/A
Min. Lot Width	100 Feet	558 Feet	Y
Min. Setbacks			
• Front	10 Feet	55 Feet	Y
• Side	10 Feet	37 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	33 Feet	Y
Max. Lot Coverage	50 %	35 %	Y
Max. Building Height	Unlimited	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

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	8 Trees	Y
• South	1 Tree / 30 Linear Feet	7 Trees	7 Trees	Y
• East	1 Tree / 20 Linear Feet	25 Trees	25 Trees	Y
• West	1 Tree / 20 Linear Feet	18 Trees	18 Trees	Y
TOTAL PERIMETER TREES		**57 Trees**	**58 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	3 Trees	N*

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		9 Feet	Y
• West	15 Feet		24 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet adjacent to residential along E property line	Y

*An Exception is requested. See Exception table below.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Expressway	Master Plan of Streets and Highways Map	110	Y*

*No additional right-of-way is required; however, the applicant is responsible for constructing offsite improvements adjacent to the subject site. Along this section of Rancho Drive, a 5' sidewalk and 5' amenity zone is required adjacent to the east side of Rancho Drive. The submitted site plan indicates a 10' sidewalk and 5' amenity zone.

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	897 storage units	1 space per 50 units, plus min. 5 spaces outside security gates for customers	23				
TOTAL SPACES REQUIRED			23		25		Y
Regular and Handicap Spaces Required			22	1	23	2	Y
Loading Spaces	124,835 SF	3, plus 1 add'l per 100,000 SF over 50,000 SF	4		5		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings for standalone projects should be located at the front of the site at the minimum setback line, with the exception of additional width landscaping or a single drive-through lane	To allow the mini-storage building to be placed 28 feet behind the western perimeter landscape buffer	Approval
All sides of a building shall be coherently designed and treated	To allow the rear elevation of the mini-storage building to be windowless	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24” box shade tree per six uncovered spaces in islands, plus one 24” box shade tree at the ends of each parking row	To allow 3 parking lot trees where 7 are required	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 4700 Rancho Drive Las Vegas, NV 89130

Project Name Las Vegas Self-Storage **Proposed Use** Mini-Storage

Assessor's Parcel #(s) 13802102014 **Ward #** 4

General Plan: Existing Comercial Proposed Comercial **Zoning:** Existing C2 Proposed C2

Additional Information

Property Owner 4700 RANCHO LLC Contact SHAWN SAMOL

Address 6600 W. CHARLESTON BLVD ST 117 City LAS VEGAS State NV Zip 89146

E-mail shawn@maxdevgrp.com Phone (702) 952-5223

Applicant BPS MANAGEMENT, LLC. Contact RUSS COLVIN

Address 26716 ASHFORD City MISSION VIEJO State CA Zip 92692

E-mail russcolvinss@gmail.com Phone (949) 315-0044

Representative Magellan Architecture Contact Carlos Vargas

Address 10540 Talbert Ave Suite 175 City Fountain Vly State CA Zip 92708

E-mail carlos@magellanarchitects.com Phone (949) 515-9600

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 Shawn Samol Per: 4700 Rancho LLC

Subscribed and sworn before me

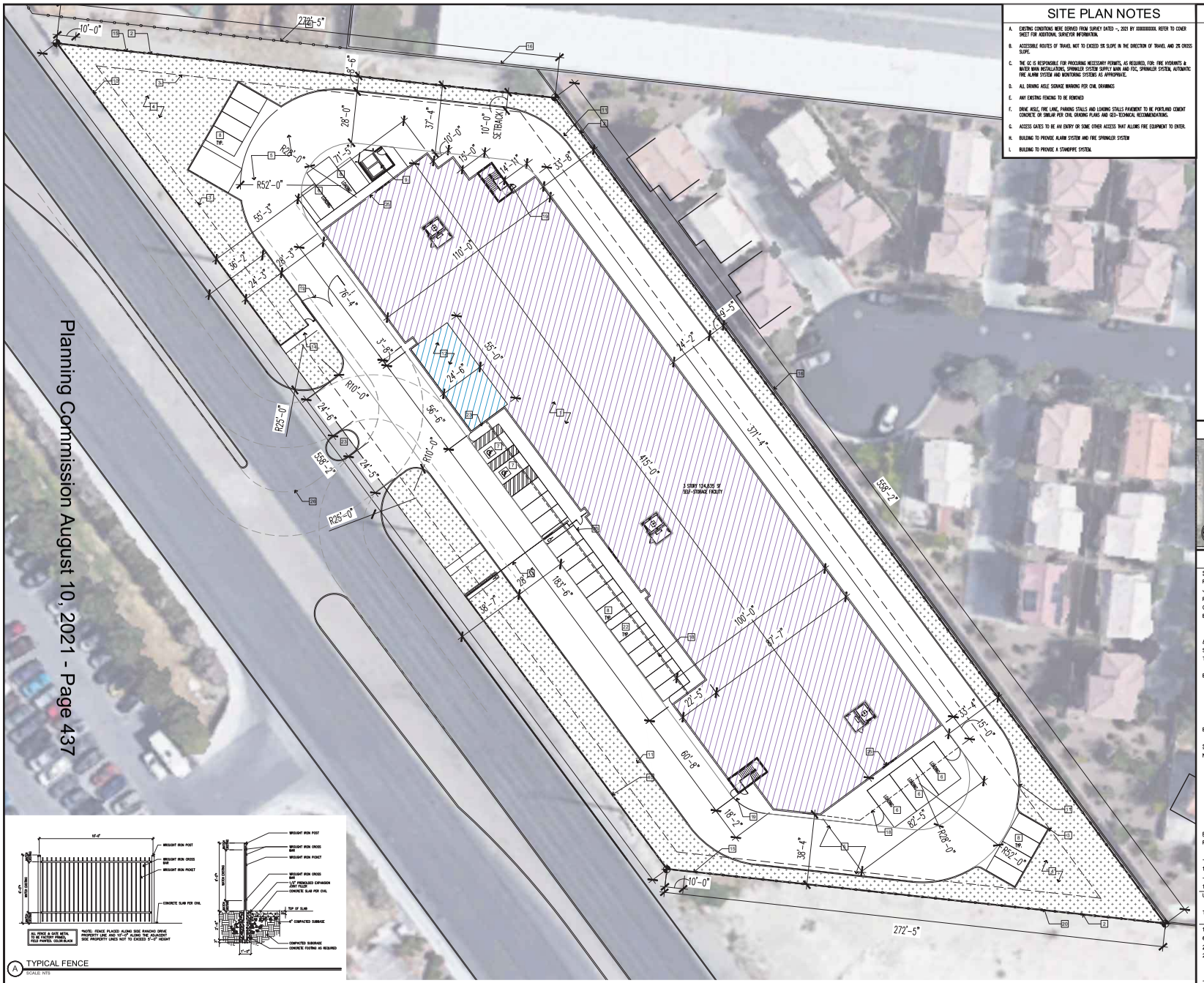
This 27th day of July 2021

Shanin N Ellison

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

21-0330
07/29/2021

SHANIN N ELLISON
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 02-73214-1
MY APPT. EXPIRES MAY 01, 2023



SITE PLAN NOTES

A. EXISTING CONDITIONS WERE DERIVED FROM SURVEY DATED –, 2021 BY XXXXXXXXX. REFER TO COVER SHEET FOR ADDITIONAL SURVEYOR INFORMATION.

B. ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

C. THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.

D. ALL DRIVING AISLE SIGNAGE MARKING PER CIVIL DRAWINGS

E. ANY EXISTING FENCING TO BE REMOVED

F. DRIVE AISLE, FIRE LANE, PARKING STALLS AND LOADING STALLS PAVEMENT TO BE PORTLAND CEMENT CONCRETE OR SIMILAR PER CIVIL GRADING PLANS AND GEO-TECHNICAL RECOMMENDATIONS.

G. ACCESS GATES TO BE AN ENTRY OR SOME OTHER ACCESS THAT ALLOWS FIRE EQUIPMENT TO ENTER.

H. BUILDING TO PROVIDE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM

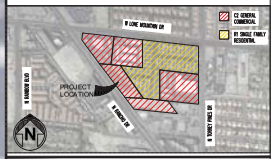
I. BUILDING TO PROVIDE A STANDPIPE SYSTEM.

KEY NOTES

1. 3 STORY SELF-STORAGE BUILDING.
2. PROPERTY LINE.
3. PROPERTY SET BACK
4. NEW LANDSCAPE AREA PER LANDSCAPE DRAWINGS.
5. FIRE LANE AROUND NEW STORAGE FACILITY.
6. 15'-0" x 25'-0" LOADING AREA.
7. 9'-0" x 18'-0" ACCESSIBLE PARKING SPACE (2 TOTAL) WITH A 8'-0" ACCESS AISLE, AND A 5'-0" ACCESS AISLE
8. 9'-0" X 18'-0" STANDARD PARKING STALL (17 TOTAL).
9. NEW EXTERIOR TRASH ENCLOSURE WITH 6'-0" CMU ENCLOSURE AND PAINTED TO MATCH BUILDING.
10. 5'-0" MAX. PROPOSED FENCE, SEE DETAIL A/1.10
11. 6" WIDE X 6"HIGH CONCRETE CURBING AROUND ALL LANDSCAPE AREA
12. OFFICE/STORAGE ENTRY
13. 20'-0" CLEAR ENTRY GATE WITH MAN DOOR. ELECTRICAL TO PROVIDE POWER TO GATES. (ALL PROPOSED GATES SHALL BE EQUIPPED WITH FIRE DEPARTMENT APPROVED LOCKING DEVICE(S))
14. PROPOSED WALK-WAY.
15. PROPOSED FENCE, SEE DETAIL A/1.10
16. EXISTING 6'-0" APPROX NEIGHBORING WALL
17. CANOPY ABOVE
18. FLOOR ABOVE
19. STAIRWELL EGRESS DOOR ONLY
20. NEW CMU PERIMETER WALL
21. EXISTING NEIGHBORING WALL
22. 8'-0" X 18'-0" COMPACT PARKING STALL (7 TOTAL).
23. ENTRANCE AND EXIT DRIVEWAY TO RANCHO DRIVE
24. LEASING OFFICE ENTRY/ACCESS
25. SELF-STORAGE ENTRY/EGRESS
26. FIRELANE TURNING RADIUS

2-330
08/02/2021

VICINITY MAP



SITE & PROJECT DATA

SITE

PARCEL NUMBER:	138-02-102-014
JURISDICTION:	CITY OF LAS VEGAS
PROPERTY ZONING:	C2 (GENERAL COMMERCIAL)
OCCUPANCY CLASSIFICATION	B AND S-1
BUILDING TYPE:	II-A

AREA CALCULATIONS AND CONDITIONS

SITE AREA:	(2.56 ACRES) 111,513.6 S.F.	
TOTAL LANDSCAPE AREA:	18,515 S.F.	
BUILDING SETBACKS:	REQ.	PROV.
FRONT:	20'-0"	55'-3"
NORTH SIDE:	NONE	37'-4"
SOUTH SIDE:	NONE	38'-4"
REAR FROM R-PD11:	NONE	33'-4"
BUILDING HEIGHT:	85'-0"	35'-0"

SITE AREA CALCULATION

NET SITE AREA: 90,421.91 SF (2.07 ACRES)

PROPOSED SF:

LEVEL	OCCUPANCY	AREA
GROUND FLOOR	(S-1)	39,127 SF
GROUND FLOOR	(B)	1,340 SF
SECOND FLOOR	(S-1)	40,467 SF
THIRD FLOOR	(S-1)	43,901 SF
TOTAL		124,835 SF

PARKING INFORMATION

PARKING:	REQUIRED:	PROVIDED:
-LEASING OFFICE (B): 1 SPACES PER 300 SF (1,340 SF)	5 SPACES	5 SPACES
-STORAGE PARKING (S-1): 1 SPACE FOR 50 STORAGE UNITS (897 UNITS PROPOSED)	18 SPACES	22 SPACES
TOTAL SPACES =	23 SPACES	27 SPACES

19 STANDARD STALLS +
6 COMPACT (30%MAX) +
2 HANDICAP
27 PARKING STALL PROVIDED

	REQUIRED:	PROVIDED:
-ACCESSIBLE SPACES:	2 SPACE	2 SPACE
-LOADING SPACES:	4 SPACES	5 SPACES

A TYPICAL FENCE
SCALE: NTS

N SITE PLAN
SCALE: 1" = 20'-0"

10' 20' 30' 40' 50' 100'

Planning Commission August 10, 2021 - Page 437

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www.magellanarchitects.com

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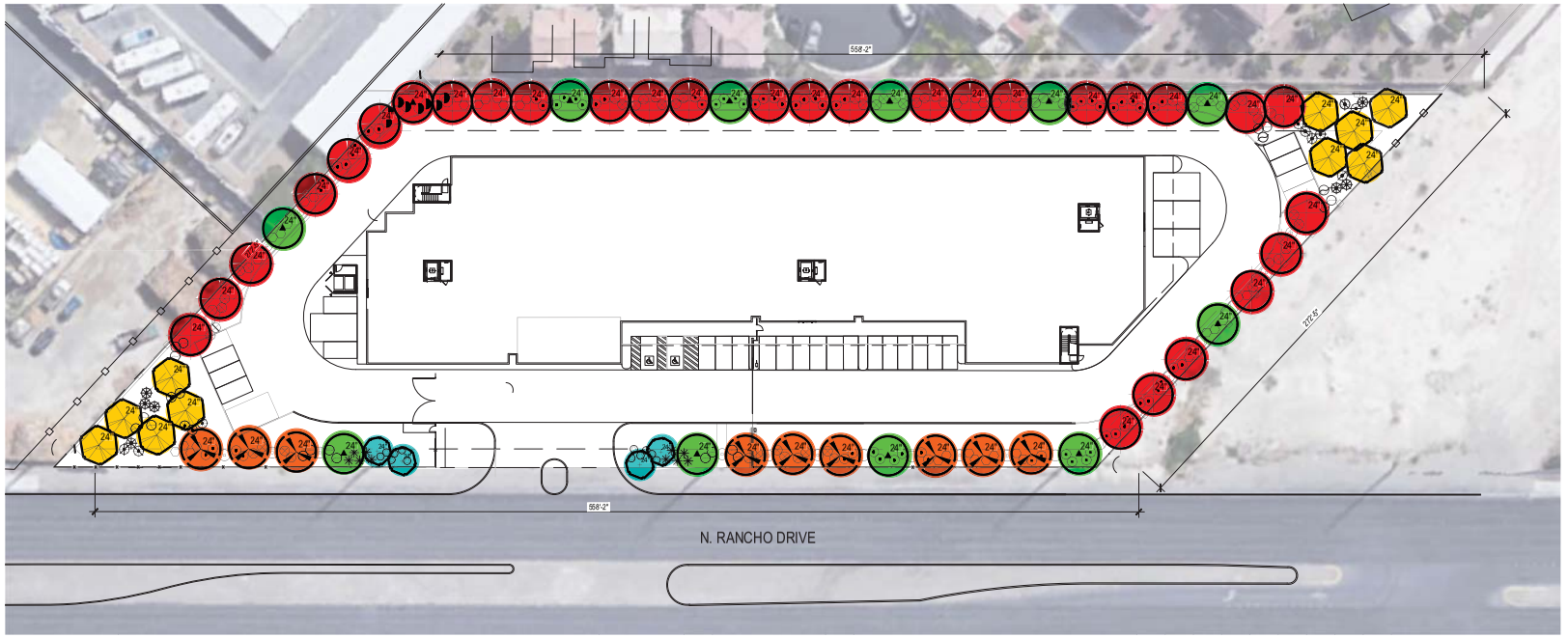
LAS VEGAS SELF STORAGE
NEW CONSTRUCTION
4700 N. RANCHO DR.
LAS VEGAS, NV 89130

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		

ISSUE DATES	
CUP/LLP APPROVAL	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

SCALE:	AS NOTED
PLOT DATE:	
CAD FILE:	PP_21-032_A1.10
JOB NUMBER:	21-023
CHECKED:	PA
DRAWN:	CV
STATUS:	PRE-APPLICATION

SITE PLAN
A1.10

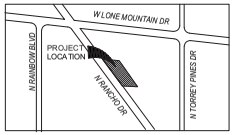


0 15 30 60 NORTH

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	Fraxinus velutina Arizona Ash	24" box	29	STANDARD
	Pistacia x 'Red Push' Red Push Pistache	24" box	9	STANDARD
	Prosopis velutina Arizona Mesquite	24" box	10	STANDARD
	Quercus ilex Holly Oak	24" box	12	STANDARD
	Vitex agnus-castus Chaste Tree	24" box	4	STANDARD
SHRUBS AND ACCENTS:				
	Buxus microphylla 'Japonica' Japanese Boxwood	5 gallon	18	
	Calliandra californica Baja Fairy Duster	5 gallon	52	
	Dasylirion wheeleri Desert Spoon	5 gallon	21	
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gallon	10	
	Hesperaloe parviflolia Red Yucca	5 gallon	20	
	Muhlenbergia rigens 'Regal Mist' Regal Mist Muhly	5 gallon	10	
	Myrtus communis 'Compacta' Compact Myrtle	5 gallon	8	
	Nerium oleander 'Petite Red' Petite Red Oleander	5 gallon	52	
	Ruellia peninsularis Desert Ruellia	5 gallon	44	
	Senna nemophila Desert Senna	5 gallon	10	
	Tecoma x 'Orange Jubilee' Orange Bells	5 gallon	16	
GROUNDCOVERS:				
	Lantana camara Bush Lantana	5 gallon	12	
ROCK MULCH:				
	1/2" Regal Mist		-	

VICINITY MAP



21-0330
08/03/2021

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EXCAVATION

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07/31/21
611
6.30.22

DATE:
07.31.2021

PRELIMINARY LANDSCAPE PLAN

Las Vegas Self Storage

PREPARED FOR: MAGELLAN ARCHITECTS

LAS VEGAS, NEVADA

DATE: REVISION:

PLANTING
SHEET

SHEET 01 OF 01
L1.01

TREES



Fraxinus velutina
Arizona Ash



Prosopis velutina
Arizona Mesquite



Vitex agnus-castus
Chaste Tree



Pistacia x 'Red Push'
Red Push Pistache



Quercus ilex
Holly Oak

Planning Commission August 10, 2021 Page 439

SHRUBS



Buxus microphylla 'Japonica'
Japanese Boxwood



Calliandra californica
Baja Fairy Duster



Dasylirion wheeleri
Desert Spoon



Leucophyllum frutescens 'Compacta'
Compact Texas Ranger



Hesperaloe parviflora
Red Yucca



Muhlenbergia rigens 'Regal Mist'
Regal Mist Muhly



Myrtus communis 'Compacta'
Compact Myrtle



Nerium oleander 'Petite Red'
Petite Red Oleander



Ruellia peninsularis
Desert Ruellia



Senna nemophila
Desert Senna

GROUND COVER



Tecoma x 'Orange Jubilee'
Orange Bells

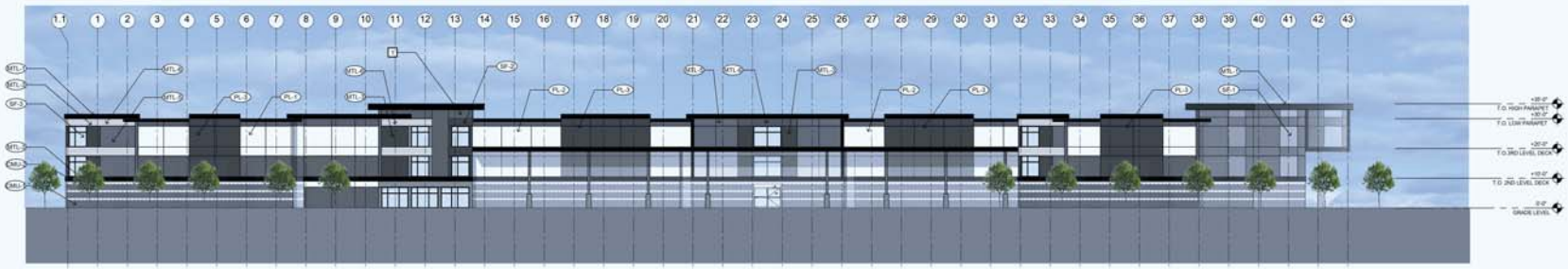


Lantana camara
Bush Lantana

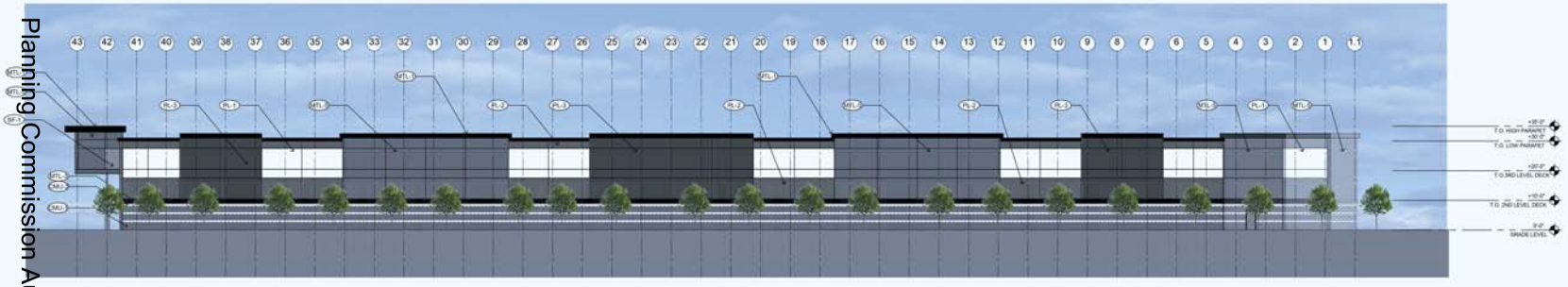


1/2" Regal Mist

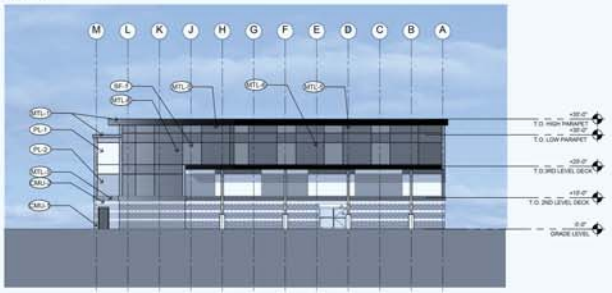
-0330
2/03/2021



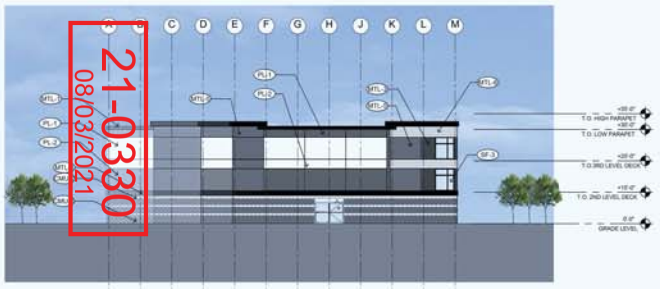
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



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



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

KEY NOTES

1 FUTURE SIGNAGE LOCATION BY OTHERS, ELECTRICAL TO PROVIDE REQUIRED BACKING AS REQUIRED (SIGNAGE UNDER A SEPARATE PERMIT)

MAT'L I.D.	DESCRIPTION	COLOR	FINISH
CMU-1	8" ANGELUS PRECISION CMU BLOCK	ONYX	CLEAR BLOCK SEALER
CMU-2	8" ANGELUS PRECISION CMU BLOCK	NATURAL GRAY	CLEAR BLOCK SEALER
MTL-1	METAL TRIM	TRICORN BLACK (SW6258)	PREFINISHED
MTL-2	METAL TRIM	SHERMAN WILLIAMS - LIGHT GRAY	PREFINISHED
MTL-3	METAL TRIM	SHERMAN WILLIAMS - EXR IRON ORE (SW7069)	PREFINISHED
MTL-4	METAL TRIM	SHERMAN WILLIAMS - LIGHT GRAY	PREFINISHED
MTL-5	CORRUGATED METAL PANEL	SHERMAN WILLIAMS - EXR IRON ORE (SW7069)	PREFINISHED
MTL-6	CORRUGATED METAL PANEL	GLACIAR WHITE	PREFINISHED
PL-1	CEMENT PLASTER SYSTEM	SHERMAN WILLIAMS - EXR NEBULOUS WHITE	STUCCO FINISH
PL-2	CEMENT PLASTER SYSTEM	SHERMAN WILLIAMS - LIGHT GRAY	STUCCO FINISH
PL-3	CEMENT PLASTER SYSTEM	SHERMAN WILLIAMS - EXR PEPPERCORN (SW7674)	STUCCO FINISH
SF-1	ALUMINUM STOREFRONT FRAMES	CITY SCAPE (SW7067)	KAWEENER ALUMINUM NO. 14
SF-2	ALUMINUM STOREFRONT FLAT BREAK METAL	SHERMAN WILLIAMS - EXR IRON ORE (SW7069)	KAWEENER ALUMINUM NO. 14
SF-3	ALUMINUM STOREFRONT SPANDREL GLASS	CITY SCAPE (SW7067)	KAWEENER ALUMINUM NO. 14

EXTERIOR FINISH SCHEDULE

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LAS VEGAS SELF STORAGE
NEW CONSTRUCTION
4700 N. RANCHO DR.
LAS VEGAS, NV 89130

REVISIONS

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1		
2		
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5		

ISSUE DATES
CUP/LLP APPROVAL
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

SCALE:	AS NOTED
PLOT DATE:	
CAD FILE:	PP_21-032_A3.10
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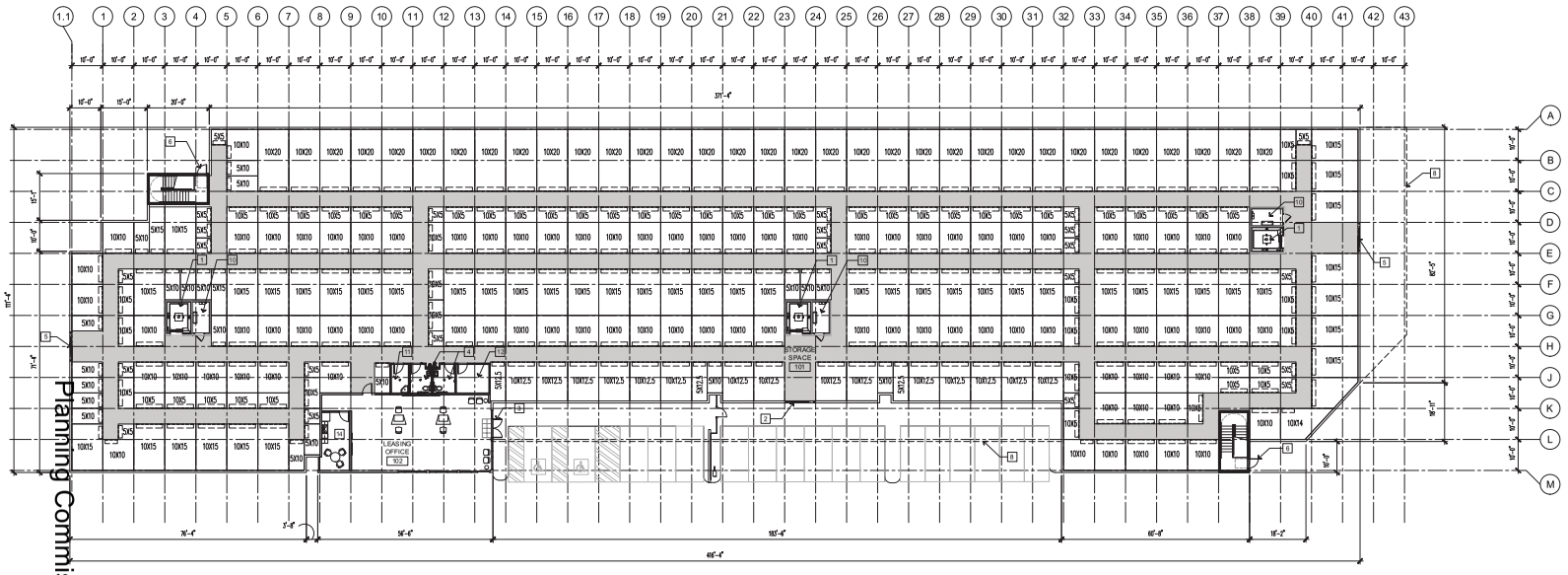
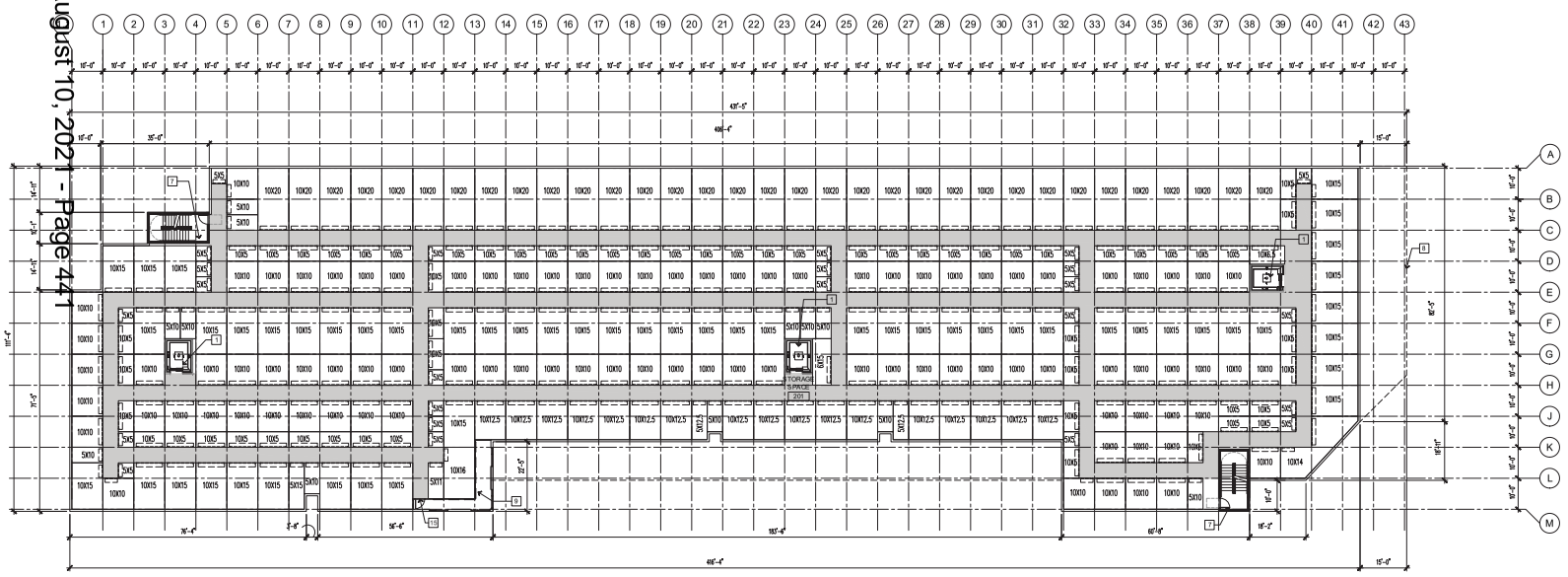
EXTERIOR ELEVATIONS
A3.10

21-0330
08/03/2021

Planning Commission August 10, 2021 - Page 440



FIRST FLOOR PLAN
SCALE: 1" = 16'-0"



SECOND FLOOR PLAN
SCALE: 1" = 16'-0"

KEY NOTES

1. ELEVATOR
2. MAIN ENTRY
3. LEASING OFFICE ACCESS
4. BATHROOMS
5. LOADING ACCESS
6. EGRESS ONLY EXITS
7. STAIR ACCESS
8. 3RD FLOOR ABOVE
9. DISPLAY AREA
10. ELEVATOR MACHINE ROOM
11. JANITOR CLOSET
12. FIRE PUMP ROOM
13. STRUCTURAL COLUMNS
14. OFFICE BREAKROOM
15. DISPLAY AREA ENTRY

UNIT MIX

front	depth	total SF	# of units	net floor variance
5	5	25	24	100
5	10	50	20	100
5	12.5	62.5	3	187.5
5	15	75	2	150
5	5	50	10	250
10	10	100	84	8400
10	10	100	11	1650
10	12.5	125	11	1375
10	14	140	1	140
10	15	150	58	8750
10	20	200	33	6600
10	21.5	215	15	3225
			307	31,703
			avg unit size	103.27
				15,750
			807	125.0
			total units	net rentable

front	depth	total SF	# of units	net floor variance
5	5	25	24	100
5	10	50	20	100
5	12.5	62.5	3	187.5
5	15	75	2	150
5	5	50	10	250
10	10	100	84	8400
10	10	100	11	1650
10	12.5	125	11	1375
10	14	140	1	140
10	15	150	58	8750
10	20	200	33	6600
			296	30,195
			avg unit size	101.33
				30,195
			296	100.0
			total units	net rentable

TOTAL Gross Bldg Area (s.f.):	125,013
Net Bldg Area w/o Office (s.f.):	123,495
TOTAL # of Units:	807
TOTAL Net Rentable Area (s.f.):	90,903
Average Unit Size (s.f.):	101.34
Efficiency:	74%

PLAN NOTES

A. DO NOT SCALE DWGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.

B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.

C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES. U.O.N.

D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.

E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION, UPON COMPLETION OF PARTITION LAYOUT. NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.

F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.

G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.

H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

J. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

M. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.

N. OC TO PROVIDE SHOP DWGS FOR CASEWORK.

O. ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 150 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POINTED TO A SEPARATE CIRCUIT WITH A POWER ON/OFF SWITCH.

P. APPLICATION OF DURONOX FLOOR SEALANT/DENSIFIER SOLID SHOULD OCCUR AT TIME OF CONCRETE POUR.

Q. NO TENANT TO STORE HAZARDOUS MATERIAL LISTED ON CBC TABLES 307.1(1) AND 307.1(2)

OCCUPANCY DATA

TRAVEL DISTANCE REQUIREMENTS:
- EGRESS TRAVEL DISTANCE = < 250' PER IBC TABLE 1017.2
- COMMON PATH OF TRAVEL = < 100' PER IBC 1006.2.1
- MINIMUM DISTANCE BETWEEN EXITS SHALL BE GREATER THAN 1/3 DIAGONAL DISTANCE OF AREA SERVED - REFER TO EGRESS PLANS

OCCUPANT LOAD SUMMARY (PER IBC TABLE 1004.5):

1ST FLOOR (S-1) OCC.	29,541 S.F./500 =	60 OCC.
1ST FLOOR (B) OCC.	1,339 S.F./150 =	9 OCC.
2ND FLOOR (S-1) OCC.	30,791 S.F./500 =	62 OCC.
3RD FLOOR (S-1) OCC.	38,541 S.F./500 =	77 OCC.
4RD FLOOR (S-1) OCC.	38,541 S.F./500 =	77 OCC.
TOTAL OCCUPANT LOAD:		285 OCC.

21-0330
08/03/2021

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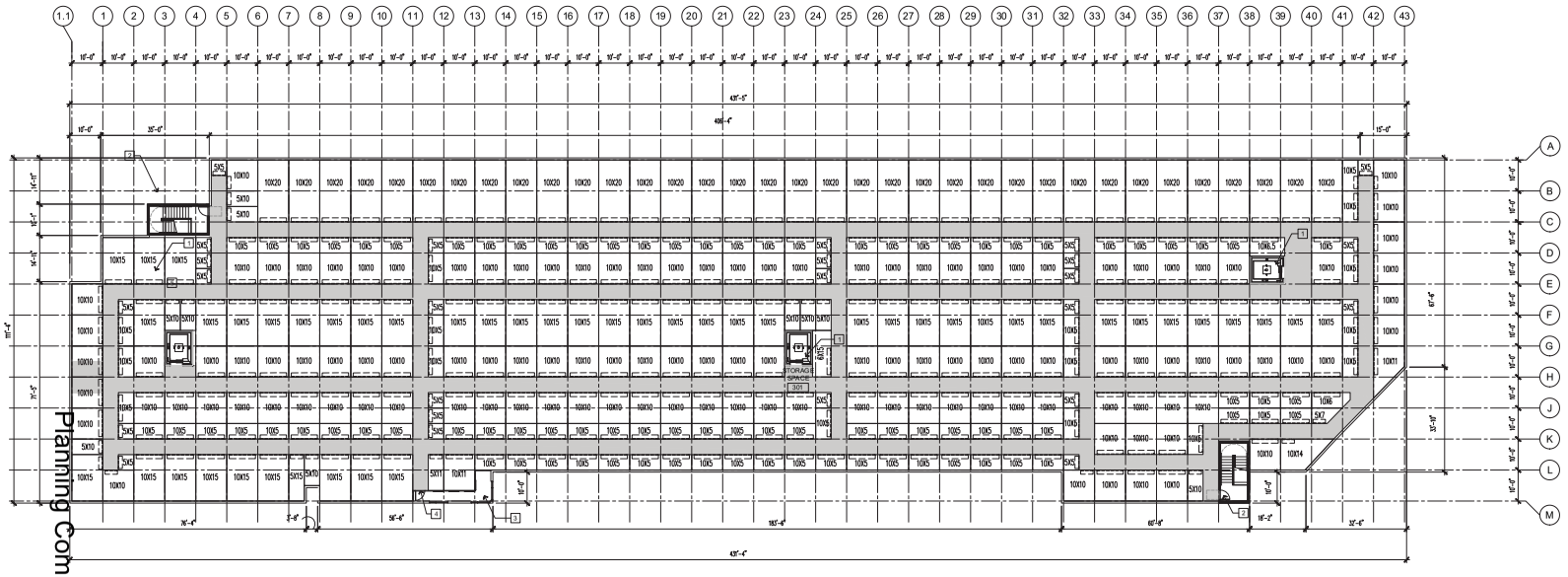
FIRST-SECOND FLOOR PLAN
A2.10

Planning Commission August 10, 2021 - Page 441



THIRD FLOOR PLAN

SCALE: 1" = 16'-0"

KEY NOTES

1. ELEVATOR
2. STAIRS ACCESS
3. DISPLAY AREA
4. DISPLAY AREA ENTRY
5. ELEVATOR MACHINE ROOM

21-0330
08/03/2021

UNIT MIX

front	depth	total SF	# of units	3RD Floor RENTABLE SF
5	5	25	25	625
5	7	35	1	35
5	10	50	10	500
5	11	55	1	55
5	15	75	1	75
6	15	90	1	90
10	5	50	81	4050
10	6	60	1	60
10	6.5	65	1	65
10	10	100	89	8900
10	11	110	1	110
10	14	140	1	140
10	15	150	46	6900
10	20	200	35	7000
			294	28,605
			avg unit size	97.30
			294	28,605
			total units	97.3 net rentable

TOTAL Gross Bldg Area (s.f.):	123,013
Net Bldg Area w/o Office (s.f.):	123,495
TOTAL # of Units:	897
TOTAL Net Rentable Area (s.f.):	90,003
Average Unit Size (s.f.):	103.34
efficiency:	74%

PLAN NOTES

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OCCUPANCY DATA

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3ND FLOOR (S-1) OCC.	38,541 S.F./500 =	77 OCC.
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TOTAL OCCUPANT LOAD:		285 OCC.

Planning Commission August 10, 2021 - Page 442

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THIRD FLOOR PLAN

A2.20



21-0330-VAR1, 21-0330-SUP1 AND 21-0330-SDR1 - APPLICANT: METRO COMMERCIAL REALTY CORPORATION - OWNER: 4700 RANCHO, LLC
EAST SIDE OF RANCHO DRIVE, SOUTH OF LONE MOUNTAIN ROAD

06/07/2021



21-0330-VAR1, 21-0330-SUP1 AND 21-0330-SDR1 - APPLICANT: METRO COMMERCIAL REALTY CORPORATION - OWNER: 4700 RANCHO, LLC
EAST SIDE OF RANCHO DRIVE, SOUTH OF LONE MOUNTAIN ROAD

06/07/2021

Magellan
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May 20, 2021

Las Vegas Self Storage
4700 N. Rancho Dr.
Las Vegas, NV 89130

Issue:

Development of a 4 story, 140,602 square foot self-storage building with covered RV Storage Parking at the rear. The development would propose a 45' high building elevation with a footprint at 71'-0" and 3rd and 4th floors above at 56'-0" from the property line adjacent to a Residential Zone. The code required setback for a building of this height would be 135'-0". We are requesting a Variance to develop our 45' high building at a reduced distance from the adjacent residential property.

Information:

Number of Employees – There will be 4 to 5 / No Proposed Residents.

Hours of Operation - Office hours will be 9:00 am to 6 pm on the weekdays (10 am-4 pm Saturday, 10 am-2 pm Sunday).

Similar Developed Projects – The developer has constructed several other state-of-the-art projects similar to this at various locations across the United States, many of which have won design awards or become a beacon of design in the communities in which they are constructed.

State License Requirements – There are no state license requirements.

Sustainability (if applicable – if yes, please explain)	***Yes***	***No***
Will this project participate in the City of Las Vegas Green Building Program?		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water savings measures? **This project will likely provide for solar panels on the covered RV Parking.**	X	
Is there connectivity to adjacent parcels?		X
Will the proposed project qualify as a walkable community (for Residential and Mixed-Use projects only)? **N/A**		
Is the project using any means of sustainable construction? **This project will provide covered RV parking, a white roof, drought tolerant landscape and a fully insulated structure with climate-controlled ranges of 70 to 85 degrees.**	X	
Will this project meet the intent of the Urban Forestry Initiative?		X
Will the project provide any bicycle parking?		X
Will the project provide any electric vehicle recharging stations?		X

21-0330
05/20/2021

Findings:

Metro Commercial Realty Corporation Investor and Magellan Architecture are seeking a Site Development Plan to construct what we expect to be the nicest Self-Storage Facility in the Las Vegas area. This facility will be a state-of-the-art, Class V5, 4 level (45' tall) 138,664 square foot, climate controlled self-storage building containing an accessory storage office for unit rentals and some packing materials. There will also be 30 covered RV/Boat storage spaces along with 25 standard parking spaces and 2 accessible stalls. On the 2.56 Acre, 111,514 square foot site, the building will cover 28% of the site area. Development of the proposed project would include utility connections, drainage improvements, grading, landscaping, buffer enhancements, and all associated improvements. Also included, will be a new trash and recycle enclosure.

The proposed development is compatible with the adjacent development and other development in the area. It is consistent with General Plan, this title, the Design Standards Manual, the Landscape, Wall, and Buffer Standards and other duly adopted city plans policies and standards (aside from the requested variance). The current property owner is in the process of installing a left-hand turn lane into the center median which will allow southbound traffic to safely make a left-hand turn into the site and create left in / left out site access (See enclosed progress plans including civil grading and drainage). From there, the development will provide for complete circulation around the site. Since the storage use has one of the least demanding traffic impacts, we do not anticipate any effect on adjacent neighborhoods or roadways.

The architecture will be a mixture of modern commercial architecture with elevations including a CMU base, metal paneling/stucco and metal framed canopies and belly bands/reveals as accents. The design will also include a majority of vision glass with some spandrel glass at the main points of access and other specified locations to break up the building. Note that there are no proposed windows to the rear of the project towards the residential parcels to ensure that there are not any issues with privacy, especially with our requested proximity. Construction will be a Type II-A, non-combustible, fully sprinklered structure, utilizing the newest version of the California Building Code and Las Vegas Municipal and Design codes. Landscape area would take approximately 18,515 sf of the site with an assortment of trees and shrubs throughout (see Landscape Plan) which are both drought tolerant and appropriate for this area and the City. The site will be fenced and gated for security with the required Fire Department Accessibility features.

Planned office hours will be 9:00 am to 6 pm on the weekdays (10 am-4 pm Saturday, 10 am-2 pm Sunday). There will be 4-5 employees. Staff and storage tenants will generally be able to access the facility with a security code from 7 am to 7 pm daily and RV/Boat storage will be able to access their vehicles with a separate security code from 7am to 9pm.

21-0330
05/20/2021

The shape of the site is long and narrow with sharp acute angles reducing the developable area. Once we plan for the circulation at the front of the building and the setback at the rear, we would be left with a 22' wide buildable area along access areas without parking and no building of that height in areas with parking. There is an existing 6' high wall at the rear of the property adjacent to the residential property where there are existing 3-story homes. If we were to build a wall tall enough to screen view of our property, it would severely limit the view and light into those adjacent residences. What we are proposing is to construct a building far enough away that the residential property would retain its light and open view with a highly enhanced rear elevation that would mimic the look of a modern multifamily residence. We feel that the project as designed would not cause any detriment to the public good and would in fact enhance the adjacent uses with great architectural design, reduced noise pollution from N. Rancho Drive and a minimized activity as opposed to other commercial uses. The planned new construction will hopefully bring a high-quality project to the local residents which will address the current demand for this use and help improve the aesthetics of the surrounding area.

Thank you,

Patrick R. Andersen
Principal
Magellan Architecture and Metro Commercial Realty Corporation

21-0330
05/20/2021

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**21-0330-SDR1**
PROJECT:	**LAS VEGAS SELF STORAGE**
LOCATION:	**138-02-102-014**
MEETING DATES:	**JULY 13, 2021, PLANNING COMMISSION & AUGUST 18, 2021, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

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

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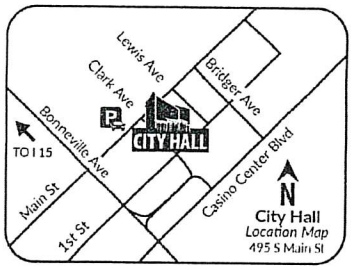

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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21-0330 and 21-0330-SUP1 and 21-0330-SDR1

Planning Commission Meeting of **07/13/2021**

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Submitted after final agenda
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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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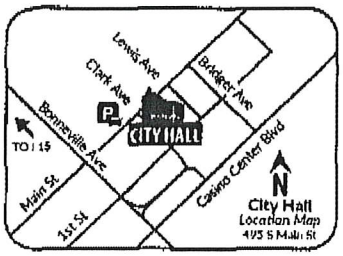

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0330 and 21-0330-SUP1 and 21-0330-SDR1

Planning Commission Meeting of **07/13/2021**

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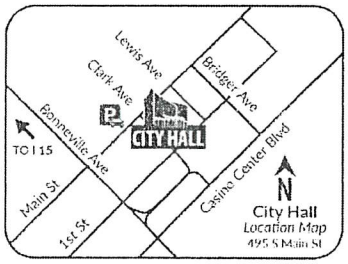
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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

Please use available blank space on card for your comments.

21-0330 and 21-0330-SUP1 and 21-0330-SDR1

Planning Commission Meeting of **07/13/2021**

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City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BPS MANAGEMENT, LLC - OWNER: 4700 RANCHO, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0330-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0330-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0330-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 370

PROTESTS 1

APPROVALS 0

Submitted after Final Agenda

SS

ITEM 21(a-b)

** CONDITIONS **

21-0330-SUP1 CONDITIONS

Planning

1. Approval and conformance to the Conditions of Approval for Site Development Plan Review (21-0330-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.

21-0330-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0330-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.

SS

3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 08/03/21, except as amended by conditions herein.

4. A Waiver from Title 19.08.040 is hereby approved, to allow the mini-storage building to be set back from the minimum setback line where required to be placed at the minimum setback line or behind the front landscape buffer.

5. A Waiver from Title 19.08.040 is hereby approved, to allow the rear elevation of the building to differ in design where all sides of a building shall be coherently designed and treated.

6. An Exception from Title 19.08.040.F is hereby approved, to allow three parking lot trees where seven 24-inch box shade trees 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. 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.

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. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development. 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.

15. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the proposed driveway, median modification, and any other private improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction. If a traffic study is required by NDOT, provide a copy to the City of Las Vegas.

16. Connect to the public sewer system at a location acceptable to the City of Las Vegas Public Works Sanitary Sewer Section.

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. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Drive Capital Improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 35-foot tall, three-story, 124,835 square-foot Mini-Storage Facility on 2.56 acres of vacant land on the east side of Rancho Drive, approximately 375 feet south of Lone Mountain Road.

The original request was for a 45-foot tall, four-story, 138,664 square-foot facility; after the project was abeyed from the July 13, 2021 Planning Commission meeting, the applicant made changes that decreased the intensity of site development, including a reduction in height and number of storage units as well as the elimination of recreational vehicle and boat spaces adjacent to existing residential dwellings.

ISSUES

- This item was held in abeyance at the July 13, 2021 Planning Commission meeting to allow time for the applicant to hold a neighborhood meeting with the applicant. A neighborhood meeting was scheduled for August 5, 2021 at 5:30 p.m.
- The Mini-Storage Facility use is a conditional use in the C-2 (General Commercial) zoning district. The proposal does not meet the conditional use regulation requiring the exterior wall of the mini-storage building to be constructed of CMU block; pursuant to Title 19.12.040(B), a Special Use Permit is therefore required. Staff recommends approval.
- The Clark County Department of Aviation 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.
- As designed, the access from Rancho Drive into the primary onsite drive aisle and from the primary onsite drive aisle onto Rancho Drive is inadequate to accommodate large recreational vehicles. This may create traffic conflicts on Rancho Drive adjacent to the site. The applicant has eliminated onsite storage for recreational vehicles, reducing the opportunity for traffic conflicts.
- A Waiver of Title 19.08.040 is requested to allow the mini-storage building to be set back from the minimum setback line where required to be placed at the minimum setback line or behind the front landscape buffer. Staff recommends approval of the waiver if the Site Development Plan Review is approved.

SS

- A Waiver of Title 19.08.040 is requested to allow the rear elevation of the building to differ in design where all sides of a building shall be coherently designed and treated. Staff recommends approval of the waiver if the Site Development Plan Review is approved.
- An Exception from Title 19.08.040.F is requested to allow four parking lot trees where seven 24-inch box shade trees are required. Staff approves the Exception.

ANALYSIS

The subject lot has been used for several years for temporary seasonal outdoor sales but is currently vacant. A total of 897 storage units are proposed, all with interior access. Boat and recreational vehicle storage accessory to the Mini-Storage use had originally been proposed at the rear of the building but is no longer proposed for the development.

The site is zoned C-2 (General Commercial), which allows a Mini-Storage Facility use as a conditional use. Pursuant to Title 19.12.040, if any of the conditions of the use listed in Title 19.12.070 cannot be met, a Special Use Permit is required. Prior to the July 13 Planning Commission meeting, Conditional Use Regulation 2 regarding screening of stored recreational vehicles and Conditional Use Regulation 6 regarding exterior wall materials were not being met. Following the July 13 Planning Commission hearing, the applicant revised the submitted plans to eliminate all recreational vehicle and boat storage spaces, thereby satisfying Conditional Use Regulation 2. Only the ground floor of the proposed building consists of decorative block, and therefore Conditional Use Regulation 6 is only partially satisfied. A Special Use Permit must still therefore be approved for the Mini-Storage Facility use.

A Mini-Storage Facility is defined by Title 19.18 as "a facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment." The applicant has proposed 897 storage units of various sizes not exceeding 200 square feet. The storage units are all completely enclosed. This use is conditional within the C-2 zoning district with the following conditions:

1. No more than one manager's security residence shall be permitted.

   The proposed use meets this requirement. While there is an onsite leasing office, no security residence is indicated on the submitted plans.

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.

The proposed meets this requirement. All storage will be within completely enclosed storage units. The units will have access from the interior of a building. Thirty spaces for recreational vehicles, which per Title 19.18 includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach home and converted trucks or buses, were initially proposed along the east side of the building, but have been removed from the submitted plans.

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 use meets this requirement. These activities will be prohibited by the applicant through an operating agreement with its customers.

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 does not plan to offer truck rental to its customers at this facility.

5. Truck and trailer storage shall be screened from streets and adjacent properties.

   Truck and trailer storage is not proposed as part of this use. There is currently a six-foot CMU perimeter wall along the east side of the property adjacent to three-story residences; however, no additional screening is proposed.

6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

   The proposed use partially meets this requirement. The exterior wall of the ground level is proposed to be constructed with decorative CMU in varying colors and patterns; however, the building is set back 33 feet from the adjacent residential use.

Access to the proposed development is from Rancho Drive. This access is currently right-in, right-out only. The applicant has proposed a 63-foot wide driveway design with a median break that must be approved by the Nevada Department of Transportation (NDOT) prior to construction of any of these improvements. If denied by NDOT, the site plan would need to be revised to accommodate NDOT's requirements. A condition of approval addresses this issue.

The previous design of the proposed driveway had a limited throat depth that would make turns into the site from northbound Rancho Drive difficult for recreational vehicles. In the same way, turns onto Rancho Drive from the driveway may require large vehicles to take a wider angle and thus block traffic in the right lane(s). To remedy this issue, the building has been moved east to accommodate a greater driveway throat depth. Elimination of the recreational vehicle and boat storage spaces could also greatly reduce traffic conflicts associated with the proposed access.

Title 19 parking standards for the Mini-Storage Facility use require 18 spaces, plus five spaces on the outside of security gates. The site plan indicates five spaces outside of gates and 20 spaces inside of gates in conformance with code requirements. In addition, five loading spaces are provided.

A 24-foot drive aisle is proposed to the east of the building. A proposed nine-foot landscape buffer and existing six-foot block wall separate development from an existing residential development containing three-story homes zoned R-PD11 (Residential Planned Development – 11 Units per Acre). A previous development (SDR-5813) consisting of a single story, 38-foot tall office/warehouse shell building was approved on this site in 2005, which Planning staff did not support. That approval required an eight-foot tall screening wall along the east property line and no outdoor storage. A Variance to allow reduction of the residential adjacency setback requirement from the R-PD11 residential development was also approved. The approvals expired in 2007. In 2009, an ordinance was adopted (Ordinance #6041) that restricted applicability of Title 19 residential adjacency standards to nonresidential development located adjacent to property in certain standard residential zoning districts only. Residential adjacency standards therefore do not apply to this proposed development.

The Clark County Department of Aviation has provided the following comments:

> Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable

airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. The applicant is required to file Form 7460-1, "Notice of Proposed Construction on 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 feet in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

A condition of approval has been added to address this issue.

A Waiver of Title 19 commercial development standards is requested to allow the mini-storage building to be placed behind the front setback line where it should be placed at the setback line or behind additional landscaping at the front of the property. In this case, the building would be placed 28 feet behind the proposed 24-foot landscape buffer along Rancho Drive to allow for an access lane with gates for patrons. This access lane functions much like a single drive through lane, which Title 19.08.040 allows as an exception to the building placement requirement. Staff therefore recommends approval of the Waiver.

A Waiver of Title 19 commercial development standards is also requested to allow a differing design on the rear face of the building where Title 19 requires all sides to be coherently designed and treated. The rear elevation of the building is proposed to have the appearance of a multistory multi-family building to break up large wall spaces. The front, western-facing side of the building will feature windows. As the building is proposed to face residential dwellings, it is appropriate that windows be minimized to eliminate glare. The rear, eastern-facing side of the building will otherwise feature a similar design consisting of alternating areas of metal panels and cement plaster. Staff therefore recommends approval of this waiver.

SS

Landscaping at the perimeters is consistent and meets Title 19 requirements for buffering. Five additional 24-inch box trees were added to the buffer on the east property line from the original submittal to conform to Title 19. Parking lot trees are provided at the parking rows on the north and south sides of the site, but not in the main parking area. Staff approves an Exception from Title 19 landscape standards for this area, as there is insufficient planting space for 24-inch box trees at this location and relatively few spaces are provided.

For security purposes, a six-foot tall wrought iron fence is proposed around the perimeter of the property. The height reduces to five feet within the front yard setback area as required by Title 19. No additional screen wall is proposed along the east property line separating this site from the adjacent residential development. Title 19.08 merely requires a minimum six-foot tall perimeter wall where commercial uses are adjacent to residential zoning districts.

A mini-storage use is appropriate for this site, which is located along a wide commercial corridor with compatible uses. The east wall of the mini-storage building is set back from the adjacent residential properties, justifying the use of materials other than decorative CMU block that are consistent with the proposed design of the building on all four sides. The revisions to the plans made by the applicant have effectively reduced the intensity of the site. As a result, the use can be conducted in a manner that is harmonious and compatible with the adjacent uses. Staff therefore recommends approval of both the Special Use Permit and Site Development Plan Review, with conditions if approved.

FINDINGS (21-0330-SUP1)

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

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

   The proposed Mini-Storage Facility use can be conducted in a compatible and harmonious manner with the adjacent single-family residential development to the east and with existing and future commercial uses along Rancho Drive.

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

The subject site can suitably accommodate a mini-storage facility. The design of the site was revised to diminish the intensity of the use, increasing its compatibility with neighboring development.

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 property is from Rancho Drive, a 125-foot Expressway right-of-way. Rancho Drive is adequate in size to meet the requirements of the proposed Mini-Storage Facility 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 Mini-Storage Facility use is subject to license review and regular inspection for compliance with municipal codes to ensure public health, safety and welfare and the City's goals.

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

   As part of the determination on a Special Use Permit, the Planning Commission or City Council may add requirements for operation of the Mini-Storage Facility use.

FINDINGS (21-0330-SDR1)

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

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

   The proposed mini-storage development is designed to a scale that is consistent with the adjacent residential and commercial development. The building height and number of storage units was decreased, and recreational vehicle and boat storage was eliminated from the site plan.

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

The proposed development requires waivers of Title 19.08 Commercial Development Standards, which staff supports. A Special Use Permit is required, as not all of the requirements for a Mini-Storage Facility use can be met by the proposal.

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

The design of the driveway in and out of the site and a proposed break in the Rancho Drive median are subject to review and approval from NDOT. If the design is denied, a new Site Development Plan Review would be required. The plans have been revised to move the building further away from Rancho Drive to allow for a greater throat depth and wider turns into and from the provided onsite access lane.

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

Building materials consist of colored cement plaster, corrugated metal panels and CMU block exteriors with metal frames at the storefront. Windows are provided and are appropriate at the front of the building. The landscape materials provided are drought-tolerant and appropriate for this area. Additional trees are requested to be placed in the perimeter buffer along the east property line.

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 aesthetically pleasing and are generally treated with a consistent level of detail on all sides, with the exception of no windows on the east elevation. A Waiver is requested and is supported by staff.

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

Development of the site is subject to permit review and inspection, thereby protecting the health, safety and welfare of the public.

SS

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/24/99	The City Council approved a request for a General Plan Amendment (GPA-0003-99) of a portion of the Northwest Amendment to the General Plan from SC (Service Commercial) to GC (General Commercial) on 6.00 acres on the east side of Rancho Drive, approximately 370 feet south of Lone Mountain Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/24/99	The City Council approved a request for a Rezoning (Z-0008-99) from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) on 6.00 acres on the east side of Rancho Drive, approximately 370 feet south of Lone Mountain Road. The included site development plan indicated a proposed new auto sales dealership and accessory uses would be developed on the site. The Planning Commission and staff recommended approval. The Resolution of Intent expired 05/24/00.
11/28/00	A Parcel Map (PM-0013-00) to create two legal parcels on 11.07 acres on the east side of Rancho Drive, 367 feet south of Lone Mountain Road was recorded.
07/07/04	The City Council approved a request for a General Plan Amendment (GPA-4072) to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from O (Office) and GC (General Commercial) to MLA (Medium Low Attached Density Residential) on 10.95 acres at the southwest corner of Lone Mountain Road and Torrey Pines Drive. The Planning Commission recommended approval; staff recommended denial. The subject area was located within one of the parcels that was part of the request; however, it was excluded from the actual request.
	The City Council approved a request for a Rezoning (GPA-4202) from O (Office), R-E (Residence Estates) and C-2 (General Commercial) to R-PD11 (Residential Planned Development – 11 Units per Acre) on 10.95 acres at the southwest corner of Lone Mountain Road and Torrey Pines Drive. The Planning Commission recommended approval; staff recommended denial. The subject area was located within one of the parcels that was part of the request; however, it was excluded from the actual request.

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07/07/04	The City Council approved a request for a Site Development Plan Review (SDR-4204) for a proposed 125-lot single family residential development on 10.95 acres at the southwest corner of Lone Mountain Road and Torrey Pines Drive. The Planning Commission recommended approval; staff recommended denial. The subject area was located within one of the parcels that was part of the request; however, it was excluded from the actual request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/22/04	The Planning Commission approved a Tentative Map (TMP-4627) for a 125-lot single family residential subdivision (Lone Mountain/Torrey Pines) on 10.95 acres at the southwest corner of Lone Mountain Road and Torrey Pines Drive. The Planning Commission recommended approval; staff recommended denial. The subject area was located within one of the parcels that was part of the request; however, this area was excluded from the actual request.
03/01/05	A Record of Survey for a Boundary Line Adjustment (BLA-5328) between properties generally located at the southwest corner of Lone Mountain Road and Torrey Pines Drive was recorded, resulting in the creation of the subject Assessor parcel on 2.56 acres on the east side of Rancho Drive, approximately 275 feet south of Lone Mountain Road.
03/17/05	A Final Map (FMP-5647) for a 124-lot single family residential subdivision (Lone Mountain/Torrey Pines) on 9.69 acres at the southwest corner of Lone Mountain Road and Torrey Pines Drive was recorded.
04/06/05	The City Council approved a request for a Variance (VAR-5808) to allow a 37-foot setback where residential adjacency standards required a minimum setback of 84 feet from a proposed office/warehouse development on 2.56 acres on the east side of Rancho Drive, approximately 500 feet south of Lone Mountain Road. The Planning Commission recommended approval; staff recommended denial. The approval expired 04/06/07.
	The City Council approved a request for a Site Development Plan Review (SDR-5813) for a proposed 38,000 square-foot office/warehouse development with a waiver of building placement, perimeter and parking lot landscaping requirements on 2.56 acres on the east side of Rancho Drive, approximately 500 feet south of Lone Mountain Road. The Planning Commission recommended approval; staff recommended denial. The approval expired 04/06/07.

SS

11/25/20	Department of Planning staff administratively approved a Temporary Commercial Permit (100029-TCP) for a temporary Christmas tree sales lot at 4700 North Rainbow Boulevard between 11/28/20 and 12/25/20.
	Department of Planning staff administratively approved a Temporary Sign Permit (100009-TSP) for a temporary Christmas tree sales lot at 4700 North Rainbow Boulevard between 11/28/20 and 12/25/20.
07/13/21	The Planning Commission voted to hold these items (21-0330-SUP1 and 21-0330-SDR1) in abeyance to the 08/10/21 Planning Commission meeting to allow the applicant to hold a neighborhood meeting.

Most Recent Change of Ownership	
12/24/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/01/20	A temporary business license (PMT20-01949) was issued for Christmas tree sales at 4700 North Rancho Drive between December 10-25, 2020.
02/23/21	A building permit (C21-00947) was issued to permanently dismantle and remove an existing off-premise sign at 4700 North Rancho Drive. A final inspection was completed 04/22/21.

Pre-Application Meeting	
05/17/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a proposed mini-storage development.

Neighborhood Meeting	
08/05/21	At the request of the Planning Commission, a neighborhood meeting was held to allow for additional public input on the proposed project. The meeting was held at the Santa Fe Station Conference Center, Room D - Second Floor, 4949 North Rancho Drive in Las Vegas.

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

Field Check	
06/07/21	The site is undeveloped and cleared of vegetation and debris. An existing six-foot block wall separates the subject property from a residential subdivision with three-story homes. The interior facing side of the wall is decorative. No sidewalk or amenity zone has been constructed along Rancho Drive. Temporary chain link fencing has been installed along Rancho Drive. Above-ground power lines are also located along Rancho Drive.

Details of Application Request	
Site Area	
Net Acres	2.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	General Retail Store, Other Than Listed	GC (General Commercial)	C-2 (General Commercial)
	Package Liquor Off-Sale Establishment		
	Mini-Storage Facility		
South	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
East	Single Family, Detached	MLA (Medium Low Attached Density Residential)	R-PD11 (Residential Planned Development – 11 Units per Acre)
West	Auto Repair Garage, Minor	GC (General Commercial)	C-2 (General Commercial)
	Undeveloped		

SS

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
A-O (Airport Overlay) District (175 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails (Pedestrian Path – east side of Rancho Drive)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	111,514 SF	N/A
Min. Lot Width	100 Feet	558 Feet	Y
Min. Setbacks			
• Front	10 Feet	55 Feet	Y
• Side	10 Feet	37 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	33 Feet	Y
Max. Lot Coverage	50 %	35 %	Y
Max. Building Height	Unlimited	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

SS

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	8 Trees	Y
• South	1 Tree / 30 Linear Feet	7 Trees	7 Trees	Y
• East	1 Tree / 20 Linear Feet	25 Trees	25 Trees	Y
• West	1 Tree / 20 Linear Feet	18 Trees	18 Trees	Y
TOTAL PERIMETER TREES		**57 Trees**	**58 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	3 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		9 Feet	Y
• West	15 Feet		24 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet adjacent to residential along E property line	Y

*An Exception is requested. See Exception table below.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Expressway	Master Plan of Streets and Highways Map	110	Y*

*No additional right-of-way is required; however, the applicant is responsible for constructing offsite improvements adjacent to the subject site. Along this section of Rancho Drive, a 5' sidewalk and 5' amenity zone is required adjacent to the east side of Rancho Drive. The submitted site plan indicates a 10' sidewalk and 5' amenity zone.

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	
Mini-Storage Facility	897 storage units	1 space per 50 units, plus min. 5 spaces outside security gates for customers	23				
TOTAL SPACES REQUIRED			23		25		Y
Regular and Handicap Spaces Required			22	1	23	2	Y
Loading Spaces	124,835 SF	3, plus 1 add'l per 100,000 SF over 50,000 SF	4		5		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings for standalone projects should be located at the front of the site at the minimum setback line, with the exception of additional width landscaping or a single drive-through lane	To allow the mini-storage building to be placed 28 feet behind the western perimeter landscape buffer	Approval
All sides of a building shall be coherently designed and treated	To allow the rear elevation of the mini-storage building to be windowless	Approval

SS

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24" box shade tree per six uncovered spaces in islands, plus one 24" box shade tree at the ends of each parking row	To allow 3 parking lot trees where 7 are required	Approval

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
21a

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

SUBJECT:
ABEYANCE - 21-0330-SUP1 - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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: August 10, 2021

Agenda Item No.:
21b

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

SUBJECT:
ABEYANCE - 21-0330-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, 140,602 SQUARE-FOOT, 1,036-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING PLACEMENT AND ARCHITECTURAL DESIGN STANDARDS

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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: August 10, 2021

Agenda Item No.:
22

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

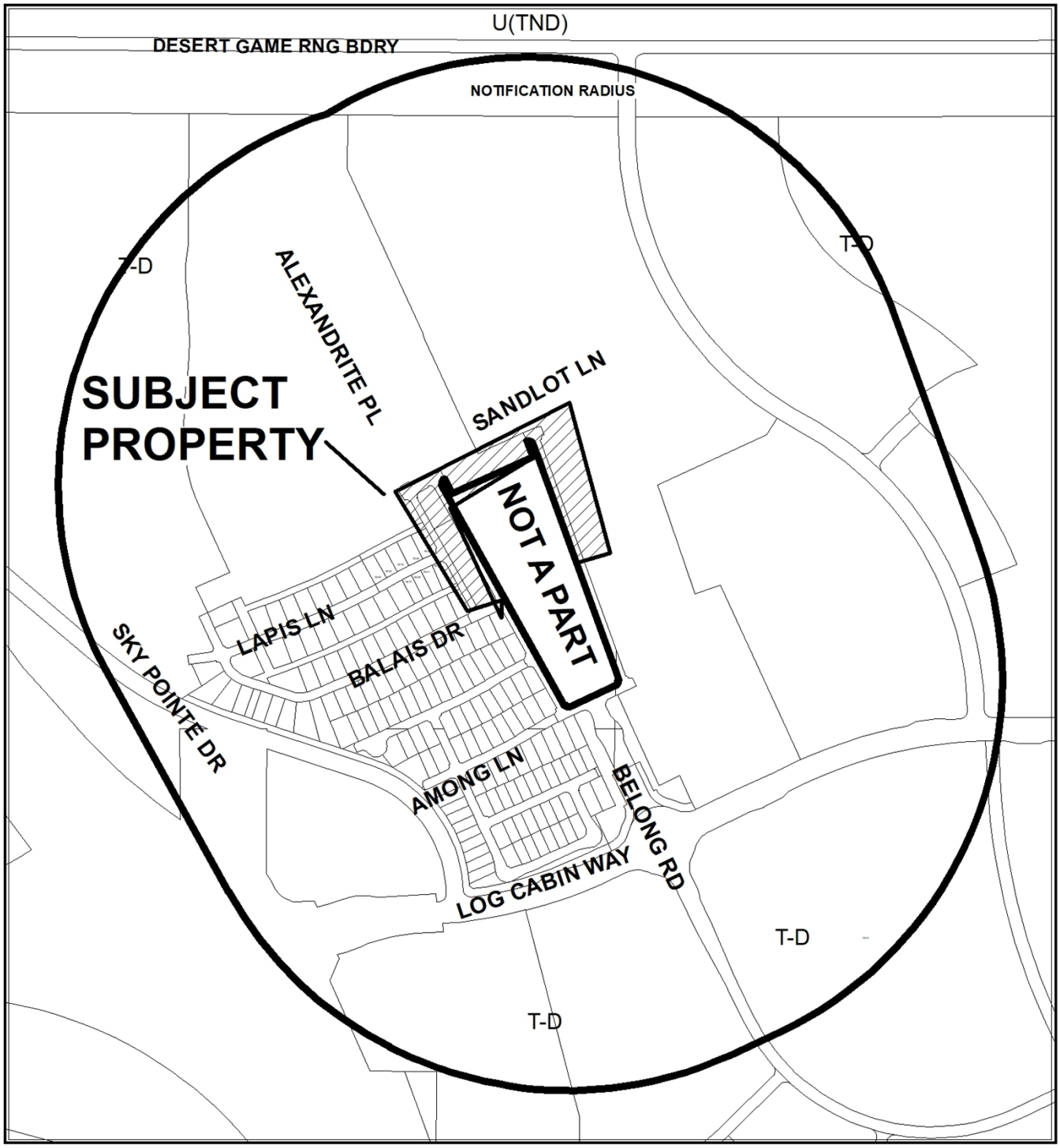
SUBJECT:
ABEYANCE - 21-0334-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SHEA HOMES, LP - OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request TO ALLOW MULTIPLE ADDRESSES FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE ONE PRIMARY ADDRESS IS ALLOWED on a portion of 166.8 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore). 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
6. Backup Documentation Submitted for the July 13, 2021 Planning Commission Meeting



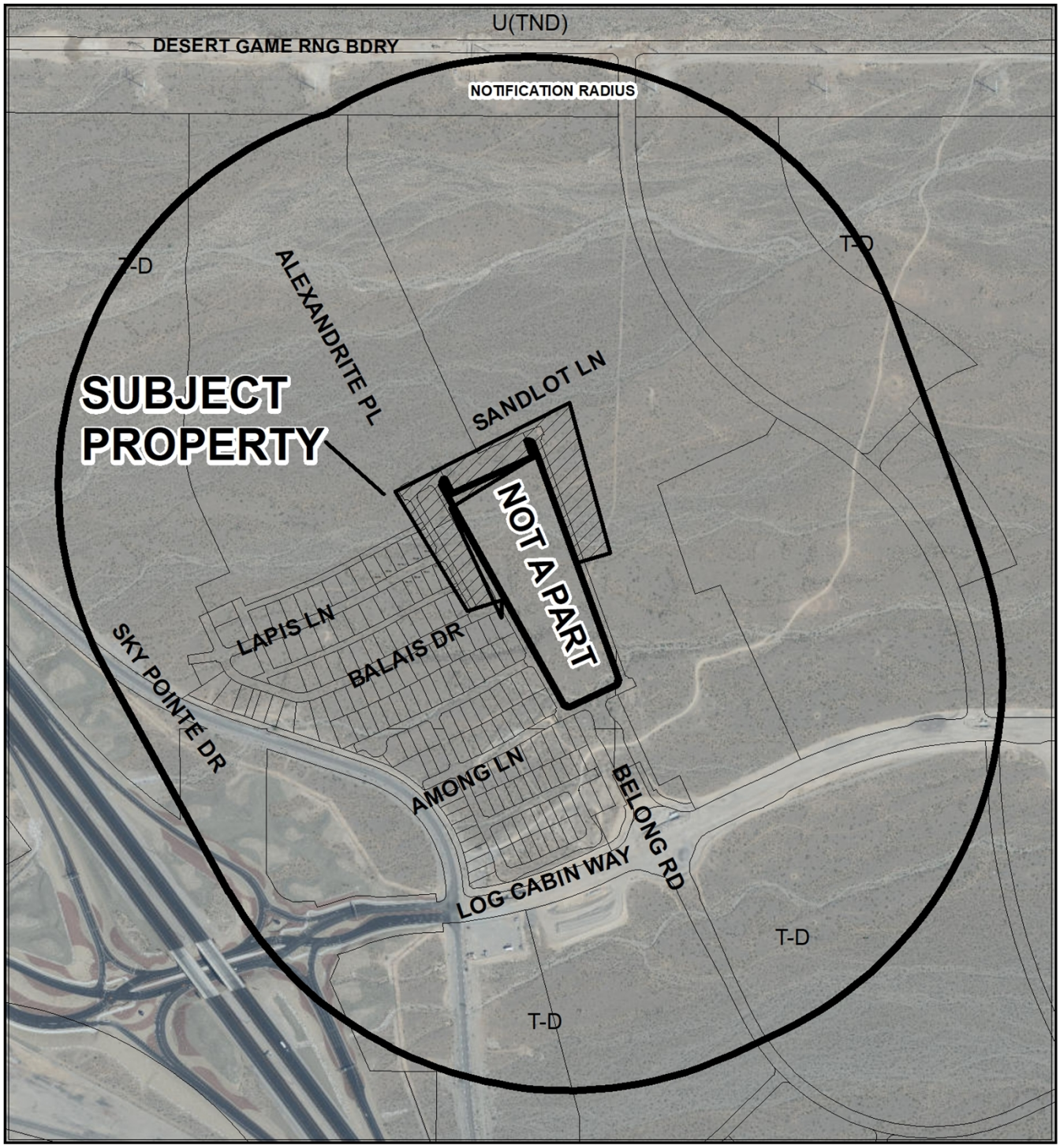
0 450 900 Feet

CASE: 21-0334-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

N



0 450 900 Feet

CASE: 21-0334-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SHEA HOMES, LP - OWNER: NORTHLAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0334-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 202

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0334-VAR1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to allow multiple addresses for a previously approved Multi-Family development generally located at the northeast corner of Log Cabin Way and Sky Pointe Drive.

ISSUES

- A Variance is requested to allow multiple addresses for a previously approved Multi-Family development. Staff does not support the request.
- The City of Las Vegas Fire Department have voiced their opposition to the proposal.

ANALYSIS

The subject site is zoned T-D (Traditional Development) with a TND (Traditional Neighborhood Development) special land use designation. It is home to the future Sunstone Masterplan community. Tentative Map (TMP-78230) to allow a 15-unit multi-family condominium and 159-lot single-family residential subdivision was previously approved by the Planning Commission on March 10, 2020. The applicant requests Variance (21-0334-VAR1) to allow multiple addresses for the previously approved Multi-Family portion of the development.

Pursuant to the Street Naming and Address Assignment Regulations, 2009 Edition, Section V1.A.1, “All multi-family residential developments shall be assigned an address (street number, direction, street name) corresponding to the appropriate hundred block. The development address shall be called the “Master Site Address or General Address.” Per the submitted justification letter, the applicant argues individual addresses would provide superior wayfinding for first responders within this age qualified community. This could save precious seconds by eliminating confusion for emergency services and ensure they arrive at the correct unit.

Objectives of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition include the assurance of rapid emergency response and competent growth management. In an effort to protect these objectives, staff recommends denial of all entitlement requests. If approved, they are subject to conditions.

FINDINGS (21-0334-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 failing to adhere to the requirements of the Street Naming and Address Assignment Regulations, 2009 Edition. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
06/19/19	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland Development Agreement) on approximately 628 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (DIR-76290). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Parks Agreement (DIR-76291). The Planning Commission and staff recommended approval.
02/10/20	A Final Map (FMP-77750) for a 20-parcel Master Planned Community (Sunstone) on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. was recorded.
05/12/20	The Planning Commission approved a request for a Major Modification (MOD-78606) of the Sunstone Development Standards to establish design guidelines for a future community park in the Active Adult area (Trilogy) designated within Sunstone. Staff recommended approval.
	The Planning Commission approved a request for a Special Use Permit (SUP-78437) for a 5,090 square-foot Restaurant with Alcohol use within a proposed clubhouse and 1,125 square feet of outdoor seating area in the Trilogy Sunstone community at the northeast corner of Log Cabin Way and Sky Pointe Drive. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-78438) for a proposed 16,381 square-foot community center and 500 square-foot guard building on a 6.82-acre portion of 552.21 acres at the northeast corner of Log Cabin Way and Sky Pointe Drive. Staff recommended approval.
07/14/20	The Planning Commission approved a Major Modification (MOD-78829) of the Sunstone Master Plan to subdivide previously approved Developer Parcel AQ into four new developer parcels, subdivide previously approved Developer Parcel H into two new developer parcels and to add four new residential street cross sections to the approved Sunstone Development Standards. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a Tentative Map (TMP-78830) for a 26-parcel master planned community [Sunstone Ver. 2] on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Drive. Staff recommended approval. The approval expires 07/14/24 if no final map is recorded on all or a portion of this area.
02/02/21	Department of Planning staff administratively approved a Minor Amendment (21-0010-SUP1) of an approved Special Use Permit (SUP-78437) for a 690 square-foot reduction of a Restaurant with Alcohol use where 5,090 square feet with a 1,125 square-foot outdoor seating area was previously approved.
	Department of Planning staff administratively approved a Minor Amendment (21-0010-SDR1) of an approved Site Development Plan Review (SDR-78438) for a 15,000 square-foot clubhouse/community center where 16,381 square feet was previously approved within a community park at the northeast corner of Log Cabin Way and Sky Pointe Drive.
02/03/21	A Final Map (100032-FMP) for a subdivision consisting of three large lots and nine residential lots (Parcel 3 at Sunstone Model Phase) on 166.80 acres at the northeast corner of Log Cabin Way and Sky Pointe Drive was recorded. The map is based on the original parent final map of Sunstone (FMP-77750) recorded 02/10/20.
03/25/21	A Final Map (100052-FMP) for a 150-lot single-family residential subdivision (Parcel 3 at Sunstone Phase 1) on 26.08 acres at the northwest corner of Log Cabin Way and Sky Pointe Drive was recorded.
07/13/21	The Planning Commission voted (7-0) to hold in ABEYANCE 21-0334-VAR1 to the August 10, 2021 Planning Commission meeting.

Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/25/20	An application (L20-02183) was processed for permit review of civil improvement plans for Sunstone Parcel 3 at the northeast corner of Log Cabin Way and Sky Pointe Drive. A permit has not been issued.
10/22/20	Applications for building permit review were processed for Trilogy Sunstone Community Center/Clubhouse Building A (C20-04116) at 10020 Hematite Place, Building B (C20-04117) at 10010 Hematite Place and onsite utilities and hardscapes (C20-04118) at 10031 Heliolite Place. Permits have not been issued. The Department of Planning denied its review pending approval of civil improvement plans for Sunstone Parcel 3 (Club). The Plan Check Reference Number is PRC20-00083.
11/23/20	Applications for building permit review were processed for Trilogy Sunstone Community Center/Clubhouse Building C (C20-04538) at 10011 Heliolite Place, and onsite utilities and hardscapes (C20-04539) at 10031 Heliolite Place. Permits have not been issued. The Department of Planning denied its review pending approval of civil improvement plans for Sunstone Parcel 3 (Club) and plans not matching the approved SDR. The Plan Check Reference Number is PRC20-00090.
03/22/21	A building permit (C20-03855) was issued for a 500 square-foot gate house at 9963 Belong Road. A final inspection has not been approved.
03/25/21	An application (C21-01386) was processed for building permit review for a standalone restroom building for a pool house at 9500 Log Cabin Way. A permit has not been issued.
03/31/21	An application (C21-01464) was processed for building permit review of engineered retaining and block walls at 10031 Heliolite Place. A permit has not been issued.

Pre-Application Meeting	
05/18/21	Staff conducted a pre-app meeting via email where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
06/03/21	Staff was unable to access the subject site due to ongoing construction.

Details of Application Request	
Site Area	
Net Acres	Portion of 166.80

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)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
		PCD (Planned Community Development)	U (Undeveloped)

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

DEVELOPMENT STANDARDS

Pursuant to the Street Naming and Address Assignment Regulations, 2009 Edition, the following standards are applicable to the proposed street name change:

Code Section	***Requirements***	***Proposed***
V1.A.1	All multi-family residential developments shall be assigned an address (street number, direction, street name) corresponding to the appropriate hundred block. The development address shall be called the "Master Site Address or General Address."	A Variance is requested to allow multiple addresses for a Multi-Family residential development

DocuSign Envelope ID: 429E83F5-1AA7-4EE1-8C49-C4AA40CDFC60

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) Sky Pointe & Log Cabin

Project Name Parcel 3 at Sunstone - Condos **Proposed Use** residential

Assessor's Parcel #(s) 125-06-211-013 **Ward #** 6

General Plan: Existing TD Proposed NA **Zoning:** Existing TD Proposed NA

Additional Information Request for Addressing to be done per unit on the condo product.

Property Owner Northland, LLC Contact Efraim Balizan

Address 9275 W. Russell Road #400 City Las Vegas State NV Zip 89148

E-mail efraim.balizan@lennar.com Phone

Applicant Shea Homes, LP Contact Rob Izer

Address 8800 N. Gainey Drive #370 City Scottsdale State AZ Zip 85258

E-mail rob.izer@sheahomes.com Phone

Representative Westwood Professional Services Contact Hannah Swan

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

E-mail lvproc@westwoodps.com/ hannah.swan@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.

DocuSigned by:

Property Owner Signature 2ABDCDA74BDC44E...

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

Print Name Robert Johnson, Authorized Agent

Subscribed and sworn before me

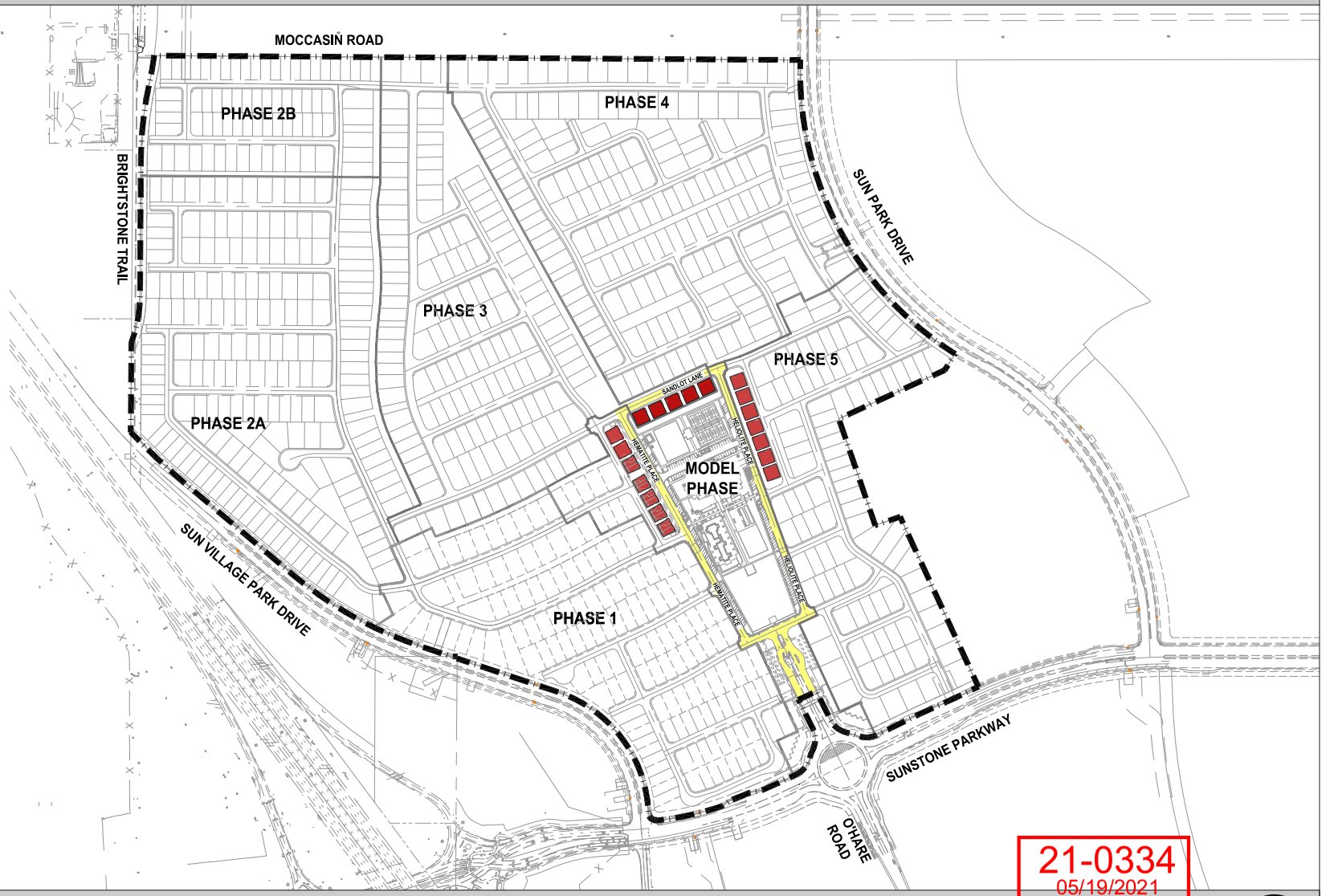
This 21ST day of APRIL, 20 21

Notary Public in and for said County and State

CASSANDRA VAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-4947-01
MY APPT. EXPIRES SEPTEMBER 20, 2024

21-9334
05/19/2021

PARCEL 3 AT SUNSTONE
VARIANCE EXHIBIT



LEGEND

VERTICAL TRIPLEX CONDO

Planning Commission August 10, 2021 - Page 490

21-0334
05/19/2021

Westwood
Westwood Professional Services, Inc.
Phone (702) 284-5300
westwoodps.com
5725 W. Badura Ave. STE: 100
Las Vegas, NV 89118

EXHIBIT

DATE: 5/5/21
SCALE: 1" : 400'
PROJECT #: SHE1901.000

J:\she1901-000 trilogy sunstone\dwg\figures\210505 triplex(variance) exhibit.dwg 5/5/2021 10:11 AM Ed Esguerra



21-0334
05/19/2021

*Individual street addresses

TRIPLEX CONDOMINIUM - ELEVATIONS

21-0334
05/19/2021



TRIPLEX CONDOMINIUM - SINGLE ELEVATION



21-0334-VAR1 - APPLICANT: SHEA HOMES, LP - OWNER: NORTHLAND, LLC
SOUTHWEST CORNER OF KYLE CANYON ROAD AND SKY POINTE DRIVE

06/03/2021

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

SHE1901-000

April 26, 2021

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

Re: **Variance Justification Letter for Parcel 3 at Sunstone (AQ)**
APN: 125-06-212-000, 125-06-211-018, 125-06-211-016, 125-06-211-017

On behalf of our client, SHLP, LLC, we respectfully request your review of the accompanying Variance application for the subject project. The project site is located immediately east of Sun Village Park Drive (formerly known as Skye Pointe Road) between Moccasin Road and Sunstone Parkway (formerly known as Kyle Canyon Road).

Parcel 3 at Sunstone is a marketable and livable community planning ideal with uncomplicated neighborhoods designed to respond to the core needs of its age qualified residents. The community is designed to create a pedestrian friendly environment that offers a diversity of housing opportunities and a highly amenitized recreation facility. One of these housing options is a three-story, vertical triplex condominium.

Per Unified Development Code Section 19.04.050 – Street Naming and Address Assignments, condominiums are addressed such that all units maintain the same street number but with different unit numbers. We would like to request a Variance of this Section so that each condominium may be addressed with unique street numbers for each unit. As a life and safety measure, individual condo addresses provide superior wayfinding for first responders within this age qualified community. This could save precious seconds by eliminating confusion for emergency services and ensure they arrive at the correct unit. The attached exhibit provides an elevation view of a typical vertical triplex building with the proposed individual addressing for each unit.

We appreciate your consideration in reviewing and approving this request. Please do not hesitate to contact me if you have any questions or comments.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Derick D.J Yoro, PE, LEED AP
Project Manager

21-0334
05/19/2021

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

July 12, 2021

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

Re: **Parcel 3 at Sunstone**
Address Variance (21-0334-VAR1)

Dear Ms. Eddowes:

On behalf of our client, SHLP, LLC, we respectfully request a continuance of Item 21-0334-VAR1 from the Planning Commission meeting of July 13, 2021 to August 10, 2021. The additional time will provide the applicant the ability to work with Staff and the Planning Commission on issues related to this item. Thank you for your consideration of this request.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Derick D.J Yoro, PE, LEED AP
Project Manager

Submitted after final agenda

RECEIVED
07/12/2021
ITEM 44

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
23

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

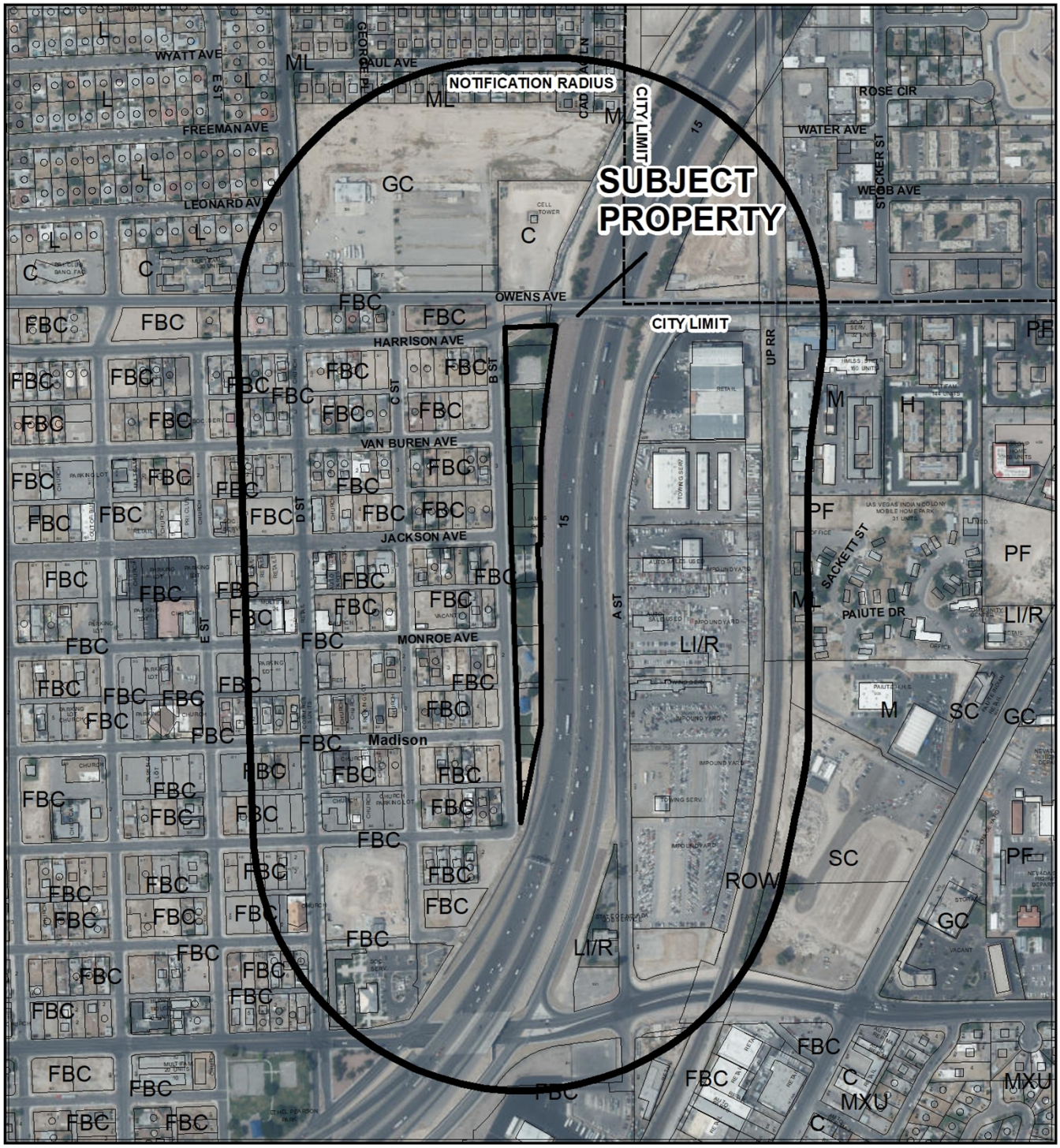
SUBJECT:
ABEYANCE - 21-0341 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 4.42 acres on the west side of Interstate 15 between Owens Avenue and Jefferson Avenue (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 09/01/2021

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 21-0341-GPA1
2. Land Use Map for 21-0341-GPA1
3. Location and Aerial Maps
4. Land Use Map for 21-0341-ZON1
5. Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Backup Documentation Submitted for the July 13, 2021 Planning Commission Meeting



0 425 850 Feet

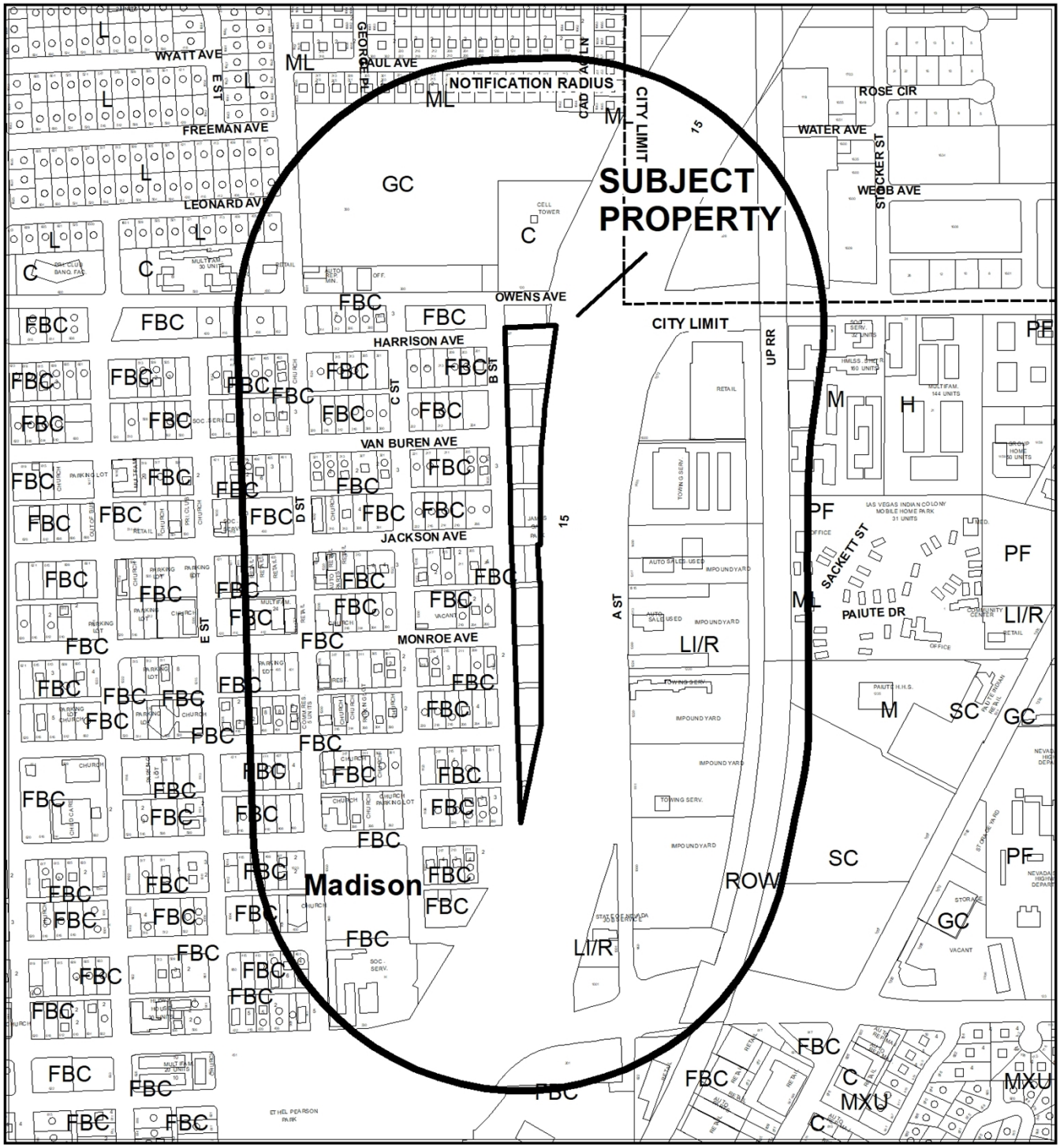
CASE: 21-0341-GPA1

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: ROW (RIGHT-OF-WAY)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)

N



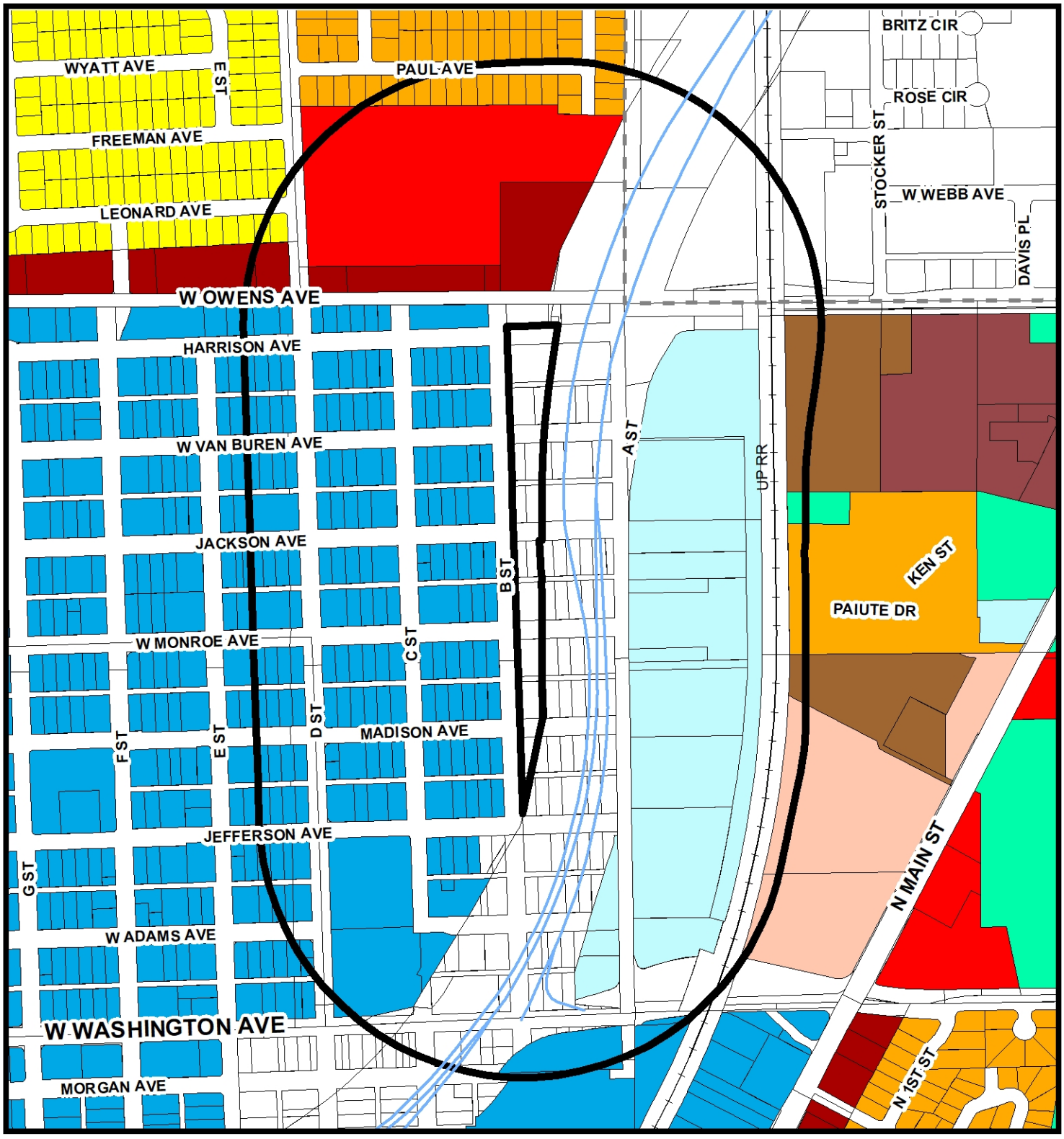
CASE: 21-0341-GPA1

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: ROW (RIGHT-OF-WAY)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)

21-0341-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
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM ROW TO FBC

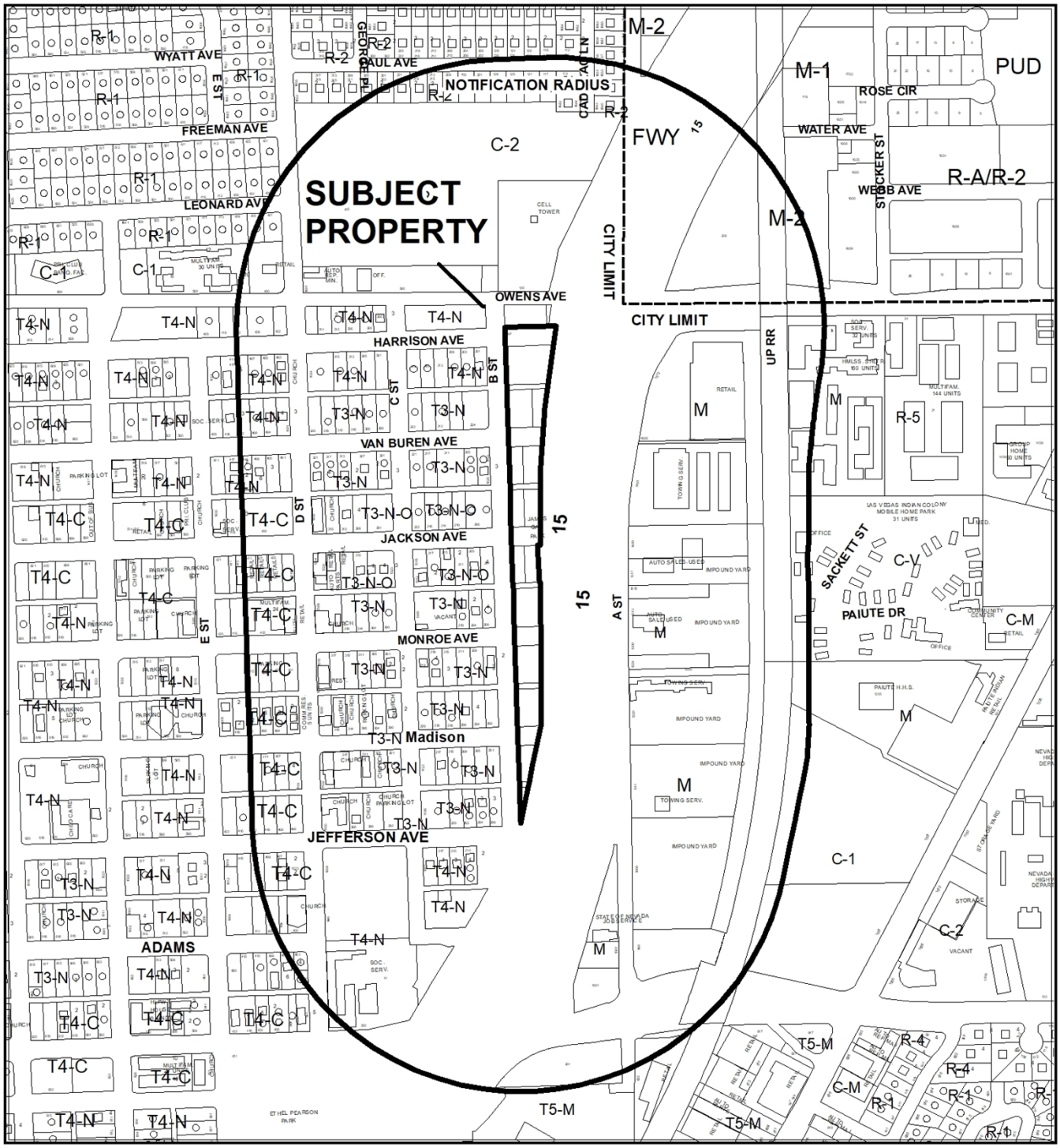
Subject Property

1000ft Buffer

City Limits

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

Date: Monday, June 21, 2021



CASE: 21-0341

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: UNDESIGNATED

PROPOSED ZONING OF SUBJECT PROPERTY: T4-M (T4 MAKER)



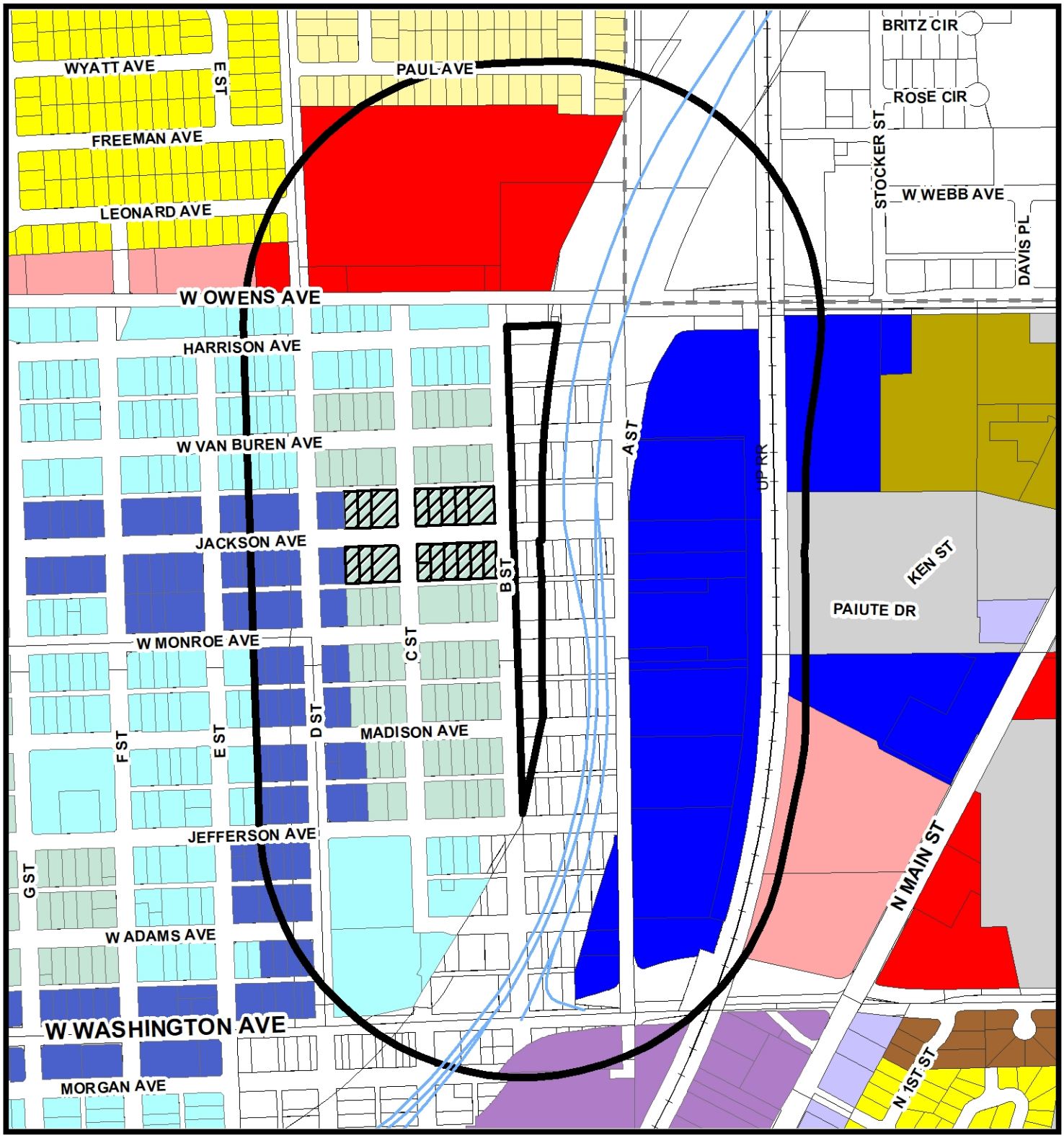
CASE: 21-0341

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: UNDESIGNATED

PROPOSED ZONING OF SUBJECT PROPERTY: T4-M (T4 MAKER)

21-0341-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
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Office 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
- T3-N
- T3-N-O (Open)
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM UNDESIGNATED TO T4-M

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Thursday, June 24, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0341-GPA1	Staff recommends APPROVAL.	
21-0341-ZON1	Staff recommends APPROVAL.	21-0341-GPA1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 206

PROTESTS 0

APPROVALS 0

**** STAFF REPORT ****

PROJECT DESCRIPTION

The City of Las Vegas is requesting a General Plan Amendment and Rezoning of 4.42 acres of land commonly known as James Gay III Park, generally located along the west side of Interstate 15 between Owens Avenue and Jefferson Avenue. If approved, these actions will allow for regulation of development under Title 19.09 (Unified Development Code – Form-Based Code).

ISSUES

- The proposed General Plan Amendment and Rezoning was abeyed at the applicant's request to allow additional time for recordation of an Order of Vacation and Parcel Map associated with this site.
- The subject area is identified in the Vision 2045 Downtown Las Vegas Master Plan and the HUNDRED Plan as part of the Historic Westside District.

ANALYSIS

The city's General Plan was amended in 2018 to allow for the FBC (Form-Based Code) land use category for all land parcels in the Downtown area as authorized by the Vision 2045 Downtown Las Vegas Master Plan. As part of the implementation of the Vision 2045 Master Plan, land use designations in the Historic Westside District (exempting James Gay and Ethel Pearson Parks) were redesignated FBC and rezoned to various form-based transect zones based on extensive input from the surrounding community (20-0166-GPA1 and 20-0166-ZON1) on January 20, 2021.

Although the City of Las Vegas owns and controls the land on which James Gay Park is situated, the area could not be included in the 20-0166 actions because it was still designated public right-of-way. In addition, the originally platted lots, streets and alleys that comprise the site still remained. In order to prepare the site, through a multi-step process the portion that did not consist of street and alley right-of-way was converted to taxable land through the Clark County Assessor, and the City then petitioned to vacate its interest in the streets and alleys. Finally, all land parcels making up the park area were consolidated into a single lot that could be redesignated through General Plan Amendment and Rezoning actions.

By changing the land use designation and rezoning, the vision for fully integrating the park into the plan to revitalize the Historic Westside District can be realized. The HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan for the Historic Westside Community recognizes this area as a landmark neighborhood with many strengths but in need of changes to reach its potential. One of the eight Big Ideas put forth by the HUNDRED Plan is to reclaim James Gay Park, which has been closed since 2013 due to public safety concerns. In developing the plan, the community stressed the need for amenities in and near the park to keep it active. This included the opportunity for the site to feature mixed uses as part of any future development.

The proposed T4-M (T4 Maker) transect zoning district on this site is a unique designation that would allow not only for continuation of the park, but also accommodate a variety of building types that can host residential, retail, office, service, and agricultural uses. The form of development can be characterized as medium intensity with medium to large building footprints with small setbacks. The “Maker” designation relates to opportunities for light industry that are compatible with the adjacent T4-N (T4 Neighborhood) and T3-N (T3 Neighborhood) transect zoning districts, as well as capitalizing on its proximity to Interstate 15.

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 4. James Gay Park is located within the DTLV-O and is adjacent to other parcels within the Historic Westside District that are zoned with multiple form-based zoning districts.

The proposal is supported by the Vision 2045 Downtown Las Vegas Master Plan, the HUNDRED Plan and the 2050 Las Vegas Master Plan. Staff recommends approval. If approved, the form-based code regulating plan for the Historic Westside District will be updated accordingly.

FINDINGS (21-0341-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 low-density single family residential and medium-density multi-family residential to the west. The area to the north, south and east is public right-of-way.

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 Historic Westside District is a mature 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 consistent with the policies and objectives of the Vision 2045 Downtown Las Vegas Master Plan, The HUNDRED Plan, Las Vegas Redevelopment Plan and the 2050 Las Vegas Master Plan.

FINDINGS (21-0341-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-M (T4 Maker) form-based zoning district 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.**

   Within form-based zoning districts, the importance of use is minimized and the built form is emphasized. However, the land uses allowed under the T4-M zoning district were adopted based on a multi-year planning process and public review; they are intended to 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.**

   To fulfill the vision of the Historic Westside District as a diversified and walkable destination for both entertainment and residential services and amenities, the proposed Rezoning is recommended to integrate James Gay Park with plans to revitalize this neighborhood.

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 existing local streets providing access to this site are adequate in size to meet the requirements of the T4 Maker zoning district. Additional road improvements may be implemented in the future to improve visibility and walkability in this area.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/18/70	The Board of City Commissioners approved a report from the Mayor's Study Committee recommending improvements to the west side of the proposed Interstate 15 through West Las Vegas within NDOT right-of-way, including mini-parks.
1974	The City of Las Vegas entered into a multi-use agreement with the Nevada Department of Transportation to construct mini-parks within NDOT right-of-way (Interstate 15) between Owens Avenue and Bonanza Road. The term of the agreement expired in 2014.
07/12/99	The City Council approved a Resolution (R-75-99) designating James Gay III Park, Ethel Pearson Park and Fitzgerald Tot Lot as children's parks pursuant to LVMC 13.56. This restricted park use to adults with accompanying children only.
11/07/01	The City Council approved a Resolution (R-140-2001) authorizing the Director of Field Operations of the City of Las Vegas to secure grant funds from the National Park Service to rehabilitate James Gay III Park with a jog track, restroom, skate park, perimeter fencing and playground area.
09/15/10	The City Council adopted Ordinance 6112, which designated the portion of James Gay III Park between Harrison Avenue and Van Buren Avenue for adult use, whether or not there are accompanying children, along with other related park matters.
10/07/15	The City Council approved a Resolution (R-59-2015) consenting to a Relinquishment and Land Transfer Agreement with NDOT to relinquish public right-of-way known as James Gay III Park, Ethel Pearson Park and adjacent right-of-way at 197 West Harrison Avenue and 451 West Washington Avenue.
04/11/16	The NDOT Transportation Board of Directors approved a resolution for relinquishment (SUR 15-07) of NDOT right-of-way at Interstate 15 between Owens Avenue and Bonanza Road to the City of Las Vegas.
01/20/21	The City Council approved a General Plan Amendment (20-0166-GPA1) to amend a portion of the Southeast Sector Land Use Map of the General Plan from: L (Low Density Residential), ML (Medium Low Density Residential, M (Medium Density Residential), H (High Density Residential), MXU (Mixed Use), C (Commercial), LI/R (Light Industry/Research) and PF (Public Facilities) to: FBC (Form-Based Code) on approximately 603.00 acres 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.	
	The City Council approved a Rezoning (20-0166-ZON1) from: R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial), C-V (Civic) and Undesignated (Formerly Right-Of-Way) to: T3-N (T3 Neighborhood), T3-N-O (T3 Neighborhood-Open), T4-N (T4 Neighborhood), T4-MS (T4 Main Street), T4-C (T4 Corridor), T4-M (T4 Maker), T5-N (T5 Neighborhood), T5-C (T5 Corridor) and T5-M (T5 Maker) on approximately 603.00 acres 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.
05/19/21	The City Council approved a Petition to Vacate (21-0112-VAC1) public right-of-way generally located on the west side of Interstate 15 between Owens Avenue and Jefferson Avenue. Recordation of an Order of Vacation is pending recordation of a parcel map to consolidate lots that comprise the James Gay III Park area.
07/13/21	The Planning Commission voted (7-0) to hold in ABEYANCE 21-0341-GPA1 and 21-341-ZON1 to the August 10, 2021 Planning Commission meeting.

Most Recent Change of Ownership	
08/09/16	An NDOT Resolution of Relinquishment of Interest in a portion of Interstate 15 right-of-way generally located between Owens Avenue and Bonanza Road to the City of Las Vegas was recorded.

Related Building Permits/Business Licenses	
09/20/02	A building permit (#02017255) was issued for a prefabricated restroom building at 197 Harrison Avenue.
Spring 2003	A wrought iron fence was constructed around the perimeter of James Gay III Park.
05/14/07	A building permit (#07001572) was issued for a shade structure at 1500 B Street. The permit was finalized 11/21/07.
05/14/07	A building permit (#07001573) was issued for a shade structure at 1500 B Street. The permit was finalized 11/20/07.

Pre-Application Meeting
A pre-application meeting was not held, as this was a city initiated request.

Neighborhood Meeting	
07/08/21	A neighborhood meeting was held in-person and virtually via livestream at the Historic Westside School, 330 West Washington Avenue in Las Vegas. Approximately 40 persons attended at the venue. Comments from those who attended the meeting indicated the community was mixed concerning the request. They included the following: • Green spaces are needed in and throughout the community. • Appreciate what the City is trying to do in this area, but resources could be better used to support the homeless. • Why the focus on James Gay Park? More rooftops are needed. • The form-based code is inconsistent with the HUNDRED Plan. • Residential redevelopment is needed. Issue with pocket co-ops versus actual supermarkets. • The City needs to focus efforts on partnerships for redevelopment • How do we begin to address providing service to the homeless? • Rezoning does not benefit the community whatsoever. We do not need another community garden; vertical gardening in a desert environment is unsuitable. • Invest in community housing, but do not use eminent domain. • This request feels out of order. There is bigger and more impactful work that needs to happen here. • Interest in bridging the gap between residents, the homeless and any new development here. • How can my company get involved with implementation of the HUNDRED Plan? • Concern for the effects of heat on health • Concern about any zoning that places housing adjacent to a freeway. Urban greenways are not substitutes for open space.

Field Check	
03/02/21	The area proposed to be vacated is part of a well maintained public park behind a wrought iron fence. The park is currently closed to the public. There is landscaping, signage, public utilities, picnic shelter and/or playground equipment within multiple rights-of-way. No right-of-way included in this request consists of improved roadways.

Details of Application Request	
Site Area	
Net Acres	4.42

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public Park or Playground	Undesignated	Undesignated
North	Right-of-Way	Right-of-Way	Right-of-Way
South	Interstate 15 ROW	Right-of-Way	Right-of-Way
East	Interstate 15 ROW	Right-of-Way	Right-of-Way
West	Undeveloped	FBC (Form Based Code)	T4-N
	Multi-Family Residential		
	Undeveloped	FBC (Form Based Code)	T3-N
	Single Family, Detached		
	Multi-Family Residential		
	Single Family, Detached	FBC (Form Based Code)	T3-N-O
	Multi-Family Residential		

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan (Historic Westside District)	Y
The HUNDRED Plan	Y
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	N/A
DTLV-O (Downtown Las Vegas Overlay) District – Area 3	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 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.

Proposed General Plan	*Permitted Density*
FBC (Form-Based Code)	N/A, subject to height and form limitations in each transect zone

Proposed Zoning	*Primary Characteristics*
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

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) West side of Interstate 15 between Owens Avenue and Jefferson Avenue

Project Name James Gay III Park **Proposed Use**

Assessor's Parcel #(s) 139-27-111-097 through 109; 139-27-211-066 through 068 (and below) **Ward #** 5

General Plan: Existing undesignated Proposed FBC **Zoning:** Existing undesignated Proposed T4-M

Additional Information 139-27-199-067, 068, 070, 072, 074, 076, 078, 081; 139-27-299-082, 084 , 086

(all parcels to be remapped prior to public notification)

Property Owner City of Las Vegas Contact Michael Howe

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

E-mail mhowe@lasvegasnevada.gov Phone

Applicant City of Las Vegas Contact Michael Howe

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

E-mail mhowe@lasvegasnevada.gov 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 Michael Howe

Subscribed and sworn before me

This 20th day of May 20 21

Notary Public in and for said County and State

21-0341
05/20/2021

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 96-103908-1 My Appointment Expires Nov. 9, 2021



21-0341-GPA1 AND 21-0341-ZON1 - APPLICANT/OWNER: CITY OF LAS VEGAS
WEST SIDE OF INTERSTATE 15 BETWEEN OWENS AVENUE AND JEFFERSON AVENUE

03/02/2021



21-0341-GPA1 AND 21-0341-ZON1 - APPLICANT/OWNER: CITY OF LAS VEGAS
WEST SIDE OF INTERSTATE 15 BETWEEN OWENS AVENUE AND JEFFERSON AVENUE

03/02/2021



21-0341-GPA1 AND 21-0341-ZON1 - APPLICANT/OWNER: CITY OF LAS VEGAS
WEST SIDE OF INTERSTATE 15 BETWEEN OWENS AVENUE AND JEFFERSON AVENUE

03/02/2021



21-0341-GPA1 AND 21-0341-ZON1 - APPLICANT/OWNER: CITY OF LAS VEGAS
WEST SIDE OF INTERSTATE 15 BETWEEN OWENS AVENUE AND JEFFERSON AVENUE

03/02/2021



21-0341-GPA1 AND 21-0341-ZON1 - APPLICANT/OWNER: CITY OF LAS VEGAS
WEST SIDE OF INTERSTATE 15 BETWEEN OWENS AVENUE AND JEFFERSON AVENUE

03/02/2021

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
SETH FLOYD
DIRECTOR

May 20, 2021

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

RE: James Gay III Park General Plan Amendment and Rezoning

To whom it may concern:

As part of the ongoing implementation of the Vision 2045 Downtown Las Vegas Masterplan ("the Plan") and the HUNDRED Plan for the Historic Westside District, a General Plan Amendment to the City of Las Vegas Southeast Sector Map and Rezoning are proposed for the 4.42-acre area known as James Gay III Park.

The park area is part of the Historic Westside District, which was designated FBC (Form-Based Code) and rezoned to various transect based districts in January 2021. At that time the park consisted of public right-of-way parcels that could not be rezoned. On May 19, 2021, the City Council approved a Petition to Vacate (21-0112-VAC1) the dedicated street and alley rights-of-way that coincided with the park. The future recordation of an Order of Vacation in concert with a parcel map combining all adjacent park parcels will lay the groundwork for the changes in land use and zoning that will allow for form-based regulation of the site.

The proposed T4-M (T4 Maker) District is intended to provide for a wide range of civic, residential, retail, office, service and agricultural uses within a walkable urban environment. This designation is compatible with the adjacent T3-N (T3 Neighborhood) zoned parcels.

The proposed application of the FBC in this area aims to implement the goals and objectives for the Historic Westside District as adopted through the Plan and the HUNDRED Plan for the Historic Westside District. The form-based code regulating plan for the Historic Westside District will be updated through a separate action.

Sincerely,

Stephen Swanton, AICP
Senior Planner

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

21-0341
07/01/2021

Nora Lares

From: Steve Swanton
Sent: Thursday, July 1, 2021 9:27 AM
To: Nora Lares
Cc: Michael Howe; Eric McCammond
Subject: RE: 21-0341 James Gay III Park General Plan Amendment-Rezoning Abeyance Request

Nora,

Staff requests that 21-0341-GPA1 and 21-0341-ZON1 be held in abeyance to the August 10, 2021 Planning Commission meeting. The additional time is needed to allow for simultaneous recordation of an Order of Vacation of public right-of-way and a map for consolidation of park parcels.

Sincerely,

Steve Swanton, AICP
Senior Planner
Department of Planning | Long Range Planning Division
702-229-4714
495 S. Main Street | Las Vegas, NV 89101

lasvegasnevada.gov

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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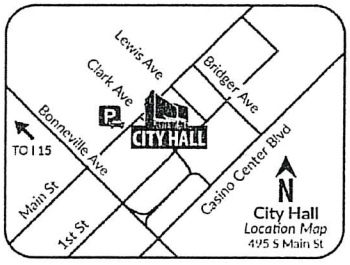

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www.lasvegasnevada.gov/meetings

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JUL 12 2021
Dept of Planning
City of Las Vegas

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■ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0341 and 21-0341-GPA1 and 21-0341-ZON1
Planning Commission Meeting of **07/13/2021**

21-0341
13927601011
GIBBS FAMILY TRUST
GIBBS F ROLLIE TRS
7345 LAREDO ST
LAS VEGAS NV 89117-2907

143 ORDFNP1 89117

Submitted after final agenda
46 a-b
A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
23a

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

SUBJECT:
ABEYANCE - 21-0341-GPA1 - GENERAL PLAN AMENDMENT - FROM: ROW (RIGHT-OF-WAY) TO: FBC (FORM-BASED CODE)

C.C.: 09/01/2021

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

RECOMMENDATION:
Staff recommends APPROVAL

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: August 10, 2021

Agenda Item No.:
23b

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

SUBJECT:
ABEYANCE - 21-0341-ZON1 - REZONING - FROM: UNDESIGNATED TO: T4-M (T4 MAKER)

C.C.: 09/01/2021

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

RECOMMENDATION:
Staff recommends APPROVAL

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: August 10, 2021

Agenda Item No.:
24

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

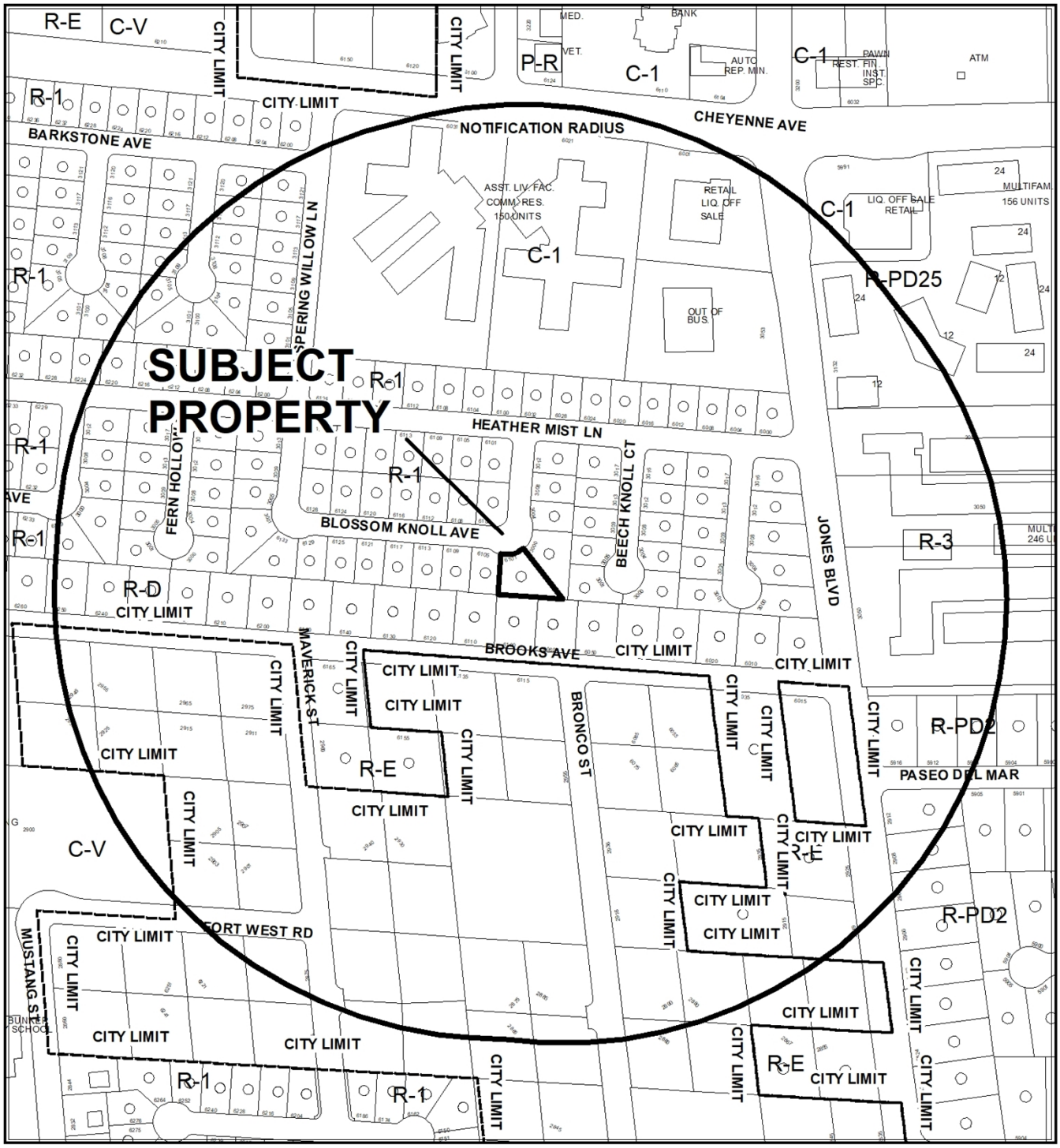
SUBJECT:
21-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GONZALEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.23 acres at 6101 Blossom Knoll Avenue (APN 138-14-511-051), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, 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. Support Postcard
7. Submitted after Final Agenda – Protest-Support Postcards



CASE: 21-0151-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: 21-0151-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PEDRO GONZALEZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0151-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 194

PROTESTS 0

APPROVALS 1

CS

**** CONDITIONS ****

21-0151-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. Any unpermitted accessory structures shall obtain required building permits within 60 days of final approval.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Variance request to keep an existing Accessory Structure (Class II) [Carport] within a required setback area at 6101 Blossom Knoll Avenue.

ISSUES

- Variance (21-0151-VAR1) is requested to allow a zero-foot side yard setback where three feet is required and a zero-foot distance separation from the main building where six feet is requested to keep an existing Accessory Structure (Class II) [Carport]. Staff does not support the request.
- This request is a result of Code Enforcement Case (#CE20-01236), opened on 03/09/20.
- The subject structure was constructed without building permits.
- A condition of approval has been added regarding any other unpermitted accessory structures on the subject property.

ANALYSIS

The subject 0.23-acre lot is zoned R-1 (Single Family Residential) and subject to Title 19 development standards. It is home to an existing Single Family, Detached dwelling and an unpermitted carport on the west side of the dwelling. Per the submitted justification letter, the carport has existed for more than 15 years and was constructed by the previous property owner.

An Accessory Structure (Class II) is defined in Title 19.12 as, “An accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an “Accessory Structure (Class I).” The applicant requests Variance (21-0151-VAR1) in order to keep the existing eight-foot tall, 140 square-foot Accessory Structure (Class II) [Carport] with a zero-foot side yard setback where three feet is required and a zero-foot distance separation from the main building where six feet is required. The structure is painted taupe in order to be aesthetically compatible with the existing single-family dwelling.

The subject site has received multiple complaints over the past three years regarding a landscape business operation. Most recently, The Department of Planning - Code Enforcement Division opened Case (#CE20-01236) on 03/09/20 regarding the deployment of employees/workers during early hours for a landscaping business. During a field inspection, staff found an unpermitted carport which has prompted the subject Variance request. The subject site has an existing Business License (#G66-06669) for landscape service.

Staff finds the request to be a self-imposed hardship and thereby recommends denial of Variance (21-0151-VAR1). If approved, it will be subject to conditions. If denied, the structure must be relocated to adhere to Title 19 requirements or be removed.

FINDINGS (21-0151-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."

Sufficient evidence of a unique or extraordinary circumstance has not been presented, in that the applicant has created a self-imposed hardship requesting to keep an existing accessory structure that fails to meet minimum Title 19 development standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/01/19	The Department of Planning - Code Enforcement Division opened Case (#CE19-00791) regarding the possible operation of commercial vehicles for a landscaping business out of the residence. The case was closed on 10/09/19.
11/04/19	The Department of Planning - Code Enforcement Division opened Case (#CE19-03886) regarding the possible operation of commercial vehicles for a landscaping business out of the residence. The case was closed on 12/17/19.
03/09/20	The Department of Planning - Code Enforcement Division opened Case (#CE20-01236) regarding possible accessory structures built without permits (Observed a new carport and shed in side/rear yards since last inspection. Shed is likely within three feet of the side yard setback area) The Case remains open.

Most Recent Change of Ownership	
04/15/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
9/17/18	Business License (#G66-06669) for landscape service was issued. The license remains active.

Pre-Application Meeting	
06/15/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
07/01/21	Staff conducted a routine field check and found an existing single-family dwelling with a carport located on the west side of the property.

Details of Application Request	
Site Area	
Net Acres	0.23

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	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 105 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	10,018 SF	Y
Min. Lot Width	30 Feet	50 Feet	Y
Min. Setbacks • Side	3 Feet	0 Feet	N*
Min. Distance Between Buildings	6 Feet	0 Feet	N*
Max. Lot Coverage	Not to exceed 50% of the floor area of the principal dwelling unit (652 SF)	22%	Y
Max. Building Height	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less	8 Feet	Y

*The applicant has requested the subject Variance to keep the existing carport within required setback areas.

Inst #: 20210415-0002402
Fees: $42.00
RPTT: $0.00 Ex #: 007
04/15/2021 12:54:26 PM
Receipt #: 4491448
Requestor:
Nevada Legal Forms Inc
Recorded By: SCHIABLE Pgs: 3
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 138-14-511-051

Recording requested by and mail documents and tax statements to:

Name: The Gonzalez Trust

Address: 6101 Blossom Knoll Avenue

City/State/Zip: Las Vegas, Nevada 89108

DED104
Nevada Legal Forms, Inc. (702) 870-8977
www.nevadalegalforms.com

ASSESSOR'S COPY

RPTT: 7

QUITCLAIM DEED

THIS INDENTURE WITNESS that the GRANTOR(S):

DIEGO GONZALEZ-OCHOA, a Married Man as His Sole and Separate Property

for and in consideration of ZERO , Dollars ($ 0.00) do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real property, the receipt of which is hereby acknowledged, to the GRANTEE(S):

PEDRO GONZALEZ and DIEGO GONZALEZ OCHOA, Trustees of the GONZALEZ TRUST, dated April 14, 2021

all that real property situated in the City of Las Vegas , County of Clark , State of Nevada, bounded and described as follows:

(Set forth legal description and commonly known address)

COMMONLY KNOWN ADDRESS:

6101 Blossom Knoll Avenue, Las Vegas, Nevada 89108

21-0151
06/02/2021

LEGAL DESCRIPTION:

Lot 175, in Block 1, of AMENDED WILLOWS UNIT NO. 2, as shown by map thereof on file in Book 40, of Plats, Page 12, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S COPY

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 14 day of April, 2021.

Signature of Grantor

DIEGO GONZALEZ-OCHOA
Print or Type Name Here
Registrant: Megan Guidry
Registrant registration number: NVDP2015521597
3901 West Charleston Boulevard, Las Vegas, NV 89102, (702) 870-8977

STATE OF NEVADA)
COUNTY OF CLARK)

On this 14 day of April, 2021, personally appeared before me, a Notary Public, DIEGO GONZALEZ-OCHOA,
☐ personally known to me OR ☑ proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

MEGAN GUIDRY
Notary Public, State of Nevada
No. 10-2664-1
My Appt. Exp. Aug. 2, 2022

Notary Public
My Commission Expires: August 2, 2022
Consult an attorney if you doubt this forms fitness for your purpose.

21-0151
06/02/2021

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 138-14-511-051
   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
   ☐ Other

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

3. a. Total Value/Sales Price of Property $ 0.00
   b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
   c. Transfer Tax Value: $ 0.00
   d. Real Property Transfer Tax Due $ 0.00
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section 7
   b. Explain Reason for Exemption: Transfer without consideration to/from a Trust.
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 Agent Capacity Grantor

Signature Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Diego Gonzalez-Ochoa	Print Name: The Gonzalez Trust*
Address: 6101 Blossom Knoll Avenue	Address: 6101 Blossom Knoll Avenue
City: Las Vegas	City: Las Vegas
State: Nevada Zip: 89108	State: Nevada Zip: 89108

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

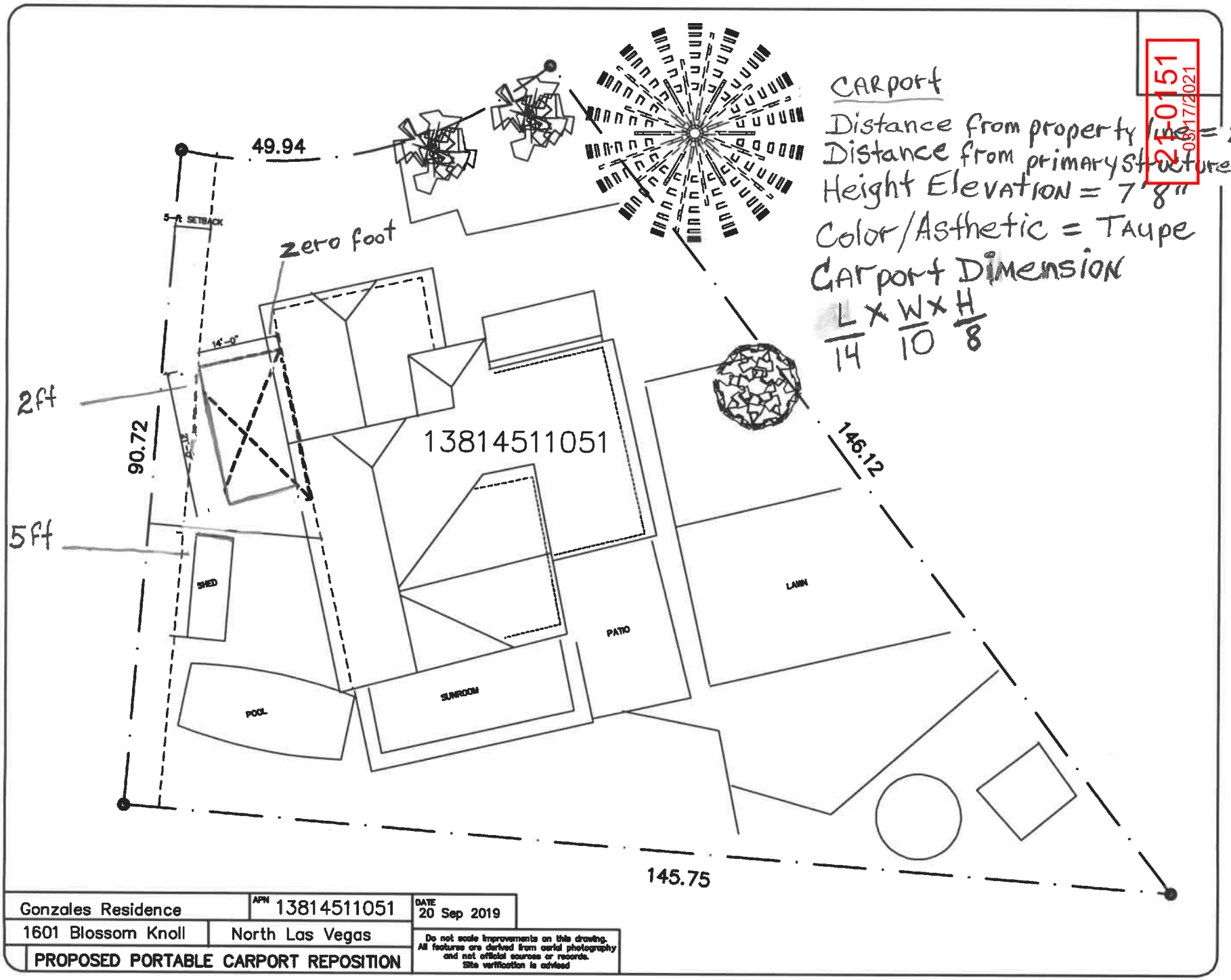
Print Name: Nevada Legal Forms, Inc. Escrow #:
Address: 3901 W. Charleston Blvd.
City: Las Vegas State: Nevada Zip: 89102

*dated April 14, 2021, Pedro Gonzalez and Diego Gonzalez Ochoa, Trustees

21-0151
06/02/2021

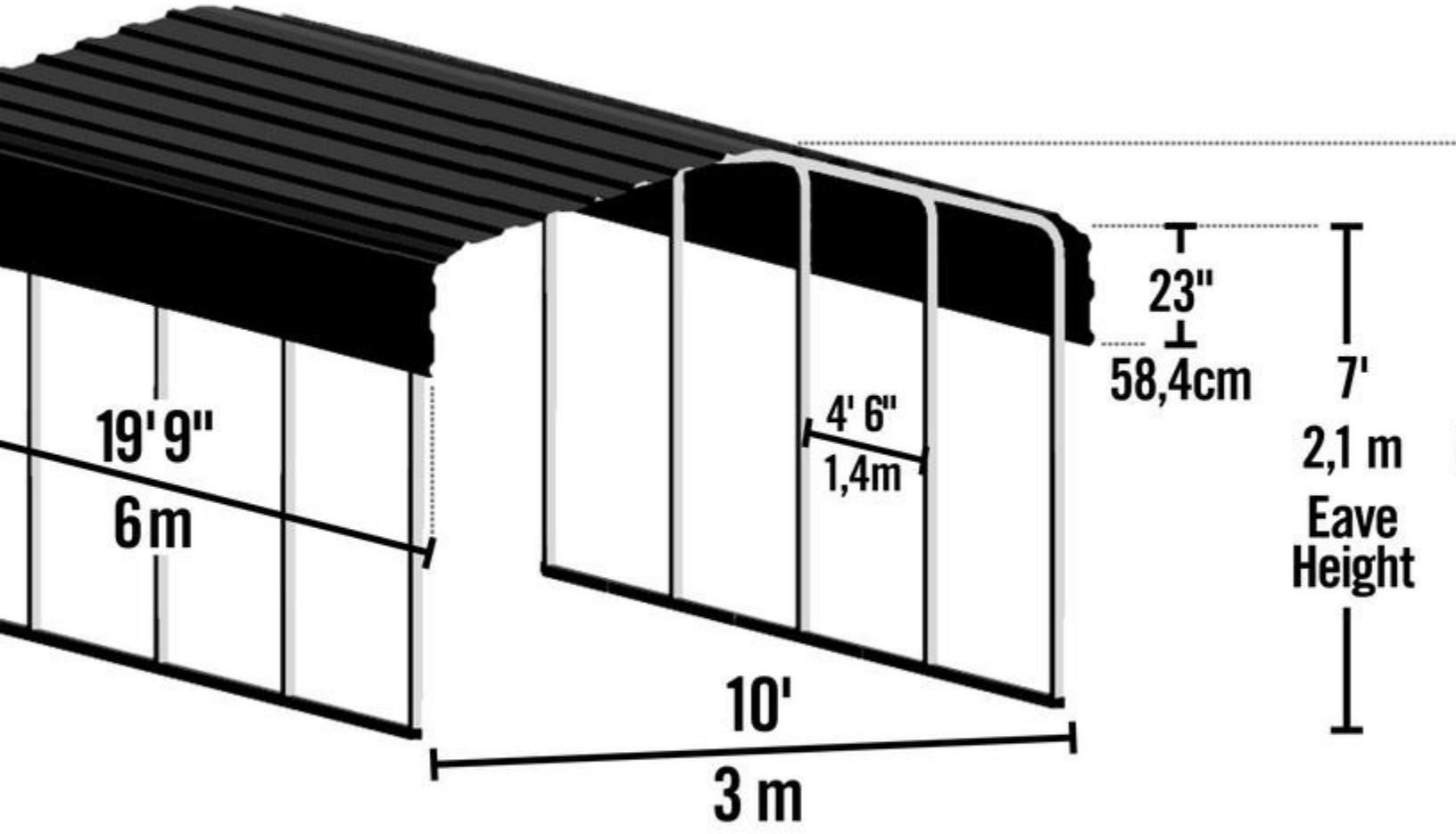
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

FOR EXAMINATION COPY


CARport
Distance from property line = 2ft.
Distance from primary structure = 0 ft.
Height Elevation = 7'8"
Color/Asthetic = Taupe
CARport Dimension
L/14 X W/10 X H/8
21-0151
08/17/2021
49.94
5-ft SETBACK
zero foot
14'-0"
2ft
90.72
5ft
13814511051
146.12
SHED
PATIO
LAWN
SUNROOM
POOL
145.75
Gonzales Residence
APN 13814511051
DATE 20 Sep 2019
1601 Blossom Knoll
North Las Vegas
PROPOSED PORTABLE CARPORT REPOSITION
Do not scale improvements on this drawing. All features are derived from aerial photography and not official sources or records. Site verification is advised



21-0151
03/17/2021



21-0151
03/17/2021



21-0151-VAR1 - APPLICANT/OWNER: PEDRO GONZALEZ
6101 BLOSSOM KNOLL AVENUE

07/01/2021



21-0151-VAR1 - APPLICANT/OWNER: PEDRO GONZALEZ
6101 BLOSSOM KNOLL AVENUE

07/01/2021

LV ACCESS LLC.

3172 N. Rainbow Blvd., STE 202, Las Vegas, NV. 89108 | 702-461-3121 | RickiBarlow@LVAccess.com

March 15, 2021

C/o: City of Las Vegas, Planning & Development

As the representative of the said property (6101 Blossom Knoll, Las Vegas, NV. 89108), This variance (VAR) requested is for a zero-foot set back from the primary structure where five foot is required for a car port cover and a two-foot set back on the northwest property line where five foot is required.

The car port cover has existed on the said property for more than fifteen years, and whereas the current resident of record assumed the non-permitted car port structure upon purchasing the home approximately six years ago, would like to keep the structure in place.

We have spoken with all adjacent neighbors and none have opposed this application as the applicant work towards acquiring the appropriate permit.

Should you require any further information, please contact me accordingly.

Sincerely,

Ricki Y. Barlow, MBA
Managing Member
LVAccess.com
702-461-3121

21-0151
03/17/2021

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

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

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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.

21-0151-VAR1

Planning Commission Meeting of **08/10/2021**

21-0151-VAR1
13814602015
LEE DO & RAMELLA
2885 N BRONCO ST
LAS VEGAS NV 89108

24A

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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AUG 09 2021
Dept of Planning
City of Las Vegas

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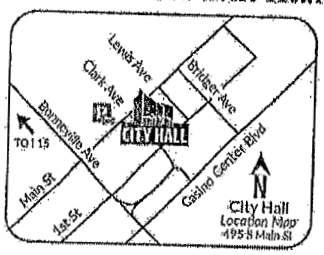
PAID
Las Vegas, NV
Permit No. 1630



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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0151-VAR1
Planning Commission Meeting of **08/10/2021**

21-0151-VAR1
13814511096
ABBE GERALD R & NANCY A
ABBE BRANDON R
6120 BLOSSOM KNOLL AVE
LAS VEGAS NV 89108-4235

99 DRDFNP1 89108

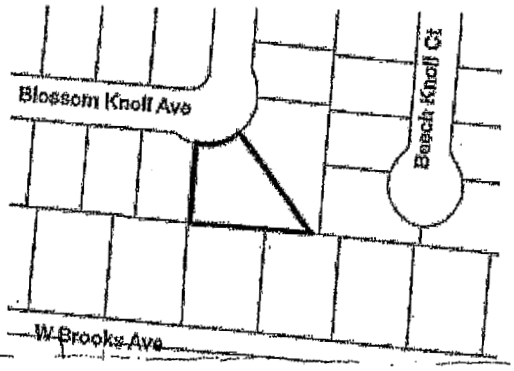
Application Information

21-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GONZALEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.23 acres at 6101 Blossom Knoll Avenue (APN 138-14-511-051), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

NOTE! CALL "KELLY WOOD" AT 702-229-1771. ASK HER ABOUT OUR CONVERSATION WE HAD 8-2-2021. ABOUT MR. GONZALEZ!!

ALSO! CALL ERIC MC COY 702-229-5184, ASK HIM ABOUT MR GONZALEZ!!

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*08/10/2021*
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.

24P

Submitted after Final Agenda

RECEIVED

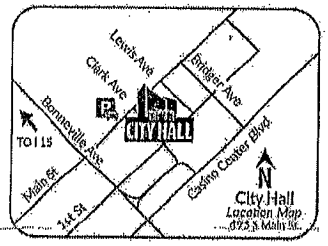
AUG 05 2021

Dept of Planning
City of Las Vegas

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.

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

Please use available blank space on card for your comments.
21-0151-VAR1
Planning Commission Meeting of **08/10/2021**

21-0151-VAR1
13814511048
MAYHEW CYNTHIA LOUISE
3008 HAZY MEADOW LN
LAS VEGAS NV 89108

89 OFCPMF1 0810

Application Information

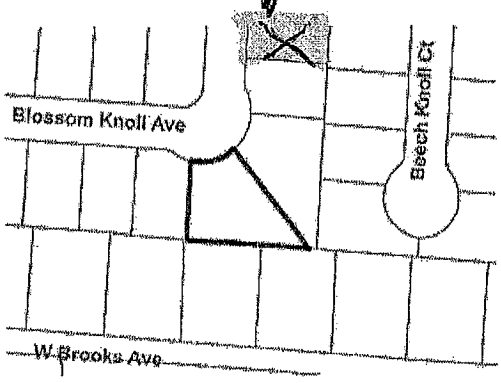
21-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GONZALEZ - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.23 acres at 6101 Blossom Knoll Avenue (APN 138-14-511-051), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

The World would be a Better Place if your organization Stopped Threatening This man, and Terrorizing his family over An issue That has no Effect on The Lives of his Close St. neighbors. much less you and yours. Please Find Something Constructive To Do with your Lives. And Stopp with The immoral aggression

David R. Stinnett (702-540-5894)

Application Location

My Residence



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

Public Hearing Information

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24A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
25

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

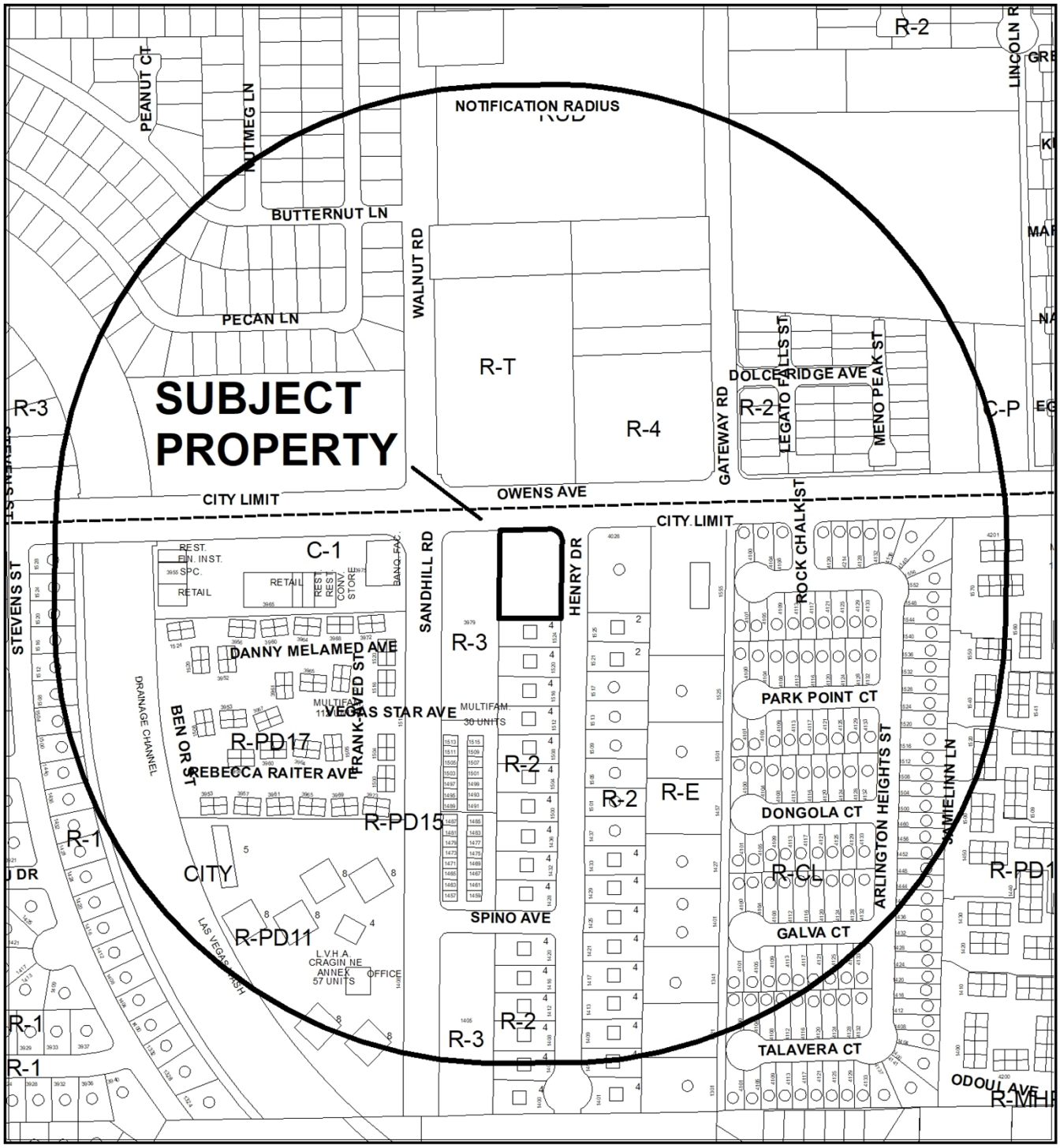
SUBJECT:
21-0161 - PUBLIC HEARING - APPLICANT/OWNER: ASD GROUP, LLC - For possible action on the following Land Use Entitlement project requests on 0.71 acres at the southwest corner of Owens Avenue and Henry Drive (APN 140-30-501-001), R-E (Residence Estates), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0161-ZON1. Staff recommends DENIAL on 21-0161-VAR1, 21-0161-VAR2 and 21-0161-SDR1.

C.C.: 09/01/2021

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

RECOMMENDATION:
Staff recommends APPROVAL on 21-0161-ZON1. Staff recommends DENIAL on 21-0161-VAR1, 21-0161-VAR2 and 21-0161-SDR1.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map for 21-0161-ZON1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. School Development Tracking Form Submitted by Clark County School District
8. Submitted after Final Agenda – Protest Postcards



0 255 510 Feet

CASE: 21-0161

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



0 255 510 Feet

CASE: 21-0161

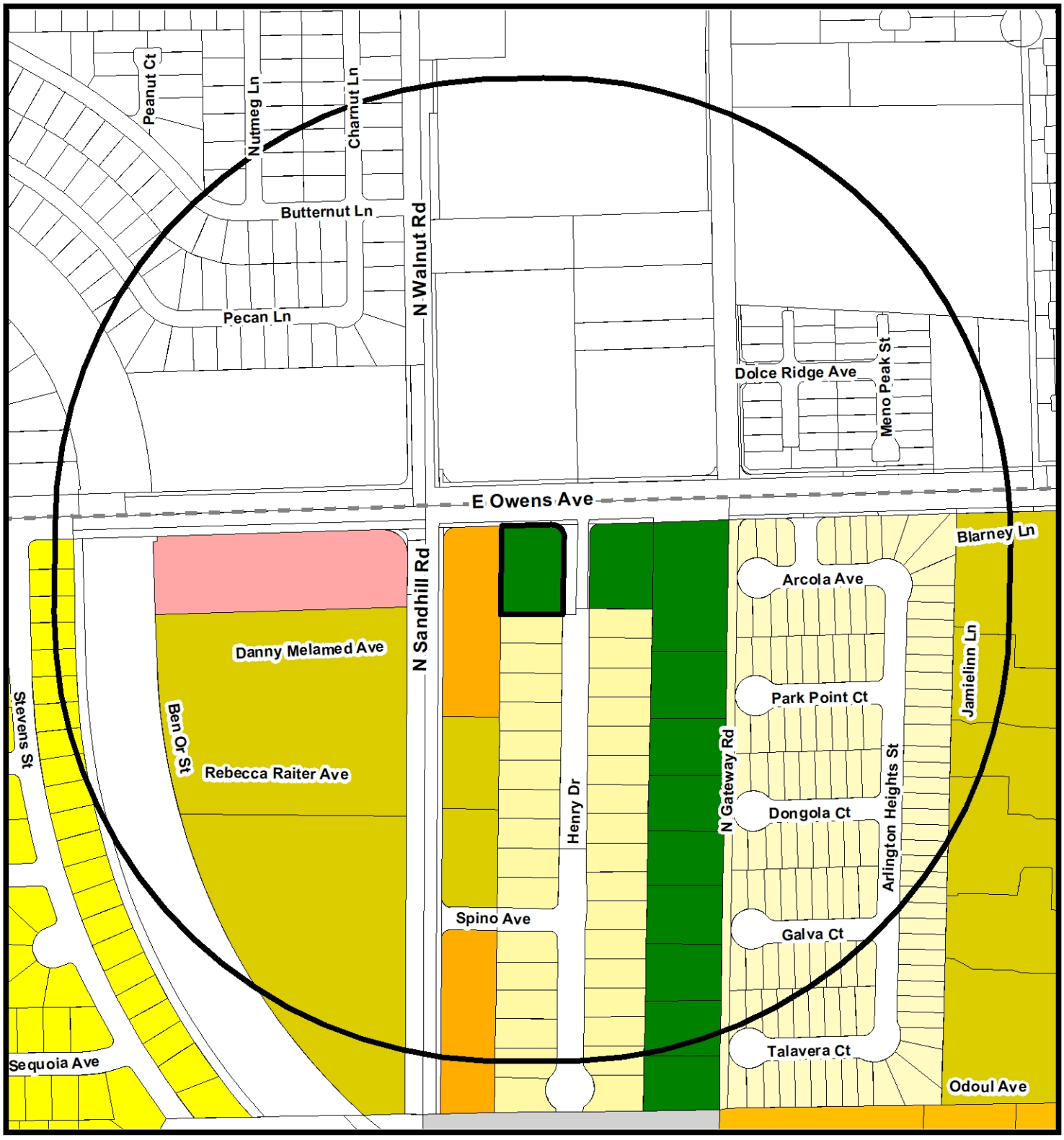
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

21-0161-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 Neigborhood
- T3-N--O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T5-UC - T5 Urban Core
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO R-3

Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, July 13, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ASD GROUP, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0161-ZON1	Staff recommends APPROVAL.	
21-0161-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0161-ZON1
21-0161-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0161-ZON1 21-0161-VAR1
21-0161-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0161-ZON1 21-0161-VAR1 21-0161-VAR2 21-0161-SDR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 506

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

21-0161-VAR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0161-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0161-VAR2) and Site Development Plan Review (21-0161-SDR1) shall be required, if approved.

2. A Variance is hereby approved to allow 23 parking spaces where 31 are required.

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

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

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

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

21-0161-VAR2 CONDITIONS

Planning

1. Approval of a Rezoning (21-0161-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0161-VAR1) and Site Development Plan Review (21-0161-SDR1) shall be required, if approved.

2. A Variance is hereby approved to allow a seven-foot front yard setback where 10 feet is required.

3. A Variance is hereby approved to allow a zero-foot side yard setback where five feet is required.

4. A Variance is hereby approved to allow a zero-foot rear yard setback where 20 feet is required.

5. A Variance is hereby approved to allow six feet in between buildings where 10 feet is required.

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

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

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

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

21-0161-SDR1 CONDITIONS

Planning

1. Approval of Rezoning (21-0161-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0161-VAR1) and Variance (21-0161-VAR2) 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 06/21/21, except as amended by conditions herein.

4. 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 elimination of the Owens Avenue driveway and replaced with curb, gutter, and sidewalk concurrent with the development of this site;
   - A trash enclosure designed and provided in accordance with Title 19; and
   - Two handicap stalls designed and provided in accordance with Title 19.

5. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the west property line where six feet is required.

6. A Waiver from Title 19.06 is hereby approved, to allow a six-foot wide landscape buffer adjacent to the north property line where 10 feet is required.

7. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot wide landscape buffer on a portion of the north property line in order to accommodate a 10-foot wide Bus Shelter Pad Easement.

8. A Waiver from Title 19.06 is hereby approved, to allow a six-foot wide landscape buffer adjacent to the east property line where 10 feet is required.

9. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the south property line where six feet is required.

10. An Exception from Title 19.08 is hereby approved, to allow two parking lot landscape islands where seven are required.

11. 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.

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

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - One, 24-inch box, desert species shade tree shall be planted every 30 feet on center within the north and east landscape buffers.
    - Four, five-gallon, desert species shrubs shall be planted for every required shade tree within the north and east landscape buffer areas.

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

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

Public Works

16. Grant a 10-foot wide Bus Shelter Pad Easement on Owens Avenue per Standard Drawing 234.2 prior to issuance of permits.

17. The proposed driveway onto Owens Avenue shall be removed and replaced with curb, gutter, and sidewalk concurrent with the development of this site.

18. Construct all incomplete half-street improvements on Henry Drive meeting current City Standards adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

19. The sidewalk adjacent to this site on Owens Avenue 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.

20. This site shall connect to the public sewer in Henry Drive at a size and location acceptable to the City of Las Vegas Sanitary Sewer Section.

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

22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

23. 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 for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a 0.71-acre site with 16, two-story multi-family units on the southwest corner of Owens Avenue and Henry Drive.

ISSUES

- The applicant is proposing to Rezone the subject site from R-E (Residence Estates) to R-3 (Medium Density Residential). Staff supports this request.
- A Variance is requested to allow a seven-foot front yard setback where 10 feet is required. Staff does not support this request.
- A Variance is requested to allow a zero-foot side yard setback where five feet is required. Staff does not support this request.
- A Variance is requested to allow a zero-foot rear yard setback where 20 feet is required. Staff does not support this request.
- A Variance is requested to allow six feet in between buildings where 10 feet is required. Staff does not support this request.
- A Variance is requested to allow 23 parking spaces where 31 are required. Staff does not support this request.
- A Waiver is requested to allow a zero-foot wide landscape buffer adjacent to the west property line where six feet is required. Staff does not support this request.
- A Waiver is requested to allow a six-foot wide landscape buffer adjacent to the north property line where 10 feet is required. Staff does not support this request.
- A Waiver is requested to allow a six-foot wide landscape buffer adjacent to the east property line where 10 feet is required. Staff does not support this request.
- A Waiver is requested to allow a zero-foot wide landscape buffer adjacent to the south property line where six feet is required. Staff does not support this request.
- An Exception is requested to allow two parking lot landscape islands where seven are required. Staff does not support this request.
- The applicant is proposing to install 10 shade trees where 19 is the minimum required for the north and east landscape buffers, and the parking lot. This is a 47 percent reduction in the number of required shade trees and staff does not support the proposal.
- A 10-foot bus shelter pad easement is required for Owens Avenue. If approved, staff would support this Waiver to allow the reduction of the landscape buffer in order to provide a bus shelter.

- Staff has added a Condition of Approval to eliminate the proposed Owens Avenue driveway as the driveway is not necessary, could create possible traffic conflicts with driveway to the west, and to provide sufficient space in order to accommodate a bus pad shelter easement on Owens Avenue and provide an on-site trash enclosure and possibly additional parking.

ANALYSIS

Rezoning

The subject site is currently zoned R-E (Residence Estates). The purpose of the R-E zoning district is to provide for low-density residential units located on large lots and conveying a rural environment. This zoning district is consistent with the policies of the DR (Desert Rural Density Residential) category of the General Plan, and is not consistent with the current land use designation of the subject site which is M (Medium Density Residential).

The applicant is proposing to rezone the subject site to R-3 (Medium Density Residential). The purpose of the R-3 zoning district is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 zoning district is consistent with the policies of the existing M (Medium Density Residential) land use designation.

The subject site is adjacent to properties to the west and south that are also designated M (Medium Density Residential) and zoned R-3 and R-2. Staff finds the proposed rezoning is compatible with the surrounding land uses and zoning districts and recommends approval of the request.

Setback Variance

The subject site is a corner lot, located on the southwest corner of Owens Avenue and Henry Drive. For corner lots, regardless of the orientation of the development, the front is always the shortest street frontage. In this case, that is Owens Avenue. The applicant is proposing a seven-foot front yard setback where ten feet is required, a zero-foot setback for both the western and southern property lines, and a six-foot distance separation in between buildings where ten feet is required.

When zero-foot setbacks are proposed, this prohibits the ability for the development to provide the necessary landscape buffers to soften the edges of a development to the neighboring properties. Constructing the proposed two-story multi-family development on the west and south property line will create a canyon effect for the neighboring properties and an unsightly, undesirable, and obnoxious environment that results in a community that is not aesthetically pleasing.

Staff finds the proposed setbacks are evidence of the applicant attempting to overdevelop the site resulting in a multi-family development that is not compatible with the existing neighboring developments to the south and west, as well as the City itself. Therefore, staff is recommending denial of the requested Variance.

Parking Variance

During the pre-application process staff requested for the Owens Avenue driveway to be eliminated. Title 19.04 for Subdivision Design and Improvement Requirements states, "any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of 60 feet or more shall be offset from any other intersection by at least 220 feet. Owens Avenue is a 101-foot wide right-of-way and the Owens Avenue driveway, while existing, does not meet this distance separation from the existing intersection at Owens Avenue and Sandhill Road and if utilized could create traffic conflicts in the area. In addition, staff has added a Condition of Approval for the applicant to provide a 10-foot bus shelter easement adjacent to Owens Road. The frontage on Owens Avenue is not sufficient for both a driveway and a bus shelter pad/stop. The elimination of this driveway would also allow space on-site for a trash enclosure and possibly additional parking. Staff has added a Condition of Approval for this driveway to be eliminated.

The proposed site plan demonstrates 24 parking spaces. In addition to the elimination of the Owens Avenue, staff also requested the applicant demonstrate the turning radii required for the Fire Department. Staff is concerned that the parking layout as proposed will not provide adequate space for the required turning radii for the Fire Department and has accounted for one less parking space in the requested Variance. In addition to properly striping the handicap stalls, the elimination of the Owens Avenue driveway may provide the applicant sufficient space for additional parking.

Each unit is a two-bedroom unit, which requires 1.75 parking spaces per unit. This equates to 28 parking spaces, plus the three guest parking which is calculated at one space for every six units. The site is required to provide 31 parking spaces. The applicant is requesting a Variance to not provide the required parking as outlined by Title 19.12 for Multi-Family. Staff does not support this request as it is evidence of the applicant attempting to overdevelop the 0.71-acre site and recommends denial of the Variance.

Landscape Buffers

The 'Environment' section of the recently adopted 2050 Master Plan prioritizes "increasing the tree canopy across all areas of the City for multiple public health and environment benefits." One of the recommendations made by the Master Plan to achieve this goal is to "plant 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." If the proposed development did not request a Waiver or Exception, and provided the necessary landscape buffers and planting materials set forth by Title 19, this project would be adding 31 trees to the City's tree canopy.

Instead, the applicant is requesting setback Variances that eliminate the landscape buffers along the west and southern property lines, which equates to 12 missing trees from the proposed development. In addition, to the missing trees from the parking lot, and the insufficient number of trees proposed for the landscape buffers. In total, only 10 of the required 31 trees are being proposed. By proposing zero parking lot trees and minimal trees within the north and east landscape buffers, only a third of the trees required by Title 19 are being provided. Developments such as the proposed that are void of the minimally required landscaping set forth by Title 19 contribute to the heat island effect the City as a whole is experiencing today. The proposed development does not support the goals of the 2050 Master Plan, and will only add to the growing heat island effect the City is struggling to endure. Therefore, staff is not able to support the requested Waivers and Exceptions for landscape buffers and landscape materials.

Site Development Plan Review

Staff recognizes the need for infill projects and affordable housing, but affordable does not mean it cannot be aesthetically pleasing or incompatible with neighboring properties. As evidenced by the requested Variances, Waivers and Exceptions, the applicant is attempting to overdevelop the subject site which will result in a development that is not compatible nor harmonious with the neighboring properties, not aesthetically pleasing, and will add to the rising heat island effect by not providing the required landscape buffers and planting materials. The subject site is not an irregular shape, and sufficient in size to provide a quality development to the City and its residents if the minimum development standards set forth by Title 19 are followed. As proposed, staff is not able to support a multi-family development that does not further the goals of the newly adopted 2050 Master Plan, nor the purpose and intent of Title 19 to encourage the most appropriate use of land and prevent the impacts of overcrowding of land. Therefore, staff is recommending denial of the Site Development Plan Review.

FINDINGS (21-0161-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-3 (Medium Density Residential) conforms to the existing M (Medium 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-3 zoning district allows such land uses as the proposed multi-family development, which is compatible with the surrounding multi-family developments and the adjacent R-2 and R-3 zoning districts.

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

   Development and growth factors in the area indicate the appropriateness of the proposed R-3 zoning district.

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.**

   Henry Drive is adequate in size to meet the requirements of the proposed R-3 zoning district.

FINDINGS (21-0161-VAR1 and VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the subject site that has resulted in numerous Variance requests. Fewer units would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0161-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 does not provide adequate setbacks, landscaping, or parking and is not compatible with adjacent development or 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 does not meet the minimum development standards set forth by Title 19.06 and does not support the policies and goals of the Master Plan.

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

The closure of the Owens Avenue driveway and the utilization of the Henry Drive driveway will not negatively impact adjacent roadways or neighborhood traffic.

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

Staff has added a Condition of Approval to ensure the appropriate number and species of planting materials are provided in the north and east landscape buffer areas. Building materials consist of rough and smooth texture stucco which is 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 depict varying roof lines and textures. These elevations are not obnoxious in appearance and create an orderly environment.

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 review and regular inspections during the construction phase in order to secure and protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no City actions related to the subject site.

Most Recent Change of Ownership	
02/2021	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
03/17/21	Staff conducted a pre-application meeting to discuss the submittal requirements and revisions necessary for the proposed multi-family development.

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

Field Check	
07/07/21	Staff performed a routine field check to observe the subject site and the surrounding area. The site is adjacent to existing multi-family to the south, and a multi-family project under construction to the west. An existing six-foot tall screen wall separates the subject site from the adjacent developments to the south and west. The subject site is an undeveloped "dirt" lot.

Details of Application Request	
Site Area	
Net Acres	0.71

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	R-E (Residence Estates)
North	Undeveloped		
South	Multi-Family	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
East	Single Family, Detached	ML (Medium-Low Density Residential)	R-E (Residence Estates)
	Multi-Family		
West	Multi-Family (Under Construction)	M (Medium Density Residential)	R-3 (Medium Density Residential)

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-3 zoning district:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	30,928 SF	Y
Min. Setbacks			
• Front	10 Feet	7 Feet	N*
• Side	5 Feet	0 Feet	N*
• Corner	5 Feet	48 Feet	Y
• Rear	20 Feet	0 Feet	N*
Min. Distance Between Buildings	10 Feet	6 Feet	N*
Max. Building Height	5 Stories / 55 Feet	2 Stories / 22 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	

**The applicant is proposing to overdevelop the site, which has resulted in numerous Variance requests, which staff does not support.*

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	18,000 Square-Foot Lot	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-3 (Medium Density Residential)	13-50 Units Per Acre	18*

**The existing General Plan Designation of M (Medium Density Residential) limits the density to 25.49 dwelling units per acre, or 18.09 du/ac.*

Pursuant to Title 19.06 and 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	5 Trees	3 Trees	N*
• South	1 Tree / 30 Linear Feet	5 Trees	0 Trees	N*
• East	1 Tree / 30 Linear Feet	6 Trees	5 Trees	N*
• West	1 Tree / 30 Linear Feet	7 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**23 Trees**	**8 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	2 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		6 Feet	N**
• South	6 Feet		0 Feet	N**
• East	10 Feet		6 Feet	N**
• West	6 Feet		0 Feet	N**

**The requested setback Variances eliminated the southern and western landscape buffers, and the applicant is proposing an insufficient number of trees for the northern and eastern landscape buffers.*

***The applicant is requesting Variances in order to provide zero-foot setbacks, which has resulted in zero-foot wide landscape buffers being provided adjacent to the south and west property lines, and landscape buffer widths for the northern and eastern landscape buffers that are insufficient in size.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways Map	101	Y
Henry Drive	Local Street	Title 13	55	N*

**Half street improvements such as curb, gutter and sidewalk will be required on Henry Drive if approved.*

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	
Multi-Family Two Bedroom	16 Units	1.75 Per Unit	28				
Guest Parking		1 Per 6 Units	3				
TOTAL SPACES REQUIRED			31		23		N*
Regular and Handicap Spaces Required			29	2	20*	3*	N*
Percent Deviation			16%*				

**A Variance is requested to allow a reduced number of required parking spaces. Staff has added a Condition of Approval for the applicant to provide two handicap parking stalls in accordance with Title 19, and to eliminate the Owens Avenue driveway which may allow additional parking spaces to be provided.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
Interior property lines shall provide a six-foot wide landscape buffer.	To allow a zero-foot wide landscape buffer adjacent to the west property line.	Denial
Interior property lines shall provide a six-foot wide landscape buffer.	To allow a zero-foot wide landscape buffer adjacent to the south property line.	Denial
A 10-foot wide landscape buffer shall be provided adjacent to right-of-way.	To allow a six-foot wide landscape buffer adjacent to the east property line (Henry Drive).	Denial
A 10-foot wide landscape buffer shall be provided adjacent to right-of-way.	To allow a six-foot wide landscape buffer adjacent to the north property line (Owens Avenue).	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
A parking lot landscape island shall be provided at the end of each row of parking and at a ratio of one landscape island for every six parking spaces.	To allow two parking lot landscape islands where seven are required.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) 21-0161

Project Address (Location) Henry Dr. at E. Owens Ave.

Project Name TOWNHOUSES AT HENRY AVE. **Proposed Use** TOWNHOUSE

Assessor's Parcel #(s) 140-30-501-001 **Ward #** _____

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

Additional Information 17 Townhouses per plans

Property Owner ASD GROUP, LLC **Contact** SHALOM BOUGAMIN

Address 3722 LAS VEGAS BLVD. S. UNIT 1903 E City LAS VEGAS State NV Zip 89158

E-mail seanbug1010@gmail.com Phone 702-978-0405

Applicant ASD Group, LLC **Contact** Shalom Bougamin

Address 37 22 Las Vegas Blvd. S. Unit 1903 E City Las Vegas State NV Zip 89158

E-mail seanbug1010@gmail.com Phone 702-978-0405

Representative Jaime De La Vega **Contact** Jaime De La Vega

Address 6944 Erin Circle City Las Vegas State NV Zip 89145

E-mail dlvhr2014@gmail.com Phone 702-569-5127

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

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

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

Partner(s) _____

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

Property Owner Signature X _____

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

Print Name SHalom Bougamim

Subscribed and sworn before me

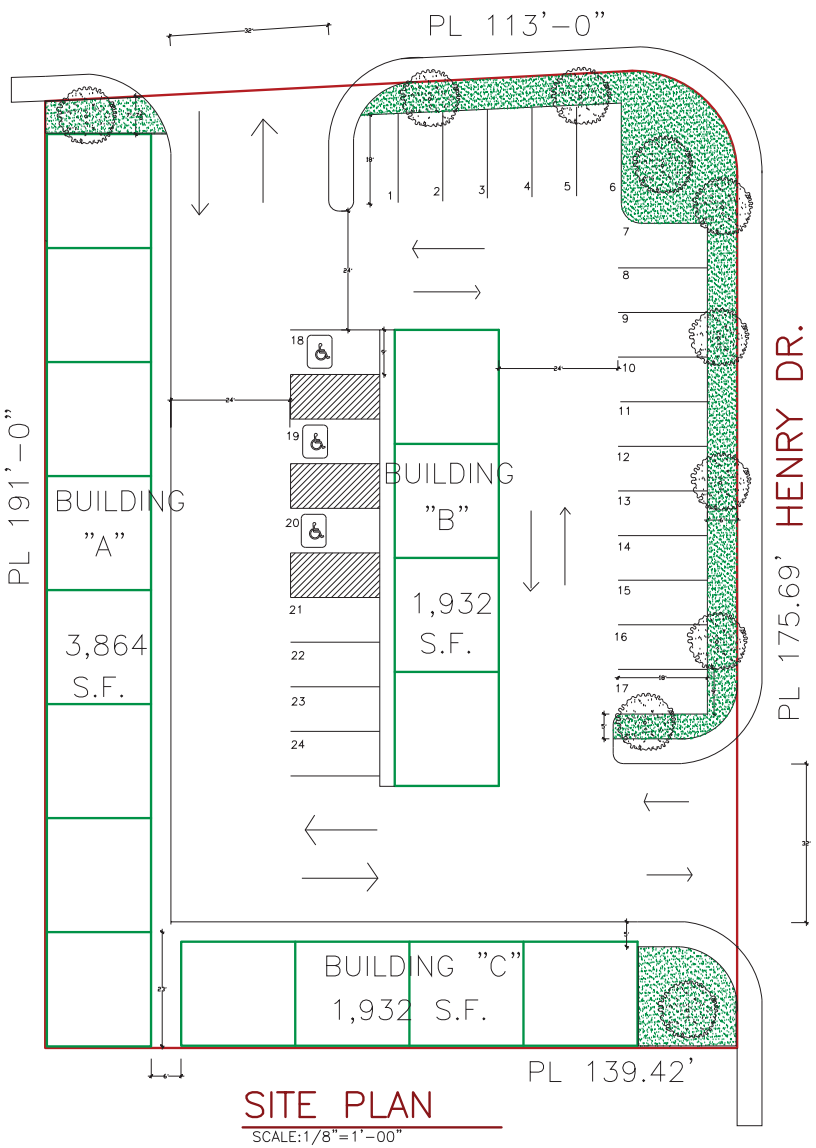
This 16th day of June, 20 21

_____

Notary Public in and for said County and State

SATVIR S. DEOL
Notary Public - State of Nevada
County of Clark
APPT. NO. 17-3822-1
My App. Expires Sept. 21, 2021

21-0161
06/21/2021



SITE PLAN

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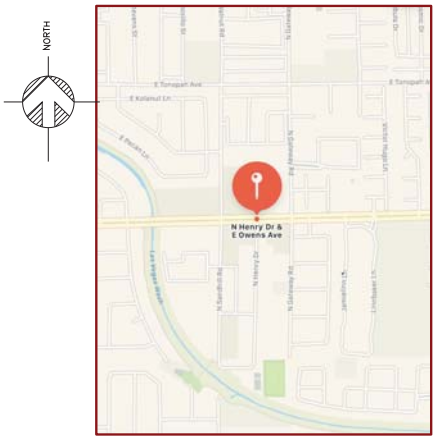


VICINITY MAP

PROJECT SUMMARY

PROJECT NAME: TOWNHOUSES AT HENRY AND OWENS
OWNERS NAME: ASD GROUP, LLC
PROJECT ADDRESS: HENRY DR. @ E. OWENS AVE. LAS VEGAS,NV.

A.P.N. 140-30-501-001

LAND USE: RESIDENCE ESTATES DISTRICT R-E
LOT SIZE: 0.71 ACRES
ORIGINAL CONSTRUCTION YEAR: N/A

SCOPE OF THE WORK

16 TWO STORIES TOWNHOUSES / 966 S.F. EACH

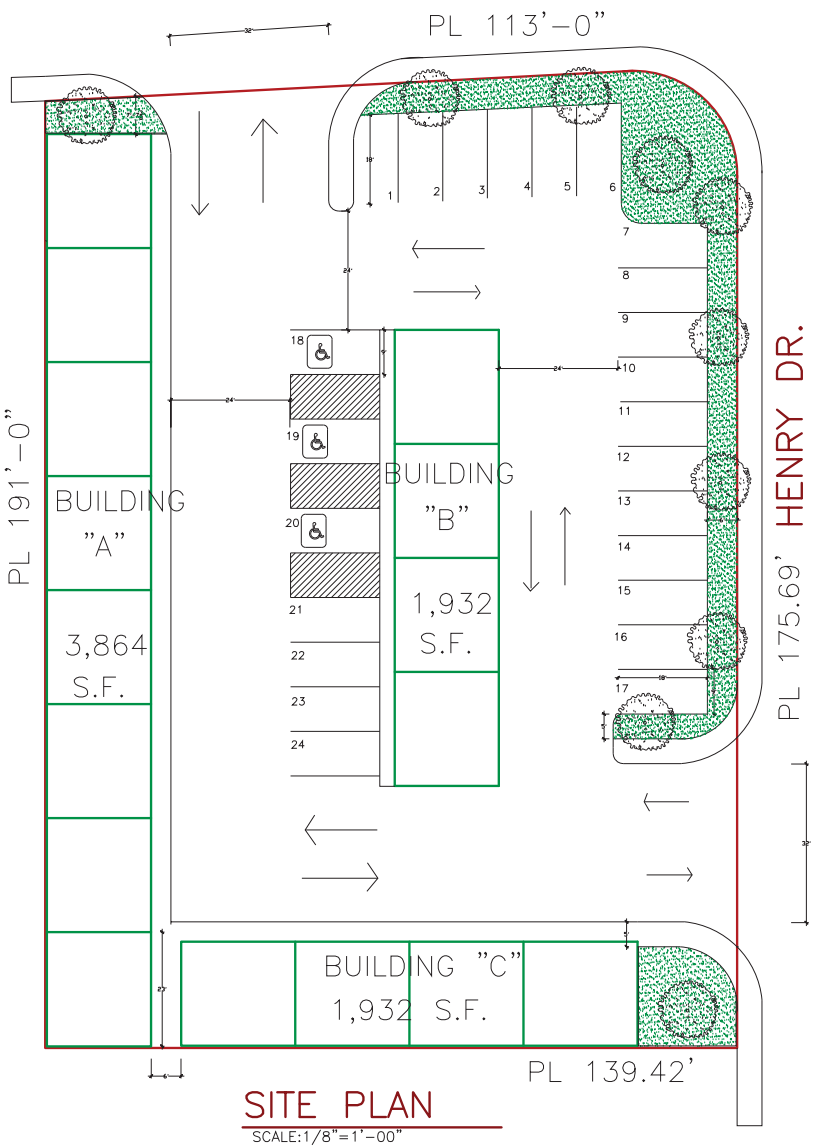
APPLICABLE CODES:

2018 IBC, 2018 IECC, 2017 NEC, 2018 UPC, 2018 UMC

HENRY @ OWENS TOWNHOUSES

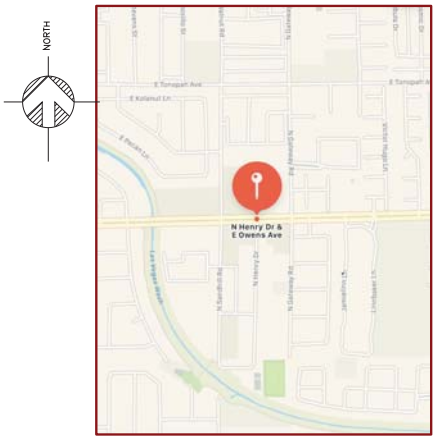
HENRY DR. @ E. OWENS AVE.
ASD GROUP , LLC.

A-10



SITE PLAN

SCALE:1/8"=1'-00"



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HENRY @ OWENS TOWNHOUSES

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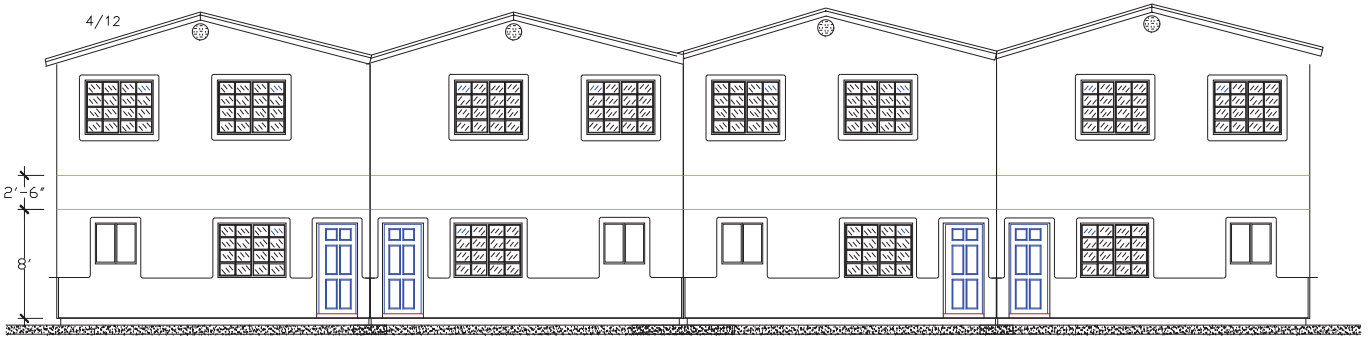
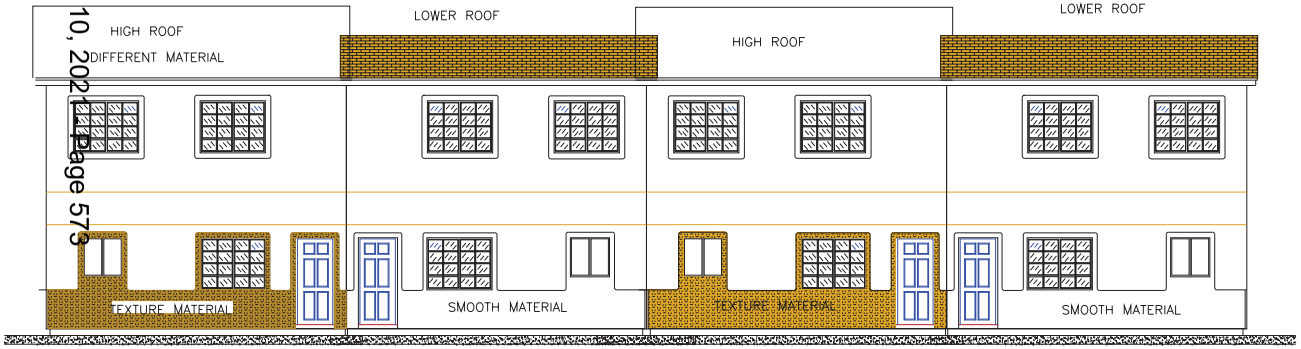
ASD GROUP , LLC.

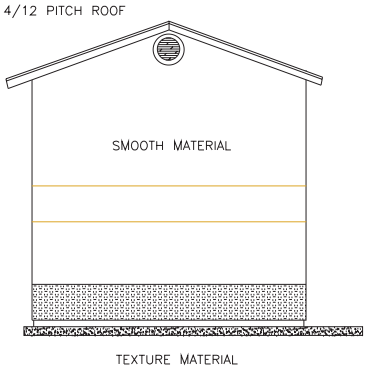
A-10



INDIVIDUAL ROOF / IT IS EXPENSIVE



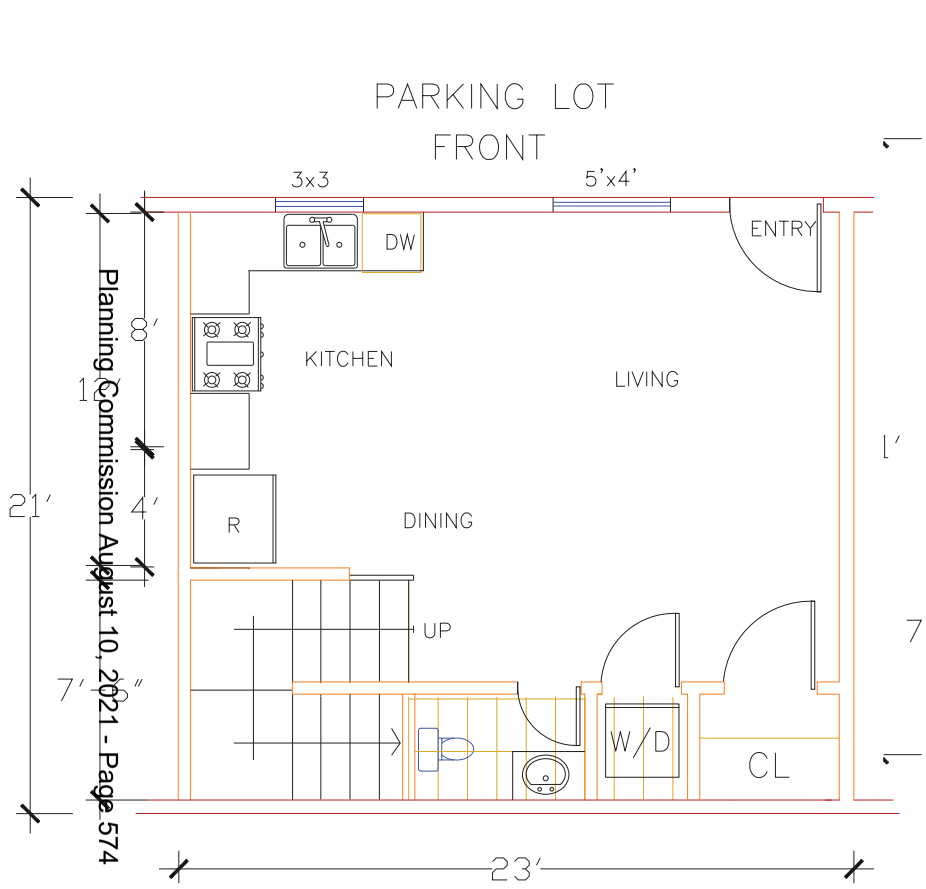
FRONT VIEW NOTICE DIFFERENT ROOF LEVELS AND



SIDE VIEW

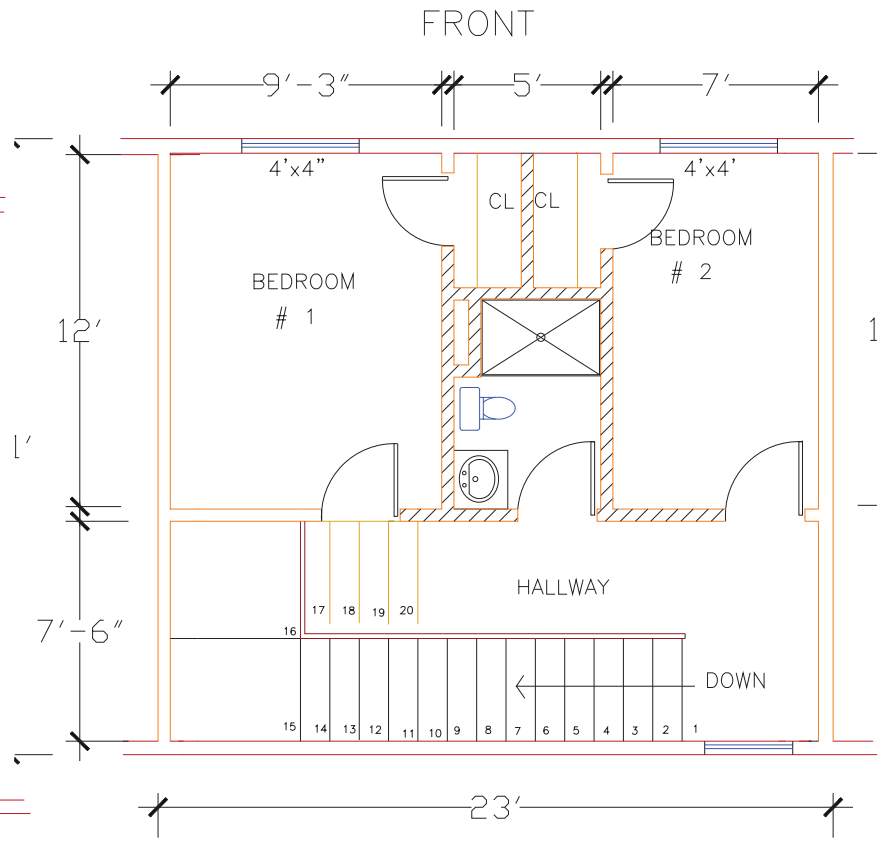
ASD GROUP, LLC
1526 HENRY DR. LAS VEGAS, NV. 89110

Planning Commission August 10, 2021 Page 573



FIRST FLOOR

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



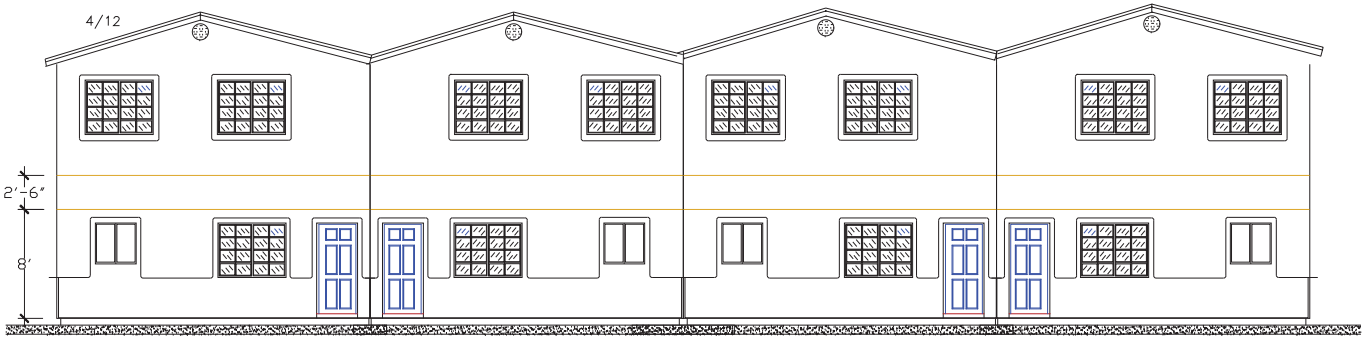
SECOND FLOOR

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

ASD GROUP, LLC
1526 HENRY DR. LAS VEGAS, NV. 89110

A-20

Planning Commission August 10, 2021 - Page 574



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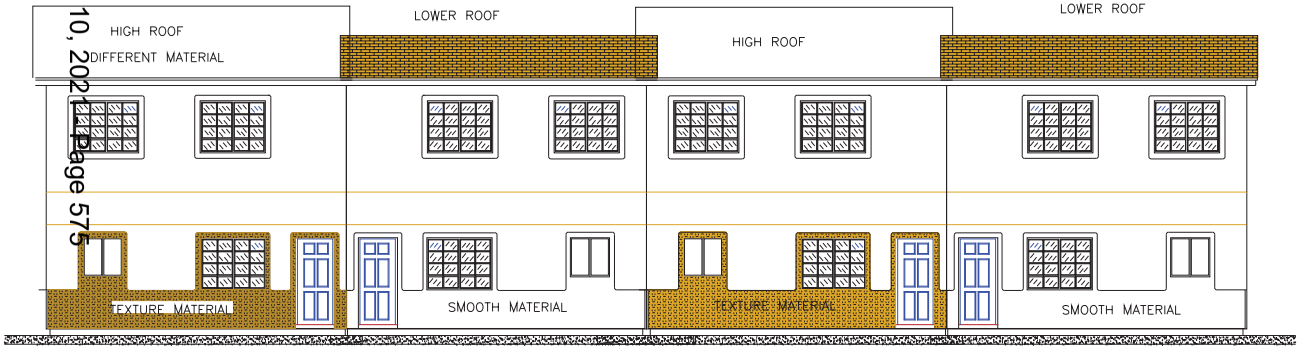

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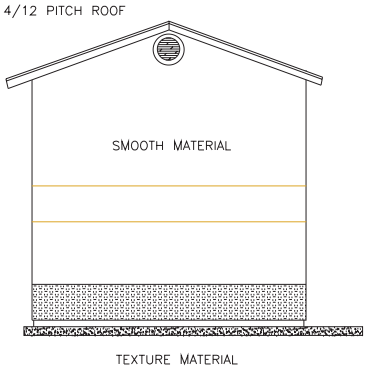


SIDE VIEW

ASD GROUP, LLC
1526 HENRY DR. LAS VEGAS, NV. 89110

Planning Commission August 10, 2021 Page 575



21-0161-ZON1, 21-0161-VAR1, 21-0161-VAR2 AND 21-0161-SDR1 - APPLICANT/OWNER: ASD GROUP, LLC
SOUTHWEST CORNER OF OWENS AVENUE AND HENRY DRIVE

07/07/2021



21-0161-ZON1, 21-0161-VAR1, 21-0161-VAR2 AND 21-0161-SDR1 - APPLICANT/OWNER: ASD GROUP, LLC
SOUTHWEST CORNER OF OWENS AVENUE AND HENRY DRIVE

07/07/2021

ASD GROUP, LLC

4330 W. TOMPINKS, LAS VEGAS, NV. 89103

702-978-0405

Las Vegas, Nevada

February 26, 2021

JUSTIFICATION LETTER

This Letter Has the Intention to Justify Our Project at Henry Dr. at E. Owens Ave. Las Vegas, NV. 89115. It is a Vacant Lot, there is Not a Street Number Yet, APN is: 140-30-501-001. It is a 0.71 Acres Lot. Right at the Corner, there are single residences and Apartment Complex around this property.

We believe this is the perfect location for an extremely attractive Two Stories Townhouses, a little small but very functional and attractive for the Architectural Design.

It is our intention to comply with all Building, Zoning, Planning and Public Works Codes, Amendments and City Regulations, however we believe, still need some Variations or Waivers to realize this project.

We Kindly ask you to Approve the Following Items: Use Permit, Design Review and Waivers of Development Standards for Landscaping and Parking Lot.

We are willing to accept Zoning and Planning Condition as well as Public Works Conditions

We thank you in advance for all your help and attention to Our Project

Sincerely

Shalom Bouganim

ASD Group, LLC

21-0161
06/21/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 07/05/2021 **Application Number** 21-0161-SDR1 **Entity** LV

Company Name Jaime De La Vega

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 569-5127 **Mobile** **Fax** **Email**

Project Name Townhouses at Henry Ave

Project Description 16 Single-Family Lots (townhomes)

APN's 140-30-501-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	16	x 0.166=	3	x 0.093 =	1	x 0.131 =	2
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			3		1		2

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

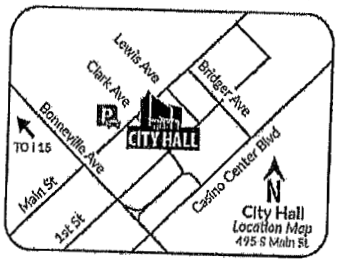
Name	Address	Grade	Capacity	Enrollment	Site Date
Diaz ES	4450 E. Owens Ave	K-5	757	650	3/1/2021
Monaco MS	1870 N. Lamont St	6-8	1561	1197	3/1/2021
Desert Pines HS	3800 Harris Ave	9-12	2439	3009	3/1/2021

*** CCSD Comments** Desert Pines HS was over capacity for the 2020-2021 school year. Desert Pines HS was at 123.37% of program capacity.

☐ Approved ☐ Disapproved

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

Return Service Requested
Official Notice of Public Hearing



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

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AUG 0 9 2021
Dept of Planning
City of Las Vegas

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

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0161 and 21-0161-ZON1 and 21-0161-VAR1 and 21-0161-VAR2 and 21-0161-SDR1

Planning Commission Meeting of **08/10/2021**

21-0161
14030514020
MIN YOUNG IN
5649 E OWENS AVE
LAS VEGAS NV 89110

Submitted after Final Agenda

25a-d P

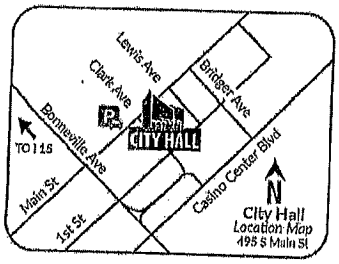
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

Ok for Pete's Sake (whoever that is)
They want to SQUEEZE in more "tenament units" - with no set backs as required and not enough Parking. only to make more $$$
what a shame,

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



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0161 and 21-0161-ZON1 and 21-0161-VAR1 and 21-0161-VAR2 and 21-0161-SDR1

Planning Commission Meeting of **08/10/2021**

21-0161
14019801008
REEDER FAMILY TRUST
REEDER CHARLES D & DARLINE L TRS
1655 N GATEWAY RD
LAS VEGAS NV 89115-6428

RECEIVED
AUG 04 2021
Dept of Planning
City of Las Vegas

125 DEPT#1 89115

25 a-d P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
25a

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

SUBJECT:
21-0161-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

C.C.: 09/01/2021

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

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: August 10, 2021

Agenda Item No.:
25b

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

SUBJECT:
21-0161-VAR1 - VARIANCE - TO ALLOW 23 PARKING SPACES WHERE 31 ARE REQUIRED

C.C.: 09/01/2021

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: August 10, 2021

Agenda Item No.:
25c

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

SUBJECT:
21-0161-VAR2 - VARIANCE - TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; AND SIX FEET IN BETWEEN BUILDINGS WHERE 10 FEET IS REQUIRED

C.C.: 09/01/2021

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: August 10, 2021

Agenda Item No.:
25d

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

SUBJECT:
21-0161-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 16-UNIT, TWO-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

C.C.: 09/01/2021

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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: August 10, 2021

Agenda Item No.:
26

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

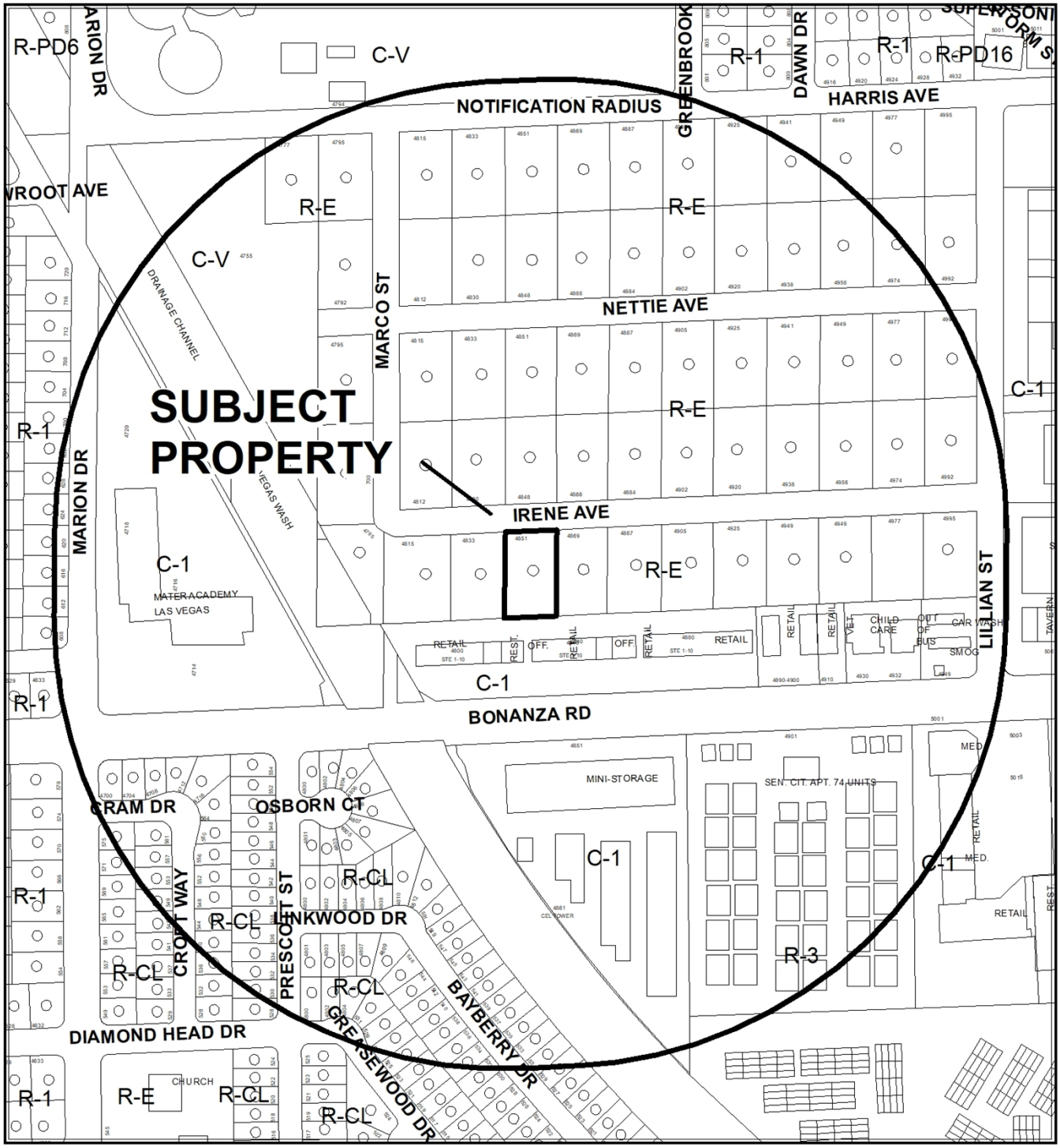
SUBJECT:
21-0251 - PUBLIC HEARING - APPLICANT: LLURIDIA RAYGOZA - OWNER: CELIO GONZALEZ - For possible action on the following Land Use Entitlement project requests on 0.50 acres at 4851 Irene Avenue (APN 140-29-810-010), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

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

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda – Protest Postcards
8. Submitted at Meeting – Protest Postcards



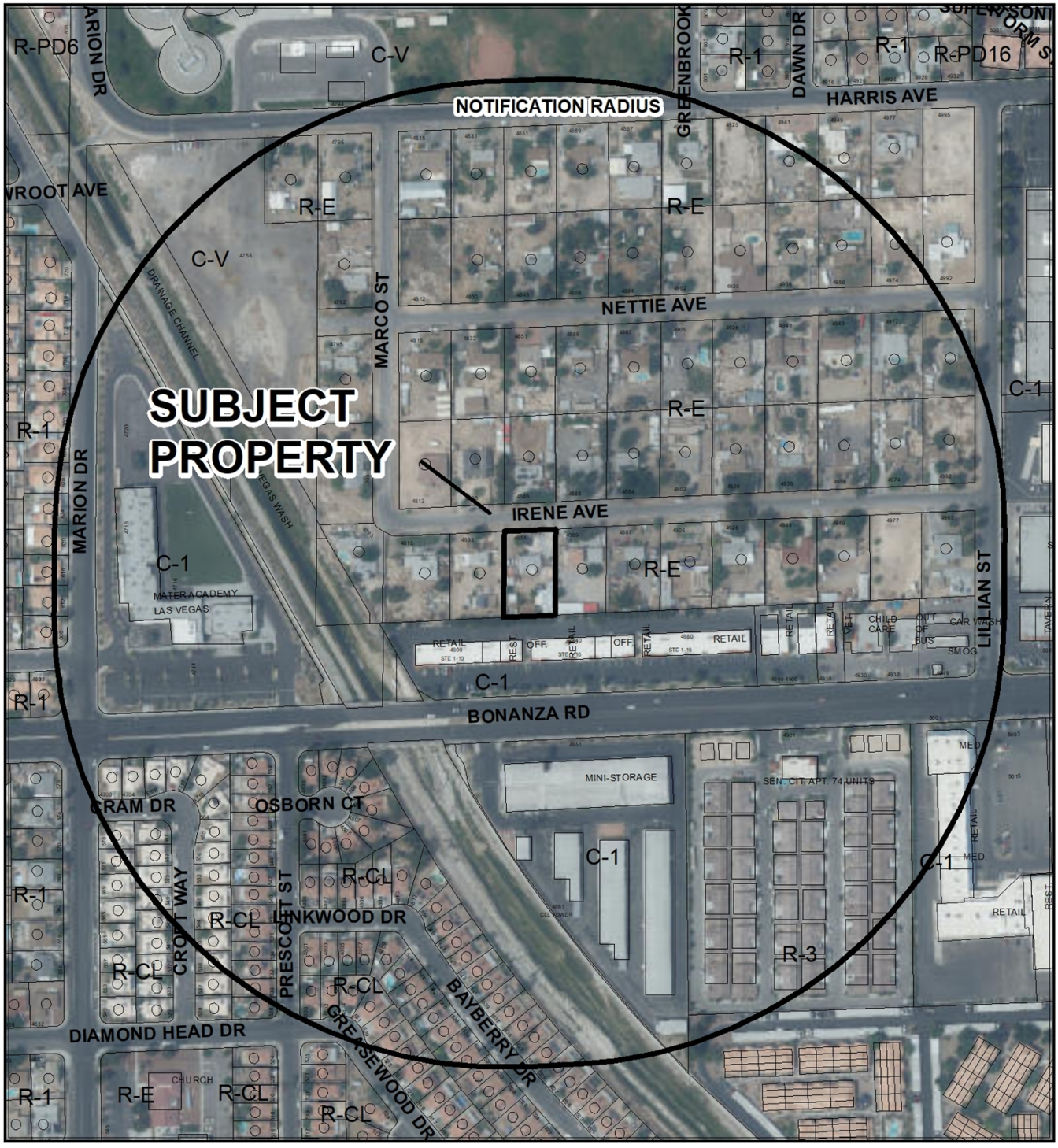
0 255 510 Feet

CASE:21-0251

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 255 510 Feet

CASE: 21-0251

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LLURIDIA RAYGOZA - OWNER: CELIO GONZALEZ

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0251-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0251-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 168

PROTESTS 0

APPROVALS 1

NE/RM

**** CONDITIONS ****

21-0251-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a one-foot rear and side yard setback for an existing Accessory Structure (Class II) [Stable].

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

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

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

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

21-0251-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Animal Keeping & Husbandry use, except as modified herein.

2. A Special Use Permit is hereby approved to allow ten (10) horses where two horses is the maximum allowed.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing horse stable to be located one-foot from the rear and side yard property lines where five feet is required; and a Special Use Permit to allow ten horses where two is the maximum allowed on 0.50 acres at 4851 Irene Avenue.

ISSUES

- Accessory Structures (horse stables) are required to be located five feet from the rear and side yard property line. The applicant is requesting a Variance to allow one-foot for each, which staff does not support.
- Title 19.12 permits one horse per every 7,500 square feet of area. The subject property is approximately 21,780 square feet, which would allow two horses. The applicant is requesting a Special Use Permit to allow ten (10) horses on the 0.53-acre site. Staff does not support this request.

ANALYSIS

Located within the R-E (Residence Estates) zoning district, the subject site is a detached single-family residence with a horse stable in the southeast corner of the rear yard containing ten horses.

Variance
Title 19.12 categorizes a horse stable as an "Accessory Structure (Class II)," which is described as "an accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an "Accessory Structure (Class I)." This land use is a Conditional Use within the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. The use shall comply with all provisions of Section 19.06.040 applicable to accessory structure.
2. Any use that does not comply may be permitted only by means of a Variance.

The Title 19.06 requires an Accessory Structure (Class II) in the R-E (Residence Estates) zoning district to have a five-foot side and rear yard setback. The subject accessory structure is not able to meet this regulation and a Variance is requested to allow the existing horse stable to remain as constructed.

Variance applications are a mechanism to relieve a hardship that is the result of a site's physical characteristic such as exceptional topographic conditions, or an irregular shape.

No evidence of a unique or extraordinary circumstance has been presented, as the subject site is a rectangular shaped residential lot with no exceptional topography; therefore, staff is not able to support the requested Variance and is recommending denial. If approved, staff has added recommended Conditions of Approval.

Special Use Permit

The existing horse stable currently contains ten (10) horses. Title 19.12 categorizes the raising, keeping and breeding of domestic or non-domestic animals as 'Animal Keeping & Husbandry.' The use must be ancillary to the principal use, and includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets or the breeding of domestic dogs and cats. The Animal Keeping & Husbandry land use is a Conditional Use in the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. With respect to domestic animals:
    a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
    b. No more than three sheep or goats may be kept for each 20,000 square feet of land included in the building site.
    c. All operations and activities shall be in accordance with LVMC Title 7.
    d. No more than one horse or cow is permitted for each 7,500 square feet of lot area.
    e. In the R-D Zoning District, no more than two horses may be stabled on the building site, and the site must have a minimum net lot size of 18,000 square feet.
    f. No cattle may be kept at any location south of Cheyenne Avenue.
    g. Crowing roosters are prohibited.
    h. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements: i.The lot must be developed with a single family residence.

ii. No more than ten chickens (hens) may be kept, and they must be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
iv. Coop structures shall not be located closer than 20 feet to any primary structure on an adjacent lot.
v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.
vi. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.

2. With respect to non-domestic animals:
   a. Animals shall be confined at all times within a secured, enclosed or fenced area.
   b. For animals kept outdoors, the secured, enclosed or fenced area must be located at least 1500 feet from any residential dwelling, school, individual care center licensed for more than 12 children or public park.
   c. The site must have a minimum area of two acres.
   d. All operations and activities shall be in accordance with LVMC Title 7.
   e. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.
3. Whether animals are domestic or non-domestic:
   a. All structures must comply with applicable building and fire code requirements.
   b. In the C-PB, C-M and M Zoning Districts, the use shall be conducted entirely within an enclosed space, except that up to one quarter of the area containing the use may be located in the open air for ancillary educational purposes.

The applicant is not able to meet Conditional Use Regulation 1(d), and has requested a Special Use Permit in order to keep ten (10) horses where two (2) are allowed.

The Minimum Special Use Permit Requirements include:

*1. All operations and activities shall comply with the requirements of LVMC Title 7.
*2. All structures must comply with applicable building and fire code requirements.
*3. With respect to domestic animals:
    a. Crowing roosters are prohibited.
    b. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements:
        i. The lot must be developed with a single family residence.
        ii. Chickens (hens) may be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
        iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
        iv. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.
        v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.
*4. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.

The subject site does not meet Minimum Special Use Requirement Number Two (2), as the existing horse stable is located one-foot from the side and rear yard property lines where five feet is required. The applicant is requesting a Variance to allow the horse stable to remain as constructed. If the companion Variance is approved, the applicant would be able to meet the Minimum Special Use Requirements for the Animal Keeping & Husbandry land use. The Special Use Permit, if approved, would allow the applicant to maintain ten horses where two are allowed.

Staff is not able to support the requested Special Use Permit as the request is a 500 percent increase over what is conditionally allowed by Title 19.12 and is recommending denial of the Special Use Permit. Staff has added recommended Conditions of Approval if approved.

FINDINGS (21-0251-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 horse stable without a building permit that would have ensured conformance to Title 19.06 for setbacks. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0251-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.**

   Staff finds the intensity of the proposed use makes it not able to be conducted in a manner that is harmonious or compatible with the neighboring properties.

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

The subject site is not physically suitable for the intensity of ten horses where two is conditionally allowed. Title 19.12 allows one horse for every 7,500 square feet of lot area. If approved, this Special Use Permit would allow one horse for every 4,356 square feet instead of 7,500 square feet of lot 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.

Irene Avenue is a 30-foot wide (rural) residential street with no curb, gutter or sidewalk. It is adequate in size to meet the requirements of a residential use as the Animal Keeping & Husbandry' use is ancillary to the principal residential 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.

Ten horses on a one-half acre residential lot could pose a public health safety issue if not properly maintained and animal waste is not disposed of on a regular basis.

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

The proposed use does not meet Minimum Special Use Requirement Number Two (2), as the existing horse stable is located one-foot from the side and rear yard property lines where five feet is required. The applicant is requesting a Variance to allow the horse stable to remain as constructed. If the companion Variance is approved, the applicant would be able to meet the Minimum Special Use Requirements for the Animal Keeping & Husbandry land use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/30/19	A Code Enforcement Case (CE-196174) was created as the result of several accessory structures being observed within the setback areas and possibly large enough (over 200 square feet) to require a building permit. The case was resolved on 11/09/20.

Most Recent Change of Ownership	
12/2015	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1974	Construction Year

Pre-Application Meeting	
04/26/2021	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Special Use Permit.

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

Field Check	
07/08/21	During a routine field check staff observed a well-maintained single-family residence. Only the roof of the subject horse stable was visible from Irene Avenue.

Details of Application Request	
Site Area	
Net Acres	0.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
South	Shopping Center	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for an Accessory Structure:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	5 Feet	1 Feet	N*
• Side	5 Feet	1 Feet	N*

**A Variance is requested to allow a reduced side and rear yard setback.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Irene Avenue	Local Street	Title 13	30	N*

**Rural street with no curb, gutter or sidewalk.*

Pursuant to Title 19.06 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	One	Two spaces per dwelling unit.	2				
Animal Keeping & Husbandry	10 Horses	No additional parking required beyond that which is required for the principal use on the site.	0				
Accessory Structure (Class II)	One [Stable]		0				
TOTAL SPACES REQUIRED			2		2		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 4851 Irene ave. Las Vegas NV. 89110

Project Name stable for horses **Proposed Use**

Assessor's Parcel #(s) 140-29-810-010 **Ward #** 3

General Plan: Existing X Proposed **Zoning:** Existing X Proposed

Additional Information

Property Owner Celio Gonzalez **Contact**

Address 4851 Irene ave. City Las Vegas State NV Zip 89110

E-mail Phone (702)487-2135

Applicant Lluridia Raygoza **Contact**

Address 4851 Irene ave. City Las Vegas State NV Zip 89110

E-mail raigozayuridia@gmail.com Phone (702)487-2135

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 who 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 parc

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 responsibl 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 o 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 Celio Gonzalez

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

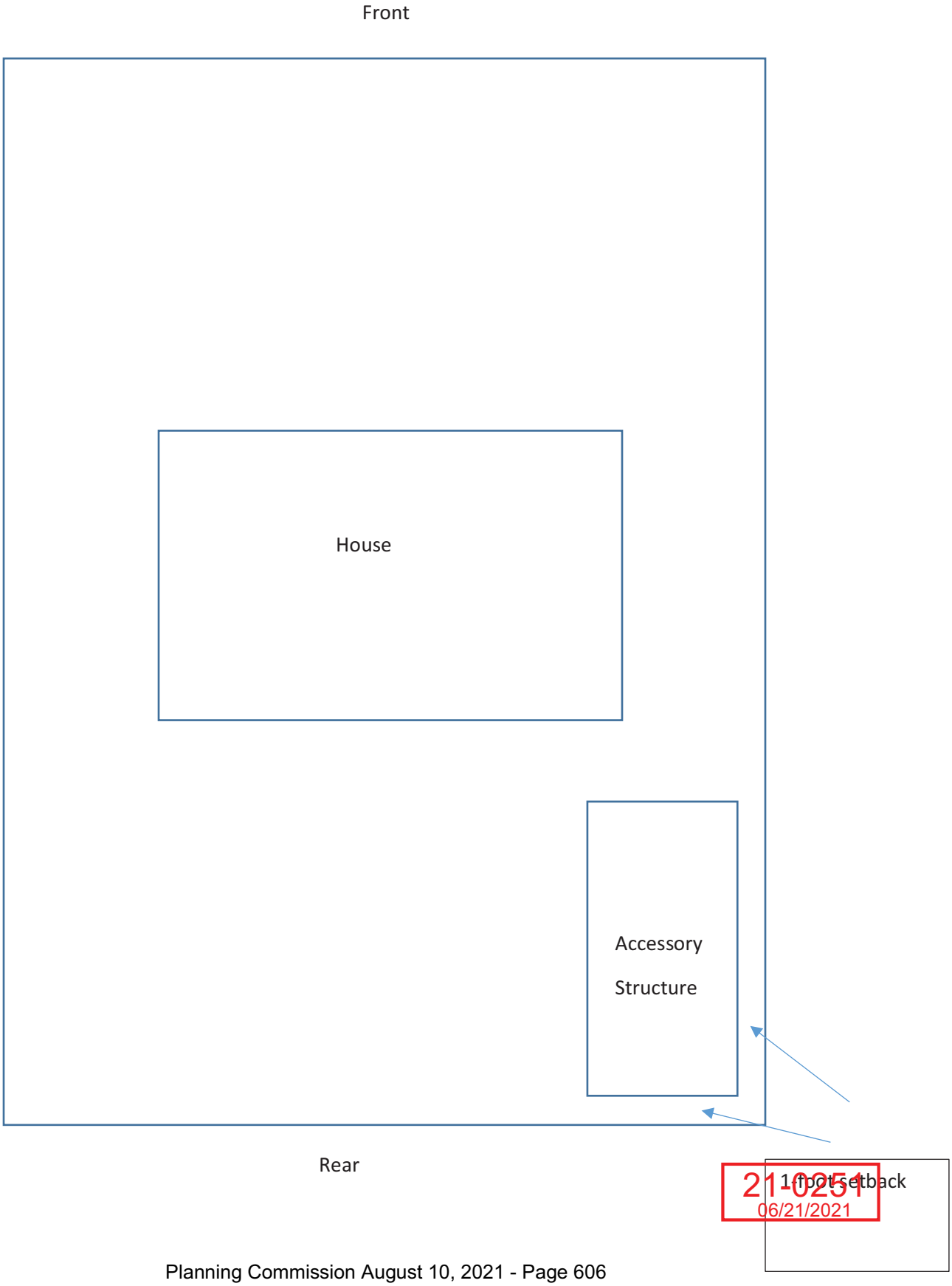
Print Name Celio Gonzalez

21-0251
06/21/2021

Subscribed and sworn before me

This _____ day of _____, 20

Notary Public in and for said County and State



21-0251
06/21/2021



21-0251-VAR1 AND 21-0251-SUP1 - APPLICANT: LLURIDIA RAYGOZA - OWNER: CELIO GONZALEZ
4851 IRENE AVENUE

07/08/2021



21-0251-VAR1 AND 21-0251-SUP1 - APPLICANT: LLURIDIA RAYGOZA - OWNER: CELIO GONZALEZ
4851 IRENE AVENUE

07/08/2021

My name is Lluridia Raygoza and I live at 4851 Irene Ave. I am asking for a Variance for an accessory structure that is already built. I need a setback variance to allow a 1-foot setback from the back and side property lines where normally 5 feet is required. The accessory structure is for horses.

21-0251
06/21/2021

My name is Lluridia Raygoza and I live at 4851 Irene Ave. I am asking for a Variance for an accessory structure that is already built. I need a setback variance to allow a 1-foot setback from the back and side property lines where normally 5 feet is required. The accessory structure is for horses.

My name is Lluridia Raygoza and I live at 4851 Irene Ave. I am requesting a Special Use Permit to allow me to have 10 horses on my property.

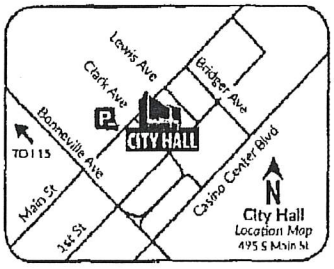
21-0251
06/22/2021

p.4
(702) 452-6352
Aug 02 21 11:44a kenandmur

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
AUG 03 2021
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.
21-0251 and 21-0251-VAR1 and 21-0251-SUP1
Planning Commission Meeting of **08/10/2021**

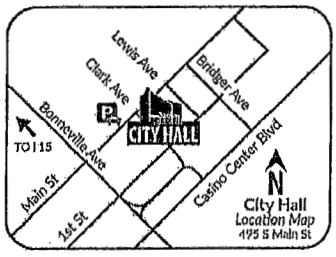
21-0251
14029810057
LEWIS KENNETH C & M E REV LIV TR
LEWIS KENNETH C & MURIEL E TRS
4905 HARRIS AVE
LAS VEGAS NV 89110-2448

2Ea-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



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0251 and 21-0251-VAR1 and 21-0251-SUP1

Planning Commission Meeting of **08/10/2021**

21-0251
14029810035
BRITOS BRUCE & COLLEEN
4905 NETTIE AVE
LAS VEGAS NV 89110-2415

too many Horses

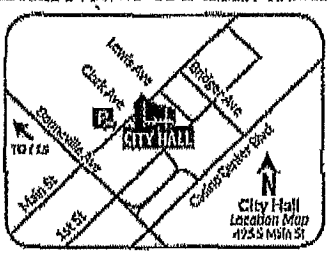
Submitted after Final Agenda

26a-bP

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

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0251 and 21-0251-VAR1 and 21-0251-SUP1

Planning Commission Meeting of 08/10/2021

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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

AUG 10 2021

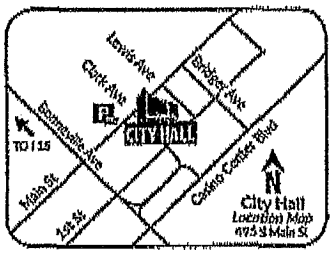
Dept of Planning
City of Las Vegas

21-0251
14029810043
COSPER SUSAN EDITH REVOCABLE
LIVING TRUST
COSPER SUSAN EDITH TRS
4956 NETTIE AVE
LAS VEGAS NV 89110-2414

2Ea-bP

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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21-0251 and 21-0251-VAR1 and 21-0251-SUP1
Planning Commission Meeting of **08/10/2021**

21-0251
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

2600 P

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

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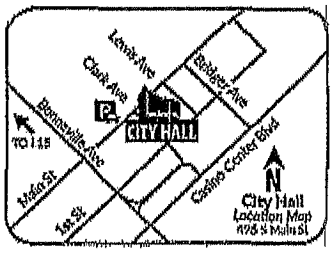

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21-0251 and 21-0251-VAR1 and 21-0251-SUP1
Planning Commission Meeting of **08/10/2021**

21-0251
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

26a-b P

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

Return Service Requested

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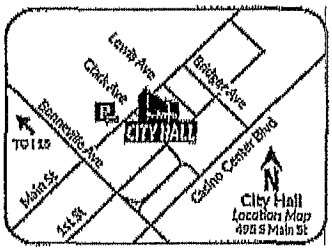

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Las Vegas, NV
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AUG 10 2021

Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0251 and 21-0251-VAR1 and 21-0251-SUP1

Planning Commission Meeting of **08/10/2021**

21-0251
14029810045
NEUWOHNER CHARLES & HELENE
4920 NETTIE AVE
LAS VEGAS NV 89110-2414

2ea-b P

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

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Las Vegas, NV
Permit No. 1630

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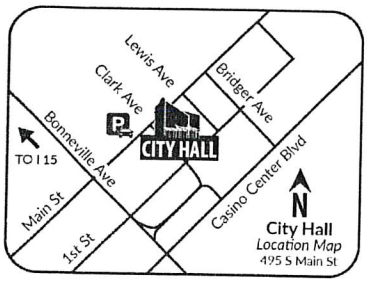

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0251 and 21-0251-VAR1 and 21-0251-SUP1
Planning Commission Meeting of **08/10/2021**

21-0251
14029810045
NEUWOHNER CHARLES & HELENE
4920 NETTIE AVE
LAS VEGAS NV 89110-2414

13 DRDFNP1 89110

Submitted at Planning Commission
Date 8/10/2021 Item 26a + b
by Erik Martinez

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

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Permit No. 1630

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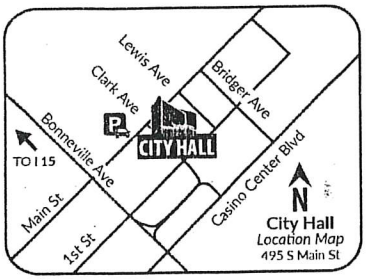

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Please use available blank space on card for your comments.

21-0251 and 21-0251-VAR1 and 21-0251-SUP1
Planning Commission Meeting of **08/10/2021**

21-0251
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

13 DROFNP1 6910

Application Information

21-0251 - PUBLIC HEARING - APPLICANT: LLURIDIA RAYGOZA - OWNER: CELIO GONZALEZ - For possible action on the following Land Use Entitlement project requests on 0.50 acres at 4851 Irene Avenue (APN 140-29-810-010), R-E (Residence Estates) Zone, Ward 3 (Diaz).

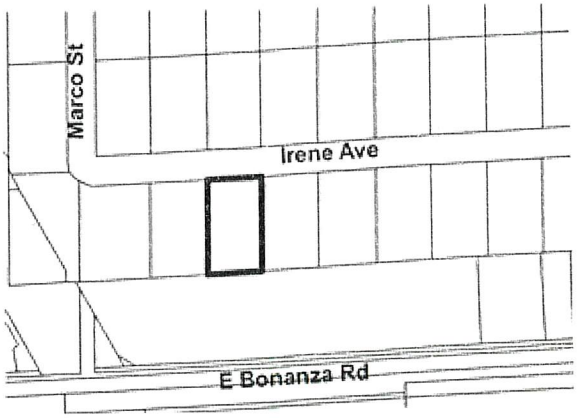
21-0251-VAR1 - VARIANCE - TO ALLOW A ONE-FOOT SIDE AND REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]

21-0251-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES

No return call from

2. Air Quality?
2 Contaminating underground Water.
2. Property in back yard less than ½ Acre
Home recessed & setting in middle of lot.
" Strictly Backyard Animals"

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***08/10/2021***
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 are heard and final action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

Submitted at Planning Commission
by Clarice Griffin
Date 8/10/2021 Item 26 a & b

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
26a

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

SUBJECT:
21-0251-VAR1 - VARIANCE - TO ALLOW A ONE-FOOT SIDE AND REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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: August 10, 2021

Agenda Item No.:
26b

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

SUBJECT:
21-0251-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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: August 10, 2021

Agenda Item No.:
27

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

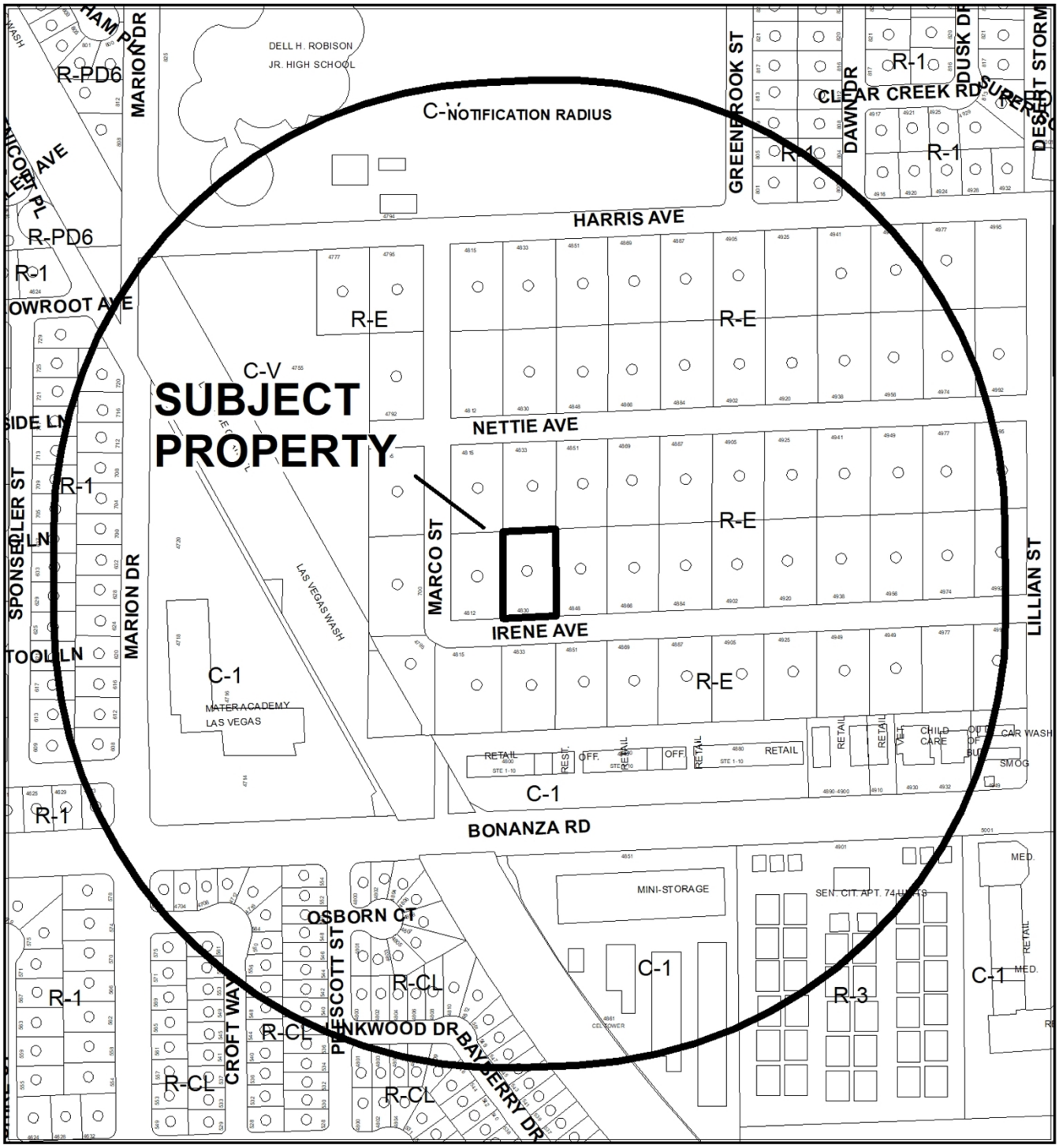
SUBJECT:
21-0252 - PUBLIC HEARING - APPLICANT/OWNER: MARIA G. PEREZ DETORRES - For possible action on the following Land Use Entitlement project requests on 0.53 acres at 4830 Irene Avenue (APN 140-29-810-028), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 09/01/2021

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

RECOMMENDATION:
Staff recommends DENIAL 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. Support Postcard
7. Submitted after Final Agenda – Protest Postcards
8. Submitted at Meeting – Protest Postcards



CASE: 21-0252

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



CASE: 21-0252

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MARIA G. PEREZ DETORRES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0252-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0252-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 223

PROTESTS 0

APPROVALS 1

RM

**** CONDITIONS ****

21-0252-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a three-foot rear setback for an existing Accessory Structure (Class II) [Stable] and to allow a three-foot side yard setback for another existing Accessory Structure (Class II) [Stable].

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

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

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

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

21-0252-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Animal Keeping & Husbandry use.

2. A Special Use Permit is hereby approved to allow five (5) horses, five (5) cows, and seven (7) goats where three (3) horses OR cows are allowed and three (3) goats are allowed.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing horse stable to be located three-feet from the rear yard property line where five feet is required; another Variance to allow a second existing horse stable to be located three-feet from the side property line where five feet is required; and a Special Use Permit to allow five horses, five cows, and seven goats where three horses OR cows are allowed and three goats are allowed on 0.53 acres at 4830 Irene Avenue.

ISSUES

- Accessory Structures (horse stables) are required to be located five feet from the rear and side yard property line. The applicant is requesting a Variance to allow three-feet for each, which staff does not support.
- Title 19.12 permits one horse or cow per every 7,500 square feet of area and no more than three goats per every 20,000 square feet of area. The subject property is approximately 22980.5 square feet, which would allow three horses or cows and three goats. The applicant is requesting a Special Use Permit to allow five (5) horses, five (5) cows, and seven (7) goats on the 0.53-acre site. Staff does not support this request.

ANALYSIS

Located within the R-E (Residence Estates) zoning district, the subject site is a detached single-family residence with a horse stable in the northeast corner of the rear yard containing five horses, five cows, and seven goats.

Variance
Title 19.12 categorizes a horse stable as an “Accessory Structure (Class II),” which is described as “an accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an “Accessory Structure (Class I).” This land use is a Conditional Use within the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. The use shall comply with all provisions of Section 19.06.040 applicable to accessory structure.
2. Any use that does not comply may be permitted only by means of a Variance.

The Title 19.06 requires an Accessory Structure (Class II) in the R-E (Residence Estates) zoning district to have a five-foot side and rear yard setback. The subject accessory structure is not able to meet this regulation and a Variance is requested to allow the existing horse stable to remain as constructed.

Variance applications are a mechanism to relieve a hardship that is the result of a site's physical characteristic such as exceptional topographic conditions, or an irregular shape.

No evidence of a unique or extraordinary circumstance has been presented, as the subject site is a rectangular shaped residential lot with no exceptional topography; therefore, staff is not able to support the requested Variance and is recommending denial. If approved, staff has added recommended Conditions of Approval.

Special Use Permit

The existing horse stable currently contains five (5) horses, five (5) cows, and seven (7) goats. Title 19.12 categorizes the raising, keeping and breeding of domestic or non-domestic animals as 'Animal Keeping & Husbandry.' The use must be ancillary to the principal use, and includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets or the breeding of domestic dogs and cats. The Animal Keeping & Husbandry land use is a Conditional Use in the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. With respect to domestic animals:
    a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
    b. No more than three sheep or goats may be kept for each 20,000 square feet of land included in the building site.
    c. All operations and activities shall be in accordance with LVMC Title 7.
    d. No more than one horse or cow is permitted for each 7,500 square feet of lot area.
    e. In the R-D Zoning District, no more than two horses may be stabled on the building site, and the site must have a minimum net lot size of 18,000 square feet.

f. No cattle may be kept at any location south of Cheyenne Avenue.
g. Crowing roosters are prohibited.
h. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements: i. The lot must be developed with a single family residence.
   ii. No more than ten chickens (hens) may be kept, and they must be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
   iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
   iv. Coop structures shall not be located closer than 20 feet to any primary structure on an adjacent lot.
   v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.
   vi. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.

2. With respect to non-domestic animals:
   a. Animals shall be confined at all times within a secured, enclosed or fenced area.
   b. For animals kept outdoors, the secured, enclosed or fenced area must be located at least 1500 feet from any residential dwelling, school, individual care center licensed for more than 12 children or public park.
   c. The site must have a minimum area of two acres.
   d. All operations and activities shall be in accordance with LVMC Title 7.
   e. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.
3. Whether animals are domestic or non-domestic:
   a. All structures must comply with applicable building and fire code requirements.
   b. In the C-PB, C-M and M Zoning Districts, the use shall be conducted entirely within an enclosed space, except that up to one quarter of the area containing the use may be located in the open air for ancillary educational purposes.

The applicant is not able to meet Conditional Use Regulation 1(d), and has requested a Special Use Permit in order to keep ten (10) horses where two (2) are allowed.

The Minimum Special Use Permit Requirements include:

*1. All operations and activities shall comply with the requirements of LVMC Title 7.
*2. All structures must comply with applicable building and fire code requirements.
*3. With respect to domestic animals:
    a. Crowing roosters are prohibited.
    b. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements:
        i. The lot must be developed with a single family residence.
        ii. Chickens (hens) may be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
        iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
        iv. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.
        v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.
*4. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.

The subject site is does not meet Minimum Special Use Requirement Number Two (2), as the existing horse stable is located one-foot from the side and rear yard property lines where five feet is required. The applicant is requesting a Variance to allow the horse stable to remain as constructed. If the companion Variance is approved, the applicant would be able to meet the Minimum Special Use Requirements for the Animal Keeping & Husbandry land use. The Special Use Permit, if approved, would allow the applicant to maintain ten horses where two are allowed.

Staff is not able to support the requested Special Use Permit as the request is a 500 percent increase over what is conditionally allowed by Title 19.12 and is recommending denial of the Special Use Permit. Staff has added recommended Conditions of Approval if approved.

FINDINGS (21-0252-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 horse stable without a building permit that would have ensured conformance to Title 19.06 for setbacks. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0252-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.**

   Staff finds the intensity of the proposed use makes it not able to be conducted in a manner that is harmonious or compatible with the neighboring properties.

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

The subject site is not physically suitable for the intensity of ten horses where two is conditionally allowed. Title 19.12 allows one horse or cow for every 7,500 square feet of lot area and three goats for every 20,000 square feet. If approved, this Special Use Permit would allow one horse or cow for every 4,356 square feet instead of 7,500 square feet of lot area and seven goats for every 22,980 square feet instead of three goats for every 20,000 square feet.

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.

Irene Avenue is a 30-foot wide (rural) residential street with no curb, gutter or sidewalk. It is adequate in size to meet the requirements of a residential use as the Animal Keeping & Husbandry' use is ancillary to the principal residential 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.

Five horses, five cows, and seven goats on a one-half acre residential lot could pose a public health safety issue if not properly maintained and animal waste is not disposed of on a regular basis.

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

The proposed use does not meet Minimum Special Use Requirement Number Two (2), as the existing horse stable is located three-feet from the side and rear yard property lines where five feet is required. The applicant is requesting a Variance to allow the horse stable to remain as constructed. If the companion Variance is approved, the applicant would be able to meet the Minimum Special Use Requirements for the Animal Keeping & Husbandry land use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/19/2021	Conditional Use Verification for Animal Keeping and Husbandry to allow 3 horses, 3 goats, 3 turkeys, and 50 chickens.

Most Recent Change of Ownership	
04/28/2014	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1994	Construction Year

Pre-Application Meeting	
04/26/2021	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Special Use Permit.

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

Field Check	
07/08/21	During a routine field check staff observed a well-maintained single-family residence. Only the roof of the subject horse stable was visible from Irene Avenue.

Details of Application Request	
Site Area	
Net Acres	0.53

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for an Accessory Structure:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	5 Feet	3 Feet	N*
• Side	5 Feet	3 Feet	N*

*A Variance is requested to allow a reduced side and rear yard setback.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Irene Avenue	Local Street	Title 13	30	N*

*Rural street with no curb, gutter or sidewalk.

Pursuant to Title 19.06 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	One	Two spaces per dwelling unit.	2				
Animal Keeping & Husbandry	5 Horses, 5 Cows, 7 Goats	No additional parking required beyond that which is required for the principal use on the site.	0				
Accessory Structure (Class II)	One [Stable]		0				
TOTAL SPACES REQUIRED			2		2		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 4830 IRene AV las VEGAS NV 89110

Project Name martin TORRES **Proposed Use**

Assessor's Parcel #(s) 140298100 28 **Ward #**

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

Additional Information

Property Owner Maria Torres Contact

Address 4830 Irene Ave City LV State NV Zip 89110

E-mail Phone

Applicant Maria Torres Contact

Address 4830 Irene Ave City LV State NV Zip 89110

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

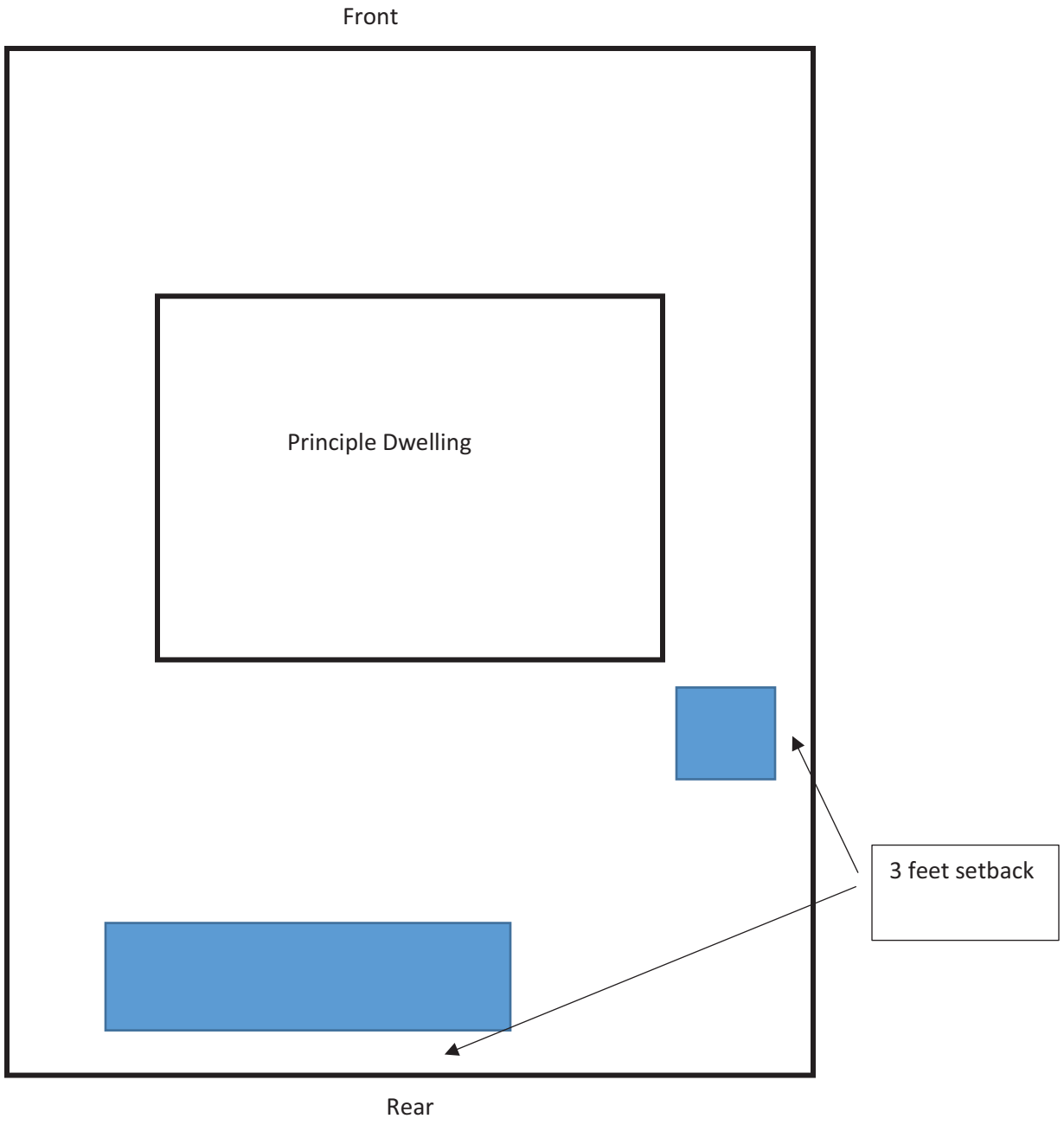
Print Name martin TORRES

21-0252
06/22/2021

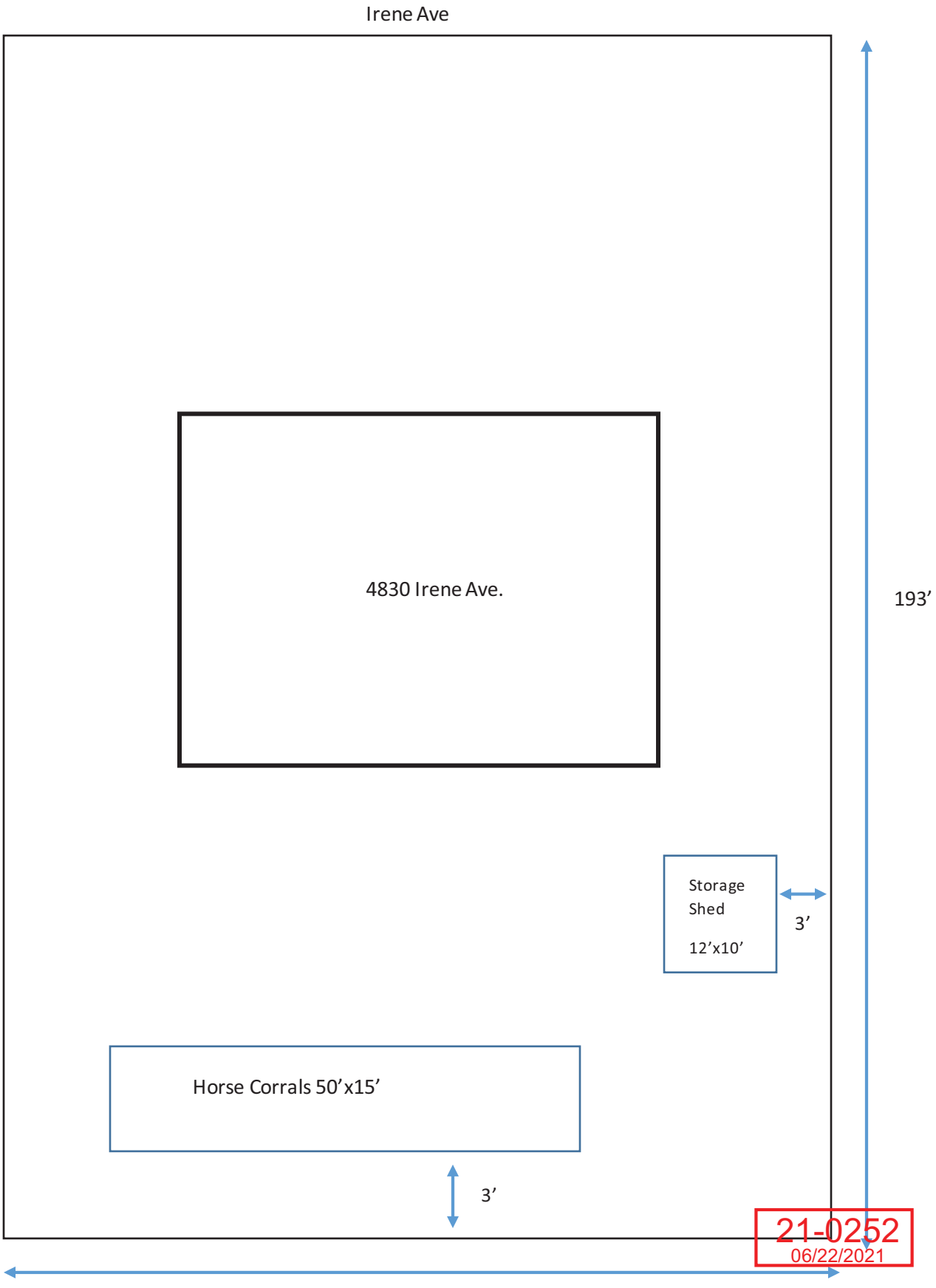
Subscribed and sworn before me

This day of , 20

Notary Public in and for said County and State



21-0252
05/04/2021


Irene Ave
4830 Irene Ave.
193’
Storage Shed
12’x10’
3’
Horse Corrals 50’x15’
3’
21-0252
06/22/2021
118’



21-0252-VAR1 AND 21-0252-SUP1 - APPLICANT/OWNER: MARIA G. PEREZ DETORRES
4830 IRENE AVENUE

07/08/2021



21-0252-VAR1 AND 21-0252-SUP1 - APPLICANT/OWNER: MARIA G. PEREZ DETORRES
4830 IRENE AVENUE

07/08/2021



21-0252-VAR1 AND 21-0252-SUP1 - APPLICANT/OWNER: MARIA G. PEREZ DETORRES
4830 IRENE AVENUE

07/08/2021

I am requesting a setback variance on two accessory structures.

1. I am requesting a rear setback variance to allow a 3 foot setback where 5 feet is required.
2. I am requesting a side setback variance to allow a 3 foot setback where 5 feet is required.

21-0252
05/04/2021

My name is Martin Hernandez and I live at 4830 Irene Ave. I am requesting a Special Use Permit to allow me to have 5 cows, 7 goats, and 5 horses.

I am requesting a setback variance on two accessory structures.

1. I am requesting a rear setback variance to allow a 3 foot setback where 5 feet is required.
2. I am requesting a side setback variance to allow a 3 foot setback where 5 feet is required.

21-0252
06/22/2021

p.1

(702) 452-6352

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

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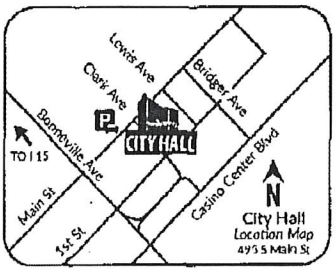

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0252 and 21-0252-VAR1 and 21-0252-SUP1
Planning Commission Meeting of **08/10/2021**

21-0252
14029810057
LEWIS KENNETH C & M E REV LIV TR
LEWIS KENNETH C & MURIEL E TRS
4905 HARRIS AVE
LAS VEGAS NV 89110-2448

13 DROFMP1 89110

kenandmur

Aug 02 21 11:43a

27a-b A

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

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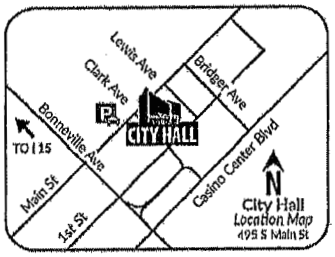

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21-0252 and 21-0252-VAR1 and 21-0252-SUP1
Planning Commission Meeting of **08/10/2021**

21-0252
14029810035
BRITOS BRUCE & COLLEEN
4905 NETTIE AVE
LAS VEGAS NV 89110-2415

Too many Animals
its only ½ acre

Submitted after Final Agenda
27a-b P

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

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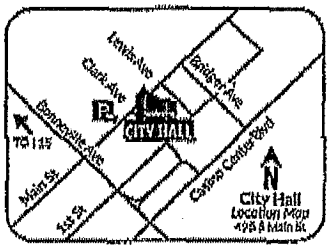

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Planning Commission Meeting of **08/10/2021**

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City of Las Vegas

21-0252
14029810043
COSPER SUSAN EDITH REVOCABLE
LIVING TRUST
COSPER SUSAN EDITH TRS
4956 NETTIE AVE
LAS VEGAS NV 89110-2414

27a-bP

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

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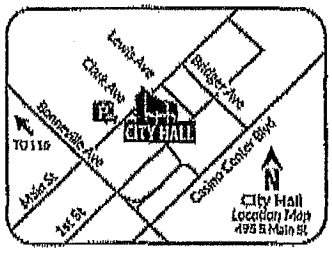

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21-0252 and 21-0252-VAR1 and 21-0252-SUP1

Planning Commission Meeting of **08/10/2021**

A/So. 4795 Nettie
5 – Horses 4 – Goats
4795 Harris
6-Horses } OPPOSE

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Dept of Planning
City of Las Vegas

21-0252
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

Don Barg
4992 Nettie
code enforcement
229-4922

27a-bP

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

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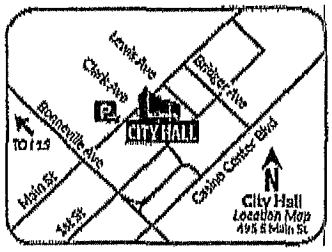

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City of Las Vegas

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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21-0252 and 21-0252-VAR1 and 21-0252-SUP1
Planning Commission Meeting of **08/10/2021**

21-0252
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

27a-6P

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

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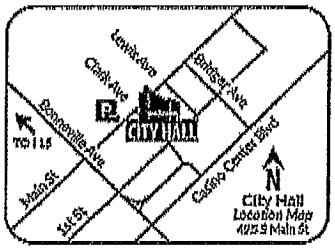

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21-0252 and 21-0252-VAR1 and 21-0252-SUP1

Planning Commission Meeting of **08/10/2021**

21-0252
14029810045
NEUWOHNER CHARLES & HELENE
4920 NETTIE AVE
LAS VEGAS NV 89110-2414

27a-bP

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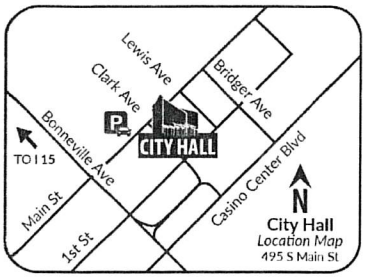

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0252 and 21-0252-VAR1 and 21-0252-SUP1

Planning Commission Meeting of **08/10/2021**

21-0252
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

13 DRDFNP1 89110

Submitted at Planning Commission

Date 8/10/2021 Item 27a + b

by Erik Martinez

Olivia Diaz

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

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OPPOSE
A/SO: 4795 Nettie
5 - Horses 4 - Goats

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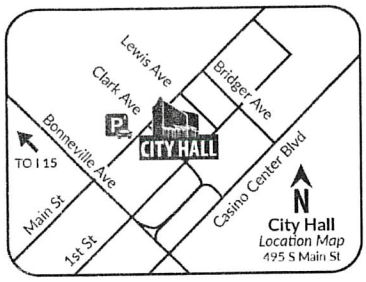
4795 Harris
6 - Horses
OPPOSE



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0252 and 21-0252-VAR1 and 21-0252-SUP1
Planning Commission Meeting of **08/10/2021**

21-0252
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

Don Barg
4992 - Nettie

Code enforcement
229 - 4922

13 DRDFNP1 89110

Submitted at Planning Commission

Date 8/10/2021 Item 27 a & b
by Clarice Griffin

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
27a

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

SUBJECT:
21-0252-VAR1 - VARIANCE - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] AND A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]

C.C.: 09/01/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, 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: August 10, 2021

Agenda Item No.:
27b

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

SUBJECT:
21-0252-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE COWS, FIVE HORSES, AND SEVEN GOATS

C.C.: 09/01/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, 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: August 10, 2021

Agenda Item No.:
28

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

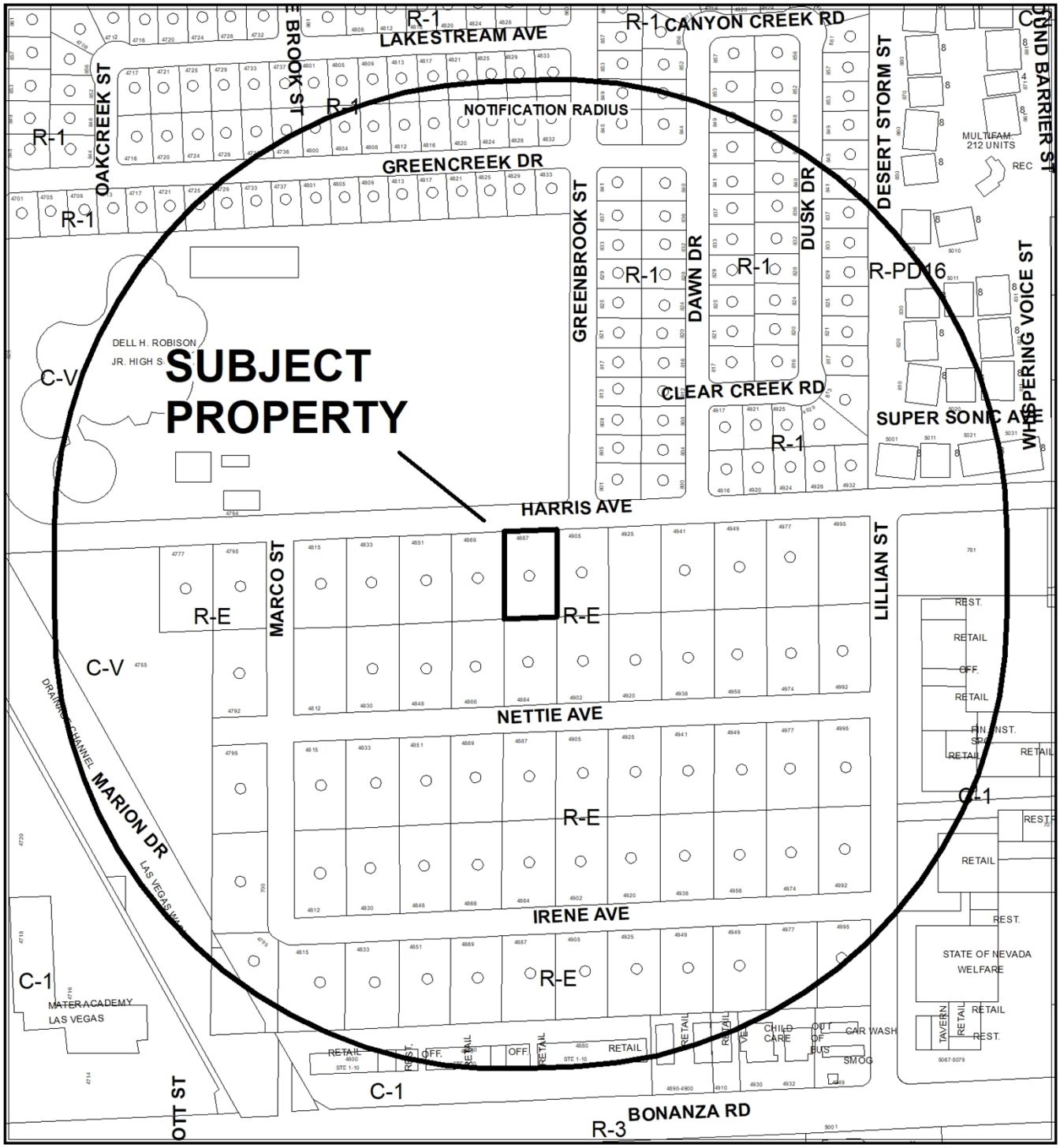
SUBJECT:
21-0253-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LLOYD STEVENS - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING WHERE SUCH IS NOT ALLOWED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] on 0.52 acres at 4887 Harris Avenue (APN 140-29-810-056), R-E (Residence Estates) 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.	5	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. Support Postcard
7. Submitted after Final Agenda – Protest-Support Postcards
8. Submitted at Meeting – Protest Postcard



0 255 510 Feet

CASE: 21-0253-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



CASE: 21-0253-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LLOYD STEVENS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0253-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 166

PROTESTS 0

APPROVALS 1

RM

**** CONDITIONS ****

21-0253-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a one-foot rear and side yard setback for an existing Accessory Structure (Class II) [Shade Structure].

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 shade structure to be located zero feet from the side yard property lines where five feet is required at 4887 Harris Avenue.

ISSUES

- Accessory Structures (shade structure) are required to be located five feet from the side yard property line. The applicant is requesting a Variance to allow zero feet, which staff does not support.

ANALYSIS

Located within the R-E (Residence Estates) zoning district, the subject site is a detached single-family residence.

Variance
Title 19.12 categorizes a shade structure as an "Accessory Structure (Class II)," which is described as "an accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an "Accessory Structure (Class I)." This land use is a Conditional Use within the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. The use shall comply with all provisions of Section 19.06.040 applicable to accessory structure.
2. Any use that does not comply may be permitted only by means of a Variance.

The Title 19.06 requires an Accessory Structure (Class II) in the R-E (Residence Estates) zoning district to have a five-foot side yard setback. The subject accessory structure is not able to meet this regulation and a Variance is requested to allow the shade structure to remain as constructed.

Variance applications are a mechanism to relieve a hardship that is the result of a site's physical characteristic such as exceptional topographic conditions, or an irregular shape.

No evidence of a unique or extraordinary circumstance has been presented, as the subject site is a rectangular shaped residential lot with no exceptional topography; therefore, staff is not able to support the requested Variance and is recommending denial. If approved, staff has added recommended Conditions of Approval.

FINDINGS (21-0253-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 shade structure without a building permit that would have ensured conformance to Title 19.06 for setbacks. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/21/2020	A Building Permit was submitted for a shade structure but denied by Planning due to non-compliance with side setback requirements.

Most Recent Change of Ownership	
07/03/1980	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1954	Construction Year

Pre-Application Meeting	
04/20/2021	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
07/08/21	During a routine field check staff observed a well-maintained single-family residence. Only the roof of the subject horse stable was visible from Irene Avenue.

Details of Application Request	
Site Area	
Net Acres	0.52

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Public or Private School, Primary	P-F (Public Facility)	C-V (Civic)
South	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for an Accessory Structure:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks • Side	5 Feet	0 Feet	N*

**A Variance is requested to allow a reduced side and rear yard setback.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Harris Avenue	Collector Street	Title 13	60’	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	One	Two spaces per dwelling unit	2				
Accessory Structure (Class II)	One	No additional parking required beyond that which is required for the principal use on the site.	0				
TOTAL SPACES REQUIRED			2		2		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

100586-PRE

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

Project Address (Location) 4887 Harris Ave

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 140-29-810-056 **Ward #** _____

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

Additional Information _____

Property Owner Lloyd Stevens Contact 702-502-5705

Address 4887 Harris AVE City Las Vegas State NV Zip 89110

E-mail LStevst@Aol.com Phone _____

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 Lloyd Stevens

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

Print Name _____

21-0253
05/04/2021

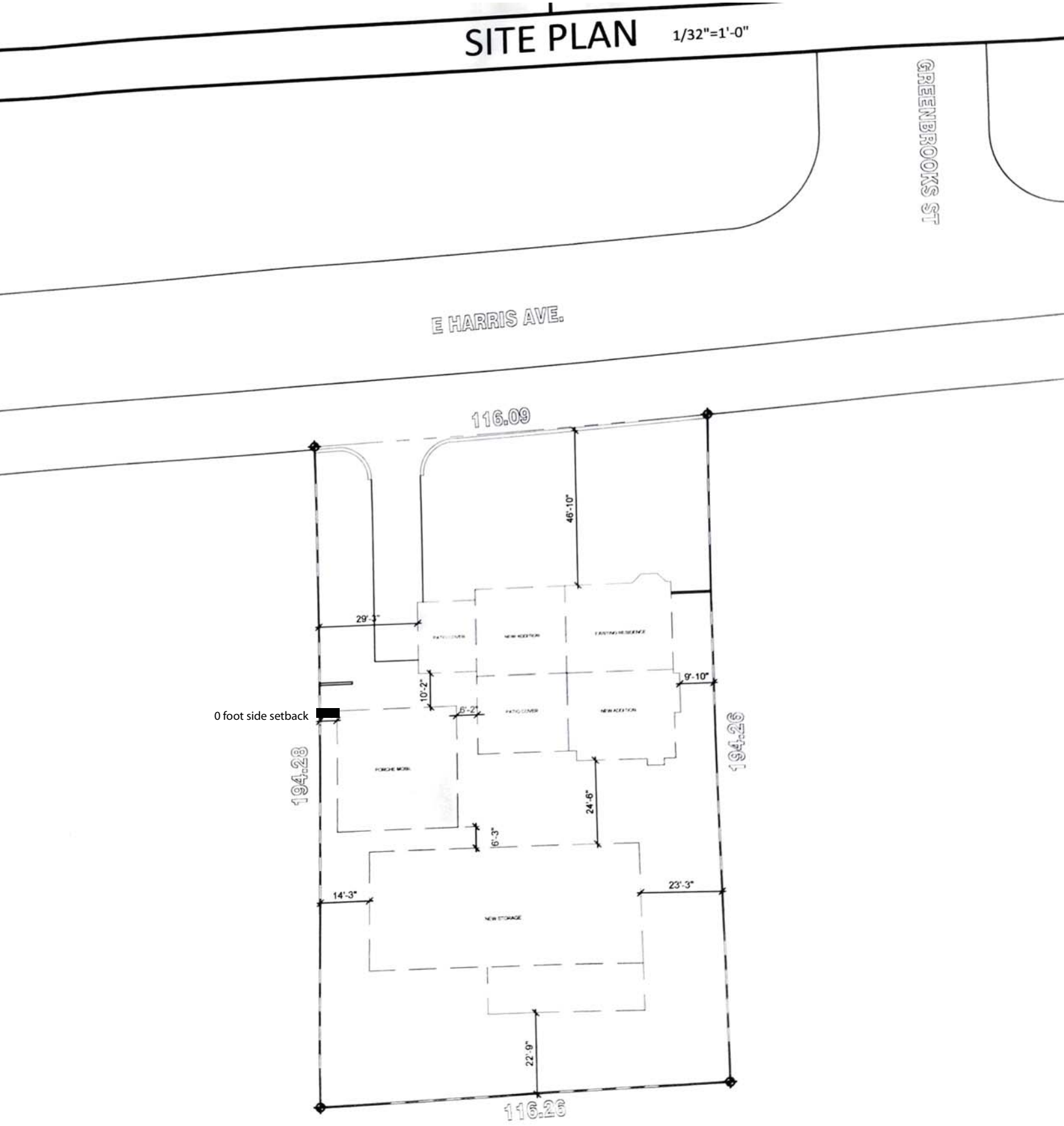
Subscribed and sworn before me

This _____ day of _____, 20__

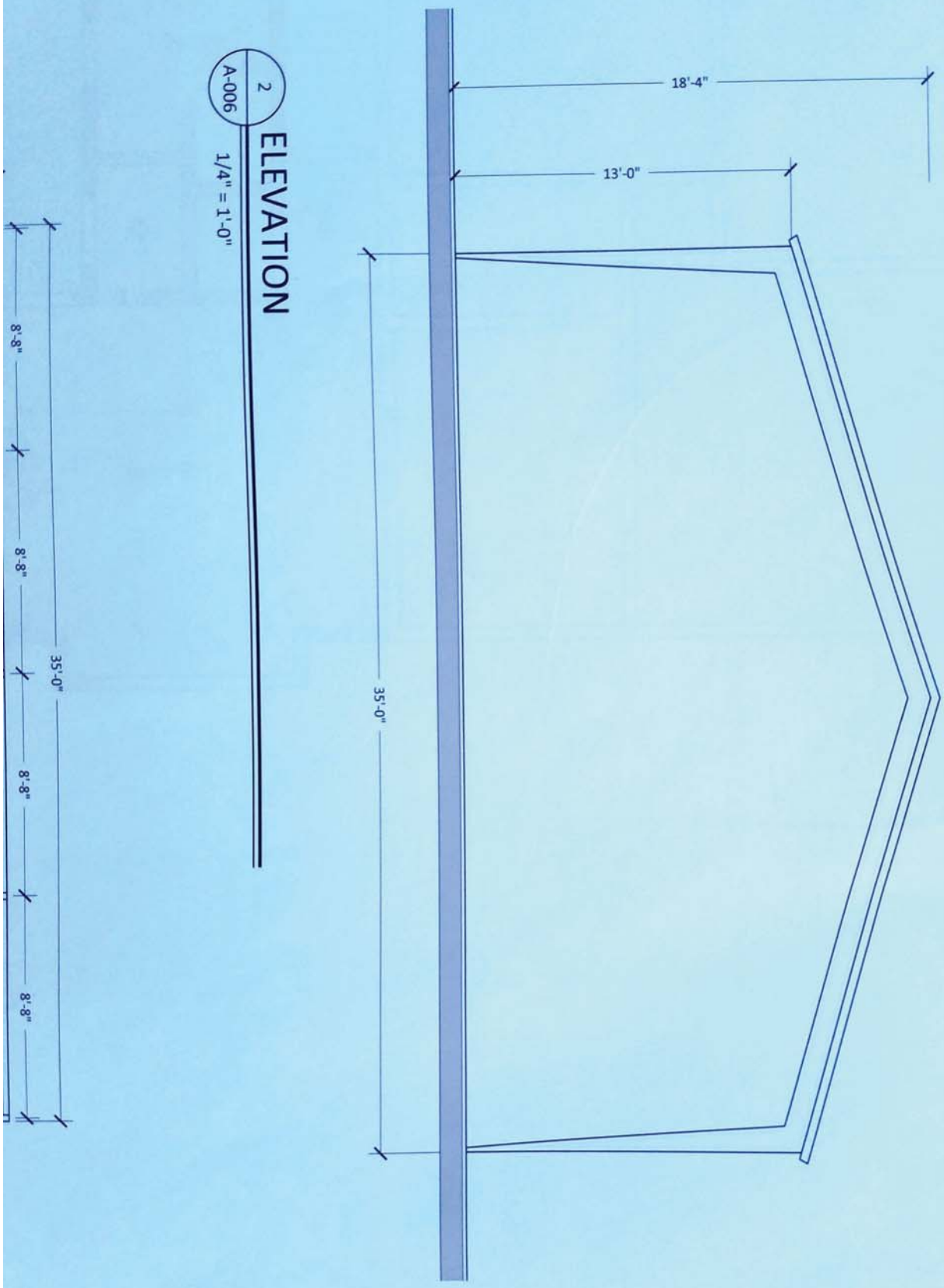
_____

Notary Public In and for said County and State

SITE PLAN 1/32"=1'-0"



21-0253
05/04/2021



21-0253
05/04/2021



21-0253-VAR1 - APPLICANT/OWNER: LLOYD STEVENS
4887 HARRIS AVENUE

07/08/2021



21-0253-VAR1 - APPLICANT/OWNER: LLOYD STEVENS
4887 HARRIS AVENUE

07/08/2021



21-0253-VAR1 - APPLICANT/OWNER: LLOYD STEVENS
4887 HARRIS AVENUE

07/08/2021

My property is located at 4887 Harris Ave. My name is Lloyd Stevens. I am seeking a Variance for my accessory shade structure to allow a 0-foot side yard setback and to exceed the height limitations to allow my structure to be taller than the principle dwelling.

21-0253
05/04/2021

p.7
(702) 452-6352
kenandmur
Aug 02 21 11:44a

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

Return Service Requested

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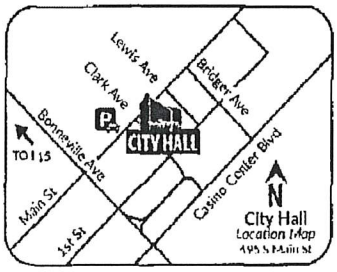

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☒ I SUPPORT *this Request* ☐ I OPPOSE *this Request*

Please use available blank space on card for your comments.

21-0253-VAR1

Planning Commission Meeting of **08/10/2021**

21-0253-VAR1
14029810057
LEWIS KENNETH C & M E REV LIV TR
LEWIS KENNETH C & MURIEL E TRS
4905 HARRIS AVE
LAS VEGAS NV 89110-2448

28A

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

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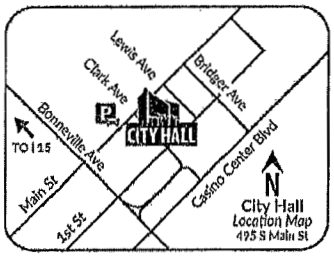
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Why is this necessary

21-0253-VAR1

Planning Commission Meeting of **08/10/2021**

21-0253-VAR1
14029810035
BRITOS BRUCE & COLLEEN
4905 NETTIE AVE
LAS VEGAS NV 89110-2415

Submitted after Final Agenda

28P

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495 South Main Street
Las Vegas, Nevada 89101

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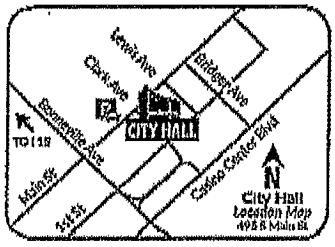

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City of Las Vegas

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☐ I SUPPORT *this Request*

☑ I OPPOSE *this Request*

Please use available blank space on card for your comments.

21-0253-VAR1

Planning Commission Meeting of **08/10/2021**

21-0253-VAR1
14029810043
COSPER SUSAN EDITH REVOCABLE
LIVING TRUST
COSPER SUSAN EDITH TRS
4956 NETTIE AVE
LAS VEGAS NV 89110-2414

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28 P

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

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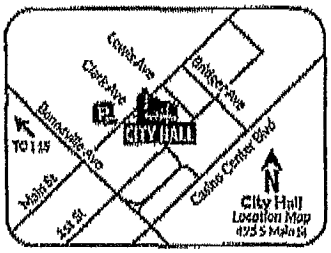

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0253-VAR1
Planning Commission Meeting of **08/10/2021**

21-0253-VAR1
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

28P

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

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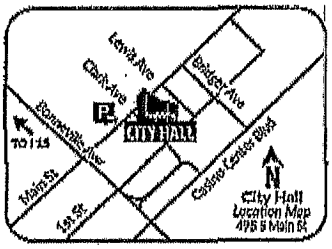

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0253-VAR1

Planning Commission Meeting of **08/10/2021**

21-0253-VAR1
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

08-05-21:15:16 ;From:Check City - N600 To:17024647499 ;7022154405 # 4/ 11

28 P

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

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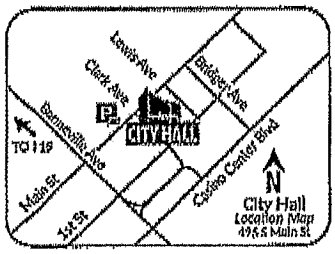

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0253-VAR1

Planning Commission Meeting of **08/10/2021**

21-0253-VAR1
14029810045
NEUWOHNER CHARLES & HELENE
4920 NETTIE AVE
LAS VEGAS NV 89110-2414

28P

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

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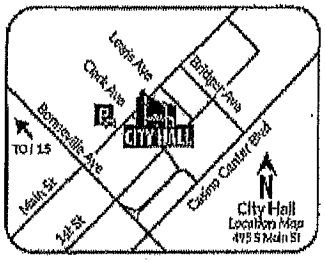

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0253-VAR1

Planning Commission Meeting of **08/10/2021**

21-0253-VAR1
14029714009
LOPEZ FANY TRUST
LOPEZ FANY TRS
813 GREENBROOK ST
LAS VEGAS NV 89110-2438

28A

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

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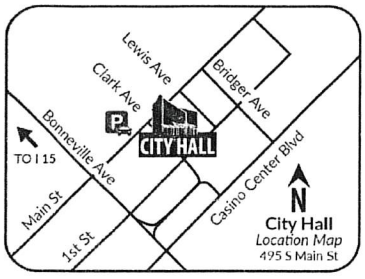

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0253-VAR1
Planning Commission Meeting of **08/10/2021**

21-0253-VAR1
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

13 DROFNF1 89110

Submitted at Planning Commission
Date 8/10/2021 Item 28
by Clarice Griffin

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
29

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

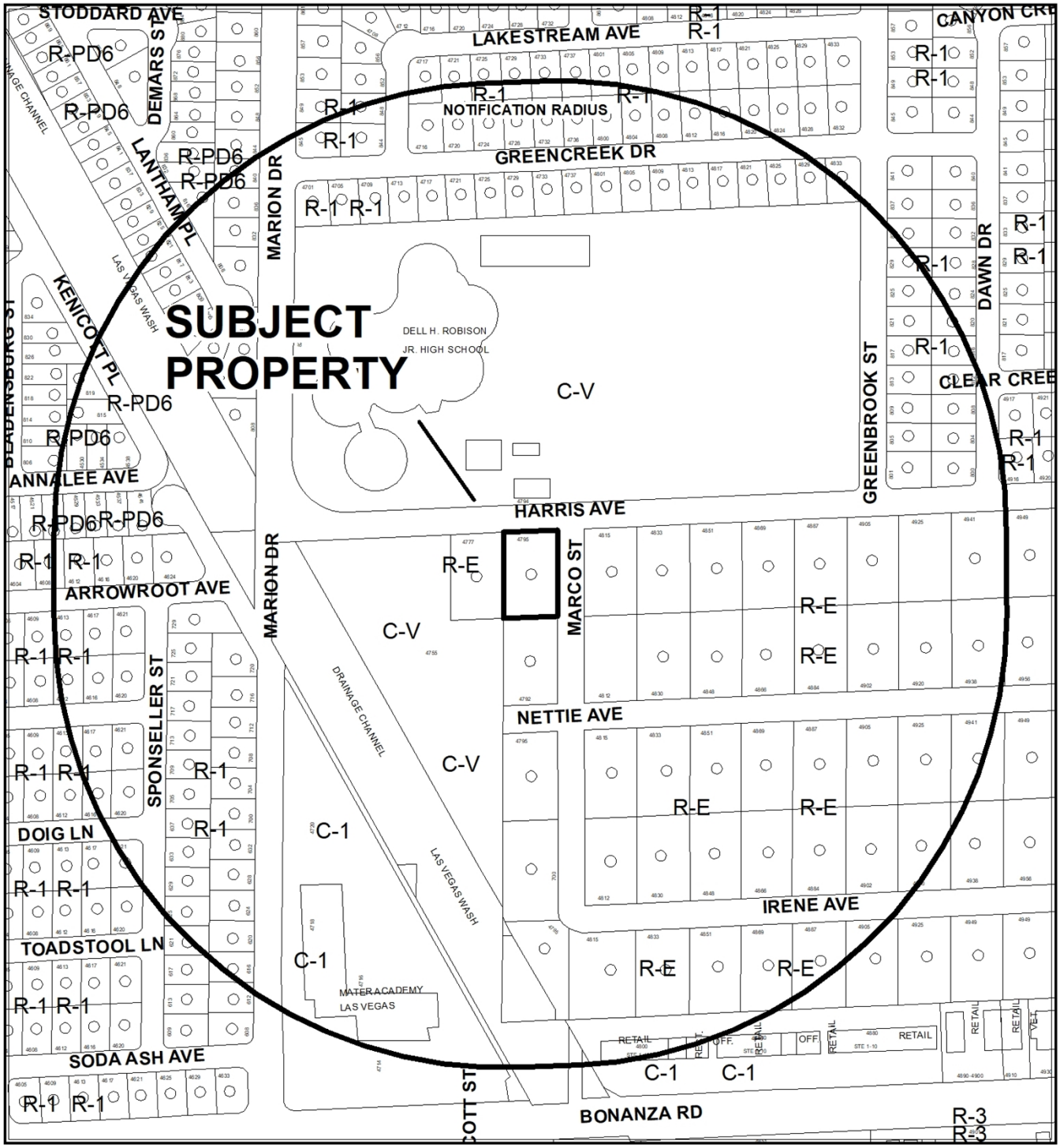
SUBJECT:
21-0254-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MONICA TRILLO - For possible action on a Land Use Entitlement project request FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW SIX HORSES at 4795 Harris Avenue (APN 140-29-810-002), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	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. Support Postcard
7. Submitted after Final Agenda – Protest Postcards
8. Submitted at Meeting – Protest Postcard



0 255 510 Feet

CASE: 21-0254-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



CASE: 21-0254-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MONICA TRILLO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0254-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 183

PROTESTS 0

APPROVALS 1

RM

**** CONDITIONS ****

21-0254-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Animal Keeping & Husbandry use, except as modified herein.

2. A Special Use Permit is hereby approved to allow six (6) horses where two horses is the maximum allowed.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow 6 horses where three is the maximum allowed on 0.52 acres at 4795 Harris Avenue.

ISSUES

- Title 19.12 permits one horse per every 7,500 square feet of area. The subject property is approximately 23,015 square feet, which would allow three horses. The applicant is requesting a Special Use Permit to allow six (6) horses on the 0.52-acre site. Staff does not support this request.

ANALYSIS

Located within the R-E (Residence Estates) zoning district, the subject site is a detached single-family residence with a horse stable in the southwest corner of the rear yard containing six horses.

Special Use Permit
The existing horse stable currently contains six (6) horses. Title 19.12 categorizes the raising, keeping and breeding of domestic or non-domestic animals as 'Animal Keeping & Husbandry.' The use must be ancillary to the principal use, and includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets or the breeding of domestic dogs and cats. The Animal Keeping & Husbandry land use is a Conditional Use in the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. With respect to domestic animals:
    a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
    b. No more than three sheep or goats may be kept for each 20,000 square feet of land included in the building site.
    c. All operations and activities shall be in accordance with LVMC Title 7.
    d. No more than one horse or cow is permitted for each 7,500 square feet of lot area.

e. In the R-D Zoning District, no more than two horses may be stabled on the building site, and the site must have a minimum net lot size of 18,000 square feet.
f. No cattle may be kept at any location south of Cheyenne Avenue.
g. Crowing roosters are prohibited.
h. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements: i.The lot must be developed with a single family residence.
    ii. No more than ten chickens (hens) may be kept, and they must be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
    iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
    iv. Coop structures shall not be located closer than 20 feet to any primary structure on an adjacent lot.
    v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.
    vi. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.

2. With respect to non-domestic animals:
    a. Animals shall be confined at all times within a secured, enclosed or fenced area.
    b. For animals kept outdoors, the secured, enclosed or fenced area must be located at least 1500 feet from any residential dwelling, school, individual care center licensed for more than 12 children or public park.
    c. The site must have a minimum area of two acres.
    d. All operations and activities shall be in accordance with LVMC Title 7.
    e. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.
3. Whether animals are domestic or non-domestic:
    a. All structures must comply with applicable building and fire code requirements.

b. In the C-PB, C-M and M Zoning Districts, the use shall be conducted entirely within an enclosed space, except that up to one quarter of the area containing the use may be located in the open air for ancillary educational purposes.

The applicant is not able to meet Conditional Use Regulation 1(d), and has requested a Special Use Permit in order to keep six (6) horses where two (2) are allowed.

The Minimum Special Use Permit Requirements include:

*1. All operations and activities shall comply with the requirements of LVMC Title 7.
*2. All structures must comply with applicable building and fire code requirements.
*3. With respect to domestic animals:
    a. Crowing roosters are prohibited.
    b. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements:
        i. The lot must be developed with a single family residence.
        ii. Chickens (hens) may be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
        iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
        iv. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.
        v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.
*4. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.

Staff is not able to support the requested Special Use Permit as the request is a 100 percent increase over what is conditionally allowed by Title 19.12 and is recommending denial of the Special Use Permit. Staff has added recommended Conditions of Approval if approved.

FINDINGS (21-0254-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.**

   Staff finds the intensity of the proposed use makes it not able to be conducted in a manner that is harmonious or compatible with the neighboring properties.

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

   The subject site is not physically suitable for the intensity of ten horses where two is conditionally allowed. Title 19.12 allows one horse for every 7,500 square feet of lot area. If approved, this Special Use Permit would allow one horse for every 3,835 square feet instead of 7,500 square feet of lot 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.**

   Harris Avenue is a 60-foot wide collector street. It is adequate in size to meet the requirements of a residential use as the Animal Keeping & Husbandry' use is ancillary to the principal residential 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.**

   Six horses on a one-half acre residential lot could pose a public health safety issue if not properly maintained and animal waste is not disposed of on a regular basis.

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

BACKGROUND INFORMATION

Most Recent Change of Ownership	
09/29/2015	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1974	Construction Year

Pre-Application Meeting	
04/26/2021	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Special Use Permit.

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

Field Check	
07/08/21	During a routine field check staff observed a well-maintained single-family residence. Only the roof of the subject horse stable was visible from Irene Avenue.

Details of Application Request	
Site Area	
Net Acres	0.53

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Public or Private School, Primary	P-F (Public Facility)	C-V (Civic)
South	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Harris Avenue	Collector Street	Title 13	60’	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	One	Two spaces per dwelling unit	2				
Animal Keeping and Husbandry	One	No additional parking required beyond that which is required for the principal use on site.					
TOTAL SPACES REQUIRED			2		2		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

100599-PRE

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

Project Address (Location) 4795 Harris Ave

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 140-29-810-002 **Ward #** _____

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

Additional Information _____

Property Owner Monica Trillo Contact _____

Address 4795 Harris Ave City Las Vegas State NV Zip 89110

E-mail Juanatrillo@Hotmail.com Phone (702) 334-8578

Applicant Monica Trillo Contact _____

Address 4795 Harris Ave City Las Vegas State NV Zip 89110

E-mail Juanatrillo@Hotmail.com Phone (702) 334-8578

Representative Juan Trillo A. Contact _____

Address 4815 Harris Ave City Las Vegas State NV Zip 89110

E-mail Juanatrillo1965@icloud.com Phone (702) 241-5673

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 Monica Trillo

21-0254
05/04/2021

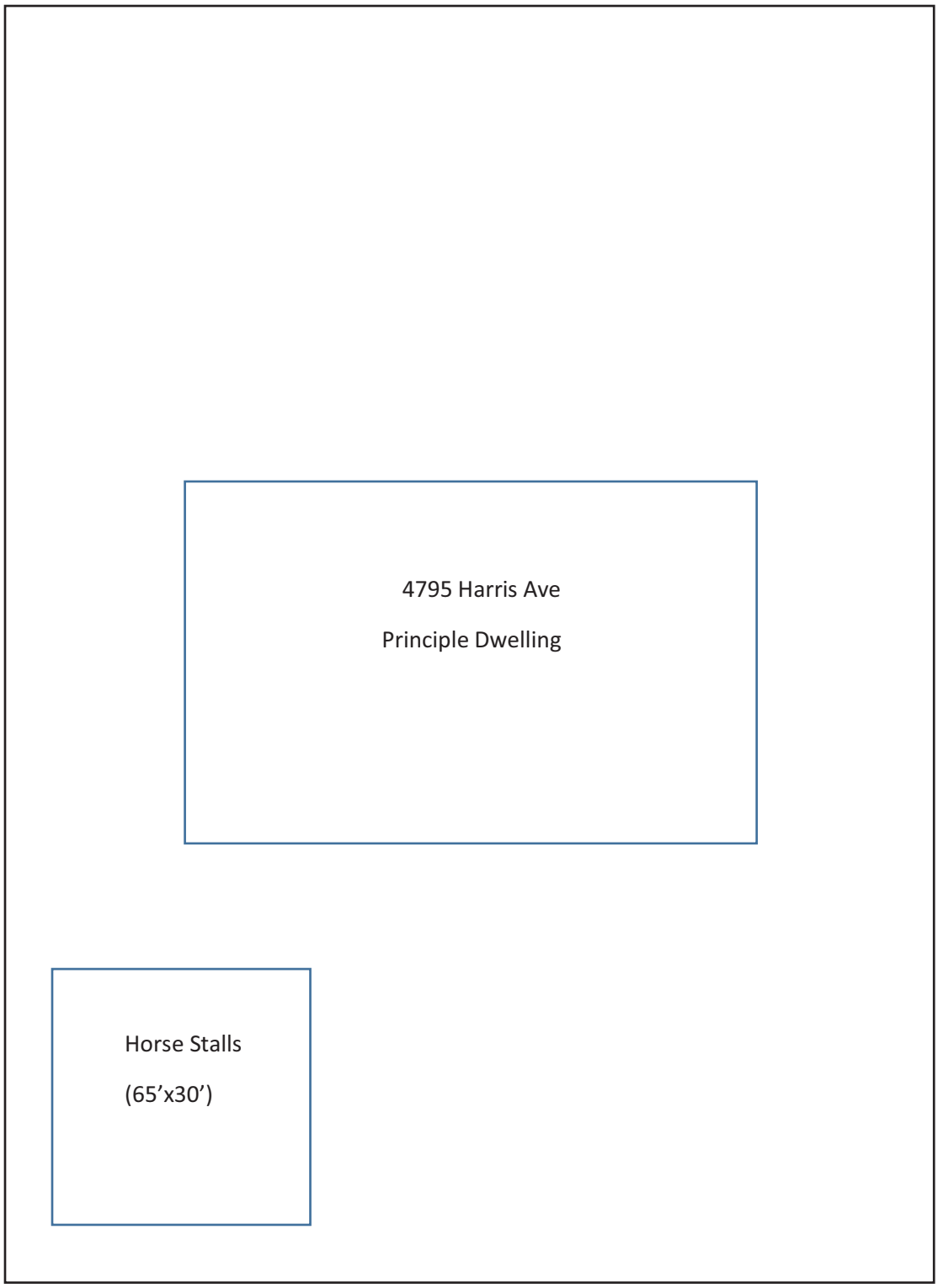
Subscribed and sworn before me

This April day of 28, 20 21

_____

Notary Public in and for said County and State

Harris Ave



21-0254
05/04/2021



21-0254-SUP1 - APPLICANT/OWNER: MONICA TRILLO
4795 HARRIS AVENUE

07/08/2021



21-0254-SUP1 - APPLICANT/OWNER: MONICA TRILLO
4795 HARRIS AVENUE

07/08/2021



21-0254-SUP1 - APPLICANT/OWNER: MONICA TRILLO
4795 HARRIS AVENUE

07/08/2021

My name is Juan Trillo and I live at 4795 Harris Ave. I am requesting a Special Use Permit to allow me to have 6 horses on my property when only 3 are allowed by code.

21-0254
05/04/2021

p.6
(702) 452-6352
kenandmur
Aug 02 21 11:44a

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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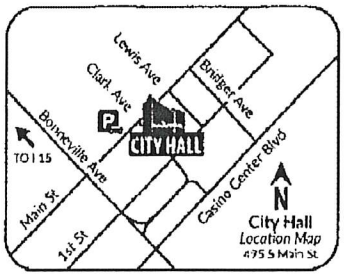
Las Vegas, NV
Permit No. 1630



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0254-SUP1
Planning Commission Meeting of **08/10/2021**

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City of Las Vegas

21-0254-SUP1
14029810057
LEWIS KENNETH C & M E REV LIV TR
LEWIS KENNETH C & MURIEL E TRS
4905 HARRIS AVE
LAS VEGAS NV 89110-2448

13 DROPNP1 89110

29A

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

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21-0254-SUP1

Planning Commission Meeting of **08/10/2021**

21-0254-SUP1
14029810035
BRITOS BRUCE & COLLEEN
4905 NETTIE AVE
LAS VEGAS NV 89110-2415

too many horses

Submitted after Final Agenda

29P

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

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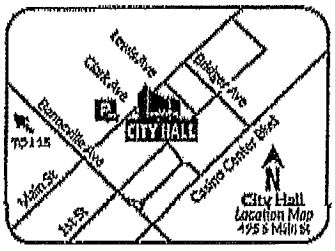

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21-0254-SUP1

Planning Commission Meeting of **08/10/2021**

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City of Las Vegas

21-0254-SUP1
14029810043
COSPER SUSAN EDITH REVOCABLE
LIVING TRUST
COSPER SUSAN EDITH TRS
4956 NETTIE AVE
LAS VEGAS NV 89110-2414

29P

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495 South Main Street
Las Vegas, Nevada 89101

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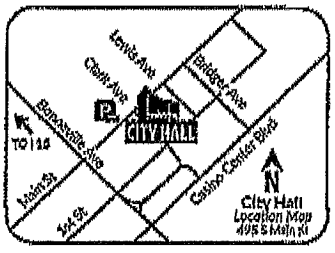
Permit No. 1630



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21-0254-SUP1

Planning Commission Meeting of **08/10/2021**

21-0254-SUP1
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

29p

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

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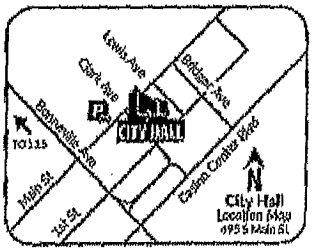

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0254-SUP1

Planning Commission Meeting of **08/10/2021**

21-0254-SUP1
14029714009
LOPEZ FANY TRUST
LOPEZ FANY TRS
813 GREENBROOK ST
LAS VEGAS NV 89110-2438

29P

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

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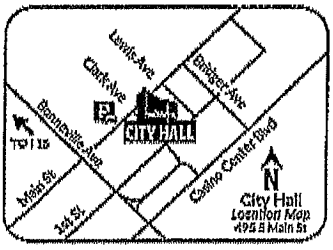

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0254-SUP1

Planning Commission Meeting of **08/10/2021**

21-0254-SUP1
14029810045
NEUWOHNER CHARLES & HELENE
4920 NETTIE AVE
LAS VEGAS NV 89110-2414

08-05-21:15:16 ;From:Check City - N600 To:17024647499 ;7022154405 # 9/ 11

29P

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

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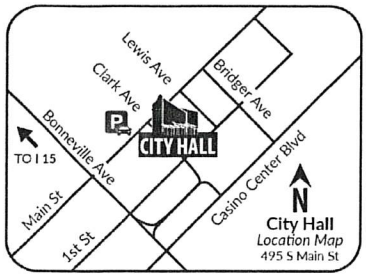
Las Vegas, NV
Permit No. 1630



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0254-SUP1

Planning Commission Meeting of **08/10/2021**

21-0254-SUP1
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

13 ORDFNP1 89110

Submitted at Planning Commission

Date 8/10/2021 Item 29

by Erik Martinez

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
30

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

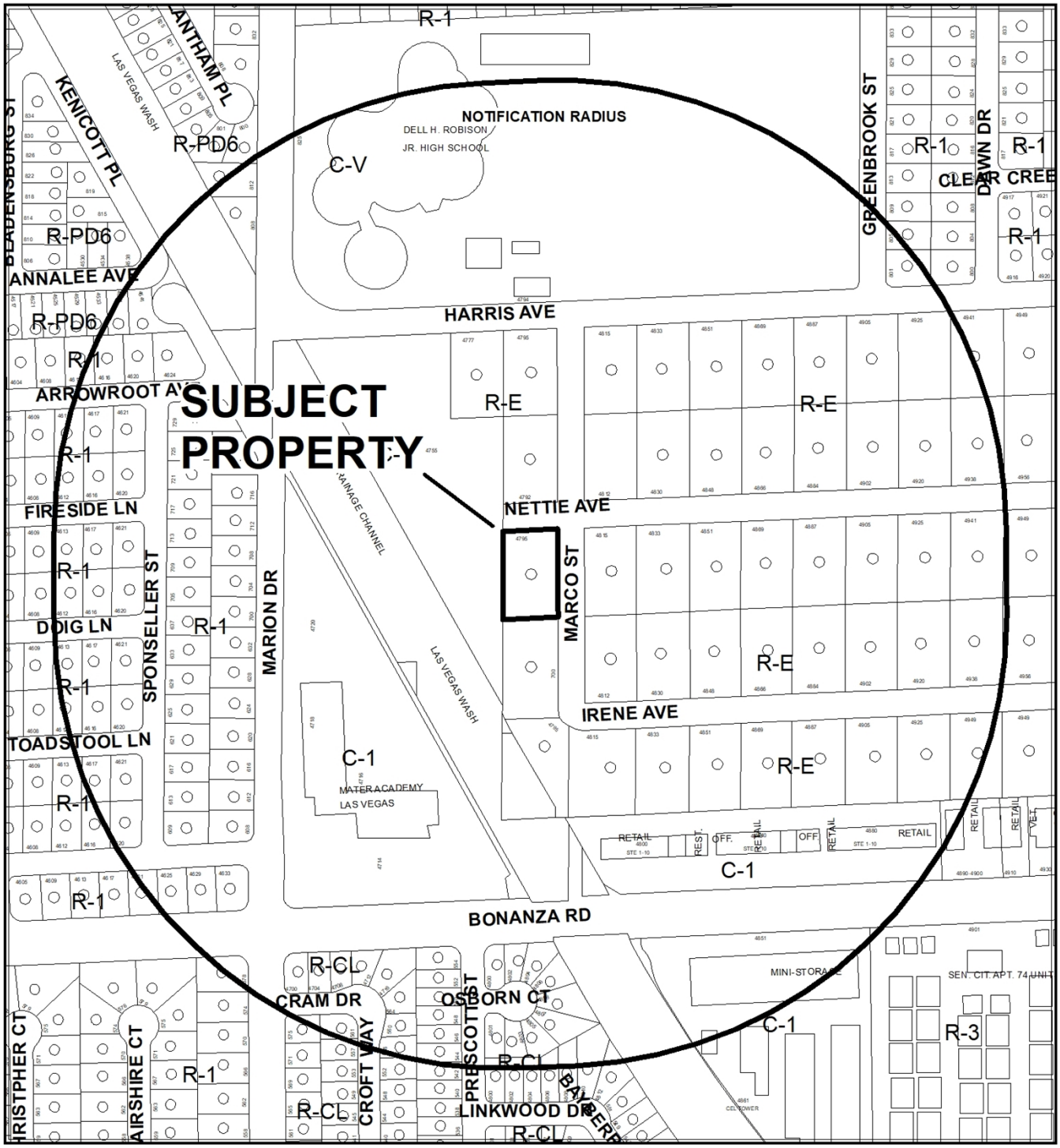
SUBJECT:
21-0262-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MARIA DE JESUS DIAZ - For possible action on a Land Use Entitlement project request FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE HORSES AND FOUR GOATS at 4795 Nettle Avenue (APN 140-29-810-004), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

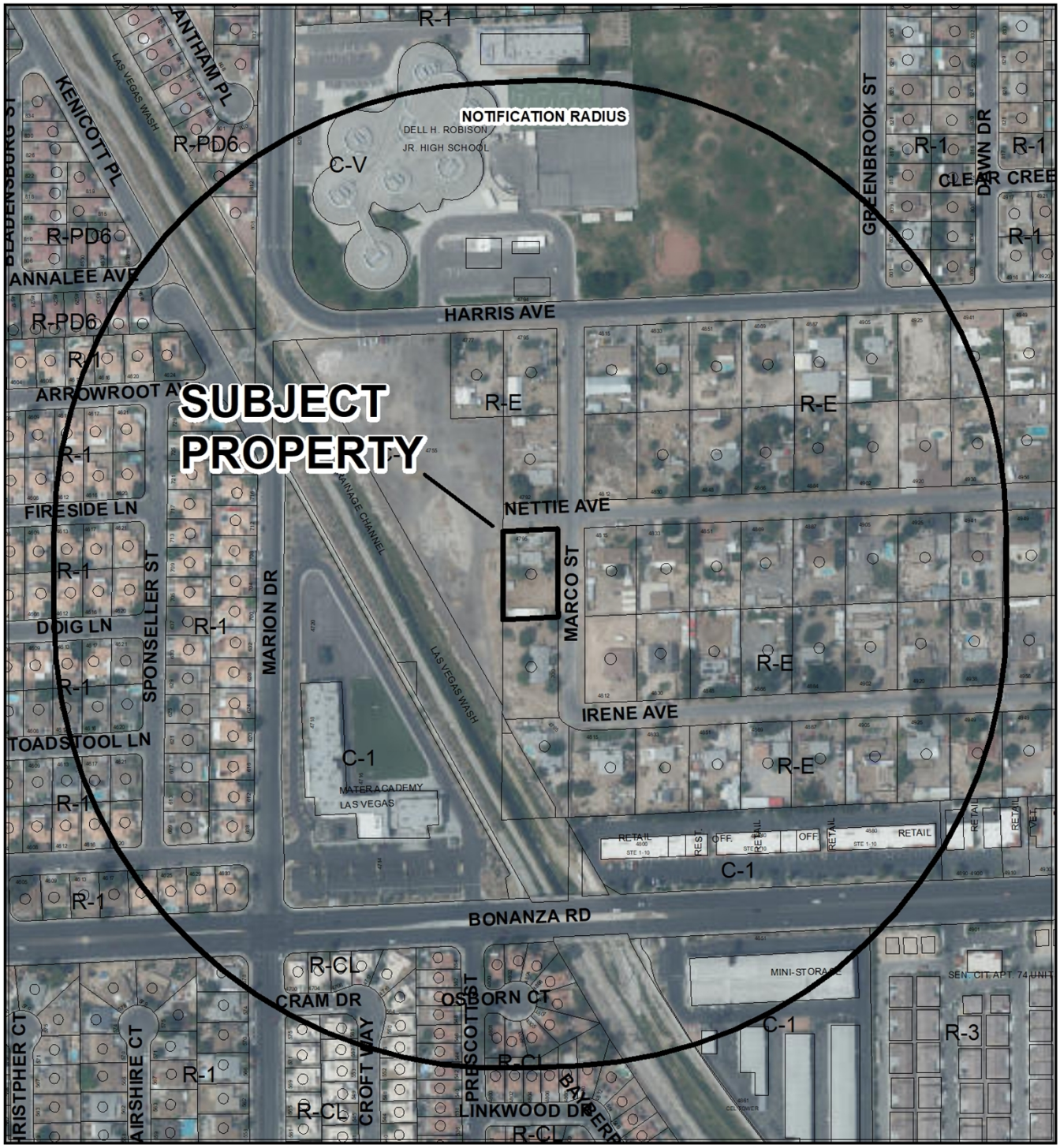
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda – Protest Postcards
8. Submitted at Meeting – Protest Postcard



CASE: 21-0262-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



0 255 510 Feet

CASE: 21-0262-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MARIA DE JESUS DIAZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0262-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 230

PROTESTS 0

APPROVALS 1

RM

**** CONDITIONS ****

21-0262-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Animal Keeping & Husbandry use, except as modified herein.

2. A Special Use Permit is hereby approved to allow five (5) horses and four (4) goats where two horses and three goats is the maximum allowed.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow 5 horses and 4 goats where three horses and three goats is the maximum allowed on 0.52 acres at 4795 Nettie Avenue.

ISSUES

- Title 19.12 permits one horse per every 7,500 square feet of area and three goats per every 20,000 square feet of area. The subject property is approximately 24,062 square feet, which would allow three horses and three goats. The applicant is requesting a Special Use Permit to allow five (5) horses and four (4) goats on the 0.52-acre site. Staff does not support this request.

ANALYSIS

Located within the R-E (Residence Estates) zoning district, the subject site is a detached single-family residence with a horse stable in the southwest corner of the rear yard containing five horses and four goats.

Special Use Permit
The existing horse stable currently contains five (5) horses and four (4) goats. Title 19.12 categorizes the raising, keeping and breeding of domestic or non-domestic animals as 'Animal Keeping & Husbandry.' The use must be ancillary to the principal use, and includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets or the breeding of domestic dogs and cats. The Animal Keeping & Husbandry land use is a Conditional Use in the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. With respect to domestic animals:
    a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
    b. No more than three sheep or goats may be kept for each 20,000 square feet of land included in the building site.

c. All operations and activities shall be in accordance with LVMC Title 7.
d. No more than one horse or cow is permitted for each 7,500 square feet of lot area.
e. In the R-D Zoning District, no more than two horses may be stabled on the building site, and the site must have a minimum net lot size of 18,000 square feet.
f. No cattle may be kept at any location south of Cheyenne Avenue.
g. Crowing roosters are prohibited.
h. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements: i.The lot must be developed with a single family residence.
    ii. No more than ten chickens (hens) may be kept, and they must be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
    iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
    iv. Coop structures shall not be located closer than 20 feet to any primary structure on an adjacent lot.
    v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.
    vi. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.

2. With respect to non-domestic animals:
    a. Animals shall be confined at all times within a secured, enclosed or fenced area.
    b. For animals kept outdoors, the secured, enclosed or fenced area must be located at least 1500 feet from any residential dwelling, school, individual care center licensed for more than 12 children or public park.
    c. The site must have a minimum area of two acres.
    d. All operations and activities shall be in accordance with LVMC Title 7.
    e. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.

3. Whether animals are domestic or non-domestic:
    a. All structures must comply with applicable building and fire code requirements.
    b. In the C-PB, C-M and M Zoning Districts, the use shall be conducted entirely within an enclosed space, except that up to one quarter of the area containing the use may be located in the open air for ancillary educational purposes.

The applicant is not able to meet Conditional Use Regulation 1(d), and has requested a Special Use Permit in order to keep five (5) horses and four (4) goats where three (3) horses and three (3) goats are allowed.

The Minimum Special Use Permit Requirements include:

*1. All operations and activities shall comply with the requirements of LVMC Title 7.
*2. All structures must comply with applicable building and fire code requirements.
*3. With respect to domestic animals:
    a. Crowing roosters are prohibited.
    b. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements:
        i. The lot must be developed with a single family residence.
        ii. Chickens (hens) may be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
        iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
        iv. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.
        v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.
*4. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.

Staff is not able to support the requested Special Use Permit as the request is a 100 percent increase over what is conditionally allowed by Title 19.12 and is recommending denial of the Special Use Permit. Staff has added recommended Conditions of Approval if approved.

FINDINGS (21-0262-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.**

   Staff finds the intensity of the proposed use makes it not able to be conducted in a manner that is harmonious or compatible with the neighboring properties.

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

   The subject site is not physically suitable for the intensity of ten horses where two is conditionally allowed. Title 19.12 allows one horse for every 7,500 square feet of lot area and three goats for every 20,000 square feet of lot area. If approved, this Special Use Permit would allow one horse for every 4,812 square feet instead of 7,500 square feet of lot area and four goats for every 24,062 square feet instead of three goats for every 20,000 square feet of lot 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.**

   Nettie Avenue is a 30-foot wide (rural) residential street with no curb, gutter or sidewalk. It is adequate in size to meet the requirements of a residential use as the Animal Keeping & Husbandry' use is ancillary to the principal residential 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.**

   Five horses and four goats on a one-half acre residential lot could pose a public health safety issue if not properly maintained and animal waste is not disposed of on a regular basis.

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

BACKGROUND INFORMATION

Most Recent Change of Ownership	
12/02/2003	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1973	Construction Year

Pre-Application Meeting	
04/28/2021	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Special Use Permit.

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

Field Check	
07/08/21	During a routine field check staff observed a well-maintained single-family residence. Only the roof of the subject horse stable was visible from Irene Avenue.

Details of Application Request	
Site Area	
Net Acres	0.52

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Vacant Lot	P-F (Public Facility)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Nettie Avenue	Local Street	Title 13	30	N*

*Rural street with no curb, gutter, or sidewalk.

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	One	Two spaces per dwelling unit.	2				
Animal Keeping & Husbandry	5 Horses, 4 Goats	No additional parking required beyond that which is required for the principal use on the site.	0				
TOTAL SPACES REQUIRED			2		2		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

100606- PRE

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

Project Address (Location) 4795 Nettie Ave

Project Name Animal Keeping **Proposed Use** Animal Keeping

Assessor's Parcel #(s) 140-29-810-004 **Ward #** _____

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

Additional Information to allow 5 horses & 4 goats

Property Owner Maria de Jesus Macias **Contact** _____

Address 4795 Nettie Ave. City L.V. State N.V. Zip 89110

E-mail Mariasparza924@gmail.com Phone (702) 776-3362

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 Maria Macias

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

Print Name _____

Subscribed and sworn before me

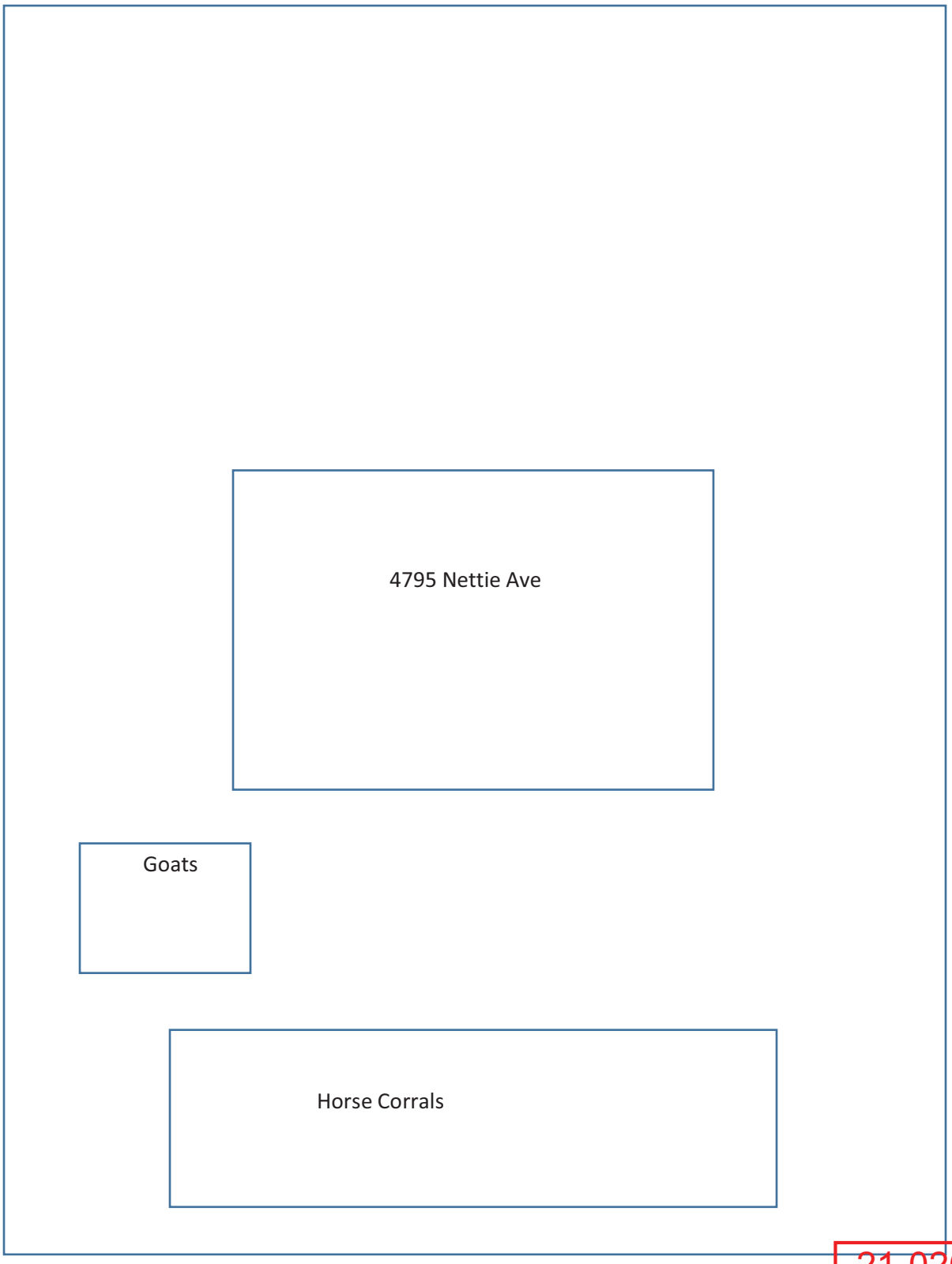
This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

21-0262
05/04/2021

Nettie Ave.



21-0262
05/04/2021



21-0262-SUP1 - APPLICANT/OWNER: MARIA DE JESUS DIAZ
4795 NETTLE AVENUE

07/08/2021



21-0262-SUP1 - APPLICANT/OWNER: MARIA DE JESUS DIAZ
4795 NETTLE AVENUE

07/08/2021



21-0262-SUP1 - APPLICANT/OWNER: MARIA DE JESUS DIAZ
4795 NETTLE AVENUE

07/08/2021



21-0262-SUP1 - APPLICANT/OWNER: MARIA DE JESUS DIAZ
4795 NETTLE AVENUE

07/08/2021

My name is Guillermo Macias and I am asking for a Special Use Permit to allow 5 horses and 4 goats on my property located at 4795 Nettie Ave.

21-0262
05/04/2021

p.5
(702) 452-6352
kenandmur
Aug 02 21 11:44a

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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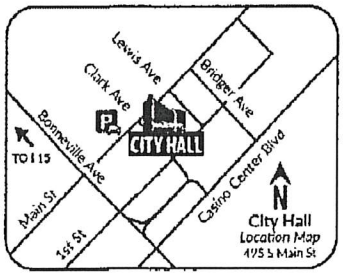
Las Vegas, NV
Permit No. 1630



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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0262-SUP1

Planning Commission Meeting of **08/10/2021**

21-0262-SUP1
14029810057
LEWIS KENNETH C & M E REV LIV TR
LEWIS KENNETH C & MURIEL E TRS
4905 HARRIS AVE
LAS VEGAS NV 89110-2448

30A

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

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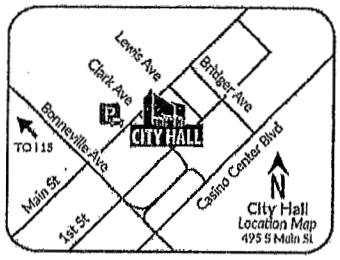
Permit No. 1630



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0262-SUP1

Planning Commission Meeting of **08/10/2021**

21-0262-SUP1
14029810035
BRITOS BRUCE & COLLEEN
4905 NETTIE AVE
LAS VEGAS NV 89110-2415

Too many Horses/goats

Submitted after Final Agenda

30P

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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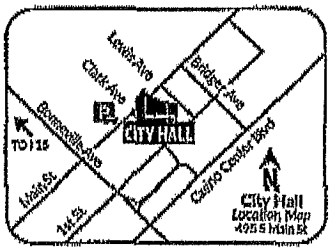
Las Vegas, NV
Permit No. 1630



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City of Las Vegas

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0262-SUP1

Planning Commission Meeting of **08/10/2021**

21-0262-SUP1
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

30P

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

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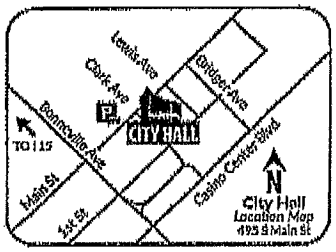
Las Vegas, NV
Permit No. 1830



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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0262-SUP1

Planning Commission Meeting of **08/10/2021**

21-0262-SUP1
14029810045
NEUWOHNER, CHARLES & HELENE
4920 NETTIE AVE
LAS VEGAS NV 89110-2414

30 P

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

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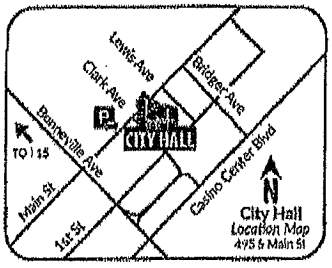
Official Notice of Public Hearing



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City of Las Vegas

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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.

21-0262-SUP1

Planning Commission Meeting of **08/10/2021**

21-0262-SUP1
14029414036
REID BRYON J
4617 DOIG LN
LAS VEGAS NV 89110-5407

30P

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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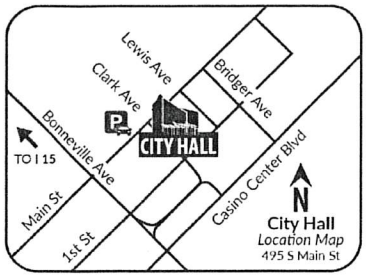
Las Vegas, NV
Permit No. 1630



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0262-SUP1
Planning Commission Meeting of **08/10/2021**

21-0262-SUP1
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

13 DRDFNP1 89110

Submitted at Planning Commission
Date 8/10/2021 Item 30
by Erik Martinet

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
31

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

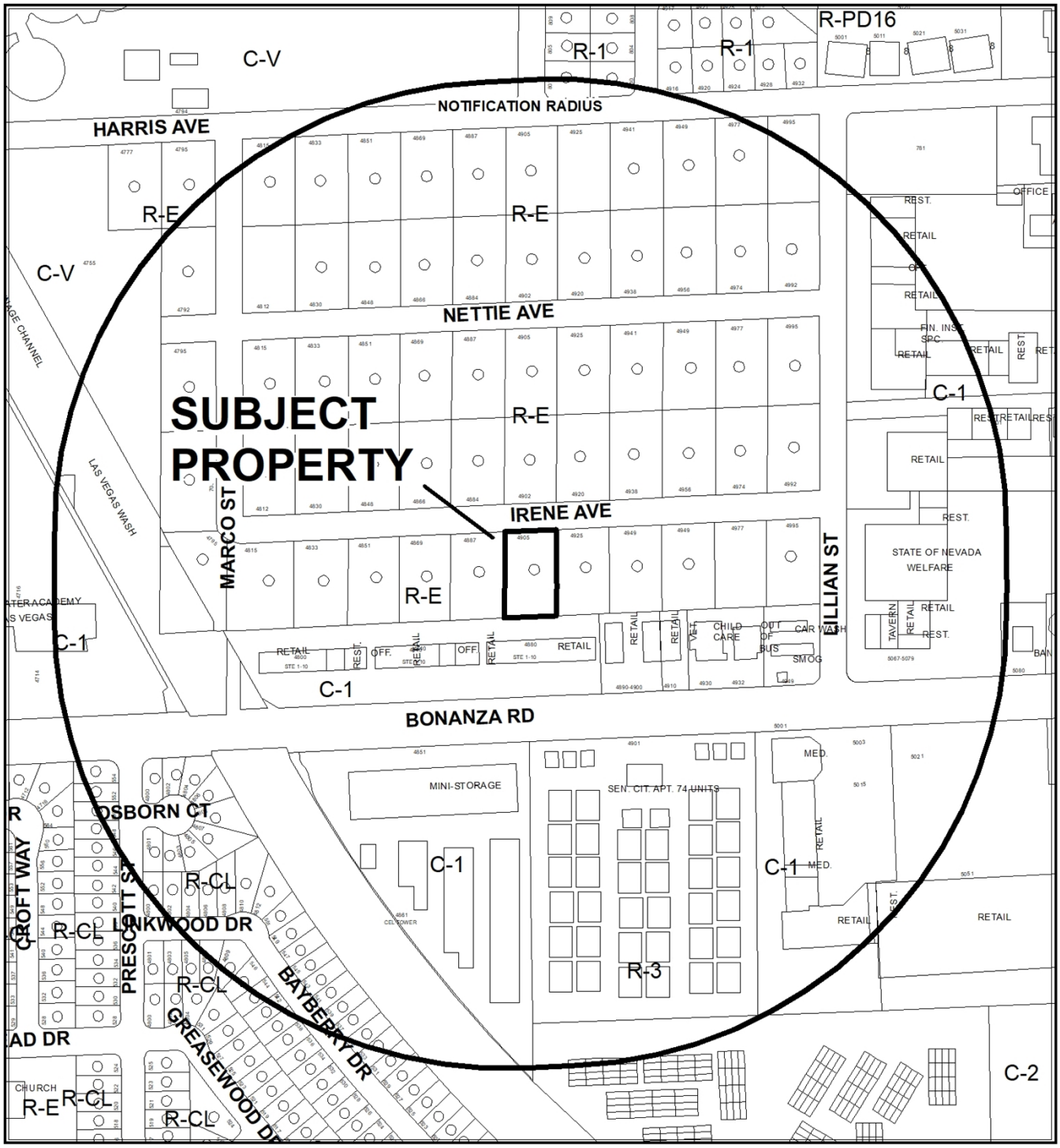
SUBJECT:
21-0275 - PUBLIC HEARING - APPLICANT/OWNER: ELSA M. SEVILLA - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4905 Irene Avenue (APN 140-29-810-013), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

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

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda – Protest Postcards
8. Submitted at Meeting – Protest Postcard



0 255 510 Feet

CASE: 21-0275

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



CASE: 21-0275

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ELSA M. SEVILLA

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0275-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0275-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 304

PROTESTS 0

APPROVALS 1

RM

** CONDITIONS **

21-0275-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a three-foot side yard setback for an existing Accessory Structure (Class II) [Stable].

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

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

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

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

21-0275-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Animal Keeping & Husbandry use, except as modified herein.

2. A Special Use Permit is hereby approved to allow five (5) horses where two horses is the maximum allowed.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing horse stable to be located three feet from the side property line where five feet is required; and a Special Use Permit to allow five horses where two is the maximum allowed on 0.51 acres at 4905 Irene Avenue.

ISSUES

- Accessory Structures (horse stables) are required to be located five feet from the side yard property line. The applicant is requesting a Variance to allow three feet, which staff does not support.
- Title 19.12 permits one horse per every 7,500 square feet of area. The subject property is approximately 22,173 square feet, which would allow two horses. The applicant is requesting a Special Use Permit to allow five (5) horses on the 0.51-acre site. Staff does not support this request.

ANALYSIS

Located within the R-E (Residence Estates) zoning district, the subject site is a detached single-family residence with a horse stable in the southwest corner of the rear yard containing five horses.

Title 19.12 categorizes a horse stable as an “Accessory Structure (Class II),” which is described as “an accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an “Accessory Structure (Class I).” This land use is a Conditional Use within the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. The use shall comply with all provisions of Section 19.06.040 applicable to accessory structure.
2. Any use that does not comply may be permitted only by means of a Variance.

The Title 19.06 requires an Accessory Structure (Class II) in the R-E (Residence Estates) zoning district to have a five-foot side yard setback. The subject accessory structure is not able to meet this regulation and a Variance is requested to allow the existing horse stable to remain as constructed.

Variance applications are a mechanism to relieve a hardship that is the result of a site's physical characteristic such as exceptional topographic conditions, or an irregular shape.

No evidence of a unique or extraordinary circumstance has been presented, as the subject site is a rectangular shaped residential lot with no exceptional topography; therefore, staff is not able to support the requested Variance and is recommending denial. If approved, staff has added recommended Conditions of Approval.

Special Use Permit

The existing horse stable currently contains five (5) horses. Title 19.12 categorizes the raising, keeping and breeding of domestic or non-domestic animals as 'Animal Keeping & Husbandry.' The use must be ancillary to the principal use, and includes the keeping of animals for the development of animal products such as meat, fur or eggs, but does not include the keeping of animals as household pets or the breeding of domestic dogs and cats. The Animal Keeping & Husbandry land use is a Conditional Use in the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. With respect to domestic animals:
    a. The applicant must submit to the Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
    b. No more than three sheep or goats may be kept for each 20,000 square feet of land included in the building site.
    c. All operations and activities shall be in accordance with LVMC Title 7.
    d. No more than one horse or cow is permitted for each 7,500 square feet of lot area.
    e. In the R-D Zoning District, no more than two horses may be stabled on the building site, and the site must have a minimum net lot size of 18,000 square feet.
    f. No cattle may be kept at any location south of Cheyenne Avenue.
    g. Crowing roosters are prohibited.
    h. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements: i.The lot must be developed with a single family residence.

ii. No more than ten chickens (hens) may be kept, and they must be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
iv. Coop structures shall not be located closer than 20 feet to any primary structure on an adjacent lot.
v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.
vi. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.

2. With respect to non-domestic animals:
   a. Animals shall be confined at all times within a secured, enclosed or fenced area.
   b. For animals kept outdoors, the secured, enclosed or fenced area must be located at least 1500 feet from any residential dwelling, school, individual care center licensed for more than 12 children or public park.
   c. The site must have a minimum area of two acres.
   d. All operations and activities shall be in accordance with LVMC Title 7.
   e. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.
3. Whether animals are domestic or non-domestic:
   a. All structures must comply with applicable building and fire code requirements.
   b. In the C-PB, C-M and M Zoning Districts, the use shall be conducted entirely within an enclosed space, except that up to one quarter of the area containing the use may be located in the open air for ancillary educational purposes.

The applicant is not able to meet Conditional Use Regulation 1(d), and has requested a Special Use Permit in order to keep ten (10) horses where two (2) are allowed.

The Minimum Special Use Permit Requirements include:

*1. All operations and activities shall comply with the requirements of LVMC Title 7.
*2. All structures must comply with applicable building and fire code requirements.
*3. With respect to domestic animals:
    a. Crowing roosters are prohibited.
    b. In the R-1 and R-MH Zoning Districts, the use is limited to the keeping of chickens, in each case subject to the following limitations and requirements:
        i. The lot must be developed with a single family residence.
        ii. Chickens (hens) may be kept solely for the production of eggs for personal consumption by the residents of the property. Chickens shall not be bred for sale or raised for slaughter.
        iii. Chickens must be contained at all times within a coop with a fenced-in run that is easily cleaned, well ventilated and large enough to provide for the free movement of the chickens.
        iv. The property shall be maintained free of animal waste at all times, and shall comply with applicable requirements of LVMC Chapter 9.40 regarding odor nuisances.
        v. Except as otherwise approved by means of a Variance, coop structures shall comply with all requirements of LVMC Chapters 19.06 and 19.12 for an Accessory Structure (Class II) other than the requirement of aesthetic compatibility.
*4. Non-domestic animals are prohibited in the R-1 and R-MH Zoning Districts.

The subject site does not meet Minimum Special Use Requirement Number Two (2), as the existing horse stable is located one-foot from the side and rear yard property lines where five feet is required. The applicant is requesting a Variance to allow the horse stable to remain as constructed. If the companion Variance is approved, the applicant would be able to meet the Minimum Special Use Requirements for the Animal Keeping & Husbandry land use. The Special Use Permit, if approved, would allow the applicant to maintain ten horses where two are allowed.

Staff is not able to support the requested Special Use Permit as the request is a 150 percent increase over what is conditionally allowed by Title 19.12 and is recommending denial of the Special Use Permit. Staff has added recommended Conditions of Approval if approved.

FINDINGS (21-0275-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 horse stable without a building permit that would have ensured conformance to Title 19.06 for setbacks. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0275-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.**

   Staff finds the intensity of the proposed use makes it not able to be conducted in a manner that is harmonious or compatible with the neighboring properties.

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

The subject site is not physically suitable for the intensity of ten horses where two is conditionally allowed. Title 19.12 allows one horse for every 7,500 square feet of lot area. If approved, this Special Use Permit would allow one horse for every 4,434 square feet instead of 7,500 square feet of lot 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.

Irene Avenue is a 30-foot wide (rural) residential street with no curb, gutter or sidewalk. It is adequate in size to meet the requirements of a residential use as the Animal Keeping & Husbandry' use is ancillary to the principal residential 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.

Five horses on a one-half acre residential lot could pose a public health safety issue if not properly maintained and animal waste is not disposed of on a regular basis.

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

The proposed use does not meet Minimum Special Use Requirement Number Two (2), as the existing horse stable is located one-foot from the side and rear yard property lines where five feet is required. The applicant is requesting a Variance to allow the horse stable to remain as constructed. If the companion Variance is approved, the applicant would be able to meet the Minimum Special Use Requirements for the Animal Keeping & Husbandry land use.

BACKGROUND INFORMATION

Most Recent Change of Ownership	
09/25/2017	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1974	Construction Year

Pre-Application Meeting	
04/29/2021	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Special Use Permit.

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

Field Check	
07/08/21	During a routine field check staff observed a well-maintained single-family residence. Only the roof of the subject horse stable was visible from Irene Avenue.

Details of Application Request	
Site Area	
Net Acres	0.51

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
South	Shopping Center	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for an Accessory Structure:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks • Side	5 Feet	3 Feet	N*

*A Variance is requested to allow a reduced side yard setback

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Irene Avenue	Local Street	Title 13	30	N*

*Rural street with no curb, gutter or sidewalk

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	One	Two spaces per dwelling unit	2				
Animal Keeping & Husbandry	5 Horses	No additional parking required beyond that which is required for the principal use on the site	0				
Accessory Structure (Class II)	One [Stable]						
TOTAL SPACES REQUIRED			2		2		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 4905 Irene Ave Las Vegas NV 89110

Project Name 4905 Horses & Horse Stables **Proposed Use** Addtn'l Horse & Stables

Assessor's Parcel #(s) 140-29-810-013 **Ward #** 3

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

Additional Information To permit horse stables built 3ft set back of the west property line and permit four horses

Property Owner Elsa M. Sevilla

Address 4905 Irene Ave Contact 702-604-8894

E-mail emsevilla@hotmail.com City Las Vegas State NV Zip 89110

Phone 702-604-8894

Applicant _____

Address _____ Contact _____

E-mail _____ City _____ State ____ Zip _____

Phone _____

Representative _____

Address _____ Contact _____

E-mail _____ City _____ State ____ Zip _____

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 Elsa M. Sevilla

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

Print Name _____

Subscribed and sworn before me

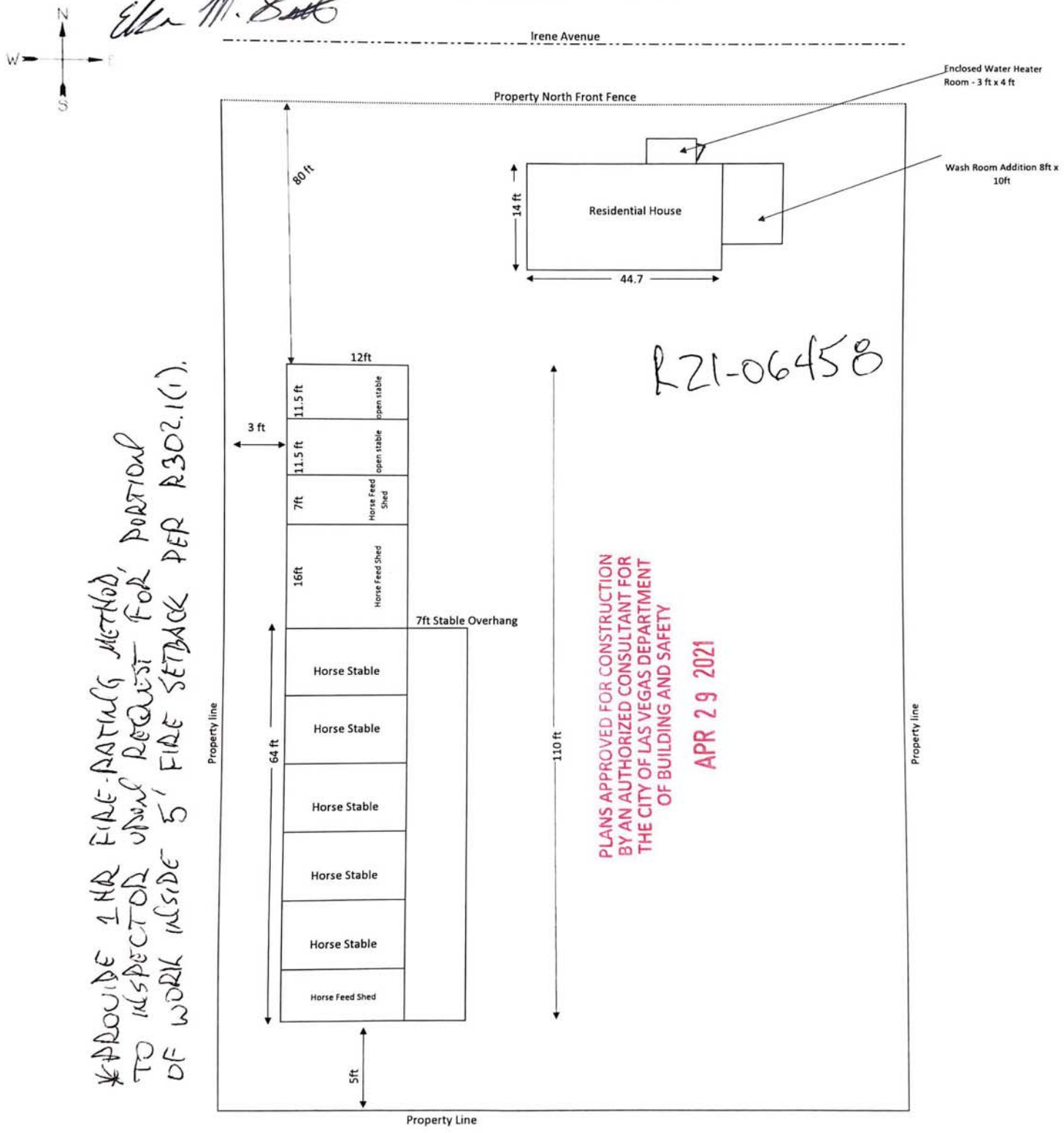
This _____ day of _____, 20 _____

Notary Public in and for said County and State

21-0275
05/04/2021

Property Owner : Elsa M. Sevilla
Property Address: 4905 Irene Ave.
Las Vegas, NV 89110
Type of Plans: Horse Stables, Feed Storage Sheds, Wash Room Addition, Water Heater Storage

Elsa M. Sevilla



RZ1-06458

*PROVIDE 1 HR FIRE-RATING METHOD, TO INSPECTOR UPON REQUEST FOR PORTION OF WORK INSIDE 5' FIRE SETBACK PER R302.1(1).

PLANS APPROVED FOR CONSTRUCTION
BY AN AUTHORIZED CONSULTANT FOR
THE CITY OF LAS VEGAS DEPARTMENT
OF BUILDING AND SAFETY
APR 29 2021

21-0275
05/04/2021



21-0275-VAR1 AND 21-0275-SUP1 - APPLICANT/OWNER: ELSA M. SEVILLA
4905 IRENE AVENUE

07/08/2021



21-0275-VAR1 AND 21-0275-SUP1 - APPLICANT/OWNER: ELSA M. SEVILLA
4905 IRENE AVENUE

07/08/2021



21-0275-VAR1 AND 21-0275-SUP1 - APPLICANT/OWNER: ELSA M. SEVILLA
4905 IRENE AVENUE

07/08/2021

My name is Elsa Sevilla and I live at 4905 Irene Ave (APN 140-29-810-013) and I am asking for a Variance and a Special Use Permit.

I need a Variance to allow a 3 foot side setback for an accessory structure where 5 feet is required.

I need a Special Use Permit to allow for 5 horses where only 2 are allowed.

21-0275
05/04/2021

p.3
(702) 452-6352
Aug 02 21 11:44a kenandmur

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

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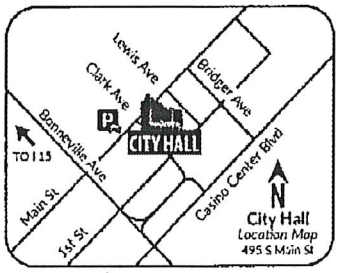

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0275 and 21-0275-VAR1 and 21-0275-SUP1
Planning Commission Meeting of **08/10/2021**

21-0275
14029810057
LEWIS KENNETH C & M E REV LIV TR
LEWIS KENNETH C & MURIEL E TRS
4905 HARRIS AVE
LAS VEGAS NV 89110-2448

13 ORDFNP1 89110

31 a-b A

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

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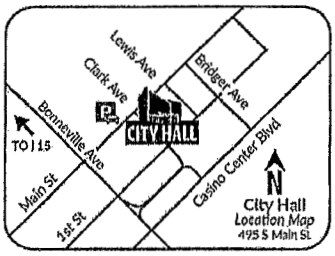

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Planning Commission Meeting of **08/10/2021**

Too Many Horses !

21-0275
14029810035
BRITOS BRUCE & COLLEEN
4905 NETTIE AVE
LAS VEGAS NV 89110-2415

Submitted after Final Agenda

3la-bP

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495 South Main Street
Las Vegas, Nevada 89101

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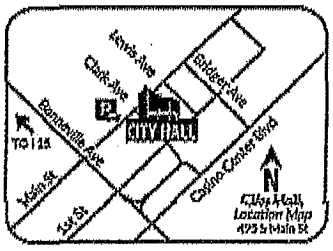

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21-0275 and 21-0275-VAR1 and 21-0275-SUP1

Planning Commission Meeting of **08/10/2021**

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21-0275
14029810043
COSPER SUSAN EDITH REVOCABLE
LIVING TRUST
COSPER SUSAN EDITH TRS
4956 NETTIE AVE
LAS VEGAS NV 89110-2414

31a-b P

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

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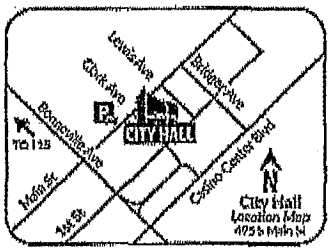

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21-0275 and 21-0275-VAR1 and 21-0275-SUP1

Planning Commission Meeting of **08/10/2021**

21-0275
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

31a-bP

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

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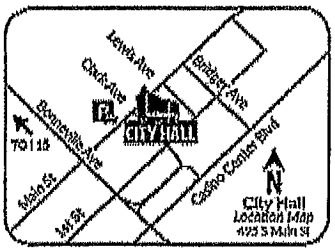

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21-0275 and 21-0275-VAR1 and 21-0275-SUP1

Planning Commission Meeting of **08/10/2021**

21-0275
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

3 a-b P

08-05-21;15:20 ;From:Cheak City - N600 To:17024647499 ;7022154405 # 8/ 11

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Las Vegas, Nevada 89101

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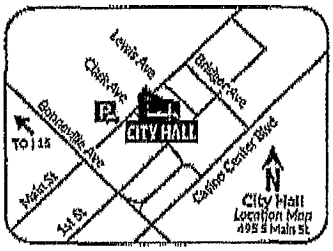

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0275 and 21-0275-VAR1 and 21-0275-SUP1

Planning Commission Meeting of **08/10/2021**

21-0275
14029810045
NEUWOHNER, CHARLES & HELENE
4920 NETTIE AVE
LAS VEGAS NV 89110-2414

31a-b P

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

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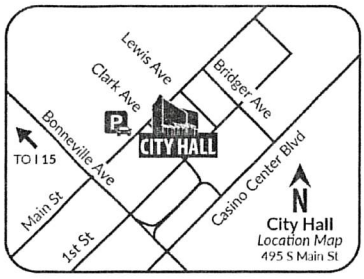

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0275 and 21-0275-VAR1 and 21-0275-SUP1
Planning Commission Meeting of **08/10/2021**

21-0275
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

13 DRDFNP1 89110

Submitted at Planning Commission
Date 8/10/2021 Item 31a + b
by Erik Martinet

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

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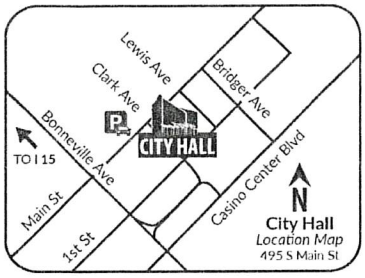

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0275 and 21-0275-VAR1 and 21-0275-SUP1

Planning Commission Meeting of **08/10/2021**

21-0275
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

13 DRDFNP1 89110

Submitted at Planning Commission

Date 8/10/2021 Item 31a+b

by Clarice Griffin

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
31a

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

SUBJECT:
21-0275-VAR1 - VARIANCE - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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: August 10, 2021

Agenda Item No.:
31b

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

SUBJECT:
21-0275-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE HORSES

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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: August 10, 2021

Agenda Item No.:
32

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

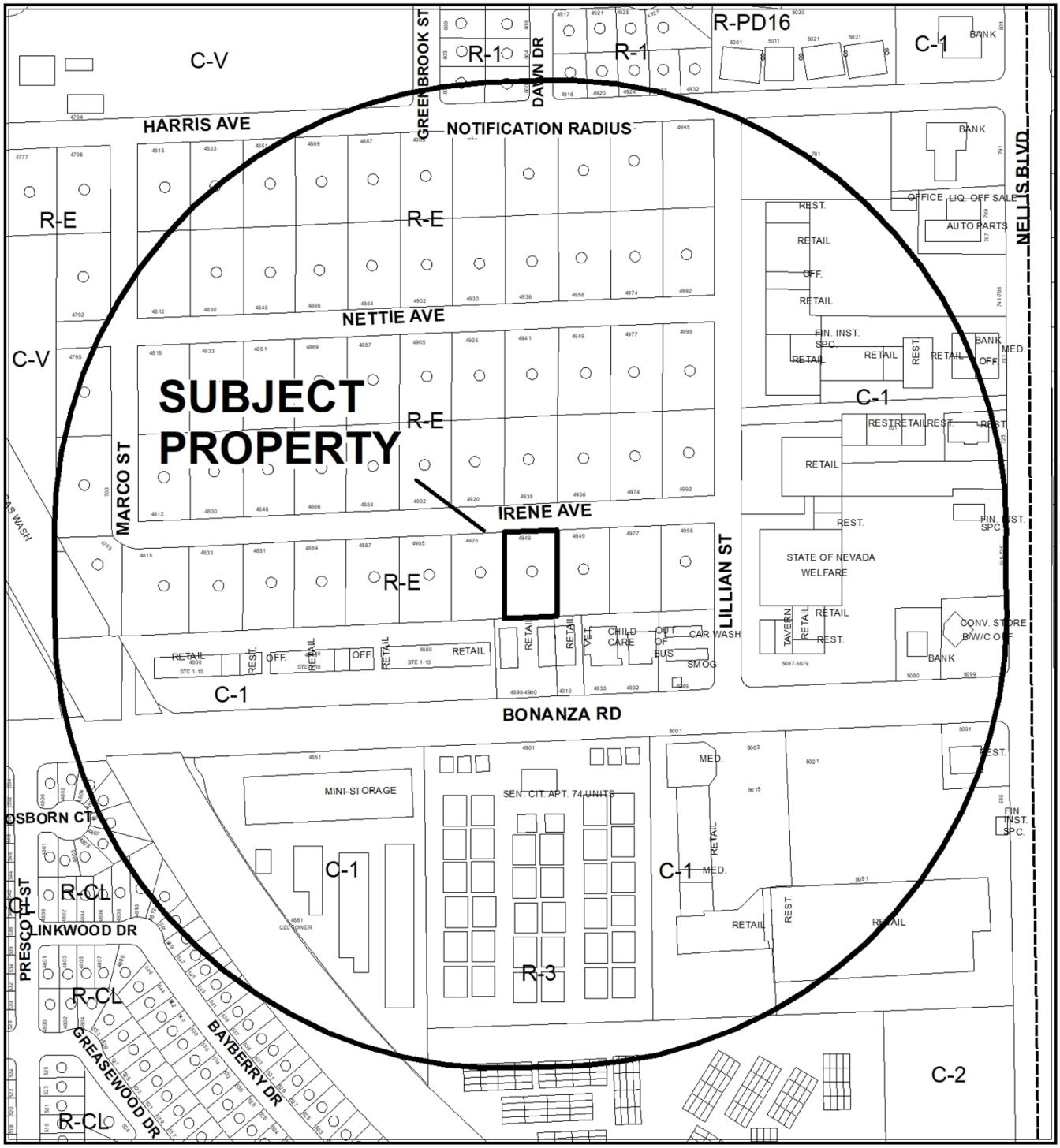
SUBJECT:
21-0276-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELIAS ESCOBAR - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] on 0.51 acres at 4941 Irene Avenue (APN 140-29-810-015), R-E (Residence Estates) 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.	5	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. Support Postcard
7. Submitted after Final Agenda – Protest Postcards
8. Submitted at Meeting – Protest Postcard



0 255 510 Feet

CASE: 21-0276-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



CASE: 21-0276-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ELIAS ESCOBAR

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0276-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 102

PROTESTS 0

APPROVALS 1

RM

**** CONDITIONS ****

21-0276-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a zero-foot side yard setback and a zero-foot distance separation from the principle dwelling unit for an existing Accessory Structure (Class II) [Shade Structure].

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 shade structure to be located zero feet from the side yard property line where five feet is required and zero feet from the principle dwelling unit where six feet is required at 4941 Irene Avenue.

ISSUES

- Accessory Structures (horse stables) are required to be located five feet from the side yard property line and six feet from the principle dwelling unit. The applicant is requesting a Variance to allow zero-foot for each, which staff does not support.

ANALYSIS

Located within the R-E (Residence Estates) zoning district, the subject site is a detached single-family residence with a shade structure in the east side of the rear yard.

Variance
Title 19.12 categorizes a horse stable as an "Accessory Structure (Class II)," which is described as "an accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an "Accessory Structure (Class I)." This land use is a Conditional Use within the R-E (Residence Estates) zoning district.

The Conditional Use Regulations include:

1. The use shall comply with all provisions of Section 19.06.040 applicable to accessory structure.
2. Any use that does not comply may be permitted only by means of a Variance.

The Title 19.06 requires an Accessory Structure (Class II) in the R-E (Residence Estates) zoning district to have a five-foot side yard setback and six feet from the principle dwelling unit. The subject accessory structure is not able to meet this regulation and a Variance is requested to allow the existing horse stable to remain as constructed.

Variance applications are a mechanism to relieve a hardship that is the result of a site's physical characteristic such as exceptional topographic conditions, or an irregular shape.

No evidence of a unique or extraordinary circumstance has been presented, as the subject site is a rectangular shaped residential lot with no exceptional topography; therefore, staff is not able to support the requested Variance and is recommending denial. If approved, staff has added recommended Conditions of Approval.

FINDINGS (21-0276-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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a shade structure without a building permit that would have ensured conformance to Title 19.06 for setbacks and distance separation. 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

Most Recent Change of Ownership	
05/14/2014	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1995	Construction Year

Pre-Application Meeting	
04/29/2021	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Special Use Permit.

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

Field Check	
07/08/21	During a routine field check staff observed a well-maintained single-family residence. Only the roof of the subject horse stable was visible from Irene Avenue.

Details of Application Request	
Site Area	
Net Acres	0.51

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
South	Shopping Center	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks • Side	5 Feet	0 Feet	N
Min. Distance Between Buildings	6 Feet	0 Feet	N

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Irene Avenue	Local Street	Title 13	30	N*

*Rural street with no curb, gutter or sidewalk.

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	One	Two spaces per dwelling unit.	2				
Accessory Structure (Class II)	One [Shade Structure]	No additional parking required beyond that which is required for the principal use on the site.	0				
TOTAL SPACES REQUIRED			2		2		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

100612 - PRE

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

Project Address (Location) 4941 Irene Ave

Project Name 140-29-810-015 **Proposed Use** _____

Assessor's Parcel #(s) _____ **Ward #** _____

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

Additional Information _____

Property Owner Elias Escobar Contact (702)408-4967

Address 4941 Irene Ave City _____ State _____ Zip _____

E-mail eliasrodas512@gmail.com Phone _____

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 _____

21-0276
05/04/2021

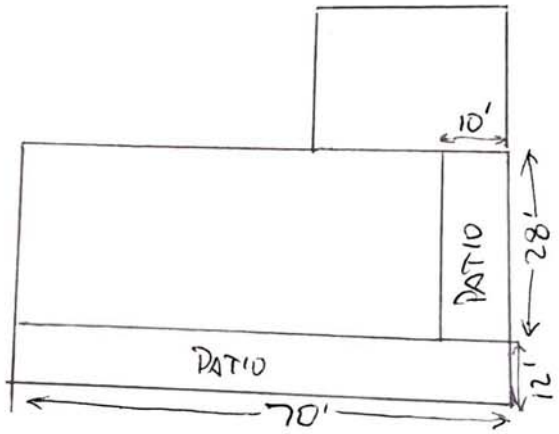
Subscribed and sworn before me

This _____ day of _____, _____

_____

Notary Public in and for said County and State

IRENE AVE.



* PROVIDE METHOD OF MEETING 1HR FIRE SETBACK TO INSPECTOR AS PER R302.1(1) IRC.

PLANS APPROVED FOR CONSTRUCTION
BY AN AUTHORIZED CONSULTANT FOR
THE CITY OF LAS VEGAS DEPARTMENT
OF BUILDING AND SAFETY

APR 29 2021

4941 IRENE AVE
LAS VEGAS, NV 89110

21-0276
05/04/2021



21-0276-VAR1 - APPLICANT/OWNER: ELIAS ESCOBAR
4941 IRENE AVENUE

07/08/2021



21-0276-VAR1 - APPLICANT/OWNER: ELIAS ESCOBAR
4941 IRENE AVENUE

07/08/2021



21-0276-VAR1 - APPLICANT/OWNER: ELIAS ESCOBAR
4941 IRENE AVENUE

07/08/2021

My name is Elias Escobar and I live at 4941 Irene Ave. I am applying for a Variance to allow a 0 foot side yard setback and 0 foot distance separation from the house for an accessory structure that was built before I purchased the house.

21-0276
05/04/2021

p.2
(702) 452-6352
kenandmur
Aug 02 21 11:44a

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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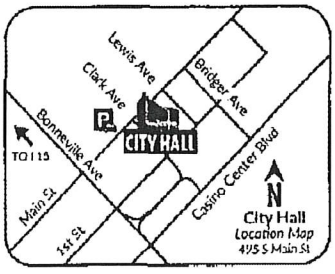

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0276-VAR1

Planning Commission Meeting of **08/10/2021**

21-0276-VAR1
14029810057
LEWIS KENNETH C & M E REV LIV TR
LEWIS KENNETH C & MURIEL E TRS
4905 HARRIS AVE
LAS VEGAS NV 89110-2448

13 DROPNP1 89110

32A

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

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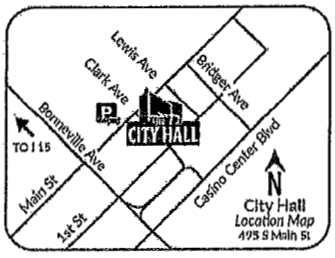

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments. Why is this necessary

21-0276-VAR1
Planning Commission Meeting of **08/10/2021**

21-0276-VAR1
14029810035
BRITOS BRUCE & COLLEEN
4905 NETTIE AVE
LAS VEGAS NV 89110-2415

Submitted after Final Agenda

32P

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

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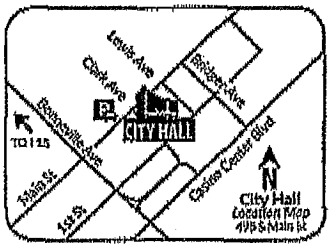

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City of Las Vegas

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☐ *I SUPPORT* this Request ☑ *I OPPOSE* this Request

Please use available blank space on card for your comments.

21-0276-VAR1

Planning Commission Meeting of **08/10/2021**

21-0276-VAR1
14029810043
COSPER SUSAN EDITH REVOCABLE
LIVING TRUST
COSPER SUSAN EDITH TRS
4956 NETTIE AVE
LAS VEGAS NV 89110-2414

32P

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

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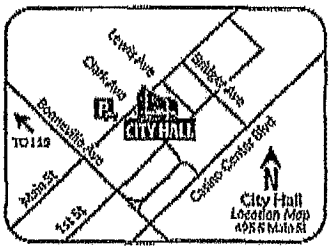
AUG 10 2021

Dept of Planning
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0276-VAR1

Planning Commission Meeting of **08/10/2021**

21-0276-VAR1
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

32P

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

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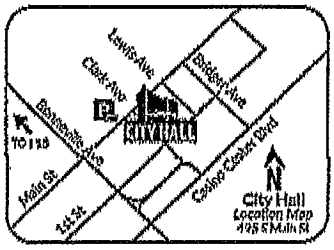

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City of Las Vegas

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0276-VAR1

Planning Commission Meeting of **08/10/2021**

21-0276-VAR1
14029810032
KIMSEY MYRA J & JAMIE D
4851 NETTIE AVE
LAS VEGAS NV 89110-2418

32P

4 of 4 pages

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

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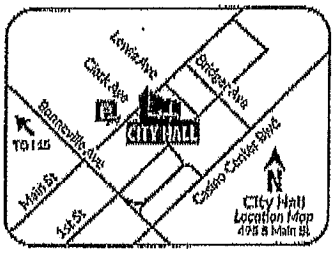

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0276-VAR1
Planning Commission Meeting of **08/10/2021**

21-0276-VAR1
14029810045
NEUWOHNER CHARLES & HELENE
4920 NETTIE AVE
LAS VEGAS NV 89110-2414

32P

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

Return Service Requested
Official Notice of Public Hearing

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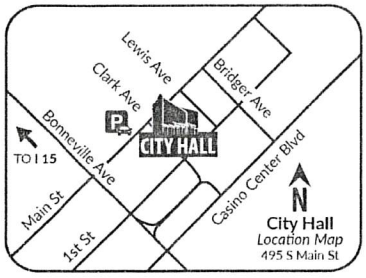

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0276-VAR1

Planning Commission Meeting of **08/10/2021**

21-0276-VAR1
14029810040
GRIFFIN THOMAS M & CLARICE J
4995 NETTIE AVE
LAS VEGAS NV 89110-2415

13 DRDFMP1 89110

Submitted at Planning Commission

Date 8/10/2021 Item 32

by Clarice Griffin

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
33

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

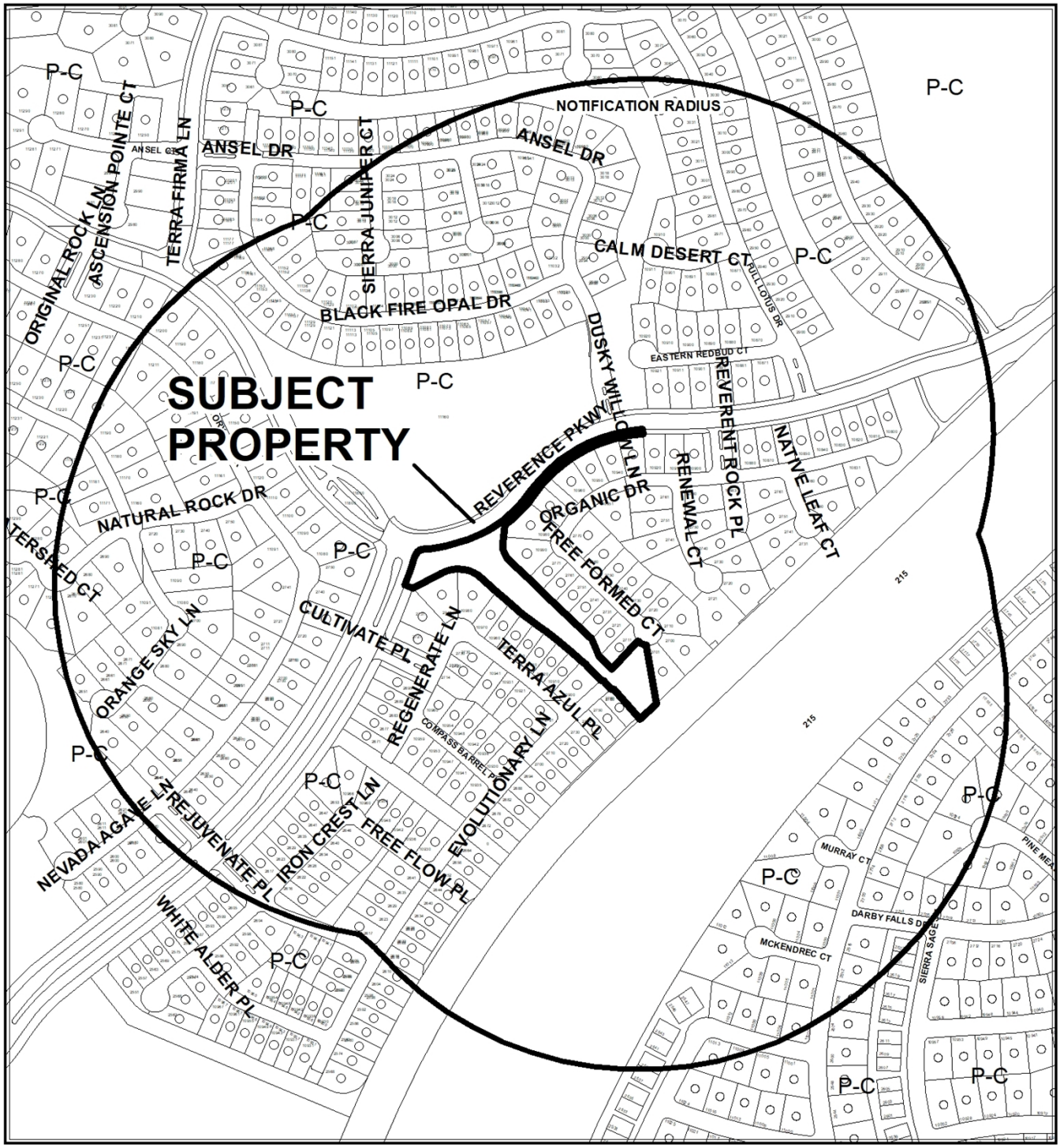
SUBJECT:
21-0318 - PUBLIC HEARING - APPLICANT/OWNER: SUMMERLIN WEST COMMUNITY ASSOCIATION - For possible action on the following Land Use Entitlement project requests on 1.91 acres at 2705 Free Formed Court (APN 137-14-612-025), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL 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. Approval Letter from Summerlin Non-Residential Design Review Committee
7. Protest and Support Postcards
8. Submitted after Final Agenda – Revised Site Plan dated 08-09-2021 and Protest-Support Postcards



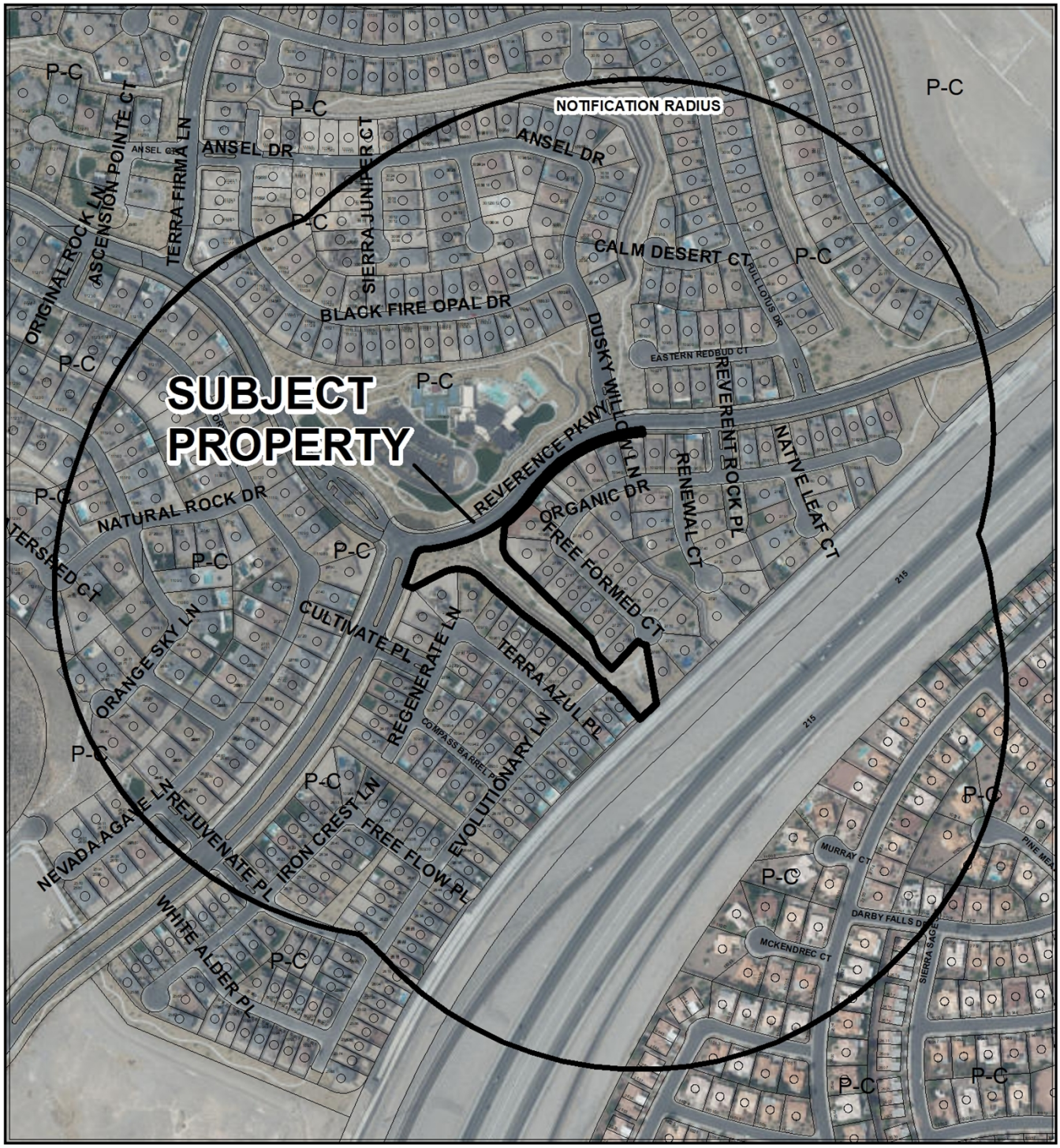
0 325 650 Feet

CASE: 21-0318

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE [SF3 (SINGLE FAMILY DETACHED) SUMMERLIN SPECIAL LAND USE DESIGNATION]

N



CASE: 21-0318

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE [SF3 (SINGLE FAMILY DETACHED) SUMMERLIN SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SUMMERLIN WEST COMMUNITY ASSOCIATION

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0318-SCD1	Staff recommends DENIAL, if approved subject to conditions:	
21-0318-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0318-SCD1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 481

PROTESTS 1

APPROVALS 1

NE

** CONDITIONS **

21-0318-SCD1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0318-SUP1) shall be required, if approved.

2. A Major Deviation is hereby approved to allow a 27-foot Residential Adjacency setback where 90 feet is required.

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

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

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

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

21-0318-SUP1 CONDITIONS

Planning

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

2. Approval of and conformance to the Conditions of Approval for Summerlin Deviation (21-0318-SCD1) shall be required.

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to add 10-feet to an existing 50-foot tall Wireless Communication Facility for a total of 60 feet in height. This has resulted in the need for a Major Deviation to allow a 27-foot Residential Adjacency setback where 90 feet is required at 2705 Free Formed Court.

ISSUES

- A request for an abeyance to the September Planning Commission meeting has been made by staff in order to re-advertise the Residential Adjacency Setback of 27 Feet where 90 feet is required.
- The applicant is requesting a Major Deviation of the Summerlin Development Standards, to allow a 27-foot residential adjacency setback for the proposed 60-foot tall, wireless communication tower where 90 feet is required. Staff does not support this request.
- A Wireless Communication Tower use is permitted in the P-C (Planned Community) zoning district and COS (Community Open Space) Special Land Use Designation of the Summerlin Development Standards with a Special Use Permit approval. Staff does not support this request due to the Major Deviation accompanying this application.
- The Summerlin Non-Residential Design Review Committee (SNRDRC) approved the extension of the cell tower height on April 8, 2021.

ANALYSIS

The subject site is located within Summerlin Village 26, Reverence and is zoned P-C (Planned Community) with a Special Land Use Designation COS (Community Open Space). A Wireless Communication Tower use is permitted within Community Open Space with an approved Special Use Permit.

The Wireless Communication Tower use is described as "an antenna tower, wireless communication antenna, or any associated structure or equipment, or combination thereof, that is intended for commercial or institutional use in connection with the transmission or reception of wireless communication signals." The proposed use meets the definition, as it is a wireless communication antenna with equipment that is intended for commercial use. There are no minimum Special Use Permit Requirements for the Wireless Communication Tower use in the Summerlin Development Standards Manual. The proposed wireless communication tower is a non-stealth design and was originally approved by the City Council with a height limit of 50 feet.

The applicant is proposing to raise the height of the existing monopole from 50 feet to 60 feet in height. This intensifies the previously approved Major Deviation (SCD-74611) that allowed a 27-foot Residential Adjacency Setback where 75 feet was required. The additional 10 feet in height intensifies the Residential Adjacency Standard by 15 feet and now requires a 90-foot setback from the adjacent residences. Staff is not able to support this request, and is recommending denial of the Major Deviation.

Due to staff's inability to support the intensification of the Residential Adjacency Setback requirement, staff is also not able to support the height increase of the existing Wireless Communication Tower and is recommending denial of the Special Use Permit.

FINDINGS (21-0318-SCD1)

The Wireless Communication Tower use will be located within 27 feet from the adjacent residential property to the north, and will not meet the required minimum 90-foot setback as required by the Residential Adjacency Standards set forth by the Summerlin Development Standards Manual and staff is recommending denial of the Major Deviation.

FINDINGS (21-0318-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 cannot be conducted in a manner that is harmonious and compatible with the existing surrounding residential land uses as the proposed 60-foot tall, wireless communication tower will be setback less than a third of the required setback set forth by Summerlin Development Standards.

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

   The subject site is not physically suitable for the type and intensity of the land use proposed. The proposed wireless communication tower requires a Major Deviation as the tower does not meet the residential adjacency setback requirements pursuant to Summerlin Development Standards.

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

   Site access to the property is provided by Reverence Parkway, a 44-foot wide public right-of-way and is adequate in size to meet the requirements of the proposed Wireless Communication Towers use.

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

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

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

   The proposed use does not meet Summerlin Development Standards, as a Major Deviation of the Summerlin Development Standards has been requested to reduce the Residential Adjacency Setback requirement from 90 feet to 27 feet.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/16/94	The City Council approved the annexation (A-0019-94) of 2,528.70 acres generally located west of Hualapai Way between Charleston Boulevard and Cheyenne Avenue (Ordinance #3776). The Planning Commission and staff recommended approval. The annexation became effective 03/16/94. The annexed lands previously zoned R-U (Rural Open Land) in Clark County became N-U (Non-Urban) within the City of Las Vegas.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a Development Agreement (DA-0002-93) between The Howard Hughes Corporation and the City of Las Vegas for Summerlin Villages 10, 11, 12 and 26 on 2,695 acres (166 acres of which were already within city boundaries). The Development Agreement became effective 03/15/94.
	The City Council approved an amendment of a portion of the Southeast Sector of the General Plan (GPA-0046-93) from H (High Density Residential), ML (Medium Low Density Residential), PF (Public Facilities), M (Medium Density Residential), SC (Service Commercial), SC/LIR (Service Commercial/Light Industry/Research), S (School) and P (Parks/Recreation/Open Space) to DR (Desert Rural Residential), L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), SC (Service Commercial), SC/LIR (Service Commercial/Light Industry/Research), GC (General Commercial), PF (Public Facilities), P (Parks/Recreation/Open Space) and S (School) on 2,528 acres located west of Hualapai Way between Cheyenne Avenue and Charleston Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (Z-0135-93) from N-U (Non-Urban) to P-C (Planned Community) of 2,528.70 acres located west of Hualapai Way between Cheyenne Avenue and Charleston Boulevard. The Planning Commission and staff recommended approval.
02/14/96	A four-lot Parcel Map (PM-0041-95) on a portion of the annexation area (2,082.89 acres) located west of Hualapai Way between Cheyenne Avenue and Charleston Boulevard was recorded as Parcel Map File 84 Page 70.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
06/07/06	The City Referral Group approved a Major Modification (CRG-13659) of Village 26 Development Plan. This action required a revised development plan to show the use, location and size of all open space areas. These revisions were to be included in a Site Development Plan Review preceding the Tentative Map.
10/19/06	A four-lot parcel map (PMP-15485) on 693.91 acres west of Clark County 215 between Lake Mead Boulevard and Cheyenne Avenue was recorded in Parcel Map File 112 Page 94. Parcels 1 and 2 make up Village 26.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/18/15	The City Council approved a Major Modification (MOD-61039) of an approved Development Plan for Summerlin Village 26 on 300.16 acres at the northwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a Tentative Map (TMP-60968) for a master planned village containing 323 single-family residential lots, one multi-family residential lot and 14 large pod lots on 300.16 acres at the northwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval.
12/29/15	A Parcel Map (PMP-61340) for four parcels at the northwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
06/14/16	The Planning Commission approved a request for a Variance (VAR-64311) to allow the street name "Reverence" to co-exist with the existing street name "Reference" where street names that sound alike cannot be used at the northwest corner of Clark County 215 and Lake Mead Boulevard.
	The Planning Commission approved a request for a Tentative Map (TMP-64418) for a 148-lot single-family residential subdivision on 46.09 acres on the west side of Clark County 215, approximately 1,200 feet north of Lake Mead Boulevard. Staff recommended denial.
05/18/17	The Final Map (FMP-68935) for Summerlin Village 26 – Reverence Phase 2A for an 86-lot single-family residence was recorded.
09/13/18	The Department of Planning approved a request for a Minor Modification (MOD-74327) of an approved Development Plan for Village 26 to change Common Element H Land Use Designation from: SF3 (Single Family Detached – 10 Units per Acre) to: COS (Community Open Space) located at the southeast corner of Desert Hope Drive and Reverence Parkway.
12/19/18	The City Council approved a request for a Major Deviation (SCD-74611) of the Summerlin Development Standards to allow a 27-foot Residential Adjacency Setback where 75 feet is required for a 50-foot tall Wireless Communication Tower use on 1.91 acres located at the southeast corner of Desert Hope Drive and Reverence Parkway. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-74612) for a proposed 50-foot tall Wireless Communication Tower use on 1.91 acres located at the southeast corner of Desert Hope Drive and Reverence Parkway. The Planning Commission recommended approval, staff recommended denial.

Most Recent Change of Ownership	
01/2021	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/20/19	A Building Permit (PRC19-00008) was issued for the installation of a 50-foot tall monopole, new 200A service run from meter, install fiber runs, new security cabinet, and engineered block walls with concrete pad at 2705 Free Formed Court. The permit received its final inspection on 03/20/19.
03/28/19	A Building Permit (C19-01404) was issued for was issued for Reverance Cell Tower Meter Pedestal "A" for Cell Tower Project PRC-19-00008 at 2705 Free Formed Court. The permit received its final inspection on 05/17/19.
	A Building Permit (C19-01405) was issued for Reverance Cell Tower Meter Pedestal "B" for Cell Tower Project PRC-19-00008 at 2705 Free Formed Court. The permit received its final inspection on 05/17/19.
	A Building Permit (C19-01406) was issued for Reverance Cell Tower Meter Pedestal "C" for Cell Tower Project PRC-19-00008 at 2705 Free Formed Court. The permit received its final inspection on 05/17/19.
10/01/20	A Building Permit (C20-02317) was issued for new lessee antennas and associated coaxial cables for an existing 50-foot tall monopole [6 new lessee RRH's] at 2705 Free Formed Court. The permit is active as of 07/29/21.
05/20/21	A Building Permit (C21-01223) was issued for the installation of (3) panel antennas (1 per sector), installation of (3) antenna mounts (1 per sector), install jumpers, install (6) RRU's (2 per sector), install (1) OVP device, and install (1) hybrid cable. Ground scope of work: install (1) concrete pad, install (1) ice bridge, install (1) PPC cabinet, install (1) equipment cabinet, install (1) power conduit, install (1) Telco conduit, install (1) Telco-Fiber box, install (1) GPS unit, install (1) safety switch, install (1) ciena box, and install (1) meter socket at 2705 Free Formed Court. The permit is active as of 07/29/21.
05/25/21	A Building Permit (C21-02203) was issued for the installation of one 4-inch conduit in open trench, and 24 CT Fiber at 2705 Free Formed Court. The permit is active as of 07/29/21.

Pre-Application Meeting	
05/11/21	Staff provided the applicant with a submittal checklist for the proposed extension of height of an existing Wireless Communication Tower.

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

Field Check	
07/07/21	A field check performed by staff observed the existing communications tower within an existing, landscaped community open space area and its close proximity to existing single-family residences to the north, south and west of the subject tower.

Details of Application Request	
Site Area	
Net Acres	1.91

Surrounding Property	***Summerlin Development Standards***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Open Space	COS (Community Open Space)	P-C (Planned Community)
North	Single Family, Detached	SF3 (Single Family Detached – 10 Units per Acre)	P-C (Planned Community)
South	Undeveloped	SF3 (Single Family Detached – 10 Units per Acre)	P-C (Planned Community)
East	CC 215	ROW (Right-of-Way	ROW (Right-of-Way)
West	Club House	P (Park/Open Space)	P-C (Planned Community)
	Single Family, Detached	SF3 (Single Family Detached – 10 Units per Acre)	

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West - Reverance	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y

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

DEVELOPMENT STANDARDS

Pursuant to Summerlin Development Standards, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
1.5 : 1 proximity slope	90 Feet	27 Feet	N*

**A Major Deviation is requested to allow a reduced Residential Adjacency Setback.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Reverence Parkway	Collector	Planned Streets and Highways Map	44	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2705 Free Formed Court

Project Name VG20093 Reverence **Proposed Use**

Assessor's Parcel #(s) 137-14-612-025 **Ward #** 4

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

Additional Information Multi-user communications tower, increasing the existing height from (50') to (60') feet in height

Property Owner Summerlin West Community Association Contact

Address 2115 Festival Plaza Dr. #220 City Las Vegas State NV Zip 89135

E-mail Phone 702-791-4600

Applicant T-Mobile Contact Jamie Lisle

Address 4175 S Riley Street, suite 101 City Las Vegas State NV Zip 89147

E-mail Jamie.Lisle@t-mobile.com Phone 702-475-6223

Representative Spectrum Services Inc. Contact Tracy Cline

Address 4850 W Oquendo Road City Las Vegas State NV Zip 89118

E-mail tcline@spectrumse.com Phone 702-367-7705

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 Andrew Ciarrocchi

ROCIO BUDNY
Notary Public-State of Nevada
APPT. NO. 06-103407-1
My Appt. Expires 02-01-2022

21-0318
05/28/2021

Subscribed and sworn before me

This 26th day of May, 20 21

Rocio Budny

Notary Public in and for said County and State

DEPARTMENT OF PLANNING | Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Deviation to Summerlin Development Standards

Project Address (Location) 2705 Free Formed Court

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 137-14-612-025 **Ward #** 4

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

Additional Information Allow a Wireless Communication Facility, Stealth-Design, to be 27'-2" from an adjacent residential parcel where 150' is required.

Property Owner Summerlin West Community Association Contact _____

Address 2115 Festival Plaza Dr. #220 City Las Vegas State NV Zip 89135

E-mail _____ Phone 702-791-4600

Applicant T-Mobile Contact Jamie Lisle

Address 4175 S Riley Street, suite 101 City Las Vegas State NV Zip 89147

E-mail Jamie.Lisle@t-mobile.com Phone 702-475-6223

Representative Spectrum Services Inc. Contact Tracy Cline

Address 4850 W Oquendo Road City Las Vegas State NV Zip 89118

E-mail tcline@spectrumse.com Phone 702-367-7705

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 Andrew Ciarrocchi

ROCIO BUDNY
Notary Public-State of Nevada
APPT. NO. 06-103407-1
My Appt. Expires 02-01-2022

21-0318
05/28/2021

Subscribed and sworn before me

This 26th day of May, 20 21

Rocio Budny

Notary Public in and for said County and State

REVERENCE
VG20093A

2705 FREE FORMED COURT
LAS VEGAS, NEVADA 89138

OVERALL HEIGHT 60'-0"

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF A 10' EXTENSION TO AN EXISTING 50' MONOPOLE
- INSTALLATION OF (6) T-MOBILE PANEL ANTENNAS AT A 56' CENTERLINE
- INSTALLATION OF (6) REMOTE RADIO UNITS (RRUs)
- INSTALLATION OF (2) T-MOBILE OUTDOOR EQUIPMENT CABINETS ON A NEW CONCRETE PAD
- INSTALLATION OF A T-MOBILE GPS ANTENNA

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
T-MOBILE
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

CONTACT: JAMIE LISLE
OFFICE: (702) 475-6223

PROPERTY INFORMATION

OWNER:	SUMMERLIN WEST COMMUNITY ASSOCIATION 2115 FESTIVAL PLAZA DR STE 220 LAS VEGAS, NEVADA 89135
AREA OF CONSTRUCTION:	~80 SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	PLANNED COMMUNITY DISTRICT (P-C)
JURISDICTION:	CITY OF LAS VEGAS
APN:	137-14-612-025
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

FCC COMPLIANCE

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

ADA COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2018 W/STATE AMENDMENTS
2. INTERNATIONAL EXISTING BUILDING CODE 2018 W/STATE AMENDMENTS
3. INTERNATIONAL ENERGY CONSERVATION CODE 2018
4. UNIFORM MECHANICAL CODE 2018
5. UNIFORM PLUMBING CODE 2018
6. NATIONAL ELECTRIC CODE 2017
7. INTERNATIONAL FIRE CODE 2018
8. ANSI/EIA-222-G LIFE SAFETY CODE
9. LOCAL BUILDING CODE(S)
10. CITY AND/OR COUNTY ORDINANCES

CODE COMPLIANCE

CIVIL ENGINEER
SPECTRUM SERVICES, INC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

ELECTRICAL ENGINEER:
DGS CONSULTING ENGINEERING SERVICES LLC
9811 W. CHARLESTON BOULEVARD, SUITE 2539
LAS VEGAS, NEVADA 89117
DEREK G. STEFUREAC
PHONE: (702) 885-1552

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T001	TITLE SHEET	2
SP001	SITE PLAN	2
SP002	ENLARGED SITE PLAN	2
EV001	NORTHWEST AND SOUTHWEST ELEVATIONS	2
EV002	SOUTHEAST AND NORTHEAST ELEVATIONS	2

ISSUED FOR:

SHEET INDEX | ZONING

STARTING AT 4175 S. RILEY ST., STE. 101, LAS VEGAS, NEVADA 89147; HEAD EAST TOWARD S RILEY ST 3 FT.; TURN RIGHT TOWARD S RILEY ST 69 FT.; TURN LEFT ONTO S RILEY ST 459 FT.; TURN LEFT ONTO W FLAMINGO RD 1.0 MI.; TURN RIGHT TO MERGE ONTO CO RD 215 N/CLARK COUNTY 215 N 0.5 MI.; MERGE ONTO CO RD 215 N/CLARK COUNTY 215 N 6.7 MI.; TAKE EXIT 29 FOR W LAKE MEAD BLVD 0.2 MI.; KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR LAKE MEAD BLVD WEST 0.1 MI.; CONTINUE ONTO W LAKE MEAD BLVD 0.3 MI.; W LAKE MEAD BLVD TURNS RIGHT AND BECOMES REVERENCE PKWY 0.7 MI.; TURN RIGHT ONTO REVERENT ROCK PL 171 FT.; TURN RIGHT ONTO ORGANIC DR 0.1 MI.; ORGANIC DR TURNS LEFT AND BECOMES FREE FORMED CT 364 FT.; DESTINATION WILL BE ON THE RIGHT.

DRIVING DIRECTIONS

Planning Commission August 10, 2021 - Page 805

T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

21-0318
05/28/2021

PROJECT INFORMATION:
REVERENCE
VG20093A
2705 FREE FORMED COURT
LAS VEGAS, NEVADA 89138

CURRENT ISSUE DATE:
05/20/21

ISSUED FOR:
ZONING

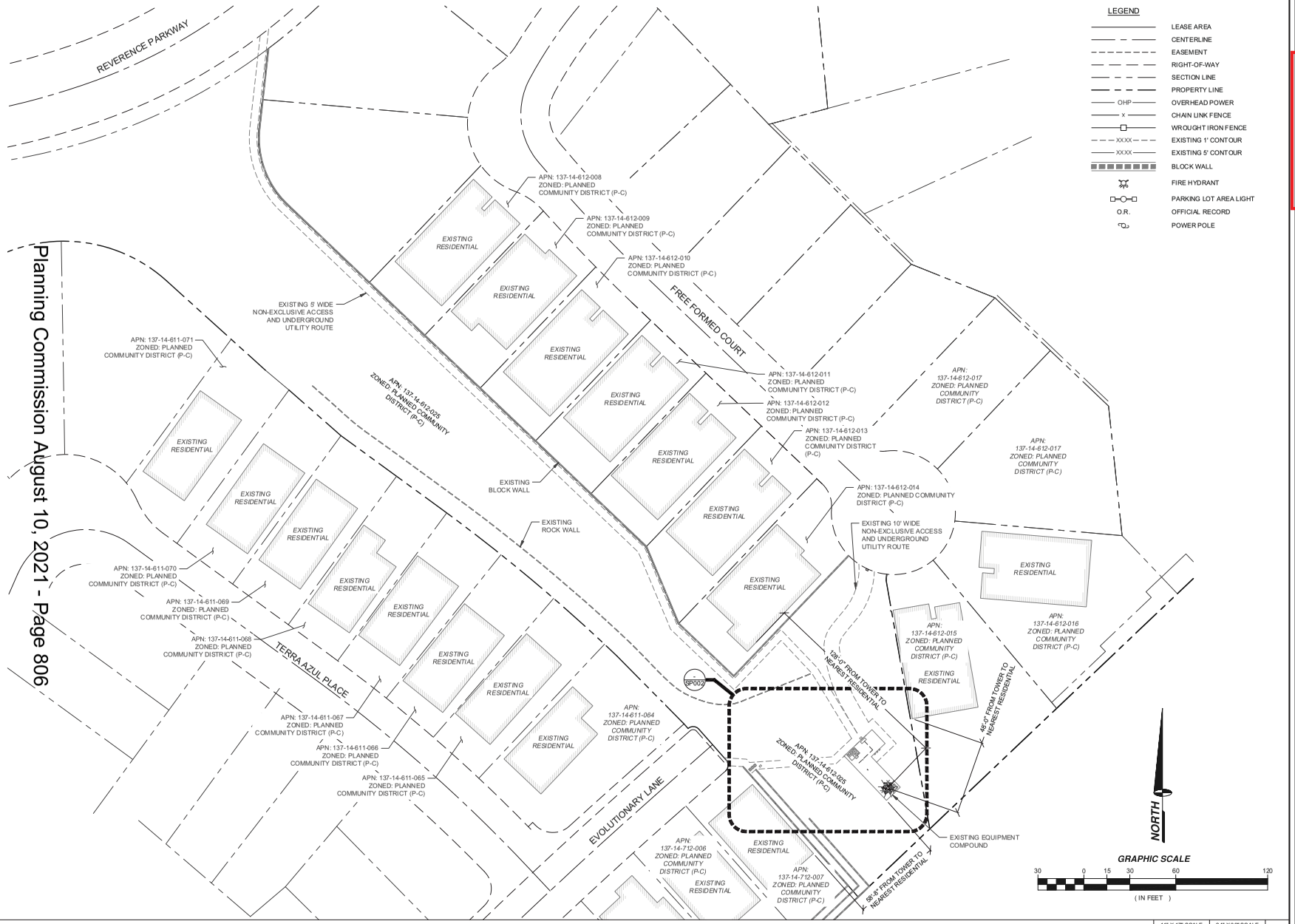
REV.:	DATE:	DESCRIPTION:	BY:
2	05/20/21	ZONING COMMENTS	J.P.
1	05/06/21	100% ZONING	D.C.
0	05/05/21	90% ZONING	D.C.

PLANS PREPARED BY:
SPECTRUM
DGS
CONSULTING ENGINEERING SERVICES LLC

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T001
REVISION: 0
VG20093A



Planning Commission August 10, 2021 - Page 806

SITE PLAN

11" X 17" SCALE	24" X 36" SCALE
1" = 60'	1" = 30'

1

T-Mobile

4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

21-0318
05/28/2021

PROJECT INFORMATION:

REVERENCE
VG20093A

2205 FREE FORMED COURT
LAS VEGAS, NEVADA 89138

CURRENT ISSUE DATE:

05/20/21

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	05/20/21	ZONING COMMENTS	J.P.
1	05/06/21	100% ZONING	D.C.
0	05/05/21	90% ZONING	D.C.

PLANS PREPARED BY:

SPECTRUM
SPECTRUM SERVICES, INC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

LICENSURE:

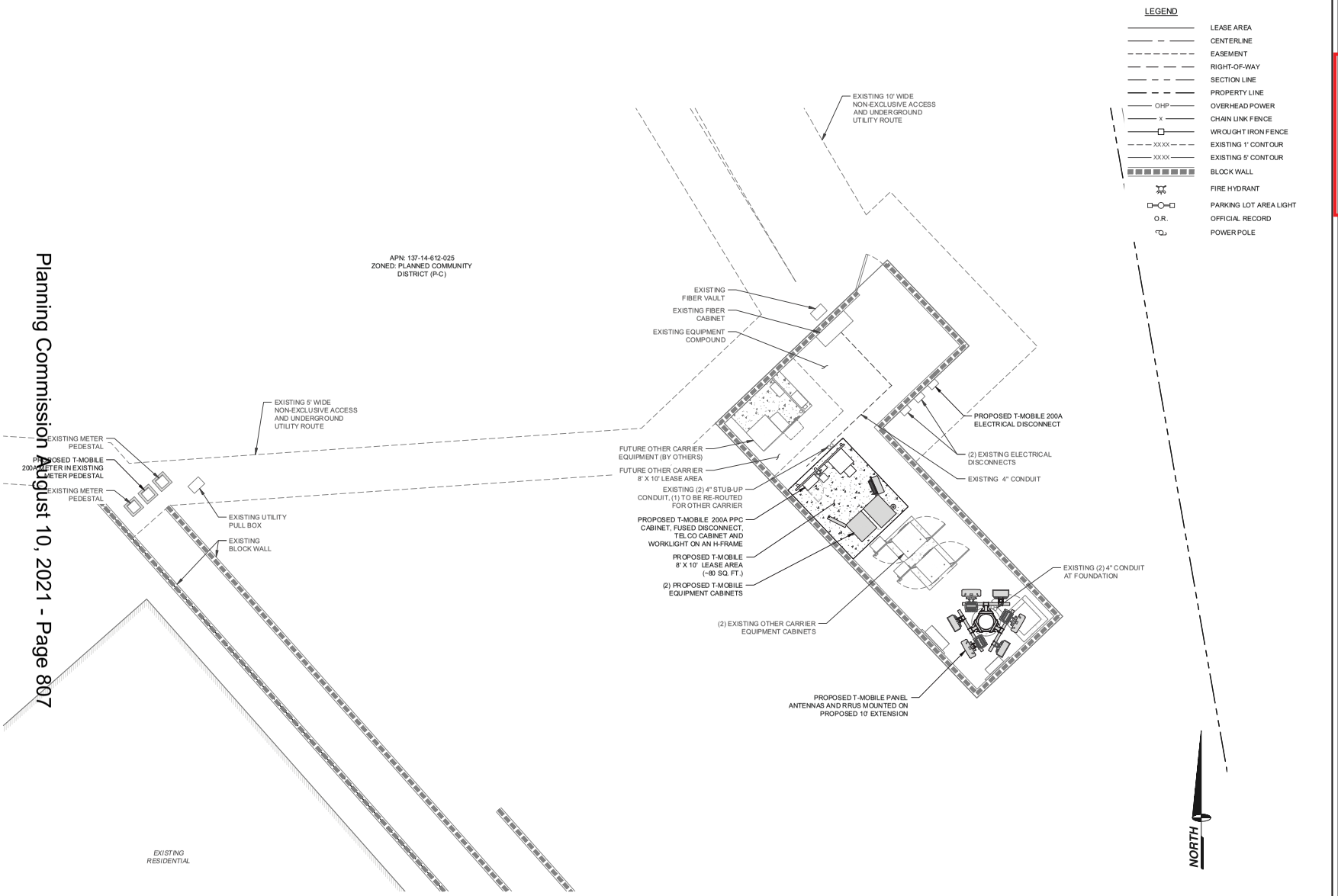
SHEET TITLE:

SITE PLAN

SHEET NUMBER: SP001

REVISION: 0

VG20093A



Planning Commission August 10, 2021 - Page 807

ENLARGED SITE PLAN

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

1

T-Mobile

4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

21-0318
05/28/2021

PROJECT INFORMATION:

REVERENCE
VG20093A

2205 FREE FORMED COURT
LAS VEGAS, NEVADA 89138

CURRENT ISSUE DATE:

05/20/21

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	05/20/21	ZONING COMMENTS	J.P.
1	05/06/21	100% ZONING	D.C.
0	05/05/21	90% ZONING	D.C.

PLANS PREPARED BY:

SPECTRUM
SPECTRUM SERVICES, INC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

LICENSURE:

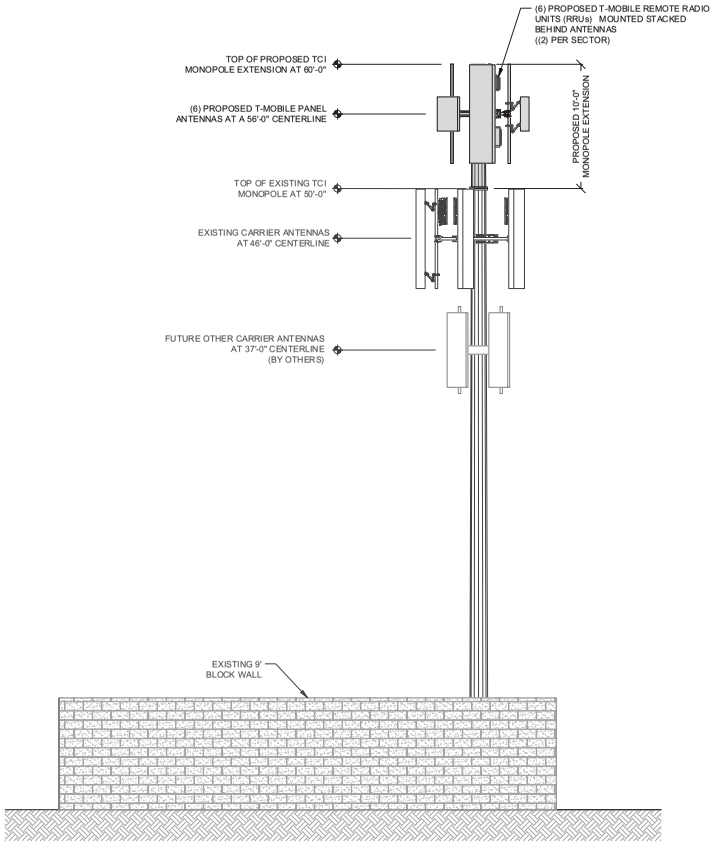
SHEET TITLE:

ENLARGED SITE PLAN

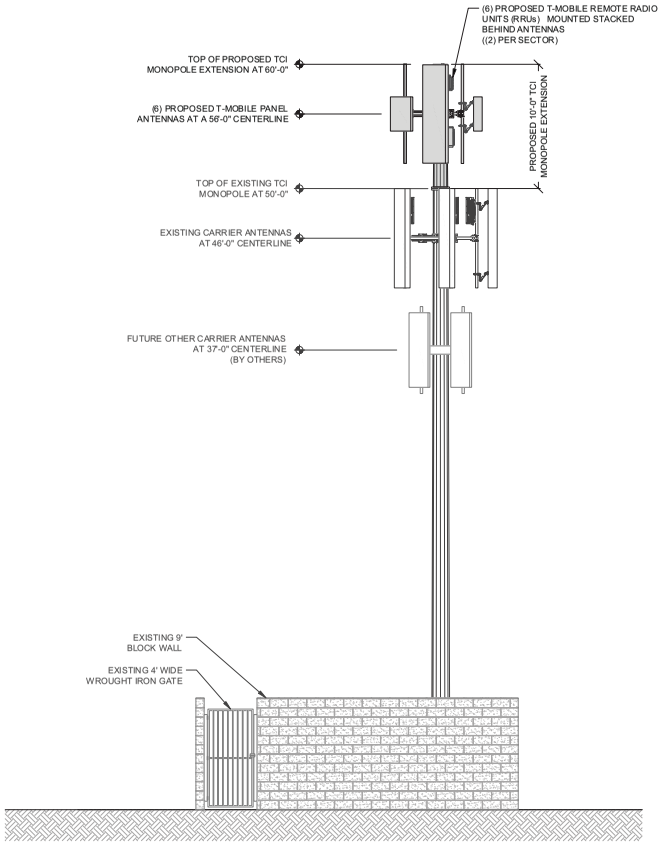
SHEET NUMBER: SP002

REVISION: 0

VG20093A



SOUTHWEST ELEVATION | 11" X 17" SCALE: 1" = 10' | 24" X 36" SCALE: 1" = 5' | 2



NORTHWEST ELEVATION | 11" X 17" SCALE: 1" = 10' | 24" X 36" SCALE: 1" = 5' | 1

T-Mobile

4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

21-0318
05/28/2021

PROJECT INFORMATION:

REVERENCE
VG20093A

2205 FREE FORMED COURT
LAS VEGAS, NEVADA 89138

CURRENT ISSUE DATE:

05/20/21

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	05/20/21	ZONING COMMENTS	J.P.
1	05/06/21	100% ZONING	D.C.
0	05/05/21	90% ZONING	D.C.

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4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

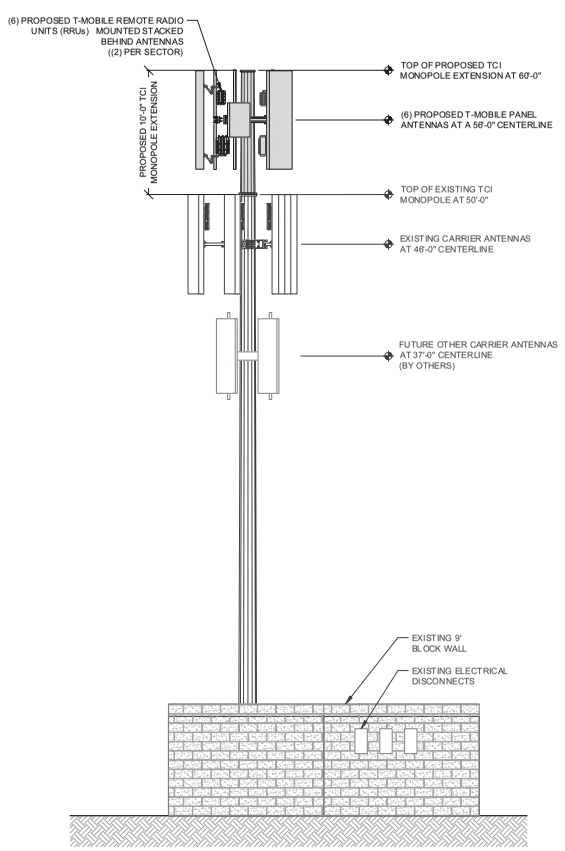
LICENSURE:

SHEET TITLE:

NORTHWEST AND SOUTHWEST ELEVATIONS

SHEET NUMBER: EV001 | REVISION: 0

VG20093A



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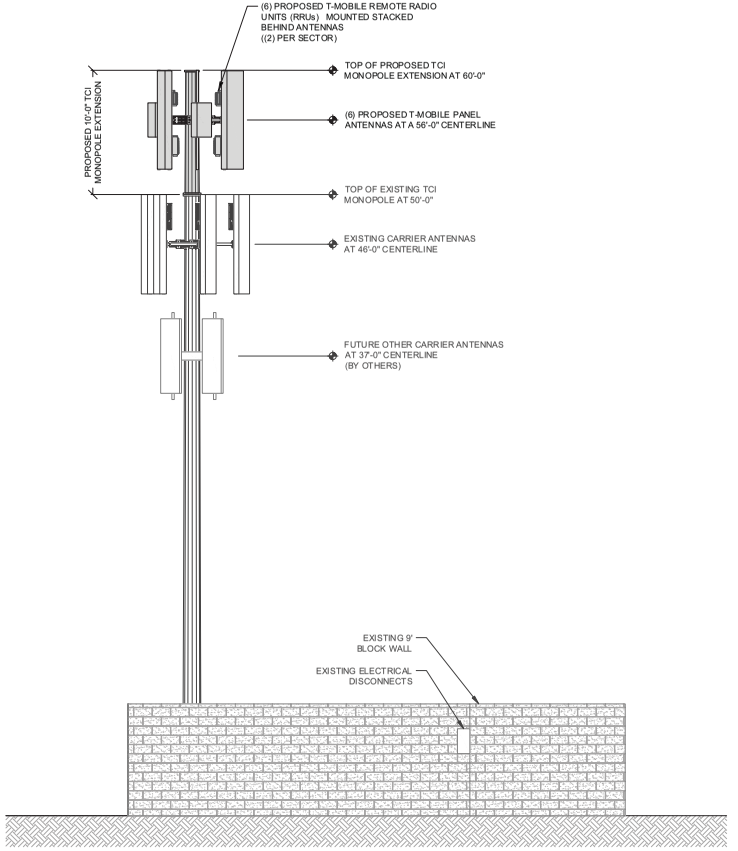

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T-Mobile

4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

21-0318
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LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

LICENSURE:

SHEET TITLE:

NORTHEAST AND SOUTHEAST ELEVATION

SHEET NUMBER: EV002

REVISION: 0

VG20093A

TCI-055

2705 Free Formed Court, Las Vegas, NV 89138 VIEW 1



EXISTING

TCI-055

2705 Free Formed Court, Las Vegas, NV 89138 **VIEW 2**



PROPOSED

☒ APPROVED
☐ ADDRESS COMMENTS & RESUBMIT

SPT 4/8/21

SUMMERLIN NON-RESIDENTIAL
DESIGN REVIEW COMMITTEE (SNRDRC)



21-0318-SCD1 AND 21-0318-SUP1 - APPLICANT/OWNER: SUMMERLIN WEST COMMUNITY ASSOCIATION
2705 FREE FORMED COURT

07/07/2021

Spectrum Services, Inc.
4850 W. Oquendo Rd.
Las Vegas, NV 89118
Phone: (702) 367-7705
Fax: (702) 367-8733

May 6, 2021

City of Las Vegas, Department of Planning

333 North Ranch Drive

Las Vegas, Nevada 89106

RE: VG20093 Reverence, 10' Extension to Existing 50' Monopole

Justification Letter

Below is the justification for a Special Use permit and a Deviation from Design Standards for a proposed Wireless Communication Facility. A brief justification is below. A detailed analysis follows.

1. The Summerlin Non-Residential Design Review Committee (NRDRC) approved the proposed 10' extension on 4/8/21. Please see the attached letter.
2. Prior to the installation of the tower, wireless coverage was poor to non-existent in Reverence.
3. The tower was installed prior to construction of any of the nearby homes.
4. The site was defined in the sales disclosure documents.
5. The site was detailed in the sales office map with a large red square detailing the location.
6. The residents of The Heights and The Foothills are expecting additional wireless coverage from additional wireless carriers and support the extension.
7. A neighborhood meeting was held in conjunction with the Summerlin West Community Association and the Seabreeze Management Company for the residents of The Foothills and The Heights to discuss the extension.
    a. Approximately twenty residents attended the meeting. Several residents actively supported the extension with the desire for improved wireless coverage.
    b. Three residents actively rejected the extension. They were opposed the height extension and the proximity exiting homes. They also expressed concerns over property values and potential health effects.
8. The proposed extension will accommodate the installation of T-Mobile antennas.
9. The unscreened antennas were selected with input from the Summerlin Non-Residential Design Review Committee.
10. The tower is not designed to accommodate stealth screening.
11. The proposed antennas minimize their visual footprint by allowing only two antennas per sector compared to the traditional four antennas per sector. This means the antennas are mounted closer to the pole. Please see the attached photo simulation.
12. The existing monopole sits in a view shed containing exiting 120' electrical transmission poles and the 215 beltway.

21-0318
05/28/2021

Detailed Analysis

The proposed 10' extension to the existing 50' tower site will accommodate the installation of T-Mobile antennas. Prior to the installation of the site, wireless coverage was poor to non-existent in Reverence. The tower was constructed prior construction of the nearby homes. This was done to insure the future residents were aware of the use of the site for a communications tower. The location was defined in all of the sales disclosure documents. Additionally, a large red dot was placed on the sales map in the sales office depicting the site as a location for a communications tower. All of the adjacent owners were aware of the tower prior to the purchase of their homes.

Currently Verizon Wireless has antennas installed on the tower. Dish Network, a new fourth nationwide carrier, will install its antennas below the Verizon antennas. These are depicted on the plans originally approved by the Summerlin NRDRC and in the zoning process. The residents of The Heights and The Foothills are expecting additional wireless coverage from other wireless carriers.

With the extension, the tower will be only 63% of the height of the two recent 95' towers installed within Summerlin. The tower was designed for a minimum visual impact. Only two antennas per sector, or six total antennas are allowed per carrier compared to the typical twelve total antennas. The visual footprint of the unscreened antennas is less than half of the surface area of the screening installed on the two 95' towers recently installed in Summerlin.

The existing tower was designed to minimize visual impact. A traditional tower design was selected after discussion with members of the Summerlin NRDRC. A non-screened tower was selected because the tower sits within a view shed containing 120' steel electrical transmission towers abutting the 215 freeway. The existing 50' tower was approved by the Summerlin NRDRC on June 1, 2018. The 10' extension was approved by the Summerlin NRDRC on April, 8, 2021. The existing tower is not structurally designed to accommodate screening of the antennas. The screening acts as a wind sail and greatly increases the lateral wind forces on the steel.

Please let me know if you have any questions or if would like any additional information.

Regards.

Chris Wener

cwener@spectrumse.com

(702) 339-9112

21-0318
05/28/2021

Howard Hughes

Christopher R. Wener, President
Spectrum
4850 W. Oquendo Road
Las Vegas, NV 89118

April 8, 2021

Re: SNRDRC Review | Cell Tower Extension | Approved | Summerlin Village 26 (Reverence)

Dear Chris -

The Summerlin Non-Residential Design Review Committee (SNRDRC) reviewed the above-mentioned submittal which is *approved*.

Please contact us if you have any questions.

Sincerely,

Sharon D. Thompson
Manager, Design Review

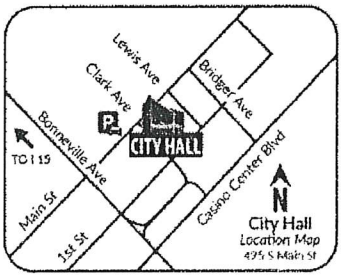
21-0318
05/28/2021

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

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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AUG 03 2021
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0318 and 21-0318-SCD1 and 21-0318-SUP1

Planning Commission Meeting of **08/10/2021**

21-0318
13714612022
LASSO NICHOLAS A
THOMAS MORGAN B
2760 FREE FORMED CT
LAS VEGAS NV 89138

SS DRDFNP1 89138

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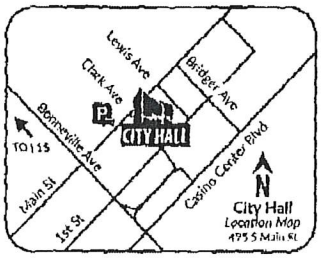
p.1

7252045927

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

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas

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

Please use available blank space on card for your comments.
21-0318 and 21-0318-SCD1 and 21-0318-SUP1
Planning Commission Meeting of **08/10/2021**

21-0318
13714611082
WEISMAN FAMILY REVOCABLE LIVING TR
WEISMAN IRA C & MELODY G TRS
11100 EMORY OAK DR
LAS VEGAS NV 89138

59 DRDFNP1 89138

Weisman

Aug 02 21, 12:48a

33a-b A

Planning Commission August 10, 2021 - Page 818
Submitted after Final Agenda
ITEM 33(a-b)

T··Mobile·®

REVERENCE
VG20093A

2705 FREE FORMED COURT
LAS VEGAS, NEVADA 89138

OVERALL HEIGHT 60'-0"

THE PROPOSED PROJECT INCLUDES:

INSTALLATION OF A 10' EXTENSION TO AN EXISTING 50' MONOPOLE

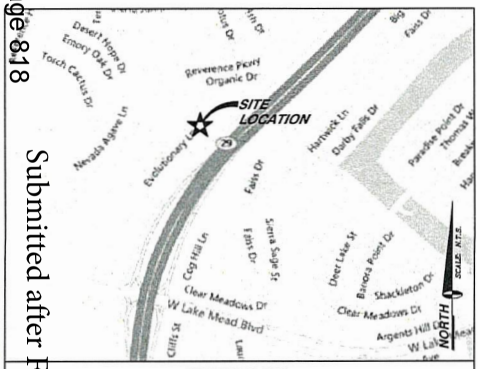
INSTALLATION OF (6) T-MOBILE PANEL ANTENNAS AT A 56' CENTERLINE

INSTALLATION OF (6) REMOTE RADIO UNITS (RRUs)

INSTALLATION OF (2) T-MOBILE OUTDOOR EQUIPMENT CABINETS ON A NEW CONCRETE PAD

INSTALLATION OF A T-MOBILE GPS ANTENNA

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
T-MOBILE
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

CONTACT: JAMIE LISLE
OFFICE: (702) 475-6223

PROPERTY INFORMATION

OWNER:	SUMMERLIN WEST COMMUNITY ASSOCIATION 2115 FESTIVAL PLAZA DR STE 220 LAS VEGAS, NEVADA 89135
AREA OF CONSTRUCTION:	~80 SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	PLANNED COMMUNITY DISTRICT (P-C)
JURISDICTION:	CITY OF LAS VEGAS
APN:	137-14-612-025
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

FCC COMPLIANCE

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

ADA COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2018 W/STATE AMENDMENTS
2. INTERNATIONAL EXISTING BUILDING CODE 2018 W/STATE AMENDMENTS
3. INTERNATIONAL ENERGY CONSERVATION CODE 2018
4. UNIFORM MECHANICAL CODE 2018
5. UNIFORM PLUMBING CODE 2018
6. NATIONAL ELECTRIC CODE 2017
7. INTERNATIONAL FIRE CODE 2018
8. ANSI/EIA-222-G LIFE SAFETY CODE
9. LOCAL BUILDING CODE(S)
10. CITY AND/OR COUNTY ORDINANCES

CODE COMPLIANCE

CIVIL ENGINEER
SPECTRUM SERVICES, INC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

ELECTRICAL ENGINEER:
DGS CONSULTING ENGINEERING SERVICES LLC
9811 W. CHARLESTON BOULEVARD, SUITE 2539
LAS VEGAS, NEVADA 89117
DEREK G. STEFUREAC
PHONE: (702) 885-1552

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T001	TITLE SHEET	3
SP001	SITE PLAN	3
SP002	ENLARGED SITE PLAN	2
EV001	NORTHWEST AND SOUTHWEST ELEVATIONS	2
EV002	SOUTHEAST AND NORTHEAST ELEVATIONS	2

ISSUED FOR:

SHEET INDEX | ZONING

STARTING AT 4175 S. RILEY ST., STE. 101, LAS VEGAS, NEVADA 89147; HEAD EAST TOWARD S RILEY ST 3 FT.; TURN RIGHT TOWARD S RILEY ST 69 FT.; TURN LEFT ONTO S RILEY ST 459 FT.; TURN LEFT ONTO W FLAMINGO RD 1.0 MI.; TURN RIGHT TO MERGE ONTO CO RD 215 N/CLARK COUNTY 215 N 0.5 MI.; MERGE ONTO CO RD 215 N/CLARK COUNTY 215 N 6.7 MI.; TAKE EXIT 29 FOR W LAKE MEAD BLVD 0.2 MI.; KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR LAKE MEAD BLVD WEST 0.1 MI.; CONTINUE ONTO W LAKE MEAD BLVD 0.3 MI.; W LAKE MEAD BLVD TURNS RIGHT AND BECOMES REVERENCE PKWY 0.7 MI.; TURN RIGHT ONTO REVERENT ROCK PL 171 FT.; TURN RIGHT ONTO ORGANIC DR 0.1 MI.; ORGANIC DR TURNS LEFT AND BECOMES FREE FORMED CT 364 FT.; DESTINATION WILL BE ON THE RIGHT.

DRIVING DIRECTIONS

T··Mobile·
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

21-0378
08/09/2021

PROJECT INFORMATION:
REVERENCE
VG20093A
2705 FREE FORMED COURT
LAS VEGAS, NEVADA 89138

CURRENT ISSUE DATE:
05/20/21

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
3	07/30/21	ZONING COMMENTS	J.P.
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1	05/06/21	100% ZONING	D.C.
0	05/05/21	90% ZONING	D.C.

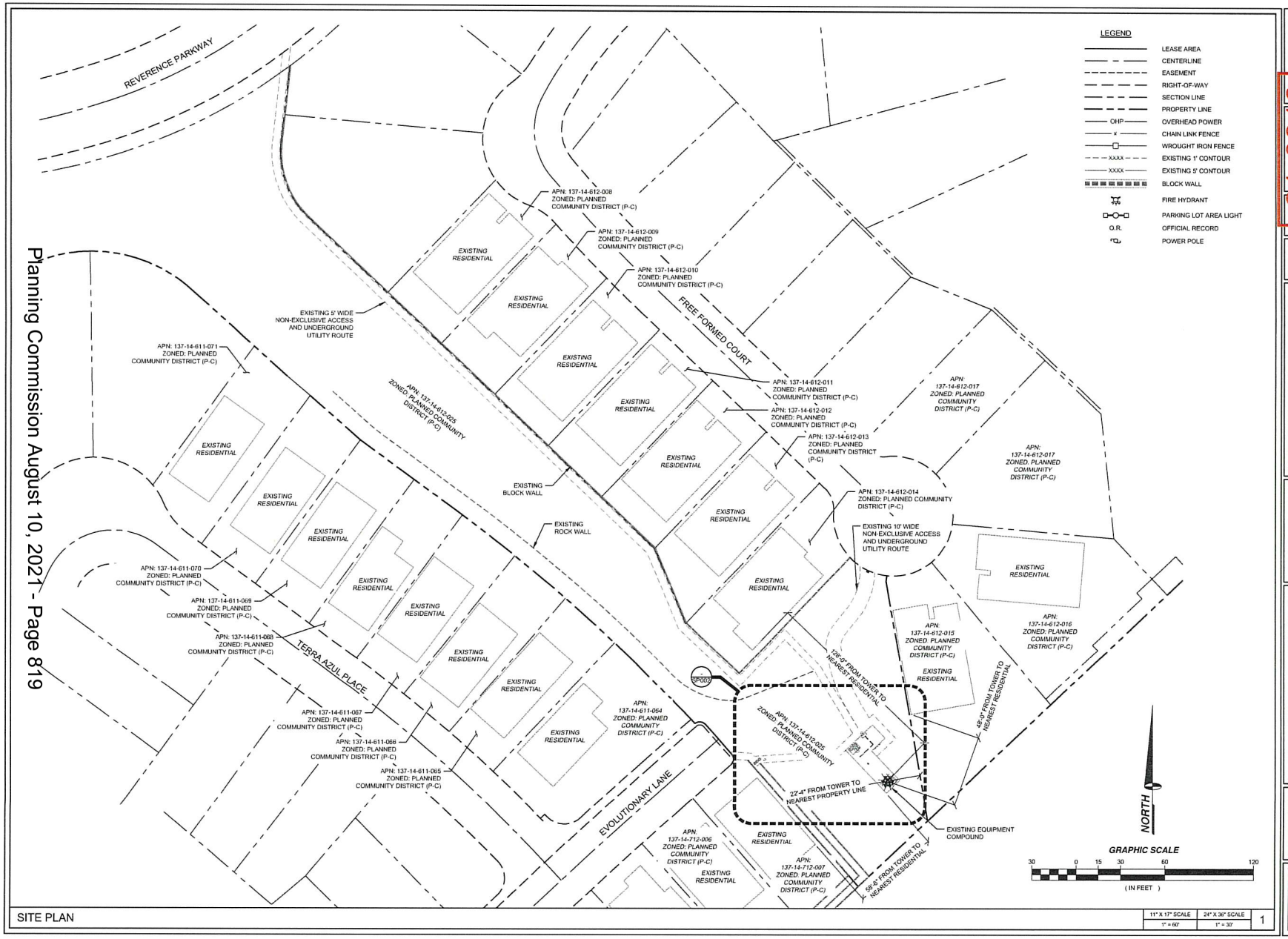
PLANS PREPARED BY:
SPECTRUM

DGS
CONSULTING ENGINEERING SERVICES LLC

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T001
REVISION: 3
VG20093A



SITE PLAN

11" X 17" SCALE	24" X 36" SCALE	
1" = 60'	1" = 30'	1

T-Mobile

4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

REVERENCE
VG20093A

4715 FREE FORMED COURT
LAS VEGAS, NEVADA 89138

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PHONE: (702) 367-7705
FAX: (702) 367-8733

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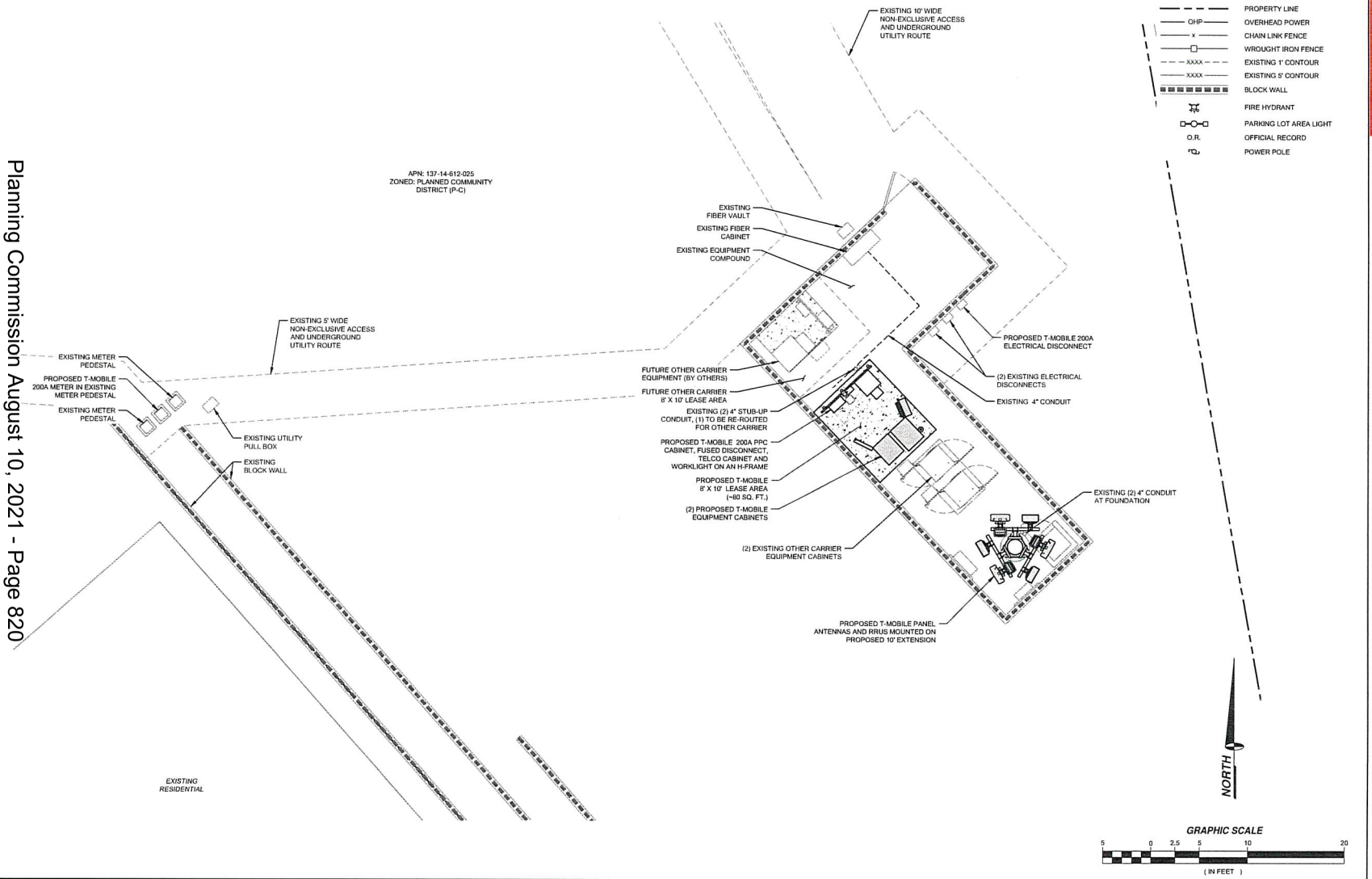
SITE PLAN

SHEET NUMBER: SP001

REVISION: 3

VG20093A

21-0318
10/09/2021



ENLARGED SITE PLAN

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T-Mobile

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LAS VEGAS, NEVADA 89147

21-0318
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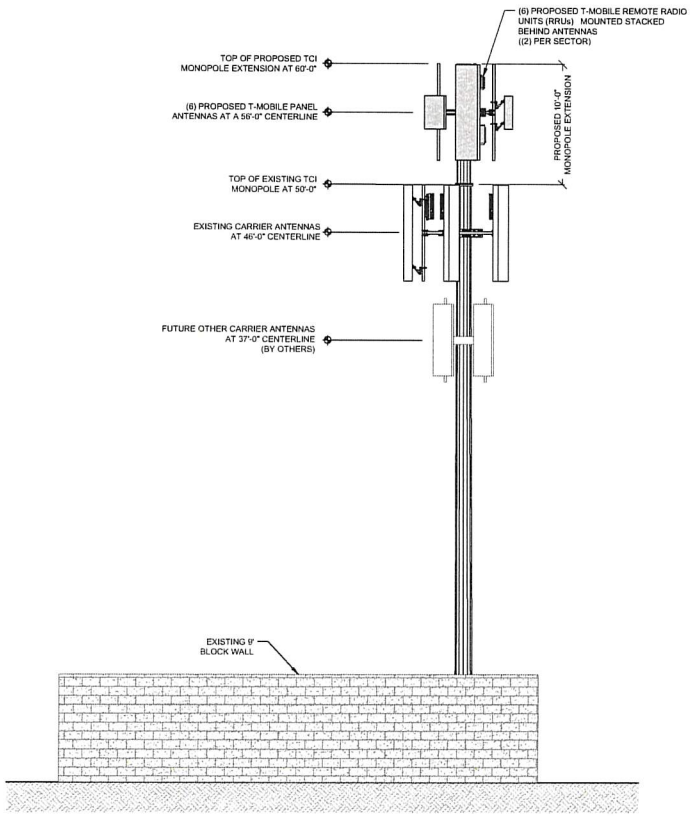

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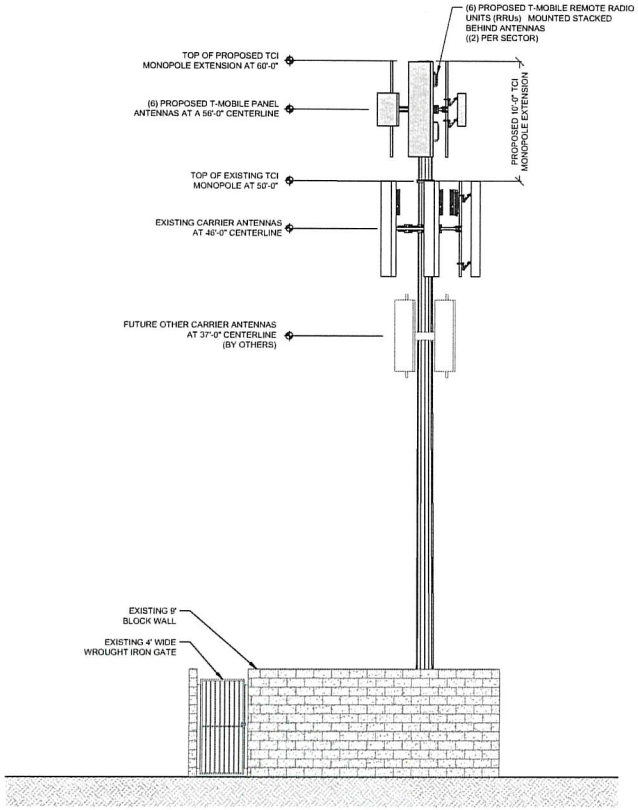

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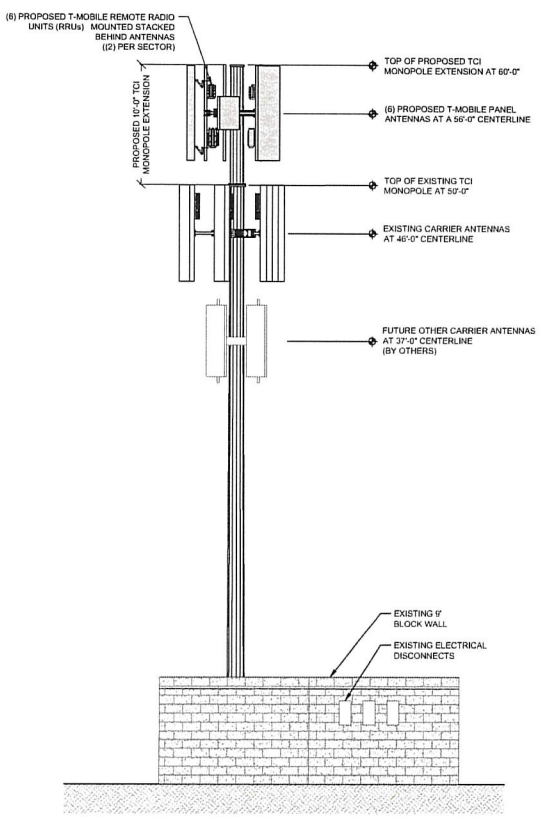
NORTHWEST AND SOUTHWEST ELEVATIONS

SHEET NUMBER: EV001 | REVISION: 2

VG20093A



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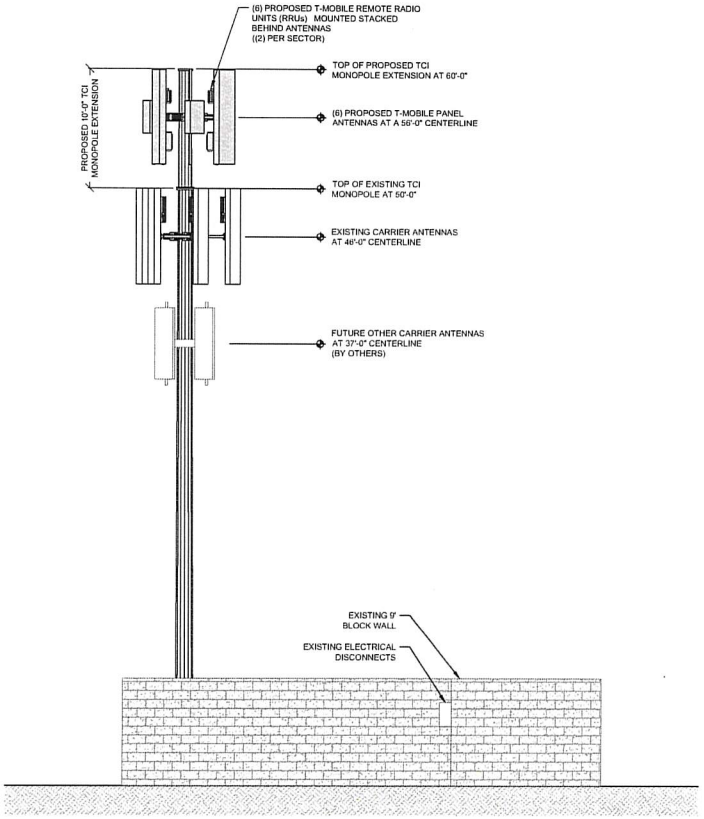

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T-Mobile

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LAS VEGAS, NEVADA 89147

21-0318
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LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

LICENSURE:

SHEET TITLE:

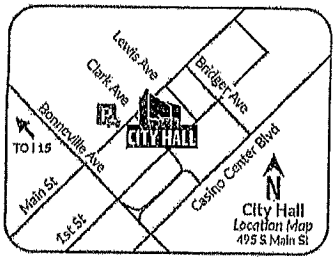
NORTHEAST AND SOUTHEAST ELEVATION

SHEET NUMBER: EV002 | REVISION: 2

VG20093A

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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AUG 05 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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21-0318 and 21-0318-SCD1 and 21-0318-SUP1
Planning Commission Meeting of **08/10/2021**

21-0318
13714612019
COLLIBEE RICHARD W & KAREN
2730 FREE FORMED CT
LAS VEGAS NV 89138

PRIOR TO BUYING OUR PROPERTY WE WERE MISINFORMED REGARDING THE LOCATION OF THE CELL TOWER.
IF WE HAD KNOWN IT WOULD BE APPROXIMATELY 150 YARDS FROM OUR HOME WE MAY HAVE RECONSIDERED OUR PURCHASE.

33a-b P

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

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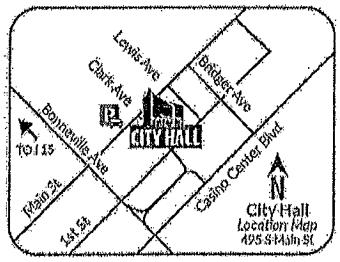

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Way too close to homes for that large of an array. Very unsightly

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Planning Commission Meeting of **08/10/2021**

21-0318
13714611070
SCHWEBEL GEORGE & NIKKI
10960 TERRA AZUL PL
LAS VEGAS NV 89138

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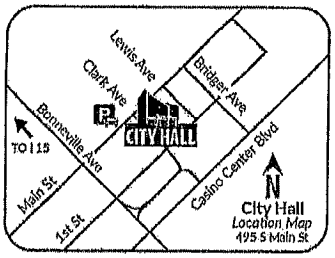

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21-0318 and 21-0318-SCD1 and 21-0318-SUP1
Planning Commission Meeting of **08/10/2021**

21-0318
13714510042
CHIN 1995 TRUST
CHIN EARL P & SIU HA TRS
2990 FULL LOTUS DR
LAS VEGAS NV 89138

33a-bA

p.1

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

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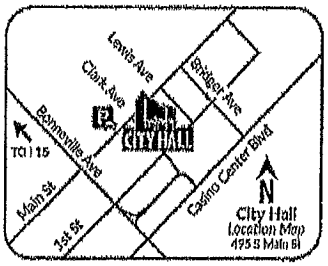

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City of Las Vegas

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Planning Commission Meeting of **08/10/2021**

21-0318
13714614004
AYALA M L TRUST
AYALA MICHELLE LYNN TRS
11153 BLACK FIRE OPAL DR
LAS VEGAS NV 89138

Aug 05 2021 9:04pm

33a-b A

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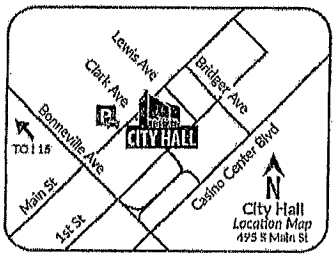

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[ ] I OPPOSE this Request

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Planning Commission Meeting of **08/10/2021**

21-0318
13714711124
MAPES FAMILY REVOCABLE LIVING TRUST
MAPES KENNETH W & VIRGINIA W TRS
10925 PINE MEADOWS CT
LAS VEGAS NV 89134

Excellent!! Glenn + Ken Mapes 8-1-2021

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495 South Main Street
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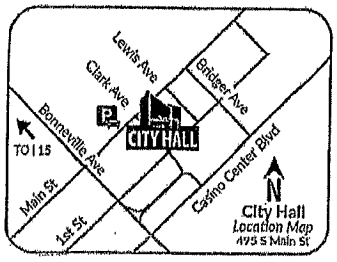

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Planning Commission Meeting of **08/10/2021**

21-0318
13714611035
PAQUETTE PATRICIA TRUST
PAQUETTE PATRICIA K TRS
2741 RENEWAL CT
LAS VEGAS NV 89138

33a-b A

City of Las Vegas, Department of Planning
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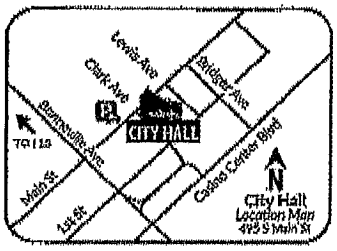

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **08/10/2021**

21-0318
13714611025
RIMO TRUST ETAL
MOJICA MANUEL ANTONIO TRS
10910 EASTERN REDBUD CT
LAS VEGAS NV 89138

33a-b A

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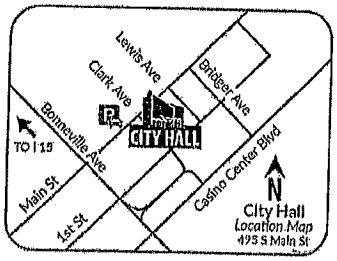

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Planning Commission Meeting of **08/10/2021**

21-0318
13714614032
STENSON DANIEL P
REASNER JENNIFER A
11120 BLACK FIRE OPAL DR
LAS VEGAS NV 89138

33a-b A

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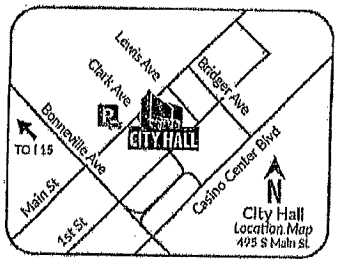

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0318 and 21-0318-SCD1 and 21-0318-SUP1
Planning Commission Meeting of **08/10/2021**

Dona Marie Wilson

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21-0318
13714711135
WILSON PARADISE PROPERTY TRUST
WILSON DONA MARIE TRS
2704 FAISS DR
LAS VEGAS NV 89134

33a-b A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
33a

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

SUBJECT:
21-0318-SCD1 - MAJOR DEVIATION - TO ALLOW A 48-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 90 FEET IS REQUIRED FOR THE PROPOSED ADDITION OF 10 FEET TO AN EXISTING 50-FOOT TALL WIRELESS COMMUNICATION FACILITY USE FOR A TOTAL OF 60 FEET IN HEIGHT

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	8
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: August 10, 2021

Agenda Item No.:
33b

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

SUBJECT:
21-0318-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-74612) FOR THE PROPOSED ADDITION OF 10 FEET TO AN EXISTING 50-FOOT TALL WIRELESS COMMUNICATION TOWER USE FOR A TOTAL OF 60 FEET IN HEIGHT

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	8
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: August 10, 2021

Agenda Item No.:
34

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

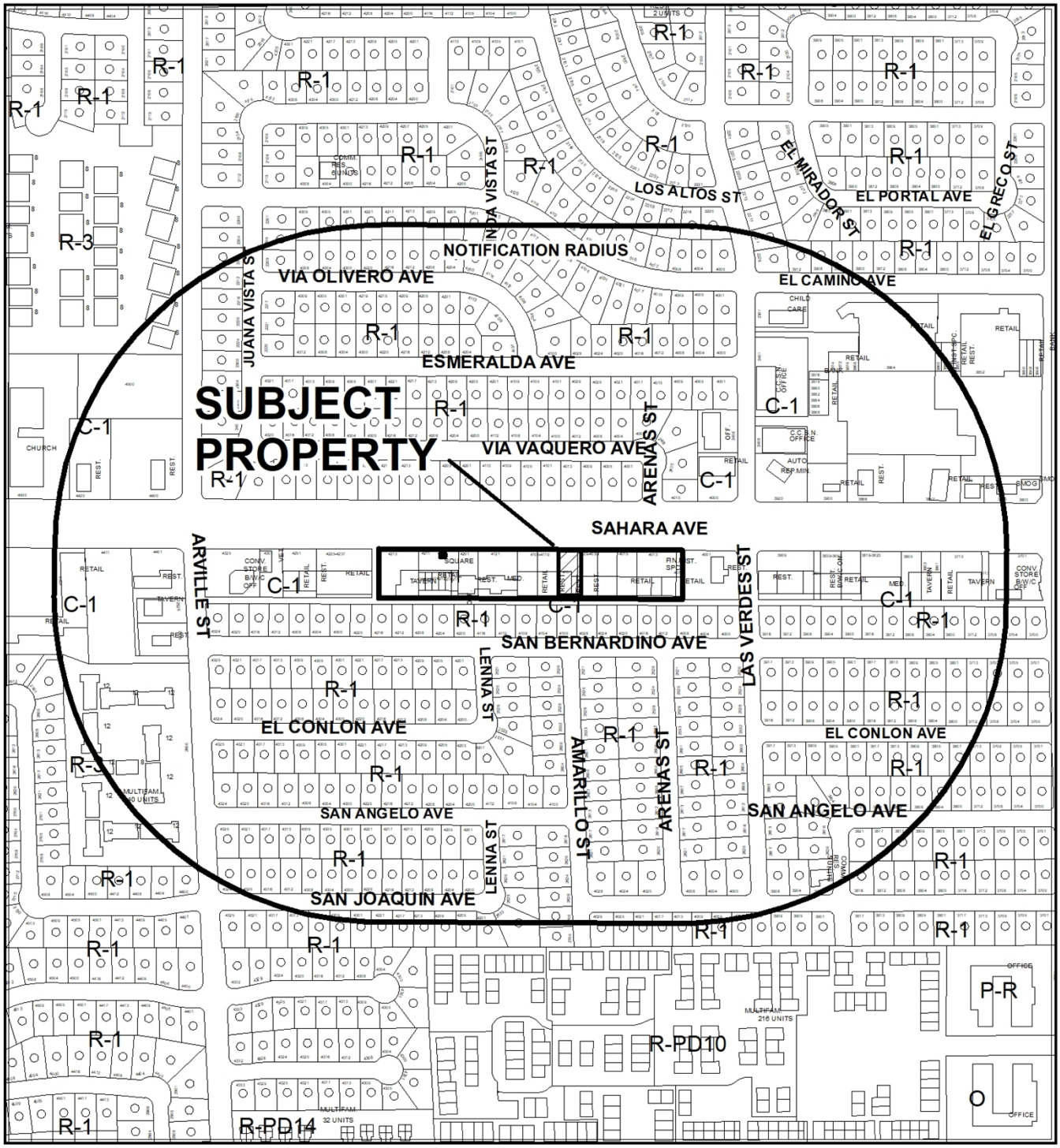
SUBJECT:
21-0344-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 999 INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 24 SPACES ARE REQUIRED FOR THE EXPANSION OF AN EXISTING GENERAL PERSONAL SERVICE [BEAUTY SALON] USE on 0.22 acres at 4107 West Sahara Avenue (APN 162-07-511-006), C-1 (Limited Commercial) 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.	3	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

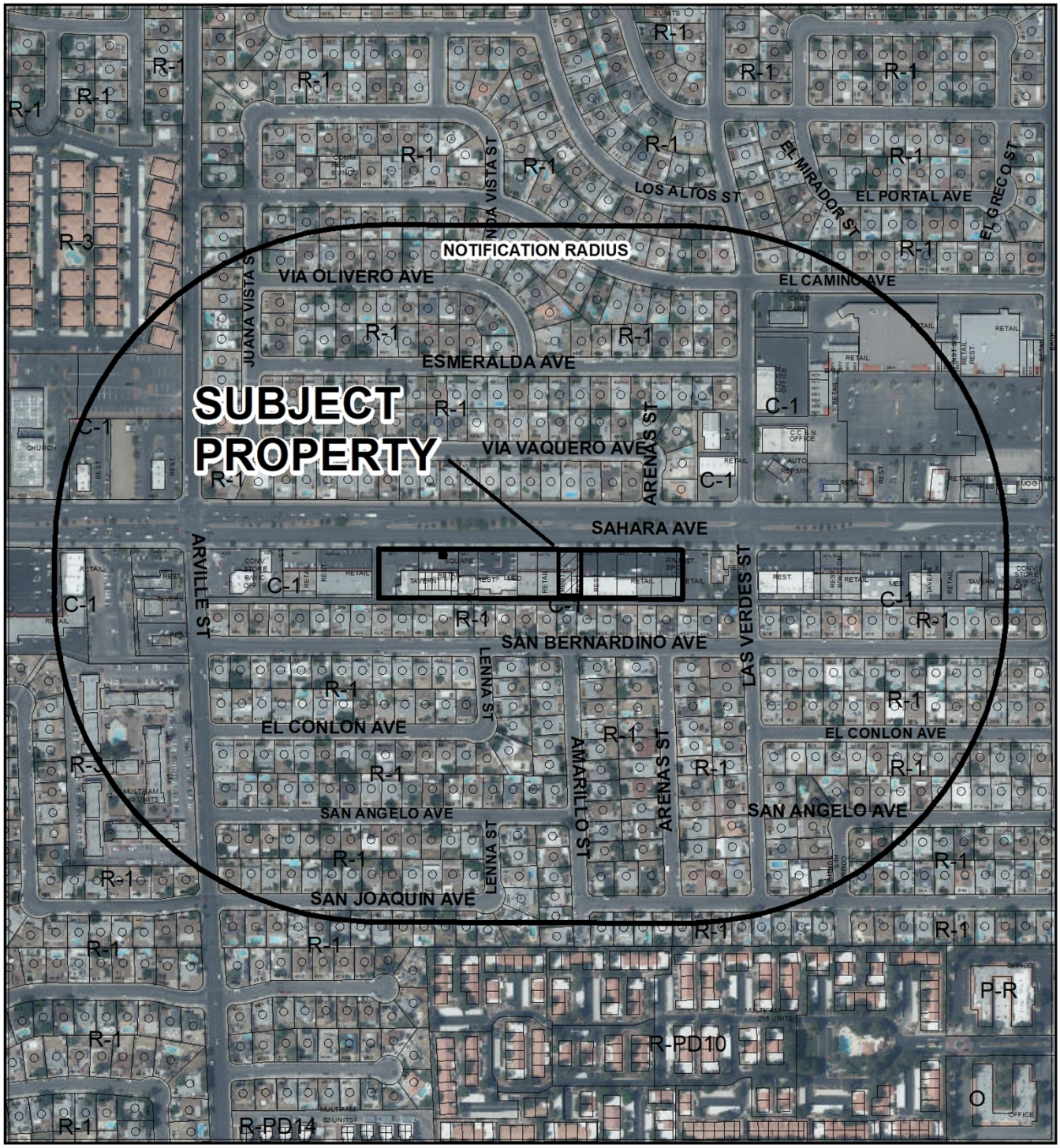
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest-Support Postcards and Supporting Documentation
7. Submitted at Meeting – Documentation Not Vetted – Support Affidavit by Michael Phillips



CASE:21-0344-VAR1

RADIUS: 1000 FEET

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



CASE: 21-0344-VAR1

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 999 INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0344-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 486

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

21-0344-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow zero additional parking spaces where 24 are required.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow no additional parking spaces in conjunction with the expansion of operation for an existing General Personal Service (Beauty Salon) use with at 4107 West Sahara Avenue.

ISSUES

- The subject site is an existing parking-impaired site as identified in Title 19.18.
- The parking requirements for the General Personal Service use are based on the number of each type of service station.
- Four provided parking spaces were previously allocated toward the operation of this business.
- The applicant is looking to expand the operation of the existing establishment by increasing the number of service stations to a maximum of four beautician stations and eight nail stations. Based on the increase in services, the parking demand is increased by 24 spaces.
- The applicant is requesting a Variance to allow zero additional parking spaces where 24 are required.

ANALYSIS

The subject tenant space is located within an existing commercial shopping center located along Sahara Avenue. The subject site is an existing parking-impaired site as identified in Title 19.18. Parking-impaired development complied with the applicable parking standards at the time the building was established but does not currently comply with the on-site parking requirements.

Since September 2019, the subject tenant space has been licensed as a beauty salon. By September 2020, the beauty salon had went out of business. In April 2021, the salon was licensed through a new operator who had purchased the business' name. In conjunction with the new business operation, the application is looking to expand the services provided further deviating the parking impairment. Currently, the tenant space is only allocated toward four parking spaces within the commercial shopping center. Parking-impaired development requires that any change in use which requires an increase in the total number of required parking spaces, only the increased number of parking spaces shall be required.

On the submitted floor plan date stamped 06/22/21, the salon is divided into several different stations. At the front of the store, the applicant is proposing four manicure and four pedicure stations. These stations are separate nail services and stations and therefore counted separately. Two parking spaces are required for every nail station, requiring a total of 16 parking spaces.

The applicant is proposing three beautification stations for hair services throughout the shop. Two hair stations are provided toward the front of the shop with a third station provided in a separate private room. A final beautician station designated specifically for waxing services is located in a private room adjacent. Three parking spaces are required for every beautician station, requiring a total of 12 parking spaces. Additionally, three hair washing chairs are also provided; however, these are not included toward the parking demand total as they are ancillary to the hair beautician stations.

As a result, the applicant is requesting a Variance to allow zero additional spaces where 24 are required (28 total spaces based on the aforementioned services). In the submitted justification letter date stamped on 06/22/21, the applicant argues that with currently four employees providing services for four clients separately, that the maximum spaces needed are eight. However, this is based on the current number of employees and this number may change based on the increase in services. In addition the applicant argues that the manicure and pedicure stations are dependent of each other, while Title 19 does not specify and views these stations independently as a customer is not required to request both services.

The subject site is located on Sahara Avenue, a 100-foot Primary Arterial and has a land use designation of TOC-2 (Transit Oriented Corridor – 2). This corridor is identified as being suitable for existing and future bus rapid transit corridors and consisting of reduced surface parking availability. As such, RTC Transit bus stops are located within an appropriate walking distance of the subject site. Until required otherwise, the subject site retains the C-1 (Limited Commercial) zoning district and therefore is held to the development standards of Title 19.08 and the parking requirements of Title 19.12.

The proposed expansion of services requires a more intensive parking requirement, further increasing the existing parking impairment. No substantial evidence has been presented to warrant the requested Variance. Staff finds that the applicant has created a self-imposed hardship and therefore recommends denial of this request.

FINDINGS (21-0344-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 expand the operation of business exceeding the existing parking-impairment. A less intensive business operation and parking demand 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.	
08/13/19	A Code Enforcement Case (CE19-01866) was reported for a temporary sign on the sidewalk and an LED sign. The case was resolved on 08/27/19.

Most Recent Change of Ownership	
09/23/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/03/19	A Business License (G67-06203) was issued for a beauty salon at 4107 West Sahara Avenue. The license expired on 09/01/20.
	A Business License (G67-06208) was issued for beauty supply sales at 4107 West Sahara Avenue. The license expired on 09/01/20.
04/14/21	A Business License (G69-01663) was issued for a beauty salon at 4107 West Sahara Avenue. The license is currently active and set to expire on 10/14/21.

Pre-Application Meeting	
05/25/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance pertaining to an increased parking impairment for a proposed expansion of services for an existing Massage Establishment.

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

Field Check	
07/06/21	A routine field check was conducted by staff; staff found an existing commercial center with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Personal Service	TOC-2 (Transit Oriented Corridor – 2)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South			
East	General Retail Store, Other than Listed Building Maintenance Service and Sales Financial Institution, General	TOC-2 (Transit Oriented Corridor – 2)	C-1 (Limited Commercial)
West	General Retail Store, Other than Listed Restaurant		

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Charleston	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 Area – Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Personal Service (Beauty Salon)	4 Stations 8 Stations	3 per beautician stations 2 per nail station	12 16				
TOTAL SPACES REQUIRED			28		12*		N
Regular and Handicap Spaces Required			28	2	11*	1	N
Percent Deviation			60.7%				

**The subject site is a parking-impaired development with the business currently allocated four parking spaces. The remaining parking spaces are used for the remainder of the commercial subdivision.*

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 (parking)

Project Address (Location) 4107 W. Sahara Avenue, Las Vegas, NV 89102

Project Name John Nguyen dba America's Beauty Salon (Project No. 21-0344) **Proposed Use** Hair and Nail Salon (existing)

Assessor's Parcel #(s) 162-07-511-006 **Ward #** 1

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

Additional Information Applicant seeks a parking variance from the requirements of Title 19, to order to allow him to operate his hair and nail salon with more than only the currently alloted 4 total stations.

Property Owner 999 Investments LLC Contact Parviz Rohani, Member

Address 9500 Hillwood Dr. -- 201 City Las Vegas State NV Zip 89134

E-mail _____ Phone 702 580-9900

Applicant John Nguyen dba America's Beauty Salon Contact Michael Phillips, Esq.

Address 4107 W. Sahara Avenue City Las Vegas State NV Zip 89102

E-mail mpesq@cox.net Phone 702 493-6595

Representative Michael Phillips, Esq. Contact same

Address 2001 Plaza Del Dios City Las Vegas State NV Zip 89102

E-mail mpesq@cox.net Phone 702 493-6595

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

Subscribed and sworn before me

This 21st day of June, 20 21

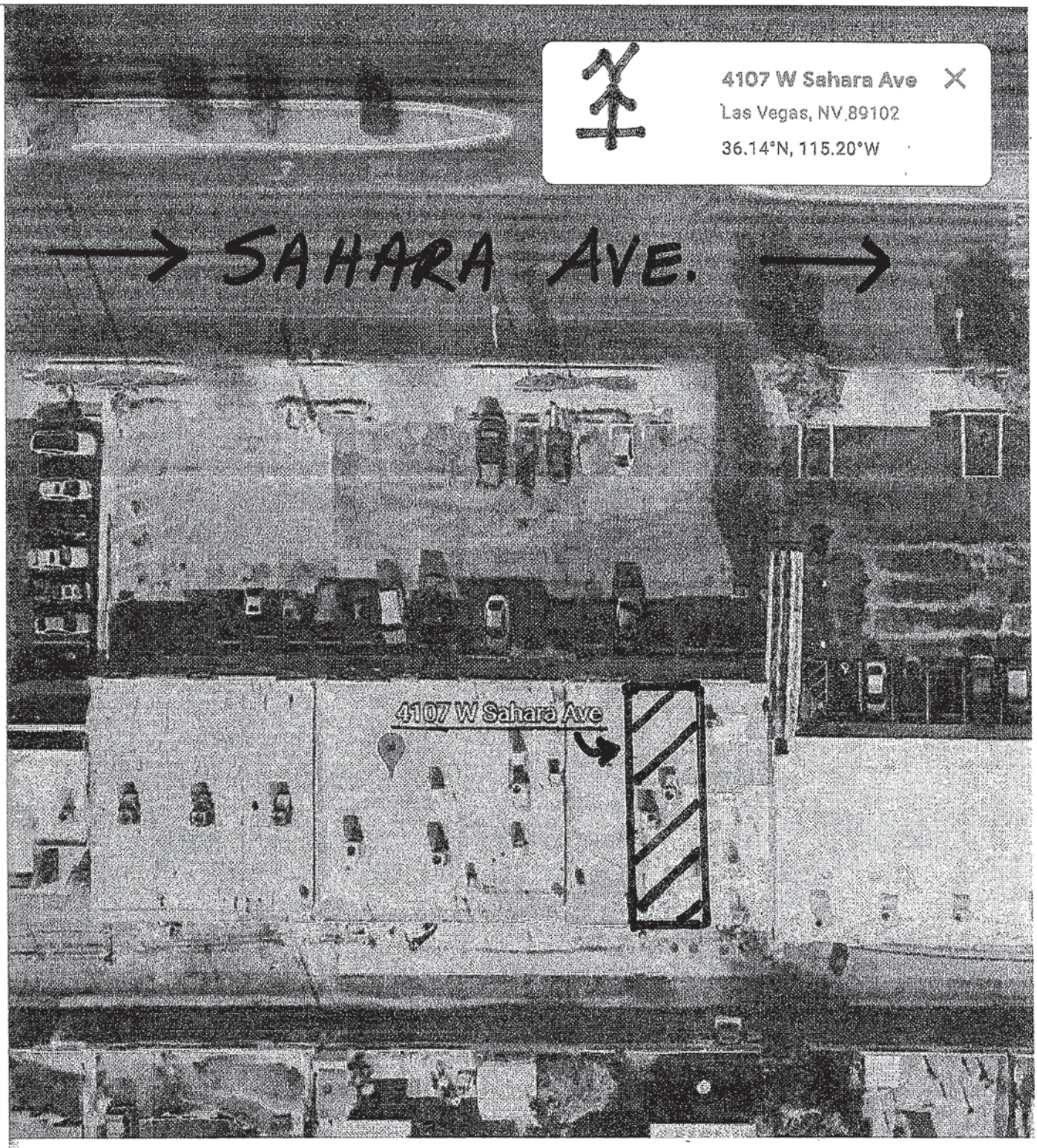
_____

Notary Public in and for said County and State

21-0344
06/22/2021
DOROTHY GRACE SHEEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-5387-1
MY APPT. EXPIRES DECEMBER 11, 2024

AERIAL SITE PLAN
(Google Earth)

21-0344
06/22/2021



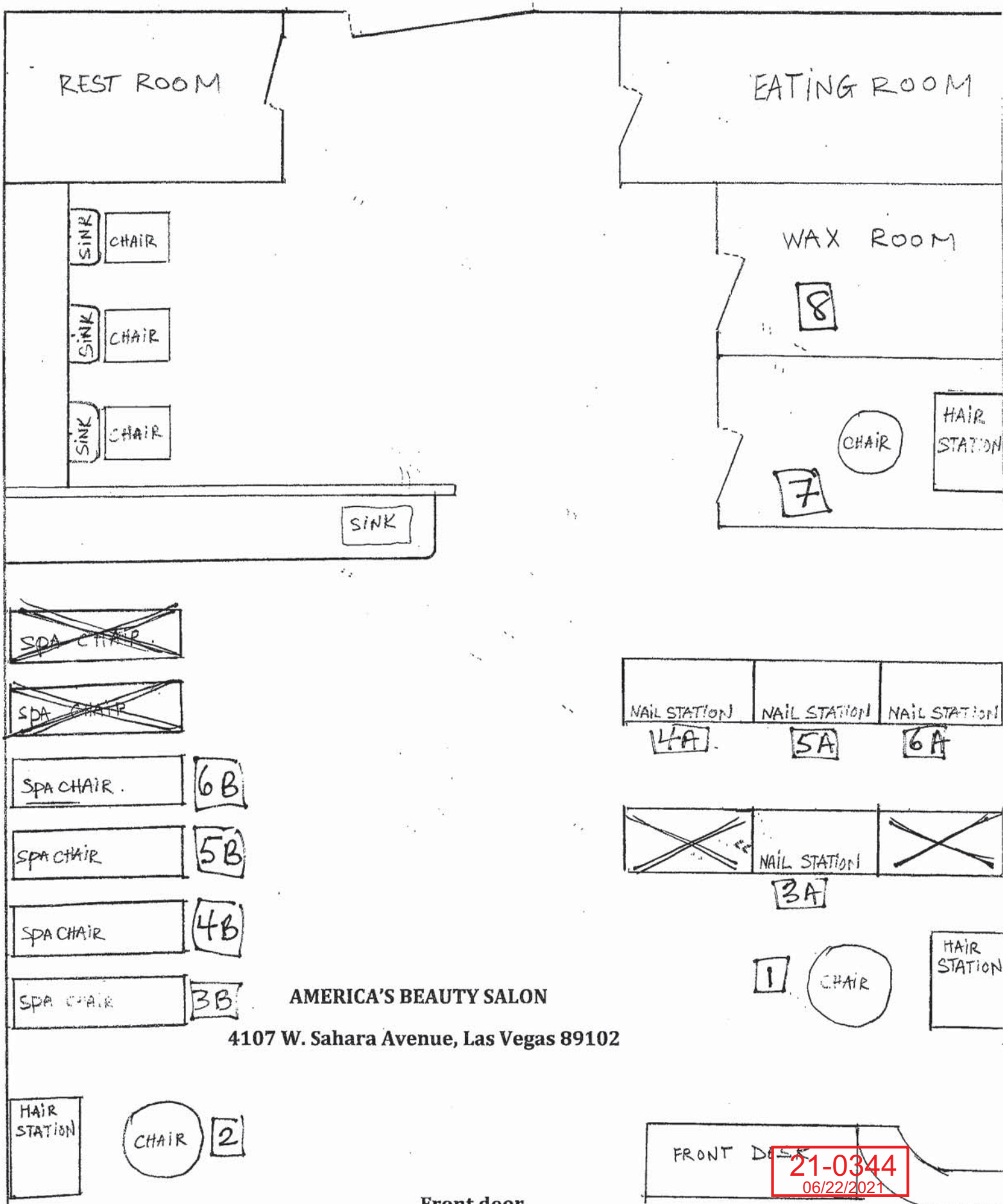
21-0344
06/22/2021

100% Camera: 811 m 36°08'37"N 115°11'42"W 660 m

AMERICA'S BEAUTY SALON

PROPOSED FLOOR PLAN
4107 W. Sahara Avenue
Las Vegas, NV 89102

21-0344
06/22/2021



AMERICA'S BEAUTY SALON

4107 W. Sahara Avenue, Las Vegas 89102

21-0344
06/22/2021



21-0344-VAR1 - APPLICANT/OWNER: 999 INVESTMENTS, LLC
4107 WEST SAHARA AVENUE

07/13/2021



21-0344-VAR1 - APPLICANT/OWNER: 999 INVESTMENTS, LLC
4107 WEST SAHARA AVENUE

07/13/2021



21-0344-VAR1 - APPLICANT/OWNER: 999 INVESTMENTS, LLC
4107 WEST SAHARA AVENUE

07/13/2021



21-0344-VAR1 - APPLICANT/OWNER: 999 INVESTMENTS, LLC
4107 WEST SAHARA AVENUE

07/13/2021

In the matter of Project No. 21-0344
John Nguyen dba America's Beauty Salon

*****

Parking Variance Justification Letter

(with attached Proposed Floor Plan and Aerial Site Plan)

[*submitted previously as App. G69-01663*]

21-0344
06/22/2021

IN THE MATTER OF CITY OF LAS VEGAS
BUSINESS LICENSE APPLICATION No. G69-01663

John Nguyen d/b/a/ AMERICA'S BEAUTY SALON
4107 W. Sahara Avenue, Las Vegas, NV 89102

PARKING VARIANCE JUSTIFICATION LETTER

APPLICANT:

John Nguyen, d/b/a America's Beauty Salon ("ABS")
4107 W. Sahara Avenue, Las Vegas, NV 89102
PARCEL No. 162 07 511 006

ISSUE:

ABS is the tenant/operator of a small business at the subject location, which **provides manicure, pedicure, and hair beauty salon services to customers, *by almost exclusively by appointment***. The prior vendor/tenant also operated a beauty salon at the location and, upon information and belief, provided the same types of services as Applicant. In fact, Mr. Nguyen purchased the name "America's Beauty Salon" from the prior tenant so that he would not have to change the signage on the building.

Mr. Nguyen has recently been informed by representatives of the City of Las Vegas that his unit is allotted for only 4 parking spaces. This number of parking spaces allegedly conforms to the number of work stations (4) the prior owner of ABS was permitted to operate in the unit, and therefore operating with more than 4 work stations made ABS's business "parking deficient".[1] Mr. Nguyen was therefore told that if he wished to operate with more than 4 work stations, he would have to apply for a parking variance.

---

[1] Applicant is informed and believes that despite having only 4 parking spaces allotted to the unit, the prior tenant operated with considerably more than 4 work stations at the location during the entire time it was in business there. It is further noted that, pursuant to Chapter 19 of the CLV regulations which apply to commercial parking space allotments for beauty salons, each work station is supposed to have an allotment of no fewer than 2 parking spaces.

21-0344
08/22/2021

Applicant wishes to increase the currently permitted 4 work stations for his business to either twelve (12) or eight (8) stations[2], and therefore seeks a variance from the Planning Commission to allow him to do so.[3]

INFORMATION:

- Applicant John Nguyen and his wife, Mindy Nguyen, operate a **beauty and nail salon** at **4107 W. Sahara Avenue, Las Vegas, NV 89102; d/b/a America's Beauty Salon ("ABS")**. ABS's unit is one of seven units in a small strip mall located on the south side of Sahara Avenue between Valley View Boulevard and Arville Street. The unit is being rented pursuant to a written lease with landlord Parviz Roohani. Upon information and belief, Parviz Roohani (or Sahara West LLC) is the owner of the strip mall and the approximately 35-car associated parking lot.

- The 4107 W. Sahara location is the only beauty salon operated by the Nguyens.

- **ABS operates its business five (5) days a week – Tuesday through Saturday – with business hours from 9:30AM until 5:30 PM.** ABS's customers are by appointment.

- ABS is in compliance with all health and safety regulations currently in effect for the unit.

---

[2] Being able to provide a customer both a complete manicure /pedicure treatment – which is the typical beauty treatment a customer wishes to have – requires each technician be able to employ two separate but related pieces of service furniture: a manicure table and a pedicure couch. *As a practical matter, each manicure/pedicure treatment is therefore of necessity comprised of the combination of manicure table and pedicure couch, and combination should be considered to be a single station.* If accepted by the Planning Commission, this would reduce the number of requested stations from 12 to 8.

[3] The Nevada State Board of Cosmetology has already approved nineteen (19) work stations for this location, and ABS has been paying the State $950 annually ($50/work station) ever since the Nguyens took over the business in 2019.

21-0344
06/22/2021

- **ABS employs a total of four (4) people** (including Mr. and Mrs. Nguyen) and provides manicure, pedicure and hair services to the general public, by appointment. **All four ABS employees have currently-in-effect Nevada State Board of Cosmetology licenses.** Three have "Nail Technologist" licenses; the fourth has a "Cosmetologist" license. Since ABS currently employs four workers, effectively only four customers are able to be actively accommodated at any given time.[4]

ADJACENT NEIGHBOR CANVASSING AND COMMENTS:

Visits were made by ABS consultants Paul and Siri Workman to neighbor tenants in adjacent units in the strip mall, on April 22, 2021. They were asked whether they experienced instances where their clients had trouble getting into their businesses due to lack of parking. Comments were as follows:

- Robert MacCachern of Nevada Off-Road Buggy, 4029 West Sahara, indicated the only time the parking lot was even close to full was when the Thai (he assumed)restaurant at the east end ran a special. He noted that this occurred no more than once weekly, and then for about an hour or so at lunch time.

- Chef Andy of the Chuchote Thai Restaurant, 4105 West Sahara, reported that parking was never problematic.

- Store Manager Sahian of The Vanity Store, 4109 West Sahara, said they had no parking problems.

- Michael Wong of Cellular Depot, 4113 West Sahara, shared that parking was rarely a problem.

- Lingerie Store manager said they did not have any problems related to parking.

*****

[4] ABS may, at some time in the future and depending on business conditions, seek to hire one or two additional cosmetologists. But there are no present plans to do so.

21-0344
06/22/2021

Accordingly, John Nguyen d/b/a America's Beauty Salon wishes to be obtain a variance to allow him to functionally operate eight (8) work stations in his unit, as follows:

- **1 primary hair cutting and coloring station [1]**
- **1 overflow hair station[5] [2]**
- **4 combined manicure [3A-6A] / pedicure [3B-6B] stations – each consisting of one manicure table plus one pedicure couch**
- **1 privacy beauty station, in a second and private room in the rear of the unit [7]**
- **1 hair waxing station, located in a separate and private room in the rear of the unit [8]**

DATED: May 10, 2021

Respectfully submitted,

MICHAEL PHILLIPS, Esq.
Attorney for Applicant John Nguyen
Dba America's Beauty Salon

[5] This would enable a second hair customer to be accommodated while the first customer is passively waiting in the first chair for the time to pass required for a hair treatment such as coloring or curling/straightening to be finished.

21-0344
06/22/2021

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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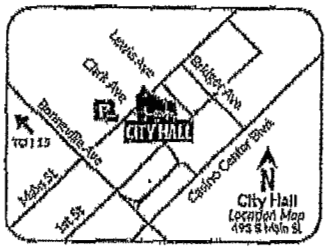
Permit No. 1690



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www.lasvegasnevada.gov/meetings

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AUG 10 2021

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.

21-0344-VAR1

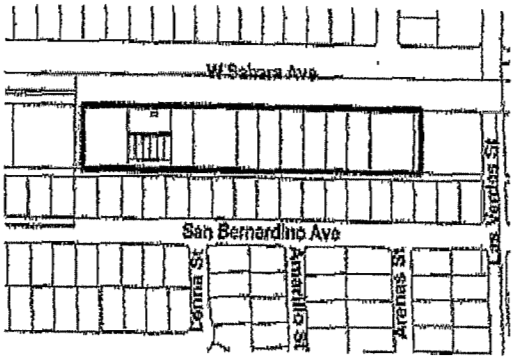
Planning Commission Meeting of **08/10/2021**

21-0344-VAR1
16206813007
JO WADE CORPORATION
2116 HOT OAK RIDGE ST
LAS VEGAS NV 89134

Application Information

21-0344-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 999 INVESTMENTS, LLC - For possible action on a Land Use Entitlement project request TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 24 SPACES ARE REQUIRED FOR THE EXPANSION OF AN EXISTING GENERAL PERSONAL SERVICE [BEAUTY SALON] USE on 0.22 acres at 4107 West Sahara Avenue (APN 162-07-511-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*08/10/2021*
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.

Submitted after Final Agenda

34P

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

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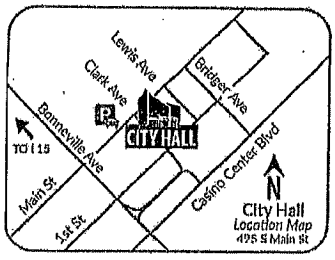

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0344-VAR1
Planning Commission Meeting of **08/10/2021**

21-0344-VAR1
16207502003
KNOWLES LANA DENISE
4316 SAN BERNARDINO AVE
LAS VEGAS NV 89102-5790

89 DEPT#1 89102

34P

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

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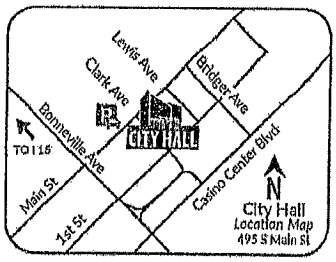
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0344-VAR1

Planning Commission Meeting of **08/10/2021**

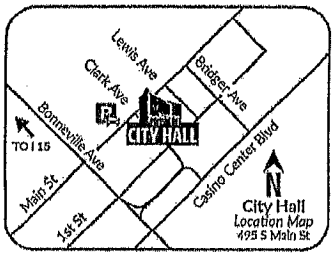
21-0344-VAR1
16207511004
~~WILSON JAMES B & DIXIE J REV TR~~
WILSON DIXIE J TRS
6309 JUMILLA AVE
WOODLAND HILLS CA 91367-2821

NOT ENOUGH PARKING SPACES AT THIS TIME. WILL BE OVERCROWDED

34P

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

Return Service Requested
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0344-VAR1
Planning Commission Meeting of **08/10/2021**

21-0344-VAR1
16207511001
AT & ATHA L L C
6774 SHELTER LN
LAS VEGAS NV 89103-4370

34A

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 (parking)

Project Address (Location) 4107 W. Sahara Avenue, Las Vegas, NV 89102

Project Name John Nguyen dba America's Beauty Salon (Project No. 21-0344) **Proposed Use** Hair and Nail Salon (existing)

Assessor's Parcel #(s) 162-07-511-006 **Ward #** 1

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

Additional Information Applicant seeks a parking variance from the requirements of Title 19, to order to allow him to operate his hair and nail salon with more than only the currently alloted 4 total stations.

Property Owner 999 Investments LLC Contact Parviz Rohani, Member

Address 9500 Hillwood Dr. -- 201 City Las Vegas State NV Zip 89134

E-mail _____ Phone 702 580-9900

Applicant John Nguyen dba America's Beauty Salon Contact Michael Phillips, Esq.

Address 4107 W. Sahara Avenue City Las Vegas State NV Zip 89102

E-mail mpesq@cox.net Phone 702 493-6595

Representative Michael Phillips, Esq. Contact same

Address 2001 Plaza Del Dios City Las Vegas State NV Zip 89102

E-mail mpesq@cox.net Phone 702 493-6595

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

Subscribed and sworn before me

This 21st day of June 2021

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

AFFIDAVIT OF PROPERTY OWNER

IN SUPPORT OF PARKING VARIANCE APPLICATION No. 21-0344

4107 W. Sahara Avenue, Las Vegas, NV 89102

PARVEZ ROHANI, being duly sworn, says as follows:

1. I make this Affidavit in support of the parking variance application of my tenant, Mr. John Nguyen dba America's Beauty Salon ("ABS"), which I am informed is being considered by the Planning Board on August 10, 2021. *I am unable to attend the Planning Board meeting in person because I have a heart condition which, due to the Covid pandemic, my doctor has advised me to avoid public gatherings.*

2. As evidenced by the Department of Planning Application/Petition Form & Statement of Financial Interest attached hereto, my company is the property owner of an existing seven (7) unit shopping center located on the southeast side of Sahara Avenue between Valley View and Arville in which 4107 W. Sahara Avenue (the "Site") is the second unit from the eastern end.

3. I am informed and believe that ABS is open at the Site Tuesday through Saturday each week, from 9:30AM to 6:00 PM. In my experience, and to the best of my knowledge there has never been an occasion when anyone coming to the shopping center to patronize any of the businesses in any of the units has had a problem finding a parking space during those hours of the day and days of the week.

4. Based upon my experience with my shopping center, I am confident that if the Planning Board grants Mr. Nguyen's parking variance application, it will not materially or detrimentally affect the shopping center's parking availability for either Mr. Nguyen's customers or the customers of any of the other businesses which currently operate there.

Signature: Parvez Rohani

Print Name: PARVEZ ROHANI

Subscribed and sworn before me this

5th day of August, 2021.

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

Submitted at Planning Commission

Date 8/10/2021 Item 34

by Michael Phillips

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
35

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

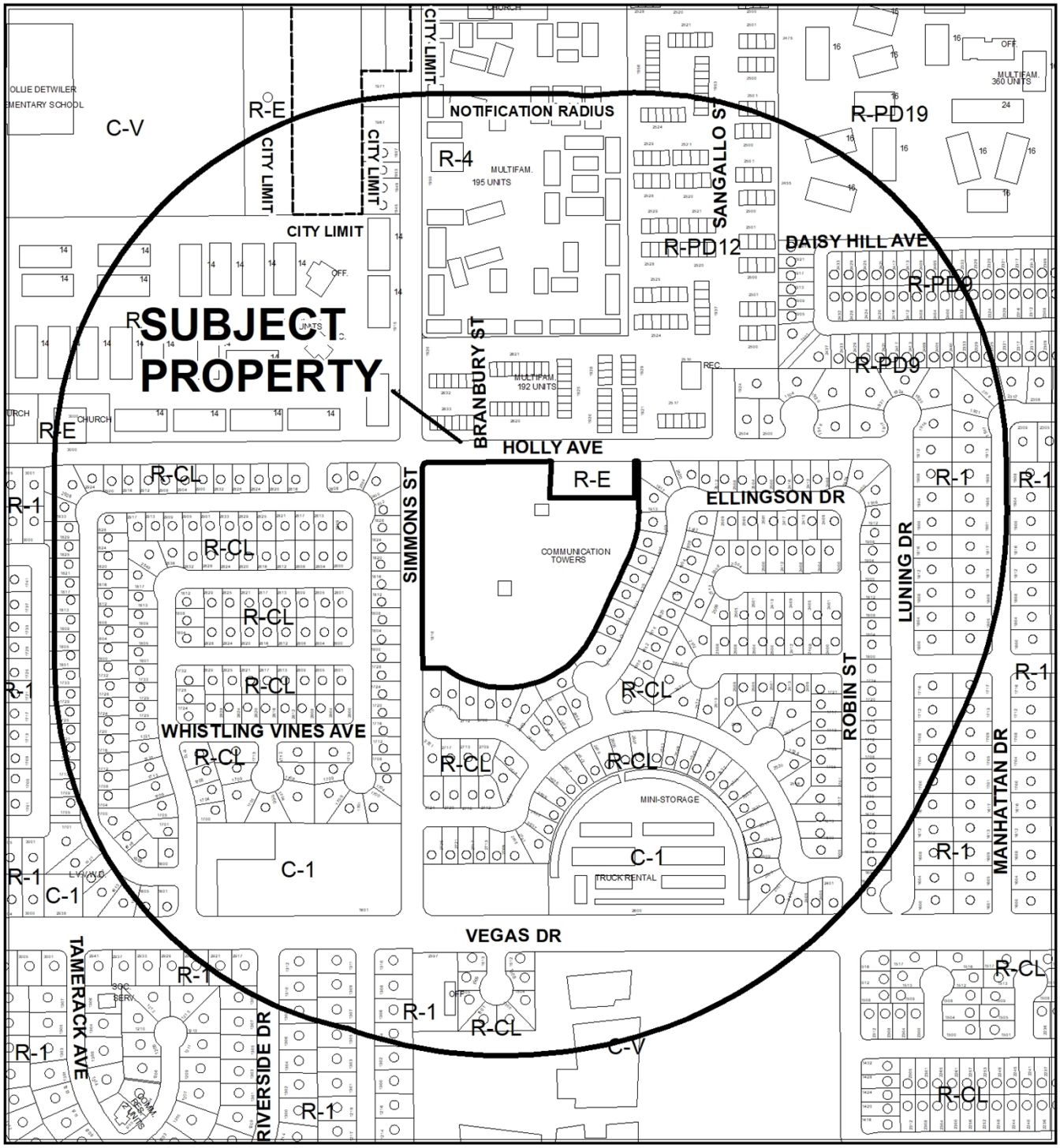
SUBJECT:
21-0348 - PUBLIC HEARING - APPLICANT: RAM-CORE - OWNER: HOLLY & SIMMONS, LLC - For possible action on the following Land Use Entitlement project requests on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL 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



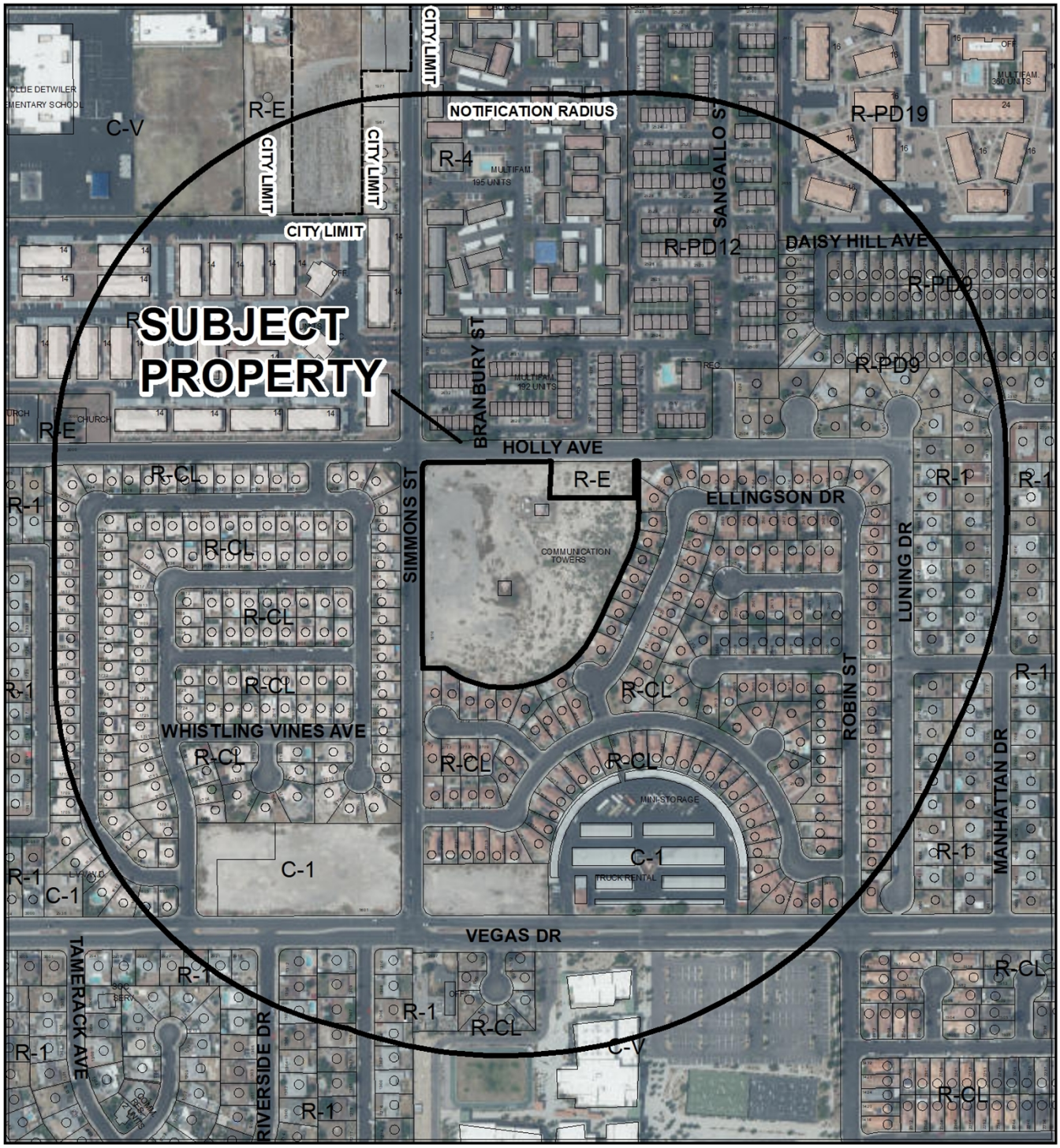
0 310 620 Feet

CASE: 21-0348

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: 21-0348

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RAM-CORE - OWNER: HOLLY & SIMMONS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0348-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0348-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0348-VAR1
21-0348-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0348-VAR1 21-0348-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 644

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

21-0348-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0348-SUP1) and Site Development Plan Review (21-0348-SDR1) shall be required, if approved.

2. Conformance to the approved conditions for Variance (V-0013-84).

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

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

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

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

21-0348-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Recreational Vehicle and Boat Storage use.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0348-VAR1) and Site Development Plan Review (21-0348-SDR1) shall be required, if approved.

3. Conformance to the approved conditions for Variance (V-0013-84).

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. A Waiver from Title 19.12 is hereby approved, to allow the storage of recreational vehicles and boats within required setbacks or buffer areas.

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

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

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

21-0348-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0348-VAR1) and Special Use Permit (21-0348-SUP1) shall be required, if approved.

2. Conformance to the approved conditions for Variance (V-0013-84).

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 06/20/21, except as amended by conditions herein.

5. A Waiver from Title 19.08.100 is hereby approved, to allow to allow a zero-foot landscape buffer along a portion of the interior lot lines where eight feet is required.

6. A Waiver from Title 19.08 is hereby approved, to allow the building to not be oriented to the corner where such is required.

7. An Exception from Title 19.08 is hereby approved, to allow 72 24-inch box trees where 107 trees are required within the perimeter landscape buffer.

8. An Exception from Title 19.08 is hereby approved, to allow four 24-inch box trees, where nine 24-inch box trees are required within the interior parking lot area.

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

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

11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

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

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

Public Works

15. 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.

16. Unless otherwise allowed by the City Engineer, the entrance drive on Holly Avenue shall be widened to 32-feet and the access on Simmons Street shall be exit only.

17. This site shall connect to the public sewer in Holly Avenue at a size and location acceptable to the City of Las Vegas Sanitary Sewer Section.

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

19. 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.

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 Site Development Plan Review request for a proposed 1,343 square-foot Recreational Vehicle and Boat Storage development, including 361 recreational vehicle parking spaces with waivers of perimeter landscape and building orientation requirements at the southeast corner of Holly Avenue and Simmons Street.

ISSUES

- A Waiver of Title 19.08.100 has been requested to allow a zero-foot perimeter landscape buffer along the interior lot lines where eight feet is required. Staff does not support this request.
- A Waiver from Title 19.08 has been requested to allow the building to not be oriented to the corner where such is required. Staff does not support this request.
- An Exception from Title 19.08 has been requested to allow 72 24-inch box trees where 107 trees are required within the perimeter landscape buffer and to allow four 24-inch box trees, where nine 24-inch box trees are required within the interior parking lot area. Staff does not support this request.
- A Variance (21-0348-VAR1) has been requested to allow 12-foot front yard and 10-foot side yard setback where 50 feet is the minimum required adjacent to a residential zoning district; and to allow a 10-foot residential adjacency setback where 60 feet is required. Staff does not support this request.

ANALYSIS

The subject site is located in the Southeast Sector of the General Plan with a land use designation of LI/R (Light Industry/Research) and zoning designation of M (Industrial), which allows a Recreational Vehicle and Boat Storage facility as a conditional land use. The applicant has proposed Site Development Plan Review (21-0348-SDR1) to develop the subject site with 1,343 square feet of floor area spread throughout one structure which will function as an administrative office, including 361 recreational vehicle parking spaces with waivers to allow a zero-foot perimeter landscape buffer along the interior lot lines where eight feet is required and to allow the building to not be oriented to the corner where such is required.

The subject site was previously developed with two existing 270-foot tall commercial radio transmitting towers and equipment building per approved Variance (V-0013-84). The submitted site plan indicates the existing commercial radio transmitting towers and equipment building will remain on the subject site.

The Recreational Vehicle and Boat Storage use is defined as "An area or facility used for the storage of recreational vehicles, boats, or any combination thereof. For purposes of this description, a "recreational vehicle" is a vehicle towed, or self-propelled on its own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. This use includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes and converted trucks or buses," and is a conditional use in the M (Industrial) zoning district.

Conditional Use Regulations for a Recreational Vehicle and Boat Storage use include:

Regulation 1: Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.

This regulation has not been met, as the applicant has proposed to allow the storage of recreational vehicles and boats within the 50-foot setback which includes the front, corner, side and rear yard areas. Therefore, the applicant has requested a Special Use Permit (21-0348-SUP1).

Regulation 2: Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least 8 feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least 8 feet in height, except along the property line of any adjoining property that is zoned C-M or M.

All outdoor recreational vehicle parking spaces have been screened from the Holly Avenue and Simmons Street rights-of-way and adjacent residential uses by the proposed perimeter landscape buffer adjacent to those streets and eight-foot tall perimeter screen wall that surrounds the subject site.

Regulation 3: The commercial repair of recreational vehicles, boats, trailers and other like vehicles is prohibited.

The proposed development is subject to inspections by both Code Enforcement and Licensing Enforcement, ensuring these prohibited activities do not occur on site.

In addition, the applicant has requested a Variance (21-0348-VAR1) to allow a 12-foot front yard and 10-foot side yard setbacks where 50 feet is the minimum adjacent to a residential zoning district; and to allow a 10-foot residential adjacency setback where 60 feet is required. In addition, the applicant has requested to allow an eight-foot tall front yard wall and fence where five feet is the maximum allowed. Staff has determined that the proposed reduction of required building setbacks and increased wall height will have a negative impact to existing surrounding single-family residential development, as the existing residential dwellings will not be sufficiently buffered from the proposed Recreational Vehicle and Boat Storage development.

The submitted building elevations indicate the building will be approximately 20 feet in height with a cement plaster with a light sand finish painted “Soft Fawn”, with a metal paneled roof painted “Koko Brown”. The site will provide 17 total parking spaces, including one ADA accessible parking space, which complies with the 13 spaces required by Title 19.12.010 for a 361-space Recreational Vehicle and Boat Storage development.

In addition, the applicant has requested Waivers of Title 19.08.100 landscaping development standards to allow a zero-foot perimeter landscape buffer along a portion of the north interior property line where eight feet is required. Currently, there is an undeveloped parcel adjacent to the north property line that is zoned R-E (Residence Estates). In addition, the surrounding properties to the south and east of the subject site are currently developed as single-family residential dwellings that are zoned R-CI (Single Family Compact-Lot). Staff has determined that the request to reduce the required perimeter landscaping will have a negative impact to the undeveloped parcel adjacent to the north property line that is zoned R-E (Residence Estates). In addition, the applicant has proposed five-gallon shrub planting materials surrounding the undeveloped parcel, which does not comply with Title 19.08 development standards that require 24-inch box trees spaces 20 feet of center with four shrubs per tree. Per the submitted landscape plan, the primary plant species being utilized within the landscape buffer adjacent to Holly Avenue and Simmons Street and the currently developed as single-family residential dwellings that are zoned R-CI (Single Family Compact-Lot) will be 36-inch box Texas Mountain Laurel, Twisted Acacia and Honey Mesquite trees with a combination of shrubs, which are consistent with the Southern Nevada Regional Plant List.

Staff has determined the proposed project is not compatible with surrounding single family residential development in the area, as evidenced by the requested Variance to allow deviations to required building setbacks, residential adjacency and front yard wall height. Furthermore, staff believes that the requested Waivers to allow a zero-foot perimeter landscape buffer along a portion of the north interior property line and not orient the building to the corner will have a negative impact to the surrounding single-family dwellings; therefore, staff recommends denial of this project subject to conditions.

FINDINGS (21-0348-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 designing the site to not comply with Title 19.08 building setbacks, residential adjacency and front yard wall height. Alternative site design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0348-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.**

   Staff has determined that the requested Waivers and Variances reinforce the fact that the site has been overbuilt for the proposed use and is not harmonious and compatible with surrounding development.

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

   The subject site is physically suitable for proposed land use. However, the applicant has requested Waivers and Variances associated with the development that may create a negative impact to the surrounding single family dwellings.

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 will be accessed from Holly Avenue and Simmons Street, which are both classified as 60-foot Local Streets as indicated by Title 13.

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 Recreation Vehicle and Storage use does not comply with Title 19.12 Conditional use requirements as the applicant has proposed to allow the storage of recreational vehicles and boats within the 50-foot setback which includes the front, corner, side and rear yard areas, which has triggered the need for Special Use Permit (21-0348-SUP1).

FINDINGS (21-0348-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;**

   Due to the requested Variance (21-0348-VAR1) to not comply with Title 19 building setback, residential adjacency and front yard wall height development standards and Waivers to allow a zero-foot landscape buffer along a portion of the north interior property line and building orientation development; staff has determined that the proposed development is not compatible with adjacent single-family residential development which surrounds the subject site.

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

   Staff has determined that the proposed development does not comply with Title 19 building setback, front yard wall height, residential adjacency, perimeter landscaping and building orientation development standards.

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

   The subject site will be accessed from Holly Avenue and Simmons Street, which are both classified as 60-foot Local Streets as indicated by Title 13.

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

   Staff has determined that the proposed light sand finish painted “Soft Fawn”, with a metal paneled roof painted “Koko Brown” building materials are consistent with the desert environment and the proposed planting materials are consistent with the Southern Nevada Regional Plant List.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations are not unsightly or obnoxious in appearance. However, the applicant has requested a waiver of Title 19 building orientation development standards to allow the building to be oriented away from the corner of the site, which would create a more aesthetically pleasing environment.

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 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, Code Enforcement, etc.	
02/23/84	The Board of Zoning Adjustment approved a request for a Variance (V-0013-84) to allow three 270-foot high commercial radio transmitting towers and equipment building on property bounded by Vegas Drive, Luning Drive, Holly Street and Simmons Avenue.
02/27/86	The Board of Zoning Adjustment approved a request for an Extension of Time (V-0013-84) for construction of offsite improvements and on-site landscaping required on an approved Variance which allowed three 270-foot high commercial radio transmitting towers and equipment building on property bounded by Vegas Drive, Lunning Drive, Holly Street and Simmons Avenue.
05/01/86	The City Council approved a request for a Rezoning (Z-0007-85) from R-E (Residence Estates) to R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) for a proposed single family residential and medium low density apartments on property located on the north side of Vegas Drive between Lunning Drive and Simmons Street.
02/14/91	The Planning Commission approved a request for a Rezoning (Z-0004-91) from R-E (Residence Estates) under resolution of intent to R-PD6 (Residential Planned Development – 6 Units per Acre) and R-1 (Single Family Residence) for proposed single family dwellings, laundry and convenience store with gasoline sales on property located on the north side of Vegas Drive between Lunning Drive and Simmons Street.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
07/17/96	The City Council approved a request for a Rezoning (Z-0049-96) from R-E (Residence Estates) under resolution of intent to R-CL (Residential Compact Lot) to M (Industrial) for a 68,560 square-foot industrial park on property located on the southeast corner of Holly Avenue and Simmons Street. The Planning Commission recommended approval of the request.
12/08/97	The City Council approved a request for a Rezoning (Z-0103-97) from: R-E (Residence Estates) to R-CL (Single Family Compact Lot) on property located on the south side of holly avenue, approximately 377 feet east of Simmons street, for six single family dwellings. The Planning Commission recommended approval of the request.
11/04/04	The Planning Commission approved a request for a Tentative Map (TMP-5271) for a one-lot commercial subdivision (Twin Lakes Business Park) on 7.21 acres at the southeast corner of Simmons Street and Holly Avenue.
01/25/07	The Planning Commission approved a request for a Tentative Map (TMP-18425) for a subdivision consisting of six residential lots and one commercial lot (Twin Lakes Business Park) on 7.21 acres at the southeast corner of Simmons Street and Holly Avenue.
05/14/07	A Final Map (FMP-11963) was recorded for a one-lot commercial subdivision (Twin Lakes Business Park) on 7.11 acres at the southeast corner of Simmons Street and Holly Avenue.
02/17/08	A Code Enforcement case (#62421) was processed for trash and debris on a vacant lot located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 03/21/08.
04/27/09	A Code Enforcement case (#77539) was processed for a vacant lot with an abandoned vehicle and three shopping carts filled with debris located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 05/02/09.
11/19/09	A Code Enforcement case (#84252) was processed for a vacant lot with an abandoned vehicle behind houses located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 11/30/09.
06/30/10	A Code Enforcement case (#92389) was processed for damage to the north side of a block wall on the 1900 block of Simmons Street. The case was resolved on 07/23/10.
06/08/15	A Code Enforcement case (#155659) was processed for graffiti and trash on a vacant lot located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 08/06/15.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
05/30/17	A Code Enforcement case (#179214) was processed for was processed for a vagrant camp and trash on a vacant lot located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 08/07/17.
01/02/18	A Code Enforcement case (#185085) was processed for was processed for high vegetation and vagrant camp and trash on a vacant lot located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 08/07/17.
03/10/20	The Planning Commission approved a request to withdraw without prejudice Variance (VAR-77923) to allow a 21-foot front yard, 15-foot side yard, 22-foot corner side yard and a 31-foot rear yard setback where 50 feet is required for each when adjacent to a residential zoning district; and to allow a 15-foot residential adjacency setback where 45 feet is required at the southeast corner of Holly Avenue and Simmons Street.
	The Planning Commission approved a request to withdraw without prejudice Site Development Plan Review (SDR-77925) for a proposed one-story, 69,055 square-foot, 479-unit mini-storage facility with a waiver to allow a zero-foot wide landscape buffer adjacent to the interior lot line where eight feet is required on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street

Most Recent Change of Ownership	
08/31/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/13/06	A building permit (#L-11310-A001) was processed for offsite improvements for a one-lot commercial subdivision on property located on the southeast corner of Simmons Street and Holly Avenue. The permit has not been issued.
10/20/06	A building permit (#L-11310) was issued for civil improvements for a one-lot commercial subdivision on property located on the southeast corner of Simmons Street and Holly Avenue. The permit was finalized on 10/23/14.

Pre-Application Meeting	
05/26/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance, Special Use Permit and Site Development Plan Review.

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

Field Check	
06/24/21	Staff conducted a routine field check and found the subject site to be undeveloped with natural desert vegetation and an existing perimeter chain link fence surrounding the site. Also, trash and debris was found throughout the site

Details of Application Request	
Site Area	
Net Acres	6.58

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	LI/R (Light Industry/Research)	M (Industrial)
North	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
	Multi-Family Residential	H (High Density Residential)	R-PD12 (Residential Planned Development – 12 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-CL (Single Family Compact-Lot)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

Master and Neighborhood Plan Areas	***Compliance***
West Las Vegas Plan	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 70 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails (name and location)	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.100, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	557 Feet	Y
Min. Setbacks			
• Front	50 Feet	12 Feet	N*
• Side	50 Feet	10 Feet	N*
• Corner	50 Feet	305 Feet	Y
• Rear	50 Feet	396 Feet	Y
Max. Building Height	N/A	16 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

* The applicant has requested a Variance (21-0348-VAR1) to allow 12-foot front yard and 10-foot side where the minimum is 50 feet adjacent to a residential zoning district.

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	60 Feet	10 Feet	N*
Trash Enclosure	50 Feet	64 Feet	Y

* The applicant has requested a Variance (21-0348-VAR1) to allow a 10-foot residential adjacency setback where 60 feet is required.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	15 Trees	9 Trees	N*
• North (interior)	1 Tree / 20 Linear Feet	16 Trees	2 Trees	N*
• South/East	1 Tree / 20 Linear Feet	50 Trees	45 Trees	N*
• West	1 Tree / 20 Linear Feet	26 Trees	16 Trees	Y
TOTAL PERIMETER TREES		**107 Trees**	**72 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	9 Trees	4 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North (ROW)	15 Feet		15 Feet	Y
• North (interior)	8 Feet		0 Feet	N***
• South/East	8 Feet		10 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

*The applicant has requested an exception of required planting materials to allow 72 24-inch box trees where 107 trees are required.

** The applicant has requested an exception of required planting materials to allow four 24-inch box trees, where nine 24-inch box trees are required within the interior parking lot area.

*** The applicant has requested a waiver to allow a zero-foot landscape buffer along the interior lot line where eight feet is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Holly Avenue	Local Street	Title 13	60	Y
Simmons Street	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Recreational Vehicle and Boat Storage	361 Spaces	1:50 spaces + 5 spaces outside of fence	8 + 5 = 13				
TOTAL SPACES REQUIRED			13		17		Y
Regular and Handicap Spaces Required			12	1	16	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08.100 along interior lot lines an eight-foot wide landscape buffer is required.	To allow to allow a zero-foot landscape buffer along a portion of the interior lot line.	Denial
Pursuant to Title 19.08 buildings on corner lots should be oriented to the corner and to the street fronts.	To not orient the proposed building to the corner where such is required.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08 107 perimeter landscape trees are required within the landscape buffer areas.	To allow 72 24-inch box trees where 107 trees are required within the perimeter landscape buffer.	Denial
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow four 24-inch box trees, where nine 24-inch box trees are required within the interior parking lot area.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location)

Project Name SureLink Recreational Vehicle Storage **Proposed Use**

Assessor's Parcel #(s) 139-20-817-001 **Ward #** 5

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

Additional Information Create a new recreational vehicle storage facility on a currently undeveloped site with two radio antennas.

Property Owner Holly & Simmons, LLC Contact Ron Powell

Address 567 San Nicholas Drive, Suite 230 City New Port Beac State CA Zip 92660

E-mail ntop@newportprivategroup.com Phone

Applicant Ram-Core Contact Randall Curtis

Address 2824 Abaca Court City Las Vegas State NV Zip 89117

E-mail rc@ram-core.com Phone 619-518-1024

Representative SPARC Design Group Contact Michael Pancirov

Address 7485 West Azure Drive, Suite 222 City Las Vegas State NV Zip 89130

E-mail mpancirov@sparcdesigngroup.com Phone 702-785-7858

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 Randall M Powell

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

Print Name Randall M Powell

Subscribed and sworn before me

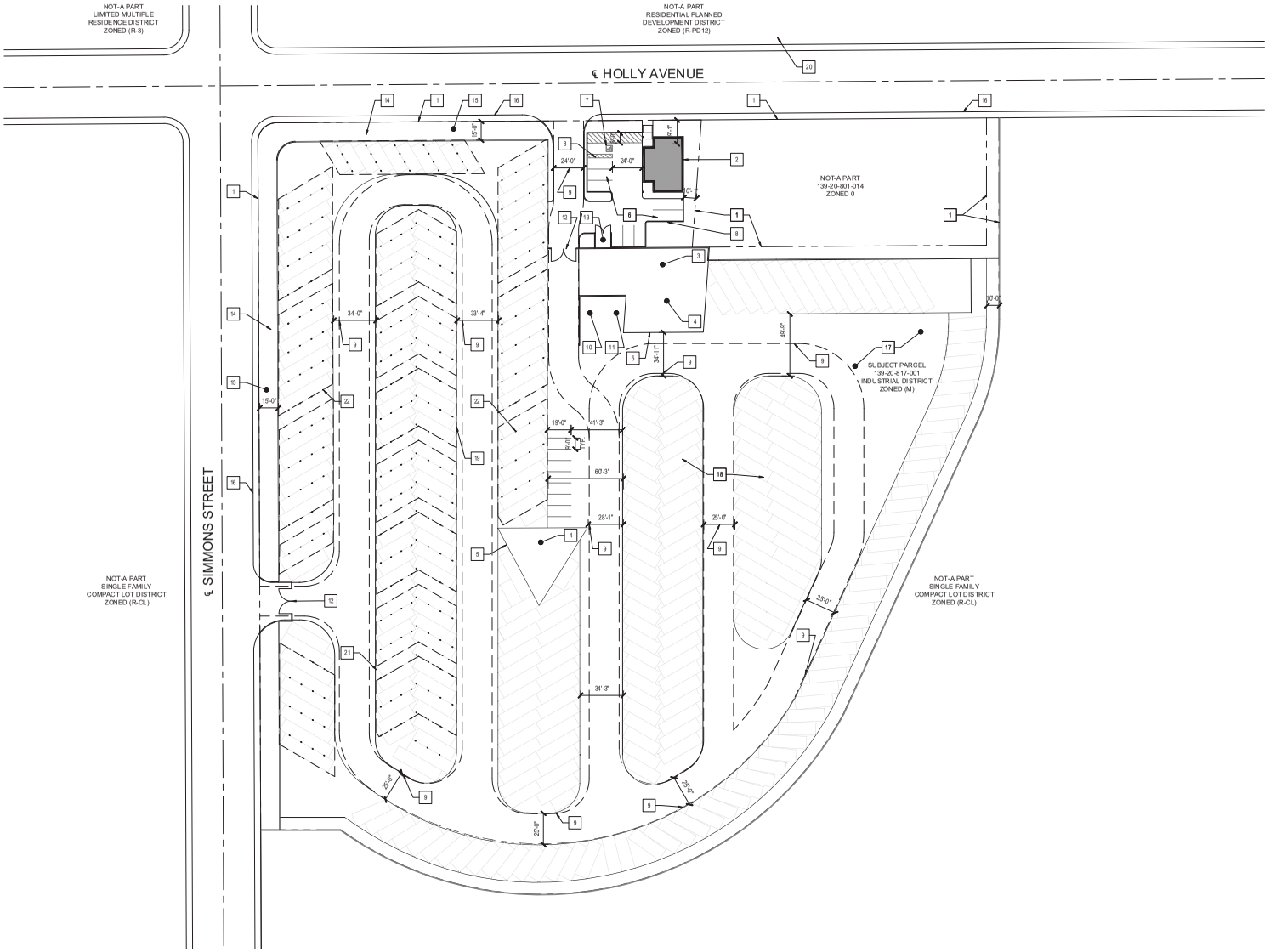
This 18th day of June, 20 21

Notary Public in and for said County and State

County of Clark State of Nevada

21-0348
06/28/2021

KIMBERLY MCKINNEY
Notary Public, State of Nevada
No. 17-3918-1
My Appt. Exp. Oct. 23, 2021



NORTH

PROPOSED SITE PLAN

SCALE : 1" = 40'-0"

SITE INFORMATION

APN: 139-20-817-001
ADDRESS:
OWNER NAME: SURELINK LLC
LEGAL DESCRIPTION
BOOK PAGE: 136 83
TRS: 20-61-20
SUBDIVISION NAME: TWIN LAKES BUSINESS PARK

JURISDICTION: CITY OF LAS VEGAS
EXISTING ZONING: (M) INDUSTRIAL DISTRICT
OVERLAY DISTRICTS:
LAND USE PLAN AREA:
PLANNED LAND USE:

LOT SIZE: 6.58 ACRES (286,630 S.F.)
BUILDING FOOTPRINT AREA: 1,345 S.F.
LOT COVERAGE: 01%

21-0348
06/20/2021

PARKING ANALYSIS

REQUIRED ON-SITE PARKING: 5 SPACES IN THE VICINITY OF THE LEASING OFFICE & 1 SPACE PER 50 STALLS (361/50=8)

PROVIDED: 6 PARKING SPACES IN PUBLIC AREA & 8 SPACES INSIDE FENCED AREA

HANDICAP REQUIRED: 1 PARKING SPACES
HANDICAP PROVIDED: 1 PARKING SPACES

RENTAL PARKING SPACE ANALYSIS

TOTAL STALLS	361
65' LONG	1
60' LONG	1
55' LONG	1
50' LONG	1
45' LONG	58
40' LONG	49
35' LONG	94
30' LONG	136
25' LONG	15
20' LONG	5

ALL RENTAL STALLS ARE 10' WIDE

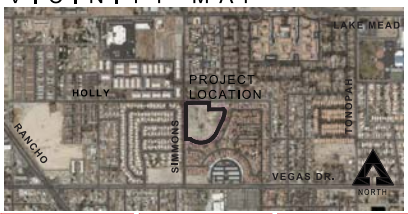
KEY NOTES

1. PROPERTY LINE
2. LINE OF PROPOSED STRUCTURE
3. EXISTING STRUCTURE
4. EXISTING TOWER ANTENNA STRUCTURE
5. EXISTING SECURITY FENCING
6. PARKING STRIPING
7. NEW ACCESSIBLE PARKING SPACE
8. REQUIRED 5 PARKING SPACES
9. FIRE DEPARTMENT ACCESS LANE
10. RV CAR WASH BAY
11. RV DUMP STATION
12. WROUGHT IRON VEHICULAR GATE
13. NEW TRASH ENCLOSURE
14. NEW DECORATIVE 10'-0" HIGH CMU WALL
15. NEW LANDSCAPED AREA
16. EXISTING SIDEWALK
17. TRUE GRID - PERMEABLE PAVER SYSTEM
18. PARKING MARKERS
19. EXTENT OF PARKING STALLS
20. EXISTING FIRE HYDRANT
21. CANOPY
22. CANOPY COLUMN

SHEET NOTES

1. THE RENTAL PARKING AREA SHALL USE "TRUE GRID" PERMEABLE PAVERS SYSTEM
2. PROJECT SHALL OBTAIN A FIRE PERMIT FOR EACH GATE
3. TRASH ENCLOSURE SHALL BE COVERED WITH A DECORATIVE TRELLIS PER CLV STANDARDS
4. THE EXISTING RADIO TOWERS SHALL REMAIN AND WILL HAVE ACCESS FOR THE PERSONNEL TO PROVIDE MAINTENANCE AND REPAIRS AS NEEDED.

VICINITY MAP



SURELINK RECREATIONAL VEHICLE STORAGE

APN: 139-20-817-001 HOLLY AVENUE AND SIMMONS
SURELINK

SPARC DESIGN
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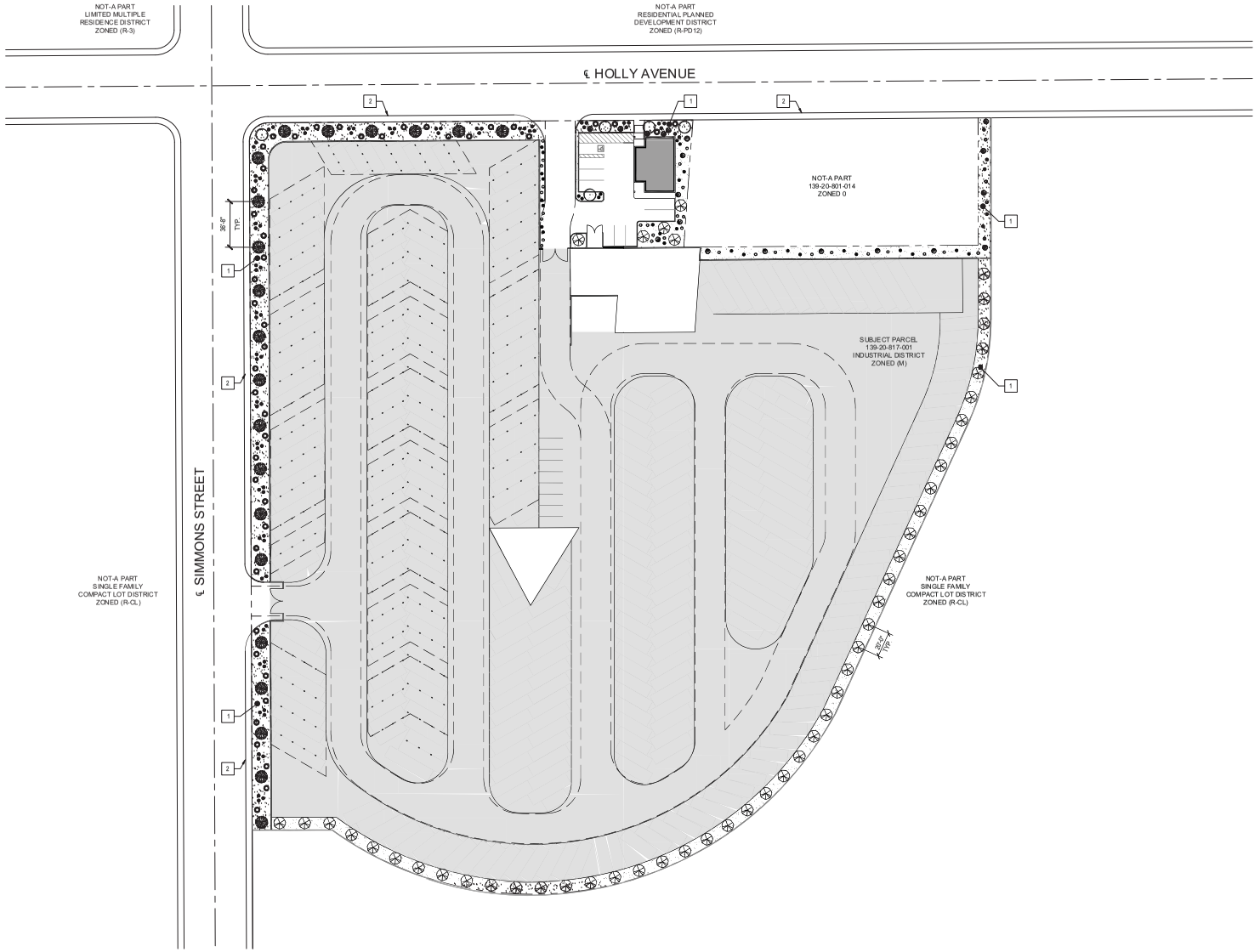
PHASE: ENTITLEMENTS	SCALE: 1" = 20'-0"	PAGE: 1
PROJECT NUMBER: 2102N02	ISSUE DATE: 6/17/2021	
AHJ NUMBER: #21-0348	DRAWN BY: MAP	



SITE INFORMATION

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LAND USE PLAN AREA:
PLANNED LAND USE:

LOT SIZE: 6.58 ACRES (286,620 S.F.)
BUILDING FOOTPRINT AREA: 1,345 S.F.
LOT COVERAGE: 01%

21-0348
06/20/2021

PLANTING LEGEND

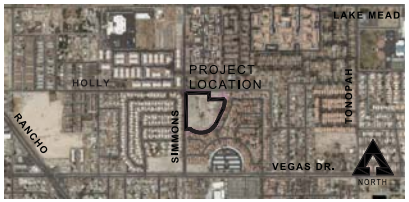
- TEXAS MOUNTAIN LAUREL (DERMATOPHYLLUM SECUNDIFLORUM) 36" BOX
- TWISTED ACACIA (VACHELLIA SCHAFFNERI) 36" BOX
- HONEY MESQUITE (PROSOPIS GLANDULOSA) 36" BOX
- FEATHERY CASSIA (SENNA ASTEMISIODES) 15 GALLON
- MEXICAN BIRD OF PARADISE (CAESALPINIA MEXICANA) 15 GALLON
- PURPLE FOUNTAIN GRASS (PENNISETUM SETACEUM RUBRUM) 5 GALLON
- RED YUCCA (HESPERALOE PARVIFLORA) 5 GALLON
- TWISTED MYRTLE (MYRTUS COMMUNIS BOETICA) 5 GALLON

PLANTS LABELED WITH 'E' ARE EXISTING
GROUND COVER: 3/4" REBEL RED DECOMPOSED GRANITE

LANDSCAPING KEYNOTES

1. NEW LANDSCAPING
2. CONCRETE SIDEWALK
3. SHADED AREA DENOTES USE OF THE USE OF THE "TRUE GRID" PAVING SYSTEM, PRO LITE

VICINITY MAP



PROPOSED LANDSCAPE PLAN

SCALE : 1" = 40'-0"

SURELINK RECREATIONAL VEHICLE STORAGE

APN: 139-20-817-001 HOLLY AVENUE AND SIMMONS
SURELINK

SPARC DESIGN
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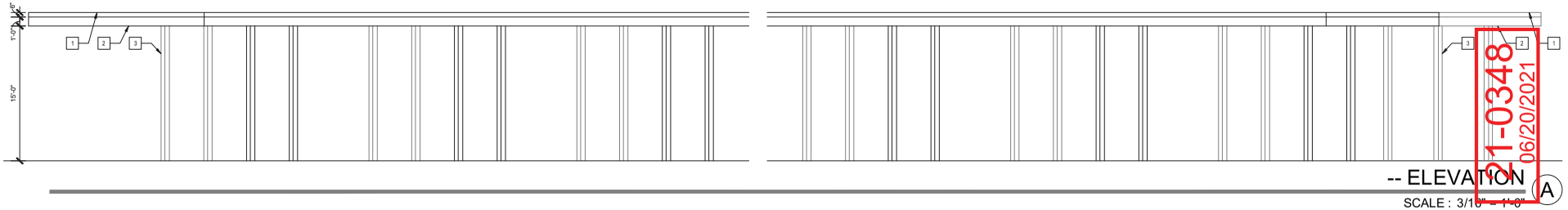
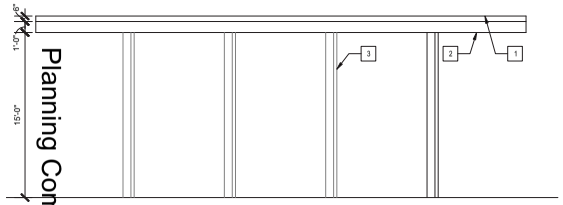
PHASE:	SCALE:	PAGE:
ENTITLEMENTS	1" = 20'-0"	3
PROJECT NUMBER: 2102N02	ISSUE DATE: 6/17/2021	
AHJ NUMBER: #21-0348	DRAWN BY: MAP	



-- ELEVATION A

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



-- ELEVATION B

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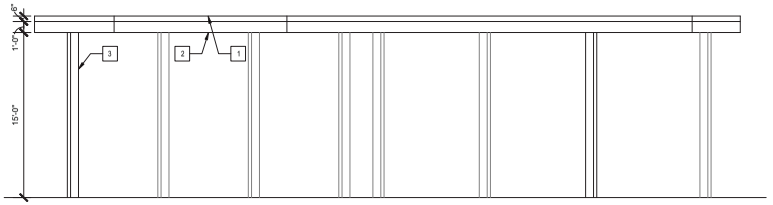
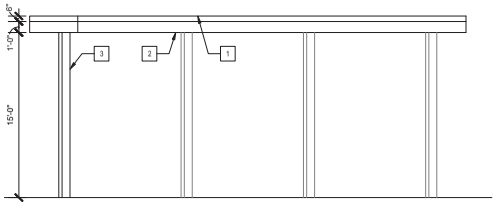


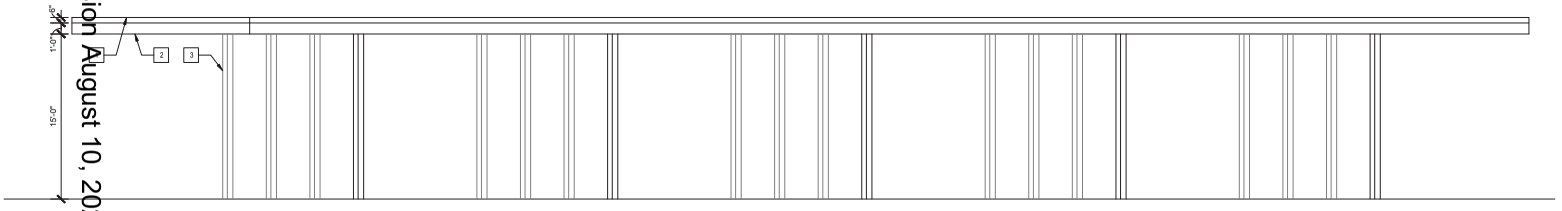
-- ELEVATION C

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



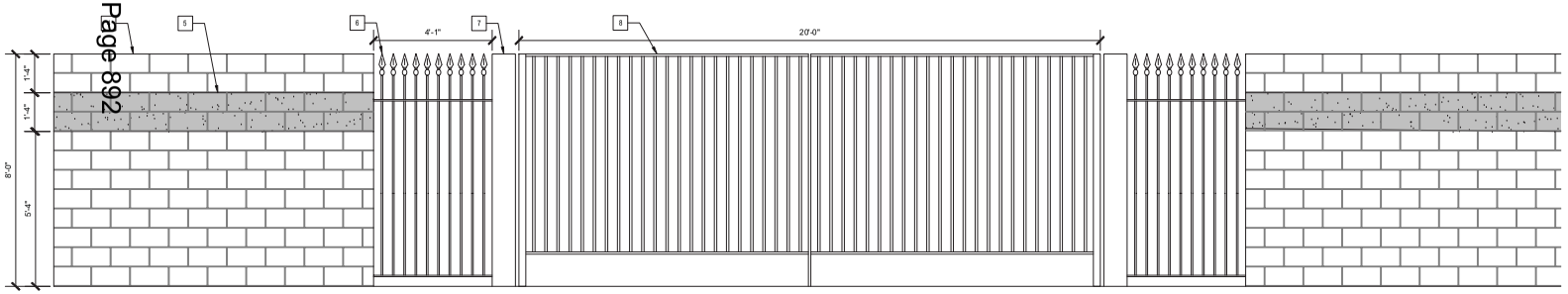
-- ELEVATION D

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



-- ELEVATION E

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



GATE & WALL ELEVATION F

SCALE : 1/2" = 1'-0"

FINISH LEGEND

FIELD CMU PRECISION FACED (CMU-1)

ACCENT CMU SPLIT FACED (CMU-2)

KEY NOTES

1. CANOPY EAVE TRIM (PT-11)
2. CANOPY ENDCAP (PT-11)
3. CANOPY COLUMNS (PT-11)
4. CMU WALL
5. SPLIT FACE CMU
6. IRON ORNATE FENCING (PT-21)
7. COLUMN
8. GATE

21-0348 06/20/2021

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SURELINK RECREATIONAL VEHICLE STORAGE

APN: 139-20-817-001 HOLLY AVENUE AND SIMMONS

SURELINK

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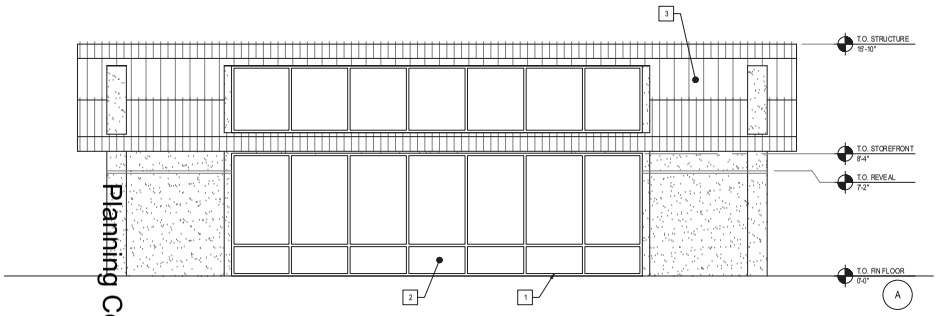
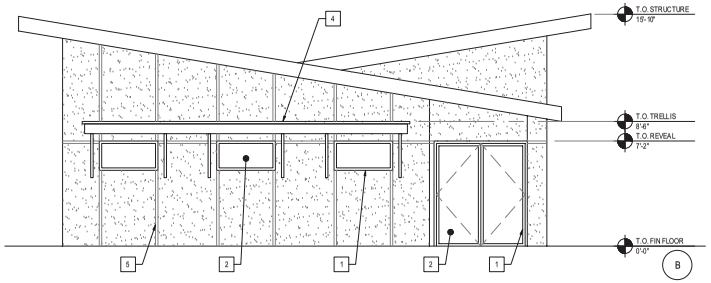
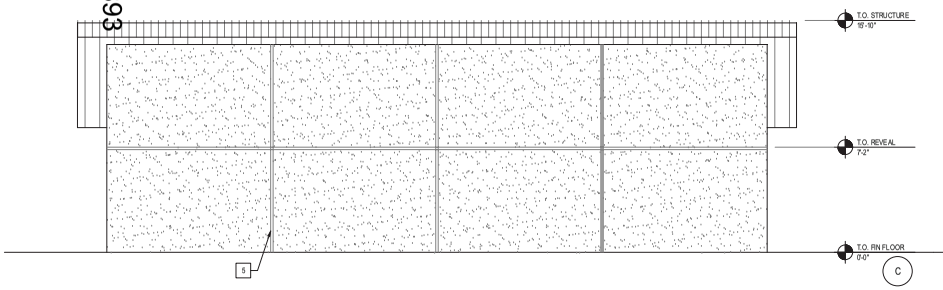
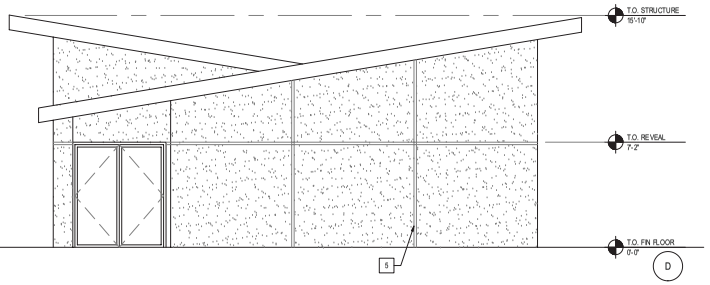
PHASE: ENTITLEMENTS	SCALE:	PAGE: 2.2
PROJECT NUMBER: 2102N02	ISSUE DATE: 6/17/2021	
AHJ NUMBER: #21-0348	DRAWN BY: MAP	

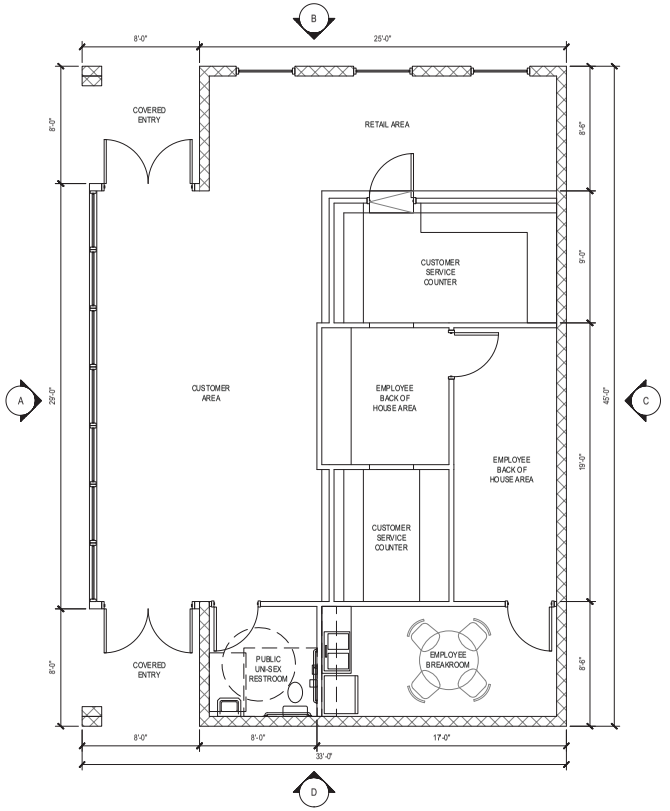
Planning Commission August 10, 2021 - Page 893











NORTH

PROPOSED FLOOR PLAN

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

BUILDING INFORMATION

AREA: 1,343 S.F.

HEIGHT: 15'-10"

FINISH LEGEND

CEMENT PLASTER W/ A LIGHT SAND FINISH PAINTED PT-1

STANDING SEAM METAL ROOF MR-1

KEY NOTES

1. ALUMINUM STOREFRONT FRAMES (GL-1)
2. GLAZING (GL-1)
3. SOFFIT LINER PANEL (SP-1)
4. METAL TRELLIS PAINTED (PT-2)
5. ALUMINUM REVEAL CHANNELS (RV-1)

X

#21-0348 06/20/2021

SURELINK RECREATIONAL VEHICLE STORAGE

APN: 139-20-817-001 HOLLY AVENUE AND SIMMONS

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PHASE: ENTITLEMENTS	SCALE: 1-16" = 1'-0"	PAGE: 2.1
PROJECT NUMBER: 2102N02	ISSUE DATE: 6/17/2021	
AHJ NUMBER: #21-0348	DRAWN BY: MAP	



Block Field Brown (CMU-1)



Block Split Face Chocolate (CMU-2)



Window Glazing (GL-1)
Optiblue Solarban



Frame & Aluminum Reveal
Clear Anodized (AL-1 & RV-1)

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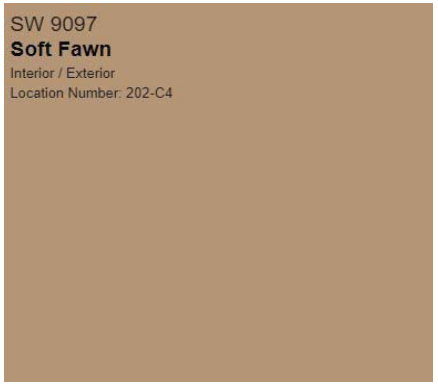
MBCI Metal Roof Panel
Koko Brown

Soffit Liner Panel (SP-1)
Canopy Eave Trim/Columns/Endcaps
(PT-11) Light Stone



Main Paint (PT-1)
Fencing & Gate (PT-21)



Metal Trellis Paint (PT-2)

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21-0348
06/20/2021

MATERIALS & FINISHES
SURELINK RECREATIONAL VEHICLE STORAGE



21-0348-VAR1, 21-03148-SUP1 AND 21-0348-SDR1 - APPLICANT: RAM-CORE - OWNER: HOLLY & SIMMONS, LLC
SOUTHEAST CORNER OF HOLLY AVENUE AND SIMMONS STREET

06/24/2021



21-0348-VAR1, 21-03148-SUP1 AND 21-0348-SDR1 - APPLICANT: RAM-CORE - OWNER: HOLLY & SIMMONS, LLC
SOUTHEAST CORNER OF HOLLY AVENUE AND SIMMONS STREET

06/24/2021



21-0348-VAR1, 21-03148-SUP1 AND 21-0348-SDR1 - APPLICANT: RAM-CORE - OWNER: HOLLY & SIMMONS, LLC
SOUTHEAST CORNER OF HOLLY AVENUE AND SIMMONS STREET

06/24/2021

SPARC DESIGN
7485 W. AZURE DR. SUITE 222, LAS VEGAS, NV 89130

SPARC Design Group
Michael Pancirov
7485 W. Azure Dr. Suite 222
Las Vegas, NV 89130
mpancirov@sparcdesigngroup.com

June 17th, 2021

City of Las Vegas Planning

Attn: Jonathan Boyles

Re: Justification Letter

To Whom It May Concern,

This letter is in regard to a proposed recreational vehicle and boat storage facility located off of Simmons Street and Holly Lane on parcel: 139-20-817-001. The subject parcel is currently zoned M which is a conforming use to the recreational vehicle and boat storage.

The facility shall employ 2 fill time employees. The hours of staffed operation shall be 8:00 AM until 5:00 PM. The owners also have a self-storage facility as well an automotive loft project.

The project shall consist of a small office building located off of Holly Lane. The remainder of the site shall have an enclosed yard that will have landscaping along a 15'-0" buffer. Inside the enclosed yard shall contain the existing two antennas, parking for recreational vehicles with both uncovered and covered stalls.

The project is a good candidate to participate in the Las Vegas Green Building Program. We intend to design the project to be LEED Certified at a minimum.

Sustainability	Yes	No
Participate in CLV Green Building Program	X	
Will this be constructed to LEED	X	
Will this project utilize alternative energy resources or water saving measures?	X	
Is there connectivity to adjacent parcels?		X
Will the proposed project qualify as a walkable community?		X
Is the project using any means of sustainable construction?	X	
Will this project meet the intent of the Urban Forestry Initiative?	X	
Will the project provide any bicycle parking?	X	
Will the project provide any electric vehicle recharging stations?		X

We are requesting:

- Site Development Plan Review
- Variance to address setbacks, wall height and vehicular adjacency
    - The required setback is 50'-0". We are proposing an office building along Holly Avenue that would not fit a 50'-0" setback due to the location of the existing radio tower and communication equipment. We also have a separate parcel located to the right (East) of the proposed office building that we can not maintain a 50'-0" setback from.

21-0348
06/20/2021

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- Variance for non-standard paving materials
    - We are proposing the use of a plastic paving system. The system is by True Grid. The product is Pro Lite. This system utilizes a plastic matrix that installs onto the graded property. The grid is then filled with smaller gravel to fill in the cells of the paving system. This system provides a secure matrix with gravels which will mitigate dust control. The benefits for this system is that it allows water to permeate through the paving system. The paving system also does not require harmful chemicals as those in a bituminous application to be laid upon barren soil that can leach into the sub-surface waterways. The use of the gravel will also help create filtration of the storm water prior to entering the sub-surface waterways. The True Grid system locks the gravel into place which also prevents any vehicles from tracking it out onto the streets. The True Grid system also helps to reduce "Heat Island Effect". This is a situation where solid paved surfaces with a dark color allows heat to be absorbed into the paving medium and reject that heat into the soil which stores that energy. The nature of the gravel in the cells allows for a lighter colored surface to reflect the heat energy. The discontinuous nature of the gravel also does not allow for heat transference into the soil.

Special-Use Permit for a required waiver of condition to allow the storage of recreational vehicles and boats within required setbacks or buffer areas along Holly Avenue, Simmons Street as well as along the curved property line to the South and Southeast.

- The setbacks can largely be maintained along the south and southeast property lines. We are requesting the ability to park vehicles within this setback. Given the unusually site geometry as well as the existing radio towers, there is a difficult ability to utilize the land as well as maintaining the setbacks as prescribed in the development code.

We hope that this letter serves as a brief introduction to the project illustrating its compliance with zoning requirements and explain why the project would be beneficial for this property as well as the greater Las Vegas community.

Sincerely,

Project Representative

Michael Pancirov, Principal
SPARC Design Group
mpancirov@sparcdesigngroup.com
702-785-7858

Applicant

Randall Curtis
Ram Core

21-0348
06/20/2021

Notary Stamp here

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
35a

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

SUBJECT:
21-0348-VAR1 - VARIANCE - TO ALLOW A 12-FOOT FRONT YARD AND 10-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT; TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED AND TO ALLOW A EIGHT-FOOT TALL FRONT YARD WALL AND FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
35b

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

SUBJECT:
21-0348-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH A WAIVER TO ALLOW THE STORAGE OF RECREATIONAL VEHICLES AND BOATS WITHIN REQUIRED SETBACKS OR BUFFER AREAS

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
35c

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

SUBJECT:
21-0348-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE DEVELOPMENT WITH A 1,343 SQUARE-FOOT OFFICE BUILDING WITH A WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
36

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

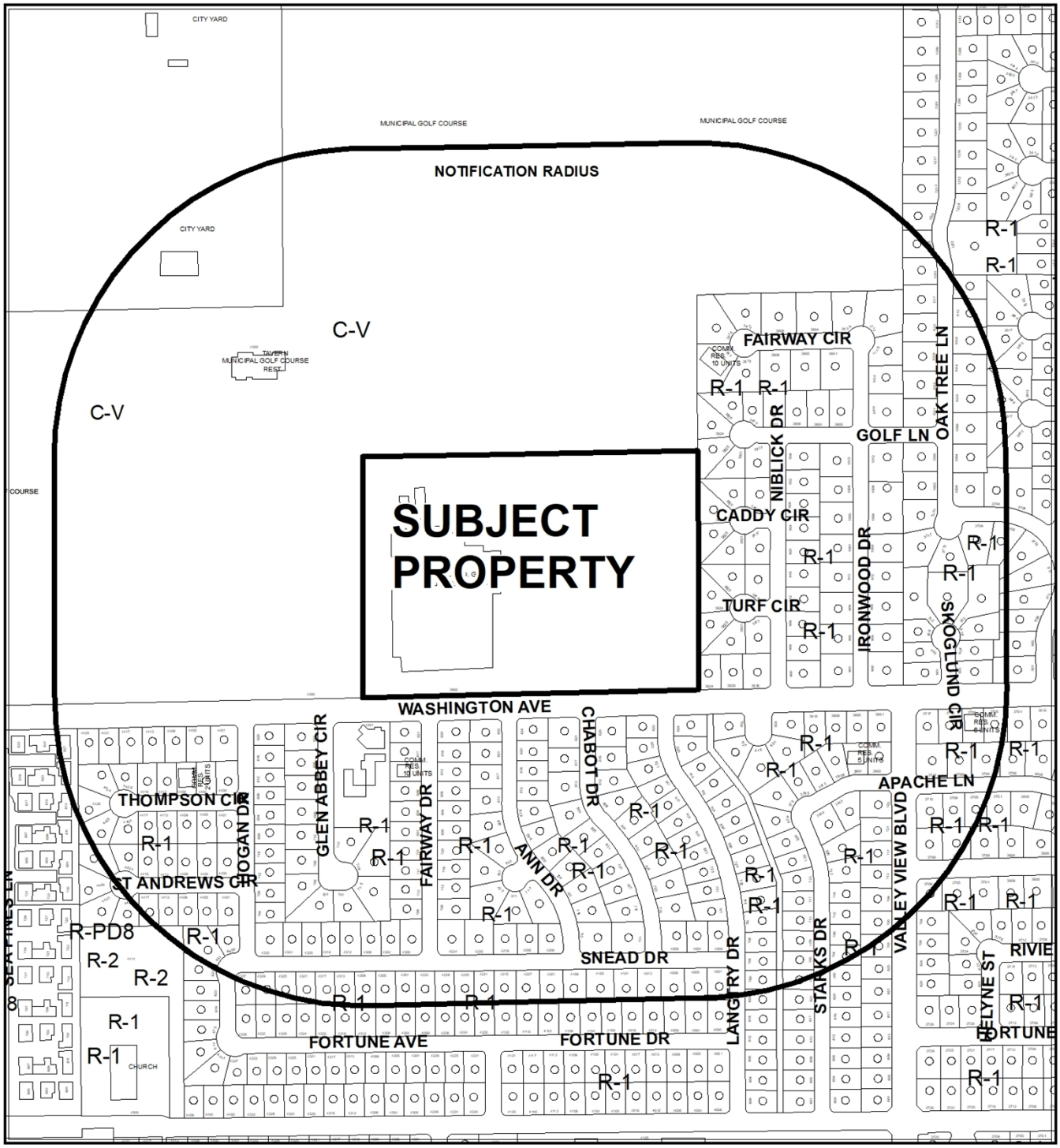
SUBJECT:
21-0364-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC FREESTANDING SIGN TO AN LED MESSAGE BOARD on 19.65 acres at 3900 West Washington Avenue (APN 139-30-601-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL.

May go to City Council on: 09/01/2021 OR May be 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 – Abeyance Request from the Clark County School District and Protest-Support Postcards



0 370 740

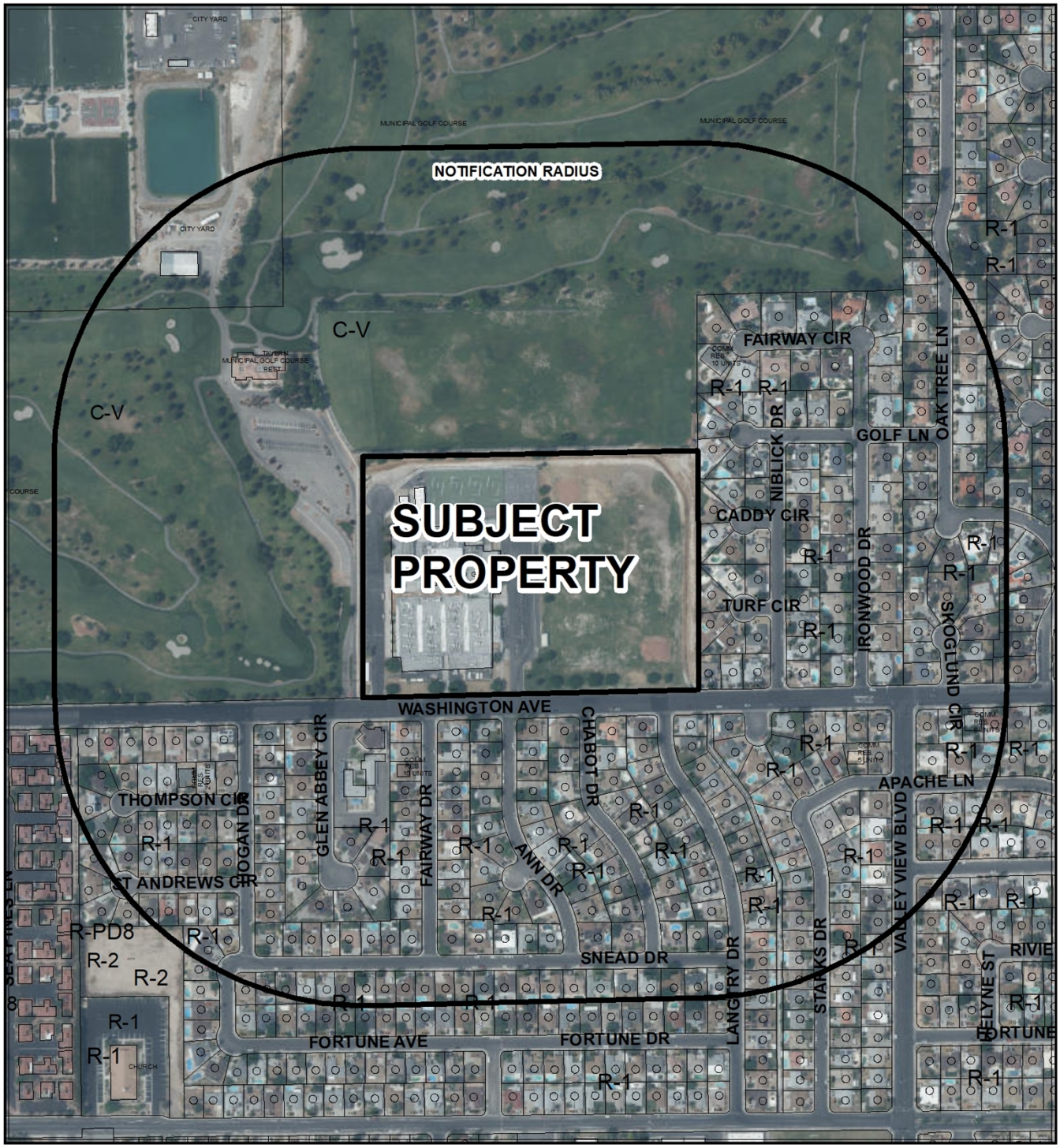
Feet

CASE: 21-0364-MSP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 370 740 Feet

CASE: 21-0364-MSP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0364-MSP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 367

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0364-MSP1 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan and sign elevations date stamped 06/11/21.

3. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

4. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.

5. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Master Sign Plan to convert an existing freestanding electronic reader board sign to an L.E.D. electronic message board at Robert O. Gibson Middle School at 3900 West Washington Avenue.

ISSUES

- The applicant is proposing a Master Sign Plan for the subject middle school which staff is not able to support do to the close proximity of single-family residential homes.

ANALYSIS

The subject site is an existing middle school with the Clark County School District that currently contains a 13-foot tall freestanding sign adjacent to Washington Avenue. The sign is oriented east to west and vehicular traffic traveling both east and west along Washington Avenue is able to view the sign. The sign is currently relaying an electronic message, but is unable to display graphics, only lettering. The applicant is proposing to replace both sign faces with new full color LED displays.

Master Sign Plan

The standards for signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O (Professional Office) District with the following additional standards:

1. Non-illuminated letters identifying the name of a public or semi-public institution may be permanently set on the wall of the building, providing the sign does not exceed fifty square feet.
2. Signs on public buildings meeting the foregoing criteria may be permitted on structures which are a part of the institutional architecture or which are symbolic of the institution and the permitted square footage and maximum height limitation of public building signs shall apply only to the written message.
3. In addition to the indicated signs, additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case.

As indicated by standard number three above, the applicant is requesting a Master Sign Plan in order to update an existing free-standing sign from an electronic sign face to a new full color LED display for the school. The proposed sign would provide information pertinent to the school and its events held on-site.

A Master Sign Plan is required for certain types of development in order to allow the Planning Commission and City Council to ensure the appropriate relationships among building elevations, signage and circulation. Larger commercial developments are likely to generate greater impacts on surrounding residential properties than smaller commercial projects. An effective Master Sign Plan encourages integrated signage, with an emphasis on wall signs and central identification signage rather than multiple freestanding signs along the street frontage. Reducing the amount of sign clutter along street frontages allows the customer of the commercial center to readily identify establishments that have the goods and services they seek.

A Master Sign Plan may be submitted for any development or property not otherwise required to submit a Master Sign Plan to accomplish one or more of the following:

a. To establish the requirements and limitations for signs relating to uses that are not regulated elsewhere in this Title and that are located on property in the Planned Community and Planned Development districts;
b. To establish requirements and limitations for signs in a specific development that are more restrictive than would otherwise be required by this Title; or
c. To satisfy a condition or requirement imposed by the Planning Commission or City Council.

As part of the proposed Master Sign Plan, the applicant is proposing to update an existing, 13-foot tall freestanding sign located adjacent to Washington Avenue from an electronic reader board to a full color LED display unit. The proposed sign would display messages for a minimum of six seconds, with a static two-second transition time between messages as required by Title 19.08.120.

Freestanding Signs: P-O (Professional Office) Zoning District		
Standards	***Allowed***	***Provided***
Maximum Number	1 sign per street frontage, provided that no more than one sign shall be allowed on lots 43,000 square feet or less in area.	1 Street Frontage 1 Sign
Maximum Area	48 SF	38.75 SF
Maximum Height	12 Feet	13 Feet*
Minimum Setback	5 Feet	3 Feet*
Illumination	Internal and external illumination of freestanding signs is permitted except on a sign elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use.	80 Feet to the South**

**The subject sign is a legal, non-conforming sign.*
***While the subject sign does not directly face the residential neighborhood, as both the adjacent residential neighborhood to the south and the subject sign are oriented east and west, the sign is nonetheless 80 feet from the residential property where 200 feet is required. The residential neighborhood to the east is approximately 712 feet from the subject sign.*

Residential Protection Standards

Any illuminated sign requiring a sign certificate and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use shall be subject to the following additional lighting standards:

1. If the sign is located within 40 feet of the property planned or zoned for residential use and is or will be visible from such property, it may be internally illuminated or lighted with direct white light;

   The subject sign is not within 40 feet of property zoned for residential use.

2. If the sign is located more than 40 feet from the property planned or zoned for residential use but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, but it shall not contain bare bulbs, exposed neon tube, animation or a electronic message unit; and

The subject sign is 80 feet from the single-family residential neighborhood to the south and does not meet this requirement, as the proposed sign would be animated with an electronic message unit.

3. Direct lighting fixtures for such signs shall be aimed up and/or away from the property planned or zoned for residential use.

   The subject sign would be an internally lit animated message board and exterior lighting fixtures are not part of the proposal.

Electronic Message Unit, Animated and Flashing Signs
Electronic message units, animated signs and flashing signs are prohibited within 200 feet of property planned or zoned for residential use unless the design of the sign or its location and orientation ensure that the electronic message unit, animated or flashing portion of the sign, or any other light from the sign will not be visible from the property planned or zoned for residential use. Staff is not able to ensure the proposed animated electronic message board will not be visible from the residences located on the south side of Washington Avenue and east of the subject site; therefore, staff is not able to support the proposed Master Sign Plan and is recommending denial of the application.

FINDINGS (21-0364-MSP1)

In approving a Master Sign Plan, the Planning Commission may impose such conditions, restrictions or limitations as the Commission may determine to be necessary to meet the general purpose and intent of this Title and to ensure that the public health, safety and welfare are being maintained. Conditions of approval may include a required review after a specified period to ensure that signage actually constructed conforms to required standards and is maintained in accordance with applicable requirements. All signs in the Master Sign Plan shall:

1. Either conform to all standards for the zoning district in which the sign will be located, under this Title, or establish sign requirements and limitations that are more restrictive than those set forth in this Title and that are consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g). Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming Enterprise and Downtown Las Vegas Overlay Districts, and the Planned Community and Planned Development Districts;

When a property is zoned C-V (Civic), Title 19.10 states signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O District with additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case. The proposed signage does not meet the requirements of Title 19.08.120 and the applicant is requesting a Master Sign Plan.

2. Conform to the Residential Protection Standards set forth in this Title;

When a sign is located more than 40 feet from a property zoned for residential but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, and not contain animation or an electronic message unit. The proposed L.E.D. electronic message board does not meet the Residential protection Standards as it is 80 feet from property zoned residential.

3. Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;

The subject sign is setback three feet and does not interfere with site circulation or emergency exit patterns.

4. Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;

The existing scale of the freestanding sign is compatible with the architectural characteristics of the existing school, and is located in a landscape buffer in between the main entrance and a secondary entrance adjacent to Washington Avenue. The placement of the sign is in an area where parents and students see the signs notifications.

5. Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;

The subject sign is required by building code to be designed and installed by a licensed sign contractor, or in this instance the Clark County School District Building Department.

6. Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and materials; and

The subject sign utilizes color and shape that is representative of an educational campus.

7. Be designed as attractive and complementary features of the development, which it serves.

The design of the sign is complimentary of an educational campus.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no City actions related to the subject site.

Most Recent Change of Ownership	
01/1959	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
06/07/21	Staff provided the applicant a submittal checklist for the proposed Master Sign Plan.

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

Field Check	
07/07/21	Staff observed the subject freestanding sign during a routine field check. The sign is an existing electronic reader board oriented to vehicular and pedestrian traffic along Washington Avenue.

Details of Application Request	
Site Area	
Net Acres	19.65

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public (Middle) School	PF (Public Facilities)	C-V (Civic)
North	Municipal Golf Course	PF (Public Facilities)	C-V (Civic)
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	Municipal Golf Course	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 105 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Washington Avenue	Collector	Master Plan of Streets and Highways Map	80	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0364
Meeting Date	06/11/2021
Total Fee	
Received By/Date	

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

Project Address (Location) 3900 W. Washington Avenue, Las Vegas, NV 89107

Project Name Robert O. Gibson Middle School - Freestanding Sign **Proposed Use** Public School

Assessor's Parcel #(s) 139-30-601-001 **Ward #** 5 - Cedric R. Crear

General Plan: Existing P-F Proposed _____ **Zoning:** Existing U Proposed C-V

Additional Information Retrofit the existing free standing sign with new sign faces and a new LED Display.

Property Owner School Board of Trustees Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone _____

Applicant Clark County School District - Facilities Services Unit Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone 702-799-5214

Representative CCSD Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214 ext, 5419

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

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

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

Partner(s) _____

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

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

Property Owner Signature Jeff Wagner

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

Print Name JEFF WAGNER

Subscribed and sworn before me

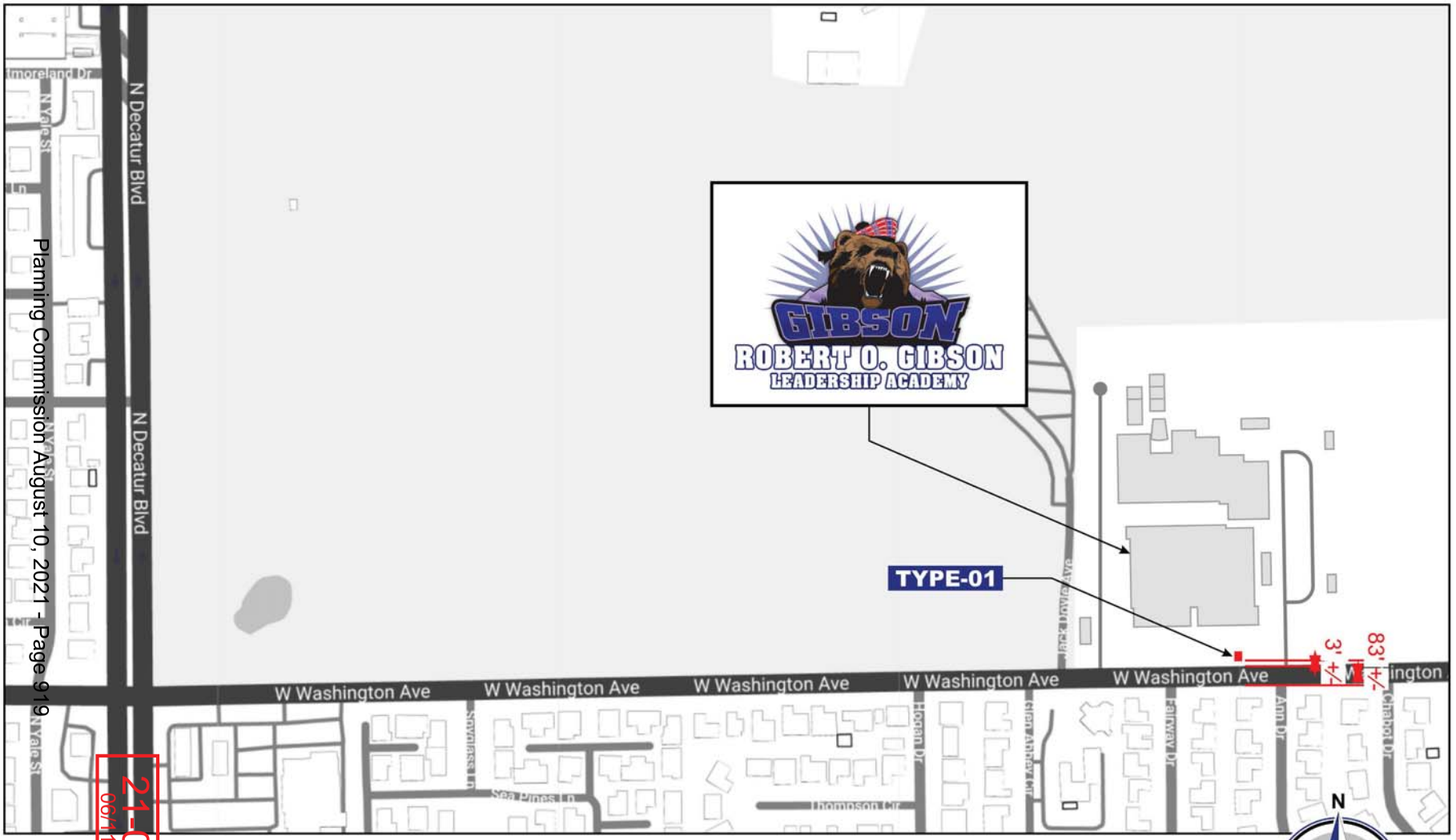
This 25 day of May, 20 21

Cheryl Bace

Notary Public in and for said County and State

State of Nevada County of Clark

CHERYL BACE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 17-1678-1
MY APPT. EXPIRES JANUARY 26, 2025



SP-1 **SITE PLAN:** NOT TO SCALE

ROBERT O. GIBSON LEADERSHIP ACADEMY
3900 W. WASHINGTON AVE.
LAS VEGAS, NV 89107

21-0364
06/11/2021

Planning Commission August 10, 2021 - Page 919

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

Client Name & Address:
ROBERT O. GIBSON LEADERSHIP ACADEMY
3900 W. WASHINGTON AVE.
LAS VEGAS, NV 89107

Opportunity Number: 37038

Project Name: RETROFIT & REFACE EXISTING POLE SIGN

Account Executive: SCOTT HILL

Designer: CHRIS MOHAN

Rev. / Date / Designer
04/21/2021 - CM

Description: SITE PLAN

Classification: SP-1

Location: N/A

Sheet: 0.1





Planning Commission August 10, 2021 - Page 920

2-0364
08/11/2021

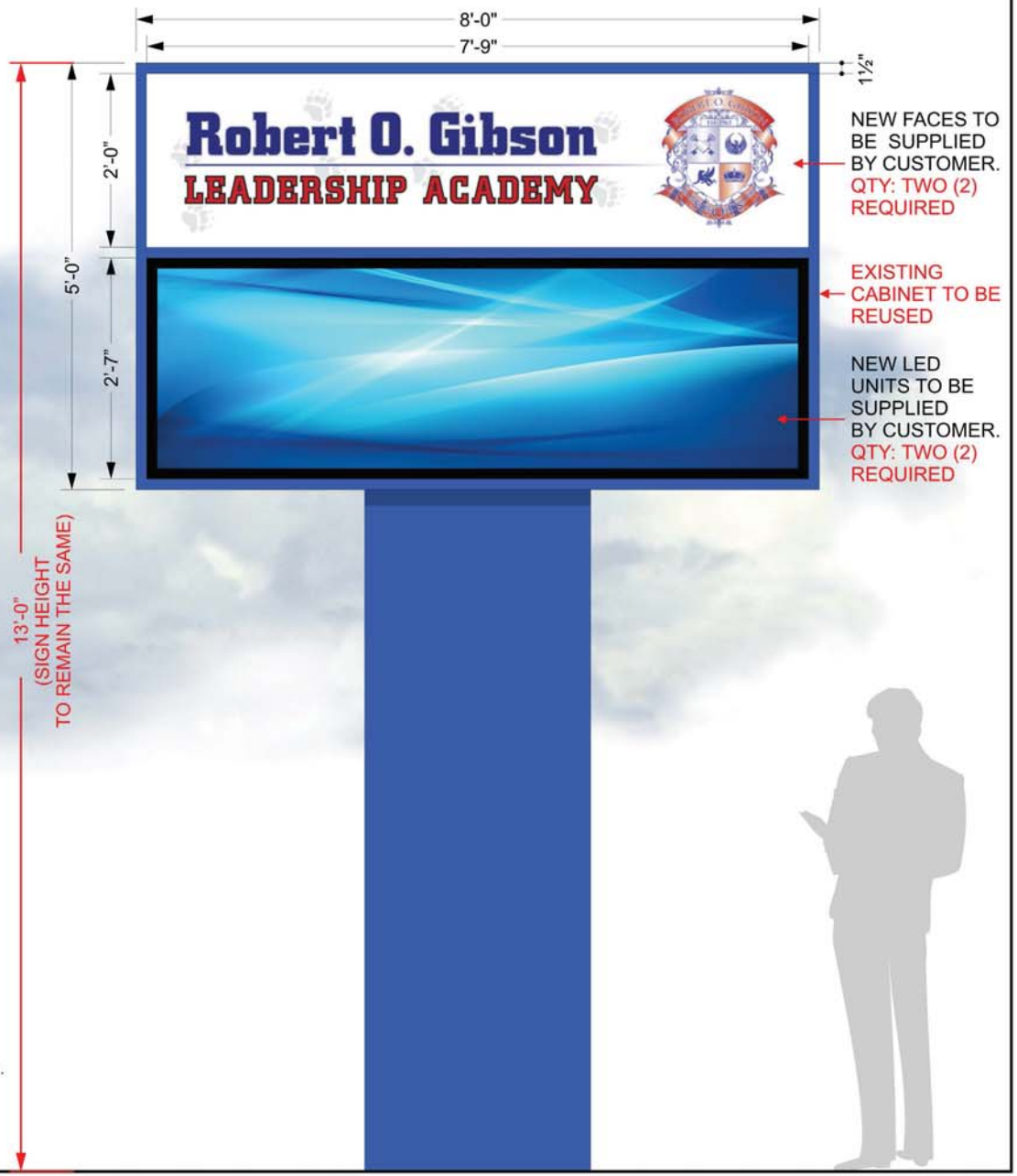
TYPE-01 RETROFIT EXISTING D/F PYLON SIGN

SCALE @¾" = 1'-0"

SCOPE OF WORK:

REMOVE AND REPLACE EXISTING TOP SIGN FACES.
REMOVE AND DISPOSE OF EXISTING LED DISPLAYS FROM BOTH SIDES OF THE SIGN.
INSTALL NEW 20mm FULL COLOR LED DISPLAY.
*CUSTOMER TO SUPPLY ALL ITEMS.

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.



YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

Client Name & Address:
ROBERT O. GIBSON
LEADERSHIP ACADEMY
3900 W. WASHINGTON AVE.
LAS VEGAS, NV 89107

Opportunity Number: 37038

Project Name: RETROFIT & REFACE EXISTING POLE SIGN

Account Executive: SCOTT HILL

Designer: MARIO FOCA

Rev. / Date / Designer
01/13/2021 - MF

Description: PYLON SIGN

Classification: TYPE-01

Location: NOTED

Sheet: 1.0



21-0364-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
3900 WEST WASHINGTON AVENUE

07/07/2021



21-0364-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
3900 WEST WASHINGTON AVENUE

07/07/2021



21-0364-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
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07/07/2021



21-0364-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
3900 WEST WASHINGTON AVENUE

07/07/2021



21-0364-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
3900 WEST WASHINGTON AVENUE

07/07/2021

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

21-0364
06/11/2021

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

May 26, 2021

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

Re: Master Sign Plan for Robert O. Gibson Middle School

Dear Mr. Lowenstein,

Please consider this letter a request by the Clark County School District (District) for approval of a master sign plan at Robert O. Gibson Middle School, located at 3900 W. Washington Avenue, Las Vegas, NV 89107, Assessor's Parcel Number 139-30-601-001. The request is for the retrofit of an existing freestanding sign.

The proposed project includes replacing the top sign faces and an LED display on the existing freestanding sign. The new LED display will be animated with minimum 6-second message displays followed by a break in messages as required by the City of Las Vegas Development Code (Title 19). The new sign will be used to identify the School and convey School related information to parents.

The District would appreciate your consideration of a recommendation of approval. Please contact Lucia Gonzalez at 702-799-5214 extension 5419 if you should have any questions or require additional information.

Cordially,

Chris Dingell, Coordinator IV
Real Property Management
Clark County School District

Cc: Glenn Manansala, Construction Analyst/Contract Specialist
File

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

August 6, 2021

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

Re: Request for hold 21-0364-MSP1, 21-0393-MSP1, and 21-0394-MSP1

The following items, 21-0364-MSP1 (Item 36), 21-0393-MSP1 (Item 42), and 21-0394-MSP1 (Item 43) have been scheduled for hearing August 10, 2021, Planning Commission. We kindly request that these item be placed on hold for 30 days to allow time to conduct a neighborhood meeting.

If you have any questions or require additional information, please do not hesitate to contact Dimitrios Karapanagiotis, Coordinator III, at 702-799-5214 extension 5409 or via email at karapda@nv.ccsd.net .

Cordially,

Dimitrios Karapanagiotis, Coordinator III
CCSD Real Property Management

Cc: File

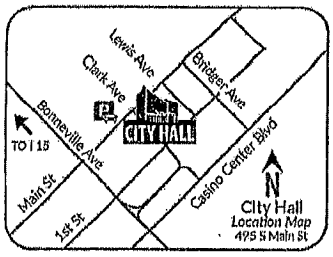
Submitted after Final Agenda

RECEIVED
08/09/2021
✓ ITEM 36
ITEM 42
ITEM 43

Main Office: 5100 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89146 • TELEPHONE (702) 799-CCSD (2273)

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

Return Service Requested
Official Notice of Public Hearing



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

RECEIVED
AUG 05 2021
Dept of Planning
City of Las Vegas

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

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0364-MSP1
Planning Commission Meeting of **08/10/2021**

21-0364-MSP1
13930711041
MARYNOW "A" TRUST
MCGRATH ELIZABETH JANE TRS
3075 WESTWIND RD
LAS VEGAS NV 89146

ST 89146

36P

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

Return Service Requested

Official Notice of Public Hearing

RECEIVED

AUG 0 5 2021

Dept of Planning
City of Las Vegas

PRSRT
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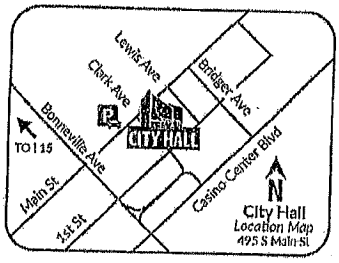
Las Vegas, NV
Permit No. 1630



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0364-MSP1

Planning Commission Meeting of **08/10/2021**

21-0364-MSP1
13930316035
ANDERSON DAGMAR M
712 HOGAN DR
LAS VEGAS NV 89107-2084

36A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
37

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

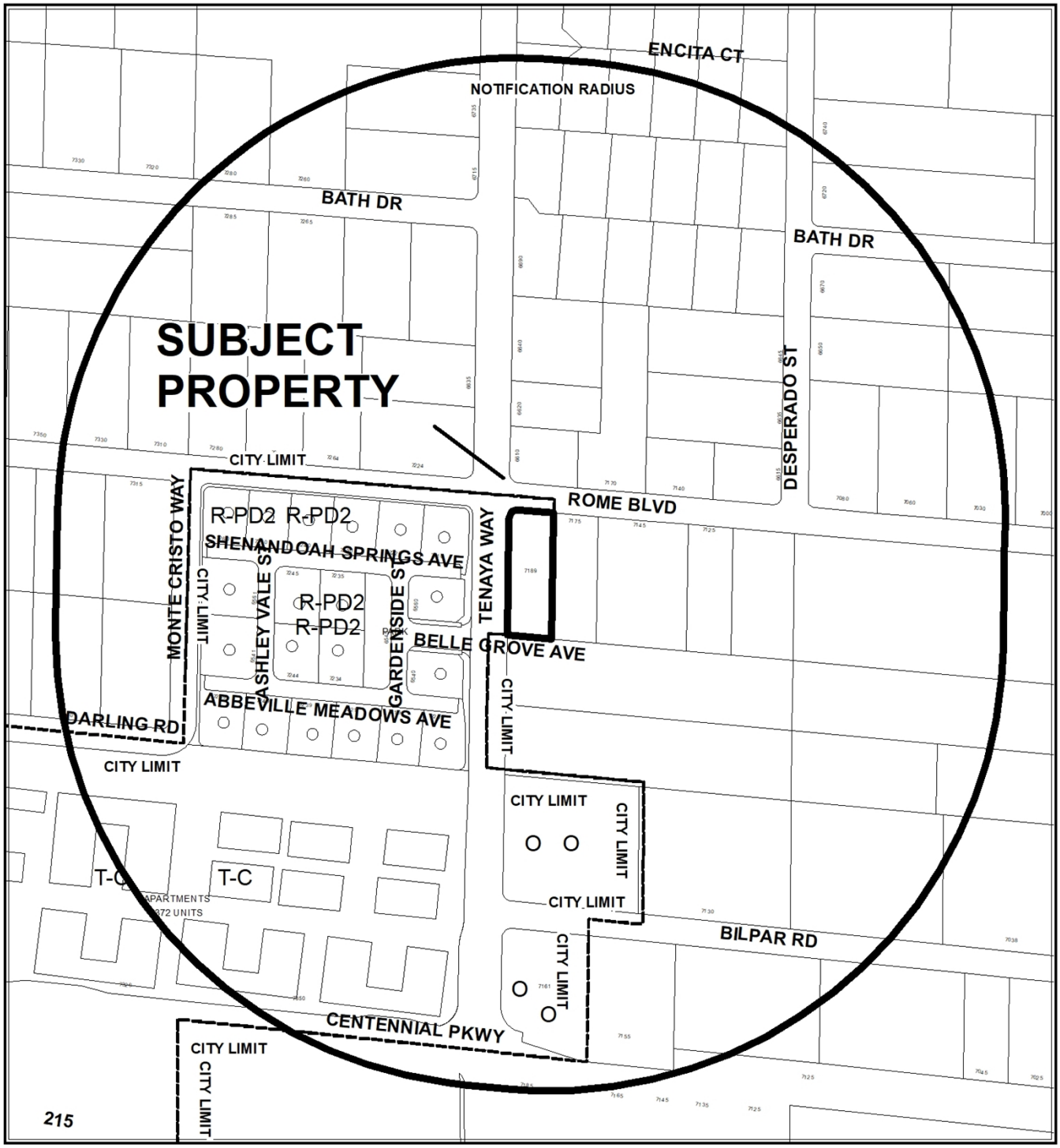
SUBJECT:
21-0368-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LOZA FAMILY REVOCABLE LIVING TRUST - For possible action on a Land Use Entitlement project request TO ALLOW NO OFFSITE IMPROVEMENTS ALONG TENAYA WAY FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.63 acres at 7189 West Rome Boulevard (APN 125-22-801-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



0 250 500 Feet

CASE: 21-0368-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 250 500 Feet

CASE: 21-0368-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LOZA FAMILY REVOCABLE LIVING TRUST

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0368-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 98

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

21-0368-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.

Public Works

5. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per City standards (including sidewalks, streetlighting, and possibly fire hydrants) on Tenaya Way adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of permits for the single family dwelling.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Variance request to allow no off-site improvements along Tenaya Way for a proposed single-family dwelling at 7189 West Rome Boulevard.

ISSUES

- Building Permit #PRR20-00013 for a proposed single-family dwelling was denied by the Department of Public Works - Land Development Division due to the required offsite improvements.
- The Department of Public Works has approved a deferral of offsite improvements approved for Rome Boulevard.

ANALYSIS

The subject undeveloped 0.63-acre site is zoned R-E (Residence Estates) and subject to Title 19 development standards. It abuts properties within Clark County jurisdiction adjacent to the north, east and south. The City Council approved Annexation (ANX-59651) Petition to annex the subject site into the City of Las Vegas on August 19, 2015. The applicant intends to construct a single-family dwelling on the undeveloped lot. Variance (21-0368-VAR1) is requested to not construct offsite improvements on Tenaya Way adjacent to their proposed single-family dwelling.

The Department of Public Works has commented, Tenaya Way was previously upgraded to current standards through a Special Improvement District (SID) coordinated between the City of Las Vegas and Clark County; at that time this parcel was located in unincorporated Clark County and sidewalk and streetlights were not constructed adjacent to this site in accordance with the Clark County SID. However, other properties along Tenaya Way within City of Las Vegas jurisdiction had complete offsite improvements constructed in accordance with the City SID.

A previous request for a deferral to the City of Las Vegas was denied by Public Works administrative staff and the applicant is requesting this deferral to be overruled by the governing board(s). An administrative deferral of improvements was allowed on Rome Boulevard adjacent to this site to match existing improvements in this neighborhood, however the Tenaya Way frontage was denied. If approved, the majority of the cost for constructing streetlights and sidewalk on Tenaya Way adjacent to this site will most likely need to be borne through a public improvement project.

Since offsite improvements are required per Title 19and such off-site requirements must be constructed with all new development, the Department of Public Works recommends denial of the request for a Variance of offsite improvements. Department of Planning Staff concurs with the Department of Public Works and recommends denial of the Variance request. If approved, it will be subject to conditions.

FINDINGS (21-0368-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 not construct required offsite improvements along Tenaya Way. Should the Variance request be approved, ultimately the City will be responsible for the cost of the improvements. 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.	
08/19/15	The City Council approved Annexation (ANX-59651) Petition to Annex 0.63 acres at southeast corner of Rome Boulevard and Tenaya Way.

Most Recent Change of Ownership	
01/19/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/19/15	Building Permit (#PRR20-00013) for proposed single-family dwelling denied by Department of Public Works - Land Development Division due to the required offsite improvements along Tenaya Way. Deferral of offsite improvements were approved for Rome Boulevard.

Pre-Application Meeting	
06/07/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
07/01/21	Staff conducted a routine field check and found an undeveloped lot. Existing offsite improvements were found on developed properties to the north and west along Tenaya Way.

Details of Application Request	
Site Area	
Net Acres	0.63

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached - Clark County	RNP (Rural Neighborhood Preservation) - Clark County	R-E (Rural Estates Residential) - Clark County
South	Single Family, Detached - Clark County	RNP (Rural Neighborhood Preservation) - Clark County	R-E (Rural Estates Residential) - Clark County
East	Single Family, Detached - Clark County	RNP (Rural Neighborhood Preservation) - Clark County	R-E (Rural Estates Residential) - Clark County
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
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

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) Deferral for off-site improvements on Tenaya.

Project Address (Location) 7189 W. Rome Blvd. Las Vegas, NV 89131

Project Name Loza Residence **Proposed Use** Single Family Residence

Assessor's Parcel #(s) 12522801001 **Ward #** 6-FIORE

General Plan: Existing _____ Proposed SFR **Zoning:** Existing R-E Proposed _____

Additional Information _____

Property Owner Loza Family Revocable Living Trust Contact Simon

Address 9103 Mackanos Ave. City Las Vegas State NV Zip 89148

E-mail sharpscape@hotmail.com Phone 702-429-8681

Applicant Simon Loza Contact Simon

Address 7059 Falabella Ridge Ave. City Las Vegas State NV Zip 89131

E-mail sharpscape@hotmail.com Phone 702-429-8681

Representative Lorena Loza Contact Lorena

Address 7059 Falabella Ridge Ave. City Las Vegas State NV Zip 89131

E-mail lsremodeling@hotmail.com Phone 702-510-5802

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 Simon Meza-Loza

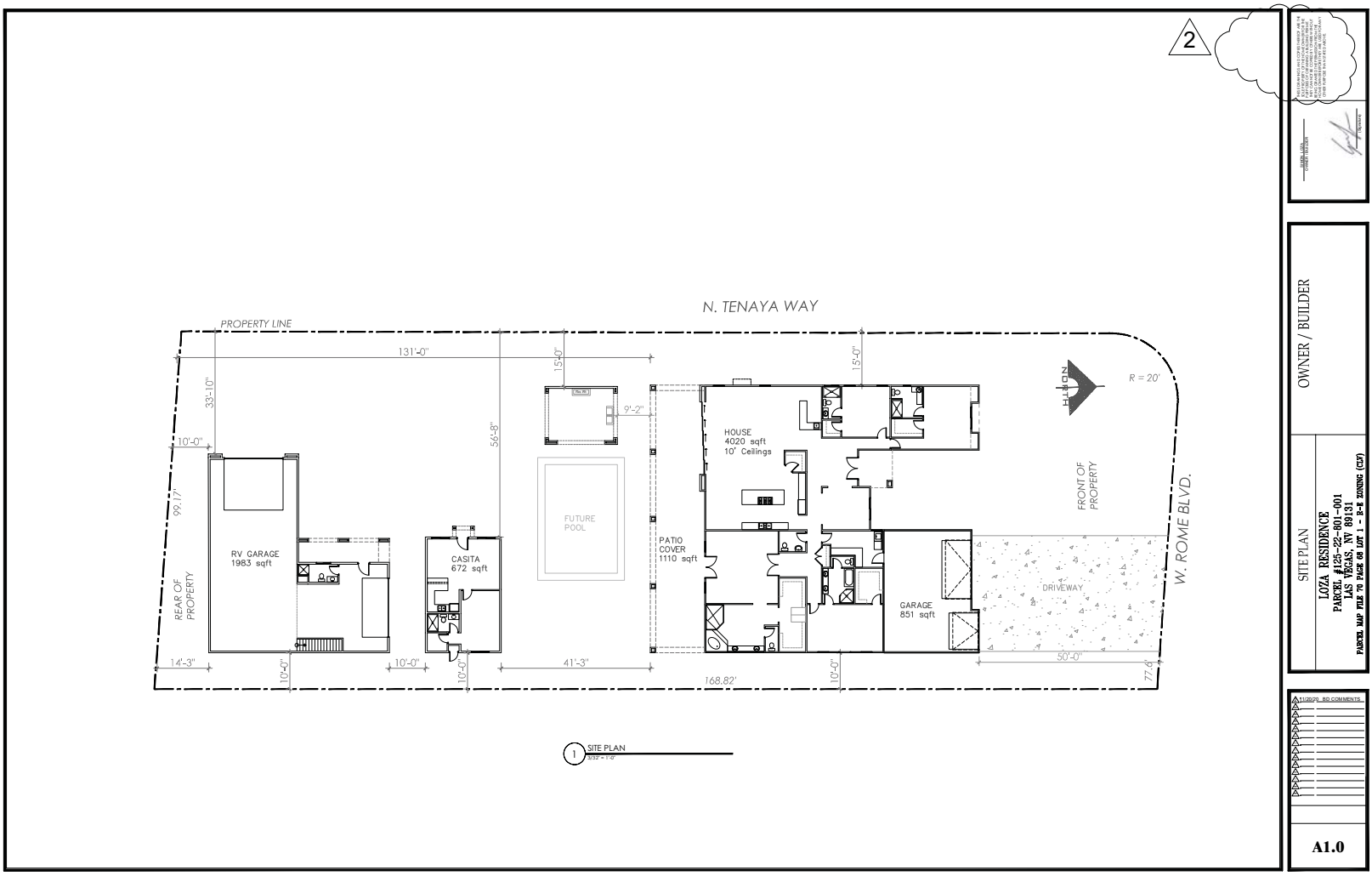
Subscribed and sworn before me

This 11th day of June, 20 21

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

CHERYL RUSSELL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-27-2021
Certificate No: 97-3373-1

21-0368
06/14/2021



21-0368
06/14/2021



21-0368-VAR1 - APPLICANT/OWNER: LOZA FAMILY REVOCABLE LIVING TRUST
7189 WEST ROME BOULEVARD

07/01/2021



21-0368-VAR1 - APPLICANT/OWNER: LOZA FAMILY REVOCABLE LIVING TRUST
7189 WEST ROME BOULEVARD

07/01/2021

May 24th, 2021

Simon Loza
7189 W Rome Blvd.
Las Vegas, NV 89131
702-429-8681

To whom it may concern,

I am building a Single Family Residence at 7189 W Rome Blvd, in which I will be residing. This letter is in response to the deferral application denial for the Tenaya side of my property, dated 04/29/2021. I am requesting to defer offsite improvements for the North Tenaya side of my property. While most of the properties in the area were, and still are, Rural Estate properties that don't even have curbs, Tenaya Way is the dividing line between that style of neighborhood and some new development that has gone in over the past few years. To the East of Tenaya, which is where my property is, it is still rural with custom homes typically on one acre parcels of land where everyone is spread out and there are no sidewalks or even curbs along the street. On the West side of Tenaya, directly across from my property, a new development went in with homes that are on smaller parcels with the homes closer together. Further South, still along the West side of Tenaya, an apartment complex has been constructed a couple of years ago and then a few blocks North of my property, still on the West side of Tenaya, there are a couple of neighborhoods that are on slightly smaller properties with the houses closer together. Again, Tenaya is the dividing line for the varying types of neighborhoods. My property is in the middle of an 1820 linear foot strip of no sidewalk along the East side of Tenaya Way so even if I were to add a sidewalk on my property, because the other properties along that stretch are already built out, they will never have sidewalks on them and my property would be an island with the only sidewalk on either side of it for quite a distance. As the area all around my property is R-E (rural estate) zoned and are all horse type properties, leaving the sidewalk off of the property will actually match the neighborhood and conform to the standards already in place. In addition, being told that I will have to provide the sidewalk, at this late stage in the permitting process seems like nothing more than a delay in allowing me to obtain my permit and begin construction. With the current climate of the lumber prices increasing daily, this is causing undue hardship for no reason.

I was given another property that has to add sidewalks as an example why I would have to. That property is on the NE corner of Elkhorn Road and Jones Blvd. The problem with using that property as an example could not be more different from my property. Elkhorn and Jones is a main intersection with a traffic light and existing sidewalks on all four corners. Jones is a street that connects directly to the 215, making it a main thoroughfare for people travelling North and South. Elkhorn is also a major thoroughfare for people travelling East and West as it is roughly halfway between the 215 and Farm Road or Grand Teton to the North. With both Jones and Elkhorn being large collector streets with a much higher degree of both vehicular and foot traffic, it is not a fair comparison to my property at all.

Sincerely,

Simon Loza
702-429-8681

21-0368
06/14/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
38

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

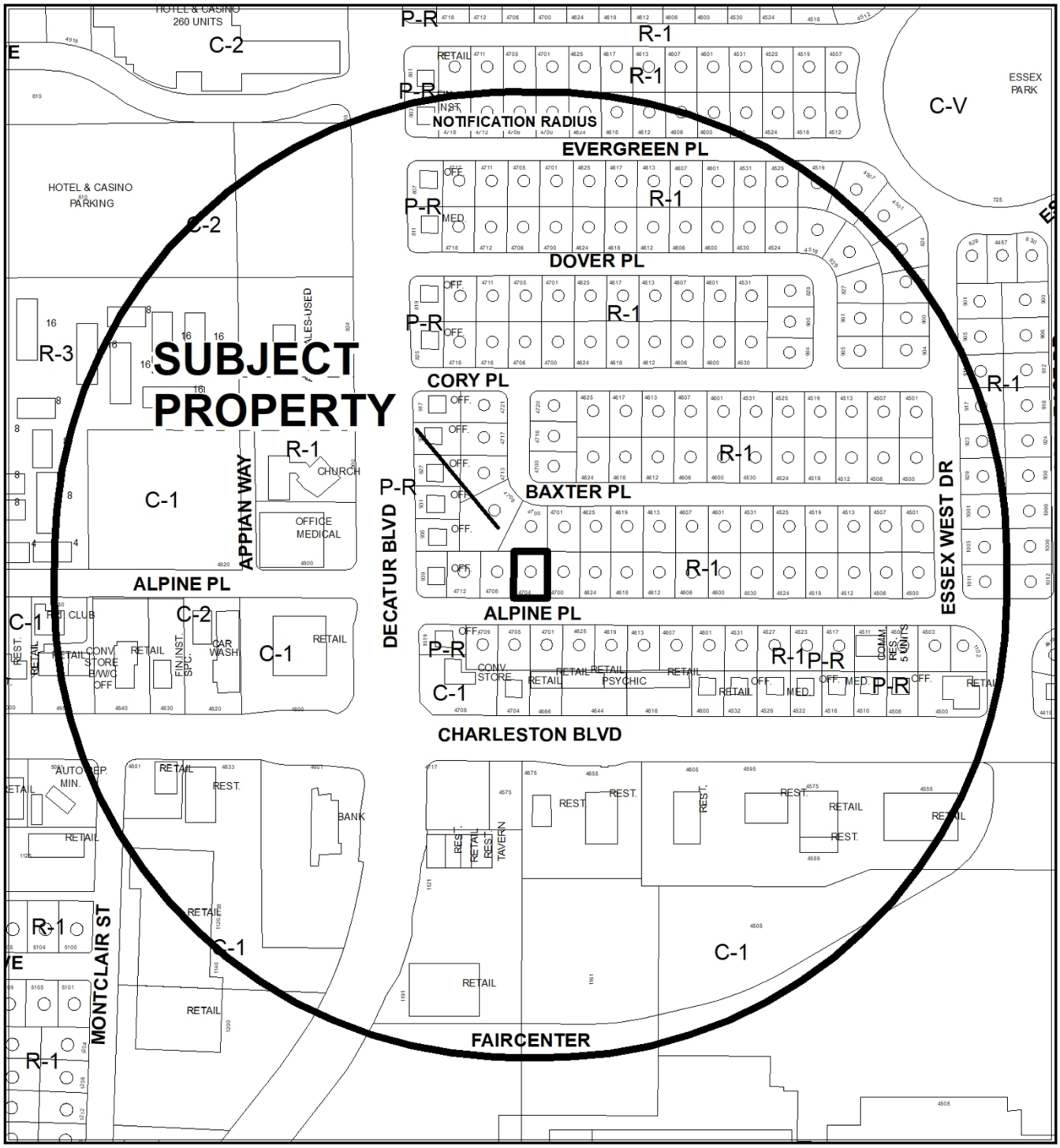
SUBJECT:
21-0371-VAR1 - VARIANCE- PUBLIC HEARING - APPLICANT/OWNER: MARIO A. CABRERA-MARTINEZ - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CASITA] on 0.17 acres at 4704 Alpine Place (APN 139-31-410-116), R-1 (Single Family Residential) 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.	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. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcard
7. Submitted after Final Agenda – Protest Postcards



CASE:21-0371-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: 21-0371-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MARIO A. CABRERA-MARTINEZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0371-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 241

PROTESTS 1

APPROVALS 0

CS

**** CONDITIONS ****

21-0371-VAR1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Variance request to keep an existing Accessory Structure (Class II) [Casita] within a required setback area at 4704 Alpine Place.

ISSUES

- Variance (21-0371-VAR1) is requested to allow a two-foot side yard setback where three feet is required. Staff does not support the request.
- This request is a result of Code Enforcement Case (#CE20-02619), opened on 05/07/20.
- The subject structure was constructed without building permits.

ANALYSIS

The subject site is zoned R-1 (Single Family Residential) and subject to Title 19 development standards. It is home to an existing Single Family, Detached dwelling unit and an unpermitted accessory structure located in the northwest area of the lot. Per the submitted justification letter, the structure was constructed by the previous homeowner without permits. However, per GIS aerials, the structure has been expanded under the current ownership.

An Accessory Structure (Class II) is described in Title 19.12 as, “An accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an “Accessory Structure (Class I).”The applicant proposes to convert the existing 377 square-foot unpermitted Accessory Structure (Class II) [Casita] into living quarters without a kitchen. The submitted floor plan depicts one bedroom, one bathroom and a living room space. No full kitchen is shown. The structure has a stucco façade, painted to match the existing single-family dwelling.

Staff finds the request to be a self-imposed hardship and thereby recommends denial of Variance (21-0371-VAR1). If approved, it will be subject to conditions. If denied, the structure must be relocated to adhere to Title 19 requirements or be removed.

FINDINGS (21-0371-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to keep an existing accessory structure within a required setback area. Re-locating the structure on the property would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/07/20	Department of Planning - Code Enforcement Division opened Case (#CE20-02619) for construction of an accessory structure addition without permits and loud music. The case remains open.

Most Recent Change of Ownership	
05/14/17	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	
06/08/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
07/01/21	Staff conducted a routine field check and found an existing single family dwelling. The subject accessory structure was not visible from the street.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	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***
Meadows	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	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	7,405 SF	Y
Min. Lot Width	60 Feet	74 Feet	Y
Min. Setbacks • Side • Rear	 3 Feet 3 Feet	 2 Feet 3 Feet	 N* Y
Min. Distance Between Buildings	6 Feet	8 Feet	Y
Max. Lot Coverage	Not to exceed 50% of the floor area of the principal dwelling unit (935 SF)	41% (377 SF)	Y
Max. Building Height	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less	12 Feet	Y

*The applicant has requested the subject Variance to allow a reduced side yard setback area.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 4704 Alpine Lane, Las Vegas, NV. 89107

Project Name CABRERA ACCESORY BUILDING **Proposed Use** LIVING QUARTERS

Assessor's Parcel #(s) 139-31-410-116 **Ward #** _____

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

Additional Information EXISTING 377 S.F. Building to be Convert to Living

Property Owner Mario Antonio Cabrera Martinez Contact Mario Antonio Cabrera Martinez

Address 4704 Alpine Pl. City Las Vegas State NV. Zip 89107

E-mail hputter_mac@hotmail.com Phone 702-374-6310

Applicant Mario Antonio Cabrera Martinez Contact Mario Antonio Cabrera Martinez

Address 4704 Alpine Pl City Las Vegas State NV Zip 89107

E-mail hputter_mac@hotmail.com Phone 702-374-6310

Representative Jaime De La Vega Contact Jaime De La Vega

Address 6944 Erin Circle City Las Vegas State NV Zip 89145

E-mail dlvhr2014@gmail.com Phone 702-569-5127

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Mario Antonio Cabrera Martinez

State of Nevada County of Clark

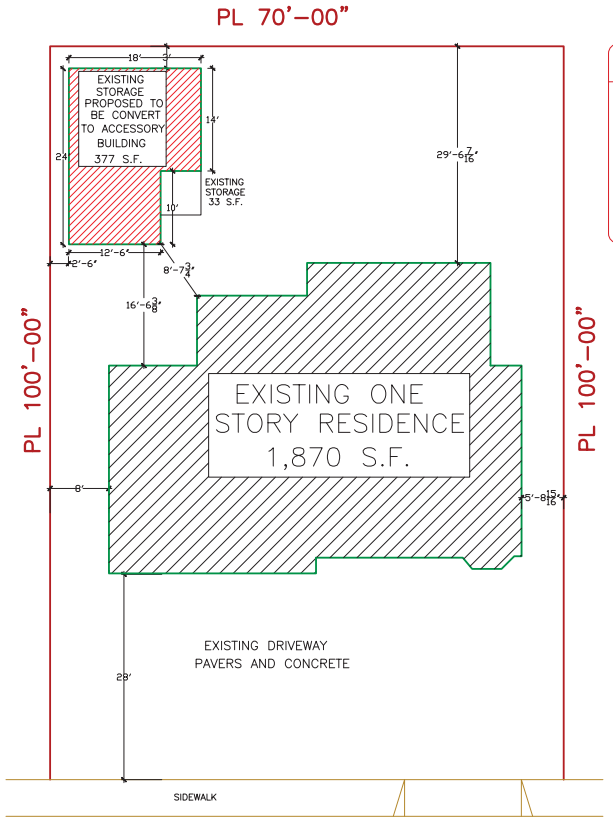
Subscribed and sworn before me

This 14 day of June, 20 21

Notary Public in and for said County and State

REYNA VILLANUEVA
Notary Public, State of Nevada
No. 19-1475-1
My Appt. Exp. Feb. 13, 2023

21-0371
06/16/2021



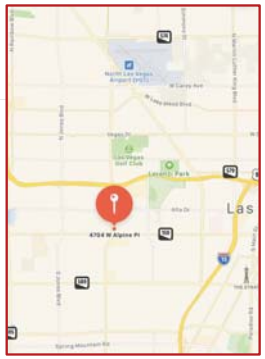
ALPINE PL

SITE PLAN

SCALE: 1/8"= 1'-00"

SHEET INDEX

A-10	SITE PLAN / COVER SHEET
A-20	FLOOR PLAN
A-30	ELEVATIONS / SECTIONS
E-10	ELECTRICAL PLAN
M-10	MECHANICAL PLAN
P-10	PLUMBING PLAN



VICINITY MAP

PROJECT SUMMARY

PROJECT NAME:	CABRERA MARTINEZ ACCESSORY BUILDING
OWNERS NAME:	MARIO CABRERA MARTINEZ
PROJECT ADDRESS:	4704 ALPINE PL. LAS VEGAS, NV. 89107

A.P.N. 139-31-410-116

LAND USE:	20.110 SINGLE FAMILY RESIDENTIAL
LOT SIZE:	0.17 ACRES
ORIGINAL CONSTRUCTION YEAR:	1959

SCOPE OF THE WORK

CONVERT EXISTING STORAGE TO LIVING AREA
377 S.F. INCLUDING FULL BATHROOM

APPLICABLE CODES:

2018 IRC, 2018 IECC, 2018 UMC, 2018 UPC, 2017 NEC

DESIGN ANALYSIS

OCCUPANCY CLASSIFICATION	R-3
TYPE OF CONSTRUCTION	V-B
NUMBER OF STORIES	ONE

AREA ANALYSIS

ACTUAL LIVING AREA	1,870.00 S.F.
GARAGE	N/A
PROPOSED CONVERSION	377.00 S.F.

CABRERA MARTINEZ ACC BUILDING

4704 ALPINE PL LAS VEGAS, NV. 89107

MARIO CABRERA MARTINEZ

THESE PLANS ARE PREPARED AND SUBMITTED BY THE OWNER UNDER AN EXEMPTION TO NRS 278 AND NRS 624 SECTION 22.02.265 OF 2018 BUILDING ADMINISTRATIVE CODE.

OWNERS NAME: MARIO CABRERA MARTINEZ

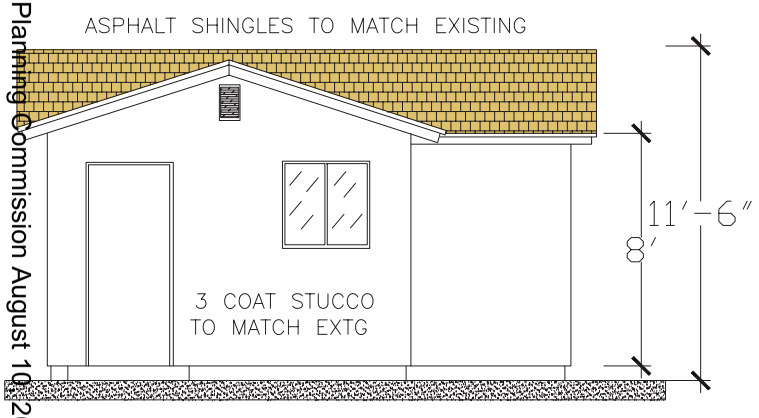
OWNERS SIGNATURE:

ON THIS DATE: IN LAS VEGAS, NV.

21-0371
06/16/2021

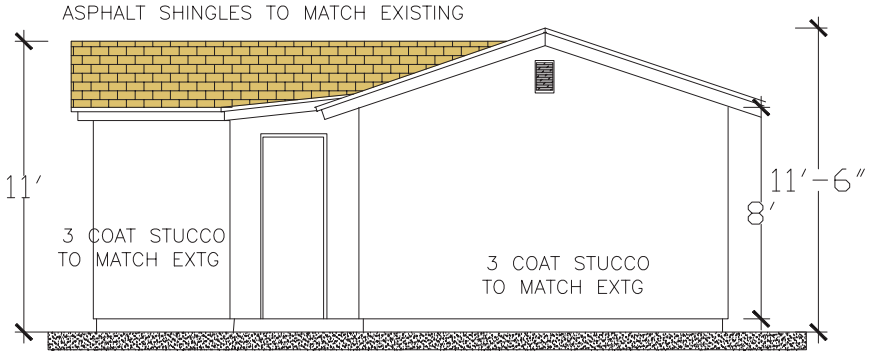
A-10

Planning Commission August 10, 2021 - Page 955



SOUTH ELEVATION

SCALE:1/4"= 1'-00"



EAST ELEVATION

SCALE:1/4"= 1'-00"

21-037
06/16/2021

CABRERA MARTINEZ ACC BUILDING
4704 ALPINE PL LAS VEGAS, NV. 89107
MARIO CABRERA MARTINEZ

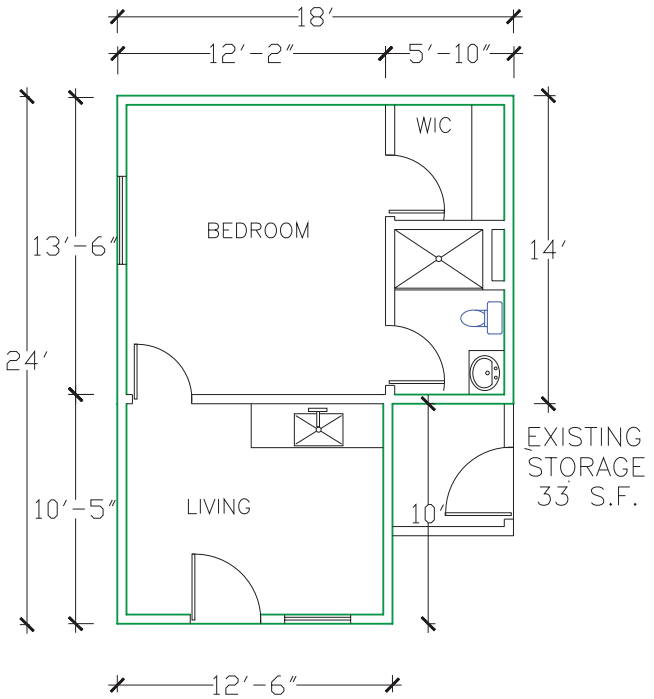
THESE PLANS ARE PREPARED AND SUBMITTED BY THE OWNER AS AN EXEMPTION TO NRS 278 AND NRS 624 SECTION 22.02.265 OF 2018 BUILDING ADMINISTRATIVE CODE.

OWNERS NAME: MARIO CABRERA MARTINEZ

OWNERS SIGNATURE:

ON THIS DATE: IN LAS VEGAS, NV.

A-30



FLOOR PLAN

SCALE: 1/4″=1′-00″

GENERAL NOTES

1–THIS DRAWINGS AND COPIES ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED AGENTS ON THE DESIGNATED PROPERTY ONLY.

2–THE GENERAL CONTRACTOR AND ALL SUB–CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT SITE, FIELD VERIFY ALL CONDITIONS, GRADE, ELEVATIONS, DIMENSIONS OF THE WHOLE PROJECT, AND COMPARE THE DRAWINGS WITH THE EXISTING CONDITIONS, IF DISCREPANCIES ARE DETECTED, MUST NOTIFIED IMMEDIATELY TO THE ARCHITECT, STRUCTURAL ENGINEER AND OWNER IN WRITING, BEFORE BEGINNING WORK.

3–ALL CONSTRUCTION, ALTERATIONS, MODIFICATION, RENOVATION AND REMODELING, SHALL CONFORM TO THE LATEST BUILDING CODES 2018 IBC, 2018 IRC, 2018 IECC, 2017 NEC, 2018 UMC, 2018 UPC AND FEDERAL, STATE AND LOCAL CODES, ORDINANCES, STATUTES AND APPLICABLE CODES OF THE GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT,AT THE TIME THE PERMIT FOR THE SPECIFIC PROJECT IS RECORDED.

4–THE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS, SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, ENGINEER AND OWNER, FOR CLARIFICATION

5–WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK FOR THE SAME TRADE INVOLVED, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY TO THE ARCHITECT, ENGINEER OR OWNER.

6–ALL EXISTING UTILITIES, STRUCTURES ARE INDICATED ON THESE PLANS, BASED ON INFORMATION OF RECORDS, THE GENERAL CONTRACTOR SHALL TAKE PRE–CAUTIONARY MEASURES TO PROTECT THE UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, POWER, WATER, GAS AND SEWER LINES UNDERGROUND OR OVERHEAD.

7–APPROVED PLANS, BUILDING PERMITS AND ALL PAPER WORK RELATED TO THE PROJECT SHALL BE ON PROJECT SITE T ALL TIMES, AVAILABLE FOR BUILDING INSPECTORS, ARCHITECT, ENGINEER AND OWNER.

8–THE GENERAL CONTRACTOR AND ALL SUB–CONTRACTORS SHALL BE RESPONSIBLE FOR ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS AND SHALL PERFORM ALL WORK ON THE SPECIFIC PROJECT TO BE IN COMPLIANCE WITH THE STATE OF NEVADA OCCUPATIONAL SAFETY AND HEALTH ACT.

ATTIC VENTILATION CALCULATION

TOTAL PROPOSED ADDITION AREA 196S.F.

196 S.F. / 150 = 1.30 S.F. VENT REQUIRED
PROVIDE : 1 12"x 16" GABLE VENT = 1.33 S.F.
4 22"x 3.5"EAVE VENT = 2.12 S.F.

TOTAL VENTILATION PROVIDED = 3.45 S.F.

WALL SCHEDULE

EXISTING EXTERIOR WALLS TO REMAIN 2x4 @ 16" O.C. ONE COAT STUCCO

EXISTING INTERIOR WALLS TO REMAIN 2x4 @ 16" O.C. 1/2" GYPSUM BOARD

PROPOSED NEW EXTERIOR WALLS 2x6 @ 16" O.C. PER STRUCTURAL CALCS — PER STRUC. CALCS.

PROPOSED NEW NON–BEARING INTERIOR WALLS PER 2018 IBC DETAIL (ATTACHED) — PER 2018 IBC DETAIL

21-037
06/16/2021

CABRERA MARTINEZ ACC BUILDING
4704 ALPINE PL LAS VEGAS, NV. 89107
MARIO CABRERA MARTINEZ

THESE PLANS ARE PREPARED AND SUBMITTED BY THE OWNER AS AN EXEMPTION TO NRS 278 AND NRS 624 SECTION 22.02.265 OF 2018 BUILDING ADMINISTRATIVE CODE.

OWNERS NAME: MARIO CABRERA MARTINEZ

OWNERS SIGNATURE:

ON THIS DATE: IN LAS VEGAS, NV.

A–20



21-0371-VAR1 - APPLICANT/OWNER: MARIO A. CABRERA-MARTINEZ
4704 ALPINE PLACE

07/01/2021



21-0371-VAR1 - APPLICANT/OWNER: MARIO A. CABRERA-MARTINEZ
4704 ALPINE PLACE

07/01/2021

MARIO CABRERA MARTINEZ

4704 ALPINE PL. LAS VEGAS, NV. 89107

702-374-6310

March 20, 2021

JUSTIFICATION LETTER

This Letter has the intention to Justify the Conversion of Existing Storage to a Living

The main reason to convert this storage is because the need of extra bedroom and bathroom

Our Family is growing, and we are facing a big problem every day because the existing living quarters have only two bedrooms and two bathrooms for a Family of 8 it is just not enough

We think we need to apply for a Variance on the West and North Setbacks as well as Other Variation. We are sure is posible to comply with all Building codes.

Please accept Our Application for this Project

Sincerely

Mario Cabrera Martinez

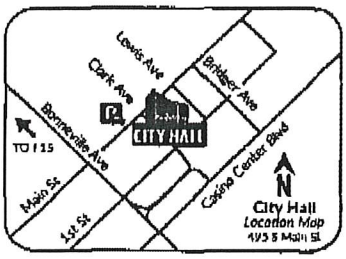
Homeowner

21-0371
06/16/2021

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.

21-0371-VAR1

Planning Commission Meeting of **08/10/2021**

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U.S. Postage
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Las Vegas, NV
Permit No. 1630

AUG - 2 2021

RECEIVED

AUG 03 2021

Dept of Planning
City of Las Vegas

21-0371-VAR1
13931410007
MUNN KRISTOPHER & KENNETH
PLASTER BRIAN ROBERT
801 S RANCHO STE E-4
LAS VEGAS NV 89106

89 ORDENF1 89106

38P

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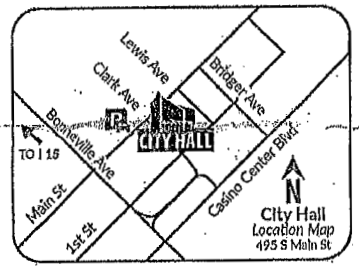
Las Vegas, NV
Permit No. 1630

Official Notice of Public Hearing



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

RECEIVED
AUG 05 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0371-VAR1

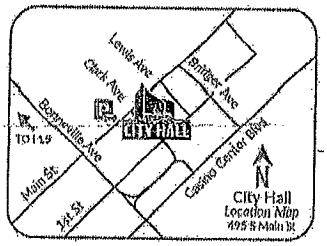
Planning Commission Meeting of **08/10/2021**

21-0371-~~VAR1~~
13931410043
GALINDO CESAR & MARY REV LIV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

Submitted after Final Agenda
38P

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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RECEIVED
AUG 05 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0371-VAR1
Planning Commission Meeting of **08/10/2021**

21-0371-VAR1
13931410091
YUEN MEI WAN
4705 BAXTER PL
LAS VEGAS NV 89107-4240

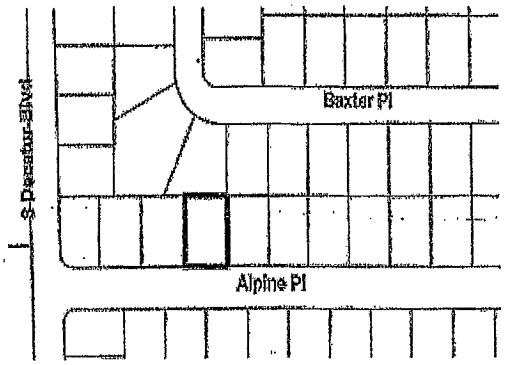
89107 [illegible]

Application Information

21-0371-VAR1 - VARIANCE- PUBLIC HEARING - APPLICANT/OWNER: MARIO A. CABRERA-MARTINEZ - For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CASITA] on 0.17 acres at 4704 Alpine Place (APN 139-31-410-116), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

- NO
Too close to our property

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*08/10/2021*
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.

3 of P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
39

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

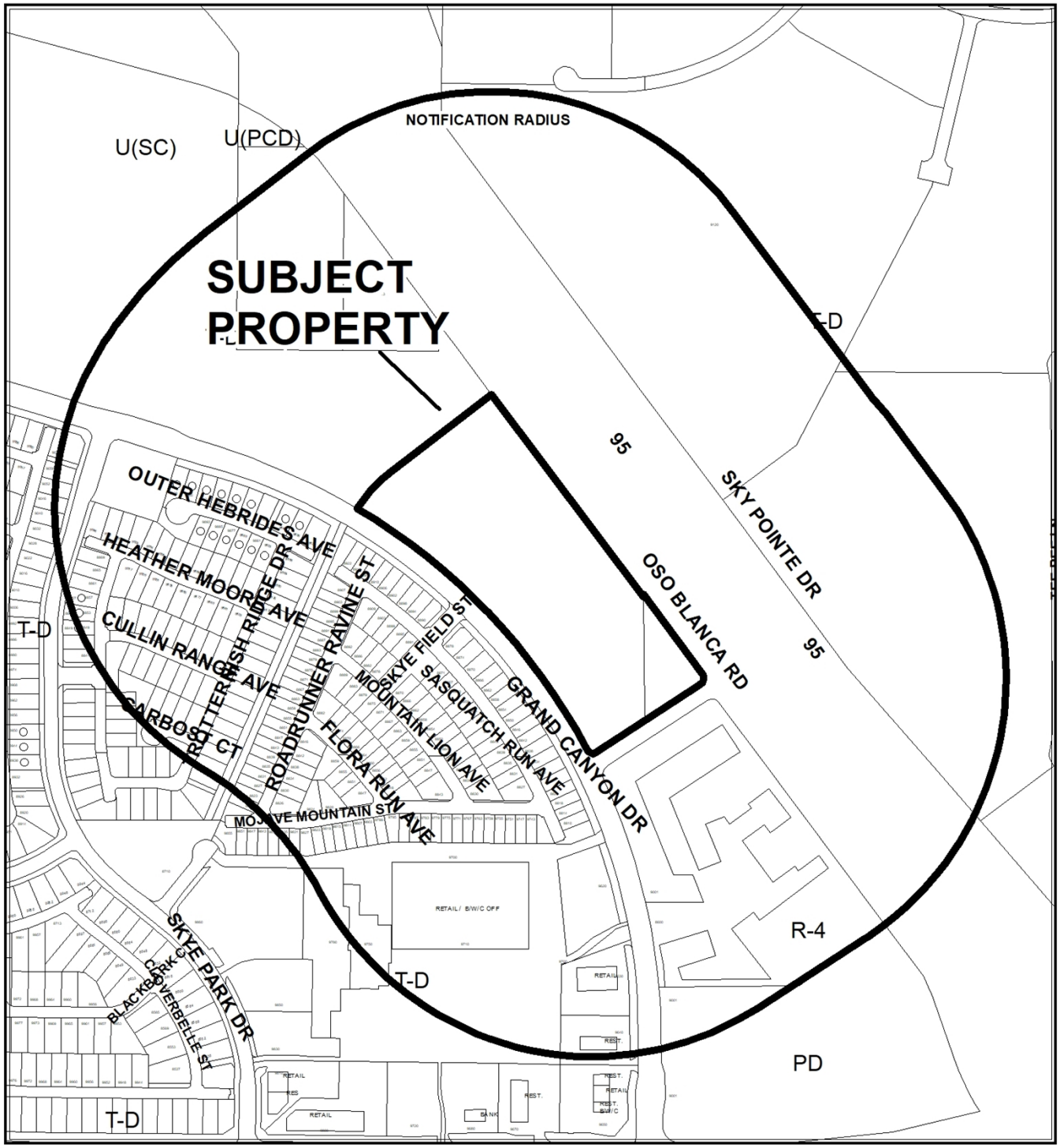
SUBJECT:
21-0374 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on the following Land Use Entitlement project requests on 12.67 acres at the northwest corner of Drake Drive and Oso Blanca Road (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone [MLA (Residential Medium Low-Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on 21-0374-MOD1. Staff recommends DENIAL on 21-0374-VAR1, 21-0374-VAR2 and 21-0374-SDR1.

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 21-0374-MOD1. Staff recommends DENIAL on 21-0374-VAR1, 21-0374-VAR2 and 21-0374-SDR1.

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 Skye Canyon Architectural Review Committee
7. School Development Tracking Form Submitted by Clark County School District



CASE: 21-0374

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE [MLA (RESIDENTIAL MEDIUM LOW-ATTACHED) SKYE CANYON SPECIAL LAND USE DESIGNATION]



0 375 750 Feet

CASE: 21-0374

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE [MLA (RESIDENTIAL MEDIUM LOW-ATTACHED) SKYE CANYON SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0374-MOD1	Staff recommends APPROVAL.	
21-0374-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0374-MOD1
21-0374-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0374-MOD1 21-0374-VAR1
21-0374-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0374-MOD1 21-0374-VAR1 21-0374-VAR2

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 281

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0374-MOD1 CONDITIONS

Planning

1. Conformance to the conditions of approval for Skye Canyon Development Standards Directors Business Items (DIR-42266, DIR-57816, DIR-59826, DIR-63962, DIR-65021, DIR-74292, DIR-74293, DIR-76242 and DIR-76243) and Major Modifications (MOD-62679, MOD-74264, MOD-75347 and 21-0094-MOD1), except as amended herein.

21-0374-VAR1 CONDITIONS

Planning

1. Approval of a Major Modification (21-0374-MOD1) and conformance to the Conditions of Approval for Variance (21-0374-VAR2) and Site Development Plan Review (21-0374-SDR1) shall be required, if approved.

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

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

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

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

21-0374-VAR2 CONDITIONS

Planning

1. Approval of a Major Modification (21-0374-MOD1) and conformance to the Conditions of Approval for Variance (21-0374-VAR1) and Site Development Plan Review (21-0374-SDR1) shall be required, if approved.

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

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

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

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

21-0374-SDR1 CONDITIONS

Planning

1. Approval of a Major Modification (21-0374-MOD1) and conformance to the Conditions of Approval for Variance (21-0374-VAR1) and Variance (21-0374-VAR2) 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 06/16/21, except as amended by conditions herein.

4. A Waiver from Skye Canyon Development Standards is hereby approved, to allow a 10-foot wide landscape buffer on the east perimeter where 15 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.

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

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

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

Public Works

11. A Petition of Vacation, such as 20-0258-VAC1, shall record prior to the issuance of building permits for this site.

12. If not already constructed or guaranteed by the master developer, construct half street improvements on Drake Drive and Grand Canyon Drive with appropriate pavement transitioning and construct full street improvements on Oso Blanca Road with appropriate pavement transitioning concurrent with development of this site meeting Skye Canyon Development Standards per the Skye Canyon Development Agreement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. This site shall connect to the 12-inch public sewer stub provided from Oso Blanca Road. Any public sewer lines located on-site, if proposed, shall meet public standards and be located within appropriate public easements.

14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

15. Landscape and maintain all unimproved right-of-way, if any, 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. 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, the submittal of any construction drawings or the recordation of a map, whichever may occur first. Comply with the recommendations of the approved update to the Master 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

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. The drainage study required by 20-0258-VAC1 may be used to satisfy this requirement.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 315-unit, three-story tall multi-family development on 12.67 acres on the west side of Oso Blanca Road, approximately 1,680 feet north of W Skye Canyon Park Dr within the Master Plan Area of Skye Canyon.

ISSUES

- The applicant has proposed a Major Modification (21-0374-MOD1) to the existing Skye Canyon Development Agreement's Exhibits "F" and "M' to eliminate the ML-A (Residential Medium Low-Attached) Special Land Use Designation average density requirement. Staff supports the request.
- The proposed Multi-Family Residential land use is permitted in the proposed ML-A (Residential Medium Low-Attached) Special Land Use Designation.
- The applicant has requested a Variance (21-0374-VAR1) to allow two wall signs which are 65 square feet where 50 square feet is the maximum area allowed; to allow two wall signs that do not face a street frontage where one sign facing the street frontage is allowed and to allow three 11-foot tall, 188 square-foot monument signs where eight feet and 60 square feet are the maximum allowed. Staff does not support the request.
- The applicant has requested a Variance (21-0374-VAR2) to allow 486 parking spaces where 542 spaces are required. Staff does not support the request.
- A Site Development Plan Review (21-0374-SDR1) is required for medium density apartment developments within the Master Plan Area of Skye Canyon. The applicant has requested a waiver to allow reduced perimeter landscape buffers to allow a 10-foot wide landscape buffer on the east perimeter where 15 feet is the minimum allowed. Staff does not support the request.
- The applicant is proposing to utilize the Skye R-3 Development Standards.
- The proposed Major Modification and Multi-Family Residential development received approval from the Skye Canyon Architectural Review Committee on June 10th, 2021.

ANALYSIS

The subject site is designated ML-A (Residential Medium Low - Attached) within the Skye Canyon Master Plan Area. The purpose of the Residential Medium Low – Attached category is to provide for the development of single-family detached dwellings on smaller lots, cluster homes, as well as single-family attached units and medium density apartments. The designation allows a maximum density of 25 dwelling units per acre for single family detached dwellings and cluster homes. However, single family attached units and medium density apartments are required to maintain an average density not to exceed 20 dwelling units per acre. The applicant is proposing a density of 24.86 dwelling units per acre, which is well above the allowed average density.

The applicant has requested a Major Modification to the existing Skye Canyon Development Agreement's Exhibits "F" and "M' to eliminate the ML-A (Residential Medium Low-Attached) Special Land Use Designation average density requirement, which would allow the maximum of 25 dwelling units throughout the Special Land Use Designation. The proposed Major Modification received approval from the Skye Canyon Architectural Review Committee on June 10th, 2021. Staff finds the proposed amendment to be consistent with the goals of the Skye Canyon Master Plan, which intends to develop a community with a variety of housing types with densities that range from 5.49 to 25.00 units per acre. Therefore, staff recommends approval of the requested Major Modification (21-0374-MOD1).

The ML-A Skye Canyon Land Use Category supports the Skye R-CL, Skye R-TH, Skye R-2, and Skye R-3 development standards. The applicant is proposing to develop the site following the Skye R-3 development standards. The Skye R-3 housing types include, duplex and townhome units (conventional, cluster or Alley configurations) and medium density apartments. The applicant has proposed to develop a three-story tall, 315-unit medium density apartment development consisting of 219 one-bedroom units, 75 two-bedroom units and 21 three-bedroom units. The proposed development also provides a 8,500 square-foot private community center and leasing office with amenities that include fitness rooms, pool, sports courts and open space areas. There are also additional areas of open space spread throughout the development for the residents to utilize which include a circular dog park.

The applicant has submitted a package that identifies the proposed signage for the development. The submitted sign package identifies two 65 square-foot wall signs with internally illuminated channel letters, which will be located on the clubhouse and in the pool area. In addition, the package also includes three 11-foot tall, 188 square-foot monument signs with internally illuminated channel letters that are located on the west, south and east perimeter of the subject site. Pursuant to Skye Canyon Development Standards medium density apartments developments within a Skye R-3 shall be analogous to those sign standards indicated in LVMC 19.06.140 for the R-3 (Medium Density Residential) District. The applicant has requested a Variance (21-0374-VAR1) to allow two wall signs which are 65 square feet where 50 square feet is the maximum area allowed, to allow two wall signs that do not face a street frontage where one sign facing the street frontage is allowed and to allow three 11-foot tall, 188 square-foot monument signs where eight feet and 60 square feet are the maximum allowed. Staff does not support the request. Staff recommends denial of the Variance (21-0374-VAR1), as the proposed signage is inconsistent with Skye Canyon and Title 19.06 signage development standards for the R-3 (Medium Density Residential) zoning district pertaining to wall sign and monument sign development standards.

The Skye R-3 Standards indicate the on-site parking requirements for medium density apartments are consistent with Title 19.12 development standards, 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 applicant has requested a Variance (21-0374-VAR2) to allow 486 parking spaces where 542 spaces are required. Staff does not support the request as the reduced on-site parking may have a negative impact on the surrounding area.

Although the proposal represents much needed multi-family housing within Skye Canyon Mater Plan area; staff finds that the requested Waiver and Variances reinforce the unsuitability of the proposed development to the surrounding area. For these reasons, staff recommends denial of the proposed Site Development Plan Review (21-0374-SDR1) and two associated Variances (21-0374-VAR1 and VAR2). However, staff recommends approval of the requested Major Modification (21-0374-MOD1) as it has been deemed compatible with the surrounding area and the goals of the ML-A (Residential Medium Low-Attached) Special Land Use Designation.

FINDINGS MAJOR MODIFICATION (21-0374-MOD1)

The proposed modifications to the ML-A (Residential Medium Low - Attached) to allow a 25 dwelling units per acre maximum density throughout the land use designation regardless of development type is in alignment with the goals and policies outlined within the Skye Canyon Master Development Standards manual and are harmonious with existing surrounding development; therefore, staff recommends approval of this Major Modification request.

FINDINGS (21-0374-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to install signage that exceeds the maximum height, sign area and quantities allowed under the Skye Canyon and Title 19.06 development standards for the R-3 (Medium Density Residential) zoning district. Alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0374-VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild the subject site. A revised design with a reduced unit count would allow conformance to Skye Canyon medium density apartments parking requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0374-SDR1)

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

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

   Staff has determined that due to the requested Waiver and Variances the proposed development is not compatible with adjacent development in the area. Staff finds that no evidence of a unique circumstance has been presented to justify the requested deviations.

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 proposed Waivers of required perimeter landscape buffer width and Variances to allow reduced on-site parking and signage that does not comply with Skye Canyon R-3 development standards.

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

The subject site has vehicular access from by Grand Canyon Drive, which is designated a 70-foot wide Collector Street as designated by the Master Plan of Street and Highways.

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 "Desert Museum Palo Verde" and 24-inch box "African Sumac", "Chinese Pistache" and "Desert Willow" 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, which will be harmonious and compatible with the proximate environment. The building façades will have a Sherman Williams "City Loft", "Colonnade Gray", "Stamped Concrete", "Roycroft Pewter" and "Nomadic Desert" 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, Code Enforcement, etc.	
12/01/04	The City Council approved a Resolution (R-176-2004) adopting guidelines for development within the Kyle Canyon Gateway area
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the city of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas. Staff recommended approval.
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
05/16/07	The City Council adopted Ordinance No. 5910, thereby adopting the Development Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas.
06/20/07	The Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the effective date of the Development Agreement.
08/08/07	The City Council approved a Major Modification (MOD-22589) of the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai and Grand Canyon Drive, and to add street cross sections. The Planning Commission and staff recommended approval

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
9/05/07	The City Council approved a Petition to Annex (ANX-21949) 15.56 acres generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road; and a Petition to Annex (ANX-21950) 5.15 acres generally located on the south side of Kyle Canyon Road, east of Alpine Ridge Way. The Planning Commission and staff recommended approval. The effective date of the annexations was 09/14/07.
09/19/07	The City Council approved a request (GPA-20469) to amend the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development) on 7.27 acres on the west side of Oso Blanca Road, approximately 2,190 feet south of Kyle Canyon Road. The City Council also approved a Rezoning (ZON-22351) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial) and C-2 (General Commercial) to TD (Traditional Development) on the same 7.27 acres. This action also updated the Kyle Canyon Development Standards and Design Guidelines. The Planning Commission and staff recommended approval.
08/06/08	The City Council approved a required review (DIR-28767) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval. A condition of approval required a follow-up review on 10/01/08.
09/23/08	Wachovia Bank, National Association, acting as the managing creditor of 41 creditors, foreclosed on the Kyle Canyon property. A new entity called KAG Property, LLC was formed to assume ownership of the Kyle Canyon property.
12/03/08	The City Council approved a follow-up required review (DIR-29916) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC (abeyed from 10/01/08). Staff recommended approval.
08/05/09	The City Council approved the required review (DIR-34955) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval.
10/02/09	The Master Developer presented to the city a summary report from Hart Howerton Strategic Planning Consultants outlining a strategic plan and recommendations for development of the Kyle Canyon property.
08/04/10	The City Council approved a required review (DIR-38680) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
08/17/11	The City Council approved a request or possible action on a request for required review (DIR-42369) of a development report as required by Subsection 9.01 of that certain Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC dated August 8, 2007. Staff recommended approval.
11/16/11	The City Council approved a request regarding the amending of the Development Agreement (DIR-42266) for the Kyle Canyon Development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road. Planning Commission and staff recommended approval. The Development Agreement (Doc. #201206260000001) was recorded on 06/26/12.
08/06/14	The City Council approved a request or possible action on a request for required review (DIR-54776) of a development report as required by Subsection 9.01 of that certain Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC dated August 8, 2007. Staff recommended approval.
01/21/15	The City Council approved a request for a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition on Horse Drive between the US 95 and Iron Mountain Road, Fort Apache Road between the US 95 and Moccasin Road, as well as on Hualapai Way from Grand Teton Drive to Moccasin Road, respectively. The Planning Commission and staff recommended approval.
01/21/15	The City Council approved a request a Street Name Change (SNC-55060) from Horse Drive tot: W Skye Canyon Park Dr (between the US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between the US 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.
04/15/15	The City Council approved a Directors Business Item (DIR-57816) for the 2nd amendment to the Kyle Canyon Development agreement. The Planning Commission and staff recommended approval on 03/10/15.
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.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
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.
03/16/16	The City Council approved a Major Modification (MOD-62679) to the Kyle Canyon Development Standards to amend the Blended Use Design Guidelines. The Planning Commission and staff recommended approval.
07/20/16	The City Council approved a Directors Business Item (DIR-63962) for the 3rd amendment to the Kyle Canyon Development agreement. The Planning Commission and Staff recommended approval on 06/14/16.
07/20/16	The City Council approved a Director's Business Item (DIR-65021) regarding the adoption of a parks agreement accompanying the 3rd amendment to the Sky Canyon development agreement. Staff recommended approval.
06/09/20	The Planning Commission approved Major Modification (MOD-78707) of the Kyle Canyon Development Standards to amend the minimum lot size for the Skye R-2 (Medium-Low Density Residential) district to allow a 1,280 square-foot lot size for Townhomes. Staff recommended approval.
12/08/20	The Planning Commission approved a request for a Petition of Vacation (21-0258-VAC1) to vacate public sewer and drainage easements on property located on the west side of Oso Blanca Road, approximately 1,680 feet north of W Skye Canyon Park Dr.
	The Planning Commission approved a request for a Site Development Plan Review (20-0258-SDR1) for a proposed 127-unit, single-story Multi-Family Residential development on property located on the west side of Oso Blanca Road, approximately 1,680 feet north of W Skye Canyon Park Dr.
05/1921	The City Council approved a request for a Major Modification (21-0094-MOD1) to remove a segment of an approved arroyo that extends west from park 5.13, to add open space to park 5.13, to add a trail to an approved arroyo that extends west from park 2.13 to Shaumber Road and to add open space to an arroyo that extends west from park 2.31 to Shaumber Road. The Planning Commission recommended approval of the request.
	The City Council approved a request for a Petition to Vacate (21-0094-VAC1) to vacate public drainage, slope and access easements generally located on the west side of Shaumber Road, approximately 780 feet south of Iron Mountain Road. The Planning Commission recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
	The City Council approved a request for a Tentative Map (21-0094-TMP1) - Skye Canyon - Parcels 5.09 & 5.10 - for a proposed 310 lot Single-Family Residential Subdivision on property located on the west side of Shaumber Road, approximately 784 feet south of Iron Mountain Road. The Planning Commission recommended approval of the request.
03/31/21	The Department of Planning approved a request for a Site Development Plan Review (21-0134-SDR1) for a proposed Skye Canyon 2.31 park on 1.82 acres on the west side of Skye Village Road at the intersection of Skye Village Road and Canyon View Lane.

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

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

Pre-Application Meeting	
06/09/21	Staff conducted a pre-application meeting via email to discuss the submittal requirements for the proposed development.

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

Field Check	
06/24/21	Staff observed the undeveloped site during a routine field check. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	12.67

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) – MLA (Residential Medium-Low Attached) - Skye Canyon	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development) – GED (Gaming) - Skye Canyon	T-D (Traditional Development)
South	Multi-Family Residential	H (High Density Residential)	R-4 (High Density Residential)
East	US 95 Oso Blanca Road	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Single Family, Detached	TND (Traditional Neighborhood Development) – ML (Residential Medium-Low) - Skye Canyon	T-D (Traditional Development)

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

JB

DEVELOPMENT STANDARDS

Pursuant to Skye Canyon R-3 Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	551,905 SF	Y
Min. Lot Width	N/A	436 Feet	Y
Min. Setbacks			
• Front (south)	10 Feet	15 Feet	Y
• Corner (east)	5 Feet	60 Feet	Y
• Corner (west)	5 Feet	50 Feet	Y
• Rear (north)	10 Feet	108 Feet	Y
Min. Distance Between Buildings	10 Feet	21 Feet	Y
Max. Building Height	60 Feet or 5 Stories	37 Feet or 3 Stories	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	111 Feet	112 Feet	Y
Trash Enclosure	50 Feet	103 Feet	Y

Pursuant to Skye Canyon Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	28 Trees	28 Trees	Y
• South	1 Tree / 20 Linear Feet	18 Trees	18 Trees	Y
• East	1 Tree / 20 Linear Feet	57 Trees	57 Trees	Y
• West	1 Tree / 20 Linear Feet	49 Trees	49 Trees	Y
TOTAL PERIMETER TREES		**152 Trees**	**152 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		20 Feet	Y
• South	10 Feet		15 Feet	Y
• East	15 Feet		10 Feet	N*
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested a Waiver to allow reduced landscape buffers.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Grand Canyon Drive	Collector Street	Master Plan of Streets and Highways Map	70	Y
Oso Blanca Road	Frontage Street	Master Plan of Streets and Highways Map	45	N*

*Oso Blanca Road is not fully developed in this area, and full street improvements adjacent to the subject site are required as part of this development.

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	
Multi-Family Residential	219 Units (One bedroom)	1:1.25	273.75				
	75 Units (Two bedroom)	1:1.75	131.25				
	21 Units (Three bedroom)	1:2.00	42				
	Guest Parking	1:6	52.50				
Community Center, Private (Accessory)	8,500 SF	1:200	42.50				
TOTAL SPACES REQUIRED			542		486		N*
Regular and Handicap Spaces Required			531	11	475	11	N*
Percent Deviation			10%				

*The applicant has requested a Variance (21-0374-VAR2) to allow reduced onsite parking that does not comply with Skye Canyon development standards.

JB

Monument Signs: *(Sign #1A - Adjacent to Grand Canyon Drive), (Sign #1B - Adjacent to Oso Blanca Road) and (Sign #1C adjacent to Drake Drive)*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	1 / Street frontage 1 total
Maximum Area	60 SF /sign	187.4 SF*
Maximum Height	8 Feet	11 Feet*
Minimum Setback	5 Feet	5 Feet
Additional Standards	1. All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage. 2. See also Residential Protection Standards in LVMC 19.06.140(C).	1. All monument signs on the same lot for this development maintain a minimum separation of 100 feet measured along the street frontage. 2. The proposed monument signs complies with Residential Protection Standards as Signs 1A and 1C it is located more than 40 feet from the property planned or zoned for residential use but within 200 feet of such property and the sign is or will be visible from such property. The proposed signs are interior-lit and lighted with direct white light, and not contain bare bulbs, exposed neon tube, animation or an electronic message unit.
Illumination	Direct/Internal	Direct/Internal

Wall Sign: *(Sign #2 – Pool Sign)*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	1 Sign that does not face the street*
Maximum Area	50 SF / sign	65 SF
Maximum Projection	2 Feet	Five Inches
Additional Standards	1. Sign shall be integral part of or be supported by the wall or wall element (such as awning or marquee) to which they are attached. 2. See also Residential Protection Standards in LVMC 19.06.140(C).	1. The proposed wall sign will be supported by a wall of the multi-family residential development. 2. The proposed wall sign complies with Residential Protection Standards as it is located more than 200 feet from property zoned or shown on the General Plan as planned for single family residential (attached or detached) use.
Illumination	Internal and external illumination of wall signs is permitted except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use	Internal/External – the proposed building elevation is located more than 200 feet from property zoned or shown on the General Plan as planned for single family residential (attached or detached) use.

Wall Sign: *(Sign #3 – Clubhouse)*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / Street frontage 1 total	1 Sign that does not face the street*
Maximum Area	50 SF / sign	65 SF
Maximum Projection	2 Feet	Five Inches
Additional Standards	3. Sign shall be integral part of or be supported by the wall or wall element (such as awning or marquee) to which they are attached. 4. See also Residential Protection Standards in LVMC 19.06.140(C).	3. The proposed wall sign will be supported by a wall of the multi-family residential development. 4. The proposed wall sign complies with Residential Protection Standards as it is located more than 200 feet from property zoned or shown on the General Plan as planned for single family residential (attached or detached) use.
Illumination	Internal and external illumination of wall signs is permitted except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use	Internal/External – the proposed building elevation is located more than 200 feet from property zoned or shown on the General Plan as planned for single family residential (attached or detached) use.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Skye Canyon development standards a 15-foot wide landscape buffer is required adjacent to the right-of-way.	To allow a 10-foot wide landscape buffer on the east perimeter of the site adjacent to Oso Blanca Road	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0374
Meeting Date	
Total Fee	
Received By/Date	06/16/2021

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

Project Address (Location) Osa Blanca and Skye Canyon Park

Project Name Elysian@Skye Canyon **Proposed Use** Multi-Family

Assessor's Parcel #(s) 125-07-501-006 and 125-07-110-002 **Ward #** 6 - Fiore

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

Additional Information

Property Owner Century Communities of Nevada **Contact** Joe Genovese
Address 6345 S. Jones Blvd. Suite 400 City Las Vegas State NV Zip 89118
E-mail joe.genovese@centurycommunities.com Phone 702-330-4694

Applicant Century Communities of Nevada **Contact** Joe Genovese
Address 6345 S. Jones Blvd., Suite 400 City Las Vegas State NV Zip 89118
E-mail joe.genovese@centurycommunities.com Phone 702-330-4694

Representative Kaempfer Crowell **Contact** Tony Celeste
Address 1980 Festival Plaza Dr. #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.

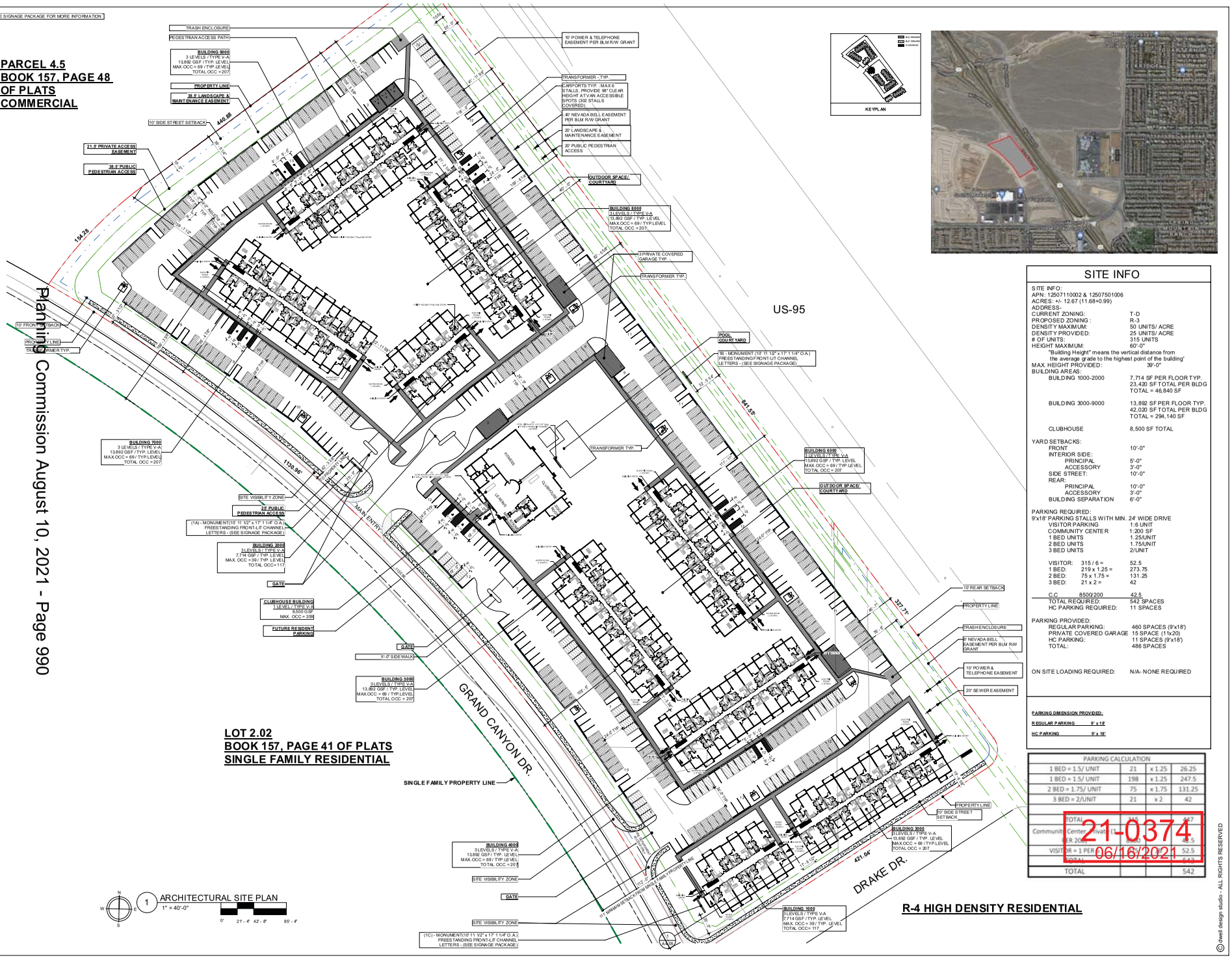
Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name ROBERT M. BEVILLE

Subscribed and sworn before me
This 18th day of May, 20 21

L.J. HARRIS
Notary Public - State of Nevada
County of Clark
APPT. NO. 98-49259-1
My App. Expires Dec. 2, 2023

L.J. Harris
Notary Public in and for said County and State



SITE INFO

SITE INFO:
APN: 125071100002 & 12507501006
ACRES: +/- 12.67 (11.68+0.99)
ADDRESS-

CURRENT ZONING:	T-D
PROPOSED ZONING :	R-3
DENSITY MAXIMUM:	50 UNITS/ ACRE
DENSITY PROVIDED:	25 UNITS/ ACRE
# OF UNITS:	315 UNITS
HEIGHT MAXIMUM:	60'-0"
	"Building Height" means the vertical distance from the average grade to the highest point of the building'
MAX. HEIGHT PROVIDED:	39'-0"
BUILDING AREAS:	
BUILDING 1000-2000	7,714 SF PER FLOOR TYP. 23,420 SF TOTAL PER BLDG TOTAL = 46,840 SF
BUILDING 3000-9000	13,892 SF PER FLOOR TYP. 42,020 SF TOTAL PER BLDG TOTAL = 294,140 SF
CLUBHOUSE	8,500 SF TOTAL

YARD SETBACKS:

FRONT	10'-0"
INTERIOR SIDE:	
PRINCIPAL	5'-0"
ACCESSORY	3'-0"
SIDE STREET:	10'-0"
REAR:	
PRINCIPAL	10'-0"
ACCESSORY	3'-0"
BUILDING SEPARATION	6'-0"

PARKING REQUIRED:
9'x18' PARKING STALLS WITH MIN. 24' WIDE DRIVE

VISITOR PARKING		1:6 UNIT
COMMUNITY CENTER		1:200 SF
1 BED UNITS		1.25/UNIT
2 BED UNITS		1.75/UNIT
3 BED UNITS		2/UNIT
VISITOR:	315 / 6 =	52.5
1 BED:	219 x 1.25 =	273.75
2 BED:	75 x 1.75 =	131.25
3 BED:	21 x 2 =	42
C.C	8500/200	42.5
TOTAL REQUIRED:		542 SPACES
HC PARKING REQUIRED:		11 SPACES

PARKING PROVIDED:

REGULAR PARKING:	460 SPACES (9'x18')
PRIVATE COVERED GARAGE	15 SPACE (11x20)
HC PARKING:	11 SPACES (9'x18')
TOTAL:	486 SPACES

ON SITE LOADING REQUIRED: N/A- NONE REQUIRED

PARKING DIMENSION PROVIDED:
REGULAR PARKING 9' x 18'
HC PARKING 9' x 18'

PARKING CALCULATION			
1 BED = 1.5/ UNIT	21	x 1.25	26.25
1 BED = 1.5/ UNIT	198	x 1.25	247.5
2 BED = 1.75/ UNIT	75	x 1.75	131.25
3 BED = 2/UNIT	21	x 2	42
TOTAL	[illegible]		447
Community Center (Private)	[illegible]		95
VISITOR = 1 PER 6	315		52.5
TOTAL			542

21-0374
06/16/2021

dwell design studio
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SUITE 650
MCLEAN, VA 22102
PHONE: 571.253.6050
dwelldesignstudio.com

SKYE CANYON
CALIDA

ISSUE
DATE DESCRIPTION BUILDING
8/6/2021 ENTITLEMENT PACKAGE 1.0
REVISION
DATE COMMENTS REV

The ideas and designs incorporated in this drawing, as an instrument of service, are the property of dwell design studio and may not be used in whole or in part without the written permission of dwell design studio.

SHEET NAME
ARCHITECTURAL SITE PLAN

JOB NUMBER: 2110201
DRAWN BY: Author
CHECKED BY: Checker
SP-02

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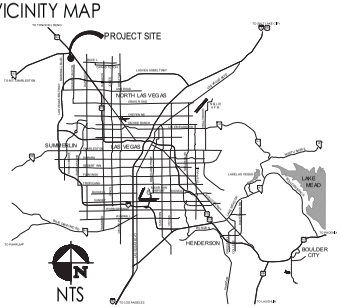
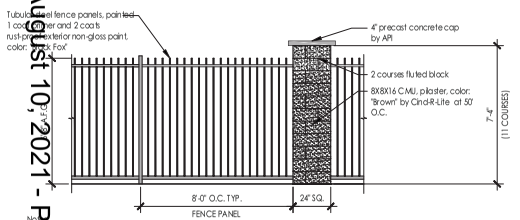
VICINITY MAP



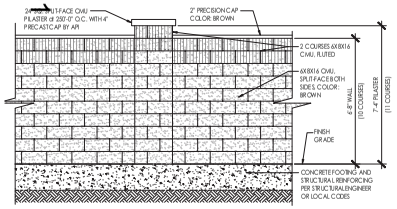
APN #s: 125-07-110-002 & 125-07-501-006





Note:
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"



Typical CMU Screen Wall — 2
SCALE: 3/8"=1'-0"

Tree Planting Legend

Symbol	Common Name / Botanical name	Size/Spec.	Qty.
A	African Sumac *Rhus lancea*	24" Box Standard Min. spec: 7'x2.5'x1.25"	103
B	Chinese Pistache *Pistacia chinensis*	24" Box Standard Min. spec: 7'x2.5'x1.0"	115
C	Desert Willow *Chilopsis linearis*	24" Box Multi-trunk Min. spec: 4'x2.5'	74

Shrub & Accent Planting Legend

Symbol	Common Name / Botanical Name	Size/Spec.	Qty.
A	Texas Ranger *Leucophyllum langmaniae*	5 Gal. Can full	288
B	Myrtle *Myrtus communis*	5 Gal. Can full	459
	Dwarf Yaupon Holly *Ilex vomitoria 'Pendula'*	5 Gal. Can full	305
D	Indian Hawthorn *Rhaphiolepis indica*	5 Gal. Can full	332
E	Baja Red Fairy Duster *Calliandra californica*	5 Gal. Can full	350
F	Feather Grass *Stipa spectosa*	5 Gal. Can full	380

Tree Planting Notes:

1. Locate all underground utilities prior to digging and protect in place.
2. Any and all plant material substitutions shall be approved by the Landscape Architect.
3. Quantities indicated are for convenience only, contractor shall verify all quantities.
4. Contractor shall install root barriers on all trees occuring within ten (10) feet of a sidewalk, hardscape, or public right of way.
5. Contractor shall install deep root irrigation systems on all trees occuring within 5 feet of a sidewalk, hardscape, or public right of way.

Hardscape Legend

Symbol	Material Description
BLANK / NOT SHOWN	Granite Rock Mulch - 3/4" Mojave Gold to be screened, no fines by Kalamazoo Materials (702) 296-9131. Min. depth of 2" to max. depth of 4". Install in all tree and shrub planting areas. Submit rock mulch sample to owner and landscape architect for approval.

Open Space Calculations:

Total Site Area: Approx. 12.67 Acres (551,905 SF)

Open Space Requirements:
100SF/DU = 315 x 100 = 31,500 SF open space required

Open Space Provided:
180,123SF (4.13 AC) - 32.6% of total site area

SIGHT VISIBILITY ZONES:
OWNER SHALL MAINTAIN ALL PLANT MATERIALS OCCURRING WITHIN SIGHT VISIBILITY ZONES AT 24" MAX. HEIGHT, TYPICAL.

GRAPHIC SCALE (1"=80'-0")
0' 25' 50' 100'

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06/16/2021 -0374

June 14, 2021

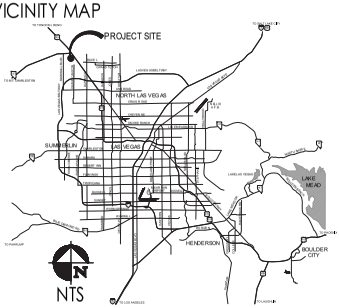
LP001 - PRELIMINARY LANDSCAPE PLAN

THE CALIDA GROUP
Extraordinary Living

Skye Canyon
Las Vegas, Nevada 89101

SILVER LANDS INC.

VICINITY MAP



APN #s: 125-07-110-002 & 125-07-501-006



Tree Planting Legend

Symbol	Common Name / Botanical name	Size/Spec.	Qty.
A	African Sumac Rhus lancea	24" Box Standard Min. spec: 7'x2.5'x1.25"	103
B	Chinese Pistache Pistacia chinensis	24" Box Standard Min. spec: 7'x2.5'x1.0"	115
C	Desert Willow Chilopsis linearis	24" Box Multi-trunk Min. spec: 4'x2.5'	74

Shrub & Accent Planting Legend

Symbol	Common Name / Botanical Name	Size/Spec.	Qty.
A	Trailing Lantana Lantana montevidensis	5 Gal. Can full	288
B	Myrtle Myrtus communis	5 Gal. Can full	459
	Dwarf Yaupon Holly Ilex vomitoria 'Pendula'	5 Gal. Can full	305
D	Indian Hawthorn Rhaphiolepis indica	5 Gal. Can full	332
E	Baja Red Fairy Duster Calliandra californica	5 Gal. Can full	350
F	Feather Grass Stipa spectosa	5 Gal. Can full	380

Tree Planting Notes:

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2. Any and all plant material substitutions shall be approved by the Landscape Architect.
3. Quantities indicated are for convenience only, contractor shall verify all quantities.
4. Contractor shall install root barriers on all trees occuring within ten (10) feet to a sidewalk, hardscape, or public right of way.
5. Contractor shall install deep root irrigation systems on all trees occuring within 5 feet of a sidewalk, hardscape, or public right of way.

Hardscape Legend

Symbol	Material Description
BLANK / NOT SHOWN	Granite Rock Mulch - 3/4" Mojave Gold to be screened, no fines by Kalamazoo Materials (702) 296-9131. Min. depth of 2" to max. depth of 4". Install in all tree and shrub planting areas. Submit rock mulch sample to owner and landscape architect for approval.

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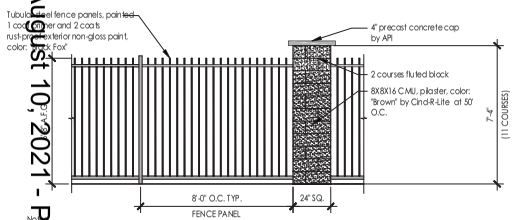
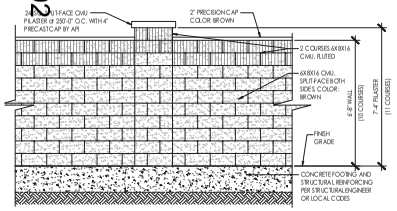


NOTES:
1. Pilaster CMU shall be installed in pinwheel configuration.
2. Concrete footing, steel reinforcing, etc. by structural engineer or local codes.

Typical CMU & Wrought Iron Perimeter Fence 1
SCALE: 3/8"=1'-0"



Typical CMU Screen Wall 2
SCALE: 3/8"=1'-0"

SIGHT VISIBILITY ZONES:
OWNER SHALL MAINTAIN ALL PLANT MATERIALS OCCURRING WITHIN SIGHT VISIBILITY ZONES AT 24" MAX. HEIGHT, TYPICAL.

GRAPHIC SCALE (1"=80'-0")
0' 25' 50' 100'

June 14, 2021

LP001 - PRELIMINARY LANDSCAPE PLAN

THE CALIDA GROUP
Extraordinary Living

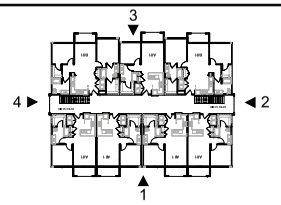
Skye Canyon
Las Vegas, Nevada 89101

SILVER LANDS INC.

Planning Commission August 10, 2021 - Page 992
ZC-0374-21
06/16/2021

Finish Schedule			
1	Stucco 1	6	Vinyl Window
2	Stucco 2	7	Alum. Railing System
3	Stucco 3	8	Alum. Gate
4	Stucco 4	9	Alum. Canopy
5	Stucco 5	10	Alum. Storefront System

Key Plan

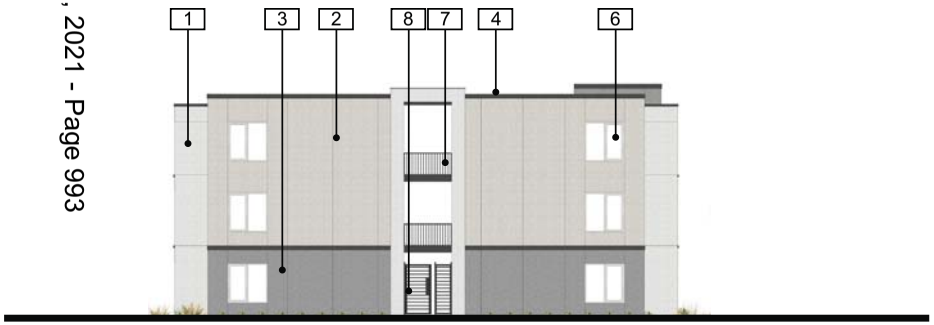




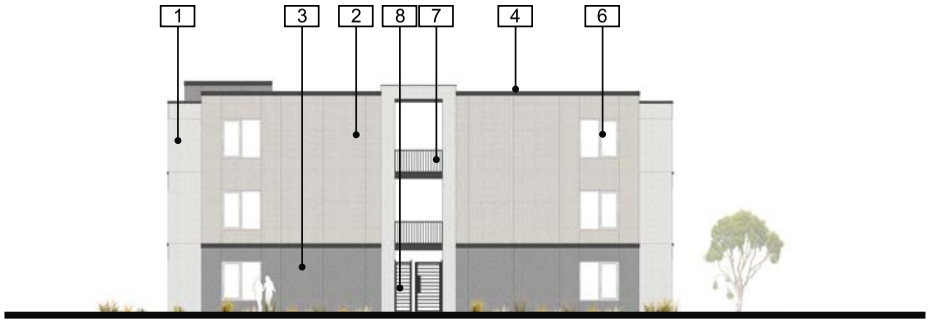
1 **Bldgs. 1000-2000 - Elevation 1**
Scale: 1" = 20'-0"



3 **Bldgs. 1000-2000 - Elevation 3**
Scale: 1" = 20'-0"



2 **Bldgs. 1000-2000 - Elevation 2**
Scale: 1" = 20'-0"



4 **Bldgs. 1000-2000 - Elevation 4**
Scale: 1" = 20'-0"

21-0374
06/16/2021

Planning Commission August 10, 2021 - Page 993

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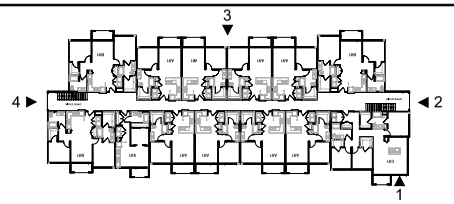
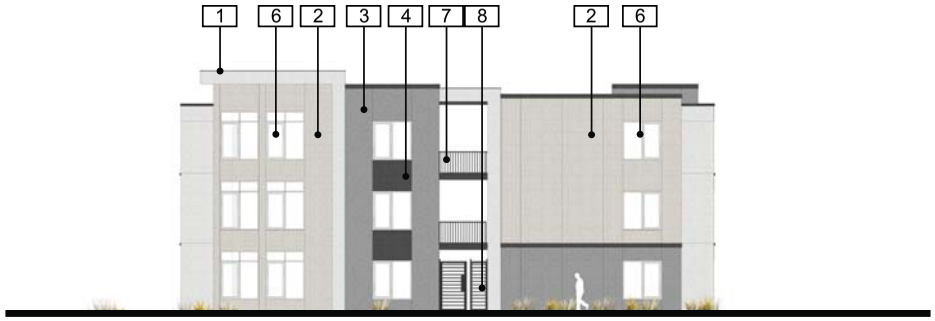
Finish Schedule			
1	Stucco 1	6	Vinyl Window
2	Stucco 2	7	Alum. Railing System
3	Stucco 3	8	Alum. Gate
4	Stucco 4	9	Alum. Canopy
5	Stucco 5	10	Alum. Storefront System

Key Plan





1 **Bldgs. 3000-9000 - Elevation 1**
Scale: 1" = 20'-0"



2 **Bldgs. 3000-9000 - Elevation 2**
Scale: 1" = 20'-0"

21-0374
06/16/2021

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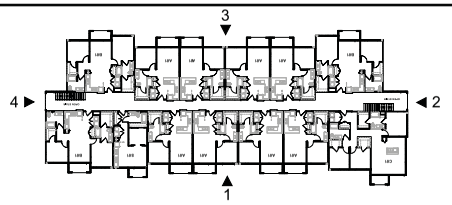
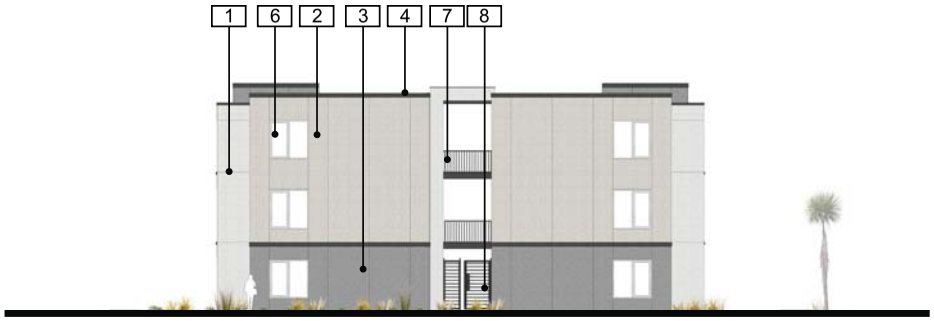
Finish Schedule			
1	Stucco 1	6	Vinyl Window
2	Stucco 2	7	Alum. Railing System
3	Stucco 3	8	Alum. Gate
4	Stucco 4	9	Alum. Canopy
5	Stucco 5	10	Alum. Storefront System

Key Plan





3 **Bldgs. 3000-9000 - Elevation 3**
Scale: 1" = 20'-0"



4 **Bldgs. 3000-9000 - Elevation 4**
Scale: 1" = 20'-0"

21-0374
06/16/2021

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Skye Canyon | Las Vegas, NV
April 29, 2021

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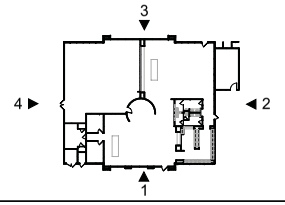
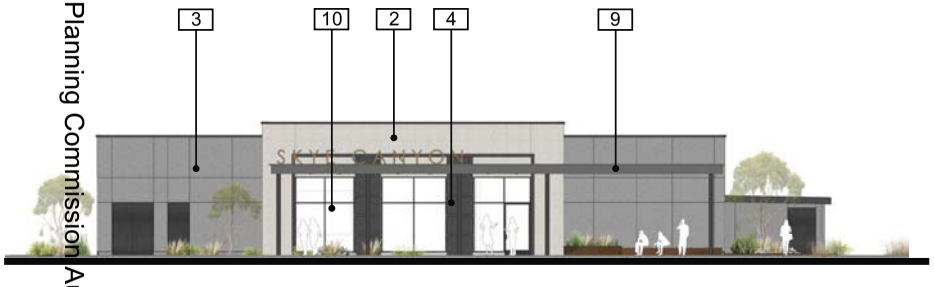
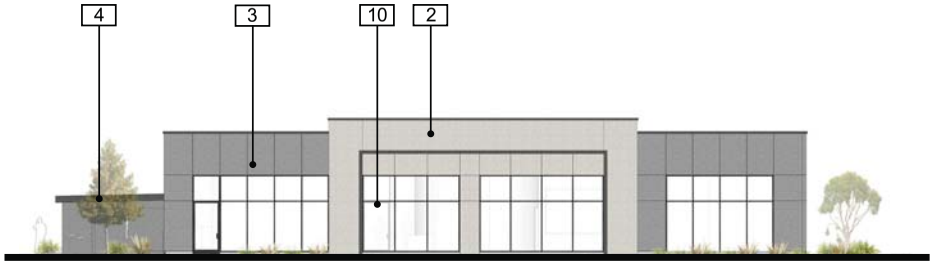
Finish Schedule			
1	Stucco 1	6	Vinyl Window
2	Stucco 2	7	Alum. Railing System
3	Stucco 3	8	Alum. Gate
4	Stucco 4	9	Alum. Canopy
5	Stucco 5	10	Alum. Storefront System

Key Plan

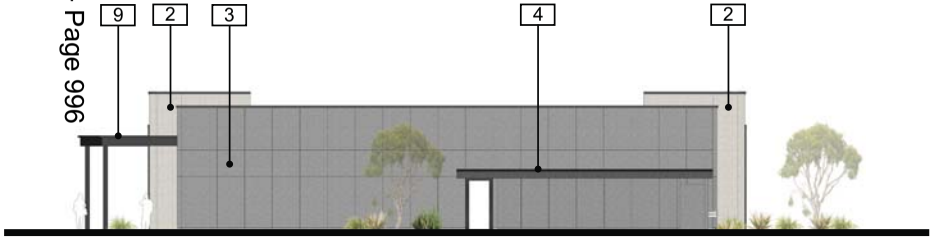




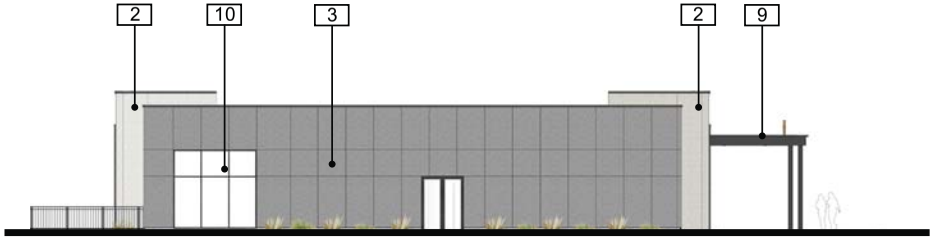
1 **Clubhouse - Elevation 1**
Scale: 1” = 20’-0”



3 **Clubhouse - Elevation 3**
Scale: 1” = 20’-0”



2 **Clubhouse - Elevation 2**
Scale: 1” = 20’-0”



4 **Clubhouse - Elevation 4**
Scale: 1” = 20’-0”

21-0374
06/16/2021

Planning Commission August 10, 2021 - Page 996

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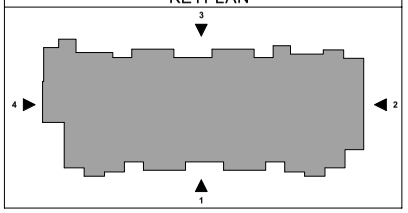
FINISH SCHEDULE

1	STUCCO 1	6	VINYL WINDOW
2	STUCCO 2	7	ALUM. RAILING SYSTEM
3	STUCCO 3	8	ALUM. GATE
4	STUCCO 4	9	ALUM. CANOPY
5	STUCCO 5	10	ALUM. STOREFRONT SYSTEM
		11	CARPORT - COLOR GRAY

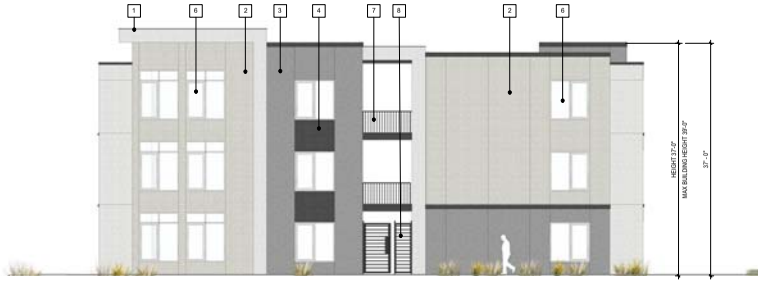
KEYPLAN





1 BUILDING 3000-9000 - ELEVATION 1
1/8" = 1'-0"

0' 21' - 4" 42' - 8" 85' - 4"



2 BUILDING 3000-9000 - ELEVATION 2
1/8" = 1'-0"

0 21' - 4" 42' - 8" 85' - 4"

21-0374
06/16/2021

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8200 GREENSBORO
SUITE 650
MCLEAN, VA 22102
PHONE: 571.253.6950
dwelldesignstudio.com

SKYE CANYON

A PROJECT DEVELOPED BY

CALIDA

ISSUE

DATE	DESCRIPTION	ISSUE CODE
03/08/2021	INITIAL REVIEW PACKAGE	1
06/16/2021	RESUBMIT 1 - 1ST FOLLOWUP PACKAGE	

REVISION

DATE	DESCRIPTION	REV

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BUILDING ELEVATIONS

JOB NUMBER: 2110201

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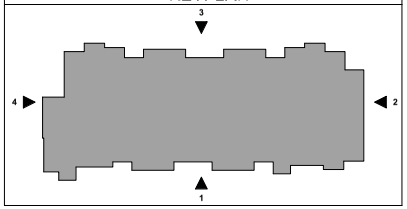
FINISH SCHEDULE			
1	STUCCO 1	6	VINYL WINDOW
2	STUCCO 2	7	ALUM. RAILING SYSTEM
3	STUCCO 3	8	ALUM. GATE
4	STUCCO 4	9	ALUM. CANOPY
5	STUCCO 5	10	ALUM. STOREFRONT SYSTEM
		11	CARPORT - COLOR GRAY

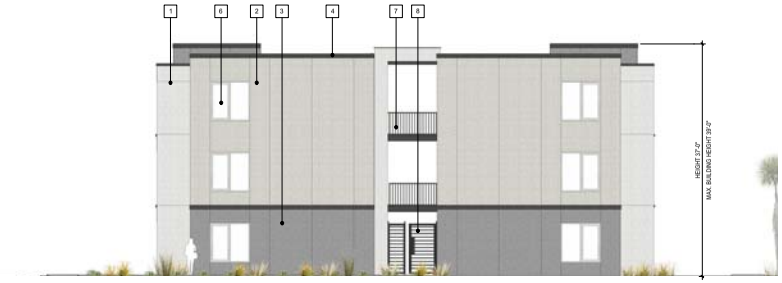
KEYPLAN





3 BUILDING 3000-9000 - ELEVATION 3
1/8" = 1'-0"

0' 21' - 4" 42' - 8" 85' - 4"



4 BUILDING 3000-9000 - ELEVATION 4
1/8" = 1'-0"

0' 21' - 4" 42' - 8" 85' - 4"

21-0374
06/16/2021

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SKYE CANYON

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ISSUE

REVISION

BUILDING ELEVATIONS

JOB NUMBER: 2110201

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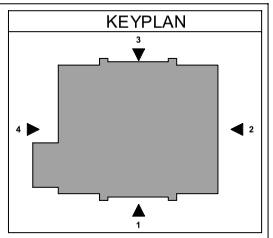
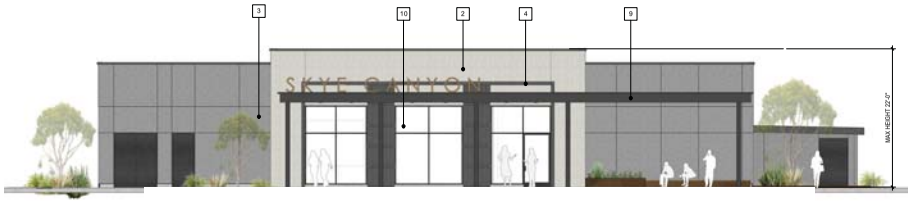
FINISH SCHEDULE			
1	STUCCO 1	6	VINYL WINDOW
2	STUCCO 2	7	ALUM. RAILING SYSTEM
3	STUCCO 3	8	ALUM. GATE
4	STUCCO 4	9	ALUM. CANOPY
5	STUCCO 5	10	ALUM. STOREFRONT SYSTEM
		11	CARPORT - COLOR GRAY

KEYPLAN





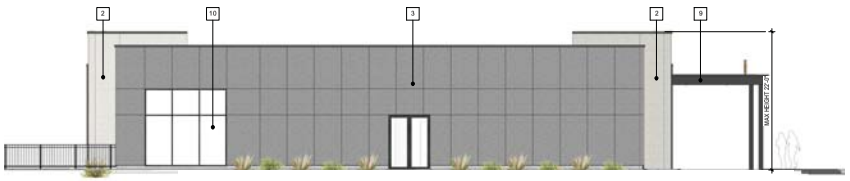
1 CLUBHOUSE - ELEVATION 1
1/8" = 1'-0"
0' 21'-4" 42'-8" 85'-4"



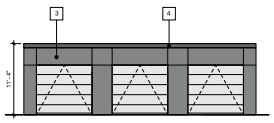
3 CLUBHOUSE - ELEVATION 3
1/8" = 1'-0"
0' 21'-4" 42'-8" 85'-4"



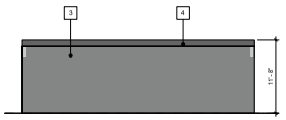
2 CLUBHOUSE - ELEVATION 2
1/8" = 1'-0"
0' 21'-4" 42'-8" 85'-4"



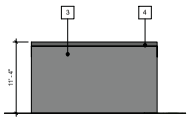
4 CLUBHOUSE - ELEVATION 4
1/8" = 1'-0"
0' 21'-4" 42'-8" 85'-4"



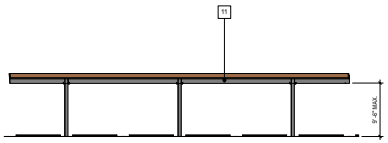
6 FRONT ELEVATION OF COVERED PARKING STALLS
1/8" = 1'-0"
0' 21'-4" 42'-8" 85'-4"



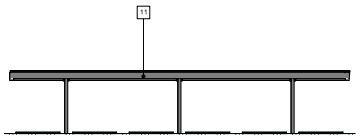
7 BACK ELEVATION OF COVERED PARKING STALLS
1/8" = 1'-0"
0' 21'-4" 42'-8" 85'-4"



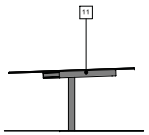
8 SIDE ELEVATION OF COVERED PARKING STALLS
1/8" = 1'-0"
0' 21'-4" 42'-8" 85'-4"



9 CARPORT FRONT ELEVATION - TYP. 6 STALL
1/8" = 1'-0"
0' 21'-4" 42'-8" 85'-4"



10 CARPORT REAR ELEVATION - TYP. 6 STALL
1/8" = 1'-0"
0' 21'-4" 42'-8" 85'-4"



11 CARPORT SIDE ELEVATION - TYP. 6 STALL
1/8" = 1'-0"
0' 21'-4" 42'-8" 85'-4"

21-0374
06/16/2021

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SKYE CANYON

CALIDA

ISSUE

REVISION

BUILDING ELEVATIONS

JOB NUMBER: 2110201

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Planning Commission August 10, 2021 - Page 999

6/15/2021 4:42:59 PM C:\Users\jahmad\Documents\Revit\2021 04-20 Calida_Skye Canyon RVG_jahmad.rvt



VIEW FROM CORNER OF BLDG 3000-9000 TYP.



VIEW FROM CLUBHOUSE ENTRANCE



VIEW FROM BLDG 3000-9000 TYP.



VIEW FROM BLDG 1000-2000 TYP.

Planning Commission August 10, 2021 - Page 1000

21-0374
06/16/2021

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SKYE CANYON

CALIDA

ISSUE

REVISION

ENHANCED ELEVATIONS

JOB NUMBER: 2110201

DRAWN BY Author | CHECKED BY Checker

A4-04

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1 WEST ELEVATION - BUILDING HEIGHT AND SETBACK PROVIDED
1/16" = 1'-0"

0' 8' - 0" 16' - 0" 32' - 0"

Planning Commission August 10, 2021 - Page 1001

21-0374
06/16/2021

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MCLEAN, VA 22102
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SKYE CANYON

CALIDA

ISSUE
DATE DESCRIPTION INCLUDED
01/05/21 ENTITLEMENT PACKAGE 1
06/16/21 RESUBMITTAL 1 ENTITLEMENT PACKAGE

REVISION
DATE COMMENTS REV

OVERALL WEST ELEVATION

JOB NUMBER: 21102101

DRAWN BY Author
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A4-05

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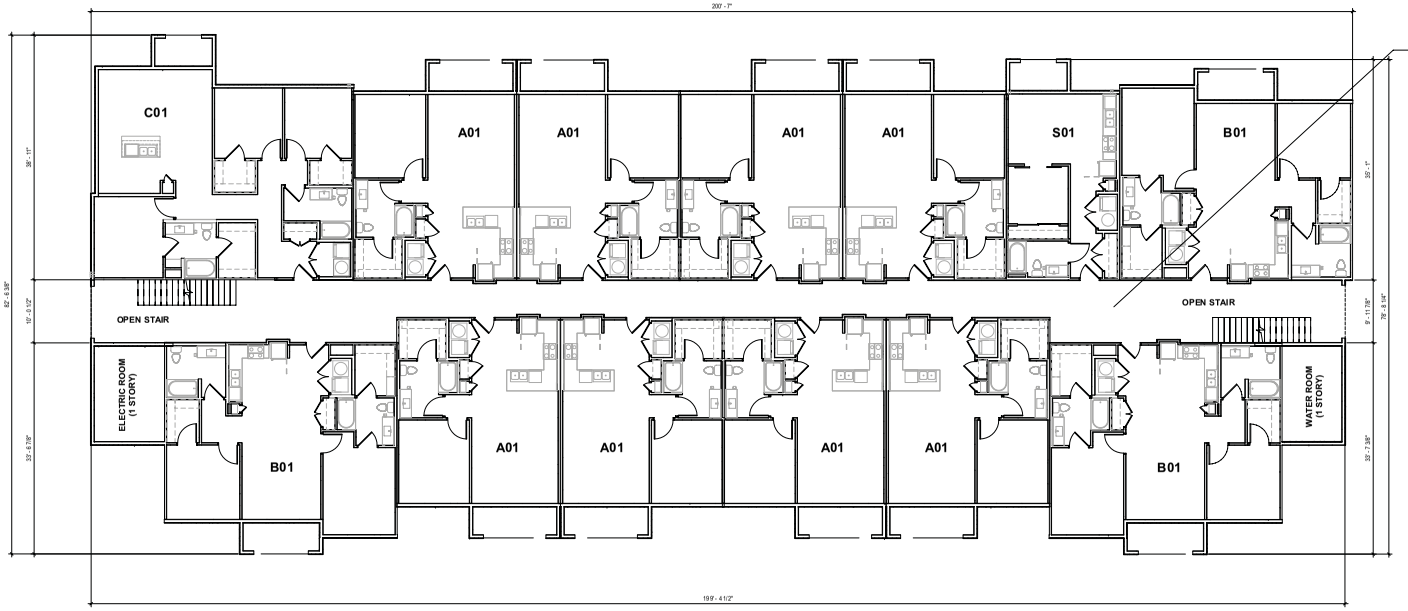
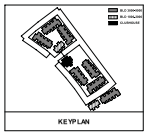


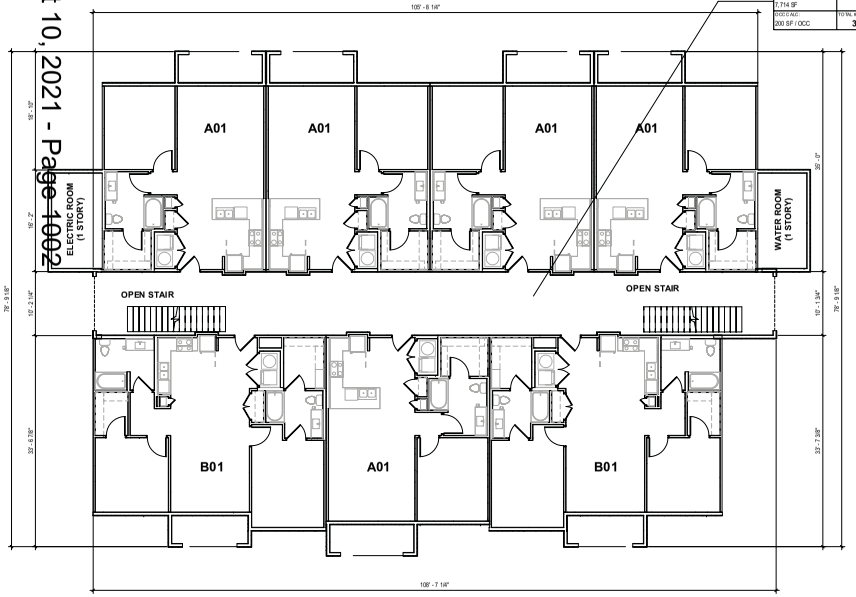
RESIDENTIAL BLDG. TYP.	
AREA: 13,892 SF	OCCUPANCY TYPE: R2
OCC CALC: 200 SF / OCC	TOTAL # OCCUPANTS: 69 OCC



SEE SHEET SP-02 FOR NORTH ARROW GRAPHIC

2 BUILDING 3000-9000 - OVERALL BLDG PLAN
1/8" = 1'-0"

0' 4' - 0" 8' - 0" 16' - 0"

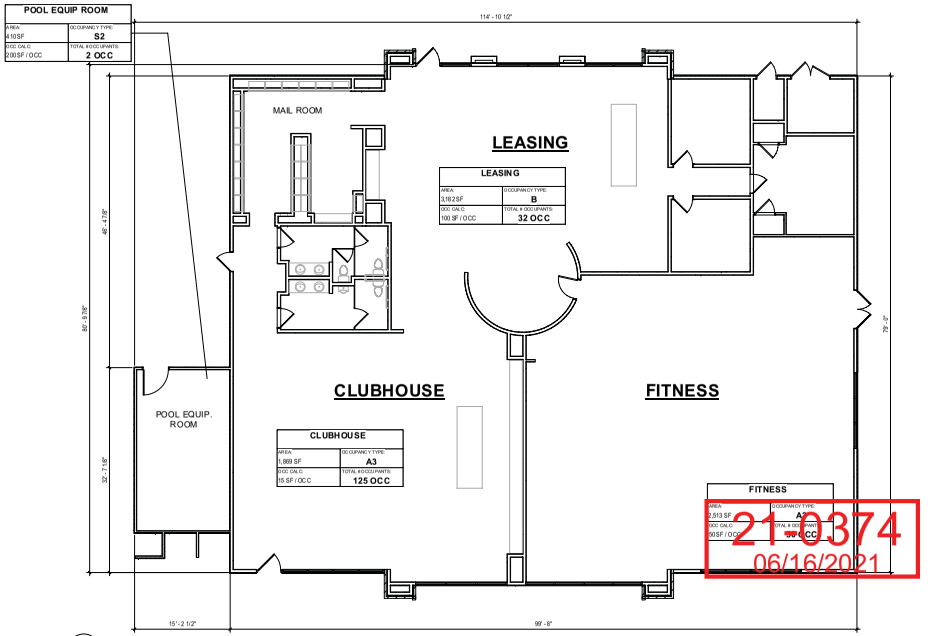


RESIDENTIAL BLDG TYP.	
AREA: 7,714 SF	OCCUPANCY TYPE: R2
OCC CALC: 200 SF / OCC	TOTAL # OCCUPANTS: 39 OCC

1 BUILDING 1000-2000 - OVERALL BLDG PLAN
1/8" = 1'-0"

0' 4' - 0" 8' - 0" 16' - 0"

POOL EQUIP ROOM	
AREA: 410 SF	OCCUPANCY TYPE: S2
OCC CALC: 200 SF / OCC	TOTAL # OCCUPANTS: 2 OCC



LEASING	
AREA: 3,182 SF	OCCUPANCY TYPE: B
OCC CALC: 100 SF / OCC	TOTAL # OCCUPANTS: 32 OCC

CLUBHOUSE	
AREA: 1,669 SF	OCCUPANCY TYPE: A3
OCC CALC: 15 SF / OCC	TOTAL # OCCUPANTS: 125 OCC

FITNESS	
AREA: 2,513 SF	OCCUPANCY TYPE: A2
OCC CALC: 50 SF / OCC	TOTAL # OCCUPANTS: 50 OCC

3 CLUB HOUSE
1/8" = 1'-0"

0' 4' - 0" 8' - 0" 16' - 0"

21-0374
06/16/2021

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SKYE CANYON

CALIDA

ISSUE

REVISION

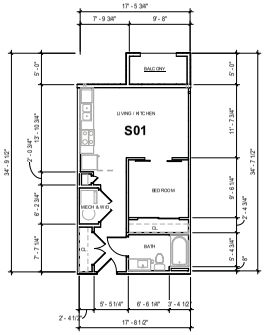
ARCHITECTURAL FLOOR PLAN

JOB NUMBER: 2110201

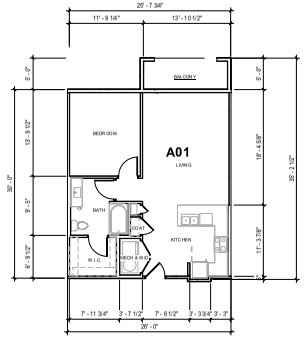
DRAWN BY: Author
CHECKED BY: Checker

A0-03

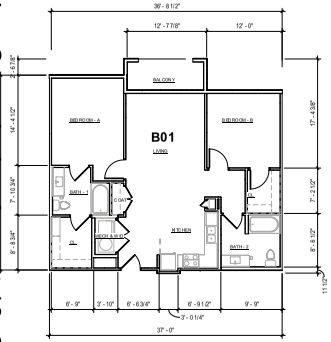
Planning Commission August 10, 2021 - Page 1002



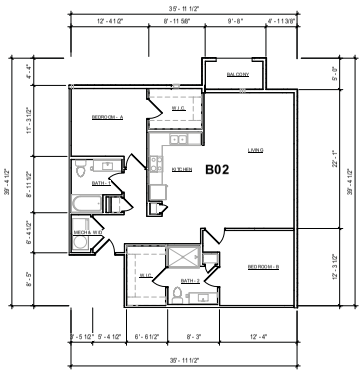
1 UNIT S01 - 1 BED JR.
1/8" = 1'-0"
0' 4' - 0" 8' - 0" 16' - 0"



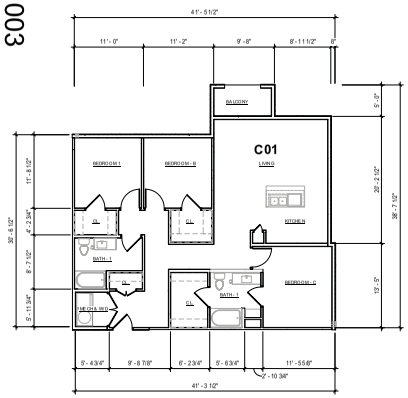
2 UNIT A01 - 1 BED
1/8" = 1'-0"
0' 4' - 0" 8' - 0" 16' - 0"



3 UNIT B01 - 2 BED
1/8" = 1'-0"
0' 4' - 0" 8' - 0" 16' - 0"



4 UNIT B02 - 2 BED
1/8" = 1'-0"
0' 4' - 0" 8' - 0" 16' - 0"



5 UNIT C01 - 3 BED
1/8" = 1'-0"
0' 4' - 0" 8' - 0" 16' - 0"

UNIT SUMMARY
CALIDA-SKYE CANYON
DATE: 5/6/2021

UNIT TYPE	BUILDING 1000	BUILDING 2000	BUILDING 3000	BUILDING 4000	BUILDING 5000	BUILDING 6000	BUILDING 7000	BUILDING 8000	BUILDING 9000	QUANTITY	UNIT TYPE	AREA NET (HEATED)			AREA GROSS		MIX PERCENTAGE	
	LEVEL	LEVEL	LEVEL	LEVEL	LEVEL	LEVEL	LEVEL	LEVEL	LEVEL			NET	NET TOTAL	Rent	UNIT GROSS ONLY GROSS	GROSS TOTAL	GOAL	ACTUAL
	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3									
STUDIO																		
S1 1 BED/1 BATH	0 0 0	0 0 0	0 0 0	0 0 0	1 1 1	1 1 1	1 1 1	1 1 1	1 1 1	21	S1	544 SF	11,424 SF	581	594 SF	12,474 SF		6.7%
TOTAL PER FLOOR	0 0 0	0 0 0	0 0 0	0 0 0	1 1 1	1 1 1	1 1 1	1 1 1	1 1 1									
TOTAL PER BUILDING	0	0	0	0	3	3	3	3	3	21	S TOTAL	544 AVG	11,424 SF			12,474 SF	7.7%	6.7% S TOTAL
1 BED UNITS																		
A1 1 BED/1 BATH	5 5 5	5 5 5	8 8 8	8 8 8	8 8 8	8 8 8	8 8 8	8 8 8	8 8 8	168	A1	782 SF	131,376 SF	72	854 SF	143,472 SF		62.9%
TOTAL PER FLOOR	5 5 5	5 5 5	8 8 8	8 8 8	8 8 8	8 8 8	8 8 8	8 8 8	8 8 8									
TOTAL PER BUILDING	15	15	24	24	24	24	24	24	24	168	A TOTAL	782 AVG	131,376 SF			143,472 SF	61.8%	62.9% A TOTAL
2 BED UNITS																		
B1 2 BED/2 BATH	2 2 2	2 2 2	3 3 3	3 3 3	3 3 3	3 3 3	3 3 3	3 3 3	3 3 3	54	B1	1,053 SF	56,814 SF	65	1,138 SF	61,404 SF		17.1%
B2 2 BED/2 BATH	2 2 2	2 2 2	3 3 3	3 3 3	3 3 3	3 3 3	3 3 3	3 3 3	3 3 3	21	B2	1,199 SF	25,179 SF	50	1,284 SF	26,964 SF		7.6%
TOTAL PER FLOOR	4 4 4	4 4 4	6 6 6	6 6 6	6 6 6	6 6 6	6 6 6	6 6 6	6 6 6									
TOTAL PER BUILDING	12	12	18	18	18	18	18	18	18	75	B TOTAL	1,123 AVG	84,193 SF			88,368 SF	38.1%	25.0% B TOTAL
3 BED UNITS																		
C1 3 BED/2 BATH	0 0 0	0 0 0	1 1 1	1 1 1	1 1 1	1 1 1	1 1 1	1 1 1	1 1 1	21	C1	1,340 SF	28,140 SF	50	1,450 SF	30,450 SF		8.6%
TOTAL PER FLOOR	0 0 0	0 0 0	1 1 1	1 1 1	1 1 1	1 1 1	1 1 1	1 1 1	1 1 1									
TOTAL PER BUILDING	0	0	3	3	3	3	3	3	3	21	C TOTAL	1,340 AVG	28,140 SF			30,450 SF	13.8%	8.6% C TOTAL
TOTALS PER FLOOR	7 7 7	7 7 7	11 11 11	11 11 11	13 13 13	13 13 13	13 13 13	13 13 13	13 13 13	315	TOTAL		276,514 SF			295,436 SF	100%	TOTAL 100.0%
	21	21	33	33	39	39	39	39	39			NET	264 AVG		GROSS	283 AVG		

21-0374
06/16/2021

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Planning Commission August 10, 2021 - Page 1003

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dwelldesignstudio.com

SKYE CANYON

CALIDA

ISSUE
DATE DESCRIPTION BUILDING
6/16/2021 PLANNING SUBMISSION 1.0
08/16/2021 RESIDENTIAL 1 DEVELOPMENT PACKAGE

REVISION
DATE COMMENTS REV

SHEET NAME
UNIT PLANS

JOB NUMBER: 2110201

DRAWN BY Author
CHECKED BY Checker

A3-01

8/17/2021 5:20:27 PM C:\Users\ahmad\Documents\Revit\2021-04-26 Calida_Skye Canyon RVS_ahmad.rvt



Rendering 1 - Residential Clubhouse



Rendering 2 - Residential Buildings

1 - Stucco 1
Sherwin Williams
SW 7631 City Loft

2 - Stucco 2
Sherwin Williams
SW 7641 Colonnade Gray

3 - Stucco 3
Sherwin Williams
SW 7655 Stamped Concrete

4 - Stucco 4
Sherwin Williams
SW 2848 Roycroft Pewter

5 - Stucco 5
Sherwin Williams
SW 6107 Nomadic Desert

6 - Vinyl Window
Plygem
White Vinyl Finish

7 - Alum. Railing System
Painted to Match SW 2848 Roycroft Pewter

8 - Alum. Gate
Painted to Match SW 2848 Roycroft Pewter

9 - Alum. Canopy
Painted to Match SW 2848 Roycroft Pewter

10 - Alum. Storefront System
Arcadia
Charcoal Finish

* All images shown are based on Basis of Design materials

Planning Commission August 10, 2021 - Page 1004

21-0374
06/16/2021

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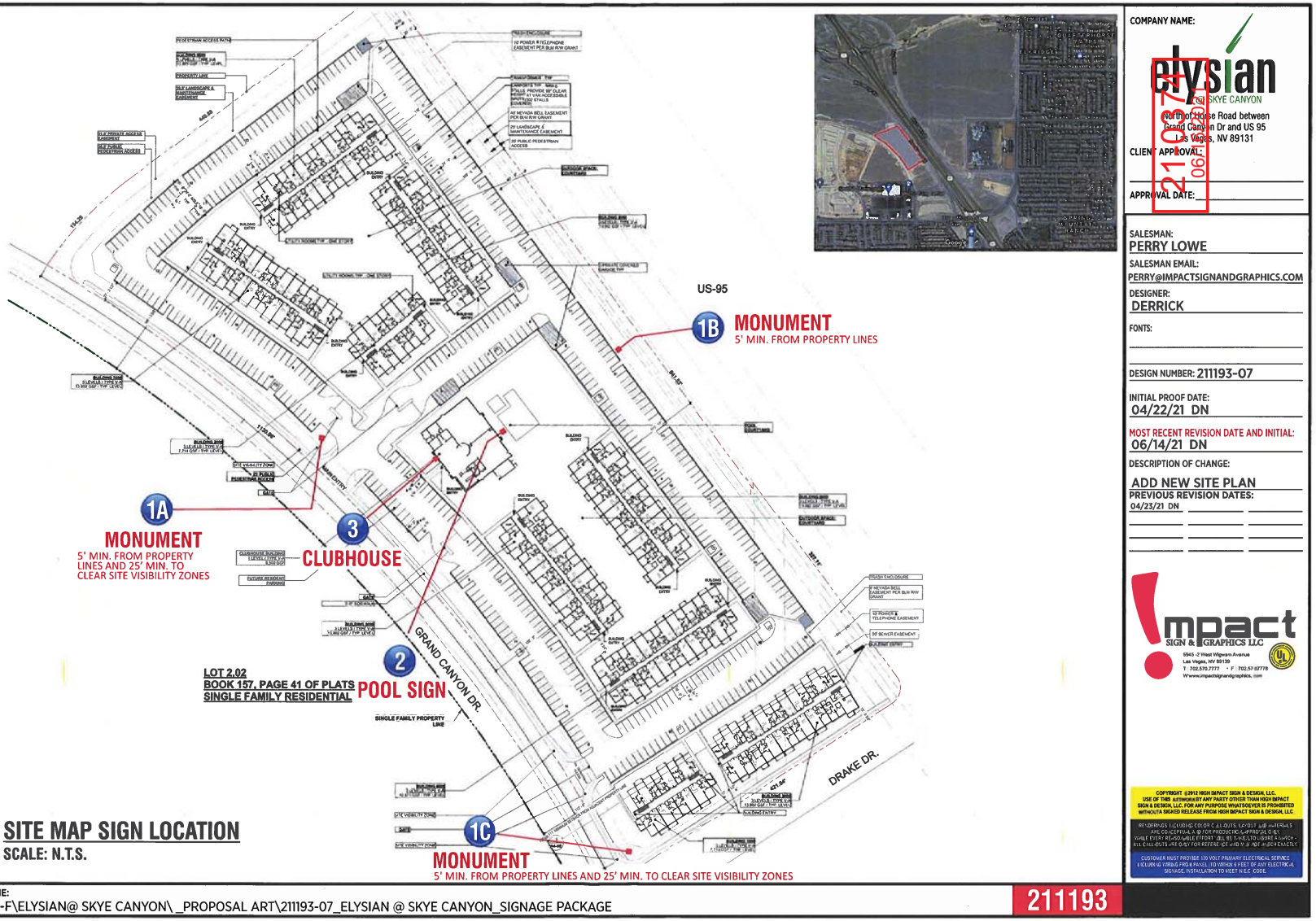
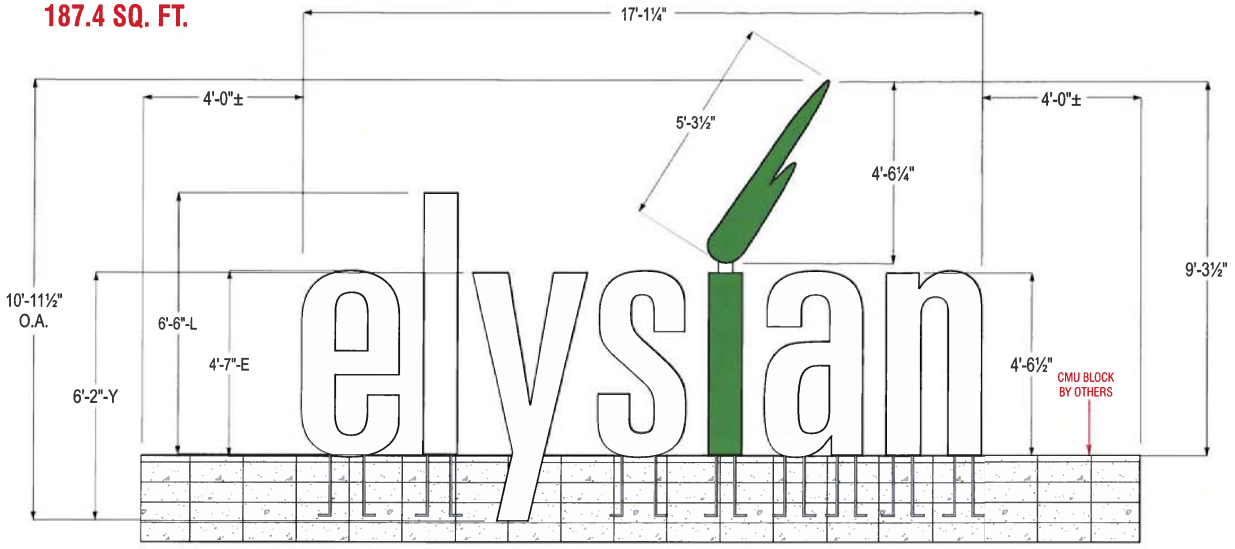


US-95
1B MONUMENT
5' MIN. FROM PROPERTY LINES
1A MONUMENT
5' MIN. FROM PROPERTY LINES AND 25' MIN. TO CLEAR SITE VISIBILITY ZONES
3 CLUBHOUSE
2 POOL SIGN
LOT 2.02
BOOK 157, PAGE 41 OF PLATS
SINGLE FAMILY RESIDENTIAL
GRAND CANYON DR.
DRAKE DR.
1C MONUMENT
5' MIN. FROM PROPERTY LINES AND 25' MIN. TO CLEAR SITE VISIBILITY ZONES
NORTH
SITE MAP SIGN LOCATION
SCALE: N.T.S.
COMPANY NAME:
elysian
@ SKYE CANYON
North of Horse Road between Grand Canyon Dr and US 95
Las Vegas, NV 89131
CLIENT APPROVAL:
APPROVAL DATE:
SALESMAN:
PERRY LOWE
SALESMAN EMAIL:
PERRY@IMPACTSIGNANDGRAPHICS.COM
DESIGNER:
DERRICK
FONTS:
DESIGN NUMBER: 211193-07
INITIAL PROOF DATE:
04/22/21 DN
MOST RECENT REVISION DATE AND INITIAL:
06/14/21 DN
DESCRIPTION OF CHANGE:
ADD NEW SITE PLAN
PREVIOUS REVISION DATES:
04/23/21 DN
impact
SIGN & GRAPHICS LLC
FILE LOCATION AND NAME:
ART FILE_2021\A-F\ELYSIAN@ SKYE CANYON\ _PROPOSAL ART\211193-07_ELYSIAN @ SKYE CANYON_SIGNAGE PACKAGE
211193

187.4 SQ. FT.





SIDE VIEW

1A 1B 1C **DETAIL FREESTANDING FRONT-LIT CHANNEL LETTERS**
SCALE: 3/8"=1'-0"

QTY: 3

SEE MOUNTING DETAIL FOLLOWING PAGE

SCOPE OF WORK:

MANUFACTURE & INSTALL (3) THREE SETS OF FRONT-LIT CHANNEL LETTERS WITH RGB LED INTERNAL ILLUMINATION TO READ: "ELYSIAN"

FACE: 3/16" WHITE LEXAN FACES.
RETURNS: 18" GRAY RETURNS PAINT TO MATCH BUILDING COLORS.
TRIM CAP: 2" GRAY TRIM CAP ON TOP AND SIDES 3/4" TRIM CAP ON BOTTOM OF LETTERS, PAINT TO MATCH BUILDING COLORS.
INSTALL: INSTALL ON 18" LONG ANCHOR-BOLTS CINDER BLOCK MONUMENT BASE.
ELECTRICAL: ALL ELECTRICAL TO FEED OUT BACK OF WALL.

NOTE: "I" FACE: 3/16" WHITE LEXAN FACES OVERLAID WITH 3M #3630-136 LIME GREEN VINYL INT-ILLUMINATE WITH WHITE LED's

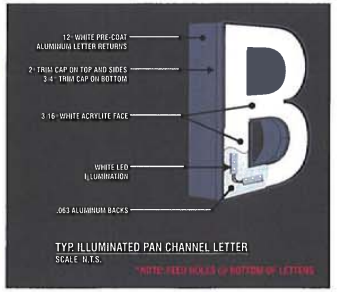
3M #3630-136
PMS 360 C
LIME GREEN

FIELD SURVEY REQUIRED
ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO PRODUCTION START

COLOR KEY

PAINT TO MATCH GRAY FROM BUILDING

WHITE LEXAN



TYP. ILLUMINATED PAN CHANNEL LETTER
SCALE: N.T.S.

FILE LOCATION AND NAME:
ART FILE_2021\A-F\ELYSIAN@ SKYE CANYON_PROPOSAL ART\211193-07_ELYSIAN @ SKYE CANYON_SIGNAGE PACKAGE

211193

COMPANY NAME:
elysian
@ SKYE CANYON
North of Grand Canyon Road between Grand Canyon Dr and US 95
Las Vegas, NV 89131

CLIENT APPROVAL:

APPROVAL DATE:

SALESMAN: PERRY LOWE
SALESMAN EMAIL: PERRY@IMPACTSIGNANDGRAPHICS.COM
DESIGNER: DERRICK
FONTS:
DESIGN NUMBER: 211193-07
INITIAL PROOF DATE: 04/22/21 DN
MOST RECENT REVISION DATE AND INITIAL: 06/14/21 DN
DESCRIPTION OF CHANGE: ADD NEW SITE PLAN
PREVIOUS REVISION DATES: 04/23/21 DN

Impact SIGN & GRAPHICS LLC
5945-2 West Wigwam Avenue
Las Vegas, NV 89139
T: 702.570.7777 · F: 702.570.7778
www.impactsignandgraphics.com

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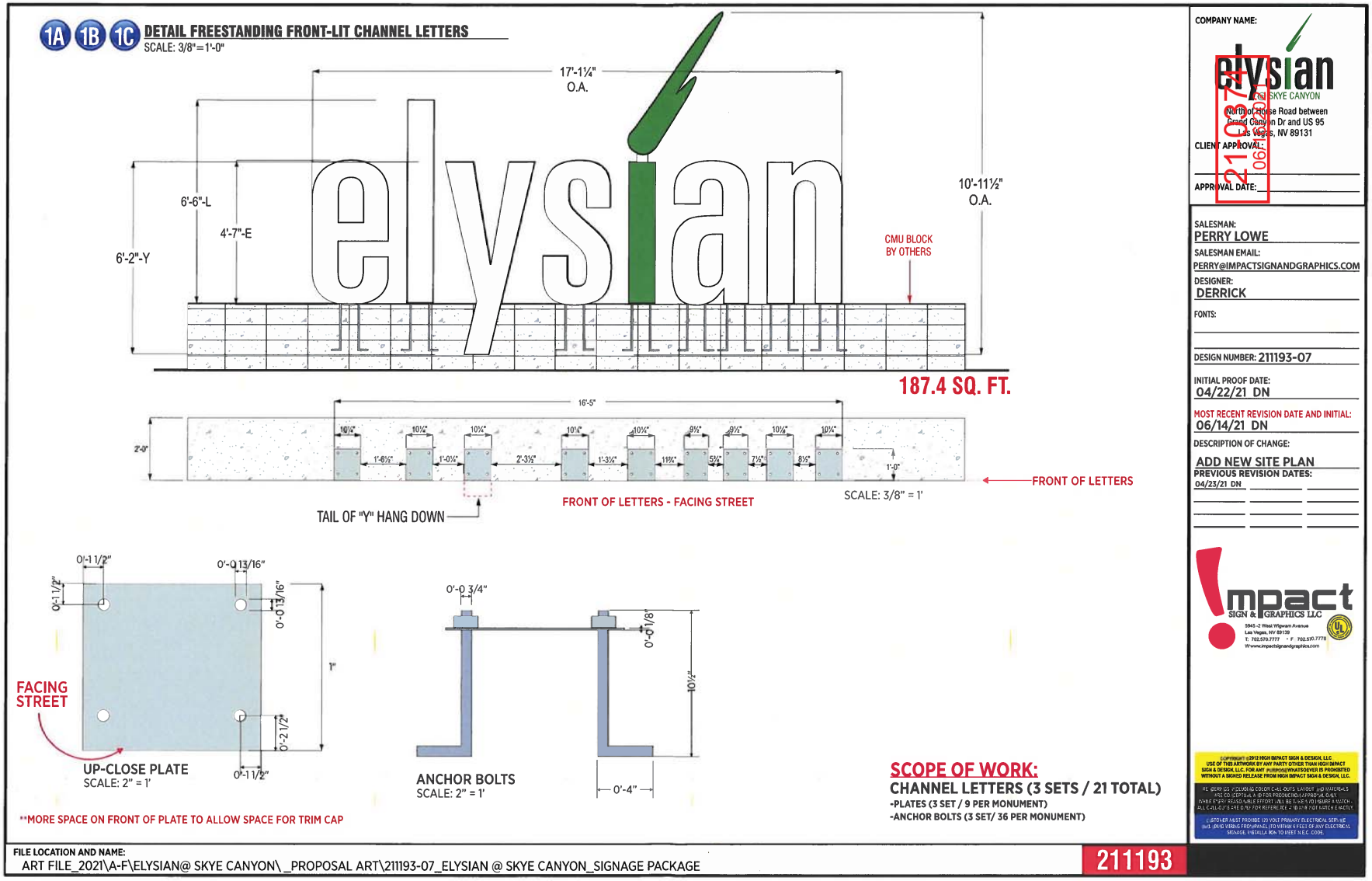
RENDERINGS, INCLUDING COLOR CALL-OUTS, LAYOUT & MATERIALS ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY. WHILE EVERY REASONABLE EFFORT WILL BE MADE TO INSURE A MATCH ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACTLY.

CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE INCLUDING WIRING FROM PANEL TO WITHIN 5 FEET OF ANY ELECTRICAL SIGNAGE, INSTALLATION TO MEET N.E.C. CODE.


1A 1B 1C DETAIL FREESTANDING FRONT-LIT CHANNEL LETTERS
SCALE: 3/8"=1'-0"
17'-1¼" O.A.
10'-11½" O.A.
6'-6"-L
4'-7"-E
6'-2"-Y
CMU BLOCK BY OTHERS
187.4 SQ. FT.
16'-5"
2'-0"
1'-0"
FRONT OF LETTERS
SCALE: 3/8" = 1'
FRONT OF LETTERS - FACING STREET
TAIL OF "Y" HANG DOWN
0'-1 1/2"
0'-0 13/16"
1"
0'-2 1/2"
FACING STREET
UP-CLOSE PLATE
SCALE: 2" = 1'
0'-0 3/4"
0'-0 1/8"
10½"
0'-4"
ANCHOR BOLTS
SCALE: 2" = 1'
**MORE SPACE ON FRONT OF PLATE TO ALLOW SPACE FOR TRIM CAP
SCOPE OF WORK:
CHANNEL LETTERS (3 SETS / 21 TOTAL)
-PLATES (3 SET / 9 PER MONUMENT)
-ANCHOR BOLTS (3 SET/ 36 PER MONUMENT)
COMPANY NAME:
elysian
SKYE CANYON
North of Horse Road between Grand Canyon Dr and US 95
Las Vegas, NV 89131
CLIENT APPROVAL:
APPROVAL DATE:
SALESMAN: PERRY LOWE
SALESMAN EMAIL: PERRY@IMPACTSIGNANDGRAPHICS.COM
DESIGNER: DERRICK
FONTS:
DESIGN NUMBER: 211193-07
INITIAL PROOF DATE: 04/22/21 DN
MOST RECENT REVISION DATE AND INITIAL: 06/14/21 DN
DESCRIPTION OF CHANGE: ADD NEW SITE PLAN
PREVIOUS REVISION DATES: 04/23/21 DN
Impact SIGN & GRAPHICS LLC
FILE LOCATION AND NAME:
ART FILE_2021\A-F\ELYSIAN@ SKYE CANYON\ _PROPOSAL ART\211193-07_ELYSIAN @ SKYE CANYON_SIGNAGE PACKAGE
211193

Elysian at Sky Canyon							
SIGN LOCATIONS	SIGN TYPE	SQ. FOOTAGE ALLOWED	SETBACK FOR FREESTANDING SIGNS	ILLUMINATION TYPE	HEIGHT OF SIGNS	SQ. FOOTAGE PROPOSED	SQ. FOOTAGE OVERAGE
1A	PROJECT ID MONUMENT	60 SQ. FT.	5' MIN. FROM PROPERTY LINES	INTERNAL W/ LED's	10'-11.5'	187.40	127.40
1B	PROJECT ID MONUMENT	60 SQ. FT.	5' MIN. FROM PROPERTY LINES	INTERNAL W/ LED's	10'-11.5'	187.40	127.40
1C	PROJECT ID MONUMENT	60 SQ. FT.	5' MIN. FROM PROPERTY LINES	INTERNAL W/ LED's	10'-11.5'	187.40	127.40
2	POOL AREA	NO PERMITTING ISSUES	N/A	INTERNAL W/ LED's	6'-10"	65	0
3	CLUBHOUSE WALL SIGN	50 SQ. FT.	N/A	INTERNAL W/ LED's	6'-10"	65	15
	TOTAL						397.20

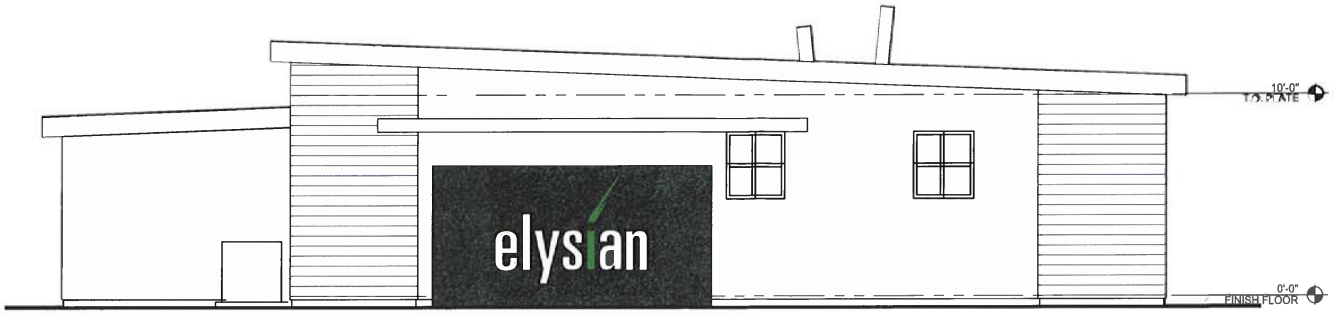
21-0374
06/16/2021

elysian
@ SKYE CANYON

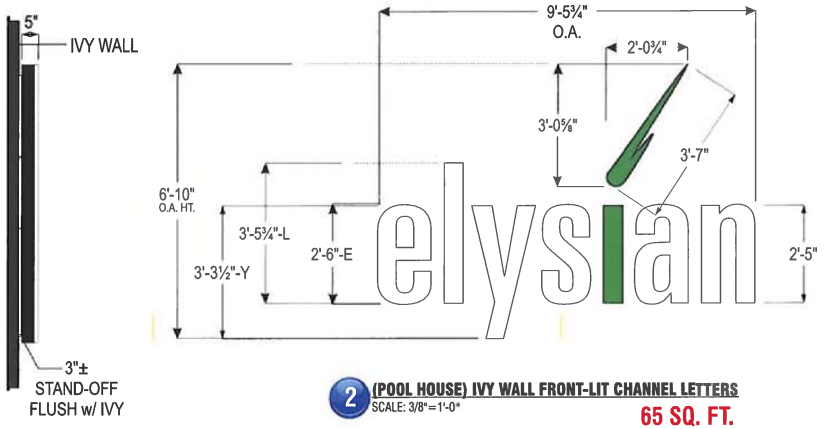
North of Horse Road between Grand Canyon Dr and US 95 | Las Vegas, NV 89131

Impact SIGN & GRAPHICS LLC
5945 -2 West Wigwam Avenue
Las Vegas, NV 89139
T: 702.570.7777 • F: 702.570.7778
W:www.impactsignandgraphics.com

PROPOSED EXTERIOR SIGNAGE PACKAGE #211193



2 SOUTH ELEVATION POOL HOUSE w/ NEW CHANNEL LETTERS
SCALE: 3/16"=1'-0"



2 (POOL HOUSE) IVY WALL FRONT-LIT CHANNEL LETTERS
SCALE: 3/8"=1'-0"

65 SQ. FT.

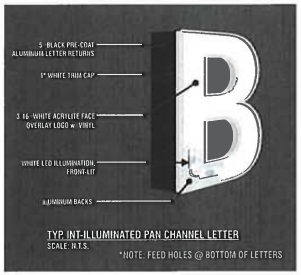
SCOPE OF WORK:

FABRICATE & INSTALL (1) SET OF PAN CHANNEL LETTERS/LOGO.

"LOGO - ELYSIAN":

RETURN: 5" DEEP .040 ALUMINUM RETURNS (BLACK PRE-COAT).
FACES: 3/16" #2447 WHITE ACRYLIC w/ "I LOGO" OVERLAY w/ 3M #3630-136 LIME GREEN.
TRIM CAP: 1" WHITE TRIM CAP EDGE
BACKS: .063 ALUMINUM BACKS w/ INSIDE LETTERS/LOGO TO BE WHITE.
ILLUM: 7000K WHITE LED'S ILLUMINATION

NOTE: INSTALL: STAND-OFF'S 3"± FLUSH WITH THE IVY RACEWAY BEHIND WALL.



3M #3630-136
PMS 360 C
LIME GREEN

FIELD SURVEY REQUIRED
ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO PRODUCTION START

COMPANY NAME: elysian @ SKYE CANYON
North of Horse Road between Grand Canyon Dr and US 95
Las Vegas, NV 89131

CLIENT APPROVAL:

APPROVAL DATE:

211087
06/15/2021

SALESMAN: PERRY LOWE
SALESMAN EMAIL: PERRY@IMPACTSIGNANDGRAPHICS.COM
DESIGNER: DERRICK
FONTS:
DESIGN NUMBER: 211193-07
INITIAL PROOF DATE: 04/22/21 DN
MOST RECENT REVISION DATE AND INITIAL: 06/14/21 DN
DESCRIPTION OF CHANGE: ADD NEW SITE PLAN
PREVIOUS REVISION DATES: 04/23/21 DN

Impact SIGN & GRAPHICS LLC
5945-2 West Wigwam Avenue
Las Vegas, NV 89139
T: 702.570.7777 · F: 702.570.7778
www.impactsignandgraphics.com

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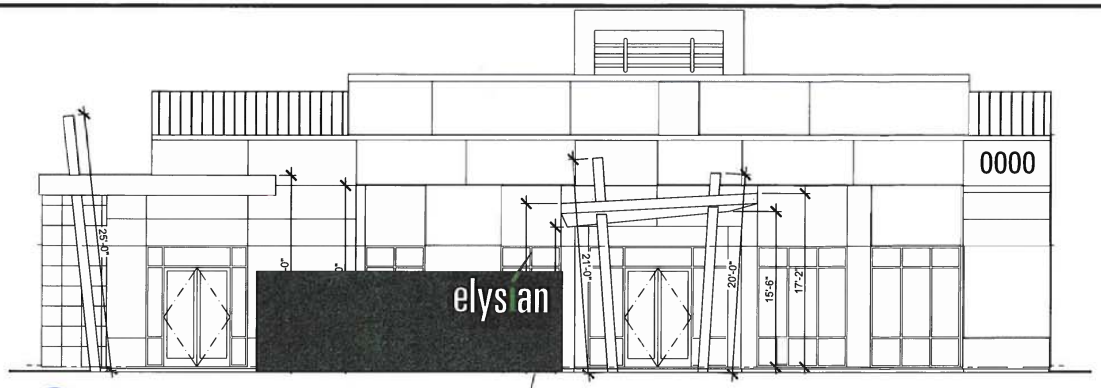
CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE AND GROUNDING FROM PANEL TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION TO MEET N.E.C. CODE.

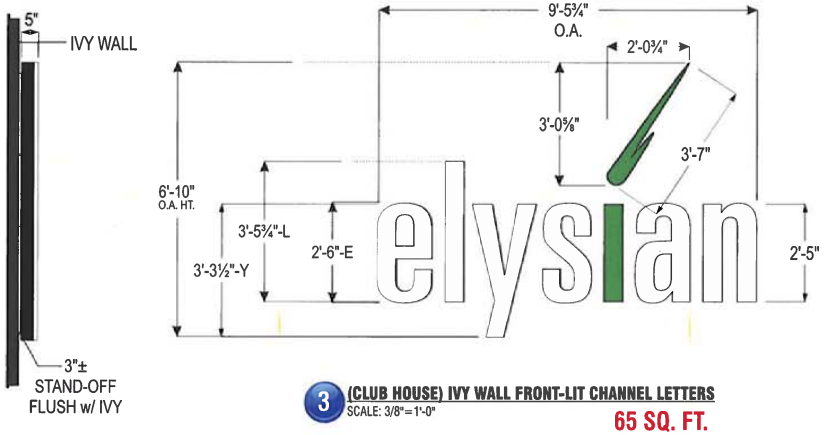
FILE LOCATION AND NAME:
ART FILE_2021\A-F\ELYSIAN@ SKYE CANYON\ _PROPOSAL ART\211193-07_ELYSIAN @ SKYE CANYON_SIGNAGE PACKAGE

211193



3 NORTH ELEVATION (CLUB HOUSE) IVY WALL CHANNEL LETTERS
SCALE: 3/32"=1'-0"

CLIENT TO PROVIDE IVY WALL



3 (CLUB HOUSE) IVY WALL FRONT-LIT CHANNEL LETTERS
SCALE: 3/8"=1'-0"

65 SQ. FT.

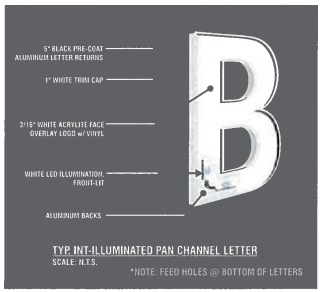
SCOPE OF WORK:

FABRICATE & INSTALL (1) SET OF PAN CHANNEL LETTERS/LOGO.

"LOGO - ELYSIAN":

RETURN: 5" DEEP .040 ALUMINUM RETURNS (BLACK PRE-COAT).
FACES: 3/16" #2447 WHITE ACRYLIC w/ "I LOGO" OVERLAY w/ 3M #3630-136 LIME GREEN.
TRIM CAP: 1" WHITE TRIM CAP EDGE
BACKS: .063 ALUMINUM BACKS w/ INSIDE LETTERS/LOGO TO BE WHITE.
ILLUM: 7000K WHITE LED'S ILLUMINATION

NOTE: INSTALL: STAND-OFF'S 3"± FLUSH WITH THE IVY RACEWAY BEHIND WALL.



TYP. INT-ILLUMINATED PAN CHANNEL LETTER
SCALE: N.T.S.
*NOTE: FEED HOLES @ BOTTOM OF LETTERS

3M #3630-136
PMS 360 C
LIME GREEN

COMPANY NAME: elysian @ SKYE CANYON
North of Horse Road between Grand Canyon Dr and US 95
Las Vegas, NV 89131

CLIENT APPROVAL:

APPROVAL DATE:

211037
06/14/21

SALESMAN: PERRY LOWE
SALESMAN EMAIL: PERRY@IMPACTSIGNANDGRAPHICS.COM
DESIGNER: DERRICK
FONTS:
DESIGN NUMBER: 211193-07
INITIAL PROOF DATE: 04/22/21 DN
MOST RECENT REVISION DATE AND INITIAL: 06/14/21 DN
DESCRIPTION OF CHANGE: ADD NEW SITE PLAN
PREVIOUS REVISION DATES: 04/23/21 DN

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RENDERINGS INCLUDING COLOR CALL-OUT LAYOUT AND PANEL SIZES ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY. WHILE EVERY REASONABLE EFFORT WILL BE TAKEN TO ENSURE ACCURATE ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT PRODUCE EXACTLY.

CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (UNLESS NOTED FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILE_2021\A-F\ELYSIAN@ SKYE CANYON_PROPOSAL ART\211193-07_ELYSIAN @ SKYE CANYON_SIGNAGE PACKAGE

211193

Planning Commission August 10, 2021 - Page 1010



21-0374-MOD1, 21-0374-VAR1, 21-0374-VAR2 AND 21-0374-SDR1 - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC

NORTHWEST CORNER OF DRAKE DRIVE AND OSO BLANCA ROAD

06/24/2021



21-0374-MOD1, 21-0374-VAR1, 21-0374-VAR2 AND 21-0374-SDR1 - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC

NORTHWEST CORNER OF DRAKE DRIVE AND OSO BLANCA ROAD

06/24/2021



21-0374-MOD1, 21-0374-VAR1, 21-0374-VAR2 AND 21-0374-SDR1 - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC

NORTHWEST CORNER OF DRAKE DRIVE AND OSO BLANCA ROAD

06/24/2021

KAEMPFER CROWELL
ATTORNEYS AT LAW

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510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

21-0391
RECEIVED
JUN 16 2021
CITY OF LAS VEGAS
PLANNING

June 16, 2021

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main Street
Las Vegas, NV 89101

Re: Justification Letter– Major Modification to Amend Skye Canyon Master Plan Development; Site Development Plan Review for a Multi-Family Development; Variance to Reduce Parking; Waiver of Development Standards to Reduce Perimeter Width; and Master Sign Package and Variances to (1) Increase Wall Signs Square Footage, (2) Allow Wall Signs that do not Face a Street and (3)Increase Signs Height and Square Footage
APNs: 125-07-110-002 & 125-07-501-006 (NWC of Oso Blanca Road & Drake Drive)

To Whom It May Concern:

Our Firm represents the Applicant in the above-referenced matter. The proposed project is located on approximately 12.67 acres located on the northwest corner of Oso Blanca Road and Drake Drive. The property is more particularly described as APNs: 125-07-110-002 and 125-07-501-006 (collectively the "Site"). The Site is located within the Skye Canyon Master Plan Development (the "Master Plan") and is also identified as Parcel 2.01. The Applicant is requesting a major modification to the Master Plan, a site development plan review to develop a 315-unit multi-family development with associated waivers and variances, and master sign plan with associated variances.

MAJOR MODIFICATION TO AMEND THE MASTER PLAN

The Site is planned Residential Medium-Low Attached (MLA). An MLA planned area allows medium density apartments. The allowed density is a maximum of 25 units per acre with an average density not exceed 20 units per acre. Here, the Applicant is proposing a density of 24.9 units per acre. In order to provide better clarity for allowed density in the MLA, the Applicant is requesting amend the Skye Canyon Design Guidelines (the "Design Guidelines") related to the MLA density. The Applicant is proposing the following amendments:

- **1.5 SKYE CANYON LAND USE CATEGORIES**
    - Residential Medium Low – Attached (maximum 25 du/ac; ~~average 12.49 du/ac~~)

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The purpose of the Residential Medium Low – Attached Category is to provide for the development of single-family detached dwellings on smaller lots, as well as single-family attached units and medium density apartments ~~with an average density not to exceed 20 du/ac~~

and

- **1.6 SKYE CANYON ZONING CATEGORIES**
  - ML-A Residential Medium Low – Attached (maximum 25 du/ac~~; average 20 du/ac~~)

See Redlines to Sections 1.5 and 1.6 of the Guidelines attached hereto.

In addition to the requested amendments to the Design Guidelines, the Applicant is also requesting to amend the Master Land Use Plan by modifying the legend and striking the reference to 14.99 under the "Average Density" column and the "Residential Medium-Low Attached" row. *See* Proposed Master Land Use Plan attached hereto.

Finally, the Declarant and Master Developer (Century Communities) has submitted a letter with this request requesting the modifications to the Master Plan and Design Guidelines, as outlined above.

SITE DEVELOPMENT PLAN REVIEW

The Applicant is proposing a 315 multi-family unit development on the Site. The bedroom mix is as follows: 219 one bedroom units, 75 two bedroom units, and 21 three bedroom units. The proposed apartment buildings are predominately 3 stories. The building height is approximately 40'; well below the allowed 60' in the Skye R-3 zoned district. The proposed apartment buildings elevations show enhanced architectural elements including articulated façade with pop outs and varying setbacks to avoid the monolithic look.

The Site's main entry is located on Grand Canyon Drive with an emergency only entrance located south of the main entry. There will be three (3) separate on-Site gates for residents with one gate located north of the Grand Canyon Drive entrance, the second gate located east of the Grand Canyon entrance, and the third gate located south of the Grand Canyon entrance as well as the clubhouse/leasing office and related parking field. The Site will provide outdoor amenities such as a pool/spa/cabana area and courtyards and indoor amenities with a recreation/clubhouse building consisting of meeting rooms and social gatherings areas, a gym, business center and theatre. The clubhouse building is one story. The site plan and design of the buildings adheres to landscaping, setbacks and open space requirements set forth in the Skye Canyon Development Standards and Title 19.

Additionally, a multi-family development is appropriate for the following reasons:

21-0374 06/16/2021

- The Site is between Oso Blanca Road – the frontage road for the 215 – and Grand Canyon Road, an 80' wide collector street;

- There is a large developed commercial retail center located to the southwest of the Site at Grand Canyon Drive and Skye Canyon Park Drive; and

- Immediately north and adjacent to the Site is property planned for a resort/hotel.

Finally, the Skye Canyon Architectural Review Committee and Century Communities, as the Declarant and Master Developer, has reviewed and approved the proposed site plan and elevations. The approval letter is submitted concurrently with this application.

VARIANCE TO REDUCE PARKING

The Site is providing 486 parking spaces where 542 parking spaces are required. This is about a 10% request for a parking reduction. About 70% of the units are one-bedroom. With such a high percentage of one-bedroom units, the demand for parking is not as great. Additionally, the "millennial" generation, which Calida targets, prefers alternative modes of transportation such as ride sharing companies like Uber or Lyft. Calida is one of the largest multi-family developers in Southern Nevada and generally finds that the code required parking is about 20% greater than what is actually necessary. Therefore, the Site will be adequately parked.

MASTER SIGN PLAN & VARIANCES TO INCREASE SIGN SQUARE FOOTAGE, HEIGHTS, AND ALLOW WALL SIGNAGE NOT FACING A STREET FRONTAGE

The Applicant is requesting a total of five (5) signs: three (3) monument signs and two (2) wall signs.

- Monument Signs: The Applicant is proposing three (3) monument signs. Monument sign labeled 1A will be located at the main entrance of the Site from Grand Canyon Drive. Monument sign 1B will be located along Oso Blanca Road. Monument sign 1C will be located at the corner of Grand Canyon Drive and Drake Street. Each monument sign will say "elysian"; the name of the development. The wording will sit on a CMU block that is only a few feet in height. Although the Applicant is requesting a height of up to 11' where 8' is allowed, the sign is predominately less then 7' in height. The additional height is to incorporate the dramatic flare dot on the letter "i" and the balance of the letter "l". Each monument sign is approximately 188 square feet where 60 square feet per monument sign is allowed. Although the Applicant is requesting increases in height and square footage, the design will not have a negative impact for the following reasons: (1) monument sign 1A will be located along Grand Canyon Drive aligned with Skye Field Street alignment providing access to the developing residential use to the west, (2) monument sign 1B will be located along Oso Blanca Road, primarily a frontage road for US 95, (3) monument sign 1C will be located at the hard corner of Grand Canyon Drive and Drake Street across from the developed Smith's Grocery Store shopping center, and (4) the monument signs are

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06/16/2021

predominately less than 7' in height and the minor intrusion into the height limitation is to allow for artistic and creative signage.

- Walls Signs: The Applicant is proposing two (2) wall signs. Sign 2 will be located on the pool house and Sign 3 will be located on the clubhouse. Sign 3 (the clubhouse sign) is set back from Grand Canyon Drive. Sign 2 (the pool house sign) is internal to the Site and cannot be seen from the right-of-way. The wall signs are located at the base of the pool house building and clubhouse, respectively. Each wall sign will say "elysian". Each wall sign's proposed square footage is approximately 65 square feet where 50 square feet is allowed. Although the Applicant is requesting a minor increase in square footage, the pool sign (Sign 2) is internal to the Site and the clubhouse sign (Sign 3) is at the base of the building.

The proposed signage is internally light with LED. The proposed signage is compatible to the approved development and multi-family elevations with its modern design. Additionally, the proposed signage matches the Applicant's branding throughout their sites in Southern Nevada.

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

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06/16/2021

1.5 SKYE CANYON LAND USE CATEGORIES

- *Residential Low (maximum 15 du/ac; average 5.49 du/ac)*
  The purpose of the Residential Low Category is to provide for the development of single-family detached dwellings, duplex units and other customary residential uses with an average density not to exceed 5.49 du/ac.

- *Residential Medium Low (maximum 15 du/ac; average 8.49 du/ac)*
  The purpose of the Residential Medium Low Category is to provide for the development of single-family detached dwellings, duplex units and other customary residential uses on a smaller lot size with an average density not to exceed 8.49 du/ac.

- *Residential Medium Low - Attached (maximum 25 du/ac~~; average 20 du/ac~~)*
  The purpose of the Residential Medium – Attached Category is to provide for the development of single family detached dwellings on smaller lots, cluster homes, as well as single family attached units and medium density apartments ~~with an average density not to exceed 20 du/ac~~.

- *Active Adult (AA) (maximum 25 du/ac; average 6.5 du/ac)*
  The purpose of the Active Adult Category is to provide for the development of single family detached, duplex, attached products, multi-family and other customary uses associated with an Active Adult Community (as defined in Section 1 of the Development Agreement)

- *General Commercial*
  The General Commercial land use category is intended to provide a broad range of retail shopping, personal services for both the general and travelling public. This category allows retail, service, automotive, wholesale, office and other general business uses.

- *Gaming*
  The intent of the Gaming land use category is to reflect the implementation of the provisions of LVMC Chapter 6.5 and State law that pertain to gaming enterprise districts.

- *Schools*
  The purpose of the Schools land use category is to provide for the development of new school sites to serve residents of Skye Canyon and the surrounding areas.

21-0374
06/16/2021

1.6 SKYE CANYON ZONING CATEGORIES

The Skye Canyon Development Standards contained herein provide the Zoning criteria for the implementation of the residential land uses within the Skye Canyon Master Plan. Where the Modified Standards are silent on a specific issue, the provisions of the City of Las Vegas Unified Development Code, Title 19, in effect at the time of adoption of the Skye Canyon Development Standards shall apply. The following chart identifies the Skye Canyon Land Use categories and the corresponding Skye Canyon Development Standard categories that apply:

Skye Canyon Land Use Category		Skye Canyon Development Standard
L	Residential Low *(maximum 15 du/ac; average 5.49 du/ac)*	Skye R, Skye R-1, Skye R-CL,
ML	Residential Medium Low *(maximum 15 du/ac; average 8.49 du/ac)*	Skye R, Skye R-1, Skye R-CL,
MLA	Residential Medium Low Attached *(maximum 25 du/ac; ~~average 20 du/ac~~)*	Skye R-CL, Skye R-TH, Skye R-3
AA	Active Adult *(maximum 25 du/ac; average 6.5 du/ac)*	Skye R-1, Skye R-CL, Skye R-TH, Skye R-2, Skye R-3, C-1, O
GC	General Commercial	C-1, C-2, O
GED	Gaming	C-1, C-2, P-O, O
PF	Public Facility	C-V

1.7 SKYE CANYON MARKET SEGMENT DEFINITIONS

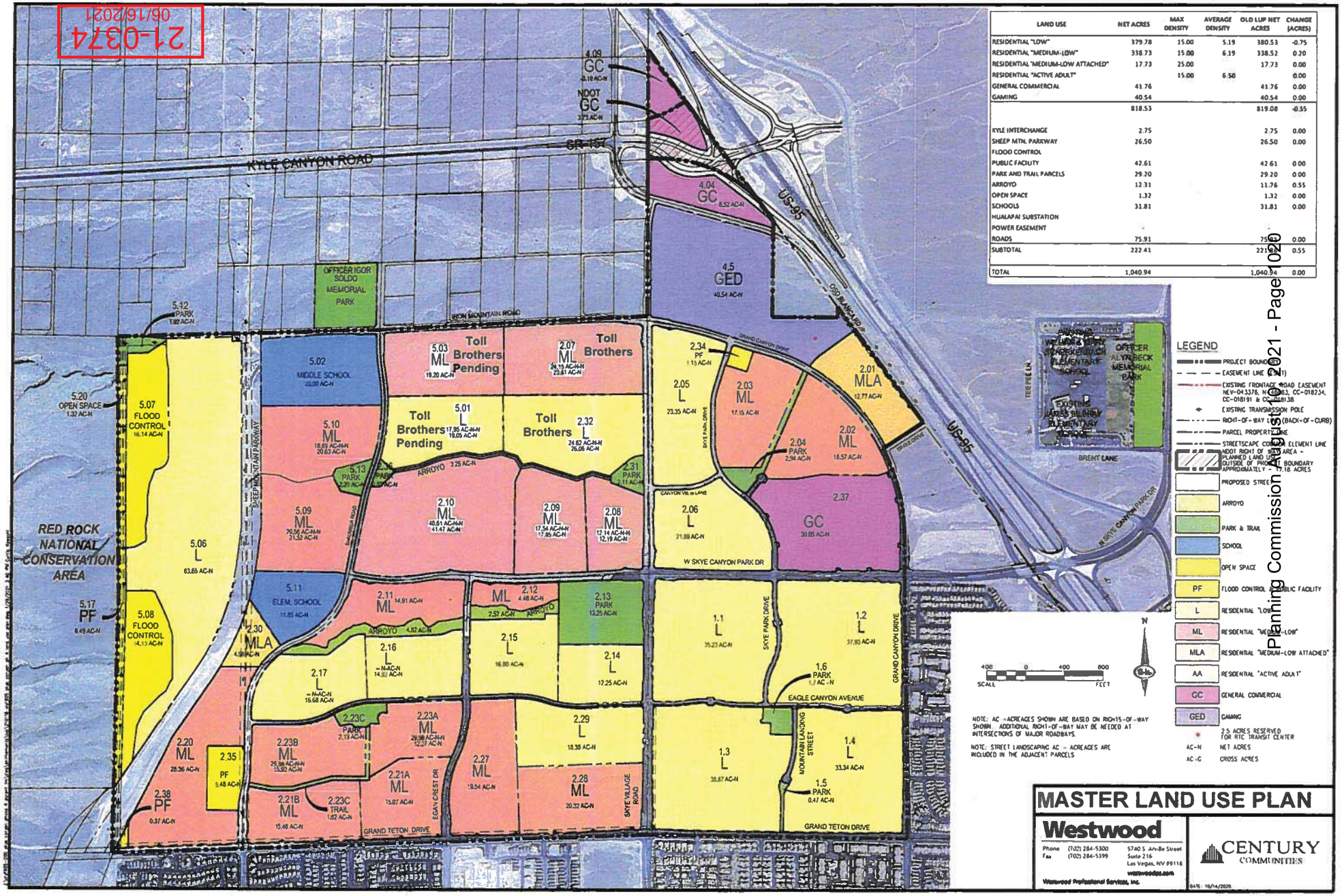
- Entry Level = ± 2,000 sq. ft lots
- Move-Up = ± 4,000 sq. ft lots
- 2nd Move-Up = ± 5,500 sq. ft lots
- Estates = ± 6,000 sq. ft lots

All market segment definitions by parcel may be defined by the developer, not by lot size alone.

1.8 RESTRICTED USES

a. The Master Developer and/or Designated Builder shall satisfy all Code requirements for filing an application for a special use permit. Parcel 3.01 within the Community has specific conditions for commercial development. Parcels 3.01, 3.03, and 3.04 shall be developed with the following conditions:

21-0374
06/16/2021


KYLE CANYON ROAD
SR-157
US-95
IRON MOUNTAIN ROAD
OFFICER IGOR SOLDO MEMORIAL PARK
OFFICER ALYN BECK MEMORIAL PARK
RED ROCK NATIONAL CONSERVATION AREA
SHEEP MOUNTAIN PARKWAY
PUEBLO BOULEVARD
GRAND CANYON DRIVE
SKYE PARK DRIVE
W SKYE CANYON PARK DR
EAGLE CANYON AVENUE
MOUNTAIN LANDING STREET
GRAND TETON DRIVE
EGAN CREST DR
SKYE VILLAGE ROAD
BRENT LANE
TEE PEE LN
ARROYO
Toll Brothers Pending
Toll Brothers
4.09 GC 2.10 AC-N
NDOT GC 3.73 AC-N
4.04 GC 8.52 AC-N
4.5 GED 40.54 AC-N
5.12 PARK 1.92 AC-N
5.20 OPEN SPACE 1.32 AC-N
5.07 FLOOD CONTROL 16.14 AC-N
5.02 MIDDLE SCHOOL 20.00 AC-N
5.03 ML 19.20 AC-N
2.07 ML 24.19 AC-N 23.61 AC-N
2.34 PF 1.15 AC-N
2.01 MLA 12.77 AC-N
5.10 ML 18.69 AC-N 20.63 AC-N
5.01 L 17.85 AC-N 19.05 AC-N
2.32 L 24.62 AC-N 26.06 AC-N
2.05 L 23.35 AC-N
2.03 ML 17.15 AC-N
2.04 PARK 2.94 AC-N
2.02 ML 18.57 AC-N
5.13 PARK 2.20 AC-N
2.31 PARK 2.11 AC-N
5.09 ML 20.56 AC-N 21.32 AC-N
2.10 ML 40.61 AC-N 41.47 AC-N
2.09 ML 17.54 AC-N 17.85 AC-N
2.08 ML 12.14 AC-N 12.19 AC-N
2.06 L 21.99 AC-N
2.37 GC 30.05 AC-N
5.06 L 63.65 AC-N
5.11 ELEM. SCHOOL 11.85 AC-N
2.11 ML 14.91 AC-N
2.12 4.48 AC-N
2.57 AC-N
2.13 PARK 13.25 AC-N
2.30 MLA 4.98 AC-N
ARROYO 4.82 AC-N
2.16 L 14.82 AC-N
2.15 L 16.80 AC-N
2.14 L 12.25 AC-N
1.1 L 35.23 AC-N
1.2 L 37.93 AC-N
1.6 PARK 1.7 AC-N
2.17 L 15.68 AC-N
5.17 PF 8.49 AC-N
5.08 FLOOD CONTROL 14.13 AC-N
2.23C PARK 2.13 AC-N
2.23A ML 29.98 AC-N 32.27 AC-N
2.20 ML 28.36 AC-N
2.35 PF 5.48 AC-N
2.23B ML 29.98 AC-N 33.32 AC-N
2.21A ML 15.07 AC-N
2.27 ML 19.54 AC-N
2.29 L 18.38 AC-N
1.3 L 38.87 AC-N
1.4 L 33.34 AC-N
1.5 PARK 0.47 AC-N
2.38 PF 0.37 AC-N
2.21B ML 15.48 AC-N
2.23C TRAIL 1.82 AC-N
2.28 ML 20.32 AC-N
5.14 PARK 1.92 AC-N
5.05 PARK 1.92 AC-N
5.04 PARK 1.92 AC-N
5.18 PARK 1.92 AC-N
5.19 PARK 1.92 AC-N
5.16 PARK 1.92 AC-N
5.15 PARK 1.92 AC-N
2.24 PARK 1.92 AC-N
2.25 PARK 1.92 AC-N
2.26 PARK 1.92 AC-N
2.33 PARK 1.92 AC-N
2.36 PARK 1.92 AC-N
2.39 PARK 1.92 AC-N
2.40 PARK 1.92 AC-N
2.41 PARK 1.92 AC-N
2.42 PARK 1.92 AC-N
2.43 PARK 1.92 AC-N
2.44 PARK 1.92 AC-N
2.45 PARK 1.92 AC-N
2.46 PARK 1.92 AC-N
2.47 PARK 1.92 AC-N
2.48 PARK 1.92 AC-N

CENTURY COMMUNITIES

21-0374
06/16/2021

June 10, 2021

Mr. Josh Nelson
Senior Vice President - Development
The Calida Group
10777 W. Twain Ave., 115
Las Vegas, NV 89135

Re: Skye Canyon Architectural Review Committee's (the "ARC") Review and Approval of Design Review for a Multi-Family Development on Parcel 2.01

Dear Mr. Nelson,

The ARC has received and reviewed the proposed multi-family development on Parcel 2.01. Pursuant to section 8.6 of the Design Guidelines, The ARC hereby ***APPROVE*** the design review for a 315-unit multi-family development on Parcel 2.01.

Additionally, pursuant to Section 8.6, Century Communities as the Declarant with final decision making authority does hereby ***APPROVE*** the design review for a 315-unit multi-family development on Parcel 2.01

Respectfully,

Joe Genovese
Director of Land Acquisition
Century Communities – Las Vegas

Century Communities, Nevada Division | 6345 S. Jones Blvd., Suite 400, Las Vegas, NV 89118 | office (702) 873-5338 | fax (702) 730-4303
www.centurycommunities.com

CENTURY COMMUNITIES

21-0374
06/16/2021

June 10, 2021

Mr. Josh Nelson
Senior Vice President - Development
The Calida Group
10777 W. Twain Ave., 115
Las Vegas, NV 89135

Re: (1) Major Modification to the Skye Canyon Development Agreement and Master Plan and (2) Approval for Design Review for Parcel 2.01

Dear Mr. Nelson,

As the Declarant for the Skye Canyon Master Plan, Century Communities requests a modification to the Skye Canyon Development Agreement and Master Plan Land Use Category of Residential Medium-Low Attached (MLA) to allow for a maximum of 25 dwelling units per acre (du/ac). Enclosed herein is a revised Master Plan Land Use Plan modifying the legend and striking the reference to 14.99 under the "Average Density" column and the Residential 'Medium-Low Attached' row.

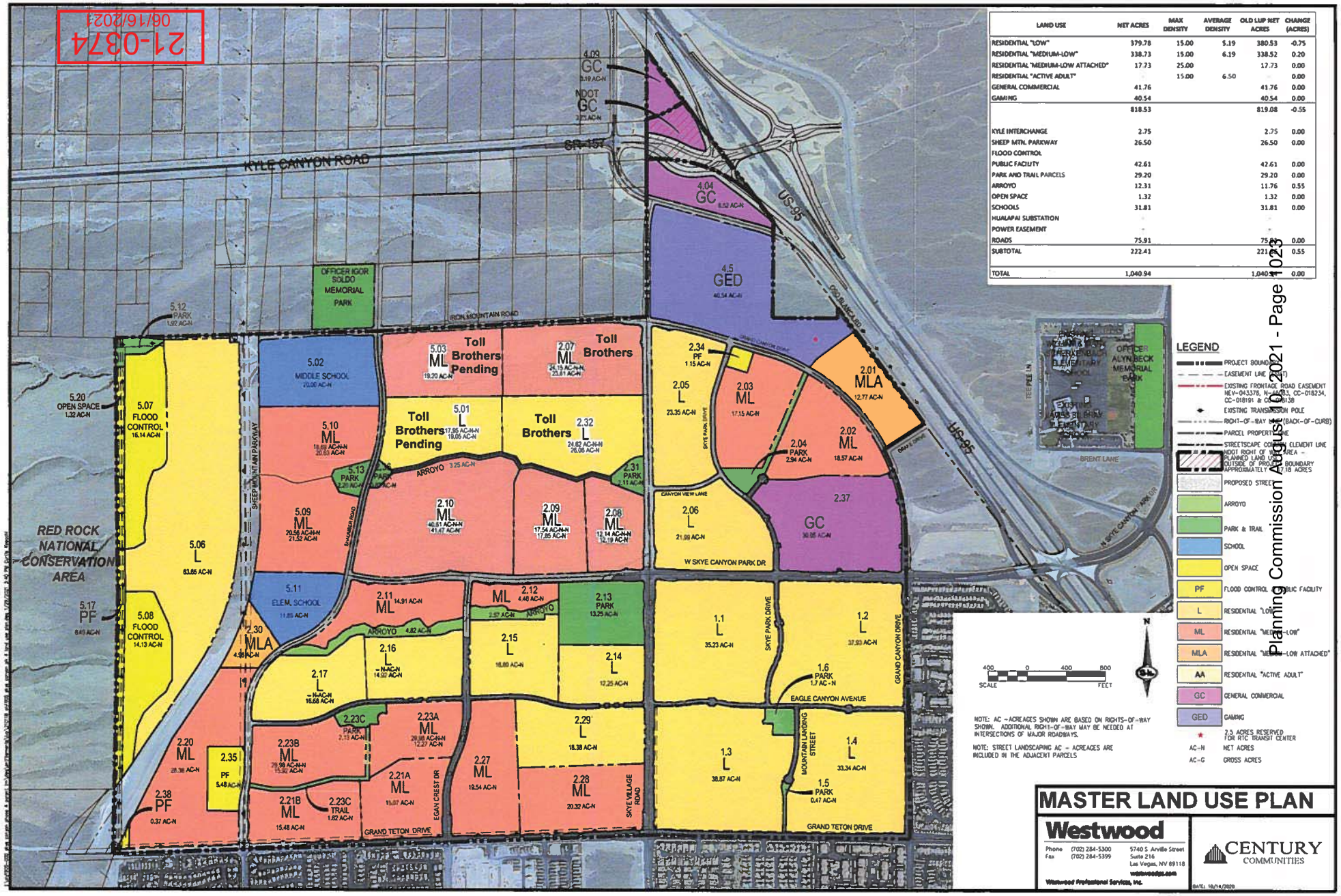
Century Communities does hereby approve the design review for a proposed 315-unit multi-family development located on Parcel 2.01

Respectfully,

Robert M. Beville
Division President
Century Communities

Century Communities, Nevada Division | 6345 S. Jones Blvd., Suite 400, Las Vegas, NV 89118 | office (702) 873-5338 | fax (702) 730-4303
www.centurycommunities.com

21-0374
06/16/2021



LAND USE	NET ACRES	MAX DENSITY	AVERAGE DENSITY	OLD LUP NET ACRES	CHANGE (ACRES)
RESIDENTIAL "LOW"	379.78	15.00	5.19	380.53	-0.75
RESIDENTIAL "MEDIUM-LOW"	338.73	15.00	6.19	338.52	0.20
RESIDENTIAL "MEDIUM-LOW ATTACHED"	17.73	25.00		17.73	0.00
RESIDENTIAL "ACTIVE ADULT"	-	15.00	6.50	-	0.00
GENERAL COMMERCIAL	41.76			41.76	0.00
GAMING	40.54			40.54	0.00
	818.53			819.08	-0.55
KYLE INTERCHANGE	2.75			2.75	0.00
SHEEP MTN. PARKWAY	26.50			26.50	0.00
FLOOD CONTROL	-			-	
PUBLIC FACILITY	42.61			42.61	0.00
PARK AND TRAIL PARCELS	29.20			29.20	0.00
ARROYO	12.31			11.76	0.55
OPEN SPACE	1.32			1.32	0.00
SCHOOLS	31.81			31.81	0.00
HUALAPAI SUBSTATION	-			-	
POWER EASEMENT	-			-	
ROADS	75.91			75.91	0.00
SUBTOTAL	222.41			221.86	0.55
TOTAL	1,040.94			1,040.94	0.00

LEGEND
- PROJECT BOUNDARY
- EASEMENT LINE (ET)
- EXISTING FRONTAGE ROAD EASEMENT NEV-043378, N-043383, CC-018234, CC-018191 & CC-018138
- EXISTING TRANSMISSION POLE
- RIGHT-OF-WAY LINE (BACK-OF-CURB)
- PARCEL PROPERTY LINE
- STREETSCAPE CORRIDOR ELEMENT LINE
- NDOT RIGHT OF WAY AREA = PLANNED LAND USE OUTSIDE OF PROJECT BOUNDARY APPROXIMATELY 18 ACRES
- PROPOSED STREET
- ARROYO
- PARK & TRAIL
- SCHOOL
- OPEN SPACE
- PF FLOOD CONTROL / PUBLIC FACILITY
- L RESIDENTIAL "LOW"
- ML RESIDENTIAL "MEDIUM-LOW"
- MLA RESIDENTIAL "MEDIUM-LOW ATTACHED"
- AA RESIDENTIAL "ACTIVE ADULT"
- GC GENERAL COMMERCIAL
- GED GAMING
- 2.5 ACRES RESERVED FOR RTC TRANSIT CENTER
- AC-N NET ACRES
- AC-G GROSS ACRES

SCALE 400 0 400 800 FEET

NOTE: AC - ACREAGES SHOWN ARE BASED ON RIGHTS-OF-WAY SHOWN. ADDITIONAL RIGHT-OF-WAY MAY BE NEEDED AT INTERSECTIONS OF MAJOR ROADWAYS.

NOTE: STREET LANDSCAPING AC - ACREAGES ARE INCLUDED IN THE ADJACENT PARCELS

MASTER LAND USE PLAN

Westwood
Phone (702) 284-5300
Fax (702) 284-5399
5740 S Arville Street
Suite 216
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

CENTURY COMMUNITIES

DATE: 10/14/2020

Planning Commission August 04, 2021 - Page 1023

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 07/05/2021 **Application Number** 21-0374-SDR1 **Entity** LV

Company Name Kaempfer Crowell

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 792-7000 **Mobile** **Fax** **Email**

Project Name Elysian @ Skye Canyon

Project Description 315 Multi-Family Units

APN's 125-07-110-002 and 125-07-501-006

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)		x 0.166=	0	x 0.093 =	0	x 0.131 =	0
Multi-Family Units (2)	315	x 0.139 =	44	x 0.065 =	20	x 0.074 =	23
Resort Condo Units (3)							
Total			44		20		23

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Divich ES	9851 Donald Nelson Ave	K-5	863	887	3/1/2021
Escobedo MS	9501 Echelon Point Dr.	6-8	1591	987	3/1/2021
Arbor View HS	7500 Whispering Sands Dr.	9-12	2524	3229	3/1/2021

*** CCSD Comments** Divich ES and Arbor View HS were over capacity for the 2020-2021 school year. Divich ES was 102.78% and Arbor View HS was at 127.93% of program capacity.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
39a

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

SUBJECT:
21-0374-MOD1 - MAJOR MODIFICATION - TO AMEND THE SKYE CANYON DEVELOPMENT AGREEMENT'S EXHIBITS "F" AND "M' TO ELIMINATE THE MEDIUM LOW-ATTACHED (MLA) SPECIAL LAND USE DESIGNATION AVERAGE DENSITY REQUIREMENT

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

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: August 10, 2021

Agenda Item No.:
39b

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

SUBJECT:
21-0374-VAR1 - VARIANCE - TO ALLOW TWO WALL SIGNS WHICH ARE 65 SQUARE FEET WHERE 50 SQUARE FEET IS THE MAXIMUM AREA ALLOWED; TO ALLOW TWO WALL SIGNS THAT DO NOT FACE A STREET FRONTAGE WHERE ONE SIGN FACING THE STREET FRONTAGE IS ALLOWED AND TO ALLOW THREE 11-FOOT TALL, 188 SQUARE-FOOT MONUMENT SIGNS WHERE EIGHT FEET AND 60 SQUARE FEET ARE THE MAXIMUM ALLOWED

C.C.: 09/01/2021

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
39c

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

SUBJECT:
21-0374-VAR2 - VARIANCE - TO ALLOW 486 PARKING SPACES WHERE 542 SPACES ARE REQUIRED

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
39d

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

SUBJECT:
21-0374-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A THREE-STORY, 315-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

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

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

RECOMMENDATION:
Staff recommends 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: August 10, 2021

Agenda Item No.:
40

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

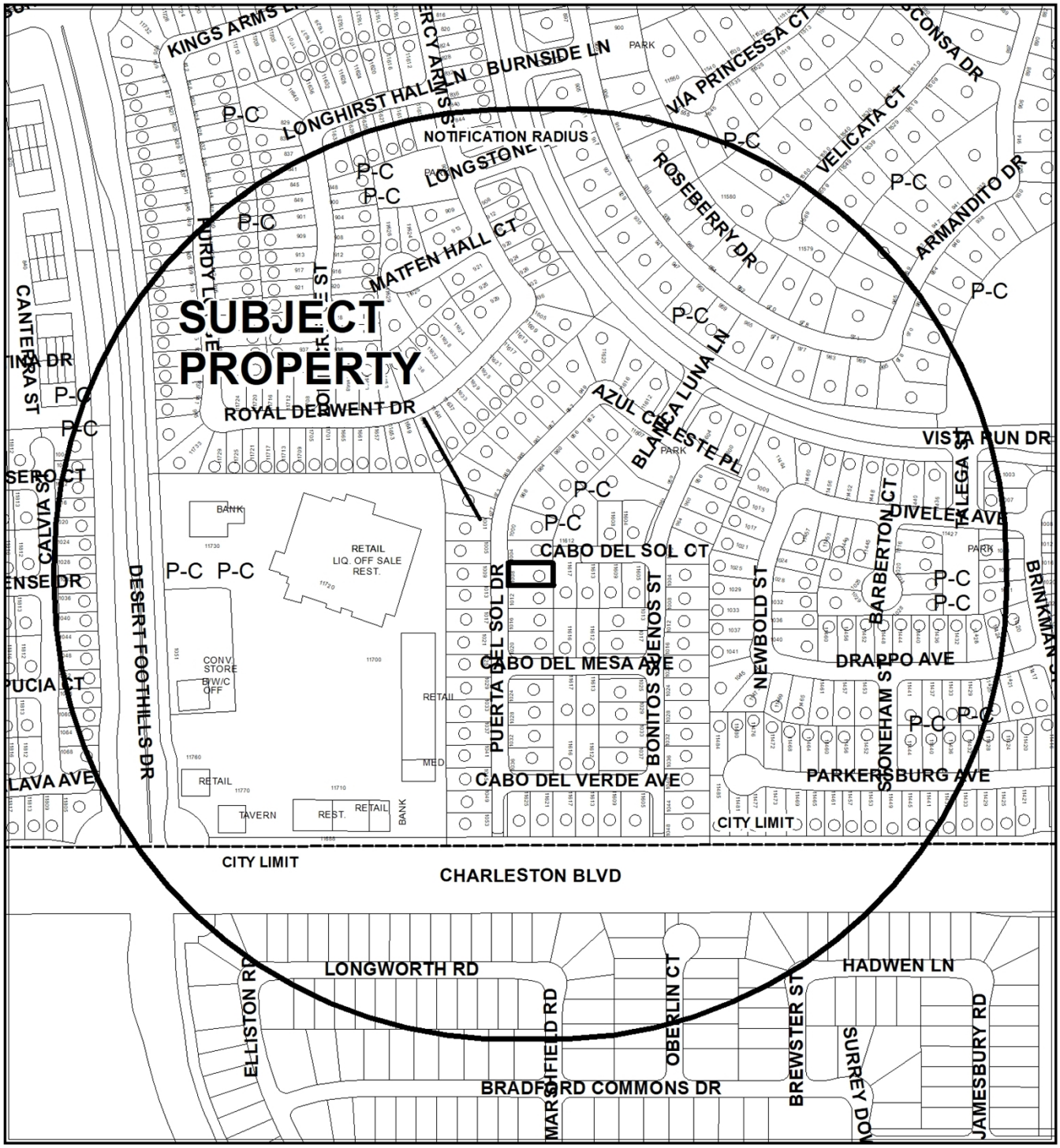
SUBJECT:
21-0383-SCD1 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: DANIELLE PAFUMI - For possible action on a Land Use Entitlement project request TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED FOR A PROPOSED 230 SQUARE-FOOT ACCESSORY STRUCTURE [STORAGE ROOM] on 0.11 acres at 1008 Puerta Del Sol Drive (APN 137-35-416-077), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation)], Ward 2 (Seaman). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends 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 Summerlin West Community Association Design Review Committee
7. Submitted after Final Agenda – Protest-Support Postcards and Documentation Not Vetted – Altered Protest Postcard and Protest-Support Comment Forms



CASE: 21-0383-SCD1

RADIUS: 1000 FEET

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

0 250 500 Feet

N



CASE: 21-0383-SCD1

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DANIELLE PAFUMI

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0383-SCD1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 576

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

21-0383-SCD1 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 convert a 23-foot wide portion of an existing 41-foot wide rear yard patio cover into a storage room with exterior access only at a single family residence at 1008 Puerta del Sol Drive in Summerlin.

ISSUES

- A Major Deviation of the Summerlin Development Standards is required to allow an 11-foot rear yard setback where 15 feet is required and a zero-foot separation from the principal dwelling where six feet is required for a proposed Accessory Structure [Storage Room].
- The Summerlin Design Review Committee (SDRC) reviewed and conditionally approved the patio enclosure request as proposed on 02/09/21. The City of Las Vegas did not receive a letter specifically reviewing the request for a Major Deviation of the Summerlin Development Standards.

ANALYSIS

The land use designation of the site is SF3 (Single Family Detached), which requires 15-foot rear yard and five-foot side yard setbacks. The Summerlin Development Standards require enclosed accessory structures (such as the one proposed) that are attached to the dwelling to conform to the setbacks for the principal dwelling. The proposed enclosed portion of the patio cover would be 11.5 feet from the rear property line and remain five feet from the side property line. Access to the enclosed area would be outside from the covered patio area.

The proposed storage room is not habitable space, but is large enough (23 feet by 10 feet) to convert into future habitable space. If converted, the Summerlin Development Standards allow for a casita with exterior access to be attached to the principal dwelling. In that case, a major deviation to allow a reduced rear yard setback would still be required. As non-habitable storage space, in addition to the setback encroachment, it is subject to detached accessory structure standards that require a six-foot separation from the principal dwelling. There are no lot coverage provisions in Summerlin.

Staff finds no hardship related to the configuration of the lot. The size of the lot, the size of the principal dwelling or the presence of other encroaching accessory structures in the same general area does not constitute a hardship.

FINDINGS (21-0383-SCD1)

Staff finds no hardship related to the size or shape of the subject lot. The dwelling was built to the setbacks particular to the SF3 (Single Family Detached – 10 Units per Acre) special land use designation. Additional building beyond these setbacks would therefore constitute a self-imposed hardship that cannot be supported by staff. Denial of the Major Deviation is therefore recommended, subject to conditions if approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for Summerlin West, generally located west of Clark County 215 between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The Development Agreement and related documents were recorded 11/21/97.
	The City Council approved a General Plan Amendment (GPA-0052-96) to amend the Southwest Sector of the General Plan to add property generally located west of Clark County 215 between Charleston Boulevard and Cheyenne Avenue and designate it R (Rural Density Residential), ML (Medium-Low Density Residential), SC (Service Commercial), GC (General Commercial), P (Parks/Recreation/Open Space), S (School) and PF (Public Facilities). The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres generally located west of Clark County 215 between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval.
02/09/98	The City Council approved a request for a Summerlin Development Plan Review (SV-0042-97) for Village 20 on 815 acres at the northwest corner of Charleston Boulevard and Clark County 215. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/13/03	Department of Planning staff administratively approved a request for a Minor Modification (MOD-1691) of the Summerlin West Master Land Use Plan to change the land use designation from SFA (Single Family Attached) and VC (Village Center) to SF3 (Single Family Detached) on 14.50 acres on the north side of Charleston Boulevard, approximately 1,000 feet west of Vista Center Drive.
08/25/03	A Final Map (FMP-2257) for an 84-lot single family residential subdivision on 14.30 acres on the south side of Vista Run Drive, west of Vista Center Drive, was recorded.
09/24/03	The Planning and Development Department approved a request for a Minor Modification (MOD-2947) to the Vistas at Summerlin Village 20 Land Use Plan for Parcels F, G and WS-1, from VC (Village Commercial), MF2 (Multi Family Medium Density) and NF (Neighborhood Focus) to SF3 (Single Family Detached).
09/15/04	The City Council adopted the revised Summerlin Development Standards Manual (DIR-3934). The Planning Commission recommended approval; staff had no recommendation.

Most Recent Change of Ownership	
07/03/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/28/04	A building permit (#04013583) was issued for a single family dwelling at 1008 Puerta del Sol Drive. A final inspection was approved 03/30/05.
03/24/21	An application (R21-04252) was processed for a building permit for a 230 square-foot patio enclosure storage room at 1008 Puerta del Sol Drive. Planning denied its review pending approval of a deviation from Summerlin Development Standards.

Pre-Application Meeting	
06/08/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Major Deviation of the Summerlin Development Standards.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/15/21	The site contains a well-maintained single-family dwelling in a fully improved residential subdivision.

Details of Application Request	
Site Area	
Net Acres	0.11

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
North	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
South	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
West	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West (Development Agreement)	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks*			
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	11 Feet	N
Min. Accessory Structure Separation From Principal Dwelling	6 Feet	0 Feet	N
Max. Lot Coverage	N/A	57 %	N/A
Max. Building Height	45 Feet	12 Feet	Y

*Setbacks apply to the principal dwelling and any attached accessory structure in the rear or side yard such as a patio cover that is enclosed.

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) Summerlin/Sun City Deviation

Project Address (Location) 1008 Puerta del Sol Drive

Project Name Pafumi Storage Room **Proposed Use** Storage Room

Assessor's Parcel #(s) 137-35-416-077 **Ward #** 2 - Seaman

General Plan: Existing _____ Proposed _____ **Zoning:** Existing SF3 Proposed SF3

Additional Information Enclose a portion of the existing rear covered patio for storage room use.

Property Owner Danielle Pafumi Contact Danielle Pafumi

Address 1008 Puerta del Sol Drive City Las Vegas State NV Zip 89138

E-mail Danielle.Pafumi@diamondresorts.com Phone 702-378-9151

Applicant Same as Property Owner Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Montgomery Consulting Engineers, LLC Contact Elicia Montgomery, P.E.

Address 9680 W. Tropicana Avenue, Suite 132 City Las Vegas State NV Zip 89147

E-mail elicia@montgomeryengineers.com Phone 702-327-4954

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature D. Pafumi

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Danielle Pafumi

Subscribed and sworn before me

This June day of 21st, 2021

Rachel S. Bush

Notary Public in and for said County and State

Rachel S. Bush
Notary Public
Commission # 20-9705-01
Clark County
State of Nevada
My Commission Expires on:
July 20th, 2024

GPA-0383
06/21/2021

Planning Commission August 10, 2021 - Page 1044

PROJECT ADDRESS: 1008 PUERTA DEL SOL DRIVE
LAS VEGAS, NV 89138

ESTIMATED LOT SIZE: 0.11 ACRE

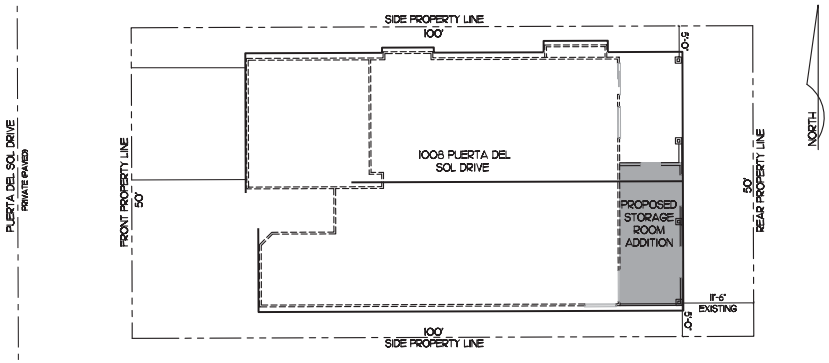
ZONING: P-C

INTERNATIONAL BUILDING CODE:	2018 EDITION INCLUDING LOCAL AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE:	2018 EDITION INCLUDING LOCAL AMENDMENTS
NATIONAL ELECTRICAL CODE:	2017 EDITION INCLUDING LOCAL AMENDMENTS
NATIONAL PLUMBING CODE:	2018 EDITION INCLUDING LOCAL AMENDMENTS
MODEL ENERGY CODE:	2018 EDITION INCLUDING LOCAL AMENDMENTS

21-0383
6/21/2021

SQUARE FOOTAGES

EXISTING LIVABLE AREA	1880	S.F.
EXISTING GARAGE AREA	424	S.F.
PROPOSED STORAGE ROOM	230	S.F.

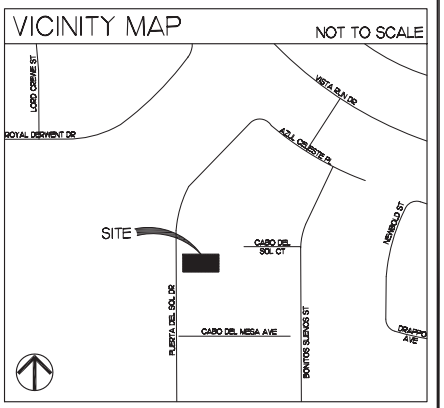


SITE PLAN

SCALE : 1" = 20'-0"

PROFESSIONAL ENGINEER STATE OF NEVADA
Erica Kettle-Montgomery
EXP 06/30/21
CIVIL
No. 17863

6-21-2021

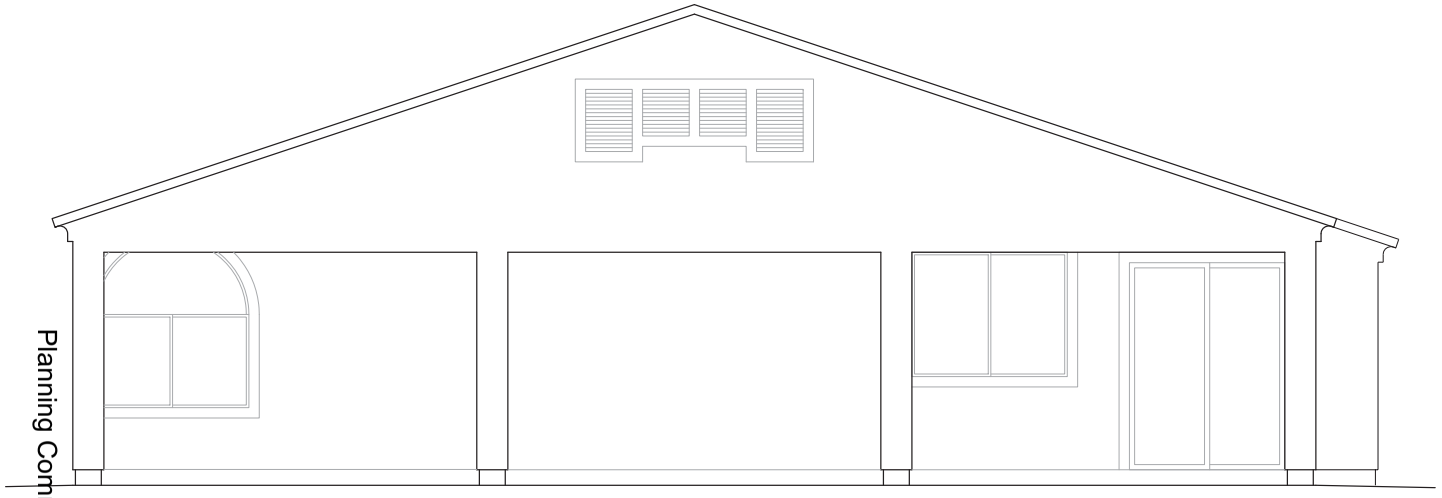


1008 PUERTA DEL SOL DRIVE ADDITION	Job No: 022-023
	Job Name: Pafumi Addition
	Proj. Eng: EDM
	Revision: .
	Sheet No: A1

R21-04252

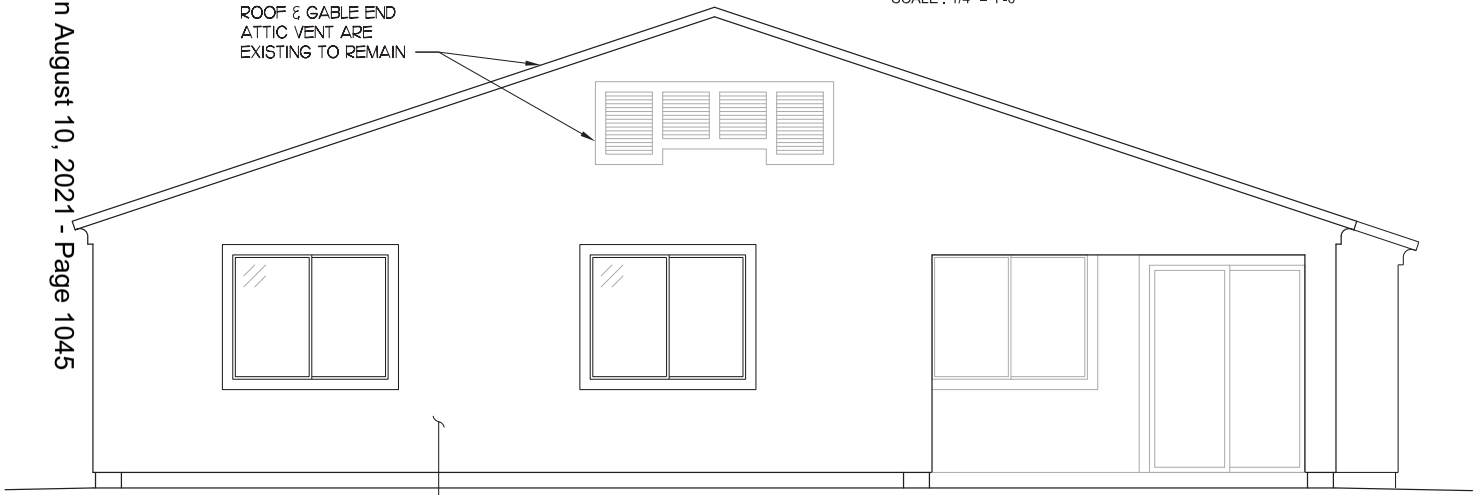
Planning Commission August 10, 2021 - Page 1045

21-0383
06/21/2021



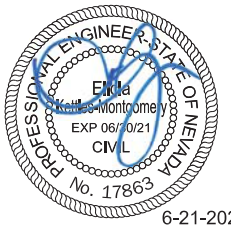
EXISTING REAR ELEVATION

SCALE : 1/4" = 1'-0"



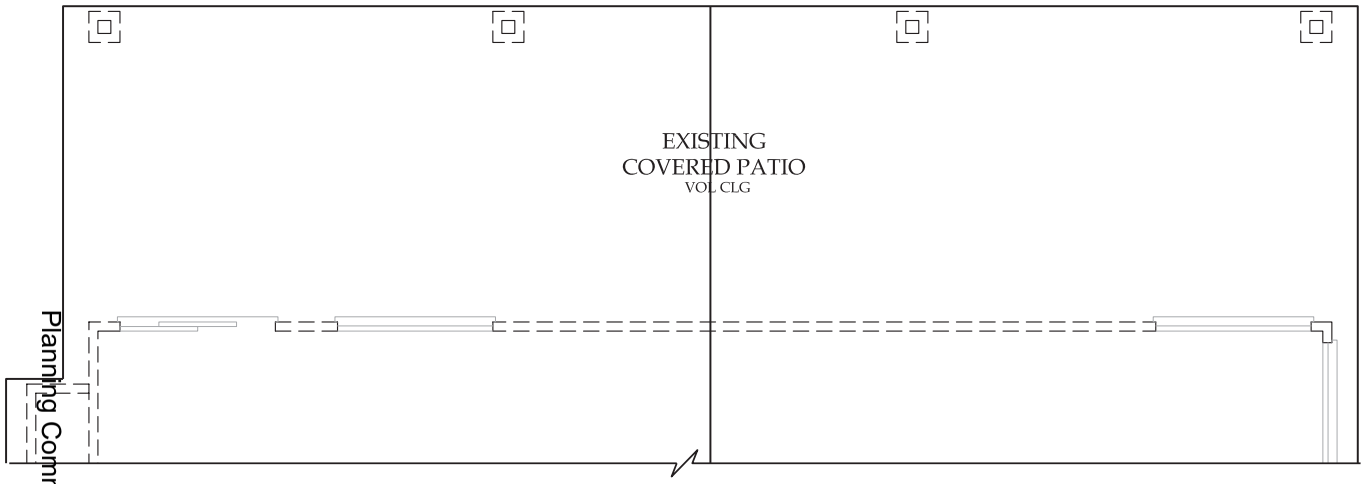
PROPOSED REAR ELEVATION

SCALE : 1/4" = 1'-0"



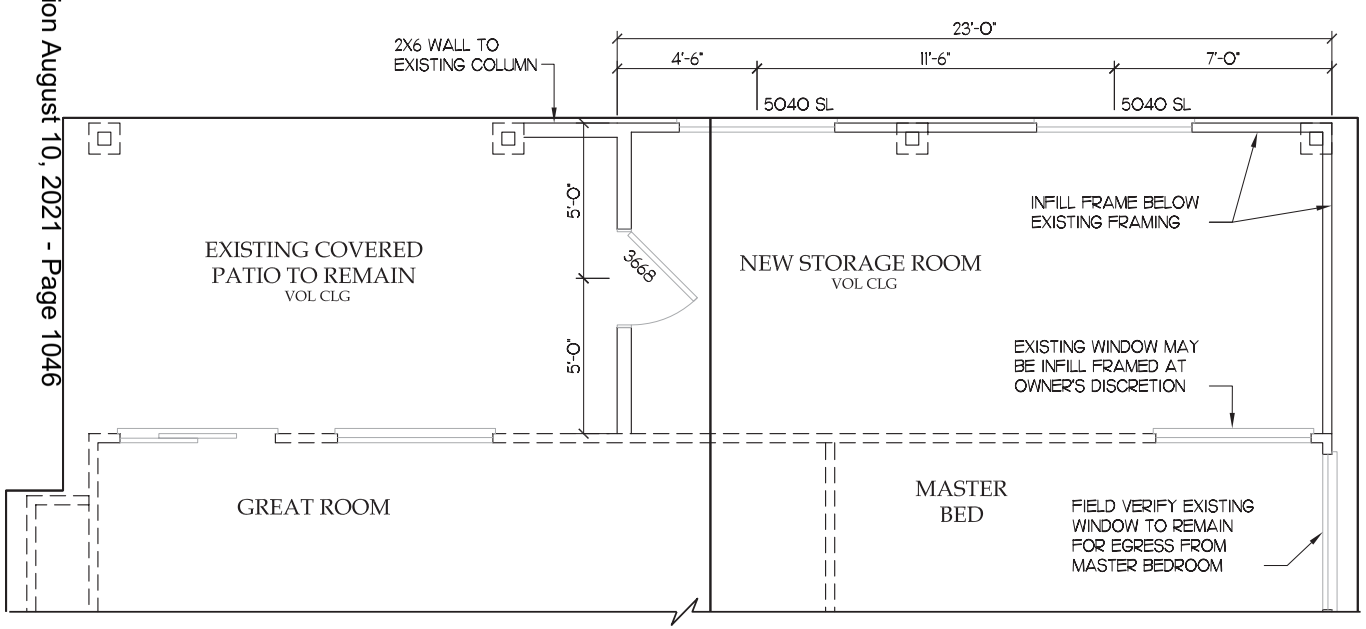
6-21-2021

1008 PUERTA DEL SOL DRIVE ADDITION	Job No: 022-023
	Job Name: Pafumi Addition
	Proj. Eng: EDM
	Revision: .
	Sheet No: A3



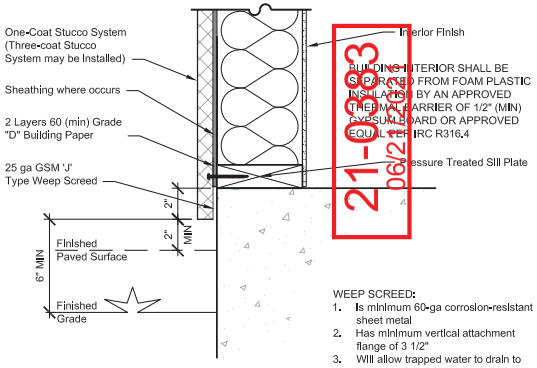
EXISTING FLOOR & ROOF PLAN

SCALE : 1/4" = 1'-0"



PROPOSED FLOOR & ROOF PLAN

SCALE : 1/4" = 1'-0"



WEEP SCREED DETAIL 1

SCALE: NTS MCE NO: 408-001-A1 DATE: 12-3-13



6-21-2021

1008 PUERTA DEL SOL DRIVE ADDITION

Job No:	022-023
Job Name:	Pafumi Addition
Proj. Eng:	EDM
Revision:	.
Sheet No:	A2

Planning Commission August 10, 2021 - Page 1046

CASA ROSA HOMEOWNERS ASSOCIATION
ARCHITECTURAL SUBMITTAL CHECKLIST

Neighbor Awareness Statement

On (date) 1/1/21 ~~1/3/21~~ the attached documents were made available to all neighbors as required and noted below for their review. They have been notified that I am submitting these plans for Architectural and/or Landscape Review Committee approval. The applicant should prepare a packet of the attached documents to send to the homeowner if they do not reside in the community.

Address of front-facing neighbor: 1009 Puerta Del Sol
Signature: ~~Attempted to notify 1/1 - 1/3~~

Address of back-facing neighbor: 11617 Cabo Del Sol
Signature: ~~Attempted to notify 1/1~~ 1/3

Address of side neighbor: 1004 Puerta Del Sol
Signature: Erika DeSimone 2/23/21

Address of side neighbor: 1013 Puerta Del Sol
Signature:

*If Additional signatures are required, please insert them on the back of this form.

Please note the plans which have been shown to you, are not for your approval. They are to inform you that there may be some work being done by one of your neighbor's. This is a requirement of the Association for any owner who may be making any kind of change to the exterior of the property, i.e. painting, landscaping, patio, deck, etc.

Owner Name Danielle Petrumi

Owner Address 1008 Puerta Del Sol SC

21-0383
06/21/2021



21-0383-SCD1 - APPLICANT/OWNER: DANIELLE PAFUMI
1008 PUERTA DEL SOL DRIVE

07/15/2021



21-0383-SCD1 - APPLICANT/OWNER: DANIELLE PAFUMI
1008 PUERTA DEL SOL DRIVE

07/15/2021



21-0383-SCD1 - APPLICANT/OWNER: DANIELLE PAFUMI
1008 PUERTA DEL SOL DRIVE

07/15/2021

Montgomery
CONSULTING ENGINEERS, LLC

9680 W. Tropicana Avenue, Suite 132
Las Vegas, NV 89147
Phone: (702) 219-5656
Fax: (877) 509-1775

June 21, 2021

Elicia Montgomery
Digitally signed by Elicia Montgomery
DN: cn=Elicia Montgomery, o=Montgomery Consulting Engineers, LLC, ou, email=elicia@montgomeryengineers.com, c=US
Date: 2021.06.21 16:57:59 -07'00'

PROFESSIONAL ENGINEER - STATE OF NEVADA
Elicia Kettles-Montgomery
EXP 06/30/21
CIVIL
No. 17863

06-21-2021

To:

City of Las Vegas
Planning Department
495 S. Main Street
Las Vegas, Nevada 89101

From: Elicia Kettles-Montgomery, P.E.
Montgomery Consulting Engineers, LLC
9680 W. Tropicana Avenue, Suite 132
Las Vegas, NV 89147

Sheet: 1 of 2

Re: **Storage Room Addition, MCE Job #022-023**
City of Las Vegas R21-04252

JUSTIFICATION FOR DEVIATION

The single family residence located at 1008 Puerta Del Sol Drive, is owned by Ms. Danielle Pafumi. This property, zone P-C offers very little space in the rear yard. Ms. Pafumi would like to enclose a portion of her existing rear covered patio to use for non-inhabitable, storage space.

The distance from the covered patio to the rear property line is approximately 11'-6". This is within the setback limits of a covered patio (5'-0") but does not comply with the setback limit of the primary structure (15'-0"). Therefore, the proposed storage room, being attached to the primary structure, will encroach into the rear setback by approximately 3'-6". Additionally, since the proposed storage room does not have interior access, it is considered an "accessory structure" subject to the City of Las Vegas standards requiring 6'-0" separation from the principal dwelling. Because of these two conditions major deviations for both the reduction of the rear setback on the house and deduction of the separation distance from the main house to the "accessory structure" are required. Please note, this addition will not change the existing roof, nor the existing area of the rear yard.

Because of the lot size, there is no other option for erecting a storage structure on this property. The rear setback for an accessory structure is 5'-0", but it would be required to provide 6'-0" from the line of the existing home to an accessory structure. That leaves a strip 0'-6" wide available for an accessory storage structure. Obviously, this is not an option.

Ms. Pafumi hereby request a Deviation of the rear setback and separation requirements to enclose a portion of her existing covered patio for a Storage Room. This proposed

21-0383
06/21/2021

storage room is not accessible from the interior of the home. All City of Las Vegas Building Department comments for this existing building permit application have been satisfied with the exception of Planning.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,
Elicia Kettles-Montgomery, P.E.

21-0383
06/21/2021

SUMMERLIN
WEST

COMMUNITY ASSOCIATION

DESIGN REVIEW COMMITTEE
IMPROVEMENT APPROVAL/DENIAL

Danielle Pafumi
1008 Puerta Del Sol Drive
Las Vegas, NV 89138-6058

Re: 1008 Puerta Del Sol Drive - Casa Rosa

Your submission to the Design Review Committee regarding:

Patio enclosure

Has Been: Approved w/Conditions

Conditions / Comments:

1) Relative to the new rear enclosure, wall it is encouraged that the door-like cut-out be eliminated to allow the enclosure to continue to the open archway. See enclosed exhibits. 2) Materials and colors of the patio enclosure (to include stucco texture, paint color, trim elements, windows, doors, etc.) must match materials and colors of the existing residence (to include stucco texture, paint color, trim elements, windows, doors etc.) to the greatest extent possible. Be mindful, any pop-out element (s) surrounding existing windows must be emulated in the same manner when the new windows are positioned at the new wall location. 3) You are responsible for ensuring that all City codes are adhered to and that you have obtained the required City permits prior to commencing with any work. Please be reminded that approval by Summerlin West does not waive the necessity of obtaining the required City permits. 4) This does NOT constitute final approval. You MUST also obtain the approval of your sub-association (unless your sub- association has specifically and verifiably waived its right to approval of your project). Please be reminded that your sub-association is entitled to have stricter standards than those of Summerlin West.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING:

1. SPRAY IRRIGATION MUST BE A MINIMUM OF 3' FROM ALL PERIMETER WALLS.
2. DO NOT OBSTRUCT OR MODIFY DRAINAGE PATTERNS.
3. DO NOT DIVERT WATER TO NEIGHBORING LOTS
4. OBSERVE SIDE YARD SETBACK REQUIREMENTS FOR OVERHEADS
5. YOUR IMPROVEMENTS MUST COMPLY WITH ALL CITY/COUNTY, BUILDING ORDINANCES.
6. THIS IMPROVEMENT MAY REQUIRE A BUILDING PERMIT.
7. REVIEW SECTIONS OF CC&R'S PERTAINING TO YARD IMPROVEMENTS.
8. NO ACCESS THROUGH COMMON AREAS IS ALLOWED.
9. ALL DEBRIS TO BE REMOVED FROM THE DEVELOPMENT BY CONTRACTOR/HOMEOWNER, STREETS AND WALKS LEFT CLEAN, NO DUMPING ON ADJACENT LOTS OR BORDERING AREAS.
10. THE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO INSPECT IMPROVEMENTS UPON COMPLETION.

SHOULD YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THE ASSOCIATION OFFICE AT (702) 791-4600

02/09/2021

CYNTHIA GROSS
DESIGN REVIEW COMMITTEE DESIGNEE

DATE

2115 FESTIVAL PLAZA DRIVE, SUITE 220, LAS VEGAS, NEVADA 89135
TELEPHONE (702) 791-4600 FAX: (702) 791-4660

21-0383
06/21/2021

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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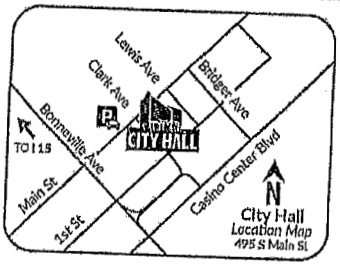

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0383-SCD1

Planning Commission Meeting of **08/10/2021**

21-0383-SCD1
13735414016
DERMODY PATRICK & CLARA C
954 ROSEBERRY DR
LAS VEGAS NV 89138-7580

59 DEPT# 89138

Submitted after Final Agenda

40P

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495 South Main Street
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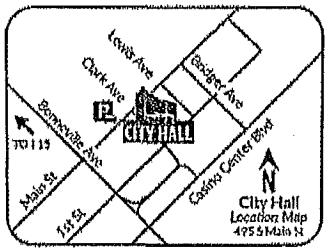

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0383-SCD1

Planning Commission Meeting of **08/10/2021**

21-0383-SCD1
13735416065
KIZU WINFRED A & E A FAM TR
KIZU WINFRED A & ETHELYN A TRS
11612 CABO DEL SOL CT
LAS VEGAS NV 89138-6065

* Possible Hoarder - Cars not parked in garages

8/4/2021 11:02 AM FROM: Office Depot #2231 P. 1 / 1

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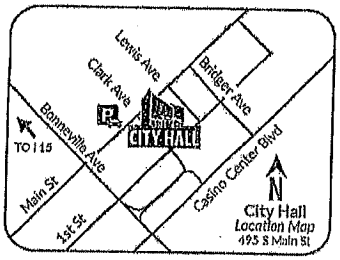

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21-0383-SCD1

Planning Commission Meeting of **08/10/2021**

21-0383-SCD1
13734817165
MOORHOUSE SCOTT D & YUMI
11890 TEVARE LN # 2098
LAS VEGAS NV 89138

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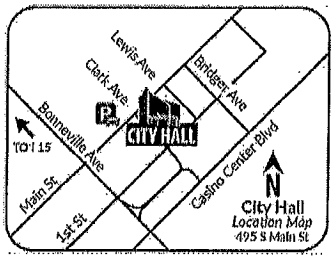

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13734817053
ILES BEVERLY G TRUST
ILES BEVERLY G TRS
6217 CATHEDRAL OAKS RD
SANTA BARBARA CA 93117-1654

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Las Vegas, Nevada 89101

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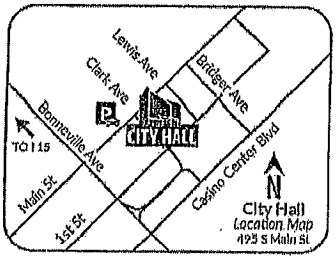

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0383-SCD1

Planning Commission Meeting of **08/10/2021**

21-0383-SCD1
13735413031
PAHLMANN RACHEL M
PAHLMANN RAY A & KATRINA
220 CHESTNUT RIDGE CIR
HENDERSON NV 89012

89 DEPT 8012

40A

8-1-2021

Keep our standards! If one needs more space.... Move to another location. Or, purchase a Storage unit at a Storage facility like everybody else does.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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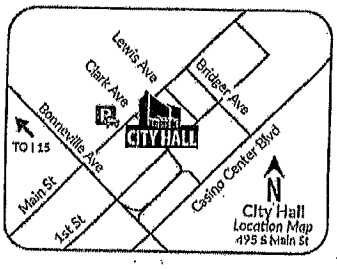

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0383-SCD1
Planning Commission Meeting of **08/10/2021**

21-0383-SCD1
13734817058
[redacted]E
860 CANTERRA ST [redacted]
LAS VEGAS NV 89138

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AUG 05 2021
Dept of Planning
City of Las Vegas

P.S. QR code did not include this mtg. Only Mtgs. through 8/6/2021.

40P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 5, 2021 1:41 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 08/05/21 1:40 PM

Meeting Date:	Tuesday, August 10, 2021
Project Number:	21-0383
Position:	I OPPOSE the project and all related applications.
Name:	Gregory Imming
Residential or Business Address:	11830 Tevare Lane Las Vegas, NV 89138
Comments:	I think the project will have an adverse effect on the adjoining properties. It also appears that it could be a major obstruction/obstacle to safety officers in the performance of their duties.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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Nora Lares

From: noreply@formstack.com
Sent: Friday, August 6, 2021 11:18 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2021
Submitted at 08/06/21 11:17 AM

Meeting Date:	Tuesday, August 10, 2021
Project Number:	21-0383
Position:	I SUPPORT the project and all related applications.
Name:	David Hille
Residential or Business Address:	1016 Puerta Del Sol Dr Las Vegas, NV 89138
Phone:	(702) 813-7837
Email:	d.hille@outlook.com
Comments:	I support the request for project 21-0383-SCD1 submitted by Danielle Pafumi. Thank you.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
41

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

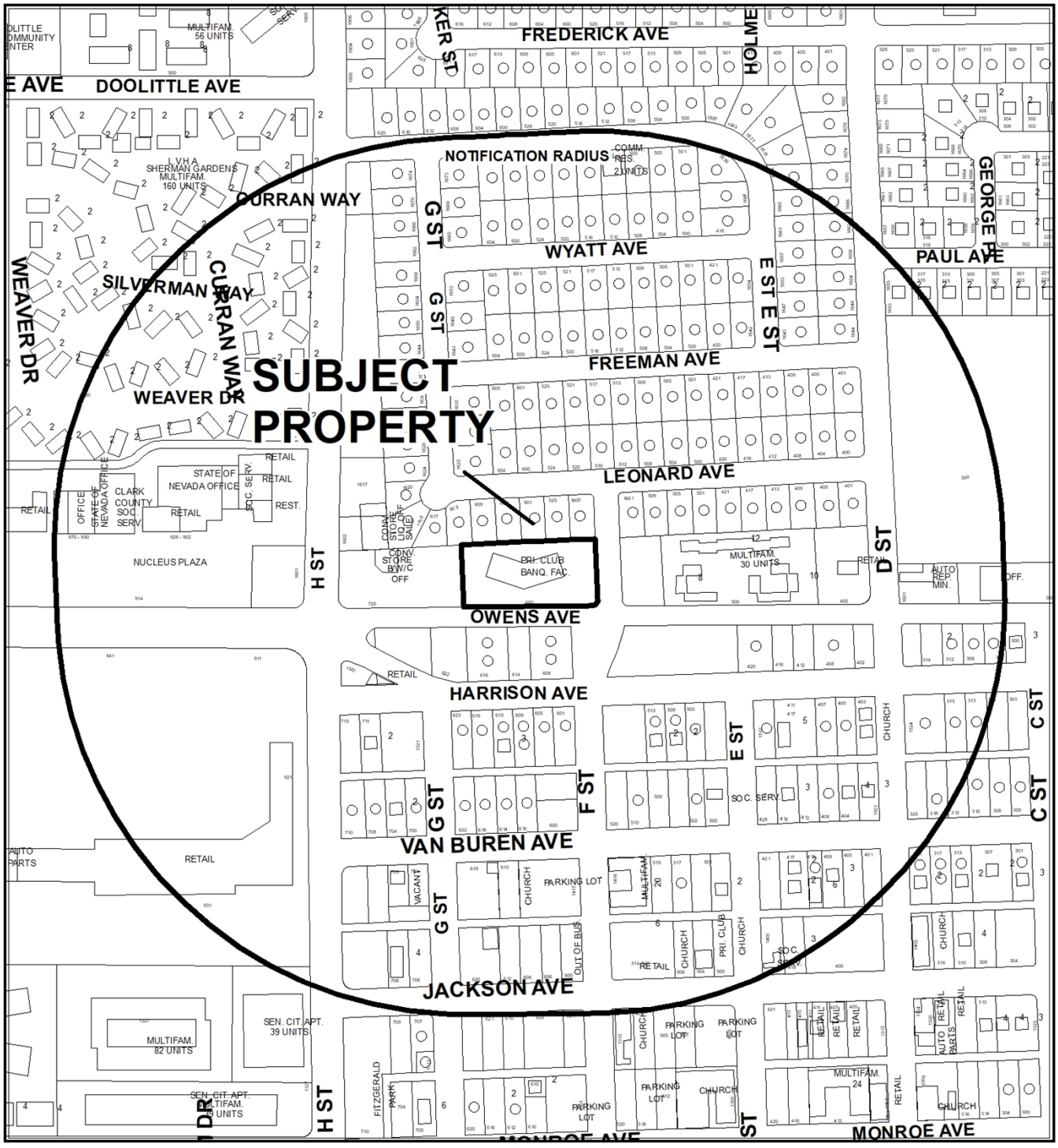
SUBJECT:
21-0387 - PUBLIC HEARING - APPLICANT/OWNER: W OWENS AVE TRUST - For possible action on the following Land Use Entitlement project requests on 1.26 acres at 600 West Owens Avenue (APN 139-22-402-008), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 09/01/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

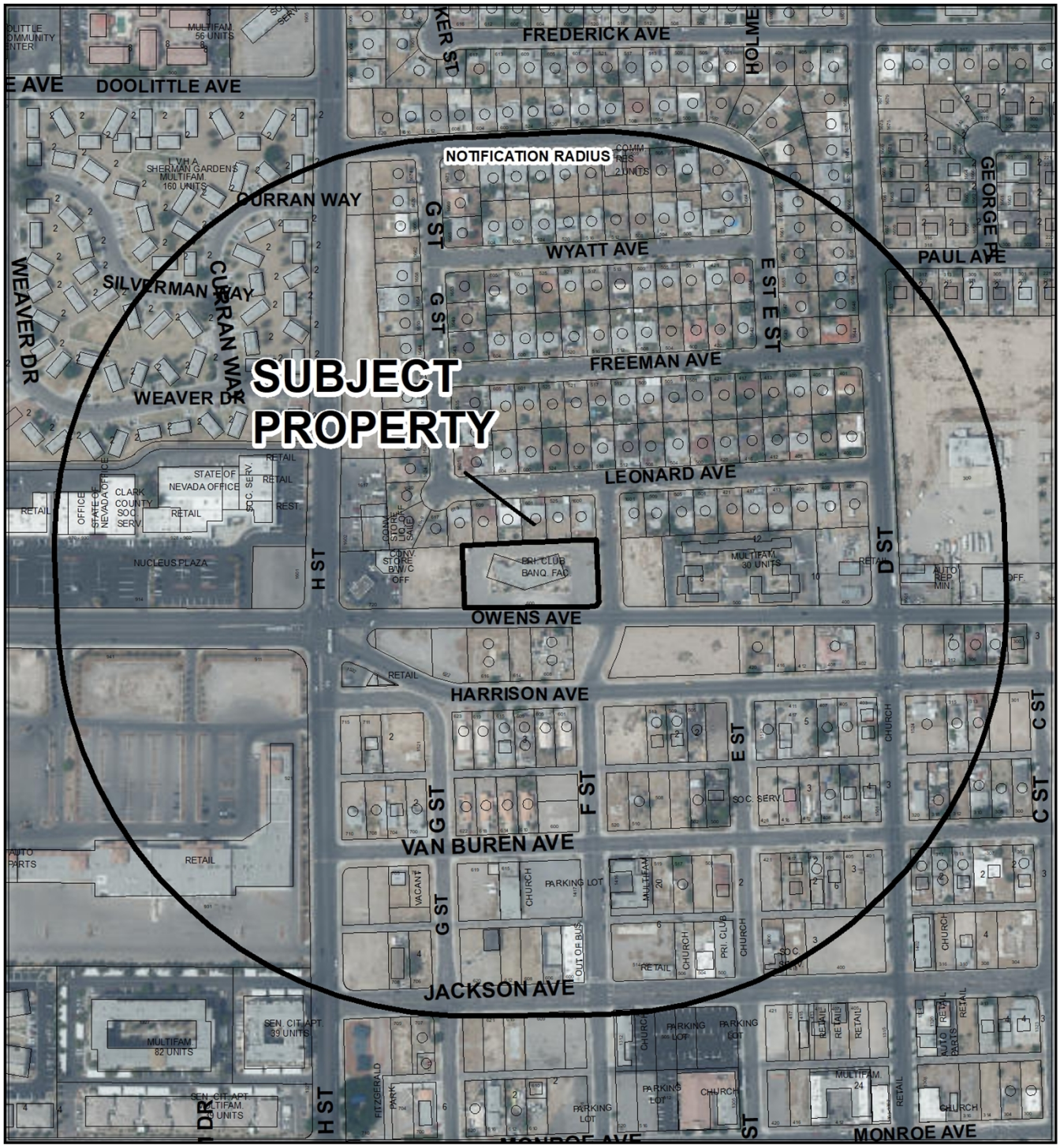
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest Postcards and Documentation Not Vetted – Protest Comment Form and Letter
7. Submitted at Meeting – Documentation Not Vetted - Statement and Assembly Concurrent Resolution No. 28 by Katherine Duncan and Statement of Concern with Supporting Documentation by Leonard Martin



CASE: 21-0387

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: 21-0387

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: W OWENS AVE TRUST

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0387-SUP1	Staff recommends APPROVAL, subject to conditions:	
21-0387-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0387-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 249

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

21-0387-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review (21-0387-SDR1) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning (Z-0076-65).

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0387-SDR1 CONDITIONS

Planning

1. Approval of a Special Use Permit (21-0387-SUP1) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/26/21, except as amended by conditions herein.

4. A Waiver from Title 19.08.070 is hereby approved to allow a seven-foot perimeter landscape buffer where 15 feet is required along the south property line, a four-foot perimeter landscape buffer along the north property line where eight feet is required, and a three-foot perimeter landscape buffer along the west property line where eight feet is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

   The technical landscape plan shall include an additional 24-inch box shade tree to be located at the north end of the parking row on the west side of the property.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. The sidewalks along Owens Avenue and "F" Street 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. 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.

13. Submit a License Agreement for landscaping and private improvements in the "F" Street and Owens Avenue 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).

14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to remodel and expand an existing single-story building for use as a mortuary with various accessory uses including a banquet facility, florist shop and offices at 600 West Owens Avenue. The space would also be equipped for periodic private events.

ISSUES

- A Mortuary or Funeral Chapel is a permitted use in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- Several accessory uses are proposed, including a Banquet Facility, General Retail Store [florist shop], offices and meeting space.
- Height would be added to the existing building. The resulting single-story building will meet Title 19.08 residential adjacency standards.
- A Waiver from Title 19.08.070 is requested to allow a seven-foot perimeter landscape buffer where 15 feet is required along the south property line, a four-foot perimeter landscape buffer along the north property line where eight feet is required, and a three-foot perimeter landscape buffer along the west property line where eight feet is required. Staff recommends approval of the waiver request.
- Staff has included in the standard landscape plan condition a requirement to add one additional parking lot tree to conform to Title 19 tree planting requirements.

ANALYSIS

The site is zoned C-1 (Limited Commercial) with a C (Commercial) General Plan land use designation, which allows for commercial uses ranging in intensity from small lot office conversions to large retail and auto-related uses. It is included in the West Las Vegas Plan but is not part of the Historic Westside District, which is subject to form-based code provisions. The proposed development is subject to Title 19 commercial development standards. The West Las Vegas Plan identifies the area along Owens Avenue as suited for commercial uses.

Currently the building is used for the activities of a fraternal organization. The business holds licenses for nonprofit general on-premise sale of alcohol and a banquet liquor establishment, which predated the requirement for a Special Use Permit for alcohol uses. Under the current proposal for a mortuary with accessory uses, alcohol may be served or sold by a licensed alcohol beverage caterer in association with a banquet facility license. Events may be held for private events along with limited live entertainment, but any publicly advertised entertainment activity (such as concerts or shows) would be prohibited. The applicant has indicated that no permanent alcohol use will be pursued at this time.

The Mortuary or Funeral Chapel use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. There are no Minimum Special Use Permit Requirements for this use.

The Mortuary or Funeral Chapel use is defined by Title 19.18 as “a facility in which one or both of the following activities occur:

1. Dead bodies are prepared for burial or cremation.
2. Funeral services are conducted.”

The proposed use satisfies this definition, as the building will house a receiving and funeral preparation area for dead bodies for burial, a casket showroom, multiple visitation rooms and a chapel for funeral services. No crematorium is proposed with this request.

The mortuary will feature a receiving area for dead bodies that will include an enclosed loading area in the northwest portion of the building, cooler rooms, an embalming area and makeup facility. The southern (front) portion of the building will include three viewing rooms, a conference room and funeral chapel. Hours of operation are expected to occur primarily from 9:00 a.m. to 5:00 p.m. daily, except when evening services may occur up to 9:00 p.m. The applicant expects a total of 10 employees, with eight on the busiest shift.

Access to the site is from Owens Avenue, which is a one-way street traveling westbound, and F Street, which leads into a residential neighborhood. Circulation at the front of the building is one-way only due to the location of the building; the access aisle can only accommodate angled parking. This is also the current layout of the site. Parking is in conformance with Title 19 requirements for a Mortuary or Funeral Chapel use.

The building will be remodeled to significantly change its appearance. The wall plane will be broken up by the addition of large windows and column elements, and additional height will be added without creating a second story. The building will meet Title 19.08 residential adjacency standards, falling under the 3:1 proximity slope from the existing single-family dwellings located to the north.

The elevations show a single-story building with a white stucco exterior having gray accents and featuring large rectangular and arched windows with mullions. The roofline varies in height from 15 to 22 feet with a cornice element. The existing six-foot CMU block wall will remain along the north side of the site, while a new six-foot decorative wall is proposed along the west property line. The site frontages will feature a proposed combination five-foot tall block wall with wrought iron in conformance with Title 19 fence/wall requirements.

The applicant has requested waivers of Title 19.08 perimeter landscape standards to allow a seven-foot wide buffer along the south property line where 15 feet is required along Owens Avenue, a four-foot wide buffer along the north property line where eight feet is required and a three-foot wide buffer along the west property line where eight feet is required. The reduced buffer along the south property line would accommodate angled parking, which is necessary due to the placement of the existing building. The buffer along the west property line tapers from approximately five feet to three feet in order to provide sufficient parking and maintain a two-way, 24-foot drive aisle. The portion of the buffer that is three feet wide is very short and should not affect the required pattern of tree planting within the buffer. Along the north property line, additional space is needed to provide a 24-foot fire lane behind the building. For these reasons, staff recommends approval of the requested waivers.

Trees are provided within the parking lot at the required intervals and at the ends of parking rows, with the exception of the north end of the parking row along the west side of the site. Staff has included a condition requiring an additional shade tree in this location.

The proposed Mortuary or Funeral Chapel use is appropriate for this area and can be conducted in a manner that is harmonious and compatible with the adjacent uses. Furthermore, the proposed changes to the building and grounds generally conform to Title 19 requirements, will enhance the aesthetics of the site and provide a well maintained commercial amenity in this area. Staff recommends approval of both requests with conditions.

FINDINGS (21-0387-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Mortuary or Funeral Chapel use can be conducted in a manner that is harmonious and compatible with the existing commercial uses to the west, future commercial uses to the south and east and existing residential uses to the north.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The site is located on a corner lot and will have have access driveways on each frontage. Adequate parking will be provided to accommodate 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.**

   Owens Avenue, a Primary Arterial as designated by the Master Plan of Streets and Highways, is not constructed to its full capacity, but functions in tandem with Harrison Avenue as a couplet to adequately carry traffic to and from the site. F Street is a minor collector that will provide sufficient secondary access to the site.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use is subject to license review and regular inspection, thereby protecting the public health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no minimum Special Use Permit requirements for the proposed Mortuary or Funeral Chapel use.

FINDINGS (21-0387-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 redevelopment of the site is compatible with existing and planned adjacent commercial development to the east and west and will be sufficiently buffered and set back from existing residential development to the north.

2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

The proposed building is generally consistent with Title 19 requirements, including residential adjacency standards. Due to the location of the existing building, perimeter landscape buffers are reduced to accommodate sufficient parking and emergency access, which staff supports. Visual enhancement of the property fulfills a need identified in the West Las Vegas Plan for many commercial properties in this area. The site is located within the boundaries of the Redevelopment Area and may benefit from its policies.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The access provided to and from the site from Owens Avenue and F Street will not negatively affect traffic in this area. Two driveways along Owens Avenue with right-in, right-out access and a two-way driveway along F Street will ensure sufficient access; the access drive provides one and two-way circulation around the building.

4. Building and landscape materials are appropriate for the area and for the City;

The existing brick and stucco building will be remodeled to feature exclusively stucco exteriors with many windows. The provided landscape materials

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The existing building will be significantly remodeled to create a more desirable appearance featuring changes in materials, roofline, wall plane, color and window size for visual interest. The proposed elevations will be harmonious and compatible with other commercial development in the area and the adjacent residential development.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Site Development will be subject to permit and license review and inspection, thereby safeguarding the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/15/65	The Board of City Commissioners approved a request for a Rezoning (Z-0076-65) from R-T (Trailer Park) to C-1 (Limited Commercial) on this site as part of a larger request. The Planning Commission and staff recommended approval.
09/10/81	The Planning Commission approved a request for a Plot Plan Review (Z-0076-65) for a proposed medical clinic generally located at the northwest corner of Owens Avenue and F Street. Staff recommended approval.
10/11/93	A two-lot Parcel Map (PM-0032-93) at the northwest corner of Owens Avenue and F Street was recorded.

Most Recent Change of Ownership	
03/09/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/28/82	A building permit (#7551) was issued for a single story, 8,588 square-foot medical clinic building at 600 West Owens Avenue. A final inspection was approved and a Certificate of Occupancy was issued 08/16/82.
03/03/82	A building permit (#8431) was issued for a 50 square-foot wall sign at 600 West Owens Avenue.
03/08/99	A building permit (#99006079) was issued for an interior remodel tenant improvement for a fraternal organization at 600 West Owens Avenue. A final inspection was approved 05/06/99.
04/03/99	A business license (L13-00005) was issued for the nonprofit general on-premise sale of liquor at 600 West Owens Avenue. The license remains active.
12/22/08	A business license (G01-02345) was issued for restricted gaming at 600 West Owens Avenue. The license is currently on hold pending action by the State Gaming Board.
02/02/11	A business license (L28-00007) was issued for a banquet liquor establishment at 600 West Owens Avenue. The license remains active.
03/07/11	A business license (B23-00077) was issued for a banquet facility at 600 West Owens Avenue. The license remains active.

Related Building Permits/Business Licenses	
08/16/18	A business license (G66-05905) was issued for nonprofit community services at 600 West Owens Avenue. The license remains active.
09/20/18	The Department of Planning – Licensing Enforcement Division conducted a compliance check (BLE563025) to verify a one-day opening and subsequent removal of a trailer for the current restricted gaming license at 600 West Owens Avenue.
07/24/21	The Department of Planning – Licensing Enforcement Division conducted a compliance check (BLE938316) for the current alcoholic beverage licenses at 600 West Owens Avenue. The business was open and in compliance with their conditional licenses.

Pre-Application Meeting	
06/09/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a funeral home project. It was determined that Special Use Permit and Site Development Plan Review applications would be needed. The Ward 5 Office requested that the applicant hold a neighborhood meeting prior to the Planning Commission meeting.

Neighborhood Meeting	
07/26/21	A voluntary neighborhood meeting was held July 26, 2021 at True Love Missionary Baptist Church, 1941 H Street in Las Vegas. Approximately 20 members of the public were in attendance, not including the applicant.

Field Check	
07/06/21	The site contains an existing single-story building and parking lot in generally good condition. There were two vehicles parked in the lot, but the building appeared to be closed at the time of inspection. There was no vegetation within the existing landscape buffers along the perimeter of the property. The rear wall had been repainted in sections and some graffiti was 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	Private Club, Lodge or Fraternal Organization Banquet Facility	C (Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached Undeveloped	FBC (Form Based Code)	T4-N (T4 Neighborhood)
East	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
West	General Retail Store, Other Than Listed/Undeveloped	C (Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Historic Westside	Y
West Las Vegas Plan	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 – 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	54,885 SF	N/A
Min. Lot Width	100 Feet	330 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 10 Feet 10 Feet 20 Feet	 45 Feet 66 Feet 72 Feet 31 Feet	 Y Y Y Y
Max. Lot Coverage	50 %	24 %	Y
Max. Building Height	Limited by Residential Adjacency	22 Feet maximum (under the 3:1 proximity slope)	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	56.5 Feet	57.6 Feet	Y
Adjacent development matching setback	15 Feet	31 Feet	Y
Trash Enclosure	50 Feet	71 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet	 15 Trees 11 Trees 3 Trees 5 Trees	 17 Trees 11 Trees 6 Trees 8 Trees	 Y Y Y Y
TOTAL PERIMETER TREES		**34 Trees**	**42 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	11 Trees	By Condition
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 8 Feet 15 Feet 8 Feet 8 Feet		 4 Feet 7 Feet 8 Feet 3 Feet	 N* N* Y N*
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6-foot CMU wall along north PL	Y

*The applicant has requested waivers of the perimeter landscape buffer standards. See Waiver table below for details.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways Map	45	N
F Street	Minor Collector	Title 13	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio or Reqt	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mortuary or Funeral Chapel	3,550 sf in gathering rooms	One space per 100 sf of non-fixed seating in gathering room	36				
TOTAL SPACES REQUIRED			36		45		Y
Regular and Handicap Spaces Required			34	2	43	2	Y
Loading Spaces	13,144 sf	10,000-29,000 sf = 2 spaces	2		2		Y

Monument Signs: *[corner of Owens Ave and F St]*		
Standards	***Allowed***	***Provided***
Maximum Number	1 / 200 Feet street frontage 3 total (2 on Owens Ave, 1 on F St)	1 total
Maximum Area	75 SF / sign	~25 SF
Maximum Height	10 Feet	5 Feet
Minimum Setback	5 Feet	5 Feet
Illumination	Subject to residential protection standards of Title 19.08	Not provided, subject to building permit

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot perimeter landscape buffer along public rights-of-way	To allow a 7-foot buffer along the south property line	Approval
8-foot perimeter landscape buffer along interior property lines	To allow a 4-foot buffer along the north property line and a 3-foot buffer along the west property line	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review, Special Use Permit, Variance

Project Address (Location) 600 W. Owens Ave.

Project Name Giddens Memorial Chapel **Proposed Use** Funeral Home/Chapel/Banquet

Assessor's Parcel #(s) 139-22-402-008 **Ward #** 5

General Plan: Existing Com.(Dtown) Proposed Com.(Dtown) **Zoning:** Existing C-1-Limited C Proposed C-1-Limited C

Additional Information Allow a approx. 13,144 s.f. remodel and addition for a Mortuary/Funeral Home, Chapel/Banquet Facility in C-1-Commerical Zone, Site Plan Review and variance for Landscape Setback.

Property Owner W. Owens Ave Trust Contact Eddie Haddad
Address 900 S. las Vegas Blvd #810 City Las Vegas State NV Zip 89101
E-mail eddie@huelofts.com Phone 702.491.5812

Applicant W. Owens Ave Trust Contact Eddie Haddad
Address 900 S. las Vegas Blvd #810 City Las Vegas State NV Zip 89101
E-mail eddie@huelofts.com Phone

Representative KME Architects LLC Contact Danithza Olsen
Address 8367 W. Flamingo Rd., Ste. 100 City Las Vegas State NV Zip 89101
E-mail danithza@kmearchitects.com Phone 702.888.2088

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **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 Eddie Haddad

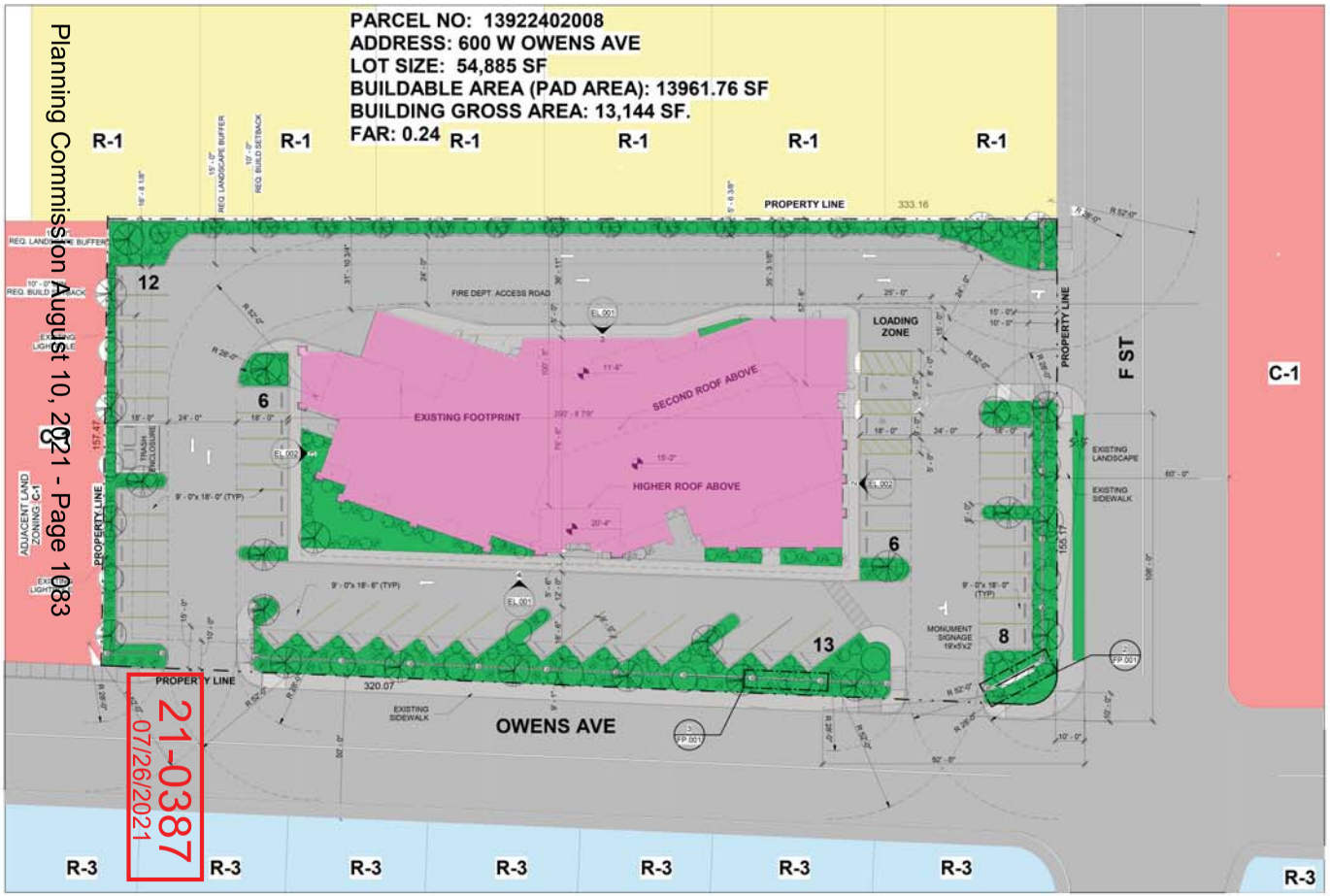
Subscribed and sworn before me

This 17th day of June, 20 21

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KRYSTA SITKO
Appt. No. 04-88368-1
My Appt. Expires April 12, 2024

21-0387
06/04/2021



1 SITE PLAN - OVERALL
SCALE: 1" = 20'-0"

SITE INFORMATION

JURISDICTION	CITY OF LAS VEGAS
PARCEL NUMBER	139-22-402-008
CURRENT ZONING	C-1
PROPOSED ZONING	C-1
LOT SIZE	1.26 ACRES 54,885 SF

PARKING TABULATION

1 / 100 SF. NON FIXED SEATING AREA IN GATHERING ROOMS (CHAPEL AND VIEWING ROOMS)
3,550 SF / 100 SF. = 36 SPACES
1/ EACH EMPLOYEE IN LARGEST SHIFT. 8 EMPLOYEES = 8 SPACES

PARKING SPACES	REQUIRED	PROVIDED
TOTAL	44	46
HANDICAPPED	2	2 (1 H/C CAR + 1 VAN ACCESSIBLE SPACE)
LOADING SPACES	2	2

PER 2018 IBC TABLE 1106.1 - ACCESSIBLE PARKING SPACES

PER 2018 IBC SECTION 1106.5 - FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE.

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MELVIN D. GREEN REGISTERED ARCHITECT STATE OF NEVADA
2021.07.23

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PROJECT
GIDDENS MEMORIAL CHAPEL
600 W. OWENS AVENUE LAS VEGAS NV 89106

SHEET TITLE
OVERALL SITE PLAN

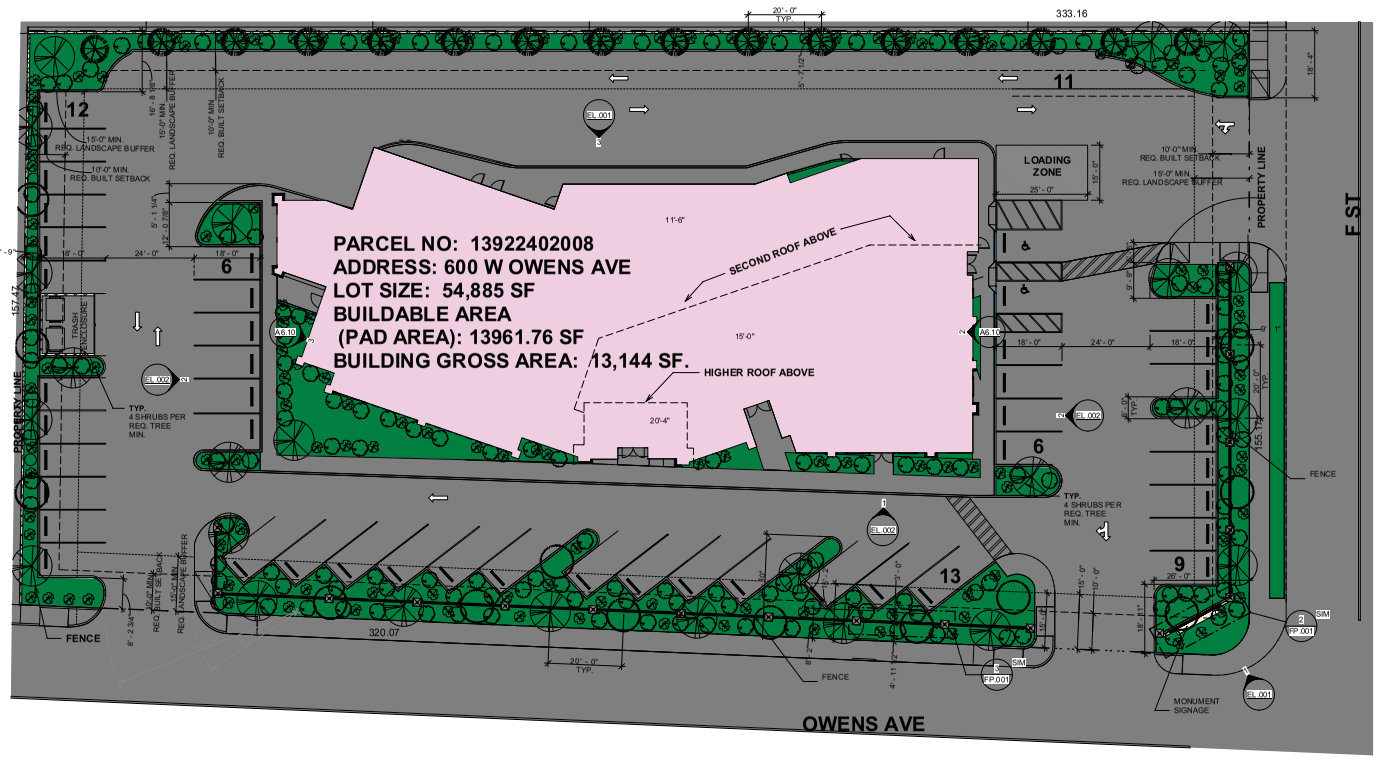
REVISIONS

No.	Description	Date

DRAWN BY: KME
DATE: 2021.07.23
JOB NO: 2021-012
SCALE: AS INDICATED

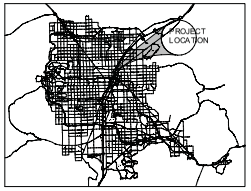
SHEET
SP.001

Planning Commission August 10, 2021 - Page 1083
21-0387
07/26/2021



1 FIRST FLOOR - OVERALL LANDSCAPE
SCALE: 1/16" = 1'-0"

SITE LOCATION MAP



A B C D E

TYPE	QTY.	DESCRIPTION
		TREES
A	25	RHUS LANCEA AFRICAN SUMAC 24 " BOX
B	13	ACACIA ANEURA
C	16	SOPHORA SECUNDIFLORA
		SHRUBS
D	130	ANISODONTEA HYPOMANDARUM
E	164	LANTANA CAMARA

PLANTING TABULATION

PER THE CITY OF LAS VEGAS CHAPTER 19.12 LANDSCAPE, WALL AND BUFFER REQUIREMENTS

PERIMETER LANDSCAPE BUFFERING	REQUIRED	PROVIDED
NORTH	8' - 0"	5' - 7" TO 18' - 4" *
EAST	15' - 0"	9' - 1" *
SOUTH	15' - 0"	8' - 2" TO 15' - 2" *
WEST	8' - 0"	4' - 9" *

*SEE SITE PLAN DEVELOPMENT SUBMITTAL

SPACING OF TREES	REQUIRED	PROVIDED
	1 PER 20 LINEAR FEET	1 PER 20 LINEAR FEET

SHRUB REQUIREMENTS:

REQUIRED:
FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE

PROVIDED:
MIN. FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE

PER THE CITY OF LAS VEGAS ZONING ORDINANCE PLANTING REQUIREMENTS CHAPTER 19.10:

-MIN.NO.OF TREES: TOTAL NO.OF UNCOVERED PARKING SPACES/6 = 46/6=8
-MIN.NO. OF SHURBS: NO.OF TREES X 4 SHRUBS= 8 X 4 = 32 SHRUBS
-MIN.GROUND COVER: TOTAL ISLAND AREA = 1,934 SF X 2 INCH HEIGHT = 3,868 CUBIC FEET

21-0387
07/26/2021

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2021.06.17

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PROJECT:
GIDDENS MEMORIAL CHAPEL
600 W. OWENS AVENUE LAS VEGAS NV 89106

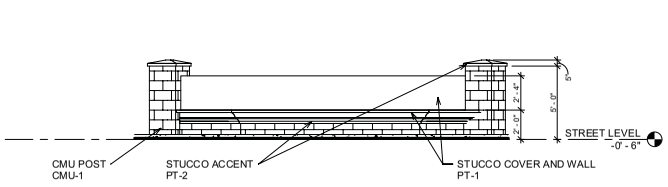
SHEET TITLE:
LANDSCAPE PLAN

REVISIONS

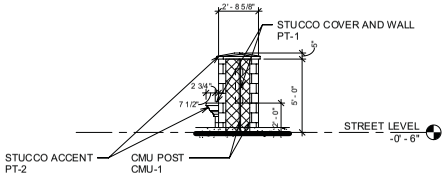
No.	Description	Date

DRAWN BY: KME
DATE: 2021.06.17
JOB NO: 2021-012
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
LP.001



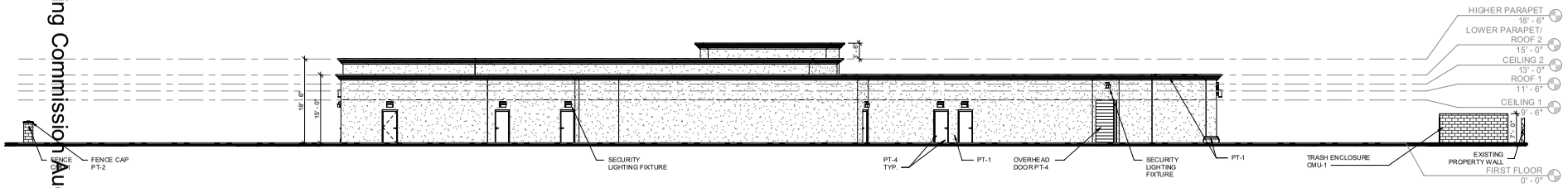
1 STREET SIGNAGE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



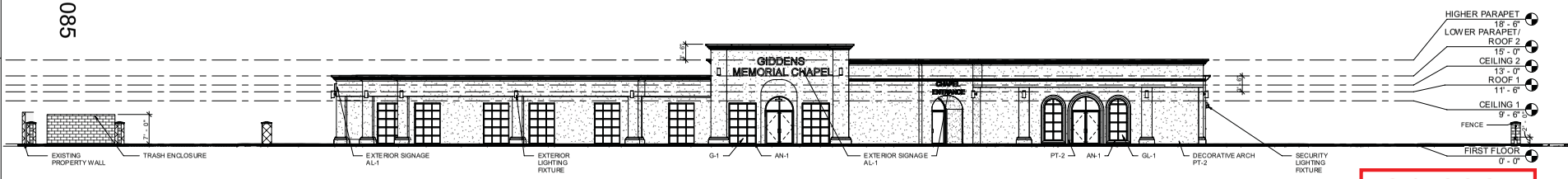
2 STREET SIGNAGE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

PT-1		STUCCO WALLS AND CORNICE - WHITE
PT-2		STUCCO ACCENT - LIGHT GRAY
CMU-1		CMU WALL - SILVERADO COLOR
PT-4		PAINT - LIGHT GRAY
G-1		GLASS WINDOW -GRAY TINT
AN-1		ANODIZED STOREFRONT
AL-1		EXTERIOR SIGNAGE - DARK GRAY



3 NORTH ELEVATION.
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION.
SCALE: 3/32" = 1'-0"

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21-0387
07/26/2021

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2021.07.23

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PROJECT:
GIDDENS MEMORIAL CHAPEL
600 W. OWENS AVENUE LAS VEGAS NV 89106

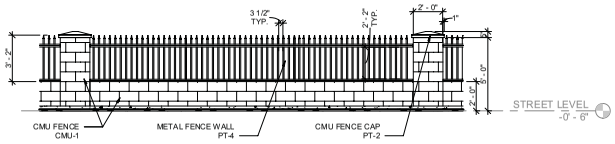
SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS

No.	Description	Date

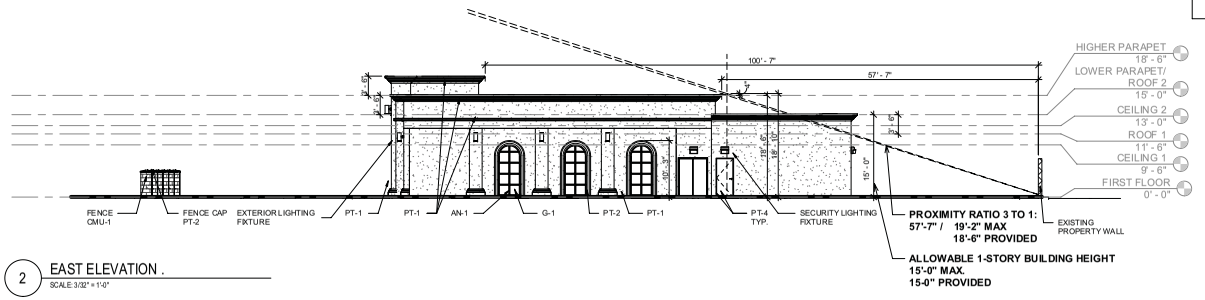
DRAWN BY: KME
DATE: 2021.07.23
JOB NO: 2021-012
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
EL.001



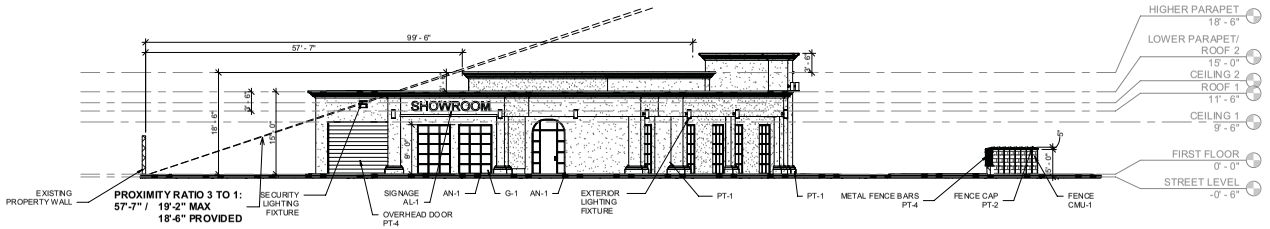
1 FENCE - TYP. FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION .

SCALE: 3/32" = 1'-0"



3 WEST ELEVATION.

SCALE: 3/32" = 1'-0"

EXTERIOR FINISH LEGEND

PT-1	STUCCO WALLS AND CORNICE - WHITE
PT-2	STUCCO ACCENT - LIGHT GRAY
CMU-1	CMU WALL - SILVERADO COLOR
PT-4	PAINT - LIGHT GRAY
G-1	GLASS WINDOW -GRAY TINT
AN-1	ANODIZED STOREFRONT
AL-1	EXTERIOR SIGNAGE - DARK GRAY

Planning Commission August 10, 2021 - Page 1086

21-0387
07/26/2021

kme ARCHITECTS
8367 W. Flamingo Road
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Las Vegas, NV 89147
Office: 702.888.2088
Fax: 702.888.2089
Web: www.kmearchitects.com
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MELVIN D. GREEN REGISTERED ARCHITECT STATE OF NEVADA
2021.06.17

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PROJECT:
GIDDENS MEMORIAL CHAPEL
600 W. OWENS AVENUE LAS VEGAS NV 89106

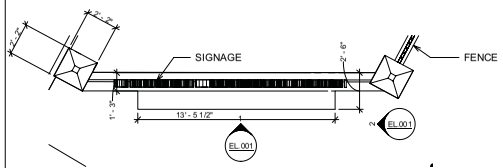
SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS

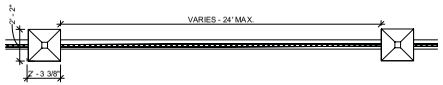
No.	Description	Date

DRAWN BY: Author
DATE: 2021.07.23
JOB NO: 2021-012
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

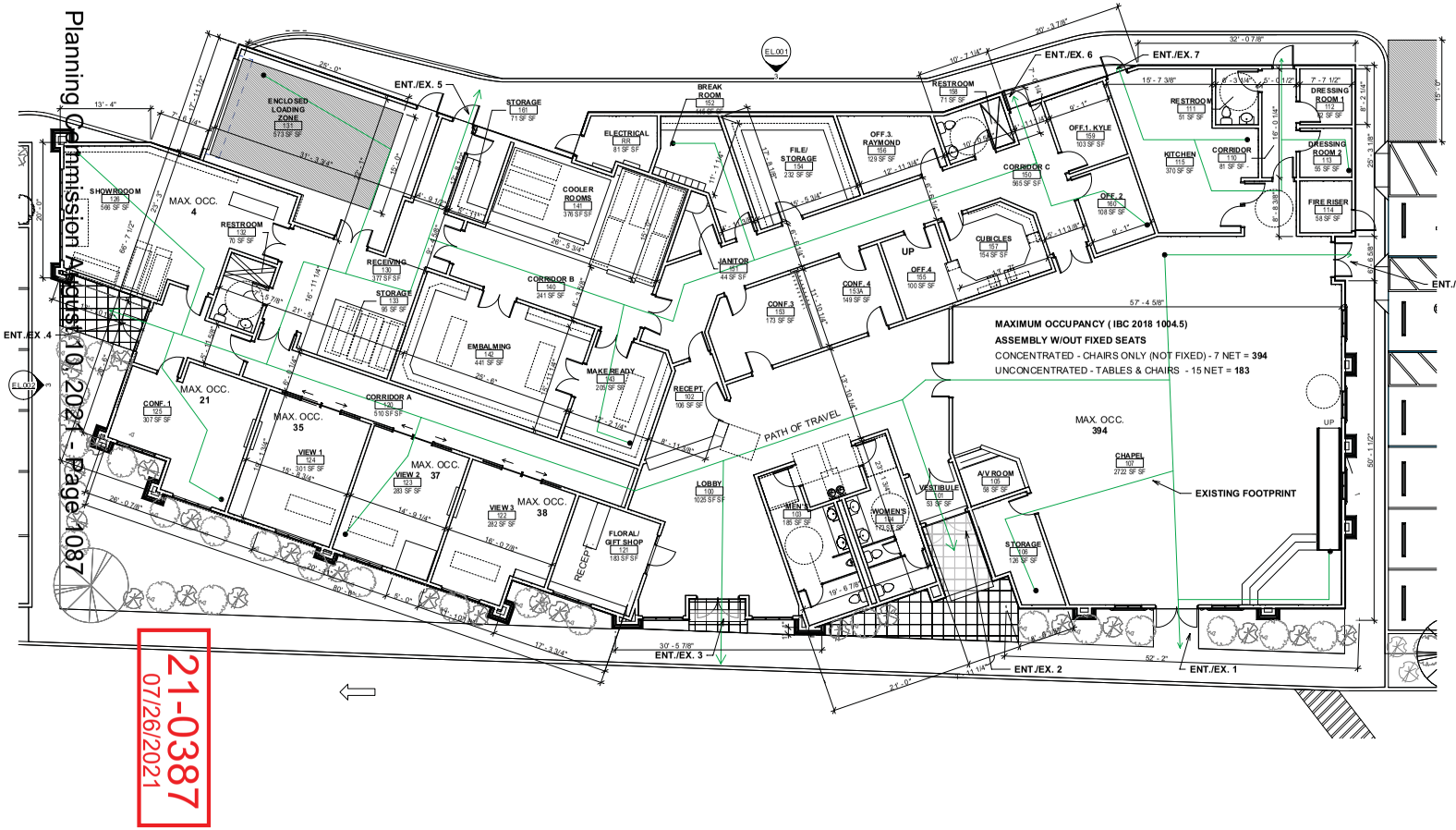
SHEET
EL.002



2 SITE PLAN - STREET SIGNAGE
SCALE: 1/4" = 1'-0"



3 FENCE - TYP. ELEVATION
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR - OVERALL
SCALE: 1/8" = 1'-0"

Planning Commission August 10, 2021 - Page 1087

21-0387
07/26/2021

OCCUPANCY SCHEDULE FIRST FLOOR

NUMBER	ROOM NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
100	LOBBY	1025	0 SF	
101	VESTIBULE	53	0 SF	
102	RECEPT.	106	150 SF	0.71
103	MEN'S	185	0 SF	
104	WOMEN'S	173	0 SF	
105	A/V ROOM	58	150 SF	0.38
106	STORAGE	126	300 SF	0.42
107	CHAPEL	2722	7 SF	3819.23
110	CORRIDOR	81	0 SF	
111	RESTROOM	51	0 SF	
112	DRESSING ROOM 1	62	150 SF	0.42
113	DRESSING ROOM 2	55	150 SF	0.37
114	FIRE RISER	58	300 SF	0.19
115	KITCHEN	370	200 SF	1.85
120	CORRIDOR A	510	0 SF	
121	FLORAL/ GIFT SHOP	183	150 SF	1.22
122	VIEW 3	282	7 SF	40.36
123	VIEW 2	283	7 SF	40.44
124	VIEW 1	301	7 SF	43.06
125	CONF. 1	307	15 SF	20.49
126	SHOWROOOM	566	150 SF	3.78
130	RECEIVING	377	300 SF	1.26
131	ENCLOSED LOADING ZONE	573	300 SF	1.91
132	RESTROOM	70	0 SF	
133	STORAGE	95	0 SF	
140	CORRIDOR B	241	0 SF	
141	COOLER ROOMS	376	300 SF	1.25
142	EMBALMING	441	150 SF	2.95
143	MAKE READY	205	150 SF	1.36
150	CORRIDOR C	565	0 SF	
151	JANITOR	44	300 SF	0.15
152	BREAK ROOM	145	150 SF	0.97
153	CONF.3	173	15 SF	11.57
153A	CONF. 4	149	15 SF	9.94
154	FILE/ STORAGE	232	300 SF	0.78
155	OFF.4	100	150 SF	0.67
156	OFF.3, RAYMOND	129	150 SF	0.86
157	CUBICLES	154	150 SF	1.03
158	RESTROOM	71	0 SF	
159	OFF.1 KYLE	103	150 SF	0.68
160	OFF. 2	108	150 SF	0.72
161	STORAGE	71		
NET SQUARE FEET		11981		579
GROSS SQUARE FEET		13,144 SF		

kme ARCHITECTS
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2021.07.23

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PROJECT:
GIDDENS MEMORIAL CHAPEL
600 W. OWENS AVENUE LAS VEGAS NV 89106

SHEET TITLE:
FLOOR PLAN

REVISIONS

No.	Description	Date

DRAWN BY: Author
DATE: 2021.07.23
JOB NO: 2021-012
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
FP.001

















Planning Commission August 10, 2021 - Page 1088

21-0387
06/17/2021

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Giddens Memorial Chapel

















Planning Commission August 10, 2021 - Page 1089

21-0387
08/17/2021

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Giddens Memorial Chapel



21-0387-SUP1 AND 21-0387-SDR1 - APPLICANT/OWNER: W OWENS AVE TRUST
600 WEST OWENS AVENUE

07/06/2021



21-0387-SUP1 AND 21-0387-SDR1 - APPLICANT/OWNER: W OWENS AVE TRUST
600 WEST OWENS AVENUE

07/06/2021



21-0387-SUP1 AND 21-0387-SDR1 - APPLICANT/OWNER: W OWENS AVE TRUST
600 WEST OWENS AVENUE

07/06/2021



21-0387-SUP1 AND 21-0387-SDR1 - APPLICANT/OWNER: W OWENS AVE TRUST
600 WEST OWENS AVENUE

07/06/2021



21-0387-SUP1 AND 21-0387-SDR1 - APPLICANT/OWNER: W OWENS AVE TRUST
600 WEST OWENS AVENUE

07/06/2021

June 17, 2021
Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106
Re: Giddens Memorial Chapel
600 W. Owens Ave. Las Vegas, NV 89106
APN 139-22-402-008
100685-PRE
PROJECT 21-0387

Melvin Green
Principal

Emanuele Arguelles
Principal

Justification Letter

KME Architects, LLC on behalf of our client, Eddie Haddad, W. Owens Ave Trust are pleased to submit this application submittal package for Site Design Review (SDR) with a Landscape buffer variance request, and a Special Use Permit (SUP) application for Mortuary/Funeral Chapel use in a C-1 (Limited Commercial District) Zone, for the Giddens Memorial Chapel.

Site Development Review:

The project consists of the remodel and addition to a one-story mortuary/funeral chapel with various accessory uses including banquet facility, florist shop, and offices. The building is a fire sprinklered 13,144 gross square feet facility. The building floor will consist of receiving and funeral preparation area of dead bodies for burial, casket showroom, 3 visitation/viewing rooms, 3 conference rooms, a lobby area, a small florist/gift shop, a commercial kitchen, administrative office spaces, an accessory use chapel/banquet area to serve up to 394 occupants with fire alarm included, 2 dressing rooms, restrooms and circulation spaces, surface parking, 2 loading zones, trash enclosure, and a grease interceptor on site. There will be no cremation services in this facility.

The exterior of the building will consist of white color stucco accentuated with light gray stucco arches around chapel windows, arched entrances, bronzed anodized windows with glazing, and ornamental molding projection on the parapet cornices.

This one-story building has an overall height that varies between 15’-0” in the north side to up to 21’-10” in the south side / main entrance. The proposed building conforms with the neighborhood adjacency 3:1 proximity ratio guidelines. The site will be surrounded by an existing perimeter CMU wall placed along the landscape buffer in the North, and a new decorative split face CMU perimeter wall along the West. On the South and East side there will be a combination of decorative split face CMU wall/fence and wrought iron railing. There will be a monument sign at the corner of Owens and F Street. The monument sign and fence will adhere to City Standards.

21-0387
06/17/2021

8367 west flamingo road suite one planning las vegas nevada 89147 | office: 702.882.2088 | fax: 702.882.2085 | website: www.kmearchitects.com

The project will adhere to the latest City of Las Vegas Unified Development Code. The office hours of operation are 9:00 am to 5:00 pm unless there are services which may occur after 5:00 pm but not later than 9:00 pm. There are 10 employees in total and there are 8 employees working at the busiest shift. The owner maintains a funeral board license to operate the facility.

Landscape variance request:
We are requesting a variance to the required minimum landscape buffer. Due to Fire Department requirements to provide access to building we need to provide a 24' wide fire lane in the back of the building that connects to both Owens and F Street. On the North side of the property, we propose a landscape buffer between 5'-7" and 18'-4" where a 8'-0" setback is required. On the East, we propose to maintain the approximate 9'-1" setback where 15'-0" setback is required. We are adding landscape islands every 6 parking spaces and adhering its landscape to City standards. On the South side, we propose a landscape buffer between 8'-2" and 15'-2" where 15'-0' setback is required and maintain the existing angled parking layout. Currently, there is an approximate 5'-0" landscape buffer on the South and West edges of site. On the West side of the property, we propose a 4'- 9" setback where a 8'-0" setback is required. We are providing landscape islands as often as required per City standards throughout the site with the exception of providing a landscape island at the northeast side of building near the fire lane exit and loading zone to avoid any visibility issues.

Melvin Green
Principal

Emanuele Arguelles
Principal

Special Use Permit (SUP)

We are requesting a SUP to allow a Mortuary/Funeral Chapel in a C-1 (Limited Commercial District) Zone with accessory uses including a banquet facility, florist shop, and offices. The building primary frontage will be located on W. Owens Ave. and secondary frontage on F Street. Most traffic with enter/exit from two driveways to W. Owens Ave. We will provide a fire lane behind the building to connect to both streets. The building will not be detrimental to the surrounding neighborhood. We believe that the proposed use is compatible with existing surrounding land uses and that the site is physically suitable for the proposed use. The building will be surrounded with a decorative fence and landscape regional to Southern Nevada. The proposed site design and landscape will enhance the neighborhood and we believe will create an aesthetically pleasing environment that is harmonious with future developments in the area. Per recommendation of Ward 5 Council we will be conducting neighborhood meetings to seek support from the neighborhood.

Please contact me with any questions you may have regarding this project.
Sincerely,

Melvin Green, NCARB, APEC, NOMA. Principal

21-0387
06/17/2021

8367 west flamingo road suite one [illegible] | website: www.kmearchitects.com

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSRT
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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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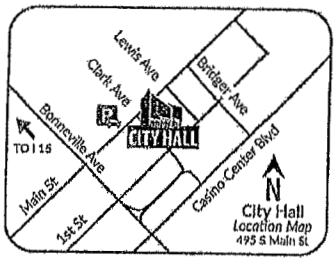
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0387 and 21-0387-SUP1 and 21-0387-SDR1
Planning Commission Meeting of **08/10/2021**

21-0387
13927110148
FERNANDEZ-WHEELER NAZAREE
605 HARRISON AVE
LAS VEGAS NV 89106-3018

Submitted after Final Agenda

41a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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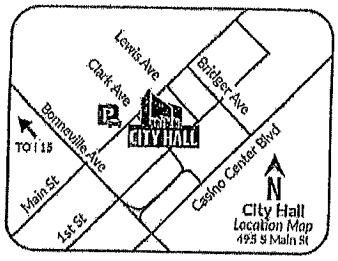

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0387 and 21-0387-SUP1 and 21-0387-SDR1

Planning Commission Meeting of **08/10/2021**

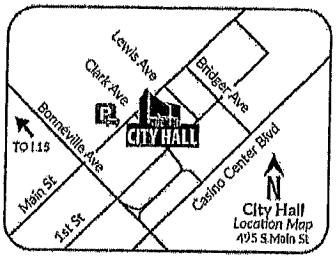
21-0387
13927110146
GRANT MILLS TRUST
FRANKLIN MARGARET E TRS
2751 CAROLINA BLUE AVE
HENDERSON NV 89052-3864

65 DRDFNP1 89052

41a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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Las Vegas, NV
Permit No. 1630

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☐ I SUPPORT this Request
☑ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0387 and 21-0387-SUP1 and 21-0387-SDR1
Planning Commission Meeting of **08/10/2021**

21-0387
13927110147
GRANT MILLS TRUST
FRANKLIN MARGARET E TRS
2751 CAROLINA BLUE AVE
HENDERSON NV 89052-3864

41a-b P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 4, 2021 6:00 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 08/04/21 6:00 PM

Meeting Date:	Tuesday, August 10, 2021
Project Number:	21-0387
Position:	I OPPOSE the project and all related applications.
Name:	Leberta Henson
Residential or Business Address:	1647 E Street Las Vegas, NV 89106
Phone:	(702) 649-1208
Email:	asiacece@aol.com
Comments:	I oppose this.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

41a-b P

July 28, 2021

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City of Las Vegas

To whom it my concern at the
Planning Commission Dept.

Project # 21- 0387
APN # 139 -22- 402-008

Resident Home Owner
Leonard Martin
623 Harrison Ave
LasVegas, NV. 69106

By my information 08/10/2021 / 5pm - 5:30pm
Planning Commission Meeting will be held on this matter.

I along with most immediate home owners in the proximity
of 3000ft- 7000ft. Oppose this project.
North / South & East / West boundaries.

As homeowners ,We already are faced with 2 out of 5 .
In Ward 5. Bonanza St. / Main St./ Owenes St./ MLK Blvd.
Of the neighborhood features that ' Drag' down home
value's in the United States.
Cemetery , Homeless Shelters.

We face great disparities for years. Now in a life
threatening Epidemic.

We as a city as a community, as official, who have the

41a-b P
pg 1 of 7

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authority for the resident must consider the Mental Health factor in this project Proposal 3 21-0387
APN # 139-22-402-008

I can't imagine opening my front door to breathing fresh-air . Be face to face wil the ever reminder of ' DEATH'.

So Please make sure that ever Planning Commissioner has a copy of all this vital information .
Please make it available enough time for to read and understand these monumental factors.

The Declaration of Independence
1. Pursuing Happiness
2. Tranquility

Leonard Martin
623 Harrison Ave
LasVegas, NV 89106
Mobile # 702-561-6113

41a-b
pg 2 of 7

Planning Commision Fax # 702-474-0352

7-7-2021

PLANNING COMMISSION

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	MEMBERS		ORIGINAL APPT.	TERM EXPIRES
1.	SAM CHERRY **(Mayor's recommendation)** **Mayor's Appointment**	Ward 3 Resident	6-3-2015 (Reappt 7-3-2019)	6-2024
2.	JEFFREY ROGAN **(Knudsen's recommendation)** **Ward 1 Appointment**	Ward 1 Resident	7-3-2019	6-2024
3.	DONALD W. WALSH **(Seaman's recommendation)** **Ward 2 Appointment** *(Replaces Sigal Chattah,resigned)*	Ward 6 Resident	7-7-2021	6-2022
4.	TRINITY HAVEN SCHLOTTMAN **(Diaz's recommendation)** **Ward 3 Appointment**	Ward 3 Resident	7-20-2011 (Reappt. 6-3-2015) (Reappt. 6-7-2019)	6-2024
5.	DONNA TOUSSAINT **(Anthony's recommendation)** **Ward 4 Appointment**	Ward 4 Resident	6-7-2017	6-2022
6.	ANTHONY WILLIAMS **(Crear's recommendation)** **Ward 5 Appointment**	Ward 6 Resident	6-5-2019	6-2024
7.	LOUIS DE SALVIO **(Flore's recommendation)** **Ward 6 Appointment**	Ward 6 Resident	8-2-2017	6-2022

AUTHORITY: NRS 278 - L.V.M.C. 2.44
Per L.V.M.C. 2.49.010, a person is not eligible to serve on this board unless he or she is a resident of the City of Las Vegas.

(11-15-95 Ord. 3940, Bill 95-73, removed restriction that PC members could hold no other public office - this restriction was previously removed by the Legislature from NRS.)
(Amended per Bill 2001-70, Ordinance 5346, adopted 8-1-2001, to indicate financial disclosure requirement)

(Amended per Bill 2001-145, Ordinance 5409 - First Amendment, adopted 1-2-2002, to increase compensation for members from $60.00 to $80.00 per meeting attended, effective October 1, 2001 per SB554)

TERM: 4 years **(Ord. 6159 8/17/2011 - limited terms to 3 full terms but cumulatively not to exceed 12 years -- excluding members who served partial terms prior to 8/1/2011)** (LVMC 2.44.020; 1-19-2000 Ord. 5193, Revised the expiration of members' terms to run concurrent with the term of the elected official recommending their appointment, although members may complete the term in the event the recommending elected official vacates office)

Must fill unexpired terms.

COMPENSATION: $80.00 per meeting attended

APPOINTED: 7 Members-each member of the City Council recommends one person for appointment to serve at the pleasure of the Council w/approval of Council. Terms are coterminous with the member making the recommendation **(Appointees may not be members of the elected governing body - NRS 278.040)**

NOTES: **MUST BE CITY OF LAS VEGAS RESIDENT.**

Per Senate Bill 147, effective June 11, 2003, compensated boards meeting certain criteria are no longer required to file State Financial Disclosure Statements. This board meets that established criteria.

MEETINGS: Meets 2nd Tuesday of each month, 6:00 PM, Council Chambers.

PURPOSE: The Planning Commission is advisory to the City Council on matters related to zoning and other related issues and serves as a final action board for Tentative and Final Maps.

**AB50 (80th Session, 2019) impacted terms of all elected in the 2017 and 2019 Municipal Elections by adding one year to come in line with Federal/State and County even-year elections resulting in a one-time extension for these coterminous seats.

41a-b
Pg 3 of 7



Malsparo

Collection, Storage, and Treatment of Medical Waste

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Medical waste in the Death Care Industry

When people die, our society has rituals for disposing of their bodies. Bodies are not "waste" -- they have too many emotional connotations associated with them among the living to be called waste. However, biological waste is generated during the processing of the body around death. Every step of corpse management creates waste.

The most common forms of disposition in the US are burial (interment) and cremation. Cremation is not exactly the same as incineration, but the processes are related. Liquid dissolution of bodies in alkaline baths is increasingly popular.

The institutions of the death care industry include morgues, mortuaries, funeral homes, and cemeteries. Morgues keep dead bodies until they can be identified or undergo an autopsy. Hospitals include morgues for the bodies of patients who have died until they can be taken away to a funeral home. The morgue keeps the body refrigerated to prevent biological decay. If a medical examiner needs to look at the body (as often happens in criminal cases), this happens at a morgue. Most dead bodies do not undergo autopsies if the patient has died under medical care.

Mortuaries and funeral homes prepare the body or process it. They also work with the family, religious ministers, and cemeteries and set up public viewings and receptions if needed. For bodies that will be buried, embalming happens at the mortuary, the body is dressed and fixed with makeup for the wake, and the body is placed in the coffin. Mortuaries may also transport the coffin to the cemetery. Bodies are also cremated at the mortuary. The cremation remains (sometimes called "ashes" although they are not strictly speaking ashes in an engineering sense) are collected by mortuary attendants and put in a ceremonial container for delivery to the family or a cemetery.

Types of Waste

Hazardous materials

Every mortuary or funeral home works with a waste management company that takes away problem waste for disposal. Having a contractual relationship with one does not absolve you of responsibility, though. You still have to follow good management practices to keep your customers and employees safe and to prevent the release of hazardous materials to the environment. In particular, pay attention to internal collection systems and how waste is stored until the management company picks it up.

The body itself

One problem is that the deceased body was often sick before expiration. While it is possible that an infectious disease could pass to a mortuary employee or visitor, it is not likely. The bigger risk is medical equipment or materials on the body. People who had been receiving chemotherapy might have ports on their bodies and trace chemotherapy agents could be present.

Embalming fluid

41a-b
pg 4 of 7

Formaldehyde is a significant source of chemical waste in mortuaries and funeral homes. It is used to clean and disinfect equipment, to disinfect liquid infectious waste, and in embalming. The composition of embalming fluid varies but it always contains formaldehyde and sometimes alcohols and glutaraldehyde.

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Embalming fluid waste that does not get into the body or leaks out of it would be considered RCRA hazardous waste in some contexts, but the industry usually flushes these liquids down the drain with the bodily fluids. This practice appears to be acceptable to authorities, although that could change.

The CDC website states that: "No evidence indicates that bloodborne diseases have been transmitted from contact with raw or treated sewage. Many bloodborne pathogens, particularly bloodborne viruses, are not stable in the environment for long periods of time."

Other chemicals used on body

Chlorinated compounds trichloroethylene and perchloroethylene were once used in funeral homes, but funeral directors have gotten away from them because they can't flush them down the drain and must dispose of them the same way dry cleaners do. If waste with these materials is produced, the waste must be classified as hazardous under RCRA.

Sharps

Sharps are scalpels, scissors, lancets, and any medical equipment that offers a piercing hazard. The mortuary uses cutting instruments in preparation of bodies for interment and cremation. Also, it is possible the body arrives at the facility with sharps attached. Sharps are not buried with the body and should not be included in the material sent to the cremation chamber. They should be placed in a dedicated sharps container.. Medical waste contractors take sharps from many customers and they can take it from you for disposal.

Pharmaceutical and Chemotherapy Waste

See page on pharmaceutical waste.

RCRA waste

The US federal law that defines and regulates hazardous waste is the Resource Conservation and Recovery Act (RCRA). RCRA hazardous waste is produced in only small quantities at funeral homes, if at all. Keep it in a separate container and tell your waste management contractor. They should be able to take it away for you and arrange for treatment and disposal. The RCRA rules for small generators permit you to keep the waste for up to 180 days.

See our page on sharps for how to store waste that can lacerate skin. If you don't have a formal sharps container, you can use another makeshift container (don't use glass ones) if you can ensure it will stay shut.

Biohazardous waste

Mortuaries end up with biohazardous waste that must be managed. The quantities are small compared with what is produced at hospitals or doctors offices. Materials such as gauze and bandages on the body that shows up at the funeral home, and some materials used in preparation of the body (e.g. disposable gloves, gauze, and tubing) qualify. Keep this waste separate from other waste streams and tell your waste disposal company about it.

Worker protection

Employees at mortuaries take precautions to avoid contact with hazardous materials. As part of getting their embalming license, operators must learn how to adhere to OSHA regulations for using personal protective equipment.

There is some chance of employees contracting a disease from working with a corpse, but if the medical industry does its job, the body should not be capable of communicating disease once it shows up to the mortuary. Employees should use PPE as appropriate when working with bodies. The education for people to become funeral directors includes training on worker safety and mortuaries are subject to OSHA rules.

Resource: OSHA compliance guide for mortuaries from Georgia Tech

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pg 5 of 7

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Disposition of the Body

Embalming

Embalming is not as popular as it once was. It involves pumping blood and lymph out of the body and replacing it with embalming fluid. The replacement fluid (about 2 or 3 gallons for an adult male body) is a formaldehyde solution with water and sometimes glutaraldehyde, methanol, ethanol, and phenol. Sometimes dyes are added, too. What happens to the blood and other fluid removed from the body? It is flushed down the drain! Yes, it enters the sewage system and is treated by the wastewater treatment system in whatever town you are in. The blood can be a substantial load to the BOD (biological oxygen demand) at the sewage plant so check with local officials.

Cremation

Cremation is increasingly popular and recently surpassed burial as the most common way for bodies to be disposed of in the US. The body - with a garment and perhaps in a container - enters a chamber. Natural gas is used to heat the unit and exhaust goes through a scrubber to ensure smoke does not exit the facility.

Mortuaries take x-rays of the body in preparation, so they can avoid putting mechanical devices in the chamber. Mechanical devices and pacemakers are removed from the body as are jewelry and watches. The crematory operator essentially performs surgery on the dead body, cutting it open to take out artificial devices.

Most of the human body - over 60 percent - is water. About 20 percent is protein, much of which is collagen in skin and bone. This is combustible. The inorganic part of the bone remains; it is often said the bones are "calcified" in the cremation - they lose organic material. The temperature in the chamber is over 1000 °F. Heating is by natural gas or propane, usually not electric. The process takes several hours. The remains are about 3 to 8 pounds. Most of the mass of the body is converted to carbon dioxide and water vapor and exits to the atmosphere.

Alkaline hydrolysis units

A few mortuaries now offer alkaline hydrolysis disposition of the body. They might have a different name for it (e.g. "flameless cremation"), but it uses a heated chemical (alkaline solution) to rapidly breakdown the body tissues. This process has been used to dispose of animal bodies for years and is becoming somewhat popular for humans, partly because it is more energy efficient and eco-friendly than cremation. For this reason, it is called "green cremation". It has been used on the bodies of people who donate their bodies to science and several states have legalized it for disposal of dead bodies in general.

The body is put into a metal vessel with lye and water. The vessel is built to withstand pressure, and the temperature is increased to 300 SYMBOL degrees F. After a period of time (3 hours to 12 hours, as specified by the manufacturer), the pressure and temperature are reduced to ambient levels. At this point the contents of the vessel are largely liquid and at high pH. Acid is added to neutralize the slurry. The slurry is then filtered and the filtrate sent down the drain to the municipal wastewater treatment system. As with embalming, check with local wastewater authorities before operating alkaline hydrolysis processes on a regular basis. The filtered solids are analogous to cremains and may be venerated or buried.

Both embalming and, even more so, alkaline hydrolysis result in biological fluids entering the sewage system. As far as we know, this is legal in the United States. Check with your local wastewater authority for confirmation.

The body is put into a metal vessel with lye and water. The vessel is built to withstand pressure, and the temperature is increased to 300 °F. After a period of time (3 hours to 12 hours, as specified by the manufacturer), the pressure and temperature are reduced to ambient levels. At this point the contents of the vessel are largely liquid and at high pH. Acid is added to neutralize the slurry. The slurry is then filtered and the filtrate sent down the drain to the municipal wastewater treatment system. As with embalming, check with local wastewater authorities before operating alkaline hydrolysis on a regular basis. The filtered solids are analogous to cremains and may be venerated or buried.

Safety and MSDSs

Funeral home employees need to know the facility's waste categories, containers for different waste streams, and what kind of protection they need to employ when they handle hazardous materials. Material Safety Data Sheets should be available for any chemicals on site. Anyone who handles bodies need to be trained and use PPE when necessary.

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Waste management plan

The death care industry is regulated by states and there is always concern about consumer protection and respect for the dead. Environmental concerns do not get as much press, but regulators will look into the death care industry on a periodic basis.

Directors of funeral homes and mortuaries can reduce administrative and public relations headaches if they write and maintain a waste management plan. Developing the plan helps identify problems, makes sure you have accounted for all possible waste, and shows good faith. If asked by a regulator or a member of the general public you can show them your waste management plan. It doesn't have to be long but it should show historic and projected rates of waste generation, and the plan for normally disposing of waste.

Nobody particularly wants to come after the death care industry, so if you follow regulations and don't try to illegally dispose of waste you should be okay.

Elements

Principles of Waste Management

Disinfectants

Sources

Q&A

Glossary

Organizations

Hospitals

Doctors' Offices

Vets Offices

Mortuaries

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pg 7 of 7

Greetings to the Members of the Las Vegas Planning Commission

I'm Katherine Duncan

I am here tonight to discuss the future plans for Historic Westside. I represent the Harrison House Community Development Corporation. We have been working for years to learn the language and procedures for historic preservation, for sustainability and for transit oriented development to create a tourism improvement district. What we are missing now are the resources, the money, the finances to revitalize our community. We need to develop a comprehensive master plan that includes both North Las Vegas and Las Vegas. We can not continue to come down here to fight over buildings being torn down every 6 months.

Our goal is to raise a $1billion dollars Historic Westside Improvement Fund based on the Harvey J. Munford 2005 Nevada State Assembly Concurrent Resolution No. 28.

Mr. Chairman and the planning Commissioners, please mark your calendars for Sept. 21 at William Pearson Center for a Historic Westside Improvement Fund Think Tank. We need your professional expertise and your influence to help build our own Wakanda, our promised land so that we can begin to achieve the American Dream/

We want people To ~~visit~~ ~~us~~ Come Celebrate their end of life but we also want them To Come before they die.

Submitted at Planning Commission

Date 8/10/2021 Item 41

by Katherine Duncan

Assembly Concurrent Resolution No. 28–Assemblymen Munford, Kirkpatrick, Koivisto, Anderson, Angle, Arberry Jr., Buckley, Christensen, Claborn, Conklin, Denis, Gansert, Gerhardt, Giunchigliani, Goicoechea, Grady, Hardy, Hettrick, Hogan, Holcomb, Mabey, Manendo, Marvel, McClain, McCleary, Mortenson, Ohrenschall, Parks, Parnell, Sherer, Smith and Weber

FILE NUMBER.....

ASSEMBLY CONCURRENT RESOLUTION—Urging the Commission on Economic Development to develop programs for economic development and stimulate employment within certain areas.

WHEREAS, The health, safety and welfare of the people of this State are dependent upon a healthy economy and vibrant communities; and

WHEREAS, The continual encouragement, development, growth and expansion of private enterprise within the State requires a cooperative and continuous partnership between government and private organizations; and

WHEREAS, There are certain depressed areas in this State that need the particular attention of government, business, labor and residents of Nevada to help attract private investment into the area; and

WHEREAS, Many older neighborhoods in urban areas including the area designated as Assembly District 6, which includes the area known as "Old West Las Vegas," are currently in dire need of economic development; and

WHEREAS, These areas are fully populated communities located in this State that have not benefited from new growth or new industry entering the State; and

WHEREAS, Many members of these communities have been taxpayers in this State for 30, 40 and even 50 years, and a portion of the revenue from their tax dollars should be used for revitalization and economic development in those communities; now, therefore, be it

RESOLVED BY THE ASSEMBLY OF THE STATE OF NEVADA, THE SENATE CONCURRING, That the Legislature hereby urges the Commission on Economic Development to establish a special program of economic development for the older neighborhoods in depressed areas of this State to stimulate business and industrial growth and effect revitalization; and be it further

RESOLVED, That the Commission on Economic Development is hereby encouraged to begin the special program of economic development by focusing on providing economic development

Leonard A . Martin
623 Harrison Ave
Las Vegas,Nevada 89106

Good Evening

Planning Commissioners
(A representative of supreme authority in a area)

We have access to vital factual information to make , decision that effect the communities We live in , the Psychologal effect on a particular community .

A community of color , that has had a on going history of mental illness factors in its establishing of this community that have to this day never been addressed.

Now here We are in this world wide Epidemic.
In the State of Nevada , Communities of color have had the most concerns of long term social and economic cost to society.

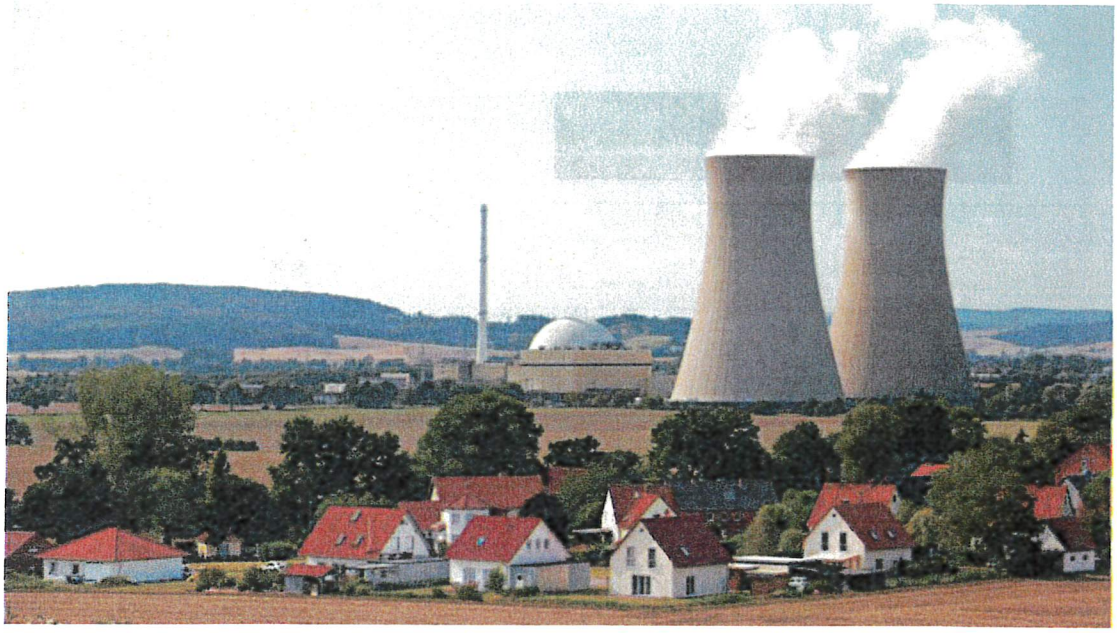
Major concerns of the community.
1. The neighborhood drag down of your home value.
2. The Psychological , Mental Health issues that plague the communities of color now.

1. CEMETERY - 12.3% 2. Homeless Shelter 12.7% 3. Funeral Home 6.5%

3. The Environment Hazardous effects of exposure to embalming fluid include bronchitis, body tissue destruction, brain damage, lung damage, impaired coordination ,and inflammation and sores in the throat , nose , and esophagus.
Embalming fluid is extremely Carcinogenic.
A cancer causing substance or agent .

4. Bad Schools
40 kids in a classroom

Submitted at Planning Commission
Date 8/10/2021 Item 41
by Leonard Martin



(MichaelUtech/iStock)

TRENDS (HTTPS://WWW.REALTOR.COM/NEWS/TRENDS/)

The Neighborhood Features That Drag Down Your Home Value—Ranked

By Yuqing Pan (https://www.realtor.com/author/yuqing-pan/)
Mar 28, 2016

Share

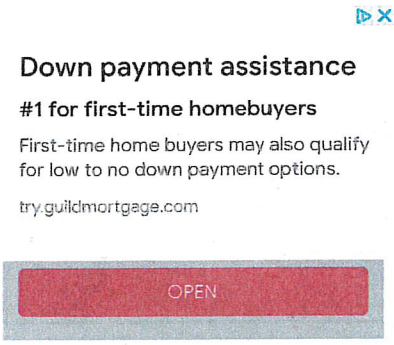
When it comes to real estate clichés, "Location, location, location" has all other contenders (including "Not a drive-by!"; "Cash is king!"; "Is that your checkbook or are you just glad to see me?"; and "Worst house, best street") beat by a mile. Not only has it been in use since at least 1926 (according to the New York Times (http://www.nytimes.com/2009/06/28/magazine/28FOB-onlanguage-t.html?_r=1)), but it's utterly and inarguably *true*.

More than any other single factor, when you buy a home in a good location, it's usually a solid long-term investment. And being the unabashed optimists we are here at realtor.com® (https://www.realtor.com), we focus most on the factors that help maximize your home's value. But hey, life—and real estate—isn't always rainbows and unicorns. So this week we decided to take a look at the *downers:* those things that actually keep you from getting top dollar from your home.

Watch: These Things Are Dragging Down Your Home Value







The list itself probably won't surprise you, but the numbers just might. Who would have thought that it's a worse investment (by far!) to buy in a bad school district than near a strip club or a homeless shelter? Beyond strippers, that is.

So how'd we do it? We looked at home prices and appreciation rates in U.S. ZIP codes where a specific drag-me-down facility such as a power plant is present. For each facility, we calculated the drag, or a "location discount," by comparing the median home price of the ZIP codes with that facility with the median price for all homes in the same county. We limited our scope to the 100 largest metropolitan areas, since rural communities have lower home prices and slower appreciation.

Got it? Have a look at the list based on how badly your home's value will get dinged:

According to most research, it's not the guns or the people who shoot them that the neighbors of shooting ranges object to most; it's more the *idea* of the places and, in some cases, the noise of gunfire, especially outdoor gun ranges. More perceived problems: environmental concerns, including the lead that leaches off spent shells, potentially poisoning soil and water. Last year, a closed gun club in San Francisco triggered $22 million in cleanup fees, the San Francisco Chronicle (http://www.sfchronicle.com/bayarea/article/S-F-gun-club-closure-triggers-22-million-cleanup-6097372.php) reported. We used gun range locations from wheretoshoot.org (http://wheretoshoot.org).

Power plant

The drag: 5.3%

There are more than 8,000 power plants across the U.S., according to the Environmental Information Agency (https://www.eia.gov/electricity/data/eia860/). Much as we are grateful for the modern convenience of electricity (thanks, **Ben Franklin**!), the huge facilities spur more NIMBY ("not in my backyard") movements than anything this side of waste treatment facilities. The most frequently cited reason: safety concerns. The perceived dangers of living near a power plant vary dramatically depending on type, from the seemingly harmless solar to the dreaded nuclear. In general, having a power plant in the neighborhood is associated with lower property prices.

Funeral home

The drag: 6.5%

Some people believe you get bad spiritual energy from living near a funeral home; some just dislike the traffic caused by service workers and funeral attendees; and others fear that the smoke from a crematorium is toxic. But plenty of folks just find them seriously *creepy*, an unpleasant constant reminder of our own mortality. Our analysis of property values near funeral homes listed on legacy.com (http://www.legacy.com/) seems to confirm the stigma. Properties near a funeral home see a 6.5% drop in price compared to all homes in the same county.

Cemetery

The drag: 12.3%

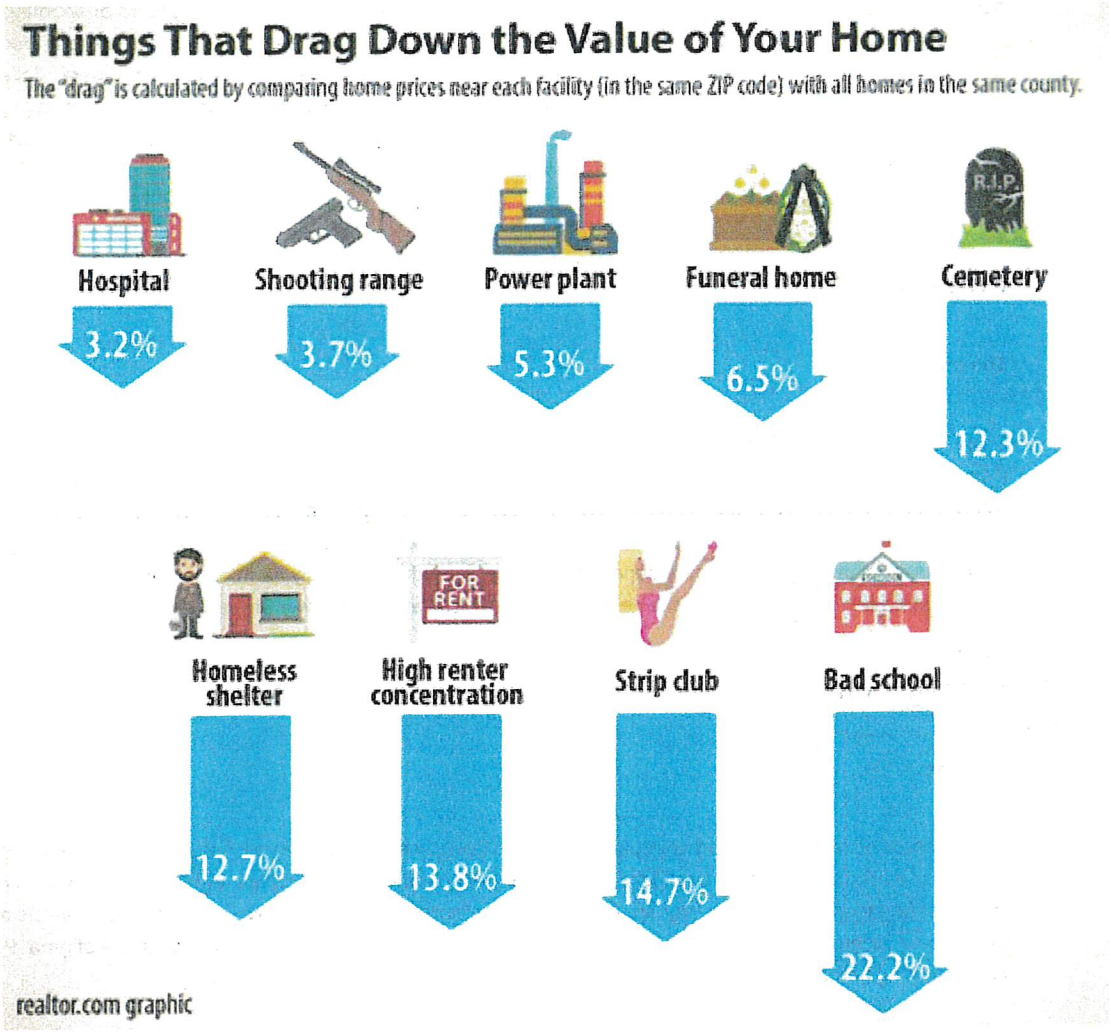
Call it superstition, call it irrational fear, but there's an awful lot of people who find the prospect of living near lots of buried bodies unpleasant or downright terrifying (see: Funeral homes). To be fair, there are some people who seriously dig how quiet the neighbors are, but they're outnumbered by the haters. To do the research, we used a list of federal and state cemeteries operated by the Department of Veterans Affairs (http://www.cem.va.gov/cems/listcem.asp) and found that the median price of ZIP codes with a cemetery is about 12% lower than neighboring areas.

Homeless shelter

The drag: 12.7%

Homeless shelters can be unloved and unwanted misfits in residential areas. Even though there's no rule that homeless shelters are usually accompanied by higher rates of crime, shelters *do* certainly attract motley groups of people, necessitate emergency calls, and require more police in otherwise quiet, safe neighborhoods. Shelter locations, listed on homelessshelterdirectory.org (http://www.homelessshelterdirectory.org/), are often limited to less prime areas in the city where home values are about 13% less.

High concentration of renters



Keep in mind the difference between **causation** and **correlation**: Does having a cemetery or shooting range in the neighborhood cause home prices to drop? Or are those businesses drawn to the area because of cheap real estate? We don't have a definite answer, but their presence is generally a sign that a neighborhood is the opposite of up-and-coming. Judge your investment accordingly.

Hospital

The drag: 3.2%

Hospitals are awesome, right? Having a great one within easy access is just about every homeowner's goal. But easy access is one thing, and being woken up by ambulance sirens—or, god forbid, medical helicopters—at 3 a.m. is quite another. Among homeowners who sold in 2015, those near a hospital generally got 3% less than an average home in the same county would get, based on our sales deed records and hospital location data from data.medical.gov (https://data.medicare.gov). In the world of real estate price demerits, 3% isn't a lot, so clearly plenty of people are willing to overlook some noise and chaos in favor of nearby medical care.

Shooting range

The drag: 3.7%

The drag: 13.8%

Does a cluster of rental buildings—or lots of them—lower the property value in a neighborhood? Many homeowners have pondered this. While it's hard to do an analysis down to every property, we found that ZIP codes with a higher-than-average concentration of renters have lower property values compared to the county they are located in—by 14%. The data are from the American Community Survey (http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml).

Strip club

The drag: 14.7%

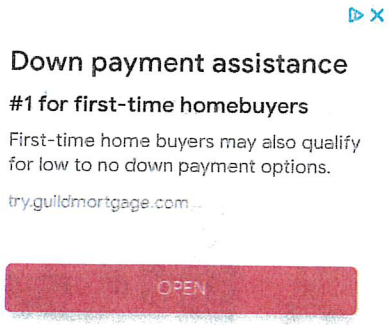
Catering to adult vices—and often (rightly) associated with loud music and less-than-savory visitors—a "gentlemen's club" is an unwelcome neighbor on the block. We tracked nearly 2,000 strip joints (http://www.stripclublist.com/)listed on stripclublist.com (http://www.stripclublist.com/) and ranked the category high on our "unwanted" list. In one extreme case, the crime-plagued neighborhood of Washington Park in East St. Louis, IL—the ZIP code 62204—has 10 strip clubs. *10!* How do they all compete? It saw only a handful of homes sold in the past three years, with a median price of $10,000.

Bad school

The drag: 22.2%

While a top-performing school is definitely a plus for your property value, a bad school is a complete, out-and-out disaster. A school where one teacher handles a class of 40 students with a slim graduation rate is usually an indicator of a deprived neighborhood. The median home price of ZIP codes with schools that receive a 1 to 3 rating (out of a possible 10) from GreatSchools.org (http://www.greatschools.org/) is only $155,000.

Related: The Features That Help a Home Sell Fastest—and the Ones That Don't



data journalism (https://www.realtor.com/tag/data-journalism/) home prices (https://www.realtor.com/tag/home-prices/)

Yuqing Pan, a Stanford graduate with a multimedia journalism background, writes data-driven stories for realtor.com.
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Down payment assistance

#1 for first-time homebuyers

First-time home buyers may also qualify for low to no down payment options.

try.guildmortgage.com

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New Listing in San Francisco, CA

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Find your



2 bed 1 bath 1092 sq ft.
20 Scott Aly,
San Francisco, CA

(https://www.realtor.com/realestateandhomes-detail/20-Scott-Aly_San-Francisco_CA_94107_M17676-77902)



3 bed 3 bath 1934 sq ft.
488 Folsom St Apt 4401,
San Francisco, CA

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3 bed 2 bath 1420 sq ft.
1256 York St,
San Francisco, CA

(https://www.realtor.com/realestateandhomes-detail/1256-York-St_San-Francisco_CA_94110_M16846-70565)

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From our network

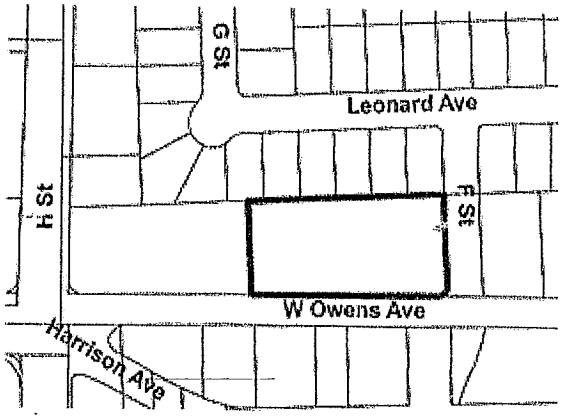
Application Information

21-0387 - PUBLIC HEARING - APPLICANT/OWNER: W OWENS AVE TRUST - For possible action on the following Land Use Entitlement project requests on 1.26 acres at 600 West Owens Avenue (APN 139-22-402-008), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

21-0387-SUP1 - SPECIAL USE PERMIT - FOR A MORTUARY OR FUNERAL CHAPEL USE

21-0387-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 13,144 SQUARE-FOOT MORTUARY WITH WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS

Application Location



The proposed project may not pertain to the entire highlight project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***08/10/2021***
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.

Medical waste in the Death Care Industry

When people die, our society has rituals for disposing of their bodies. Bodies are not "waste" - they have too many emotional connotations associated with them among the living to be called waste. However, biological waste is generated during the processing of the body around death. Every step of corpse management creates waste.

The most common forms of disposition in the US are burial (interment) and cremation. Cremation is not exactly the same as incineration, but the processes are related. Liquid dissolution of bodies in alkaline baths is increasingly popular.

The institutions of the death care industry include morgues, mortuaries, funeral homes, and cemeteries. Morgues keep dead bodies until they can be identified or undergo an autopsy. Hospitals include morgues for the bodies of patients who have died until they can be taken away to a funeral home. The morgue keeps the body refrigerated to prevent biological decay. If a medical examiner needs to look at the body (as often happens in criminal cases), this happens at a morgue. Most dead bodies do not undergo autopsies if the patient has died under medical care.

Mortuaries and funeral homes prepare the body or process it. They also work with the family, religious ministers, and cemeteries and set up public viewings and receptions if needed. For bodies that will be buried, embalming happens at the mortuary, the body is dressed and fixed with makeup for the wake, and the body is placed in the coffin. Mortuaries may also transport the coffin to the cemetery. Bodies are also cremated at the mortuary. The cremation remains (sometimes called "ashes" although they are not strictly speaking ashes in an engineering sense) are collected by mortuary attendants and put in a ceremonial container for delivery to the family or a cemetery.

Types of Waste

Hazardous materials

Every mortuary or funeral home works with a waste management company that takes away problem waste for disposal. Having a contractual relationship with one does not absolve you of responsibility, though. You still have to follow good management practices to keep your customers and employees safe and to prevent the release of hazardous materials to the environment. In particular, pay attention to internal collection systems and how waste is stored until the management company picks it up.

The body itself

One problem is that the deceased body was often sick before expiration. While it is possible that an infectious disease could pass to a mortuary employee or visitor, it is not likely. The bigger risk is medical equipment or materials on the body. People who had been receiving chemotherapy might have ports on their bodies and trace chemotherapy agents could be present.

Embalming fluid

Formaldehyde is a significant source of chemical waste in mortuaries and funeral homes. It is used to clean and disinfect equipment, to disinfect liquid infectious waste, and in embalming. The composition of embalming fluid varies but it always contains formaldehyde and sometimes alcohols and glutaraldehyde.

Embalming fluid waste that does not get into the body or leaks out of it would be considered RCRA hazardous waste in some contexts, but the industry usually flushes these liquids down the drain with the bodily fluids. This practice appears to be acceptable to authorities, although that could change.

The CDC website states that: "No evidence indicates that bloodborne diseases have been transmitted from contact with raw or treated sewage. Many bloodborne pathogens, particularly bloodborne viruses, are not stable in the environment for long periods of time."

Other chemicals used on body

Chlorinated compounds trichloroethylene and perchloroethylene were once used in funeral homes, but funeral directors have gotten away from them because they can't flush them down the drain and must dispose of them the same way dry cleaners do. If waste with these materials is produced, the waste must be classified as hazardous under RCRA.

Sharps

Sharps are scalpels, scissors, lancets, and any medical equipment that offers a piercing hazard. The mortuary uses cutting instruments in preparation of bodies for interment and cremation. Also, it is possible the body arrives at the facility with sharps attached. Sharps are not buried with the body and should not be included in the material sent to the cremation chamber. They should be placed in a dedicated sharps container.. Medical waste contractors take sharps from many customers and they can take it from you for disposal.

Pharmaceutical and Chemotherapy Waste

See page on pharmaceutical waste.

RCRA waste

The US federal law that defines and regulates hazardous waste is the Resource Conservation and Recovery Act (RCRA). RCRA hazardous waste is produced in only small quantities at funeral homes, if at all. Keep it in a separate container and tell your waste management contractor. They should be able to take it away for you and arrange for treatment and disposal. The RCRA rules for small generators permit you to keep the waste for up to 180 days.

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Resource: OSHA compliance guide for mortuaries from Georgia Tech

Disposition of the Body

Embalming

Embalming is not as popular as it once was. It involves pumping blood and lymph out of the body and replacing it with embalming fluid. The replacement fluid (about 2 or 3 gallons for an adult male body) is a formaldehyde solution with water and sometimes glutaraldehyde, methanol, ethanol, and phenol. Sometimes dyes are added, too. What happens to the blood and other fluid removed from the body? It is flushed down the drain! Yes, it enters the sewage system and is treated by the wastewater treatment system in whatever town you are in. The blood can be a substantial load to the BOD (biological oxygen demand) at the sewage plant so check with local officials.

Cremation

Cremation is increasingly popular and recently surpassed burial as the most common way for bodies to be disposed of in the US. The body - with a garment and perhaps in a container - enters a chamber. Natural gas is used to heat the unit and exhaust goes through a scrubber to ensure smoke does not exit the facility.

Mortuaries take x-rays of the body in preparation, so they can avoid putting mechanical devices in the chamber. Mechanical devices and pacemakers are removed from the body as are jewelry and watches. The crematory operator essentially performs surgery on the dead body, cutting it open to take out artificial devices.

Most of the human body - over 60 percent - is water. About 20 percent is protein, much of which is collagen in skin and bone. This is combustible. The inorganic part of the bone remains. It is often said the bones are "calcified" in the cremation - they lose organic material. The temperature in the chamber is over 1000 °F. Heating is by natural gas or propane, usually not electric. The process takes several hours. The remains are about 3 to 6 pounds. Most of the mass of the body is converted to carbon dioxide and water vapor and exits to the atmosphere.

Alkaline hydrolysis units

A few mortuaries now offer alkaline hydrolysis disposition of the body. They might have a different name for it (e.g. "flameless cremation"), but it uses a heated chemical (alkaline solution) to rapidly breakdown the body tissues. This process has been used to dispose of animal bodies for years and is becoming somewhat popular for humans, partly because it is more energy efficient and eco-friendly than cremation. For this reason, it is called "green cremation". It has been used on the bodies of people who donate their bodies to science and several states have legalized it for disposal of dead bodies in general.

The body is put into a metal vessel with lye and water. The vessel is built to withstand pressure, and the temperature is increased to 300 SYMBOL degrees F. After a period of time (3 hours to 12 hours, as specified by the manufacturer), the pressure and temperature are reduced to ambient levels. At this point the contents of the vessel are largely liquid and at high pH. Acid is added to neutralize the slurry. The slurry is then filtered and the filtrate sent down the drain to the municipal wastewater treatment system. As with embalming, check with local wastewater authorities before operating alkaline hydrolysis processes on a regular basis. The filtered solids are analogous to cremains and may be venerated or buried.

Both embalming and, even more so, alkaline hydrolysis result in biological fluids entering the sewage system. As far as we know, this is legal in the United States. Check with your local wastewater authority for confirmation.

The body is put into a metal vessel with lye and water. The vessel is built to withstand pressure, and the temperature is increased to 300 °F. After a period of time (3 hours to 12 hours, as specified by the manufacturer), the pressure and temperature are reduced to ambient levels. At this point the contents of the vessel are largely liquid and at high pH. Acid is added to neutralize the slurry. The slurry is then filtered and the filtrate sent down the drain to the municipal wastewater treatment system. As with embalming, check with local wastewater authorities before operating alkaline hydrolysis on a regular basis. The filtered solids are analogous to cremains and may be venerated or buried.

Safety and MSDSs

Funeral home employees need to know the facility's waste categories, containers for different waste streams, and what kind of protection they need to employ when they handle hazardous materials. Material Safety Data Sheets should be available for any chemicals on site. Anyone who handles bodies need to be trained and use PPE when necessary.

Waste management plan

The death care industry is regulated by states and there is always concern about consumer protection and respect for the dead. Environmental concerns do not get as much press, but regulators will look into the death care industry on a periodic basis.

Directors of funeral homes and mortuaries can reduce administrative and public relations headaches if they write and maintain a waste management plan. Developing the plan helps identify problems, makes sure you have accounted for all possible waste, and shows good faith. If asked by a regulator or a member of the general public you can show them your waste management plan. It doesn't have to be long but it should show historic and projected rates of waste generation, and the plan for normally disposing of waste.

Nobody particularly wants to come after the death care industry, so if you follow regulations and don't try to illegally dispose of waste you should be okay.

Elements

Principles of Waste Management

Disinfectants

Sources

Q&A

Glossary

Organizations

Hospitals

Doctors' Offices

Vets Offices

Mortuaries

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The Impact of COVID-19 on Communities of Color in Nevada

Guinn CENTER

September 2020

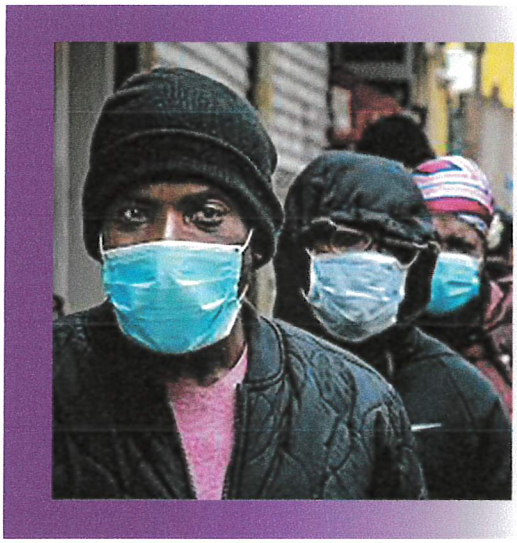
Introduction

Recent reports demonstrate that the coronavirus pandemic has disproportionately affected communities of color. Data from the Centers for Disease Control and Prevention (CDC) reveal that "Latino and African-American residents of the United States have been three times as likely to become infected as their white neighbors. And Black and Latino people have been nearly twice as likely to die from the virus as white people [...]."[1] Closer to home, preliminary data suggest that Nevada's racial and ethnic groups are among the hardest hit by COVID-19 in terms of infection, hospitalization, and mortality rates.

In addition to the direct and immediate health impacts, the pandemic has economically battered communities across the United States. Nevada is among those states that have been hit hardest by the public health crisis; the state's unemployment rate remains one of the highest in the country.[2] While it is too soon to assess the full extent of the impacts of COVID-19, historical data indicate that communities of color tend to be disproportionately affected by economic crises.[3] Underlying health and economic conditions, structural factors, and inequities may leave members of racial and ethnically diverse groups particularly vulnerable to economic downturns and less able to respond and recover.

This policy brief identifies the preliminary health and economic impacts of COVID-19 on communities of color in Nevada. This report is divided into four main sections.

Section One describes the demographic differences in COVID-19 infections, hospitalizations, and deaths. Section Two describes health vulnerabilities related to COVID-19, including demographics of COVID-19 risk factors and disparities in access to healthcare. Section Three examines the direct economic impacts of COVID-19 by race and ethnicity. Section Four outlines a series of recommendations that decision makers want to take under advisement regarding ways to mitigate the economic and health impacts of COVID-19 on Nevada's most vulnerable populations: communities of color.



The Health Impacts of COVID-19 on Communities of Color

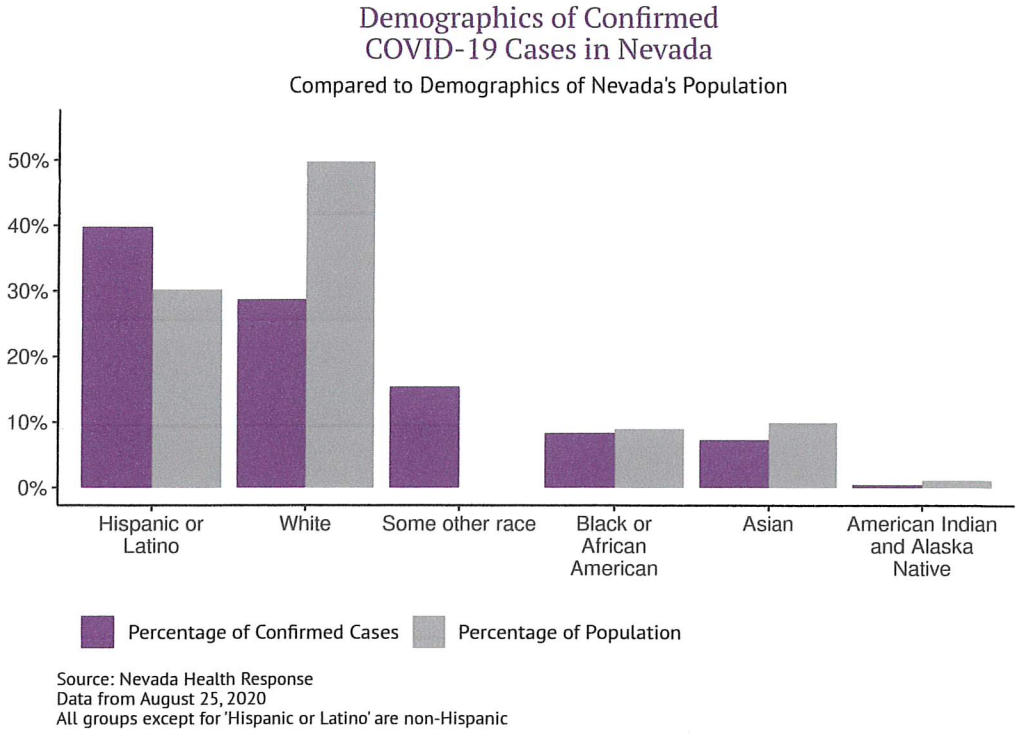
This section examines the COVID-19 infection, hospitalization, and mortality rates by race and ethnicity.

Confirmed COVID-19 Cases

As of August 25, 2020, there have been 66,666 confirmed COVID-19 cases in Nevada. The incidence rate of COVID-19 varies across racial and ethnic groups in Nevada. Non-Latino whites represent roughly 50.0 percent of Nevada's population. However, they account for 28.8 percent of Nevada's confirmed COVID-19 cases (see Figure 1).[4] Asians comprise 9.9 percent of the population and account for 7.2 percent of cases. African Americans represent 8.9 percent of the population and account for 8.3 percent of COVID-19 cases. Latinos in Nevada represent 30.3 percent of the state's population and account for 39.8 percent of cases. American Indians/Alaska Natives (AI/AN) comprise 1.1 percent of Nevada's population and represent only 0.5 percent of COVID-19 cases. While the number of COVID-19 cases among Nevada's American Indian/Alaska Native communities appears low, it has been reported that "tribal case counts don't seem to be reflected in state tallies."[5]

Race and ethnicity data on COVID-19 cases in Nevada are incomplete with a "significant number" of records missing race and ethnicity data, according to the Nevada Health Response data dashboard established by the Nevada Governor's Office and the Nevada Department of Health and Human Services.[6] Therefore, the numbers reported here should be interpreted with caution. It is worth noting that the data limitations are not unique to Nevada, meaning that while numerous national reports point to major disparities in COVID-19 cases by race and ethnicity, missing data make it difficult to arrive at accurate estimates.

Figure 1: Latinos in Nevada Account for a Greater Share of Confirmed COVID-19 Cases

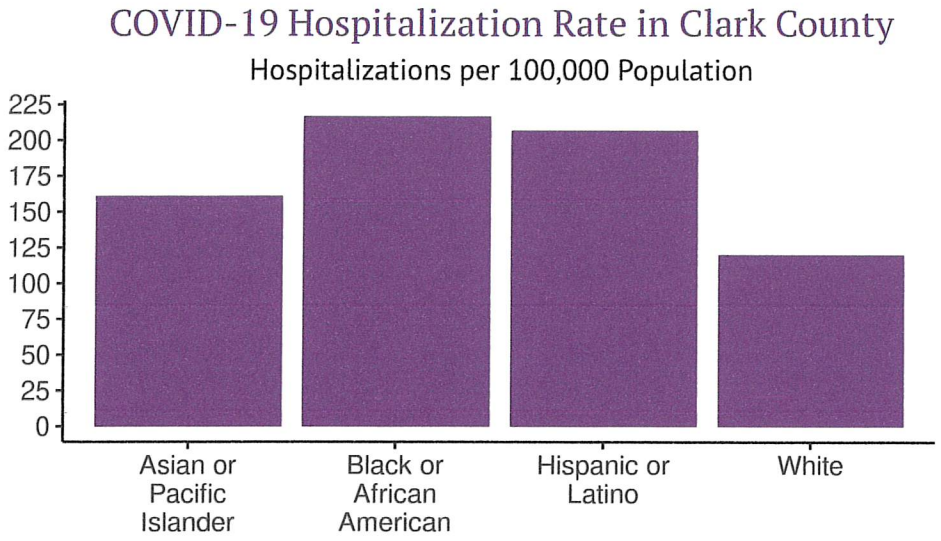


Source: Nevada Health Response
Data from August 25, 2020
All groups except for 'Hispanic or Latino' are non-Hispanic

COVID-19 Hospitalization Rates

Hospitalization rates also vary by race and ethnicity. Statewide hospitalization rate data are not available for Nevada; however, data are available for hospitalizations within Clark County, which accounts for the majority of the state's population and of the confirmed COVID-19 cases and deaths in the state. As shown in Figure 2, whites in Nevada have the lowest hospitalization rate, at 120.2 hospitalizations per 100,000 population. In contrast, African Americans have the highest hospitalization rate, at 216.9 hospitalizations per 100,000 population, nearly double the rate of whites. The hospitalization rate for Latinos is 207.2 per 100,000 population followed by Asian and Pacific Islanders at 161.2 hospitalizations per 100,000 population, respectively.

Figure 2: African Americans Have the Highest COVID-19 Hospitalization Rate in Clark County[a]



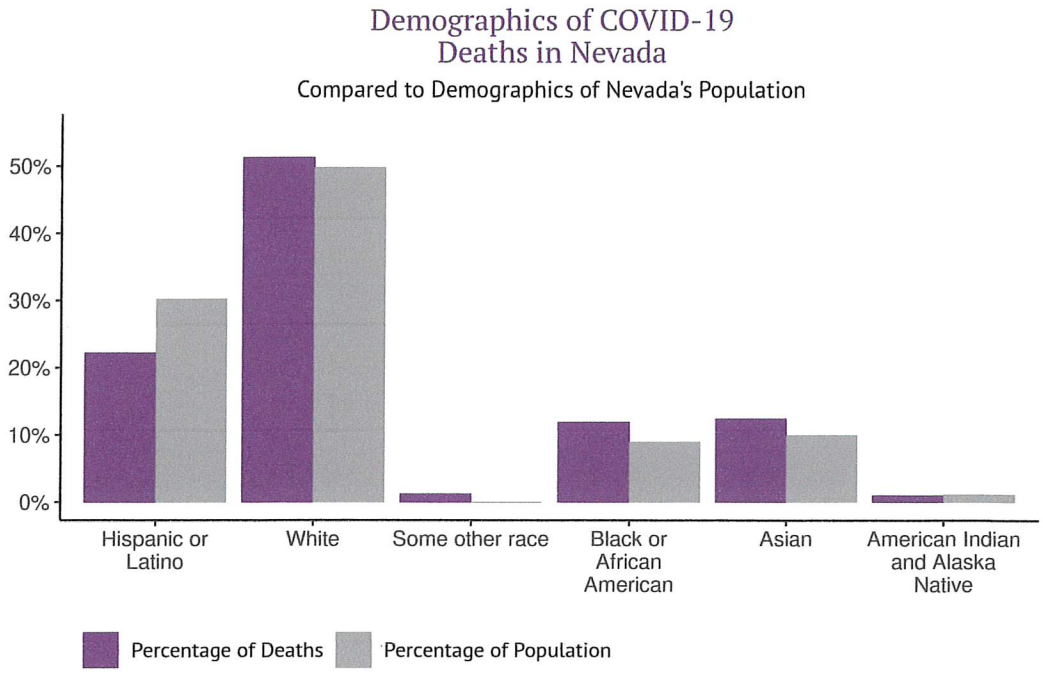
Source: Southern Nevada Health District
Note: Numbers for American Indian suppressed (fewer than 12 hospitalizations).
Data from August 25, 2020
All racial/ethnic groupings except for 'Hispanic or Latino' are non-Hispanic

COVID-19 Mortality Rates

The demographic distribution of COVID-19 deaths also varies by race and ethnicity. As of August 25, 2020, there have been 1,250 COVID-19 deaths in Nevada. As Figure 3 illustrates, Asians account for 12.4 percent of deaths but only represent 9.9 percent of Nevada's population, and African Americans account for 11.9 percent of deaths but only 8.9 percent of the population. Whites account for 51.3 percent of deaths, which is roughly equivalent to their representation in the population. Latinos, which represent 30.0 percent of Nevada's population, account for 22.2 percent of deaths. American Indians represent 1.1 percent of Nevada's population and account for 0.9 percent of COVID-19 deaths.

[a] Two notes about data presented in the figures throughout the report: First, throughout this report, the terminology describing racial and ethnic groups varies across figures. This is because different data sources use different terms. The terms used here reflect the language used in the original data source. Second, some figures include information on some racial and ethnic groups but not others. Again, the omission of any group reflects the limitations of the original data source.

Figure 3: COVID-19 Mortality Rates Are High Among Asians and African Americans in Nevada Relative to Their Share of the Population



Source: Nevada Health Response
Data from August 25, 2020
All groups except for 'Hispanic or Latino' are non-Hispanic

In Nevada, COVID-19 has disproportionately affected people of color. Latinos in Nevada have contracted COVID-19 in the greatest numbers relative to their share of the population. African Americans were hospitalized for COVID-19 related illness at the highest rates in Clark County. African Americans and Asians have died from COVID-19 at higher rates relative to their respective shares of the population. Section Two will explore the underlying conditions that may account for these differences in COVID-related outcomes.

Underlying Health and Healthcare Access Factors Make Communities of Color More Vulnerable

The Centers for Disease Control and Prevention (CDC) reported that age, diabetes, heart disease, and lung diseases are among the most significant risk factors for severe COVID-19-related illness.[7] The prevalence of these conditions among different racial and ethnic groups varies: whites tend to be older and have a higher prevalence of heart disease, but African Americans suffer higher rates of mortality from heart disease than whites despite a lower overall prevalence. African Americans and Latinos have a higher prevalence of diabetes.

While risk factors vary in prevalence among different racial and ethnic groups, people of color tend to have more limited access to health care. These underlying health conditions and differences in access to health care may contribute to the higher rates of COVID-19 incidence, hospitalizations, and mortality among diverse racial and ethnic groups compared to whites. This section examines the prevalence of underlying health conditions related to COVID-19 by race and ethnicity and describes differences in access to health insurance coverage.

COVID-19 Health Risk Factors Vary Among Racial and Ethnic Groups

The CDC found that advanced age and several underlying health conditions are major risk factors for COVID-19. As of May 2020, the most common underlying conditions reported in people with COVID-19 include heart disease (32 percent), diabetes (30 percent), and chronic lung disease (18 percent).[8] Of people infected who required admission to an intensive-care unit, 78 percent had at least one underlying health condition. The CDC cites a significant body of evidence connecting these and other underlying health conditions to higher rates of hospitalization and death related to COVID-19.[9] Age is another important factor: in Nevada, the majority of COVID-19 related deaths have been among people aged 60 and older.[10]

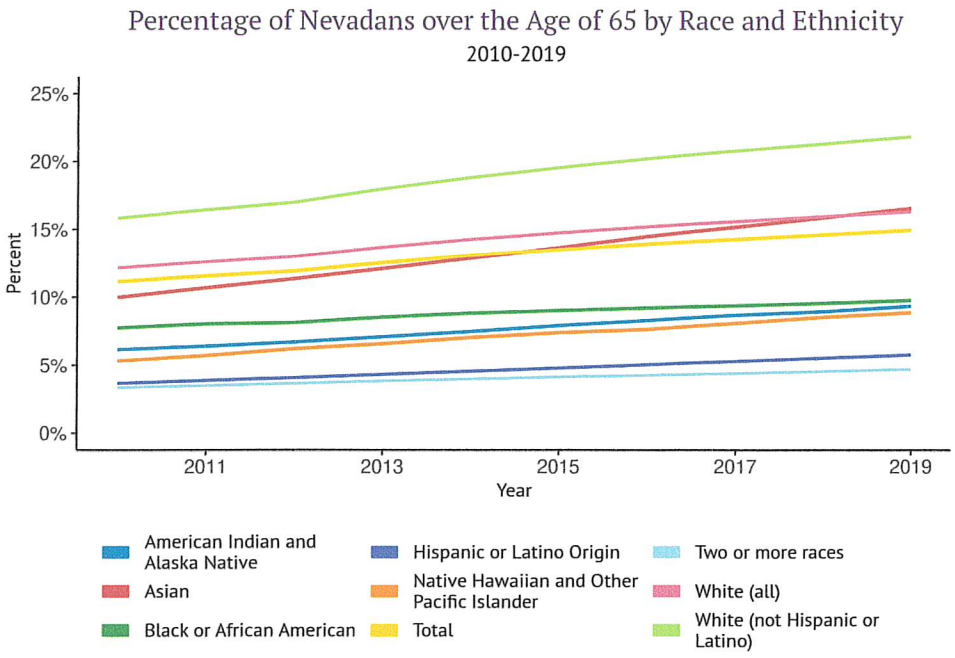
Below, we present data on age and the prevalence of diabetes, cardiovascular disease, and respiratory diseases by various demographic groups in Nevada. Our findings suggest that there is no consistent pattern in the distribution of risk factors by race and ethnicity in Nevada. Whites tend to be older and have a higher prevalence of heart disease, but African Americans suffer higher rates of mortality from heart disease than whites despite a lower overall prevalence. African Americans and Latinos have high rates of diabetes, while whites and African Americans have the highest rates of respiratory risk factors. Differences in COVID-19 infection, hospitalization, and mortality rates, then, are likely not solely attributable to differences in the distribution of risk factors.

Here we note that Nevada's overall population is aging. Old age is one of the greatest risk factors for severe COVID-19-related illness.[11] In Nevada, more than 80 percent of COVID-19 deaths have occurred among people over the age of 60.[12] In 2019, 20 percent of whites were over the age of 65; this percentage is higher than that of any other racial and/or ethnic group in the state (see Figure 4). More than 15 percent of Asians are over the age of 65. Less than 10 percent of African Americans, Latinos, American Indians, and Native Hawaiian/Other Pacific Islanders are over the age of 65.

Aging is associated with increased prevalence of conditions such as diabetes that are also risk factors for COVID-19.[13] It is also associated with higher rates of mortality from causes such as cardiovascular disease.[14]

> **"While risk factors vary in prevalence among different racial and ethnic groups, people of color tend to have more limited access to health care."**

Figure 4: More than 20 Percent of White Nevadans Are Over the Age of 65

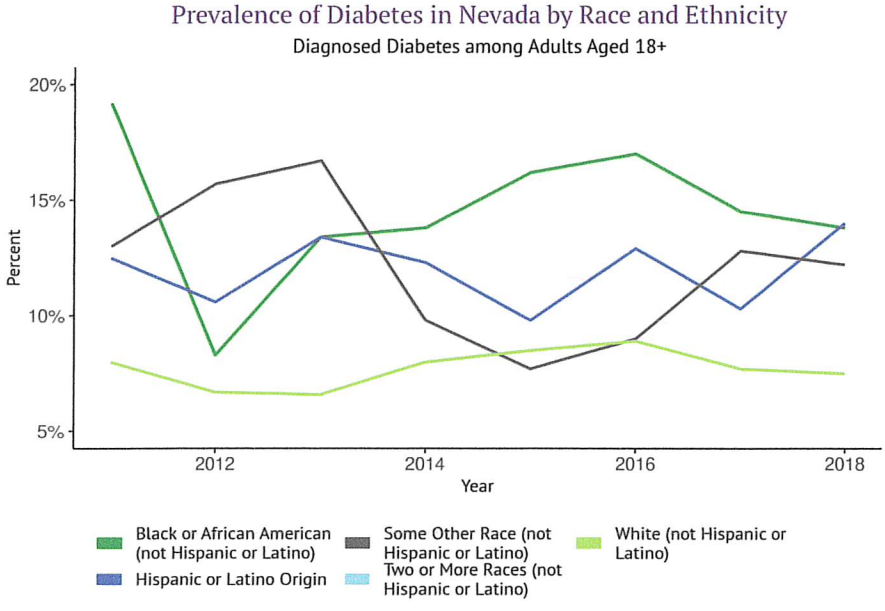


Source: U.S. Census Bureau

Diabetes Rates are Higher Among African Americans and Latinos

Individuals with diabetes are at a significant risk for COVID-19 complications. In Nevada, non-Latino whites have the lowest rate of diagnosed diabetes at less than 10 percent (Figure 5).[15] Prevalence estimates for diagnosed diabetes among African American adults fluctuated significantly over the period of analysis but have been the highest among all groups since 2014.[16] Prevalence rates ranged between 10 and 15 percent for Latinos.

Figure 5: Diabetes Rates Are Higher Among African Americans and Latinos[b]



Source: CDC Behavioral Risk Factor Surveillance System (BRFSS)

[b] This figure uses self-reported data to estimate the prevalence of diabetes. It also does not differentiate between Type 1 and Type 2 diabetes, though Type 2 diabetes represents more than 90 percent of diabetes cases, so the figure is likely more representative of Type 2 diabetes.

Most Groups Have Similar Rates of Cardiovascular Disease, but African Americans Have Highest Cardiovascular Mortality Rates

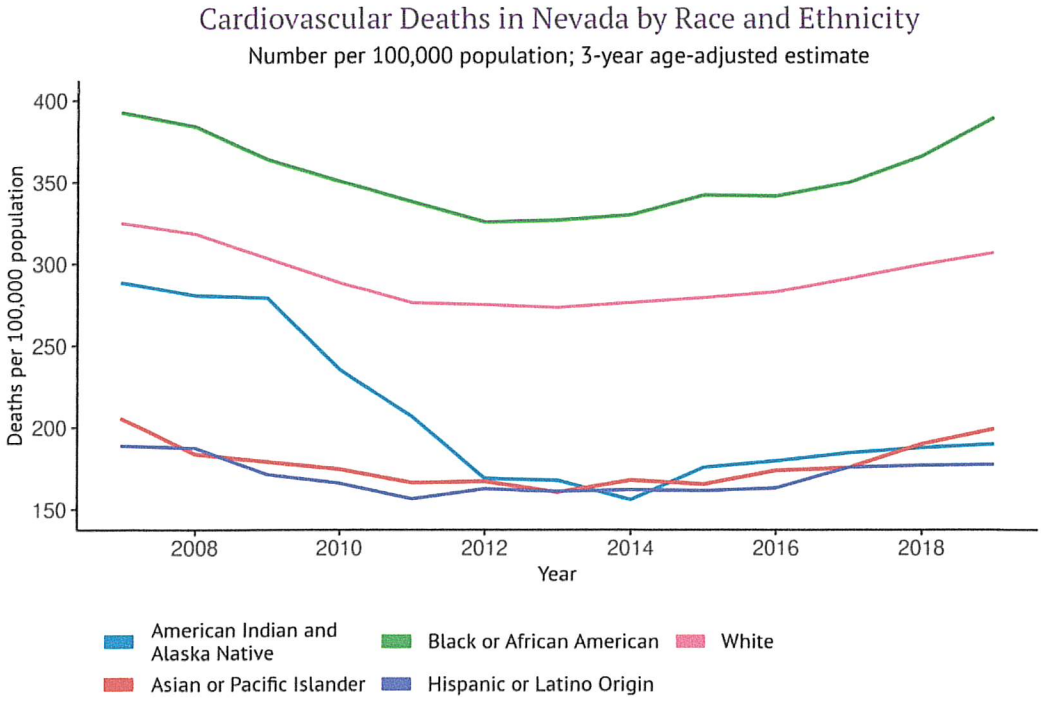
Cardiovascular disease is currently the leading cause of death in Nevada and in the United States. It is characterized by substantial health disparities in the prevalence, mortality, and presence of risk factors across different racial and ethnic groups. Cardiovascular disease is one of the most significant risk factors for severe COVID-19-related illness.[17]

According to data from the Nevada Behavioral Risk Factor Surveillance System, the overall prevalence of heart disease in Nevada is the highest among American Indians/Alaska Natives (5.8 percent), followed by non-Latino whites (5.2 percent), and African Americans (5.0 percent). Asians and Pacific Islanders (4.7 percent) and Latinos (1.6 percent) had the lowest prevalence.[18]

Although American Indians and whites have the highest prevalence of heart disease in Nevada, the mortality rate is highest among African Americans (see Figure 6). The cardiovascular mortality rate among African American adults in Nevada was approximately 400 cardiovascular deaths per 100,000 population in 2018. The cardiovascular mortality rate among white adults was about 325 per 100,000 population. The mortality rates for American Indians, Asians, and Latinos were less than 200 per 100,000 population.

The high cardiovascular mortality rate among white Nevadans may be attributed to the relatively advanced age of Nevada's white population (see Figure 4).[19] The high rate among African Americans may be attributed to underlying health conditions. For example, risk factors for cardiovascular disease such as hypertension, obesity, and diabetes are higher among African American adults than white adults.[20]

Figure 6: African Americans Have the Highest Cardiovascular Death Rate in Nevada



Source: United Health Foundation: America's Health Rankings

The higher mortality rates among this racial group may also be attributed to inequalities in access and quality to cardiovascular care received by African Americans.[21] For example, a 2018 study found that whites were more likely than African Americans to receive specialist care from a cardiologist when admitted to an intensive care unit for heart failure.[22] Another study found that white patients were more likely than African American patients to receive timely and appropriate medication for heart attacks in hospitals.[23]

Respiratory Risk Factors in Nevada are Highest Among Whites and African Americans

Respiratory disease, specifically Chronic Obstructive Pulmonary Disease (COPD), is strongly associated with COVID-19 morbidity and mortality.[24] In 2019, 9.8 percent of whites in Nevada and 3.8 percent of Latinos had COPD (data on other racial and ethnic groups were not available).[25] Smoking is the leading cause of COPD.[26] In 2019, 21.6 percent of African Americans in Nevada, 16.6 percent of whites, and 11.2 percent of Latinos were smokers.[27] Asthma is another respiratory condition with the potential to exacerbate COVID-19 related illness. In 2019, 11.4 percent of African Americans in Nevada reported being told by a health professional that they have asthma, compared to 7.5 percent of whites and 6.9 percent of Latinos.[28] One study found that African American children were much more likely than other racial or ethnic groups to be hospitalized for asthma.[29] Together, these data suggest that whites and African Americans have the highest rates of respiratory risk factors that may contribute to more severe COVID-19-related illness.

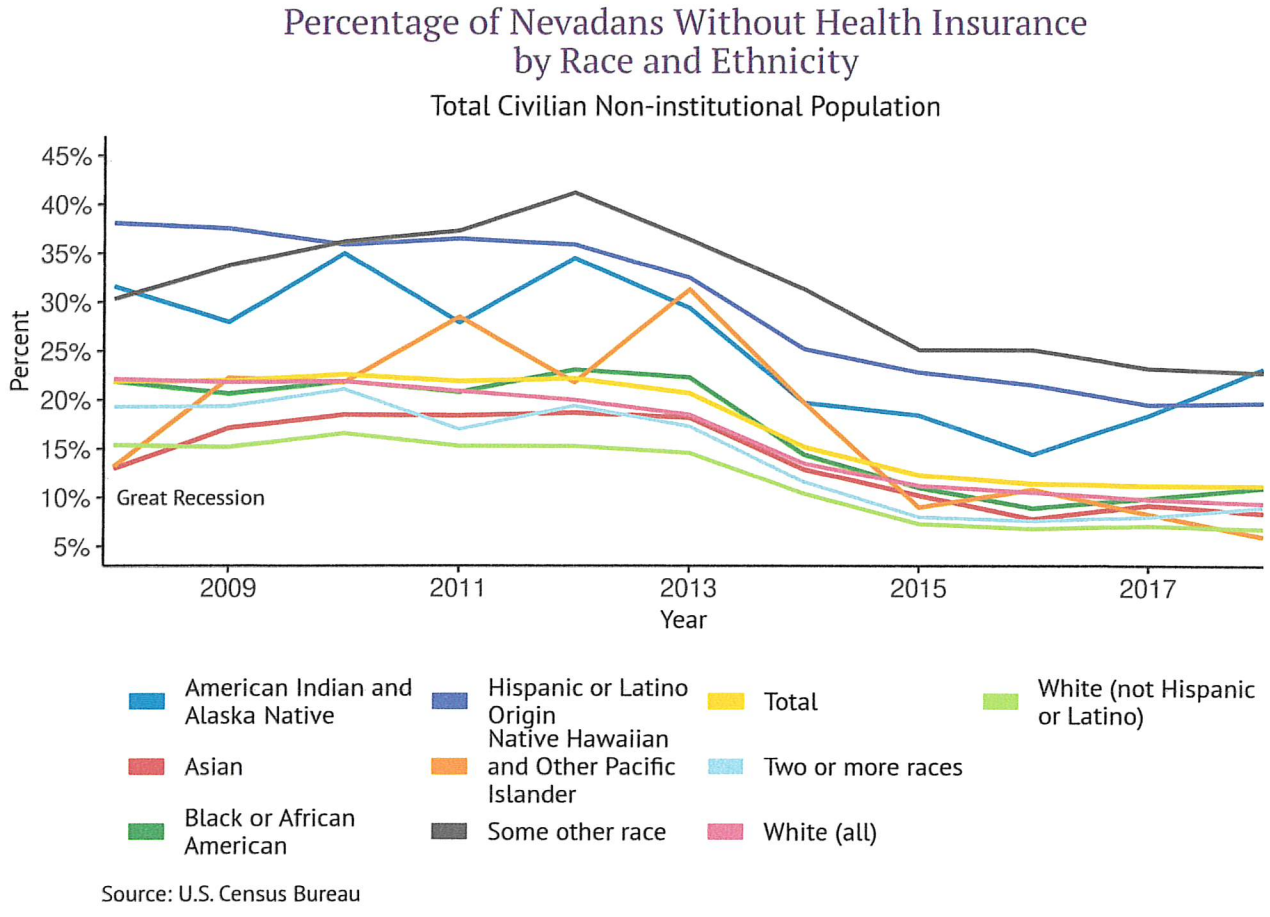
Lack of Health Insurance May Exacerbate Risk or Delay Medical Care

Racial and ethnic communities in Nevada often face barriers to accessing quality health care due to a variety of health, economic, social, and environmental factors, such as a lack of employer-sponsored insurance, and linguistic barriers in patient-provider communication. Lack of access to health care may interfere with the ability of members of communities of color to seek out necessary advice for avoiding infection during the pandemic. Racial factors have been linked also to differences in the quality of health care.[30] The 2018 National Healthcare Quality and Disparities Report found that African Americans, American Indians/Alaska Natives, and Native Hawaiians/Pacific Islanders received worse health care than whites on about 40 percent of the quality measures evaluated.[31]

“Racial and ethnic communities in Nevada often face barriers to accessing quality health care due to a variety of health, economic, social, and environmental factors.”

Health insurance is a major determinant of health care access.[32] The number of Nevadans without health insurance has declined significantly in recent years, largely due to Nevada's decision in 2015 to expand Medicaid. However, despite these efforts, Nevada's uninsurance rate was the seventh-highest in the nation in 2019.[33] Roughly 338,700 Nevadans, or 11.0 percent of the population, lack health insurance, compared to the national rate of 9.0 percent.[34] Furthermore, Figure 7 shows that, while the overall uninsurance rate has declined, there are marked disparities in uninsurance rates across racial groups. Whites, Asians and individuals identifying as biracial/multiracial (i.e., Two or More Races) have the lowest uninsurance rates at roughly 9.0 percent. In contrast, American Indians/Alaska Natives and individuals identifying as Other Race have uninsurance rates greater than 22.0 percent, followed by Latinos at 20.0 percent, and African Americans at 11.0 percent.[35]

Figure 7: A Large Proportion of Latinos and American Indians in Nevada Lack Health Insurance



Source: U.S. Census Bureau



As reported by the Guinn Center in 2019, Latinos accounted for about 36.0 percent of Nevada's population, but almost 60.0 percent of its uninsured population.[36] One possible explanation for the high uninsurance rates among Nevada's Latino population may be citizenship. In 2019, 27.0 percent of uninsured Nevadans lacked coverage due to immigration status.[37] Nevada has the highest share of unauthorized immigrants as a share of the total population (7.1 percent), followed by Texas (5.7 percent) and California (5.6 percent). Unauthorized immigrants account for more than one-third of all immigrants in Nevada.[38] In addition to lacking health insurance, many immigrants work in service sector jobs. Low rates of educational attainment and low household incomes have been linked to higher uninsurance rates and may also account, in part, for the high uninsurance rates among Latinos in Nevada.[39]

Differences in uninsurance rates may also be attributed to disparities in employer-sponsored health insurance coverage. According to the Kaiser Family Foundation, 64.0 percent of nonelderly white adults in Nevada had employer-sponsored health insurance, compared to 48.0 percent of Latinos and 42.0 percent of African Americans.[40]

Lack of health insurance can limit one's access to health care, leading to worse health outcomes among uninsured populations.[41] For instance, individuals with a dedicated health care provider are better positioned to receive necessary preventative care, to avoid emergency room visits, and to reduce overall health care costs.[42] As of 2018, only 52.5 percent of Latinos in Nevada had a dedicated health care provider, compared to 72.1 percent of African Americans, 76.9 percent of whites, and 78.8 percent of Asians.[43] In short, uninsured individuals may avoid preventative care and postpone or avoid care for chronic conditions. Consequently, the uninsured population in Nevada may be more vulnerable to the health impacts of COVID-19, particularly if their insurance status reduces their access to information regarding prevention of COVID-19 infection and/or causes them to delay or defer treatment in the case of infection.

In Nevada, COVID-19 has disproportionately affected people of color. Underlying risk factors and health conditions make some members of racial and ethnic groups more vulnerable to COVID-19. Exacerbating underlying health risk factors are differences in health care coverage. For example, Latinos in Nevada have contracted COVID-19 in the greatest numbers relative to their share of the population. They also have the second highest rates of uninsurance (behind American Indians); and less than half of Latinos in Nevada have a dedicated health care provider and employer-sponsored health insurance. Lack of access to health care may interfere with the ability of Latinos to obtain or seek out necessary advice for avoiding infection during the pandemic and could also delay testing and treatment.

"Lack of health insurance can limit one's access to health care, leading to worse health outcomes among uninsured populations."

The Economic Vulnerability of Communities of Color

In response to the health crisis and following a wave of voluntary businesses closures, a statewide shutdown of nonessential businesses – including casinos – was ordered on March 18, 2020 in Nevada.[44] Nevada's economy, which is driven by tourism, gaming, and retail, was devastated by the pandemic. As a result of the closures, many Nevadans have experienced reduced hours, furloughs, and even job elimination. In April 2020, the state's unemployment rate reached 30.1 percent, the highest in the country and the highest rate ever recorded in U.S. history.[45] As a result, Nevada's unemployment claims skyrocketed. Moreover, almost half of the state's General Fund, Nevada's major operating fund, is derived from sales and gaming taxes. The economic shutdown resulted in reduced revenues leaving the state to address and close a historic $1.2 billion budget shortfall, which they did in a special session in July 2020.[46]

Given the health impacts of COVID-19, it is not surprising that the economic impacts have also affected communities of color in Nevada. Members of diverse racial and ethnic groups are employed in disproportionately high numbers in those economic sectors most deeply affected by the pandemic. Unemployment levels are higher for African Americans and Latinos than for whites.

Underlying economic, social, and structural factors leave these same communities more vulnerable and less resilient to economic downturns. In Nevada, people of color have lower rates of educational attainment, are often overrepresented in low-wage sectors, and, accordingly, have lower levels of employment income than whites. These factors are correlated, in turn, with higher rates of poverty. These inequalities are not new – the distribution of wealth, income, and education in Nevada and in the country has long been stratified by race and ethnicity.[47]

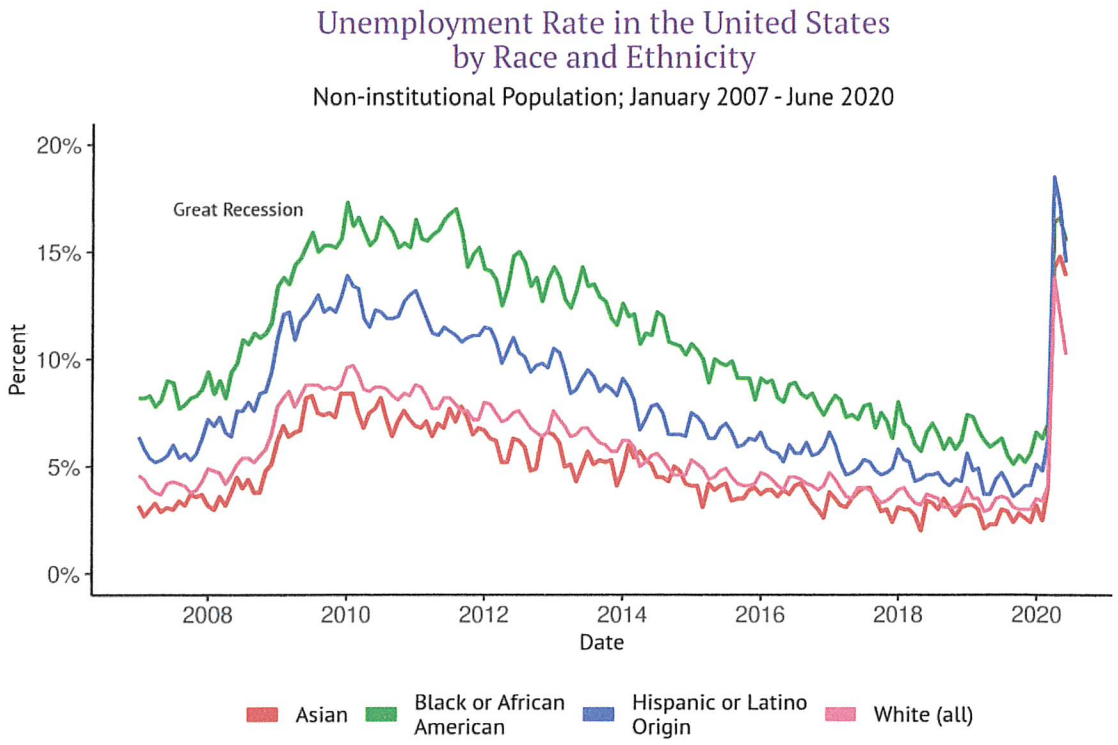
This section highlights some of the preliminary economic impacts of COVID-19 on Nevada's diverse racial and ethnic communities. Section Four offers a set of recommendations that decision makers may want to take under advisement as they consider ways to mitigate the impacts of COVID-19 on communities of color.

Unemployment Rates are Higher for People of Color

Preliminary national and state-level data already suggest that communities of color are disproportionately suffering the economic repercussions of the COVID-19 pandemic. The dramatic increase in unemployment is one of the most visible and damaging economic consequences. While current unemployment data by race are not available for Nevada, national data reveal that the unemployment rate for African Americans, Latinos, and Asians is higher than that for whites (Figure 8).

> "...during the Great Recession, African Americans and Latinos experienced the highest unemployment rates during and following the recession."

Figure 8: Unemployment Rates Are Higher for Latinos and African Americans Following the COVID-19 Related Economic Downturn

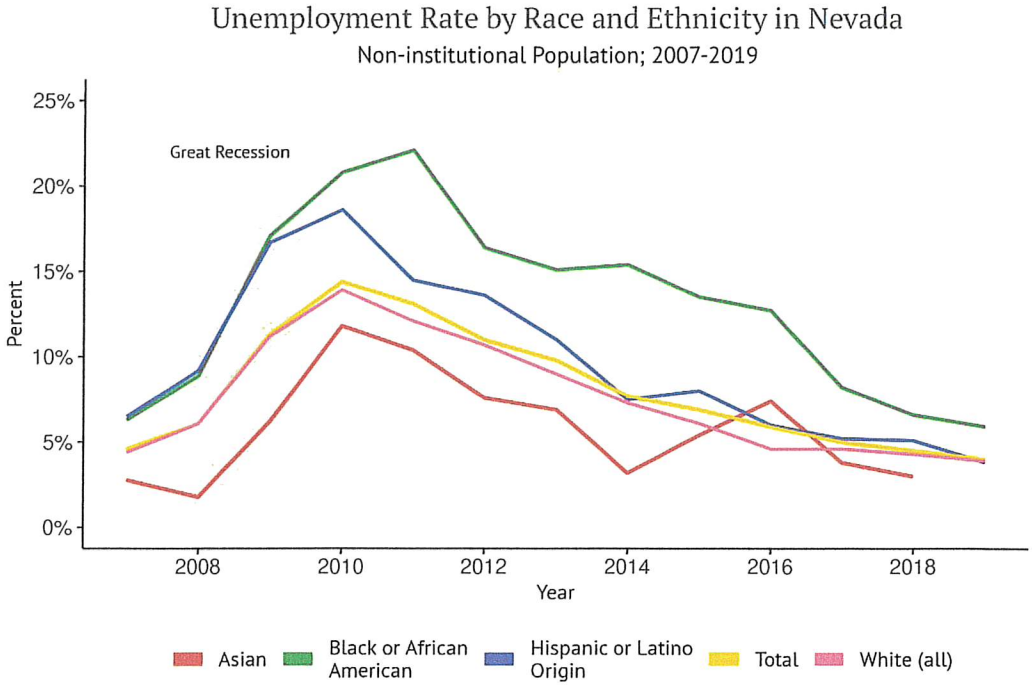


Source: Bureau of Labor Statistics. Retrieved from FRED, Federal Reserve Bank of St. Louis.
Data are not seasonally adjusted.

While the data in Figure 8 are national, historical Nevada-specific data reveal that African Americans and Latinos have been adversely affected by economic crises. For instance, during the Great Recession, African Americans and Latinos experienced the highest unemployment rates during and following the recession (see Figure 9). Reflecting national trends, African Americans in Nevada consistently had the highest rates of unemployment both pre- and post-recession, reaching a maximum of 22.1 percent unemployment in 2011.[48] Though the overall unemployment rate in Nevada returned to pre-recession levels by 2019 and the employment gap for most racial and ethnic groups narrowed, African Americans still had a higher rate of unemployment than other racial and ethnic groups.

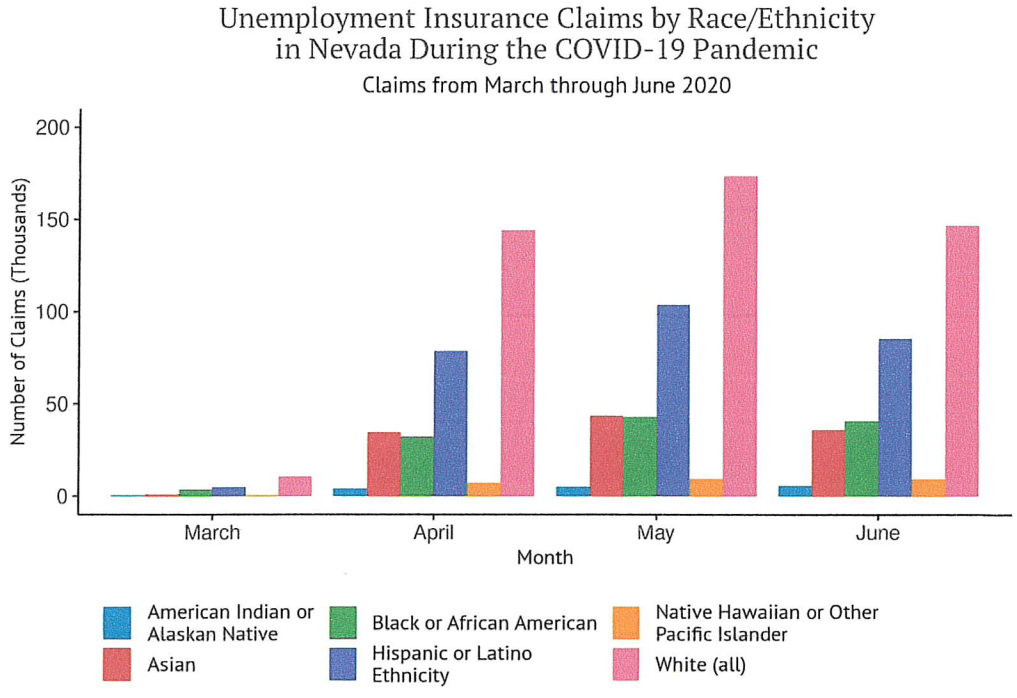
Unemployment claims data provide additional real-time insights into how the pandemic-induced economic crisis is affecting Nevadans across race and ethnicity. The COVID-19 pandemic resulted in a wave of business closures starting on March 18, 2020, causing an immediate and unprecedented spike in unemployment and unemployment insurance claims. The number of claims by race and ethnicity generally reflect the differences in the population size of each group: white Nevadans have consistently filed the most claims, followed by Latinos and then African Americans (see Figure 10).

Figure 9: The Unemployment Rate in Nevada Has Been the Highest Among African Americans



Source: Bureau of Labor Statistics
Note: Labor data for Asians not available for 2019

Figure 10: The Number of Unemployment Insurance Claims in Nevada Increased Sharply



Source: U.S. Department of Labor

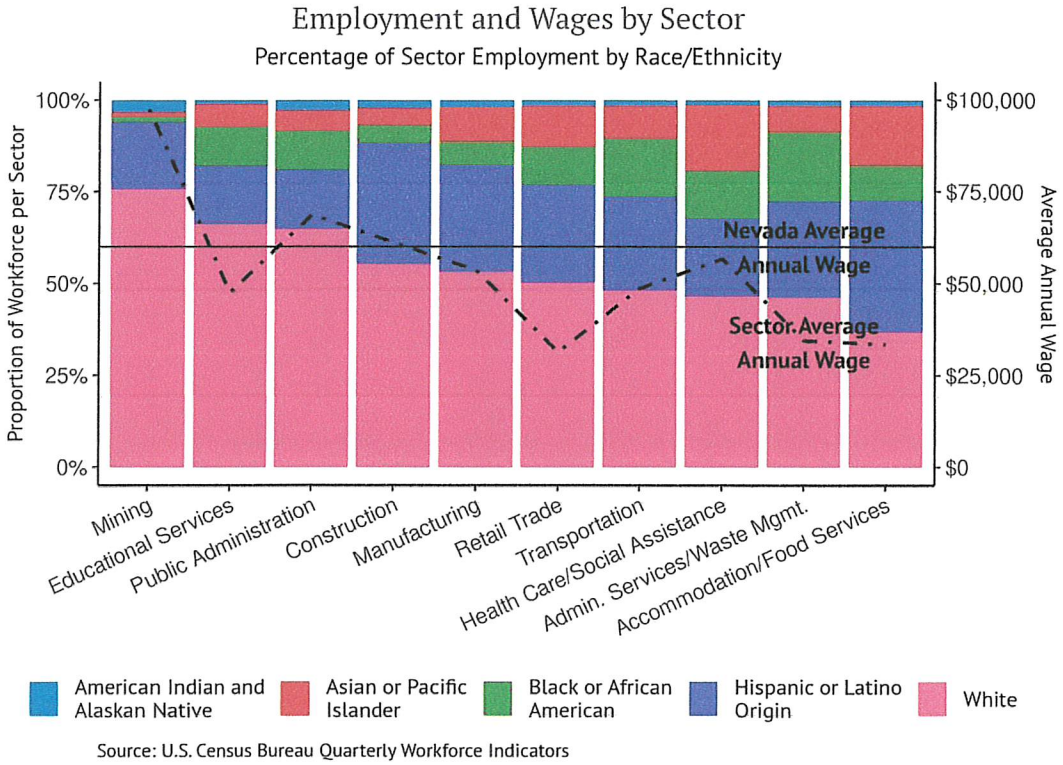
Communities of Color are Employed in Sectors Most Affected by COVID-19

The public health emergency and the shutdown of businesses have affected some sectors more than others. In Nevada, the hardest hit sectors are retail, tourism and gaming, as well as accommodation and food services, which employ more than 500,000 people and account for 37 percent of the state's total employment.[49]

As Figure 11 shows, people of color account for roughly half of all employment in the retail trade, transportation, health care and social assistance, administrative support services and waste management, and accommodation and food services sectors. In the accommodation and food services sector, Asians account for 16 percent of total employment (but comprise only ten percent of the population) and Latinos account for 36 percent of employment (but represent only 30 percent of the population). Figure 11 also reveals that the average wage in the sectors that employ significant people of color is often lower than the state average wage.

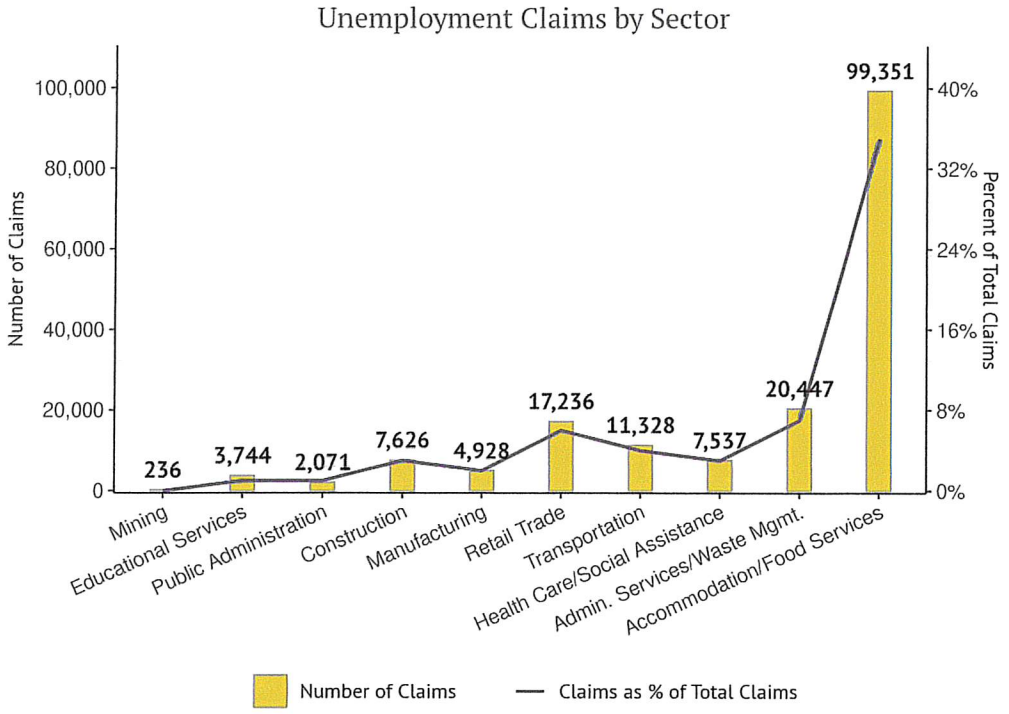
Data on unemployment claims by sector show that sectors that employ more significant shares of people of color have been significantly affected by the COVID-19-induced economic crisis. As of July 18, 2020, unemployment claims in the accommodation and food services sector (99,351) accounted for more than one-third of all unemployment claims in Nevada (see Figure 12). Given their employment participation in these sectors (see Figure 11), job losses in accommodation and food services, administrative support services and waste management, and retail sectors have likely had a disproportionate impact on communities of color.

Figure 11: People of Color Are Overrepresented in Low-Wage Sectors in Nevada



Source: U.S. Census Bureau Quarterly Workforce Indicators

Figure 12: People of Color Are Overrepresented in the Hardest Hit Sectors in Nevada



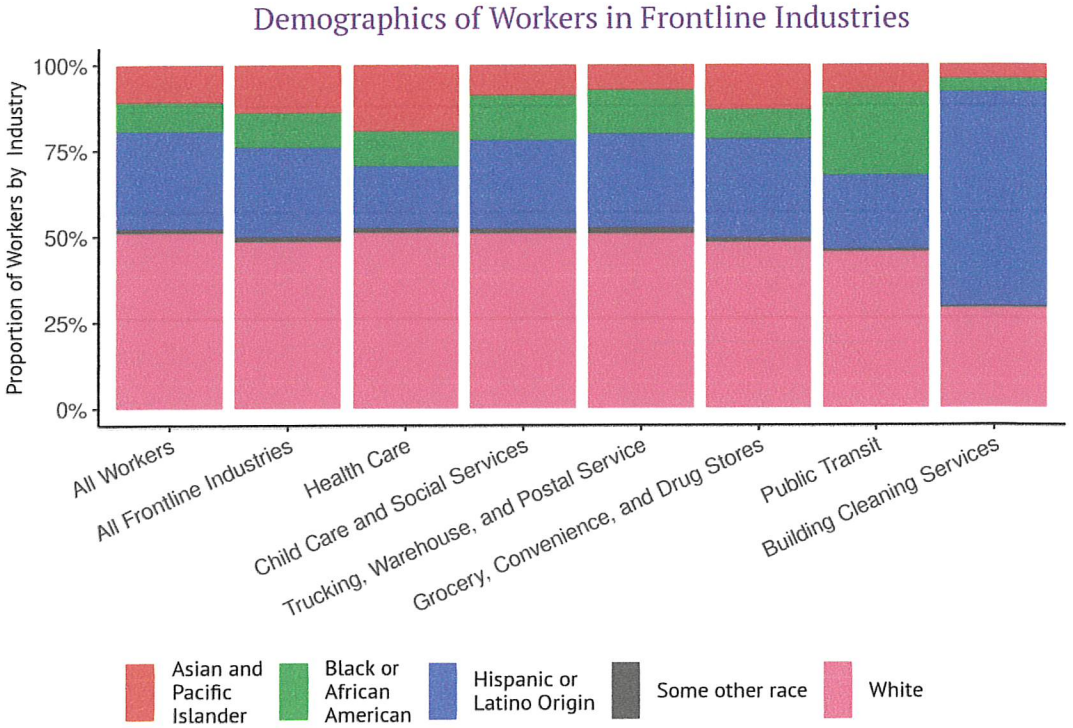
Even when members of Nevada's diverse racial and ethnic groups have not lost their jobs, many of them are employed in essential jobs. A recent Center for Economic Policy and Research (CEPR) report identified six sectors of the economy that are considered essential and in which most workers are on the frontlines of COVID-19 response efforts.[50] These are: grocery, convenience, and drug stores; public transit; trucking, warehouse, and postal service; building cleaning services; health care; and child care and social services.[51] Assessing national data, the authors of the CEPR report arrived at the following conclusions:

- Workers in frontline industries are disproportionately women.
- People of color are overrepresented in many occupations within frontline industries.
- Immigrants are overrepresented in building cleaning services.
- Workers 50 years and older are overrepresented in frontline industries.
- The building cleaning services industry has a particularly high incidence of uninsured workers.[52]

A review of Nevada-specific data finds that national trends play out within our local workforce (see Figure 13). Asians and African Americans are overrepresented in frontline industries in Nevada: Asians account for 10.8 percent of the Silver State workforce, but 14.0 percent of the workforce in frontline industries, and 19.3 percent of employment in the healthcare industry. African Americans account for 8.5 percent of Nevada's workforce, but ten percent of the workforce in frontline industries, and 24.0 percent of employment in the public transit industry. Latinos account for 28.3 percent of Nevada's workforce, 26.0 percent of employment in frontline industries, and 62.5 percent in building cleaning industries. As shown in Figure 13, people of color account for the majority of the workforce in public transit and building cleaning services. Whites account for 51.0 percent of the workforce, but only 48.4 percent of employment in frontline industries.[53]

Table 1 also indicates that foreign born workers are overrepresented in building cleaning services industry. Additionally, workers with lower rates of educational attainment (less than a college degree) are overrepresented in the following frontline industries: building cleaning services, grocery stores, public transit, and trucking, warehouse, and postal service.

Figure 13: People of Color Are Overrepresented in Frontline Industries of COVID-19 Response in Nevada



Source: CEPR Analysis of U.S. Census Bureau 2014-2018 data

Table 1. Characteristics of Workers in COVID-19 Frontline Industries in Nevada

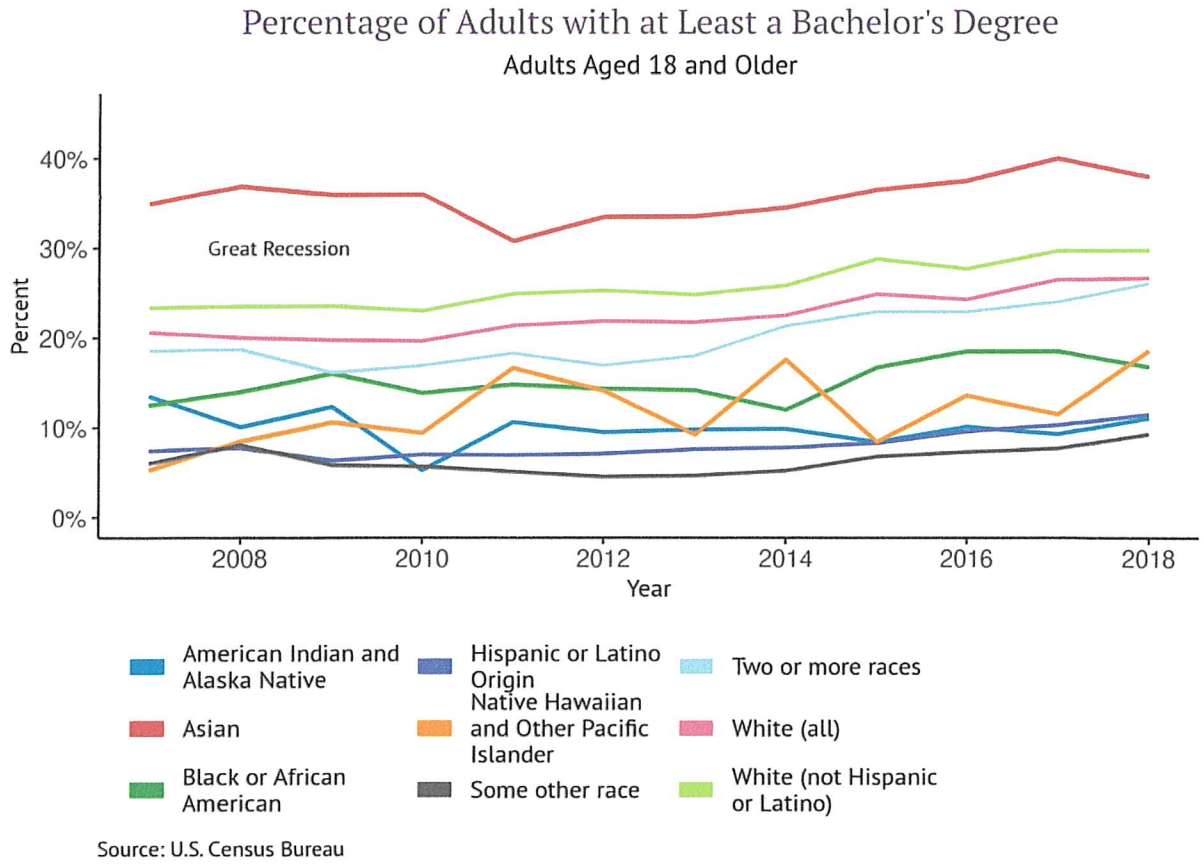
	All Workers	All Frontline Industries	Grocery, Convenience & Drug Stores	Public Transit	Trucking, Warehouse & Postal Service	Building Cleaning Services	Health Care	Child Care & Social Services
All Workers (16+)	1,365,908	212,551	52,894	4,032	25,259	16,886	95,520	17,960
	(%)	(%)	(%)	(%)	(%)	(%)	(%)	(%)
Female	46.2	59.9	50.1	31.1	23.5	51.2	73.3	83.6
Race/Ethnicity								
White	51.0	48.4	48.1	45.4	50.7	29.0	51.0	50.8
Black	8.5	10.0	8.6	23.9	12.7	3.7	10.1	13.0
Latino/Hispanic	28.3	26.0	28.7	21.5	27.3	62.5	18.0	25.7
Asian/Pacific Islander	10.8	14.0	13.0	8.3	7.3	4.2	19.3	8.9
Other	1.4	1.5	1.5	0.9	2.0	0.6	1.5	1.6
Foreign Born	25.9	25.4	21.9	21.9	21.6	57.2	24.0	19.6
Education Level								
Less than High School	12.6	11.0	14.6	8.9	13.9	36.6	3.9	10.3
High School	28.0	27.3	39.2	37.7	39.9	36.8	15.6	25.0
Some college	35.3	36.0	33.2	41.8	36.3	20.0	40.3	35.4
College	16.0	16.5	10.5	8.8	7.8	5.3	23.5	21.4
Advanced	8.1	9.2	2.4	2.9	2.0	1.4	16.7	7.9
Age 50+	31.0	32.4	26.7	50.4	39.3	30.3	32.9	34.2
Compensation and Benefits								
Below poverty line	6.6	6.6	9.1	3.3	5.6	15.5	3.4	9.4
<200% poverty line	22.7	23.1	30.7	21.9	22.5	43.5	14.6	28.6
No health insurance	14.0	12.5	14.0	7.4	15.3	37.8	6.7	12.2

One of the reasons why many people of color are overrepresented in low-wage sectors and/or frontline industries may be attributed to low levels of educational attainment. Lower rates of educational attainment are also associated with higher rates of unemployment and fewer opportunities to work remotely.[54] As seen in Figure 14, the proportion of Nevadans with at least a bachelor's degree generally increased following the Great Recession. However, there are significant differences in educational attainment by race and ethnicity.

In 2018, 38.0 percent of Asians in Nevada had at least a bachelor's degree, up from 35.0 percent in 2007. This is the highest rate of educational attainment. Over a quarter (26.7 percent) of whites also have at least a bachelor's degree. In contrast, Latinos and American Indians in Nevada have the lowest rates of educational attainment, with less than 12.0 percent of adults earning at least a bachelor's degree as of 2018. About 17.0 percent of African American adults earned a bachelor's degree.

Recent data suggest that educational attainment is a key determinant of workers' ability to work from home.[55] According to the Pew Research Center, more than 60.0 percent of workers with at least a bachelor's degree had jobs that could be carried out remotely, compared to only 22.0 percent of workers who did not attend college. Consequently, white and Asian Nevadans are much more likely to be able to telework when necessary than workers from other diverse racial and ethnic groups. The ability to telework allowed some workers to maintain their jobs when businesses shut down during the pandemic; it also allowed some workers to avoid exposure to COVID-19 after businesses started to re-open.

Figure 14: Latinos and American Indians in Nevada Have Low Rates of Educational Attainment



Source: U.S. Census Bureau

Communities of Color are Vulnerable to Evictions

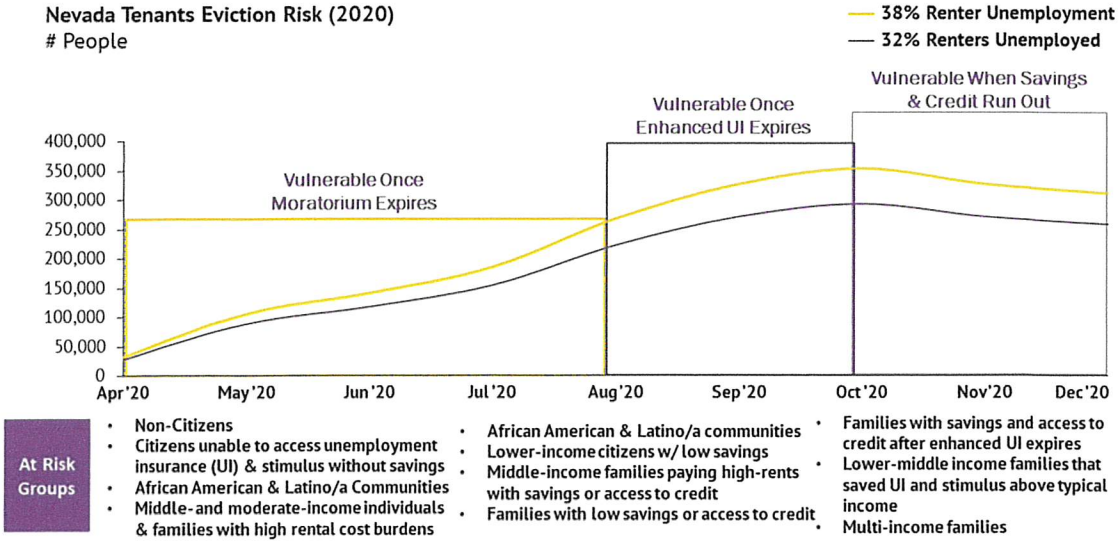
In Nevada, the economic impacts of COVID-19 are placing extreme stress and burden on housing conditions. According to a recent Aspen Institute report, "The COVID-19 housing crisis has sharply increased the risk of foreclosure and bankruptcy, especially among small property owners; long-term harm to renter families and individuals; disruption of the affordable housing market; and destabilization of communities across the United States."[56] The report's authors note that an "estimated 30-40 million people in America could be at risk of eviction in the next several months" and if economic conditions do not change significantly, "29-43 [percent] of renter households could be at risk of eviction by the end of the year."[57]

A July report authored by the Guinn Center and the COVID-19 Eviction Defense Project found that, by September 2020, as many as 327,000 Nevadans could struggle to make rent payments (Figure 15).[58] The Aspen Institute has projected that this number could be as high as 501,000 Nevadans.[59] The risk of being unable to pay rent increases as eviction moratoria expire, enhanced unemployment insurance benefits expire, and household savings and credit run out.

Communities of color in Nevada are particularly vulnerable to evictions. There are two reasons for this. First, people of color in Nevada are more likely to be renters. On average, roughly 44 percent of households in the Silver State are renters.[60] And members of Nevada's diverse racial and ethnic groups are much more likely to rent than to own their homes. As Figure 16 illustrates, more than two-thirds of Native Hawaiian/Pacific Islanders, and African Americans are renters. Around half of American Indian/Alaska Natives, Latinos, and individuals who identify as Two or More Races rent their homes. Conversely, most whites and Asians are homeowners, as opposed to renters.

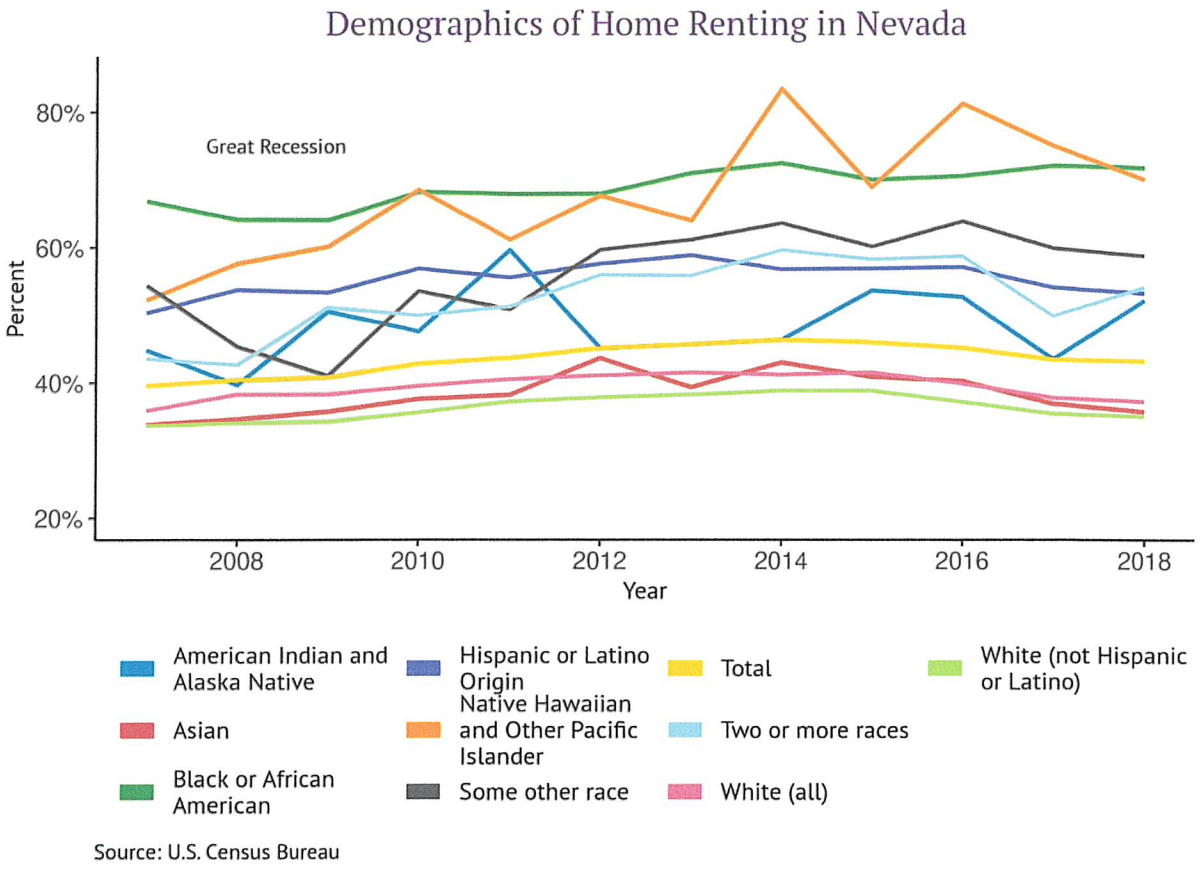
Second, many renters of colors are disproportionately cost-burdened. Across Nevada, there is a shortage of rental homes affordable and available to extremely low-income households, whose incomes are at or below the poverty guideline or 30 percent of their area median income.[c,61] As such, many of these renter households are severely cost-burdened, meaning that they spend more than half of their income on housing.

Figure 15: Up to 327,000 Nevadans Could Struggle to Pay Rent in September 2020

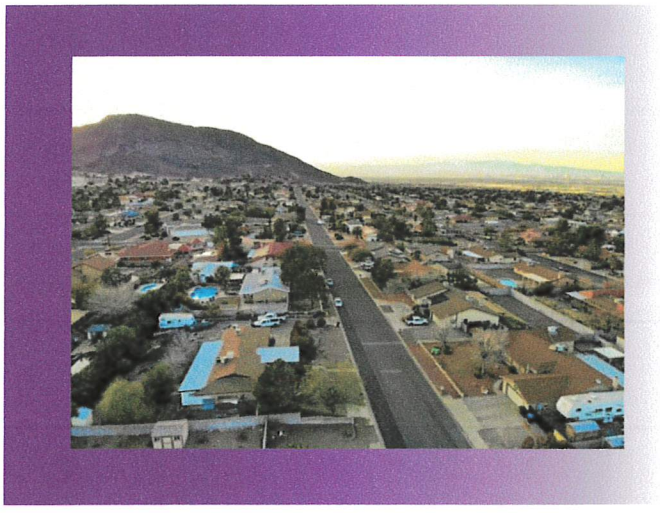


[c] In Nevada, the Area Median Income (AMI) is $72,497; the monthly rent affordable at AMI is $1,812. Source: NLIHC

Figure 16: Most African Americans and Native Hawaiians/Pacific Islanders in Nevada Rent Their Homes



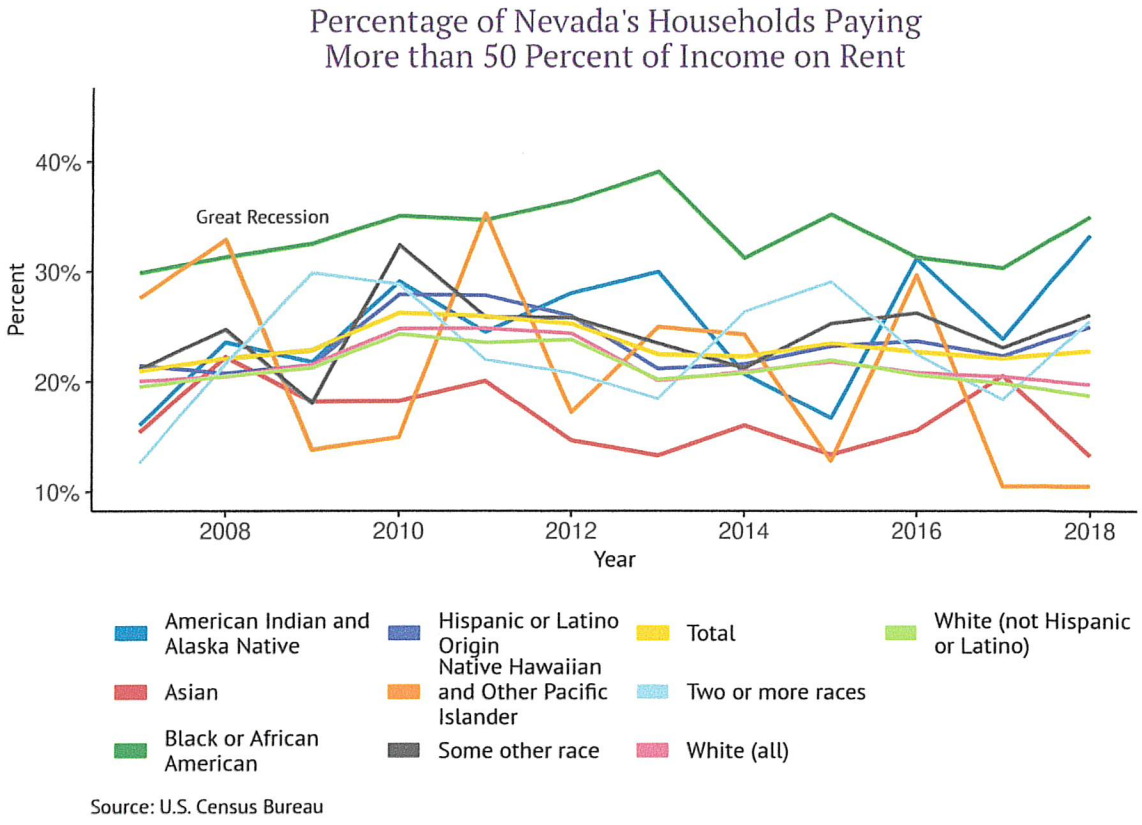
Source: U.S. Census Bureau



As Figure 17 reveals, African Americans and American Indians are severely cost-burdened and at higher rates than other racial and ethnic groups in Nevada. More than 30 percent of American Indian and African American households pay more than 50 percent of their household incomes on rent. Only one quarter of Latinos pay more than 50 percent of their household incomes on rent.

The COVID-19 pandemic places an excessive burden on families with unstable housing situations. Families of color are particularly vulnerable, especially to eviction, given that a significant number are renters. And many renter households were cost-burdened even before the onset of the pandemic, which has subsequently reduced the income of many households (through furloughs, job eliminations, etc.). This makes it even more challenging for families to color to make rent (or mortgage) payments.[62] Analysts predict that when extended benefit programs end and rent moratoria are lifted, many families of color in Nevada may find themselves at risk of eviction.[63]

Figure 17: Many People of Color in Nevada Pay More than Half of Their Incomes on Rent



Source: U.S. Census Bureau

Policy Measures to Mitigate the Impact of COVID-19 on Communities of Color

Recovery Plans Must Address Immediate Effects and Long-Term Needs

Since March 2020, the COVID-19 pandemic has resulted in extensive business closures and subsequent job losses, placing tremendous stress on both families in Nevada and the Silver State's coffers. Although this public health emergency has touched almost every aspect of the community, data presented in previous sections on the health and economic impacts reveal that communities of color have been disproportionately affected.

Members of Nevada's diverse racial and ethnic groups are bearing the brunt of the health impacts of the virus, with high rates of infection, hospitalization, and death.

While the prevalence of risk factors for COVID-19-related illness varies by race and ethnicity, health *outcomes* related to these risk factors tend to be worse among people of color. For example, heart disease is prevalent among whites and American Indians, but African Americans suffer the highest rates of cardiovascular mortality. More than 20 percent of American Indians and Latinos in Nevada lack health insurance, likely hindering their ability to seek out preventative care and appropriate treatment for chronic illnesses.[d]

Communities of color are also disproportionately affected by the economic effects of pandemic-related business shutdowns. Workers of color are overrepresented in the sectors most affected by the shutdown.[64] Members of Nevada's diverse racial and ethnic groups are more likely to rent their homes, placing them at greater risk of evictions following the gradual lift of the state eviction moratorium.

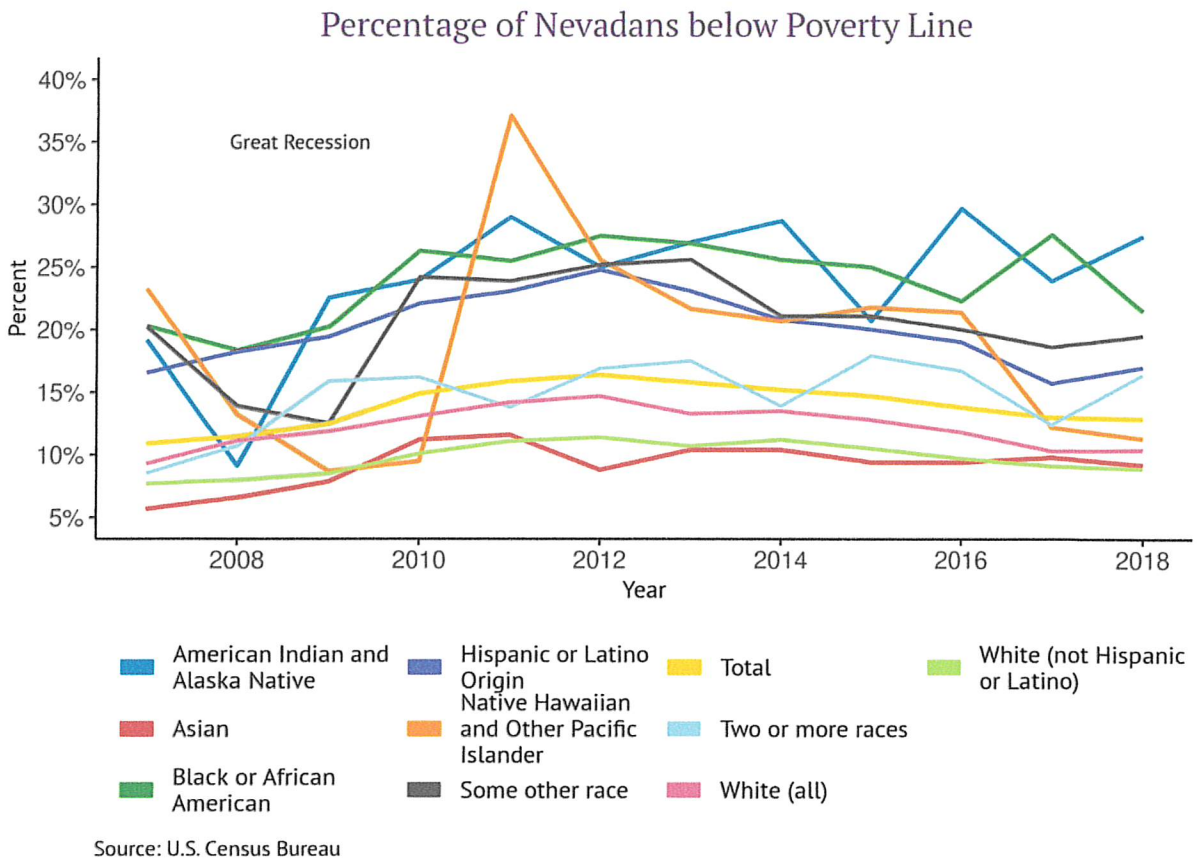
Nevada's decision makers may want to consider specific strategies and policy measures to address both the underlying conditions and direct health and economic impacts of COVID-19 on communities of color. In the absence of proactive measures taken now in the short-term, Nevada's communities of color may lose economic ground and face additional long-term social and health barriers. The evidence is compelling: historical data reveal that some communities of color in Nevada have not recovered from the Great Recession.

For example, African Americans and American Indians in Nevada have poverty rates greater than 20 percent and 25 percent, respectively, suggesting that these groups faced significant economic vulnerability even prior to the onset of the COVID-19 pandemic (see Figure 18). Poverty rates among Nevada's American Indian communities have steadily increased over the period 2007-2018 and were higher in 2018 than they were during the Great Recession. While the poverty rate among African Americans in Nevada continues to decline, it remains higher than pre-Great Recession levels. The poverty rates among individuals who identify as Two or More Races or Some Other Race were also higher in 2018 than in 2007.

For many families, the worst impacts of the 2007-2009 Great Recession were not felt until years later. Recovery plans must account for the immediate impacts and the long-term nature of the crisis and recovery and the underlying social and economic conditions that have made the pandemic so much more devastating for communities of color.

[d] Recognizing the underlying conditions and long-standing inequities in access to high-quality health care, the Nevada Legislature recently passed Senate Concurrent Resolution (SCR) 1 in the 32nd (2020) Special Session which states "that systemic racism and structures of racial discrimination constitute a public health crisis which is magnified by the disproportionately high impact of COVID-19 on communities of color and which affects the entire State of Nevada." Lawmakers pledged to "take more action to address racism in the next legislative session and calls for the equitable distribution of federal funding to communities of color 'in direct proportion to their disadvantages by individual racial category'." Source: Colton Lochhead. "Nevada lawmakers OK resolution calling racism public health crisis." Las Vegas Review-Journal. August 5, 2020. https://www.reviewjournal.com/news/politics-and-government/nevada/nevada-lawmakers-ok-resolution-calling-racism-public-health-crisis-2088956/

Figure 18: Poverty Rates Among Nevada's American Indians and African Americans Are Higher than Pre-Great Recession Levels



Source: U.S. Census Bureau

> **African Americans and American Indians in Nevada have poverty rates greater than 20 percent and 25 percent, respectively, suggesting that these groups faced significant economic vulnerability even prior to the onset of the COVID-19 pandemic.**

Recommendations

Increase Support for Nevada's American Indian Communities and Improve Data Collection

Data reveal that Nevada's American Indian/Alaska Native communities are most vulnerable to the economic and health impacts of COVID-19. Nevada's indigenous communities have the highest rate of uninsured adults (22 percent) and the highest poverty rate (almost 28 percent) in the Silver State. Only 12 percent of American Indian adults in Nevada have earned a bachelor's degree. Nevada's public, private and nonprofit leaders should explore ways to expand programming and services to the state's indigenous communities, many of which remain isolated in frontier counties where infrastructure (e.g., broadband, etc.) is limited. Programs to support small businesses development and to connect young adults to work-based learning opportunities should be prioritized.

Efforts to understand and address needs and quantify the vulnerability of Nevada's American Indians/Alaska Natives are challenged by the lack of data and information available. For instance, as of the end of June 2020, American Indian COVID-19 records did not "appear to be included in the state's dashboard of confirmed cases."[65] While acknowledging issues of sovereignty and jurisdictional boundaries, tribal governments and state agencies should explore ways to collect and report data so that Nevada's American Indian/Alaska Native communities are able to access the resources they need to prevent and treat COVID-19 (and other public health emergencies).

Raise Awareness About Nevada State Health Insurance Options in Communities of Color

Even prior to the onset of COVID-19, Nevada had the seventh-highest uninsurance rate in the country, with almost 340,000 individuals without health insurance. Arguably, the number of uninsured individuals may be higher given that many individuals who lost jobs due to COVID-19 and widespread business closures also lost employer-sponsored health insurance. (As of 2018, roughly 48 percent of Nevadans had employer-sponsored health insurance). In response to this reality, Nevada Health Link, Nevada's state-based health insurance marketplace, offered a special enrollment period from March 17 through May 15, 2020, to allow uninsured people to enroll in health insurance during the pandemic.[66] Nevada Health Link offers subsidies to individuals to help offset the costs of insurance. More than six thousand Nevadans enrolled in health insurance during this special enrollment period. Nevada Health Link has also invested in additional outreach and marketing to promote the availability of Special Enrollment Periods, particularly related to the loss of employer sponsored health insurance coverage.

High rates of uninsured individuals in Nevada can also have significant economic impacts, such as medical debt for uninsured individuals and uncompensated health care costs for health care providers.[67] The federal government and some states have taken steps to mitigate these financial impacts. For example, the Coronavirus Aid, Relief, and Economic Security (CARES) Act provides funds that can offset some costs health care providers incur for treating and testing uninsured patients.[68] Nevada, for example, received "$61 million in Provider Relief Funds for 'safety net hospitals' treating Medicaid patients that represent those most in need during the coronavirus pandemic, including low-income communities and communities of color; and $241 million in direct cash payments to Medicare providers in Nevada to assist in their response to the COVID-19 pandemic."[69]

In late July, Nevada Health Link announced that it will extend the Open Enrollment Period for Plan Year 2021 from November 1 through January 15, 2021, providing individuals with an additional 30 days to enroll in a health care plan.[70] Decision makers should work with Nevada Health Link and review data to determine if additional open enrollment periods are necessary.

Create a Health Equity Response Team or Task Force to Inform COVID-19 Policies and Direct Resources to Communities of Color

Several states, including Louisiana, Michigan, New Hampshire, Ohio, and Pennsylvania, have established health equity task forces, working groups and rapid response teams in which state agencies, health care professionals, researchers, community organizations, and leaders collaborate and coordinate efforts to ensure that the specific needs of communities of color are built into the COVID-19 response and recovery plans.[71] A number of other states, including Delaware, Illinois, New Jersey and Oregon, hired an equity officer to sit within the governor's office and advise them on issues affecting communities of color. Rhode Island established an Equity Council to inform the state's reopening plan.[72,e]

Nevada should consider creating a stand-alone Health Equity Task Force or embed a COVID-19 Health Equity Subcommittee within the state's existing Nevada COVID-19 Response, Relief and Recovery Task Force. Additionally, decision makers could direct the Office of Minority Health and Equity to stand up a COVID-19 Task Force to review data, coordinate efforts, and develop plans to address the short-term and long-term needs of Nevada's communities of color and their response to COVID-19. The Governor's Office could use money from the Coronavirus Relief Fund (CRF), which was established under the CARES Act, to support additional outreach and personnel.

One alternative to creating a stand-alone Task Force would be to leverage the Nevada Office of Minority Health and Equity (NOMHE), which was created in 2005. Among the issues NOMHE may want to address are equity considerations as they relate to prescription drugs and health insurance options. Access to affordable prescription drugs is critical to effective preventative care and treatment of disease. In 2019, the Nevada Legislature created an interim legislative committee (Senate Bill 276) to conduct a study concerning the costs of prescription drugs and the impact of rebates and price reductions on prescription drug prices.[73] The committee is also exploring options for lowering the costs of prescription drugs. Recommendations will be presented at the 2021 Nevada Legislative Session. NOMHE and other health advocates (e.g., Nevada Minority Health and Equity Coalition) should review the committee's recommendations and assess how they could affect Nevada's communities of color.

Also in 2019, the Nevada Legislature funded a study (Senate Concurrent Resolution 10) to assess the "feasibility, viability and design of a public health care insurance plan that is made available to all residents of this State and that will: 1) Improve stability in the health insurance market; 2) Reduce the number of Nevadans without health insurance coverage; and 3) Increase access to affordable coverage for health care and services to all Nevadans."[74] NOMHE and others should review the study and recommendations to ensure that the health conditions and challenges faced by communities of color are addressed.

Expand Access to COVID-19 Testing and Treatment for Communities of Color

Nevada should prioritize communities of color when allocating COVID-19 testing resources and treatments (and vaccines, when available). Such efforts include addressing barriers to testing and care and employing culturally informed engagement and contact tracing approaches. Several reports have confirmed that, in the early months of public and private efforts to respond to COVID-19 in Nevada, many communities of color did not have access to testing. For example, Nevada's 27 American Indian/Alaska Native communities said they were "left behind for two crucial months" and had to "scramble[..] in silos for testing materials and protective equipment."[75]

[e] Louisiana created a COVID-19 Health Equity Task Force, which includes universities, research centers, and state agencies, and provides the medical community with best practices on treating communities of color, ensures testing availability for all communities, and is standing up a dashboard on health equity. Louisiana used CRF funds to support the Taskforce's efforts to examine causes and solutions to address the high COVID-19 mortality rate among African Americans in the state. Michigan created a 26-member Michigan Coronavirus Task Force on Racial Disparities, which seeks to decrease the risk of COVID-19 exposure for African American communities, increase access to health care providers in communities of color, and study medical bias in COVID-19 testing. The task force is also developing and improving systems to support the economic recovery and physical and mental health care for vulnerable populations. New Hampshire created the Governor's COVID-19 Equity Response Team to recommend strategies for mitigating COVID-19's disproportionate impact on communities of color. Ohio established a COVID-19 Minority Health Strike Force, which helped to increase testing in communities of color and to create a new position within the State's Department of Health dedicated to addressing the social determinants of health.

It was not until the end of April that indigenous communities were able to begin "independently testing their estimated 20,000 enrolled members on reservations throughout Nevada."[76] Local health officials have also acknowledged that "they were [not] fully prepared to curb the disease's spread when the outbreak began in March," particularly in communities of color.[77] Health officials are now attempting to address the high number of COVID-19 cases among Latinos by increasing testing sites in Latino neighborhoods and hiring more bilingual disease investigators.[78]

Additionally, many people of color are essential workers on the frontlines of the COVID-19 response, which increases their exposure to the coronavirus. As noted in Table 1, roughly 30 percent of workers in the building cleaning services industry do not have health insurance; Latinos account for about 63 percent of employment in that sector.

In recent months, Nevada has received federal assistance to support the state's response to COVID-19 public health emergency. Specifically, Nevada has received:

- $88 million in grant funding from the CDC to be used for enhanced testing and contact tracing of COVID-19 cases in Nevada
- $70 million to health care providers and community health services across Nevada
- $7.2 million in CDC funding to help Nevada's efforts to safely reopen through increased testing capacity and improved contact tracing, and
- $1 million to fund small rural hospitals working to combat the coronavirus pandemic.

Given that many members of Nevada's diverse racial and ethnic groups are employed in sectors that are deemed essential, Nevada's decision makers should leverage federal funding to ensure workplace protections and prioritize and expand access to free COVID-19 testing and treatment for essential, frontline workers. Additionally, officials should locate additional testing sites in communities of color and partner with community organizations to raise awareness about the prevention and treatment of COVID-19.

Expand Rental Assistance Support for Tenants

As reported, decision makers are anticipating a surge in evictions when the state eviction moratorium is lifted on August 31, 2020. Nevada's state leaders have made significant efforts to mitigate the potential surge by allocating millions of dollars in CARES CRF funds to provide rental assistance. In July, the Nevada Treasurer's Office and Nevada Housing Division launched a $30 million COVID-19 Statewide Rental Assistance Program for residents to "provide rental stability to thousands of Nevadans, enabling those individuals and families to avoid eviction and potential homelessness."[79]

Additionally, Clark County allocated $30 million of its CRF to its rental assistance program. However, some estimates suggest that the demand for residential rental assistance will exhaust the existing allocation of funds. For example, the National Low Income Housing Coalition has estimated that that the cost of rental assistance needed for Nevada residents over the period May-December 2020 is $550 million.[80] The Nevada Treasurer's Office is collecting real-time data, which will help inform long-term need. If needed, Nevada's decision makers should consider allocating additional CARES CRF to the state's rental assistance program.

"...decision makers are anticipating a surge in evictions when the state eviction moratorium is lifted on August 31, 2020."

Fund Short-Term Training and Educational Opportunities

Data reveal that people of color are overrepresented in several industries that have been most affected by COVID-19, thereby eliminating thousands of jobs. Others, who remain employed, are working on the frontlines of the COVID-19 response in essential industries, risking increased exposure to the coronavirus. Many of the jobs in affected and essential industries pay wages that are lower than the state average. The overrepresentation of people of color in these sectors stems, in large part, from their low levels of educational attainment. To support dislocated and vulnerable workers, decision makers in Nevada should fund and expand high-quality, short-term training and educational opportunities.

Several states have acted swiftly to provide opportunities for the thousands of dislocated workers that have been affected by the pandemic. Alabama established the Governor's Office of Education and Workforce Transformation to increase the number of credentialed workers. In Texas, one school district increased access to skills training for adult Latino learners by providing evening courses in high schools. By using high school career and technical education classrooms, equipment, and teachers, the school district was able to provide training at times and locations convenient for adult learners. Other states, including New York, Michigan and California, have funded navigator positions.

In response to the pandemic, College of Southern Nevada (CSN) is launching Workforce Response/Re-HIRE Centers, which will be located at various sites in southern Nevada, to help dislocated workers. The Centers will offer short-term training and educational opportunities, including more than 20 accelerated degree programs in high growth, high wage industries, and nine non-credit programs designed for Limited English Proficient adults. Job seekers can pursue short-term training and educational opportunities that could lead to an Associates of Arts degree.

However, the Nevada Legislature recently reduced the Nevada System of Higher Education's (NSHE) budget by $135 million in the 31st (2020) Special Session as part of a broad swath of direct spending cuts to help eliminate the $1.2 billion budget shortfall. The NSHE cuts are expected to affect CSN's implementation of its Workforce Response/Re-HIRE Centers by "limit[ing] the number of 'accelerated short-term workforce training programs in Health Professions, Information Technology, Logistics and Manufacturing, and Skill Trades (automotive, diesel tech, dental hygiene and dental assisting, veterinary nursing) being designed for long-term unemployed and displaced.'"[81]

Nevada's decision makers should prioritize and fund workforce development programs that help dislocated workers and adult learners – many of whom are people of color – upskill, earn credentials, and enroll in degree or training programs. Higher education officials should explore ways to leverage private and public sector support to fund these programs that provide short-term training and educational opportunities.

As stakeholders explore expanded training and educational opportunities, decision makers should prioritize affordability and access. Although Nevada's tuition and fees remain relatively lower than many other institutions around the country, a significant share (18 percent) of Nevada students with student loan debt have that debt in collections. The Silver State ranks 4th in the country for the percentage of students with student loan debt in collections.[82] Nevada's high student loan default rate may limit access of students and dislocated workers of color to training and educational programs.

To the issue of affordability, Nevada's lawmakers may want to consider expanding eligibility of the existing Promise Scholarship Program to include eligible adult learners who want to pursue an associate's degree or technical degree. Currently, the Nevada Promise Scholarship, which is a last-dollar scholarship, is only available to high school seniors. However, other states, such as Tennessee, have broader eligibility requirements and allow adult learners to apply. The expansion of eligibility could expand access for many people of color and help improve overall levels of educational attainment in Nevada.

Restore Funding for Health Care and Training Programs

During the 31st (2020) Special Session, the Legislature reduced health care spending by over $150 million and higher education spending by $135 million to address the budget shortfall. Given the health impacts of COVID-19 on communities of color, reductions in health care spending (and associated services and programs) could disproportionately affect Nevada's diverse communities and further challenge their access to prevention and treatment of COVID-19, as well as other illnesses.

Similarly, community colleges are the entry point for training and educational opportunities for many people of color, including workers who have been displaced following business closures and a decline in tourism. Reductions in Nevada's higher education budget could hinder the ability of community colleges to provide high-quality, accelerated training programs and educational courses that will help dislocated workers upskill and find employment in a timely manner. Additionally, higher education institutions may choose to address a decrease in state funding by raising student tuition and fees; unfortunately, this strategy would disproportionately affect students of color, many of whom experience high rates of poverty.

To address and mitigate the adverse health and economic impacts of COVID-19 on communities of color, Nevada's decision makers should explore ways to restore and prioritize state funding for critical health services and higher education programs that expand access to preventative care and treatment and support dislocated and essential workers. Decision makers could consider three ways to restore funds for critical health and education services that will assist Nevada's communities of color: increase existing sources of revenue (by increasing rates); identify new sources of revenue; or reallocate existing funds.

In short, communities of color in Nevada have been disproportionately affected by COVID-19. The health and economic impacts could challenge short-term recovery and long-term economic stability. Nevada's decision makers should identify specific strategies to assist communities of color and invest in measures to enhance their resiliency to future public health and other disasters.

About the Guinn Center

The Guinn Center is a 501(c)(3) nonprofit, nonpartisan, independent policy center that seeks to advance evidence-based policy solutions for Nevada through research, public engagement, and partnerships.
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Contact information:
P.O. Box 750117
Las Vegas, Nevada 89136
Email: info@guinncenter.org

Guinn CENTER

muscle of supporting each other through virtual spaces since we were teenagers," they added.

Recently, the World Health Organization (WHO) called for a global commitment to ramping up mental health support.

According to Dr. Tedros Adhanom Ghebreyesus, the WHO director general, "[t]he impact of the pandemic on people's mental health is already extremely concerning."

He has made it clear that the time to shift harmful mindsets and invest in concerted action to safeguard everyone's well-being is now: "A failure to take people's emotional well-being seriously will lead to long-term social and economic costs to society."

For live updates on the latest developments regarding the novel coronavirus and COVID-19, click here.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
41a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0387-SUP1 - SPECIAL USE PERMIT - FOR A MORTUARY OR FUNERAL CHAPEL USE

C.C.: 09/01/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, 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: August 10, 2021

Agenda Item No.:
41b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0387-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 13,144 SQUARE-FOOT MORTUARY WITH WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS

C.C.: 09/01/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, 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: August 10, 2021

Agenda Item No.:
42

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

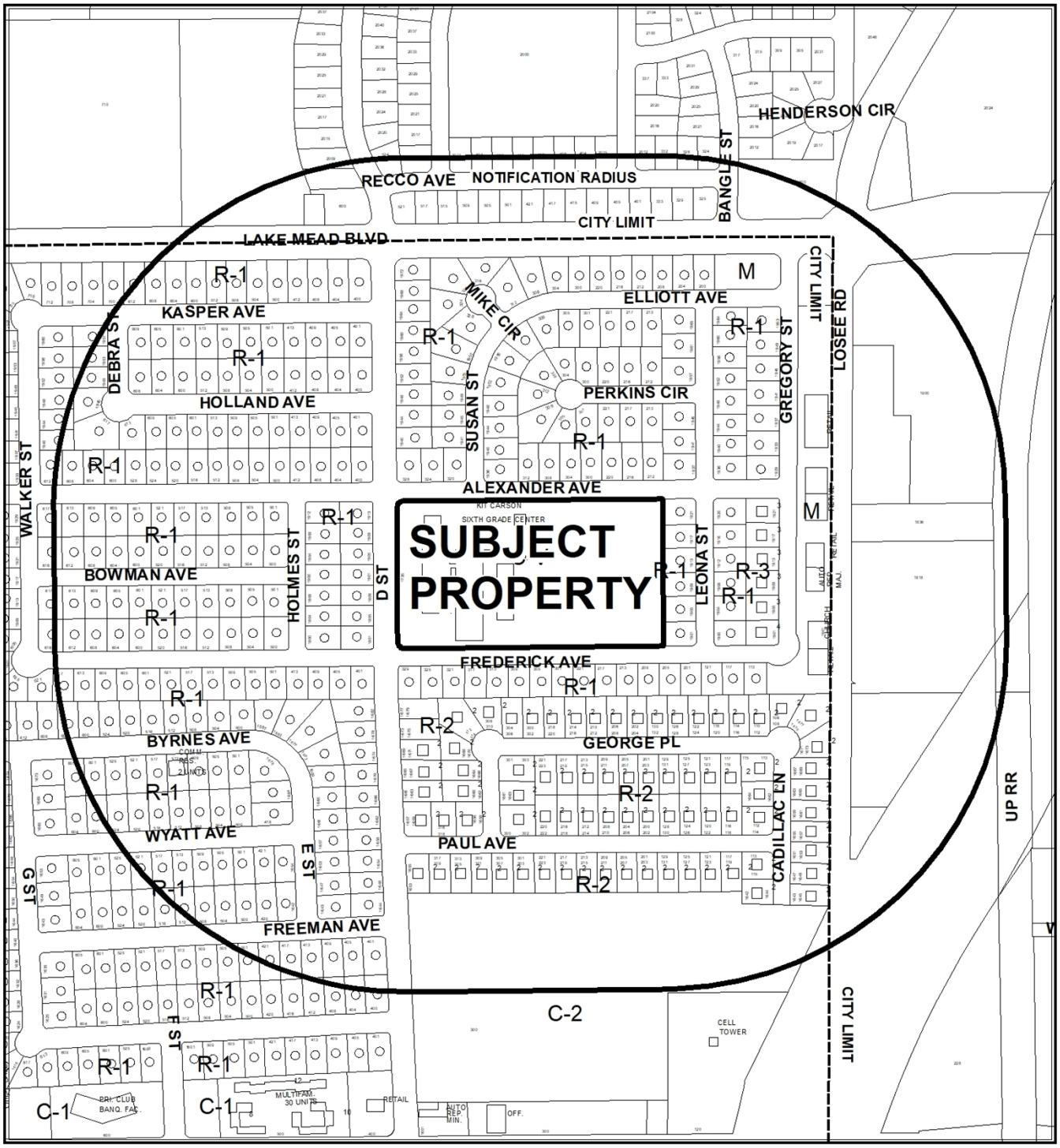
SUBJECT:
21-0393-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC WALL SIGN TO AN ELECTRONIC LED MESSAGE BOARD on 7.65 acres at 1735 D Street (APN 139-22-302-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL.

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Abeyance Request from the Clark County School District



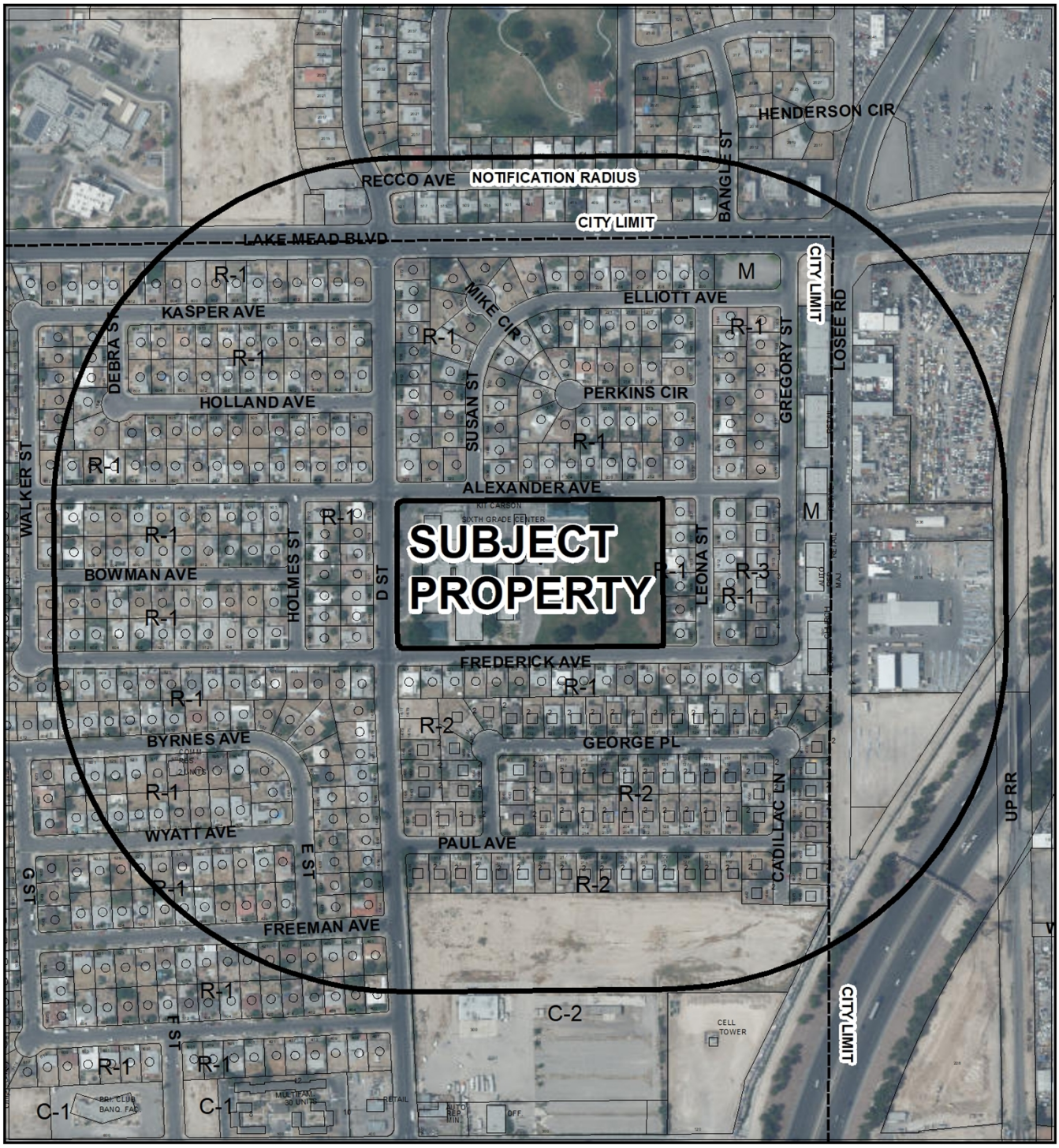
0 335 670 Feet

CASE:21-0393-MSP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 335 670 Feet

CASE: 21-0393-MSP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0393-MSP1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 464

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

21-0393-MSP1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan and sign elevations date stamped 06/23/21.

3. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

4. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.

5. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Master Sign Plan to replace an existing wall sign with an internally illuminated full color LED wall sign at Helen Anderson Toland International Academy at 1735 North D Street.

ISSUES

- The applicant is proposing a Master Sign Plan for the subject public school campus. Staff is not able to support the proposal do to the close proximity of single-family residential homes.

ANALYSIS

The subject site is an existing magnet school for elementary school age children within the Clark County School District. Currently there is a static wall sign that contains a reader board with interchangeable plastic lettering. The applicant is proposing to remove that wall sign on the northern end of the building façade and replace it with an internally illuminated wall sign that contains a full color LED message unit south of the previous sign's location. The proposed wall sign would be visible from D Street, and the existing single-family residences adjacent to the west side of D Street, approximately 143 feet from the wall sign.

Master Sign Plan

The standards for signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O (Professional Office) District with the following additional standards:

1. Non-illuminated letters identifying the name of a public or semi-public institution may be permanently set on the wall of the building, providing the sign does not exceed fifty square feet.
2. Signs on public buildings meeting the foregoing criteria may be permitted on structures which are a part of the institutional architecture or which are symbolic of the institution and the permitted square footage and maximum height limitation of public building signs shall apply only to the written message.
3. In addition to the indicated signs, additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case.

As indicated by standard number three above, the applicant is requesting a Master Sign Plan in order to replace the existing static wall sign with an internally illuminated wall sign that contains a full color LED message unit for the school. The proposed sign would provide information pertinent to the school and its events held on-site.

A Master Sign Plan is required for certain types of development in order to allow the Planning Commission and City Council to ensure the appropriate relationships among building elevations, signage and circulation. Larger commercial developments are likely to generate greater impacts on surrounding residential properties than smaller commercial projects. An effective Master Sign Plan encourages integrated signage, with an emphasis on wall signs and central identification signage rather than multiple freestanding signs along the street frontage. Reducing the amount of sign clutter along street frontages allows the customer of the commercial center to readily identify establishments that have the goods and services they seek.

A Master Sign Plan may be submitted for any development or property not otherwise required to submit a Master Sign Plan to accomplish one or more of the following:

a. To establish the requirements and limitations for signs relating to uses that are not regulated elsewhere in this Title and that are located on property in the Planned Community and Planned Development districts;
b. To establish requirements and limitations for signs in a specific development that are more restrictive than would otherwise be required by this Title; or
c. To satisfy a condition or requirement imposed by the Planning Commission or City Council.

As part of the proposed Master Sign Plan, the applicant is proposing to remove an existing static wall sign located on the north end of the western façade and replace it with an with an internally illuminated wall sign that contains a full color LED message unit on the southern end of the western façade. The proposed sign would display messages for a minimum of six seconds, with a static two-second transition time between messages as required by Title 19.08.120.

Wall Signs: P-O (Professional Office) Zoning District		
Standards	***Allowed***	***Provided***
Maximum Number	1 sign per tenant or per building elevation, which faces a street or on-site parking area.	1 Sign
Maximum Area	10% of Building Elevation	2%
Maximum Height	N/A	N/A
Minimum Setback	Shall not project more than 24 inches from the structure to which it is attached.	6-inches
Illumination	Internal and or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signs are prohibited.	143 Feet from the Residences to the West*

**The proposed wall sign directly faces detached, single-family residences located on the west side of D Street. The proposed wall sign would be approximately 143 feet from the residences where 200 feet is required for illuminated signage.*

Residential Protection Standards

Any illuminated sign requiring a sign certificate and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use shall be subject to the following additional lighting standards:

1. If the sign is located within 40 feet of the property planned or zoned for residential use and is or will be visible from such property, it may be internally illuminated or lighted with direct white light;

   The subject sign is not within 40 feet of property zoned for residential use.

2. If the sign is located more than 40 feet from the property planned or zoned for residential use but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, but it shall not contain bare bulbs, exposed neon tube, animation or a electronic message unit; and

The subject sign is 143 feet from the single-family residential neighborhood to the west and does not meet this requirement, as the proposed sign would be animated with an electronic message unit.

3. Direct lighting fixtures for such signs shall be aimed up and/or away from the property planned or zoned for residential use.

   The subject sign would be an internally lit animated message board and exterior lighting fixtures are not part of the proposal.

Electronic Message Unit, Animated and Flashing Signs
Electronic message units, animated signs and flashing signs are prohibited within 200 feet of property planned or zoned for residential use unless the design of the sign or its location and orientation ensure that the electronic message unit, animated or flashing portion of the sign, or any other light from the sign will not be visible from the property planned or zoned for residential use. Staff is not able to ensure the proposed animated electronic message board will not be visible from the residences located on the west side of D Street; therefore, staff is not able to support the proposed Master Sign Plan and is recommending denial of the application.

FINDINGS (21-0393-MSP1)

In approving a Master Sign Plan, the Planning Commission may impose such conditions, restrictions or limitations as the Commission may determine to be necessary to meet the general purpose and intent of this Title and to ensure that the public health, safety and welfare are being maintained. Conditions of approval may include a required review after a specified period to ensure that signage actually constructed conforms to required standards and is maintained in accordance with applicable requirements. All signs in the Master Sign Plan shall:

1. Either conform to all standards for the zoning district in which the sign will be located, under this Title, or establish sign requirements and limitations that are more restrictive than those set forth in this Title and that are consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g). Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming Enterprise and Downtown Las Vegas Overlay Districts, and the Planned Community and Planned Development Districts;

When a property is zoned C-V (Civic), Title 19.10 states signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O District with additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case. The proposed signage does not meet the requirements of Title 19.08.120 and the applicant is requesting a Master Sign Plan.

2. Conform to the Residential Protection Standards set forth in this Title;

When a sign is located more than 40 feet from a property zoned for residential but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, and not contain animation or an electronic message unit. The proposed L.E.D. electronic message board does not meet the Residential protection Standards as it is 143 feet from property zoned residential.

3. Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;

The subject sign is a wall sign and does not interfere with site circulation or emergency exit patterns.

4. Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;

The proposed wall sign is approximately two percent of the building façade and is compatible with the architectural characteristics of the existing school. The placement of the sign is in an area where parents and students would see the signs notifications.

5. Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;

The subject sign is required by building code to be designed and installed by a licensed sign contractor, or in this instance the Clark County School District Building Department.

6. Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and materials; and

The subject sign utilizes color and shape that is representative of an educational campus.

7. Be designed as attractive and complementary features of the development, which it serves.

The design of the sign is complimentary of an educational campus.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no City actions related to the subject site.

Most Recent Change of Ownership	
09/1955	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building or business licenses related to the subject site.

Pre-Application Meeting	
06/22/21	Staff provided the applicant a submittal checklist for the proposed Master Sign Plan.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/07/21	Staff observed the existing static wall sign to be removed and the surrounding residential neighborhood.

Details of Application Request	
Site Area	
Net Acres	7.65

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public (Elementary) School	PF (Public Facilities)	C-V (Civic)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
West Las Vegas Plan	Y
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
D Street	Local	Title 13	70	Y
Alexander Avenue	Local	Title 13	55	Y
Frederick Avenue	Local	Title 13	52	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0393
Meeting Date	06/23/2021
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan

Project Address (Location) 1735 D Street, Las Vegas, NV 89106

Project Name Helen A. Toland (formerly K. Carson) Elementary School - LED Sign **Proposed Use** Public School

Assessor's Parcel #(s) 139-22-302-001 **Ward #** 5 - Cedric Crear

General Plan: Existing X Proposed _____ **Zoning:** Existing C-V Proposed C-V

Additional Information Replacing an existing wall mounted sign with a 4' x 8' wall mounted LED Sign on the west elevation of an existing school building (facing D Street) for the renaming of the school.

Property Owner School Board of Trustees Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone _____

Applicant Clark County School District - Facilities Services Unit Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone 702-799-5214

Representative CCSD Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214 ext. 5419

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name JEFF WAGNER

Subscribed and sworn before me

This 11 day of June, 20 21

_____

Notary Public in and for said County and State

State of Nevada

County of Clark

CHERYL BACE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 17-1678-1
MY APPT. EXPIRES JANUARY 26, 2025

A PRESENTATION BY YESCO FOR

HELEN ANDERSON TOLAND

ELEMENTARY SCHOOL

NEW BUILDING SIGN

Planning Commission August 10, 2021 - Page 1168

21-0393
06/23/2021

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

HELEN ANDERSON TOLAND

Client Name & Address:
HELEN ANDERSON TOLAND
INTERNATIONAL ACADEMY
1735 N. D ST.
LAS VEGAS, NV 89016

Opportunity Number:
39912

Project Name:
NEW BUILDING SIGN

Account Executive:
SCOTT HILL

Designer:
CHRIS MOHAN

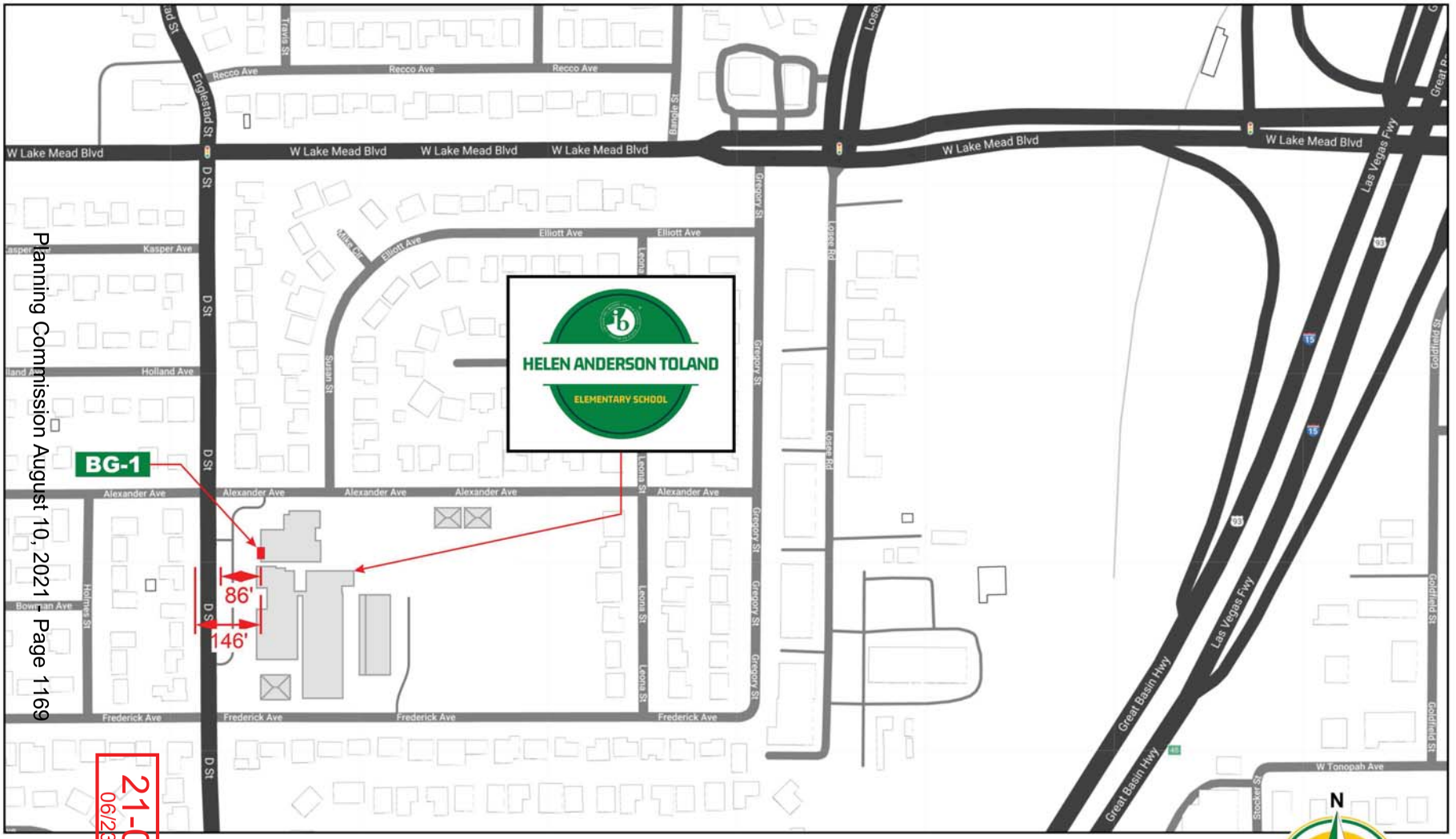
Rev. / Date / Designer
05/14/2021 - CM

Description:
COVER PAGE

Classification:
CV-1

Location:
N/A

Sheet:
0.0



SP-1 **SITE PLAN:** NOT TO SCALE

HELEN ANDERSON TOLAND INTERNATIONAL ACADEMY
1735 N. D ST.
LAS VEGAS, NV 89016

21-0393
06/23/2021

Planning Commission August 10, 2021 - Page 1169

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

HELEN ANDERSON TOLAND

Client Name & Address:
HELEN ANDERSON TOLAND INTERNATIONAL ACADEMY
1735 N. D ST.
LAS VEGAS, NV 89016

Opportunity Number: 39912

Project Name: NEW BUILDING SIGN

Account Executive: SCOTT HILL

Designer: CHRIS MOHAN

Rev. / Date / Designer
05/14/2021 - CM

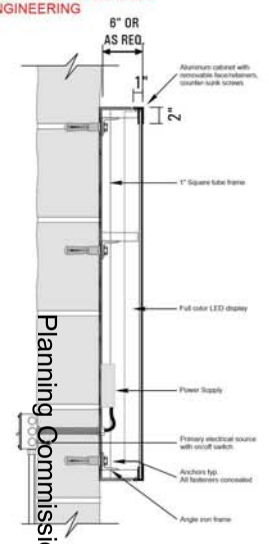
Description: SITE PLAN

Classification: SP-1

Location: N/A

Sheet: 0.1

NOTE: MOA TO BE VERIFIED BY ENGINEERING

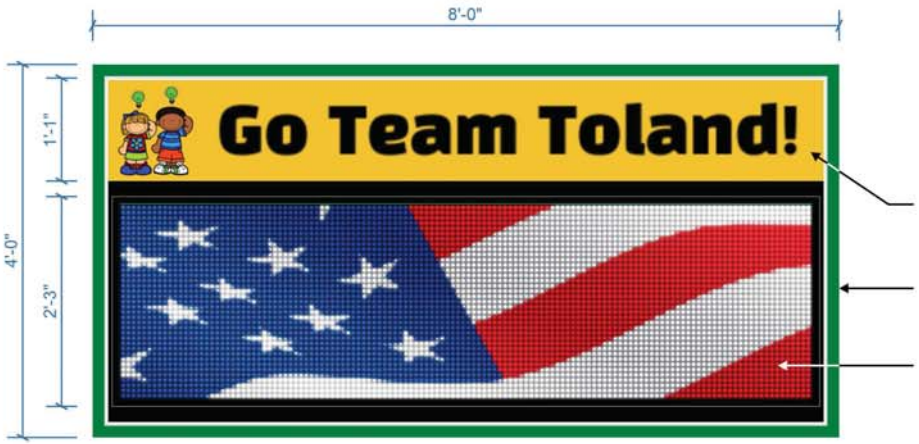


METHOD OF ATTACHMENT

SCALE: ¾" = 1'-0"

SCOPE OF WORK:

- REMOVE & DISCARD EXISTING WALL MOUNTED SIGN
- MANUFACTURE & INSTALL ONE (1) NEW S/F 4'X8' INTERNALLY ILLUMINATED WALL MOUNTED SIGN W/ 16MM FULL COLOR LED MESSAGE UNIT. LED BRIGHTNESS TO BE 650 NITS FOR NIGHT-TIME READ & ADJUSTABLE TO LOCAL ORDINANCE.



SIGN AREA:
19.5 ft² - ANIMATED
32.0 ft² - TOTAL

NOTE: MESSAGES SHALL HAVE A MINIMUM DURATION OF SIX SECONDS EACH, AND THE TRANSITION TIME BETWEEN THEM SHALL BE NO MORE THAN TWO SECONDS AND WITHOUT ANY MOTION OR ANIMATION DURING THE TRANSITIONS.

BG-1 OPTION A - INTERNALLY ILLUMINATED S/F WALL MOUNTED SIGN W/ LED MESSAGE UNIT

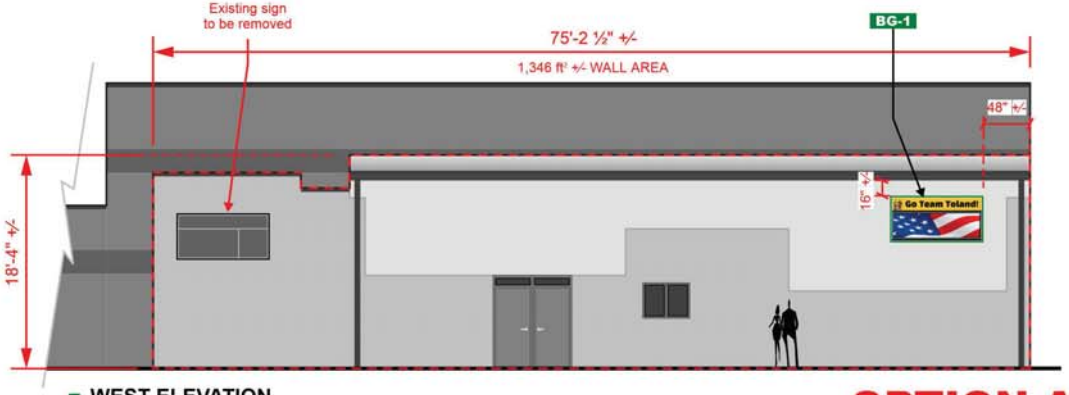
SCALE: ¾" = 1'-0"

QTY: ONE (1) REQUIRED



PROPOSED

21-0393
06/23/2021



WEST ELEVATION

SCALE: 3/32" = 1'-0"

OPTION A

Planning Commission August 10, 2021 - Page 1170

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

HELEN ANDERSON TOLAND

Client Name & Address:
HELEN ANDERSON TOLAND
INTERNATIONAL ACADEMY
1735 N. D ST.
LAS VEGAS, NV 89016

Opportunity Number: 39912

Project Name: NEW BUILDING SIGN

Account Executive: SCOTT HILL

Designer: CHRIS MOHAN

Rev. / Date / Designer
05/14/2021 - CM

Description: BUILDING SIGN

Classification: BG-1

Location: NOTED

Sheet: 1.0



21-0393-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1735 D STREET

07/07/2021



21-0393-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1735 D STREET

07/07/2021

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

21-0393
06/23/2021

June 11, 2021

Peter Lowenstein, Deputy Director
City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

Re: Master Sign Plan for Helen A. Toland (formerly Kit Carson) Elementary School

Dear Mr. Lowenstein,

Please consider this letter a request by the Clark County School District (District) for approval of a master sign plan at Helen A Toland Elementary School (School), located at 1735 D Street, Las Vegas, NV 89106, Assessor's Parcel Number 139-22-302-001 and zoned Civic (C-V).

The sign plan consists of a four foot by eight foot (4' x 8') wall mounted sign, which includes an LED display. A portion of the sign will be animated with minimum 6-second message displays followed by a break in messages as required by the City of Las Vegas Development Code (Title 19). The sign replaces an existing static sign and will be located on the west elevation of an existing School building. The sign will identify the School and convey School related information to parents.

The District would appreciate your consideration of a recommendation of approval. Please contact Lucia Gonzalez at 702-799-5214 extension 5419 if you should have any questions or require additional information.

Cordially,

Chris Dingell, Coordinator IV
Real Property Management
Clark County School District

Cc: Paul Dobiesz II, Construction Analyst/Contract Specialist
File

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

August 6, 2021

City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

Re: Request for hold 21-0364-MSP1, 21-0393-MSP1, and 21-0394-MSP1

The following items, 21-0364-MSP1 (Item 36), 21-0393-MSP1 (Item 42), and 21-0394-MSP1 (Item 43) have been scheduled for hearing August 10, 2021, Planning Commission. We kindly request that these item be placed on hold for 30 days to allow time to conduct a neighborhood meeting.

If you have any questions or require additional information, please do not hesitate to contact Dimitrios Karapanagiotis, Coordinator III, at 702-799-5214 extension 5409 or via email at karapda@nv.ccsd.net .

Cordially,

Dimitrios Karapanagiotis, Coordinator III
CCSD Real Property Management

Cc: File

Submitted after Final Agenda

RECEIVED
08/09/2021
ITEM 36
✓ ITEM 42
ITEM 43

Main Office: 5100 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89146 • TELEPHONE (702) 799-CCSD (2273)

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
43

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

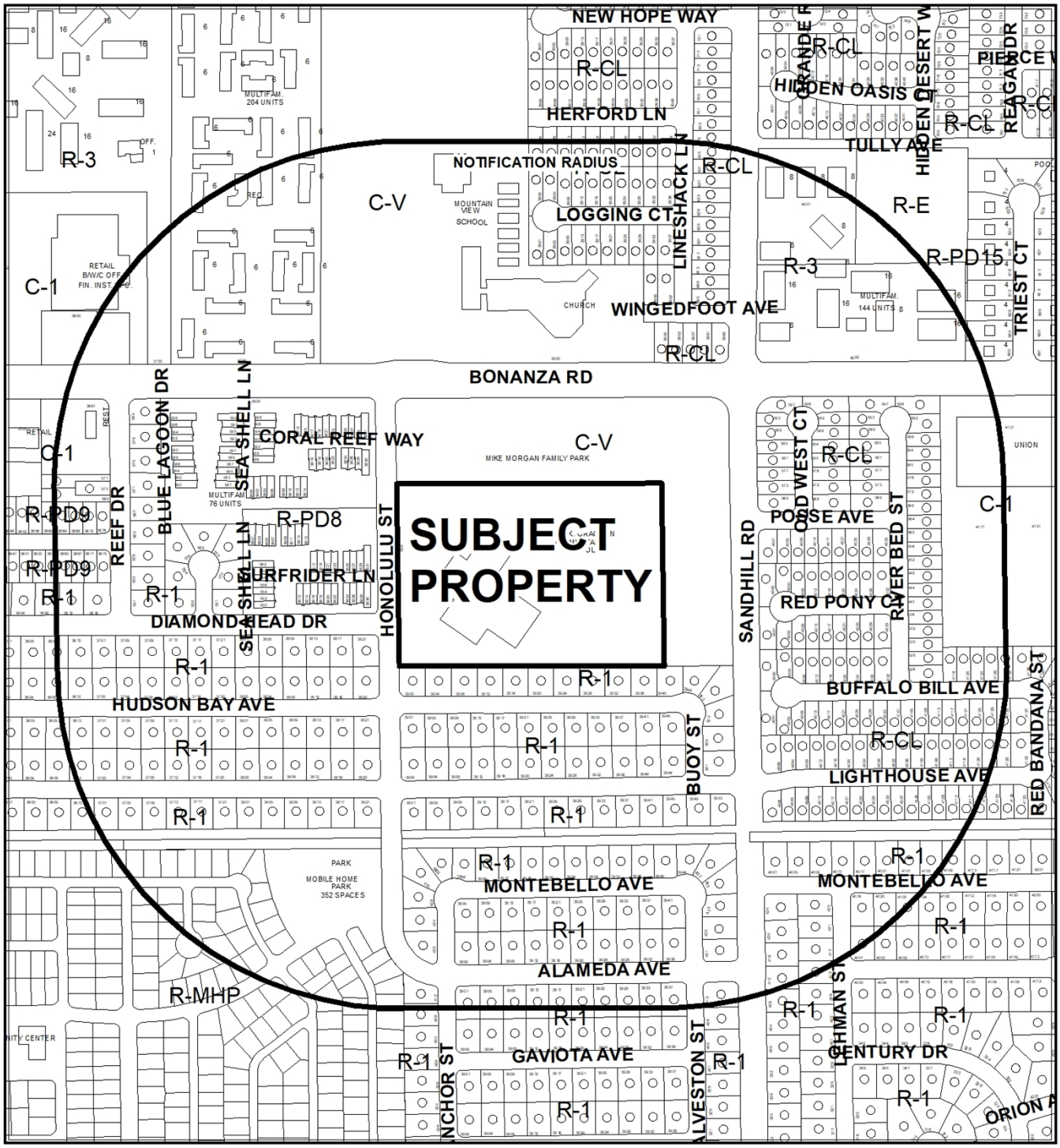
SUBJECT:
21-0394-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC WALL SIGN TO AN ELECTRONIC LED MESSAGE BOARD on 9.48 acres at 550 North Honolulu Street (APN 140-31-102-003), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

May go to City Council on: 09/01/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda – Abeyance Request from the Clark County School District and Protest Postcard



0 335 670

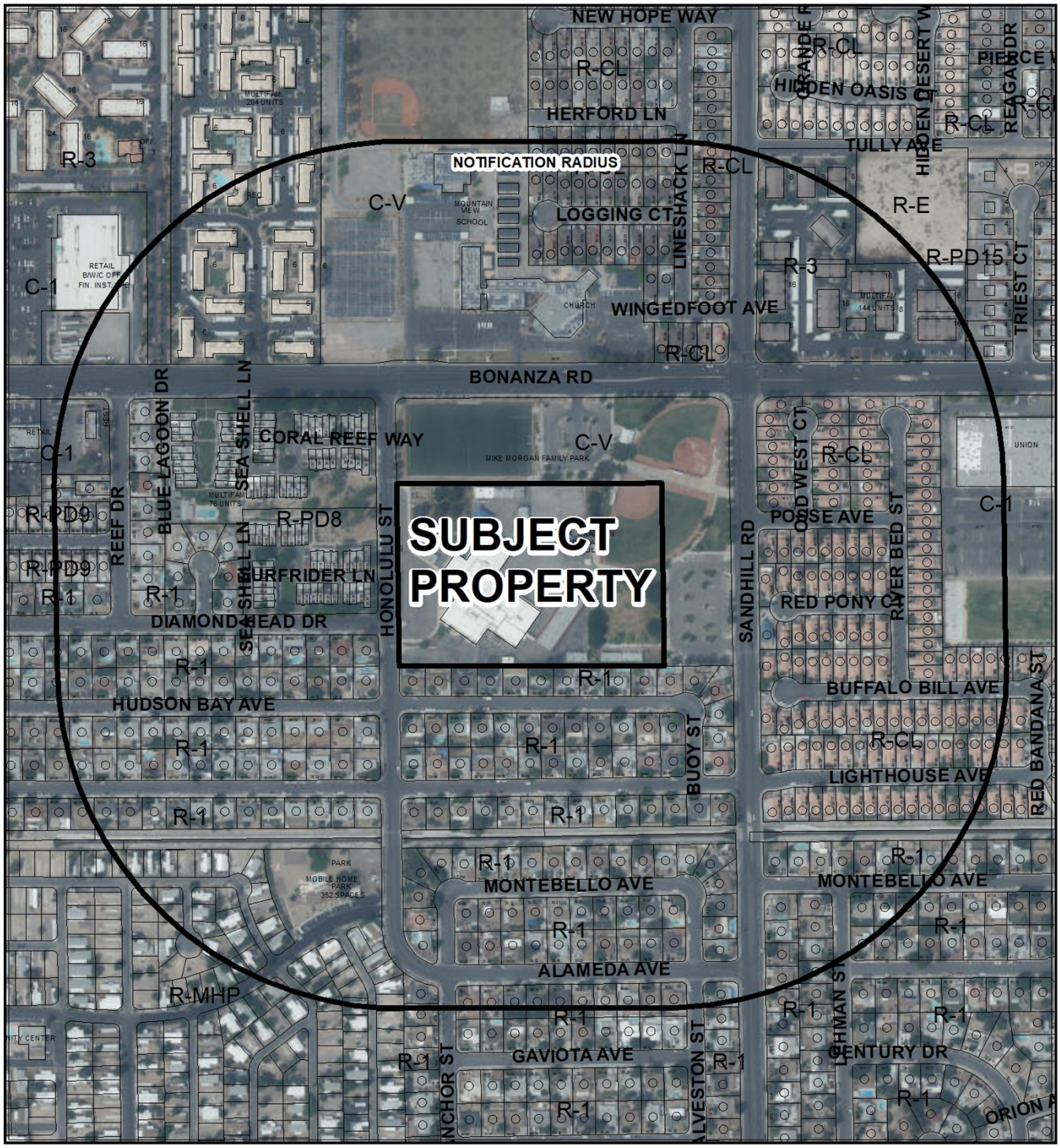
Feet

CASE: 21-0394-MSP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 335 670 Feet

CASE: 21-0394-MSP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0394-MSP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 520

PROTESTS 0

APPROVALS 1

NE

**** CONDITIONS ****

21-0394-MSP1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan and sign elevations date stamped 06/23/21.

3. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Planning.

4. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.

5. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Master Sign Plan to replace an existing wall sign with an internally illuminated full color LED wall sign at Oran K. Gragson Elementary School at 555 Honolulu Street.

ANALYSIS

The subject site is an existing elementary school within the Clark County School District. Currently there is a static wall sign that contains a reader board with interchangeable plastic lettering. The applicant is proposing to remove that wall sign and replace it with an internally illuminated wall sign that contains a full color LED message unit. The proposed wall sign would be visible from Honolulu Street. The existing single-family residences adjacent to the southwest side of Honolulu Street, approximately 260 feet from the wall sign.

Master Sign Plan

The standards for signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O (Professional Office) District with the following additional standards:

1. Non-illuminated letters identifying the name of a public or semi-public institution may be permanently set on the wall of the building, providing the sign does not exceed fifty square feet.
2. Signs on public buildings meeting the foregoing criteria may be permitted on structures which are a part of the institutional architecture or which are symbolic of the institution and the permitted square footage and maximum height limitation of public building signs shall apply only to the written message.
3. In addition to the indicated signs, additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case.

As indicated by standard number three above, the applicant is requesting a Master Sign Plan in order to replace the existing static wall sign with an internally illuminated wall sign that contains a full color LED message unit for the school. The proposed sign would provide information pertinent to the school and its events held on-site.

A Master Sign Plan is required for certain types of development in order to allow the Planning Commission and City Council to ensure the appropriate relationships among building elevations, signage and circulation. Larger commercial developments are likely to generate greater impacts on surrounding residential properties than smaller commercial projects. An effective Master Sign Plan encourages integrated signage, with an emphasis on wall signs and central identification signage rather than multiple freestanding signs along the street frontage. Reducing the amount of sign clutter along street frontages allows the customer of the commercial center to readily identify establishments that have the goods and services they seek.

A Master Sign Plan may be submitted for any development or property not otherwise required to submit a Master Sign Plan to accomplish one or more of the following:

a. To establish the requirements and limitations for signs relating to uses that are not regulated elsewhere in this Title and that are located on property in the Planned Community and Planned Development districts;
b. To establish requirements and limitations for signs in a specific development that are more restrictive than would otherwise be required by this Title; or
c. To satisfy a condition or requirement imposed by the Planning Commission or City Council.

As part of the proposed Master Sign Plan, the applicant is proposing to remove an existing static wall sign located on the north end of the southwestern façade and replace it with an with an internally illuminated wall sign that contains a full color LED message unit on the southern end of the western façade. The proposed sign would display messages for a minimum of six seconds, with a static two-second transition time between messages as required by Title 19.08.120.

Wall Signs: P-O (Professional Office) Zoning District		
Standards	***Allowed***	***Provided***
Maximum Number	1 sign per tenant or per building elevation, which faces a street or on-site parking area.	1 Sign
Maximum Area	10% of Building Elevation	4%
Maximum Height	N/A	N/A
Minimum Setback	Shall not project more than 24 inches from the structure to which it is attached.	6-inches
Illumination	Internal and or direct external illumination, except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Animated and electronic message unit signs are prohibited.	260 Feet from the Residences to the Southwest

Residential Protection Standards

Any illuminated sign requiring a sign certificate and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use shall be subject to the following additional lighting standards:

1. If the sign is located within 40 feet of the property planned or zoned for residential use and is or will be visible from such property, it may be internally illuminated or lighted with direct white light;

   The subject sign is not within 40 feet of property zoned for residential use.

2. If the sign is located more than 40 feet from the property planned or zoned for residential use but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, but it shall not contain bare bulbs, exposed neon tube, animation or a electronic message unit; and

   The subject sign is 260 feet from the single-family residential neighborhood to the southwest and meets this requirement.

3. Direct lighting fixtures for such signs shall be aimed up and/or away from the property planned or zoned for residential use.

   The subject sign would be an internally lit animated message board and exterior lighting fixtures are not part of the proposal.

Electronic Message Unit, Animated and Flashing Signs
Electronic message units, animated signs and flashing signs are prohibited within 200 feet of property planned or zoned for residential use unless the design of the sign or its location and orientation ensure that the electronic message unit, animated or flashing portion of the sign, or any other light from the sign will not be visible from the property planned or zoned for residential use. The proposed wall sign is 260 feet from the R-1 (Single Family Residential) zoned homes to the southwest of the subject site; therefore, staff is supporting the proposed Master Sign Plan and is recommending approval of the application with conditions.

FINDINGS (21-0394-MSP1)

In approving a Master Sign Plan, the Planning Commission may impose such conditions, restrictions or limitations as the Commission may determine to be necessary to meet the general purpose and intent of this Title and to ensure that the public health, safety and welfare are being maintained. Conditions of approval may include a required review after a specified period to ensure that signage actually constructed conforms to required standards and is maintained in accordance with applicable requirements. All signs in the Master Sign Plan shall:

1. **Either conform to all standards for the zoning district in which the sign will be located, under this Title, or establish sign requirements and limitations that are more restrictive than those set forth in this Title and that are consistent with the standards and criteria set forth in the following Subparagraphs (b) through (g). Master Sign Plans may also be used to establish the requirements and limitations for signs located in the Gaming Enterprise and Downtown Las Vegas Overlay Districts, and the Planned Community and Planned Development Districts;**

   When a property is zoned C-V (Civic), Title 19.10 states signage within the C-V District shall be the same as those indicated in LVMC 19.08.120 for the P-O District with additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case. The proposed signage does not meet the requirements of Title 19.08.120 and the applicant is requesting a Master Sign Plan.

2. Conform to the Residential Protection Standards set forth in this Title;

When a sign is located more than 40 feet from a property zoned for residential but within 200 feet of such property and the sign is or will be visible from such property, it may be interior-lit or lighted with direct white light, and not contain animation or an electronic message unit. The proposed L.E.D. electronic message board meets the Residential protection Standards as it is 260 feet from property zoned residential.

3. Conform to site plan and development standards regarding circulation and emergency exit patterns, parking and loading requirements and other standards related generally to the location of structures within a development;

The subject sign is a wall sign and does not interfere with site circulation or emergency exit patterns.

4. Be compatible with the architectural characteristics and spatial relationships of the buildings on which the signs are attached, and the placement of freestanding signs on the site, when considered in terms of location, scale, proportion, color, materials, and illumination;

The proposed wall sign is approximately four percent of the building façade and is compatible with the architectural characteristics of the existing school. The placement of the sign is in an area where parents and students would see the signs notifications.

5. Be professionally designed and fabricated from materials that meet the physical demands of an urban setting;

The subject sign is required by building code to be designed and installed by a licensed sign contractor, or in this instance the Clark County School District Building Department.

6. Be creative in the use of two- and three-dimensional forms, iconographic representations, illumination and graphic design, including the use of color, pattern, typography, and materials; and

The subject sign utilizes color and shape that is representative of an educational campus.

7. Be designed as attractive and complementary features of the development, which it serves.

The design of the sign is complimentary of an educational campus.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/12/21	The Planning Commission approved a request for a Variance (20-0301-VAR1) to allow Deviations from Title 19.10.020 C-V (Civic) Development Standards on 9.48 acres at 550 North Honolulu Street. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (20-0301-SDR1) for a proposed 28,226 square-foot expansion to an existing 63,160 square-foot Public School, Primary on 9.48 acres at 550 North Honolulu Street. Staff recommended approval.

Most Recent Change of Ownership	
10/1963	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building or business licenses related to the subject site.

Pre-Application Meeting	
06/22/21	Staff provided the applicant a submittal checklist for the proposed Master Sign Plan.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/07/21	Staff observed the existing static wall sign to be removed and the surrounding residential neighborhood.

Details of Application Request	
Site Area	
Net Acres	9.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public (Elementary) School	PF (Public Facilities)	C-V (Civic)
North	City Park	PR-OS (Park / Recreation / Open Space)	C-V (Civic)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Multi-Family	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Special Area or Overlay District	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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Honolulu Street	Local	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0394
Meeting Date	06/23/2021
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan

Project Address (Location) 550 N. Honolulu Street, Las Vegas, NV 89110

Project Name Oran K. Gragson Elementary School - LED Sign **Proposed Use** Public School

Assessor's Parcel #(s) 140-31-102-003 **Ward #** 3 - Olivia Diaz

General Plan: Existing X Proposed _____ **Zoning:** Existing C-V Proposed C-V

Additional Information Replacing an existing wall mounted sign with a 4' x 8' wall mounted LED Sign with animation.

Property Owner School Board of Trustees Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone _____

Applicant Clark County School District - Facilities Services Unit Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone 702-799-5214

Representative CCSD Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214 ext. 5419

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Jeff Wagner

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name JEFF WAGNER

Subscribed and sworn before me

This 15 day of June, 20 21

by Jeff Wagner Cheryl Bace

Notary Public in and for said County and State

State of Nevada County of Clark

CHERYL BACE
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 17-1678-1
MY APPT. EXPIRES JANUARY 26, 2025

A PRESENTATION BY YESCO FOR

ORAN K. GRAGSON ELEMENTARY SCHOOL

NEW BUILDING SIGN

YESCO

21-0394
06/23/2021

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

ORAN K. GRAGSON ELEMENTARY SCHOOL

Client Name & Address:
ORAN K. GRAGSON ELEMENTARY SCHOOL
555 HONOLULU ST.
LAS VEGAS, NV 89110

Opportunity Number: 38231

Project Name: NEW BUILDING SIGN

Account Executive: SCOTT HILL

Designer: STEVE SHORTELL

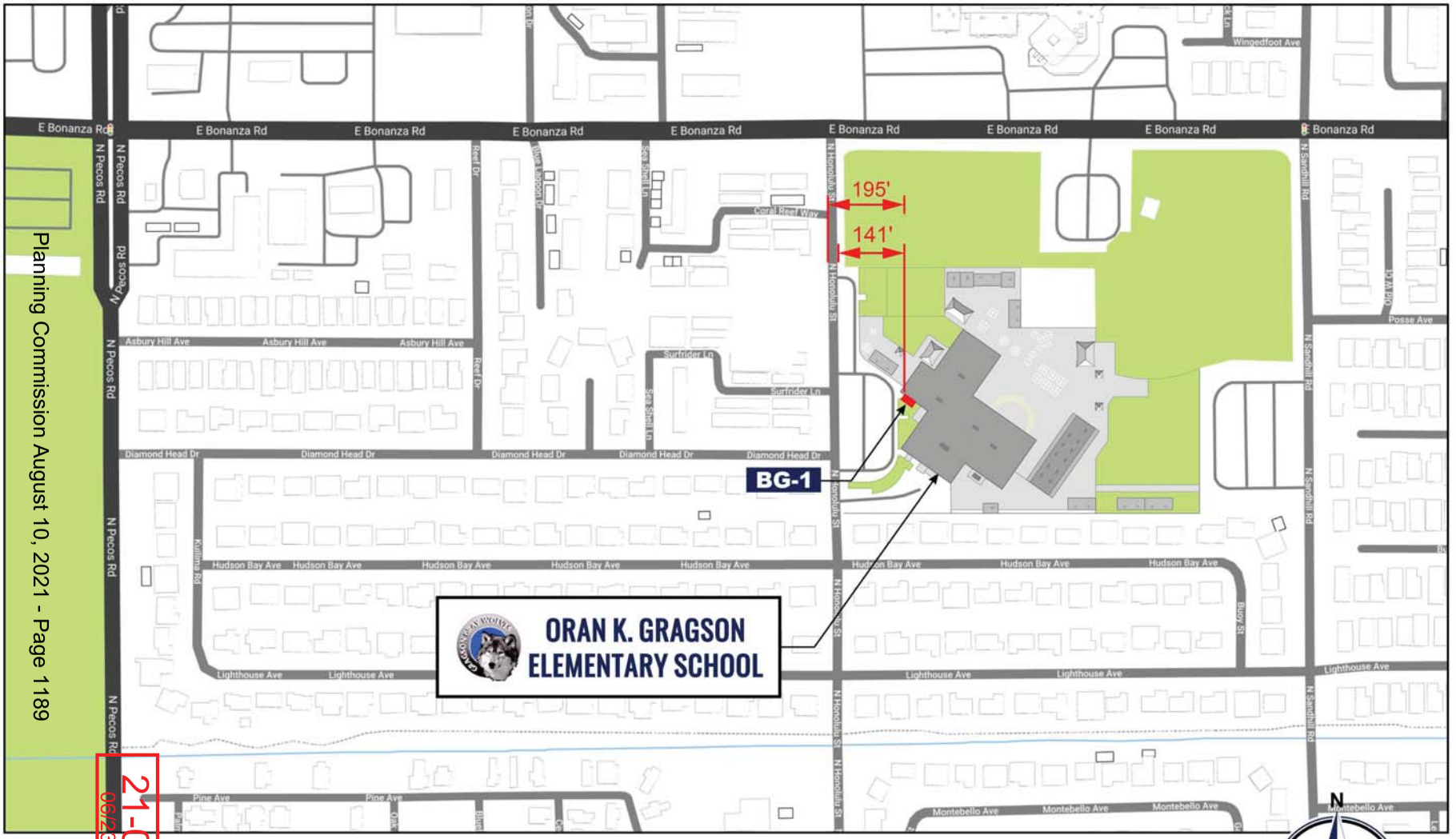
Rev. / Date / Designer
03/01/2021 - SS
1. 03/24/2021 - CM

Description: COVER PAGE

Classification: CV-1

Location: N/A

Sheet: 0.0



Planning Commission August 10, 2021 - Page 1189

21-0354
06/23/2021

SP-1 **SITE PLAN:** NOT TO SCALE

ORAN K. GRAGSON ELEMENTARY SCHOOL
555 HONOLULU ST.
LAS VEGAS, NV 89110

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

ORAN K. GRAGSON ELEMENTARY SCHOOL

Client Name & Address:
ORAN K. GRAGSON ELEMENTARY SCHOOL
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LAS VEGAS, NV 89110

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Rev. / Date / Designer
03/01/2021 - SS
1. 03/24/2021 - CM

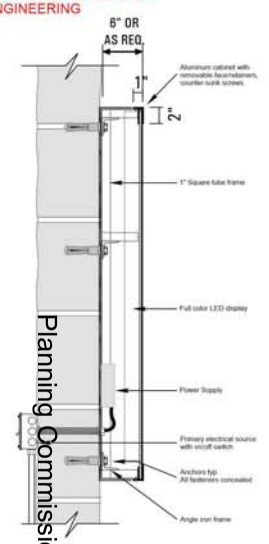
Description: SITE PLAN

Classification: SP-1

Location: N/A

Sheet: 0.1

NOTE: MOA TO BE VERIFIED BY ENGINEERING



METHOD OF ATTACHMENT

SCALE: ½" = 1'-0"



BG-1 INTERNALLY ILLUMINATED S/F WALL MOUNTED SIGN W/ LED MESSAGE UNIT

SCALE: ½" = 1'-0"

QTY: ONE (1) REQUIRED

SCOPE OF WORK:

- REMOVE & DISCARD EXISTING WALL MOUNTED SIGN
- MANUFACTURE & INSTALL ONE (1) NEW S/F 4'X8' INTERNALLY ILLUMINATED WALL MOUNTED SIGN W/ 16MM FULL COLOR LED MESSAGE UNIT. LED BRIGHTNESS TO BE 650 NITS FOR NIGHT-TIME READ & ADJUSTABLE TO LOCAL ORDINANCE.

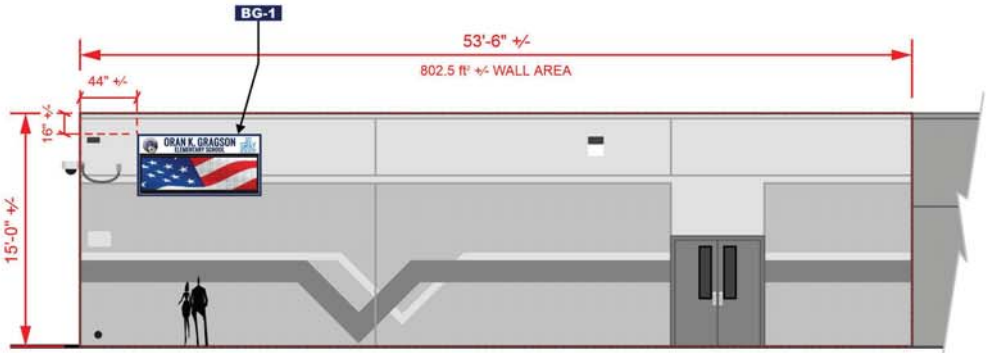
SIGN AREA:

19.5 ft² - ANIMATED
32.0 ft² - TOTAL

NOTE: MESSAGES SHALL HAVE A MINIMUM DURATION OF SIX SECONDS EACH, AND THE TRANSITION TIME BETWEEN THEM SHALL BE NO MORE THAN TWO SECONDS AND WITHOUT ANY MOTION OR ANIMATION DURING THE TRANSITIONS.



PROPOSED



NORTHWEST ELEVATION

SCALE: ½" = 1'-0"

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-8080
WWW.YESCO.COM

YESCO

ORAN K. GRAGSON ELEMENTARY SCHOOL

Client Name & Address:
ORAN K. GRAGSON ELEMENTARY SCHOOL
555 HONOLULU ST.
LAS VEGAS, NV 89110

Opportunity Number: 38231

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Account Executive: SCOTT HILL

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Rev. / Date / Designer
03/01/2021 - SS
1 03/24/2021 - CM

Description: BUILDING SIGN

Classification: BG-1

Location: NOTED

Sheet: 1.0

Planning Commission August 10, 2021, Page 1190



21-0394-MSP1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
AT 550 NORTH HONOLULU STREET

07/07/2021

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

21-0394
09/23/2021

BOARD OF SCHOOL TRUSTEES

Linda P. Cavazos, President
Irene A. Cepeda, Vice President
Evelyn Garcia Morales, Clerk
Lola Brooks, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

June 15, 2021

Peter Lowenstein, Deputy Director
City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

Re: Master Sign Plan for Oran K. Gragson Elementary School

Dear Mr. Lowenstein,

Please consider this letter a request by the Clark County School District (District) for approval of a master sign plan at Oran K. Gragson Elementary School, located at 550 North Honolulu Street, Las Vegas, NV 89110, Assessor's Parcel Number 140-31-102-003. The sign plan consists of one four foot by eight foot (4' x 8') wall sign, which includes an LED display.

The sign will be located on the south building elevation. The sign face is oriented in a southwesterly direction. Although the shortest distance from the sign to the residential developments on the west side of Honolulu Street is less than 200 feet, the sign face is approximately 250 feet from those developments.

The District would appreciate your consideration of a recommendation of approval. Please contact Lucia Gonzalez at 702-799-5214 extension 5419 if you should have any questions or require additional information.

Cordially,

Chris Dingell, Coordinator IV
Real Property Management
Clark County School District

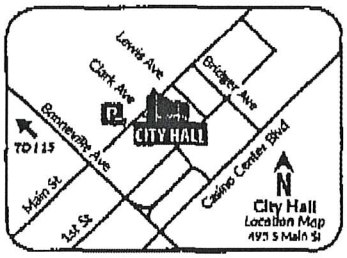
Cc: Paul Dobiesz II, Construction Analyst/Contract Specialist
File

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
AUG 03 2021
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.

21-0394-MSP1

Planning Commission Meeting of **08/10/2021**

21-0394-MSP1
14031116009
STONE ASSETS L L C
801 S RANCHO DR # E4
LAS VEGAS NV 89106

43A

Facilities, *Real Property Management*
1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

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August 6, 2021

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Las Vegas, NV 89101

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If you have any questions or require additional information, please do not hesitate to contact Dimitrios Karapanagiotis, Coordinator III, at 702-799-5214 extension 5409 or via email at karapda@nv.ccsd.net .

Cordially,

Dimitrios Karapanagiotis, Coordinator III
CCSD Real Property Management

Cc: File

Submitted after Final Agenda

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City of Las Vegas, Department of Planning
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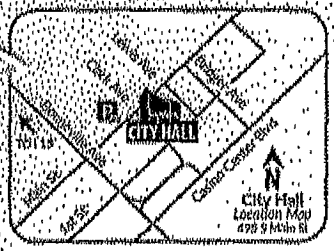

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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21-0394-MSP1
Planning Commission Meeting of 08/10/2021

21-0394-MSP1
14031210054
MONTEBELLO TRUST
SIUDARA PETER TRS
4186 BAKMAN AVE
NO HOLLYWOOD CA 91602-3319

43P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
44

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

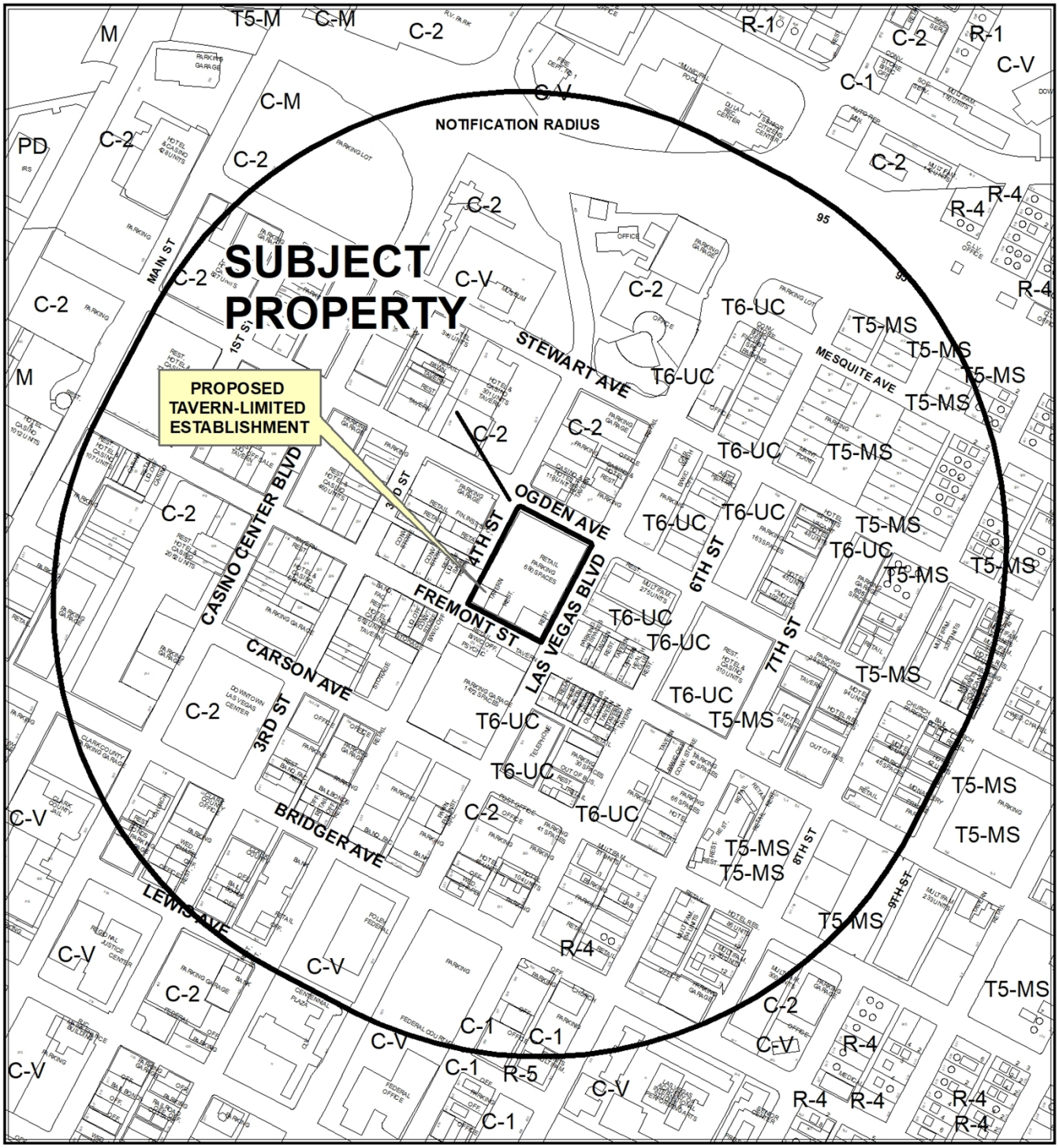
SUBJECT:
21-0410-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORLD CRAWL BAR - OWNER: F A E C HOLDINGS WIRRULLA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,838 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE on 2.50 acres at 450 Fremont Street, Suite #251 (APNs 139-34-513-000, 002 and 003) C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

C.C.: 09/01/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Protest Postcard
8. Submitted after Final Agenda – Support Postcards
9. Submitted at Meeting – Condition of Approval Email from Nathaniel Taylor by Staff and Protest Postcards



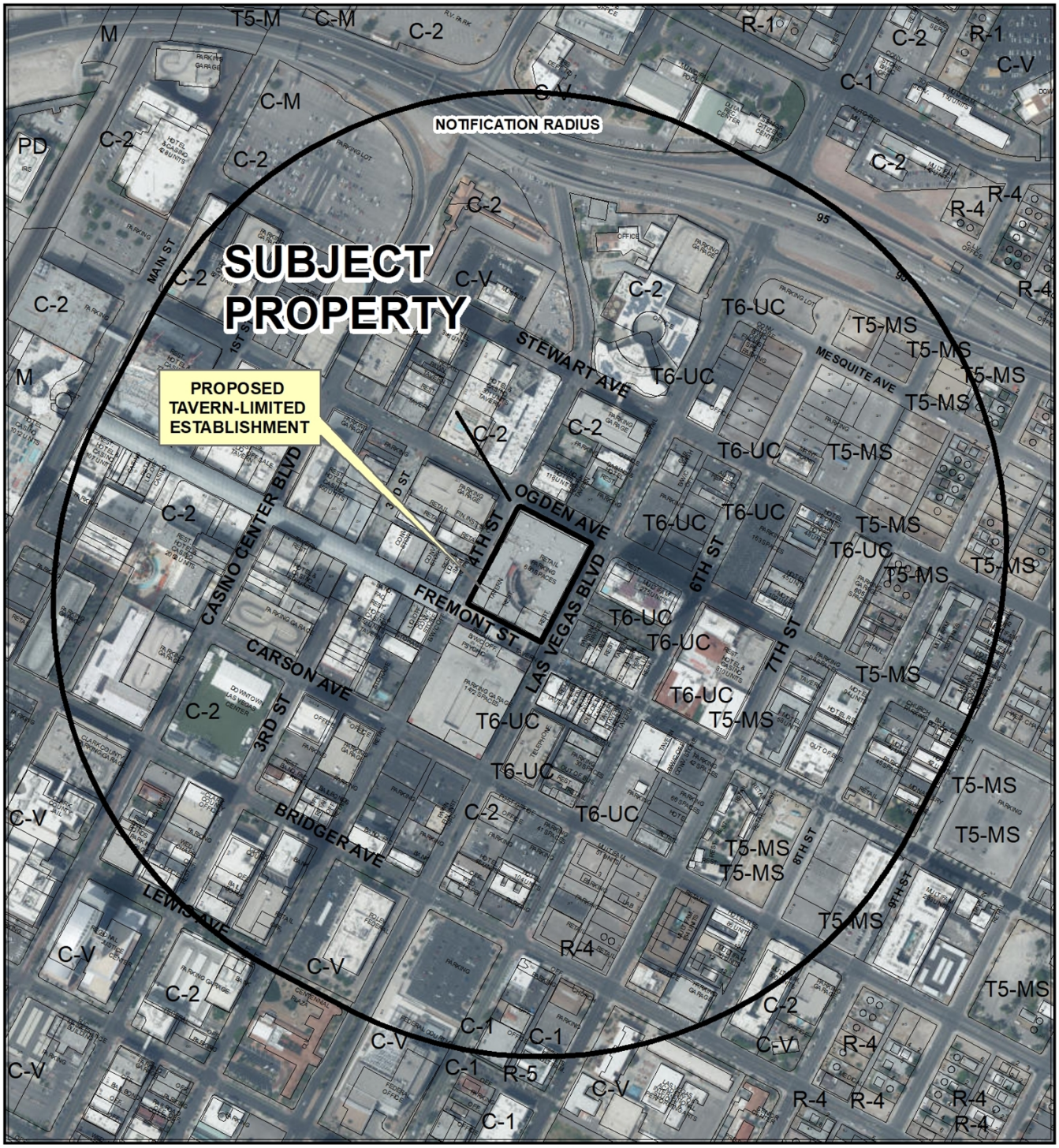
0 412.5 825 Feet

CASE: 21-0410-SUP1

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



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CASE: 21-0410-SUP1

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

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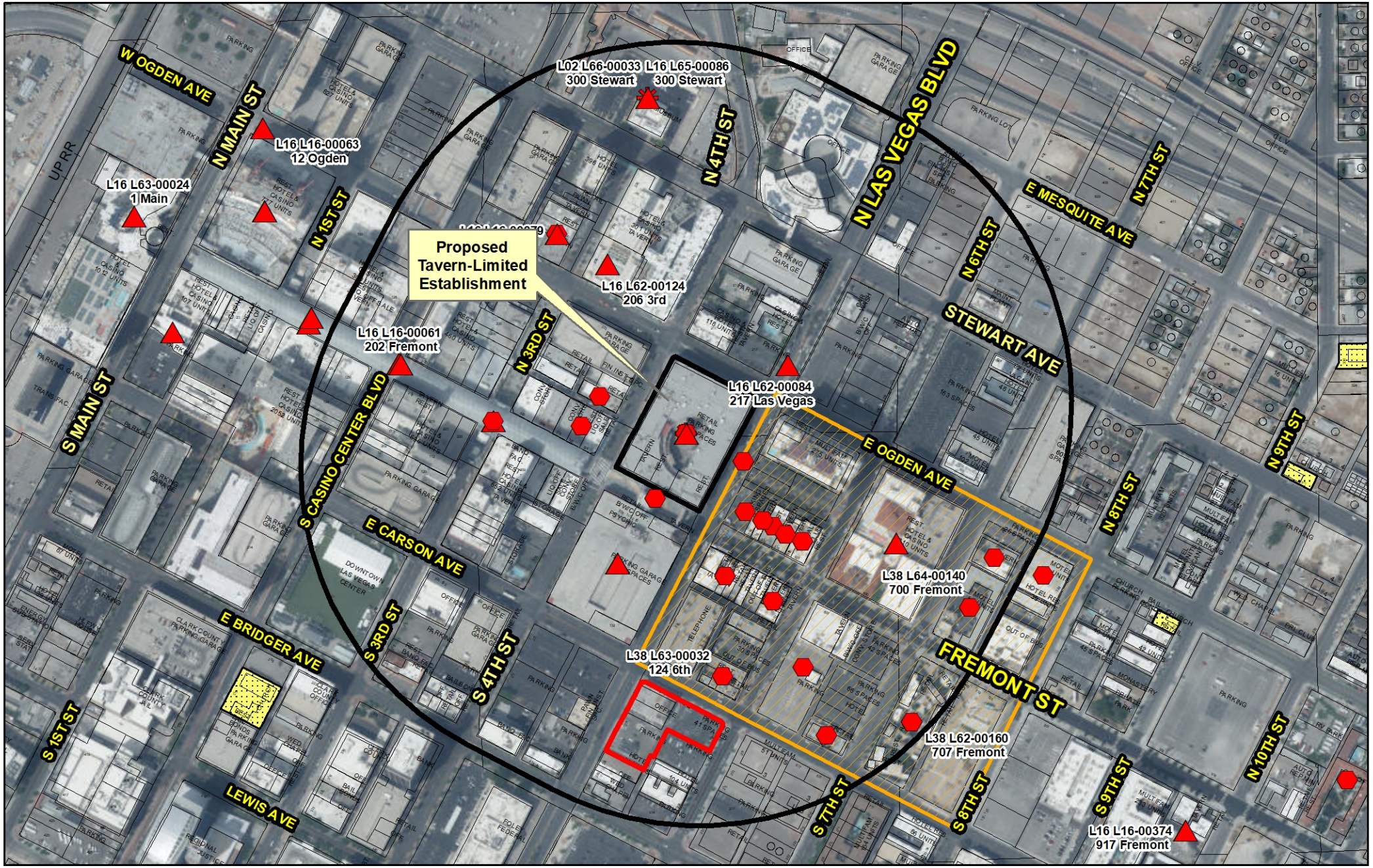


21-0410-SUP1

Tavern-Limited Establishment

Business Licenses

- Tavern
- Tavern-Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Private Schools

- Entertainment District
- Subject Property

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, July 1, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WORLD CRAWL BAR - OWNER: F A E C HOLDINGS WIRRULLA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0410-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 442

PROTESTS 1

APPROVALS 0

NE

Conditions Page One
August 10, 2021 - Planning Commission Meeting

**** CONDITIONS ****

21-0410-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to operate a Tavern-Limited Establishment use within the Neonopolis located at 450 Fremont Street, Suite #251.

ANALYSIS

The subject site is a 264,210 square-foot retail and entertainment complex, known as 'Neonopolis.' The Neonopolis is a multi-level complex with underground parking designed to provide a variety of uses, including the proposed Tavern-Limited Establishment use. The subject suite has been vacant since February 2020.

The Neonopolis is located within the Resort & Casino District of the 2045 Downtown Las Vegas Masterplan area whose goal is for new complimentary anchors to the downtown gaming hub. The Resort and Casino District serves as the activity and entertainment anchor for downtown. Though this district acts as the most mature and intensely developed area, new opportunities to reinforce the district's identity are always possible.

The Tavern-Limited Establishment use is described by Title 19.12 as "an establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50," which includes:

- Business license only be issued for premises that are located entirely within the Downtown LasVegas Overlay District.
- That the establishment be a themed establishment, the theme to be approved by the Director after submission of a written description of at least three operational elements establishing a theme.
- The establishment provides live entertainment at least two nights per week

There are no Minimum Special Use Permit Requirements for this use.

Staff finds the proposed Tavern-Limited Establishment use is compatible with the surrounding land uses and furthers the overall goals and objectives of the 2045 Downtown Las Vegas Master Plan by providing tourists and locals alike an additional entertainment venue for downtown Las Vegas.

FINDINGS (21-0410-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site is located within the Downtown Casino Overlay District, where the location of entertainment and music venues is encouraged. The proposed Tavern-Limited Establishment use are harmonious and compatible with 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 existing suite can physically accommodate a Tavern-Limited Establishment use. The subject site is located adjacent to a Pedestrian Mall and that is designed to attract tourist and locals alike. Parking can be accommodated in an underground parking garage as well as at other Downtown locations.

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.**

   Vehicular traffic will utilize the on-site parking garage, which is accessed from 4th Street. Pedestrians may access the site from Las Vegas Boulevard or 4th Street at Fremont Street. This access is adequate for traffic generated by the proposed Tavern-Limited Establishment use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Tavern-Limited Establishment use is subject to regular inspections by multiple governmental agencies; thus, the public health, safety and welfare will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no Minimum Special Use Permit requirements for the proposed Tavern-Limited Establishment use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/23/98	The City Council approved a Site Development Plan Review (SD-0003-98) for a proposed 264,210 square-foot Retail/Entertainment Complex at 450 Fremont Street. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/02/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/10/06	A business license (G50-04956) was issued for Jewelry Sales at 450 Fremont Street, Suite #251. The license went inactive as of 01/16/19.
02/05/19	A business license (G66-08338) was issued for General Retail Sales at 450 Fremont Street, Suite #251. The license went inactive as of 02/06/20.

Pre-Application Meeting	
06/25/21	Staff provided the applicant with a submittal checklist for the application of a Tavern-Limited Establishment Use (Special Use Permit).

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
07/07/21	Staff observed the subject site (Neonopolis) during a routine field check and did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Net Acres	2.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-2 (General Commercial)
North	Hotel & Casino	C (Commercial)	C-2 (General Commercial)
South	Parking Garage Liquor Establishment (Tavern) General Retail Store Restaurant	C (Commercial)	C-2 (General Commercial)
East	Multi-Family Residential Restaurant Tavern-Limited Establishment	FBC (Form Based Code)	T6-UC (T6 Urban Core)
West	General Retail Store Restaurant Parking Garage	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Masterplan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
DDRC (Downtown Design Review Committee)	Y

Other Plans or Special Requirements	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
Trails – Scenic Byway	Y
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	82	Y
Ogden Avenue	Collector		80	Y
4th Street	Collector		78	Y
Fremont Street	Pedestrian Mall		80	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	
Retail / Entertainment Complex	264,210 SF	1:250 SF	1,057				
TOTAL SPACES REQUIRED			1,057		555		Y*

*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SPECIAL USE PERMIT

Project Address (Location) 450 E. FREMONT STREET, #251

Project Name LAS VEGAS CLUB CRAWL **Proposed Use**

Assessor's Parcel #(s) 139-34-513-002 **Ward #** 6

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information

Property Owner F A E C HOLDINGS WIRRULLA LLC Contact

Address 450 FREMONT STREET City LAS VEGAS State NV Zip 89101

E-mail Phone

Applicant LAS VEGAS CLUB CRAWL & ENTERTAINMENT MANAGEMENT LLC Contact

Address 4224 W. RENO AVE. City LAS VEGAS State NV Zip 89118

E-mail Phone

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 Dharmesh Bhangbhai

Subscribed and sworn before me

This 21st day of May, 20 21

Notary Public in and for said County and State State of Nevada County of Clark.

SHEENA ELIZABETH TORRES
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-09-2024
Certificate No: 16-3068-1

21-0410
07/01/2021

World Crawl Bar

450 E. Fremont St., Ste. 251

Las Vegas, NV 89101

TENANT IMPROVEMENT ONLY

SHEET INDEX

A0.00 COVER SHEET, PROJECT DATA, SITE MAP, NOTES, KEY PLAN
A0.10 AS-BUILT / DEMOLITION PLAN
A1.00 FLOOR PLAN, REFLECTED CEILING PLAN
A2.00 ENLARGED RESTROOM LAYOUT, RESTROOM ELEVATIONS
A3.00 WALL DETAIL, SUSPENDED ACOUSTICAL CEILING SYSTEM

PROJECT DATA

PROJECT ADDRESS

World Crawl Bar
450 E. Fremont St., Ste. 251
Las Vegas, NV 89101

GENERAL CONTRACTOR

BILMAR CONTRACTING
3885 S. DECATUR BLVD., STE. 1000
LAS VEGAS, NEVADA 89103
Ph.: (702) 596-1601
Fax: (702) 876-1807
LICENSE #:0078615

BUILDING DATA

TENANT AREA : 1,838 SF
OCCUPANCY TYPE : A-2
OCCUPANCY LOAD CALCULATION:

Occupancy Load Calculation

Area description	sq. ft.	load factor	occupants
Seating Area	1,162	30	40
Bar & Service Areas	337	200	2
Restrooms	140	100	2
Storage	94	300	1
Electrical Room	45	100	1
Hallway, Walkway, Misc.	40		-
Total	1,838		46

TYPE OF CONSTRUCTION: II-B
FIRE SPRINKLERS: YES
PARKING: EXISTING
EXITS REQUIRED: 1
EXITS PROVIDED: 1

PLUMBING ANALYSIS:
Minimum number of plumbing facilities per IBC 2018 Table 2902.1
Occupant load is 46 = 23 males & 23 females
Water closet requirements for Group A-2 for both male and female is 1 per 40
required water closets for males: 1 provided: 1
required water closets for females: 1 provided: 1
Lavatory requirements for Group B for both male and female is 1 per 75
required lavatories for males: 1 provided: 1
required lavatories for females: 1 provided: 1
Required service sink: 1 provided: 1

CODES

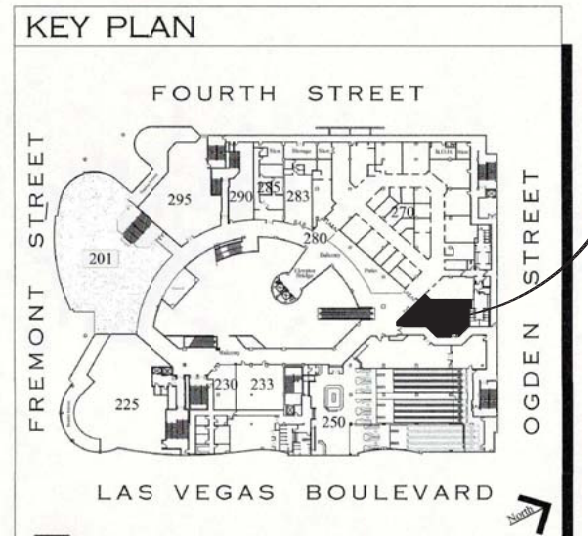
ALL WORK SHALL CONFORM TO, BUT NOT BE LIMITED TO:

- 2018 International Building Code (IBC) & Amendments
- 2018 International Existing Building Code (IEBC) & Amendments
- 2018 International Energy Conservation Code (IECC) & Amendments
- 2018 Uniform Mechanical Code (UMC) & Amendments
- 2018 Uniform Plumbing Code (UPC) & Amendments
- 2018 International Fire Code (IFC) Ordinance and Amendments
- 2017 National Electrical Code (NEC) & Amendments
- 2012 Administrative Code
- 2009 ICC A117.1 Accessibility Code

LOCATION MAP



KEY PLAN



World Crawl Bar
450 E. Fremont St., Ste. 251
Las Vegas, NV 89101

NOT TO SCALE

Planning Commission August 10, 2021 - Page 1208

1207-0241-0
06/25/2021

#	REVISED	BY
△		
△		
△		
△		
△		

BILMAR CONTRACTING
3885 S. DECATUR BLVD., STE. 1000
LAS VEGAS, NEVADA 89103
Ph.: (702) 596-1601
Fax: (702) 876-1807
LICENSE #:0078615

SIGNATURE

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World Crawl Bar
450 E. Fremont St., Ste. 251
Las Vegas, NV 89101

SHEET INDEX, PROJECT DATA
LOCATION MAP, KEY PLAN

DATE: 06/21/2021
DRAWN BY: STAFF
SCALE: AS NOTED

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SHEET
A0.00

#	REVISED	BY
△		
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SIGNATURE

BILMAR CONTRACTING
3885 S. DECATUR BLVD., STE. 1000
LAS VEGAS, NEVADA 89103
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World Crawl Bar

450 E. Fremont St., Ste. 251
Las Vegas, NV 89101

FLOOR PLAN
REFLECTED CEILING PLAN

DATE: 06/21/2021
DRAWN BY: STAFF
SCALE: AS NOTED
SHEET A1.00

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RECEIVED
06/25/2021

WALL SCHEDULE

SYM.	DESCRIPTION
	EXISTING WALL ASSEMBLY TO REMAIN UNDISTURBED
	NEW 3 5/8"x25ga. MTL. STUDS @ 24"O.C. MAX. W/ 2"x4" TYPE 'X' GYP. BD. ON BOTH SIDES. SEE DTL. 1/A2.00

DOOR SCHEDULE

SYM.	DESCRIPTION	TYPE	FRM	REMARKS
DR-1				EXISTING TO REMAIN
DR-2				EXISTING TO REMAIN
DR-3				EXISTING TO REMAIN
DR-4	3'-0" x 7'-0"	WD	MTL	PRIVACY LOCKSET
DR-5	3'-0" x 7'-0"	WD	MTL	PRIVACY LOCKSET

NOTES:
1. FLOOR FINISH SHALL BE SEALED CONCRETE THROUGHOUT
2. EXISTING LIGHTING TO REMAIN UNLESS NOTED OTHERWISE

SYMBOLS:

- RECESSED CAN LIGHT
- EXIT SIGN
- EXHAUST FAN
- 2x4 SUSPENDED ACOUSTICAL GRID CEILING
- TYPE 'X' GYP. BD. CEILING

Reflected Ceiling Plan



21-0410-SUP1 - APPLICANT: WORLD CRAWL BAR - OWNER: F A E C HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #251

07/07/2021



21-0410-SUP1 - APPLICANT: WORLD CRAWL BAR - OWNER: F A E C HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #251

07/07/2021



21-0410-SUP1 - APPLICANT: WORLD CRAWL BAR - OWNER: F A E C HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #251

07/07/2021

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

June 25, 2021

City of Las Vegas
495 S. Main Street
Las Vegas, NV 89110

Re: APN: 139-34-513-002 (450 Fremont St., #

To Whom It May Concern:

We are respectfully requesting a special use permit to allow for a "Tavern Limited" to be located at 450 Fremont St., #251, Las Vegas, NV 89101.

This proposed use can operate in a harmonious and compatible manner with the area. There are other businesses of similar nature in this downtown venue.

Thank you in advance for your time and attention to this matter.

Sincerely,

Nathaniel Taylor

Nathaniel Taylor

21-0410
12074-2 FIRE
06/25/2021

8414 W. Farm Rd., #180, Las Vegas, Nevada 89131 (702) 483-7045

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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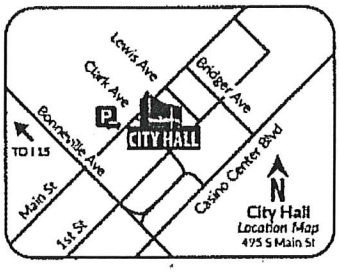

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0410-SUP1

Planning Commission Meeting of **08/10/2021**

21-0410-SUP1
13934510026
THREE TWENTY TWO L L C
5151 PROCYON ST # 108
LAS VEGAS NV 89118-1713

115 ORDFNP1 89118

44P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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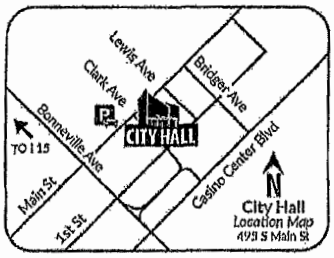

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0410-SUP1
Planning Commission Meeting of **08/10/2021**

21-0410-SUP1
13934613111
JEALT-OG L L C
8022 S RAINBOW BLVD # 343
LAS VEGAS NV 89139

Submitted after Final Agenda
44A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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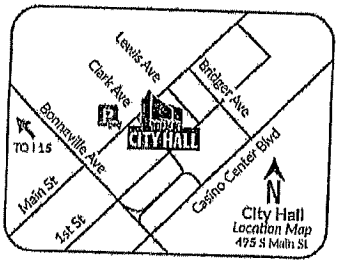
Permit No. 1630



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Dept of Planning
City of Las Vegas

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21-0410-SUP1
13934613114
JEALT- OG L L C
8022 S RAINBOW BLVD # 343
LAS VEGAS NV 89139

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0410-SUP1

Planning Commission Meeting of **08/10/2021**

44A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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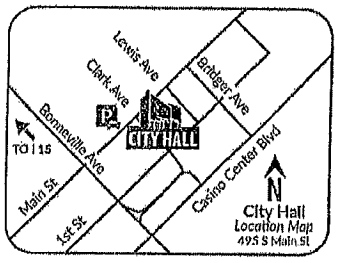
Permit No. 1630



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0410-SUP1

Planning Commission Meeting of **08/10/2021**

21-0410-SUP1
13934613216
VALLE FAMILY TRUST
VALLE JOSE ARMANDO & STEPHANIE ANNE TRS
150 LAS VEGAS BLVD N STE 2105
LAS VEGAS NV 89101

89 DEPT 1 89101

44A

Cheyenne LaRance

From: Nicole Eddowes
Sent: Tuesday, August 10, 2021 7:04 PM
To: Seth Floyd
Cc: Cheyenne LaRance; Eric McCammond
Subject: FW: Item #44 August 10, 2021

FYI for item #44

From: Nathaniel Taylor <info@thetaylorconsultinggroup.com>
Sent: Tuesday, August 10, 2021 6:02 PM
To: Peter Lowenstein <plowenstein@LasVegasNevada.GOV>
Cc: Nicole Eddowes <neddowes@LasVegasNevada.GOV>; Anthony Williams <bcc_awilliams@lasvegasnevada.gov>
Subject: Item #44 August 10, 2021

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.**

Mr. Lowenstein,

At the direction of Commissioner Williams, I'm respectfully agreeing to all the conditions of approval by staff for item #44 which I represent on the August 10, 2021 Planning Commission Agenda.

Regards,

Nathaniel Taylor
President
Taylor Consulting Group, Inc.
8414 W. Farm Rd., #180
Las Vegas, NV 89131

www.TheTaylorConsultingGroup.com
info@thetaylorconsultinggroup.com

Sent from my iPad

Submitted at Planning Commission

Date 8/10/2021 Item 44
by Staff

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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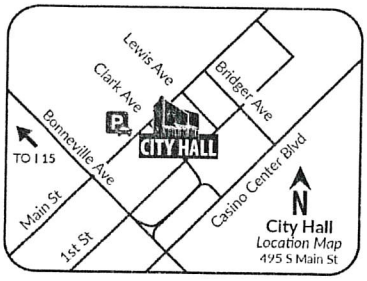
Las Vegas, NV
Permit No. 1630



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0387 and 21-0387-SUP1 and 21-0387-SDR1
Planning Commission Meeting of **08/10/2021**

21-0387
13927110142
MARTINEZ NELSON A
618 W VAN BUREN AVE
LAS VEGAS NV 89106-3041

03 DRDFNP1 89106

Submitted at Planning Commission

Date 8/10/2021 Item 44

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Permit No. 1630

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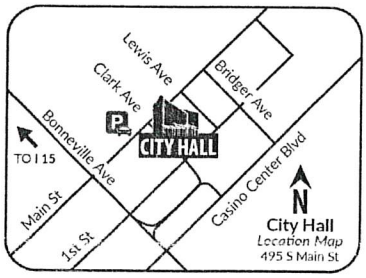
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0387 and 21-0387-SUP1 and 21-0387-SDR1

Planning Commission Meeting of **08/10/2021**

21-0387
13927110149
SERNA EVALYN
619 HARRISON AVE
LAS VEGAS NV 89106-3018

63 DRDFNP1 89106

Submitted at Planning Commission

Date 8/10/2021 Item 44

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
45

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

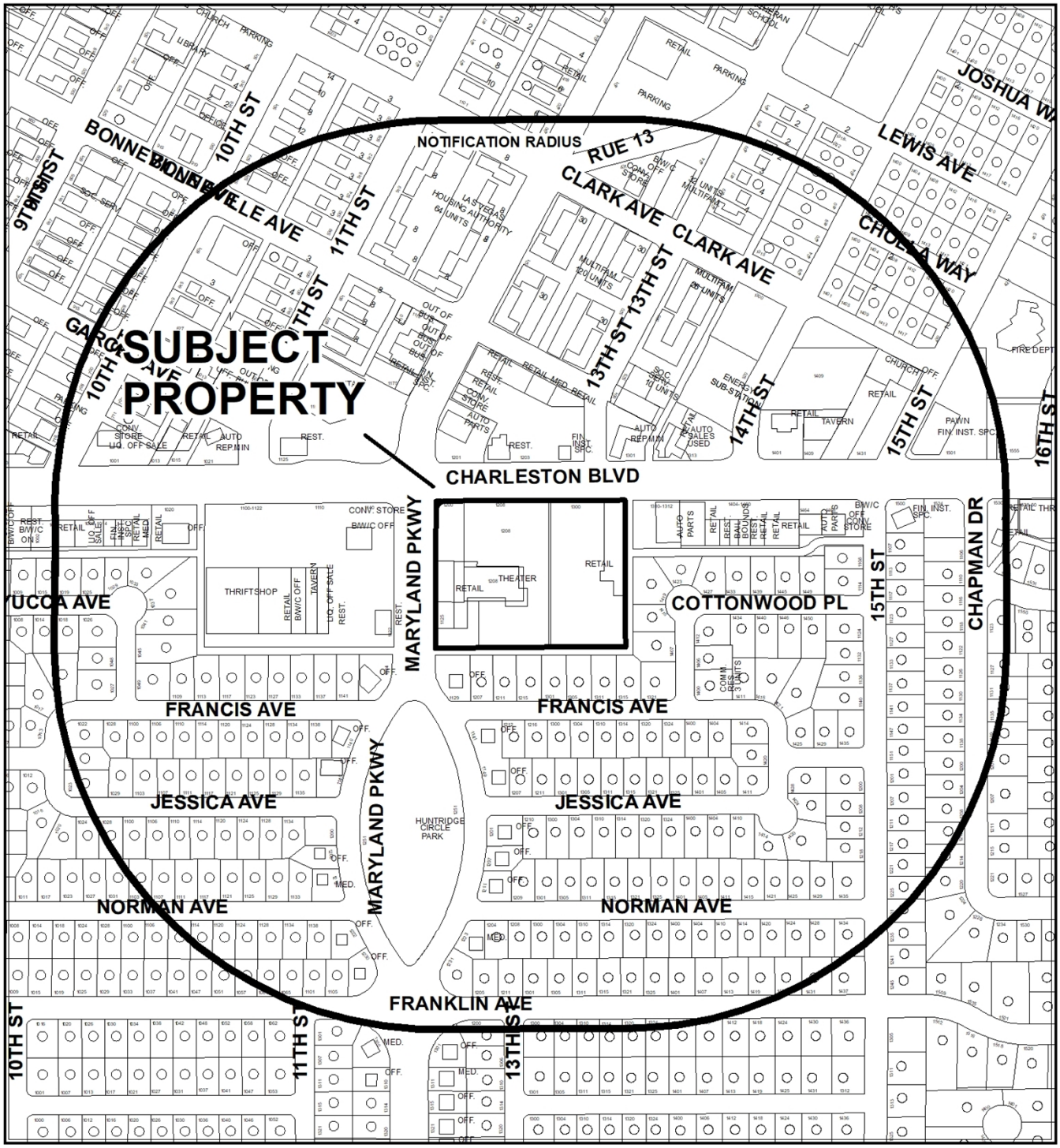
SUBJECT:
21-0369-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: BRASS MONKEY, LLC - For possible action on a Land Use Entitlement project request to designate the Huntridge Theater as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (21-0312-HPC1) on 2.62 acres at 1208 East Charleston Boulevard (APN 162-02-110-016) C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

C.C.: 09/01/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	14
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. Support Postcards
5. Documentation Not Vetted - Formstack Comment Form
6. Submitted after Final Agenda – Support Postcards and Documentation Not Vetted – Altered Support Postcard



CASE: 21-0369-DIR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 300 600 Feet

CASE: 21-0369-DIR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 10, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BRASS MONKEY, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0369-DIR1	Staff recommends APPROVAL	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED 382

PROTESTS 0

APPROVALS 7

DS

Staff Report Page One
August 10, 2021 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to designate the Huntridge Theater as a Historic Building on the City of Las Vegas Historic Property Register, as approved by the Historic Preservation Commission (21-0312-HPC1) on 2 acres located at 1208 East Charleston Boulevard (APN 162-02-110-016), C-2 (General Commercial) Zone, on the City of Las Vegas Historic Property Register as a Historic Site, Ward 3 (Diaz).
The city of Las Vegas Historic Preservation Commission voted to approve the nomination for designation as a Historic Building on May 26, 2021 based on the property's ability to meet the criteria for historic designation as listed in Title 19.10.150 I. Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects.

ISSUES

The designation of a Historic Landmark, District, Site, Building, Structure and Object shall be indicated by the "H" symbol on the zoning maps of the City. The use and development of property affected by a designation shall be governed by [19.10.150 H HISTORIC DESIGNATION OVERLAY DISTRICT] and applicable Design Guidelines adopted thereunder, as well as by the regulations pertaining to the underlying zoning classification(s) for the property, other provisions of the Unified Development Code and the General Plan.

Therefore, whenever it is proposed to alter, remodel, build, or otherwise develop a Historic Landmark, District, Site, Building, Structure or Object, or an Historic Landmark, Site, Building,
Structure or Object located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC.

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Staff Report Page Two
August 10, 2021 - Planning Commission Meeting

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/06/2021	Historic Preservation Officer received the Application for City of Las Vegas Historic Designation from Brass Monkey LLC under Managing Member J Dapper, property owner of the Huntridge Theater located at 1208 East Charleston Boulevard.
04/28/2021	Historic Preservation Commission received application for review (21-0222-HPC1) for City of Las Vegas Historic Designation from Brass Monkey LLC under Managing Member J Dapper, property owner of the Huntridge Theater located at 1208 East Charleston Boulevard.
05/26/2021	Historic Preservation Commission recommended APPROVAL (21-0312-HPC1) of the application for City of Las Vegas Historic Designation from Brass Monkey LLC under Managing Member J Dapper, property owner of the Huntridge Theater located at 1208 East Charleston Boulevard.

ANALYSIS

The Huntridge Theater located at 1208 East Charleston Boulevard, has been determined eligible for listing on the City of Las Vegas Historic Property Register as a Historic Building by the City of Las Vegas Historic Preservation Commission.

The building meets the following requirements for Historic Building designation, as stated in the City of Las Vegas **Title 19.10.150, Designation of Historic Landmarks, Districts, Sites,**
Buildings, Structures and Objects, Section I, Subsection (a) and (b):

To be eligible, the site must meet the criteria under Title 19.10.150(I)(1) “Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects:”

1. An individual landmark, district, site, building, structure or object may be designated on the City of Las Vegas Historic Property Register if it demonstrates exceptional historical significance by qualifying under Subparagraphs (a) or (b) below:
2.
    a. It meets the criteria for listing on the State or National Register of Historic Places; or

DS

b. It is determined to be of exceptional local significance and expresses a distinctive character because:
    i. A significant portion of it is at least 40 years old;
    ii. It is reflective of the City's cultural, social, political or economic past; and
    iii. Either:
        1. It is associated with a person or event significant in local, state or national history; or
        2. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

The City of Las Vegas supports the preservation of historic resources with the following documents:

1) *The City of Las Vegas Historic Properties and Neighborhoods Preservation Plan Element*
    a. Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.
        i. Objective 1: Promote the preservation, maintenance and protection of structures, sites and districts of historic interest within Las Vegas.
        ii. Objective 3: Promote and encourage the rehabilitation and reuse of historic resources.
        iii. Objective 4: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

2) *The City of Las Vegas 2050 Master Plan*
    i. Chapter 2: Land Use & Environment
        1. Continue to strengthen the city's Historic Preservation Office and Commission
            a. Add properties to historic registers
        2. Conduct proactive historic surveys
            a. Areas targeted for development
        3. Prioritize education about value of historic preservation
            a. Install historic markers
        4. Balance redevelopment pressures with preservation efforts
            a. Develop outreach plans

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Summary of Significance (taken from the attached Application for City of Las Vegas Historic Designation):

The property was constructed between 1943 and 1944. Per the statement of eligibility and appropriateness for designation provided by the applicant, the building was designed by renowned West Coast theater architect, S. Charles Lee, who was influenced by the Moderne and International architectural styles. This style is known as the "streamlined style," which includes curved corners, asymmetrical fenestration, smooth wall surfaces, and small round windows. The style was inspired by industrial design of the 1930s and eventually replaced the earlier, more ornate Art Deco style. The Huntridge Theater displays features of the Moderne Style such as the rounded facade and corner, the smooth wall surfaces, the fluting on the tower, and the small "porthole" under the "Huntridge" neon sign. International Style characteristics include the minimal surface decoration, the asymmetrical massing of the building, and the flat roof. The Huntridge Theater is one of the few buildings to survive in Las Vegas from this decade.

The Huntridge Theater is best remembered as the place to go for Saturday matinees. Thousands of Las Vegas children passed through the portals of the theater to view many Disney films, which had their Las Vegas premieres at the Huntridge. Many prominent Nevadans worked at the Huntridge in their early years. Such notables as Frankie Sue Del Papa, the state's Attorney General, and others were ushers and concessions personnel at the theater. Senator Richard Bryan grew up in the Huntridge neighborhood and spent many hours in the Huntridge Theater. It is believed to be the oldest operating movie theater in southern Nevada, and one of the first to be non-segregated in Nevada. It was converted into a performing arts center in 1992. The theater has been closed since 2004 and although the original landscaping has been lost and minor changes were made to its interior and exterior over the years, the theater retains its historic integrity.

The Huntridge Theater is considered eligible for designation as a Historic Building under Title 19.10.150 Section I. Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects under:

1. Subsection 1.a. It meets the criteria for listing on the State or National Register of Historic Places
2. Subsection 1.b. It is determined to be of exceptional local significance and expresses a distinctive character because:
    a. 1.b.i. A significant portion of it is at least 40 years old;
    b. 1.b.ii It is reflective of the City's cultural, social, political or economic past
    c. 1.b.iii.(B) It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

Staff recommends approval of the nomination of 1208 East Charleston Boulevard, to the City of Las Vegas Historic Property Register as a Historic Building.

Print Form

DEPARTMENT OF PLANNING

Application for City of Las Vegas Historic Designation

Name of Property Huntridge Theater

Address (Location) 1208 E Charleston

Type of Designation (check one) Building ☒ District ☐ Site ☐ Structure ☐

Assessor's Parcel #(s) 162-02-110-016

Current Zoning Designation C-2 General Commercial

Additional Information

APPLICANT/ REPRESENTATIVE John Curran/J Dapper		**Property Owner?** Yes ☒ No ☐	
Address 985 White Drive #100		**Phone** 7027333622	**Fax:**
City Las Vegas		**State** NV	**Zip** 89119
E-mail john@dapperdevelopment.com			

Required Submittal Material — *FOR STAFF USE ONLY*

- Statement of Eligibility and Appropriateness for designation ..... ✓
- Photographs ..... ✓
- Letter of Property Owner Consent (if property owner is not the applicant) ..... N/A
- Statement of Financial Interest ..... ✓
- Letter of Request for Action (if designation is for a district) ..... N/A
- Deed/Legal Description ..... ✓

Signature of Property Owner or Authorized Representative of the City of Las Vegas J Dapper

Print Name

State of Nevada County of Clark

Subscribed and sworn before me Virginia G. Shelton

This 5th day of April, 20 21.

Notary Public in and for said County and State

VIRGINIA G SHELTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-31-24
Certificate No: 04-92987-1

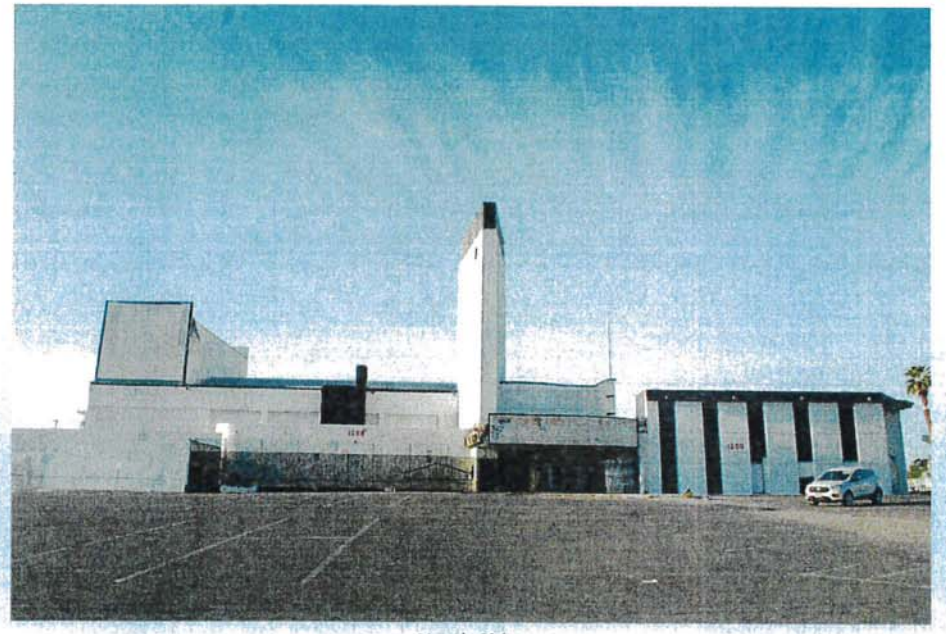
FOR DEPARTMENT USE ONLY

Case # 21-0222-HPC1
* -updated case # 21-0312-HPC1
Meeting Date: April 28, 2021
Date Accepted: April 6, 2021
Accepted By: OCS

21-0369
06/08/2021

Huntridge Theater

1208 S. Charleston Boulevard



North Side

21-0369
06/08/2021

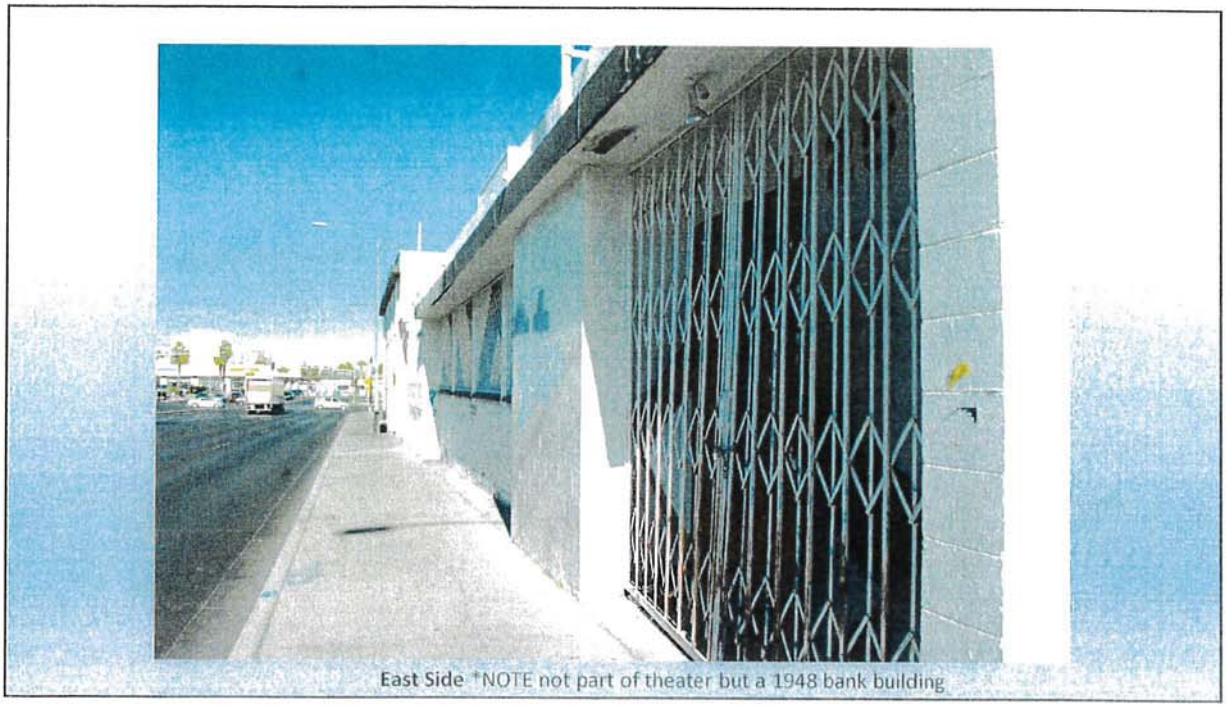


North Side Front Entrance

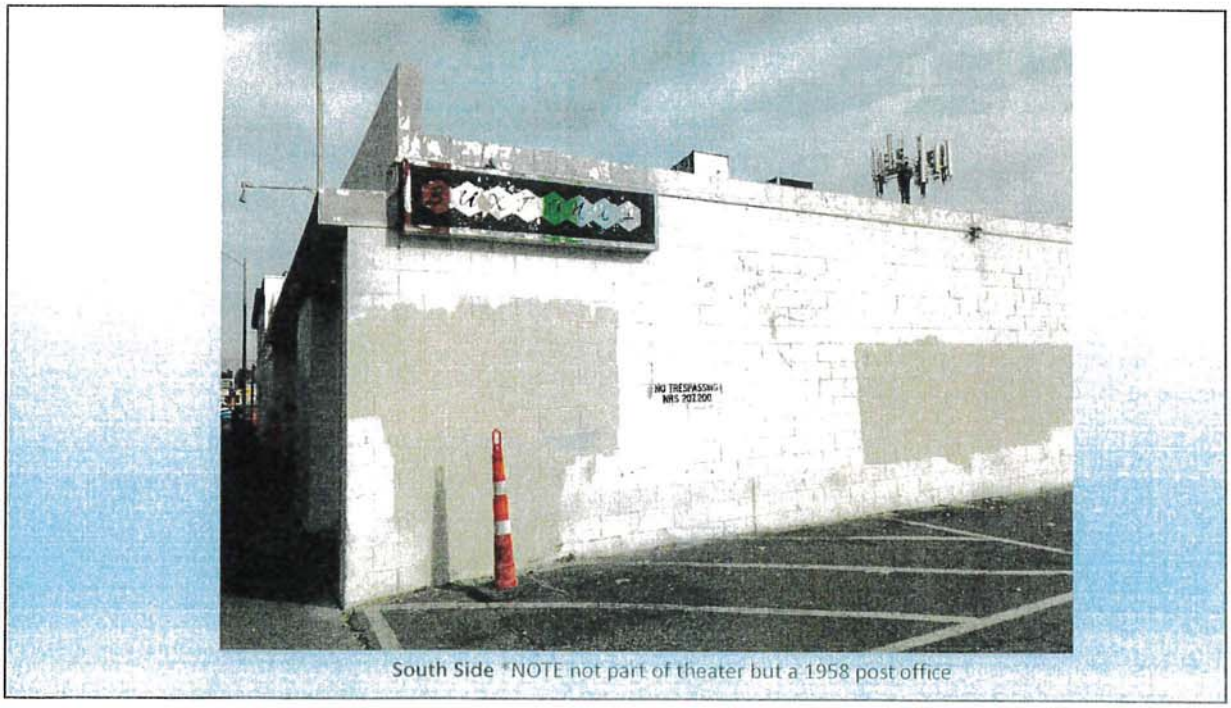


North East Side *NOTE 1200 is the 1948 bank building

21-0369
06/08/2021

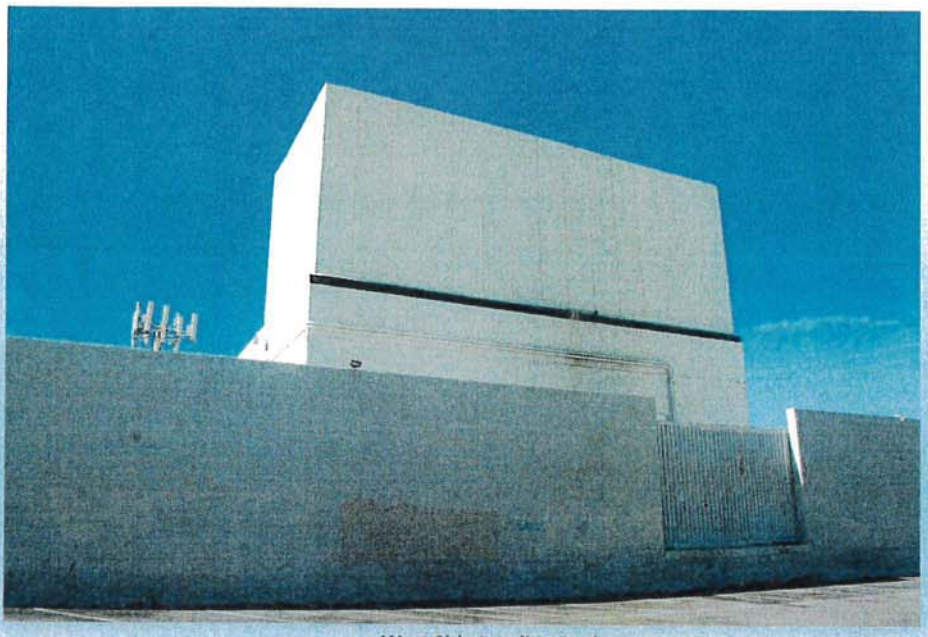


East Side *NOTE not part of theater but a 1948 bank building

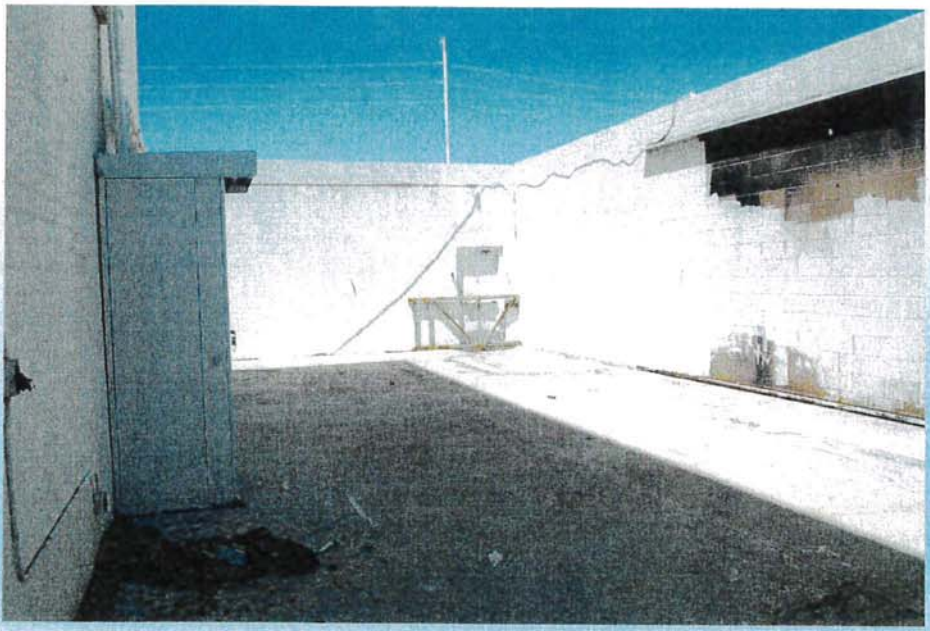


South Side *NOTE not part of theater but a 1958 post office

21-0369
06/08/2021

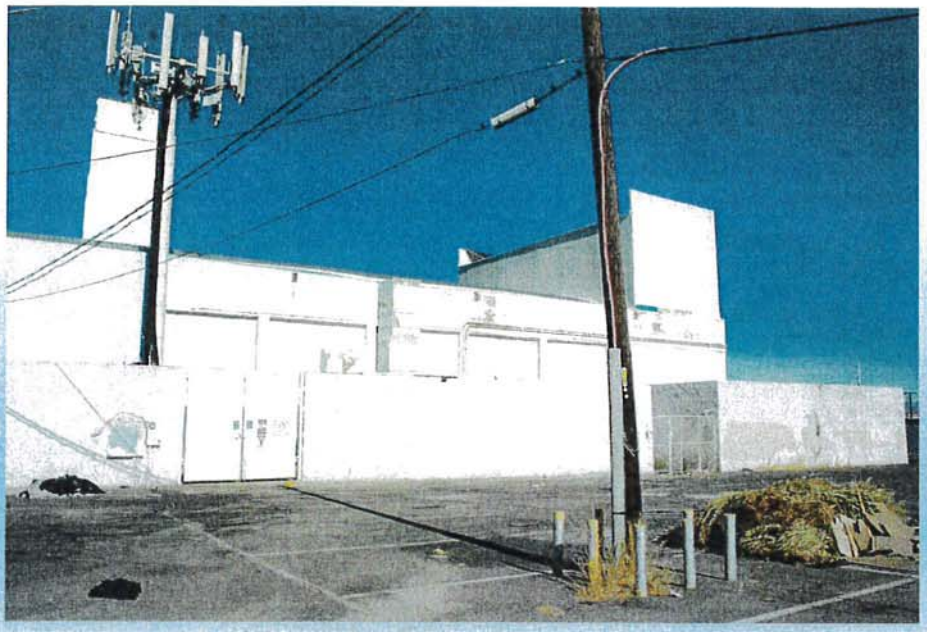


West Side Loading Dock



Loading Dock Interior

21-0369
06/08/2021

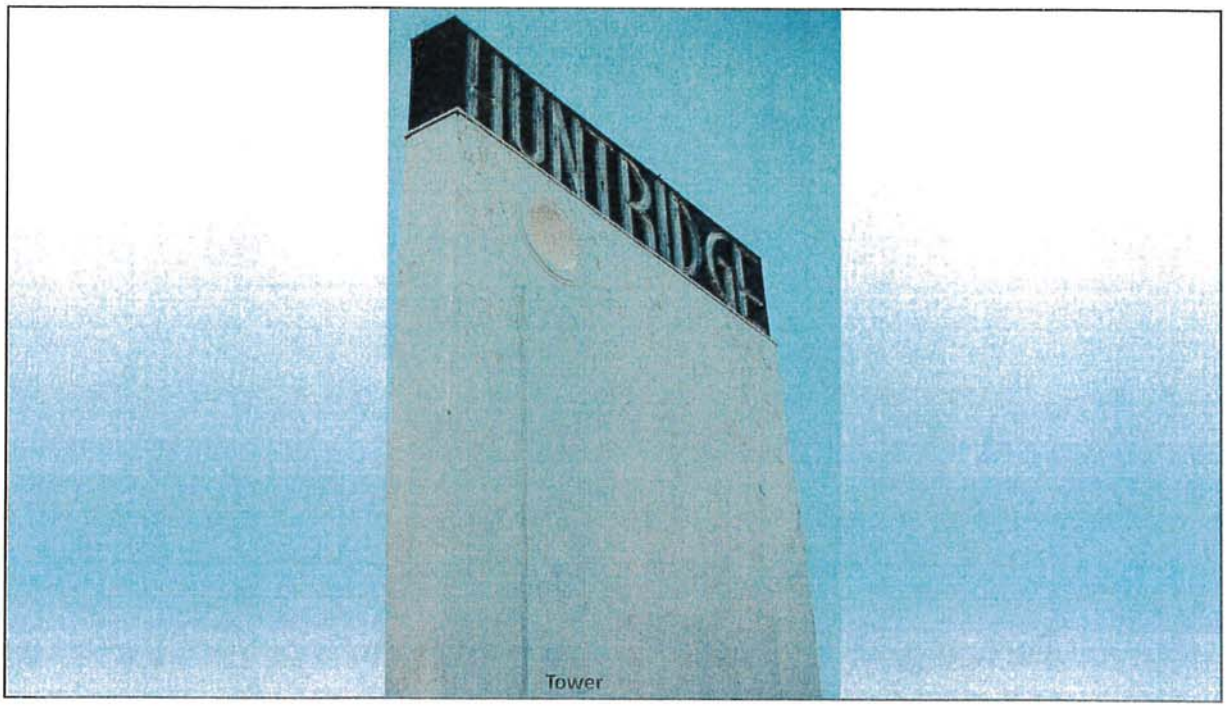


West Side Rear Entrance

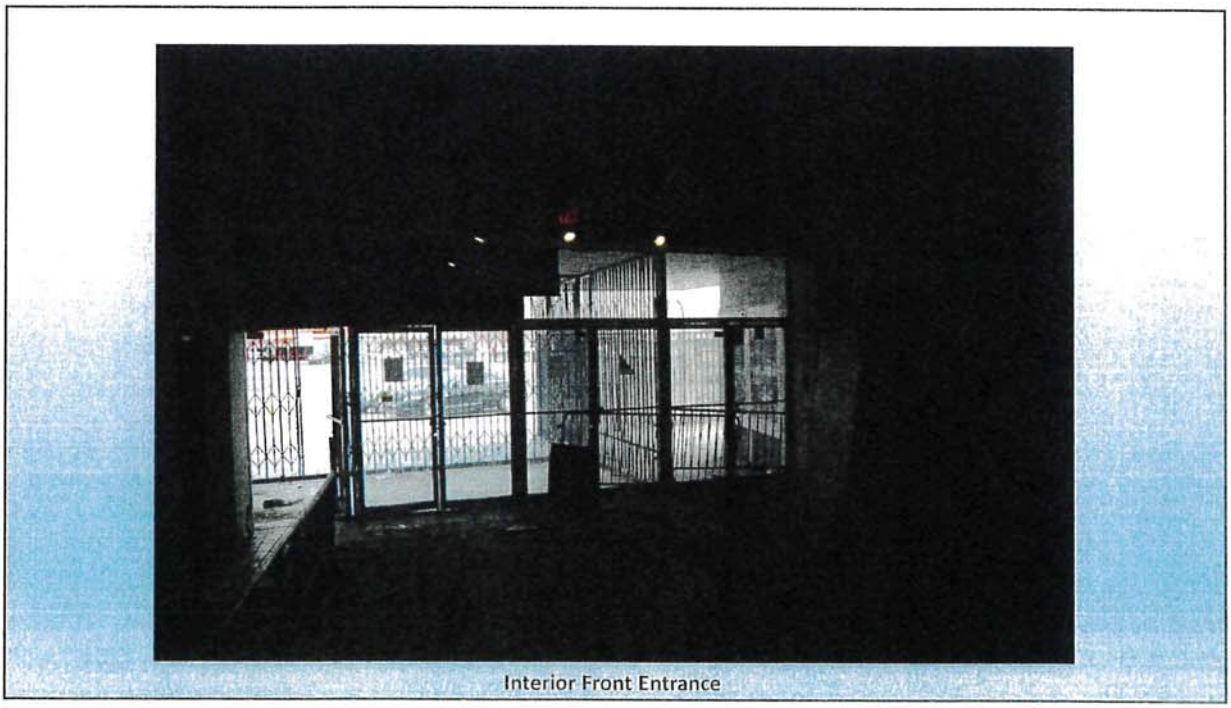


North West Side

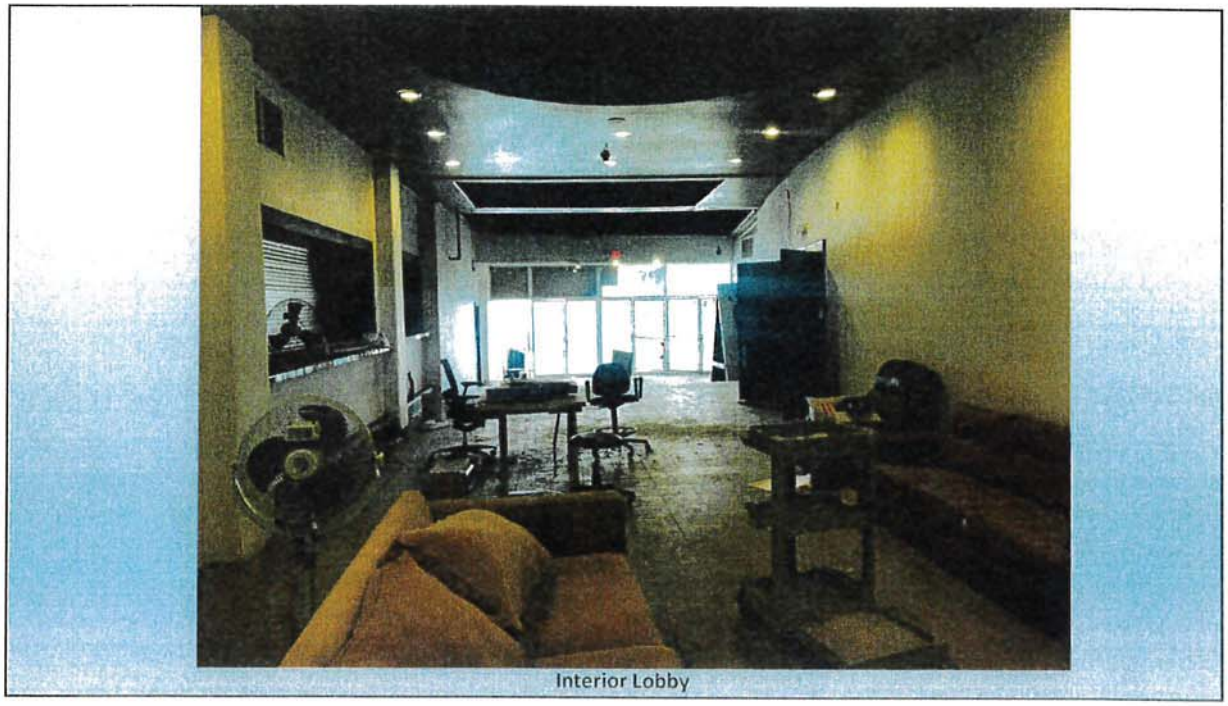
21-0369
06/08/2021



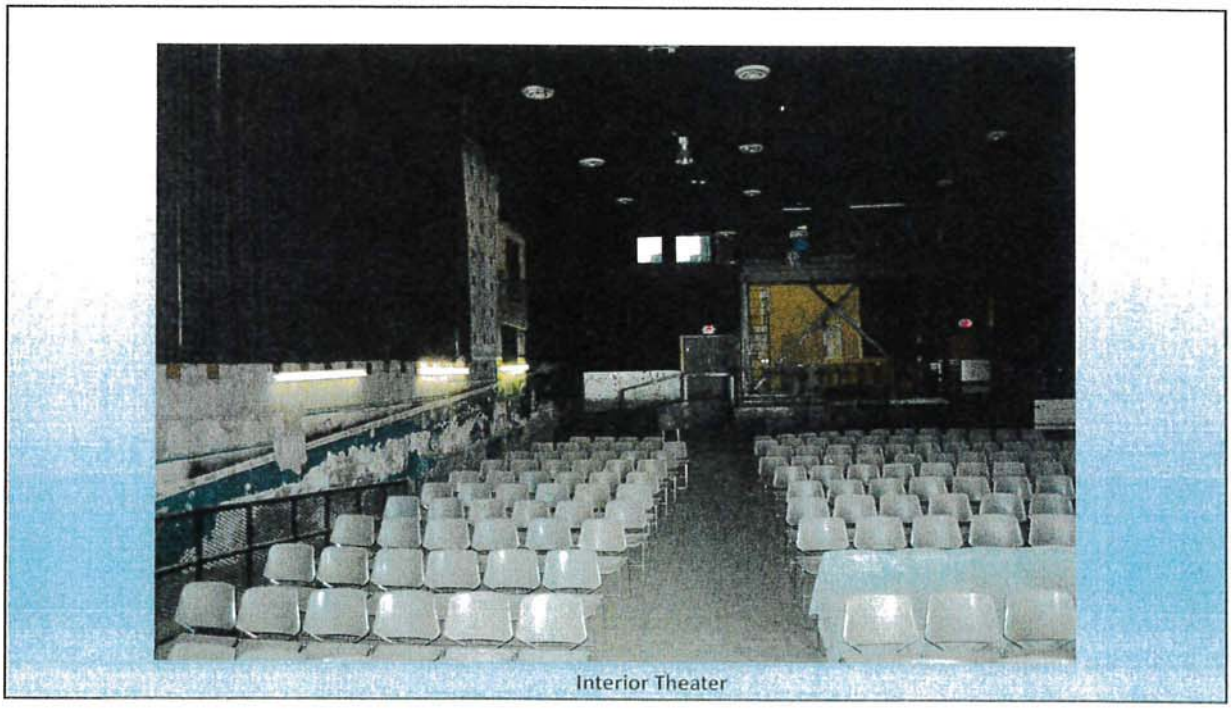
Tower


Interior Front Entrance

21-0369
06/08/2021

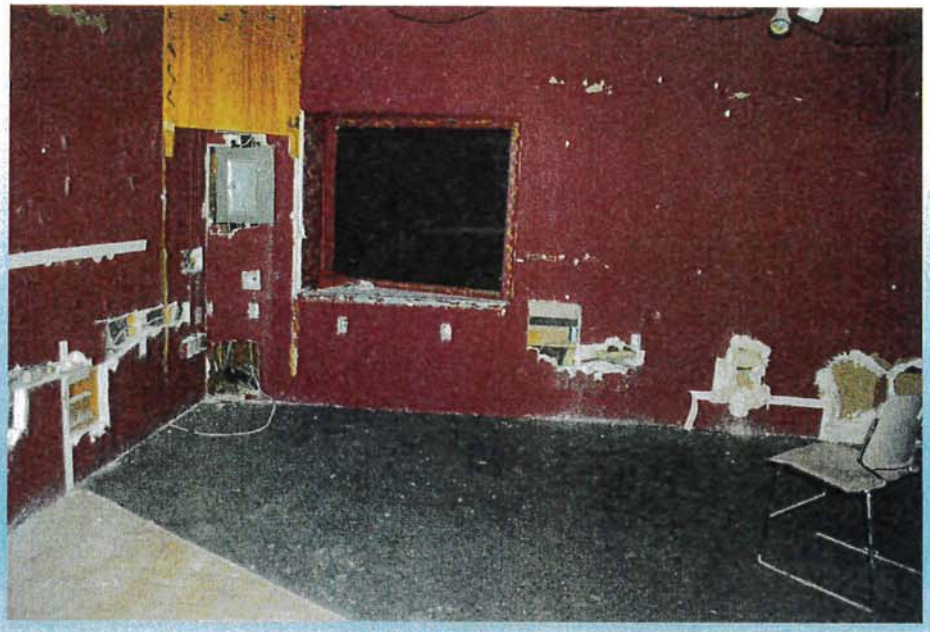


Interior Lobby



Interior Theater

21-0369
06/08/2021



Interior Crying Room



Interior Projection Room

21-0369
06/08/2021

Statement of Eligibility and Appropriateness for Designation

The Huntridge Theater located at 1208 East Charleston Boulevard is eligible and appropriate for designation on the City of Las Vegas Historic Property Register as a Historic Building under UDC Title 19.10.150 (I) *Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects*, under the following criteria:

1a: ***It meets the criteria for listing on the State or National Register of Historic Places*:**

The Huntridge Theater was placed on the National Register of Historic Places on July 22, 1993 (National Register No. 93000686) and the Nevada State Register of Historic Places on January 15, 1999 (State Register No. 990103). The theater was deemed eligible under criteria A, for its contribution to Las Vegas recreation and entertainment industry, and under criteria C for its modern style of architecture.

1b: ***It is determined to be of exceptional local significance and expresses a distinctive character because:***

i. ***A significant portion of it is at least 40 years old***
ii. ***It is reflective of the City's cultural, social, political or economic past***
iii. ***2. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance***

The Huntridge Theater was constructed between 1943 and 1944, and opened for business on October 10, 1944. The building was designed by renowned West Coast theater architect, S. Charles Lee, who was influenced by the Moderne and International architectural styles. The Huntridge served as a movie house for almost five decades before its conversion to a performing arts center in 1992. The theater has been closed since 2004 and although the original landscaping has been lost and minor changes were made to its interior and exterior over the years, the theater retains its historic integrity.

The theater is an approximately square, one-story tall brick and concrete structure with a flat roof interrupted by a tower above the marquee. The bank of glass front doors are emphasized by projecting rectangular piers which support the marquee, and above, a curved wall. A 75 foot tall rectangular tower with flutes rises above the entrance. The tower is surmounted by a neon sign which spells "Huntridge." The building does not have windows and no surface treatments other than those which surround the entrance area. The exterior doors lead into a lobby with a concession counter and an auditorium with seating capacity for approximately 1000 persons. A projection room is located beyond the concession counter via a stairway, and there is a small room, historically known as 'the crying room," which was used by parents to quiet crying babies. In 1948 a bank was added adjacent to the west side of the theater, and in 1958 a post office was added to the south side of the bank. However neither of these buildings are on the National nor State Registers, and are not included in this request for local historic listing.

The theater is a combination of the Moderne and International styles of architecture. Characteristics of the Moderne style, also known as the "streamlined style," include curved corners, asymmetrical fenestration, smooth wall surfaces, and small round windows. The style

21-0369
06/08/2021

Art Deco style. The Huntridge Theater displays features of the Moderne style such as the rounded facade and corner, the smooth wall surfaces, the fluting on the tower, and the small "porthole" under the "Huntridge" neon sign. International style characteristics include the minimal surface decoration, the asymmetrical massing of the building, and the flat roof. The theater is one of the few buildings to survive in Las Vegas from this decade.

Alterations to the theater include paving over the original curved driveway that led to the theater entrance, the addition of air-conditioning units on the roof, and the replacement of the original "Huntridge" sign, which was originally in script writing.

The Huntridge Theater is best remembered as the place to go for Saturday matinees. Thousands of Las Vegas children passed through the portals of the theater to view many Disney films which had their Las Vegas premieres at the Huntridge. Many prominent Nevadans worked at the Huntridge in their early years. Such notables as Frankie Sue Del Papa, the state's Attorney General, and others were ushers and concessions personnel at the theater. Senator Richard Bryan grew up in the Huntridge neighborhood and spent many hours in the Huntridge Theater. It is believed to be the oldest operating movie theater in southern Nevada, and one of the first to be non-segregated in Nevada. Located on the corner of Maryland Parkway and Charleston Boulevard, it serves as the cornerstone for the Huntridge neighborhood, which includes houses and commercial buildings constructed in the 1940s.

History:

The Huntridge Theater was designed by S. Charles Lee, one of the country's well-known theater architects. In addition to designing more than 300 theaters throughout the United States, Lee designed several theaters in Mexico. The Huntridge interiors were designed by A.B. Heinsbergen of Beverly Hills. At the time, Mr. Heinsbergen was the veteran of over 376 large theaters and was recognized as the Designer of the Year by the United States Government in 1940.

Construction of the Huntridge began in 1943 during the height of World War II. The brick and concrete shell was common to buildings of this period. The theater opened on October 10, 1944 with the films "Hi, Neighbor" and "Hellzapoppin." The promotion for the opening of the theater included a contest to name the movie stars, with the first prize of a $25.00 war bond and 10 guest tickets. During its nearly 50 years of operation, the Huntridge hosted many famous personalities. In March of 1947 Abbott and Costello appeared live on the Huntridge stage to present their new movie "Buck Privates Come Home." In the 1950s such artists as Frank Sinatra, Judy Garland, Jerry Lewis, Marlene Dietrich and Vincent Price appeared at the Huntridge in promotions for their latest movies. The Huntridge Theater, along with the Fremont Theater, was host to the 1952 world premiere of the "Las Vegas Story" in which all of the major actors in the picture were in attendance, which included Jane Russell and Victor Mature.

The Huntridge continued to show motion pictures throughout the 1950s, 60s and most of the 70s, until it was closed in 1977. It underwent renovations to convert it into two separate theaters, and reopened in 1980 as a twin theater. During the subsequent 10 years, the theater was operated by a number of different individuals and companies, including United Artists Corporation. The theater began to decline in popularity in the late 1980s due to the advent of multi-theater

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complexes and its inability to compete in that marketplace. The theater closed in 1990 after repeated failed attempts to find a niche in which it could survive.

In January 1992, the theater was restored to a single space venue and hosted live concerts and musicians. Much of the original decor was maintained, including the decorative wing walls on either side of the stage, the pillars in the lobby area, and the 75 foot high "Huntridge" sign.

Between 1993 and 2000, the theater underwent several renovations with grants from both the State of Nevada and the City of Las Vegas. These grants were used to rehabilitate the building and adaptively reuse the facility as both a movie theater and concert venue.

In 1995, the main roof over the auditorium collapsed due to age, but was restored in 1996. The Huntridge continued to host live concerts and musicians throughout the 1990s and early 2000s, including well-known artists such as Blue Oyster Cult, Rick Springfield, Counting Crows, Marilyn Manson, Foo Fighters, Red Hot Chili Peppers, The Smashing Pumpkins and The Killers.

The theater closed on July 31, 2004 and has not since reopened. In 2013, a community crowdsourcing campaign raised funds to paint the exterior of the Huntridge, but since then, there has not been further work done to the property. Rather, since its 2004 closure, the building has fallen into disrepair. Much of the interior has superficial damage, including gouges and holes in walls from the unauthorized removal of plumbing and electrical wiring, peeling floor tiles, and various debris scattered throughout the building. The exterior, while in need of a paint job, has retained its historical integrity. The building is sound, and the neon sign is intact, with many of the original marquee letters secured inside the building.

On March 31, 2021, the theater was purchased by Brass Monkey, LLC with J Dapper as the managing member of the company. The theater will undergo rehabilitation under the new owners, whose work will follow the Secretary of the Interiors Standards for Rehabilitation of Historic Properties.

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-02-110-016

Name of Property Owner: Brass Monkey, LLC

Name of Applicant: Brass Monkey, LLC

Name of Representative: John Curran

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: J Dapper

State of Nevada
County of Clark
Subscribed and sworn before me

This 5th day of April, 2021

Virginia G. Shelton
Notary Public in and for said County and State

VIRGINIA G SHELTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-31-24
Certificate No: 04-92987-1

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

21-0369
06/08/2021

Exhibit "A"

LEGAL DESCRIPTION

ALL OF BLOCK TWENTY FIVE (25) OF THE AMENDED PLAT OF HUNTRIDGE SUBDIVISION TRACTS 1, 2 AND 3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 63 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA (THE WEST LINE OF SAID BLOCK TWENTY FIVE (25) BEING FIFTY FIVE (55) FEET EAST OF THE CENTERLINE OF MARYLAND PARKWAY, AS SHOWN BY SAID MAP).

TOGETHER WITH THAT VACATED PORTION OF CHARLESTON BOULEVARD LYING IN FRONT OF AND ADJACENT TO SAID BLOCK TWENTY FIVE (25), AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED SEPTEMBER 3, 1953 IN BOOK 36 OF MISCELLANEOUS RECORDS, PAGE 126, DOCUMENT NO. 412963, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.; THENCE NORTH 89°30'33" EAST ALONG THE CENTERLINE OF CHARLESTON BOULEVARD AS SHOWN ON THE AMENDMENT TO HUNTRIDGE SUBDIVISION TRACTS ONE (1), TWO (2) AND THREE (3) (BOOK 2 OF PLATS, PAGE 63) A DISTANCE OF 47.52 FEET TO A POINT; THENCE SOUTH AND PARALLEL TO THE CENTERLINE OF MARYLAND PARKWAY, AS SHOWN ON AFOREMENTIONED SUBDIVISION, A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°30'33" EAST AND PARALLEL TO THE CENTERLINE OF CHARLESTON BOULEVARD, A DISTANCE OF 498.19 FEET TO A POINT; THENCE SOUTH 40 FEET TO A POINT; SAID POINT BEING THE NORTHEAST (NE) CORNER OF BLOCK TWENTY FIVE (25) OF AFOREMENTIONED SUBDIVISION; THENCE SOUTH 89°30'33" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF CHARLESTON BOULEVARD, A DISTANCE OF 478.36 FEET TO A POINT; THENCE TO THE LEFT ALONG A CURVE WITH A RADIUS OF 20 FEET, SUBTENDING A CENTRAL ANGLE OF 89°30'33", AN ARC DISTANCE OF 31.24 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MARYLAND PARKWAY; THENCE NORTH AND PARALLEL TO THE CENTERLINE OF MARYLAND PARKWAY, A DISTANCE OF 59.83 FEET TO THE TRUE POINT OF BEGINNING; ALL OF WHICH LIES IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING FROM SAID BLOCK TWENTY FIVE (25) AND ADJACENT VACATED CHARLESTON BOULEVARD, THE EAST 200.00 FEET THEREOF.

FURTHER EXCEPTING THEREFROM THOSE CERTAIN SPANDREL AREAS LOCATED IN THE NORTHWEST CORNER OF SAID LAND, AS CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD PURPOSES BY DEED RECORDED JUNE 15, 1967 IN BOOK 802 AS DOCUMENT NO. 644757, OFFICIAL RECORDS, AND BY DEED

Lightz

21-0369
06/08/2021

RECORDED AUGUST 9, 1972 IN BOOK 253 AS DOCUMENT NO. 212887, OFFICIAL RECORDS.

ALSO INCLUDING THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF BLOCK TWENTY FIVE (25), AMENDED PLAT OF HUNTRIDGE SUBDIVISION TRACT 1, 2 AND 3, AS RECORDED IN BOOK 2, PAGE 63, CLARK COUNTY RECORDERS OFFICE; THENCE NORTH 123.00 FEET TO THE NORTHWEST (NW) CORNER OF THE HUNTRIDGE STATION POST OFFICE BUILDING AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 239.31 + FEET TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 89°30'33"; THENCE ALONG SAID CURVE, AN ARC LENGTH OF 37.49 FEET TO THE P.T. OF SAID CURVE; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CHARLESTON BOULEVARD (100 FEET WIDE), NORTH 89°30'33" EAST 51.20 FEET; THENCE SOUTH 263.75 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID POST OFFICE BUILDING, 75.00 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST (SW) CORNER OF BLOCK TWENTY FIVE (25), AMENDED PLAT OF HUNTRIDGE SUBDIVISION TRACTS 1, 2 AND 3, AS RECORDED IN BOOK 2, PAGE 63, CLARK COUNTY RECORDERS OFFICE; THENCE NORTH 00°01'05" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF MARYLAND PARKWAY, 121.79 FEET TO THE NORTHWEST (NW) CORNER OF THE HUNTRIDGE STATION POST OFFICE BUILDING; THENCE SOUTH 89°58'55" EAST, 75.00 FEET; THENCE NORTH 00°01'05" WEST, 3.51 FEET; THENCE SOUTH 89°58'55" EAST, 38.49 FEET; THENCE SOUTH 00°01'05" WEST, 124.74 FEET; THENCE NORTH 89°58'55" WEST, 113.46 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JUNE 22, 2011, AS INSTRUMENT NO. 201106220003793, OF OFFICIAL RECORDS.

ESCROW NUMBER: 4204402E-420-KAH
PROPERTY ADDRESS: 1200 & 1208 E. Charleston Blvd & 1125 S. Maryland Parkway
Las Vegas, NV

A.P.N.: 162-02-110-015, 016, 017 & 018

Legal2

21-0369
06/08/2021

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 162-02-110-015, 016, 017 & 018
   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: $ 4,000,000.00
   b. Deed In Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value $ 4,000,000.00
   d. Real Property Transfer Tax Due: $ 20,400.00

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: King George, LLC, a Nevada limited liability company	Print Name: Brass Monkey LLC, a Nevada limited liability company
Address: 2425 Ping Drive	Address: 985 White Drive, Suite 100
City: Henderson	City: Las Vegas
State: NV Zip: 89074	State: NV Zip: 89119

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group Escrow No.: 4204402E-420-KAH
Address: 8363 W Sunset Road, Suite 100
City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

21-0369
06/08/2021

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 162-02-110-015, 016, 017 & 018
   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: $ 4,000,000.00
   b. Deed In Lieu of Foreclosure Only (value of property) $
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Address: 2425 Ping Drive	Address: 985 White Drive, Suite 100
City: Henderson	City: Las Vegas
State: NV Zip: 89074	State: NV Zip: 89119

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Print Name: Fidelity National Title Group Escrow No.: 4204402E-420-KAH
Address: 8363 W Sunset Road, Suite 100
City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

21-0369
06/08/2021

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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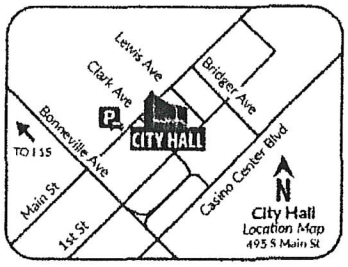

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21-0369-DIR1
16203514016
EVANS DANIEL C & DANIELLE C
1124 FRANCIS AVE
LAS VEGAS NV 89104

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0369-DIR1

Planning Commission Meeting of **08/10/2021**

93 DROFNP1 89104

08/02/2021 13:43 T-07:00 TO: +17024647499 FROM: 8778710426

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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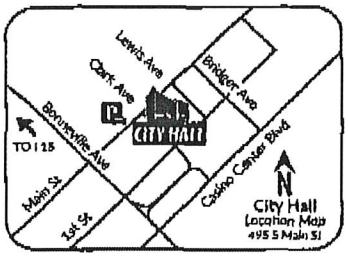

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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21-0369-DIR1
Planning Commission Meeting of **08/10/2021**

21-0369-DIR1
16202210044
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801 S RANCHO DR # E-4
LAS VEGAS NV 89106

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City of Las Vegas

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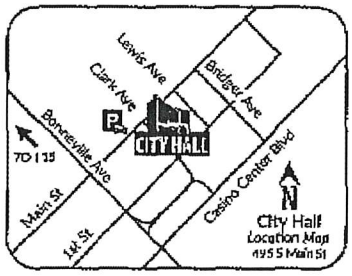

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21-0369-DIR1

Planning Commission Meeting of **08/10/2021**

21-0369-DIR1
16202115058
TILMAN TRUST
TILMAN CHRISTOPHER R & DEVON TRS
1211 S MARYLAND PKWY
LAS VEGAS NV 89104

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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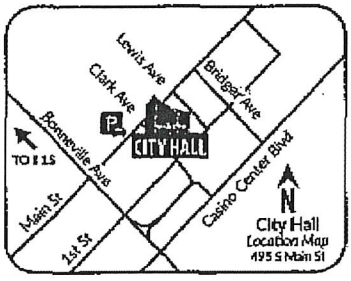

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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21-0369-DIR1

Planning Commission Meeting of **08/10/2021**

21-0369-DIR1
13934814002
DOWNTOWN RENTAL INC
PO BOX 7014
RIVERSIDE CA 92513

35 ORDFMP1 92513

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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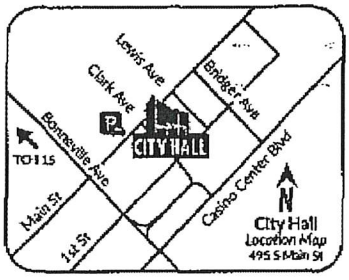

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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21-0369-DIR1

Planning Commission Meeting of **08/10/2021**

21-0369-DIR1
13934811035
CLARK APARTMENTS INC
PO BOX 7014
RIVERSIDE CA 92513-7014

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495 South Main Street
Las Vegas, Nevada 89101

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Official Notice of Public Hearing

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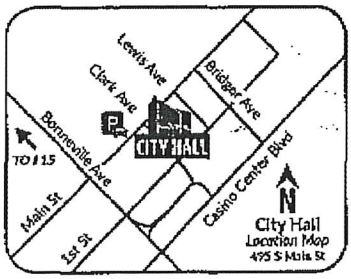

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0369-DIR1

Planning Commission Meeting of **08/10/2021**

21-0369-DIR1
13935410018
DOWNTOWN RENTAL INC
PO BOX 7014
RIVERSIDE CA 92513-7014

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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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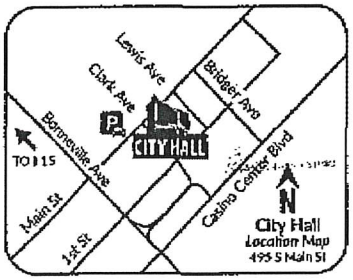

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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21-0369-DIR1

Planning Commission Meeting of **08/10/2021**

21-0369-DIR1
13934811036
CLARK APARTMENTS INC
PO BOX 7014
RIVERSIDE CA 92513-7014

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Nora Lares

From: noreply@formstack.com
Sent: Monday, August 2, 2021 1:42 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2021
Submitted at 08/02/21 1:42 PM

Meeting Date:	Tuesday, August 10, 2021
Project Number:	21-0369-D
Position:	I SUPPORT the project and all related applications.
Name:	LILA SCOTT
Residential or Business Address:	1131 Chapman Dr Las Vegas, NV 89104
Phone:	(702) 385-9450
Email:	scottlwscott@aol.com
Comments:	I want you people to know that in getting online to make my submission was not as easy as it was last time. I followed your instructions under the square SCAN CODE - /MEETINGS. Doing that did not direct me to this page - PROTESTS AND APPROVALS. I had to call the Planning Commission to obtain the proper address which is just plan LASVEGASNEVADA.GOV - it is also not easy to find

45 A
Pg 1 of 2

the phone number to call.

Until I received this application form, I did not know that the property was owned by the BRASS MONKEY. The BRASS MONKEY is a casino - does this mean at some future point, the Huntridge Theatre will be turned into a casino?

Not related to this - because I didn't get a chance to express my opinion - but I can't believe - OR MAYBE I CAN BECAUSE OF THE YOUTH INVOLVED - that another tattoo parlor was put on 15th Street and East Charleston! There are so many tattoo parlors in this neighborhood that one can practically trip over them. I think if my neighbors could vote again on that, they would vote against it - I believe the building was converted before the ink was dry (L O L).

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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pg 2 of 2

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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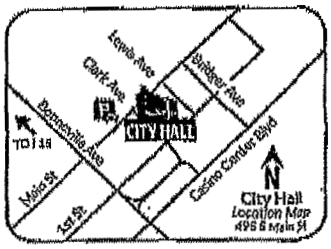

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0369-DIR1

Planning Commission Meeting of **08/10/2021**

21-0369-DIR1
13934810096
CATRAM L L C
612 S 10TH ST
LAS VEGAS NV 89101-7001

Submitted after Final Agenda

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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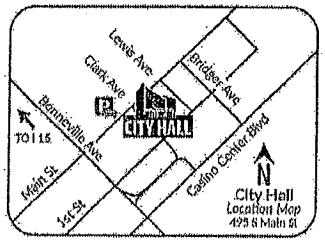

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0369-DIR1

Planning Commission Meeting of **08/10/2021**

21-0369-DIR1
16203514033
DECKER CONSTANCE H REV LIV TR
DECKER CONSTANCE H TRS
PO BOX 1419
MCGILL NV 89318-1419

149 DRDFMP1 89318

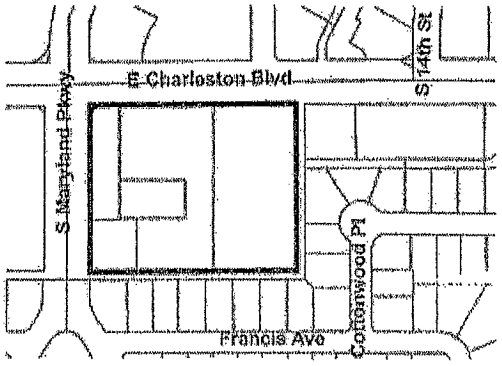
Application Information

21-0369-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: BRASS MONKEY, LLC - For possible action on a Land Use Entitlement project request to designate the Huntridge Theater as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (21-0312-HPC1) on 2.62 acres at 1208 East Charleston Boulevard (APN 162-02-110-016) C-2 (General Commercial) Zone, Ward 3 (Diaz).

I am for the Huntridge Theater to be designated on the City of Las Vegas Historic Property Registery.

Constance Decker

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*08/10/2021*
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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7023880000 1

Aug 04 2021 5:58pm Lafayette Square

City of Las Vegas, Department of Planning
495 South Main Street
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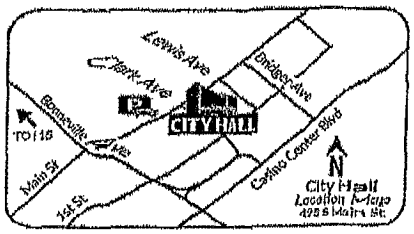

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0369-DIR1

Planning Commission Meeting of **08/10/2021**

21-0369-DIR1
16202110007
HIMIDIAN NERCES SARKIS LIVING TR
HIMIDIAN NERCES SARKIS TRS
6931 S ARVILLE ST
LAS VEGAS NV 89118-5003

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7023880000 2

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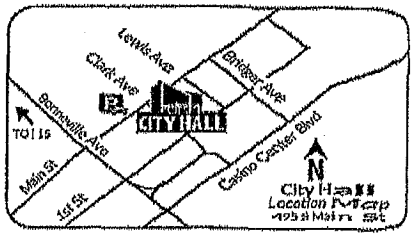

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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21-0369-DIR1
Planning Commission Meeting of **08/10/2021**

21-0369-DIR1
16202115021
HIMIDIAN SVETLANA
1426 E CHARLESTON BLVD # 110
LAS VEGAS NV 89104

Aug 04 2021 5:58pm Lafayette Square

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495 South Main Street
Las Vegas, Nevada 89101

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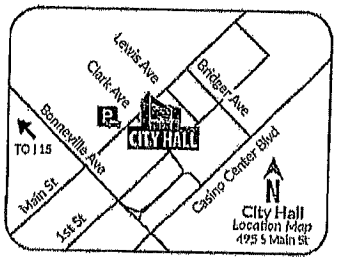

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21-0369-DIR1
16203514017
KELLY CONSULTING L L C
1674 BUNTING LN
SANIBEL FL 33957

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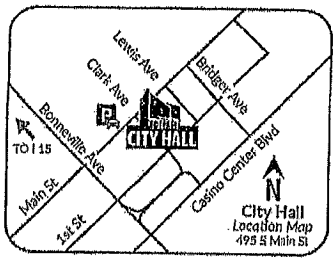

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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21-0369-DIR1

Planning Commission Meeting of **08/10/2021**

Its About Time we
Start Preserving our Past.

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21-0369-DIR1
16202115045
MILLER ARTHUR G & MARY M
1410 NORMAN AVE
LAS VEGAS NV 89104-1724

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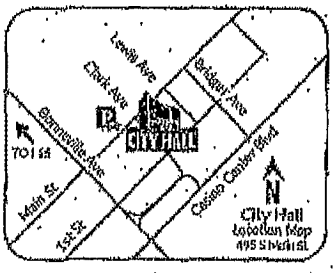

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0369-DIR1

Planning Commission Meeting of 08/10/2021

21-0369-DIR1
16202111038
WALLIS INVESTMENTS LTD
1530 CHARLESTON BLVD STE 5
LAS VEGAS NV 89104-1829

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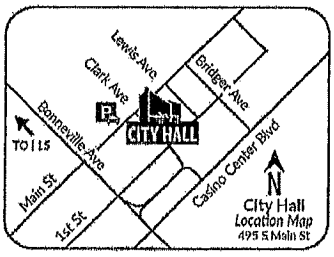

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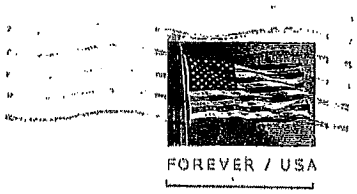
Planning Commission Meeting of **08/10/2021**





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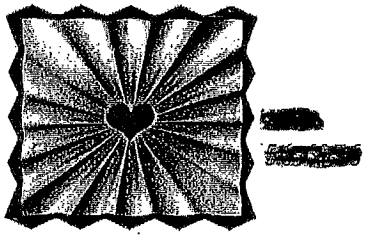

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 10, 2021

Agenda Item No.:
46

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.