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

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

Planning Commission Agenda

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

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

August 13, 2019
6:00 PM

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of July 9, 2019.
5. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.
6. 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.

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. TMP-76874 - TENTATIVE MAP - SAVANNAH - SUMMERLIN VILLAGE 21 PARCELS E & F - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 170-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 41.29 acres on the northwest corner of Far Hills Avenue and Desert Foothills Drive (on a portion of APN 137-27-614-001 and 137-27-615-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman) [PRJ-76063]. Staff recommends APPROVAL.
8. TMP-76889 - TENTATIVE MAP - CASCADES SUMMERLIN VILLAGE 21 PARCEL L - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 9.28 acres on the southwest corner of Kindle Corner Way and Desert Foothills Drive (on a portion of APN 137-27-510-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman) [PRJ-76813]. Staff recommends APPROVAL.
9. TMP-76890 - TENTATIVE MAP - COMMERCIAL DEVELOPMENT AT HUALAPAI AND 215 - APPLICANT: ARJUN HUALAPAI WAY, LLC - OWNER: RED RUPEE, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.02 acres at 6840 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-76054]. Staff recommends APPROVAL.
10. TMP-76900 - TENTATIVE MAP - SKYE CANYON PHASE 4 - APPLICANT: SECTION 12, LLC - OWNER: SECTION 12, LLC - For possible action on a request for a Tentative Map FOR A 14-LOT PARENT MAP on 275.26 acres on the northwest corner of Skye Canyon Park Drive and Skye Village Road (APN 126-12-501-004), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-76818]. Staff recommends APPROVAL.

ONE MOTION - ONE VOTE:

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

11. ABEYANCE - SUP-76579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC - For possible action on a request for a Special

Use Permit FOR A PROPOSED 1,146 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1725 South Rainbow Boulevard, Suite #21 (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76479]. Staff recommends APPROVAL.

12. MOD-76935 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Master Development Plan TO CHANGE THE SUMMERLIN SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT - 18 UNITS PER ACRE) DEVELOPMENT STANDARDS TO INCLUDE AN ATTACHED PRODUCT TYPE INCLUDING EXHIBITS 2.10 AND 2.11 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-76933]. Staff recommends APPROVAL.

13. MOD-76936 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Village 21 Master Development Plan TO CHANGE THE SUMMERLIN LAND USE DESIGNATION ON THREE PARCELS (J,K,M) FROM: SFA (SINGLE FAMILY ATTACHED) AND FIVE PARCELS (N,O,P,Q,R) FROM: [VC (VILLAGE COMMERCIAL) AND SFA (SINGLE FAMILY ATTACHED)] TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT) AND ONE PARCEL (I) FROM: SFA (SINGLE FAMILY ATTACHED) TO: MF1 (LOW DENSITY MULTI-FAMILY) on 328.17 acres at the northwest corner of Far Hills Drive and Clark County 215 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-76933]. Staff recommends APPROVAL.

14. TMP-76950 - TENTATIVE MAP RELATED TO MOD-76935 AND MOD-76936 - SUMMERLIN VILLAGE 21 PARCELS K - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 86-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.20 acres on the southeast corner of Kindle Corner Way and Desert Foothills Drive (on a portion of APN 137-26-112-003), P-C (Planned Community) Zone [SFA (Single Family Attached) Special Land Use Designation] [PROPOSED: SFSD (Single Family Special Lot Development - Special Land Use Designation)], Ward 2 (Seaman) [PRJ-76811]. Staff recommends APPROVAL.

15. ZON-76884 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: EL WALKER, LLC - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.48 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-014, 139-34-810-049 and 048), Ward 3 (Diaz) [PRJ-76791]. Staff recommends APPROVAL.

16. SUP-76885 - SPECIAL USE PERMIT RELATED TO ZON-76884 - PUBLIC HEARING - APPLICANT/OWNER: EL WALKER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-014, 139-34-810-049 and 048), R-4 (High Density Residential) AND R-1 (Single Family Residential) [PROPOSED: C-1 (Limited Commercial)] Zone, Ward 3 (Diaz) [PRJ-76791]. Staff recommends APPROVAL.

17. SDR-76886- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76884 AND SUP-76885 - PUBLIC HEARING - APPLICANT/OWNER: EL WALKER, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY TALL, 18,600 SQUARE-FOOT MIXED-USE DEVELOPMENT, INCLUDING 2,675 SQUARE FEET OF OFFICE SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.48 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-014, 139-34-810-049 and 048), R-4 (High Density Residential) AND R-1 (Single Family Residential) [PROPOSED: C-1 (Limited Commercial)] Zone, Ward 3 (Diaz) [PRJ-76791]. Staff recommends APPROVAL.

18. VAR-76861 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76850]. Staff recommends APPROVAL.

19. SDR-76862 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76861 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CITY PARK on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76850]. Staff recommends APPROVAL.

20. SUP-76868 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,203 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 1,542 SQUARE FEET OF OUTDOOR

SEATING AREA at 1327 South Main Street (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-76866]. Staff recommends APPROVAL.

21. SUP-76869 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,203 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT WITH 1,542 SQUARE FEET OF OUTDOOR SEATING AREA at 1327 South Main Street (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-76866]. Staff recommends APPROVAL.

22. SUP-76766 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WILLIAM DOYLE - OWNER: AFRIAT INVESTMENTS INC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,014 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT USE WITH 222 SQUARE FEET OF OUTDOOR DINING at 914 South Main Street (APN 139-33-811-003), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-76679]. Staff recommends APPROVAL.

23. SUP-76891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANIEL SIMMONS - OWNER: B K NEVADA INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A 3,400 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 840 SQUARE FEET OF OUTDOOR SEATING AREA at 1130 South Casino Center Boulevard, Suite #170 (APN 162-03-105-006), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-76831]. Staff recommends APPROVAL.

24. SDR-76887 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC - For possible action on a request for a Site Development Plan Review 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 (APN 139-34-611-042 and 050), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76826]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

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

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

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

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

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

30. ABEYANCE - VAR-76577 - VARIANCE RELATED TO GPA-76573 AND ZON-76574 - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED at 1622 and

1630 Sunset Drive (APNs 139-19-812-012 and 013), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.

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

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

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

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

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

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

37. VAR-76816 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY GIROD - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING 1,261 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [DETACHED SHADE STRUCTURE] on 0.79 acres at 6880 Unicorn Street (APN 125-24-602-020), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-76032]. Staff recommends DENIAL.

38. SUP-76817 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY GIROD - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,480 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 6880 Unicorn Street (APN 125-24-602-020), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-76032]. Staff recommends APPROVAL.

39. VAR-76903 - VARIANCE - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Variance TO ALLOW 35 PARKING SPACES WHERE 146 SPACES

ARE REQUIRED on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

40. SUP-76904 - SPECIAL USE PERMIT RELATED TO VAR-76903 - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A 3,470 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) AND A 5,025 SQUARE-FOOT OUTDOOR SEATING AREA WITH A WAIVER TO ALLOW A 638-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 1,500 FEET IS REQUIRED at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

41. SDR-76905 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76903 AND SUP-76904 - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,025 SQUARE-FOOT OUTDOOR SEATING AREA ADDITION TO AN EXISTING 3,470 SQUARE-FOOT COMMERCIAL BUILDING on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

42. SUP-76892 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LONE MOUNTAIN PARTNERS, LLC - OWNER: MANAMED, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,784 SQUARE-FOOT MARIJUANA DISPENSARY USE at 5240 West Charleston Boulevard (APN 138-36-803-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76824]. Staff recommends APPROVAL.

43. SDR-76877- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WADBOD FITNESS, LLC - OWNER: SUNSTONE BONITA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) DEVELOPMENT on 0.56 acres at 4800 Serene Drive (APN 125-35-401-012), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-76844]. Staff recommends APPROVAL.

44. SDR-76888 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

45. TXT-76973 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Development Uses section of the Town Center Development Standards Manual to allow the Auto Sales Showroom and Valet Parking uses, and to provide for other related matters. Staff has NO RECOMMENDATION.

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.

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
4

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 9, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.: **7**

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

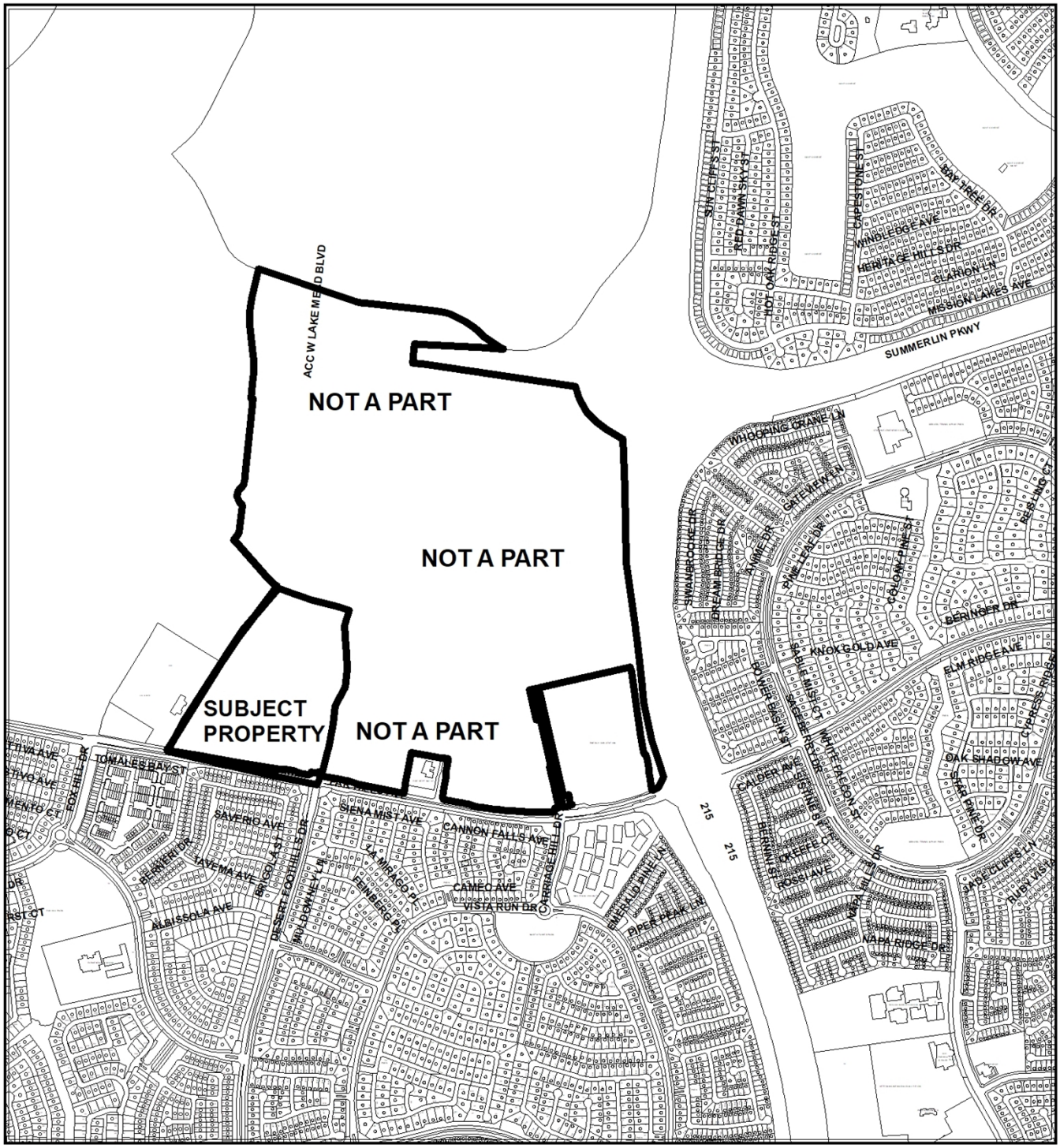
SUBJECT:
TMP-76874 - TENTATIVE MAP - SAVANNAH - SUMMERLIN VILLAGE 21 PARCELS E & F - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 170-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 41.29 acres on the northwest corner of Far Hills Avenue and Desert Foothills Drive (on a portion of APN 137-27-614-001 and 137-27-615-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman) [PRJ-76063]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Summerlin Design Review Committee Approval Letter
7. Clark County School District School Tracking Form
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division



0 1,050 2,100 Feet

CASE: **TMP-76874 (PRJ-76063)**

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

N



CASE: **TMP-76874 (PRJ-76063)**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-76874	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

TMP-76874 CONDITIONS

Planning

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

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

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

4. 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.

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

Public Works

6. Concurrent with development of this site, modify the median in Desert Foothills Drive adjacent this site to accommodate full access to the proposed entrance on Desert Foothills Drive to the satisfaction of the City Traffic Engineer. The appropriate right-of-way shall be dedicated prior to or concurrent with the recordation of a Final map for this site.

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. Appropriate public easements (Sewer, Drainage, Emergency Access, etc) over the adjacent Common Element Lot 3 of the Summerlin Village 21 Unit No. 2 Final Map (Book 159 Page 13) and Lot 1 of the Summerlin Village 21 Unit No. 3 Final Map (Book 159 Page 50) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained.

9. Concurrent with development of this site, construct a minimum five-foot wide concrete path over the proposed public sewer in Common Element "A".

10. Construct a minimum 12-foot wide path to the proposed manholes in Common Element "D". Common Element "D" shall be a minimum 30-feet wide at its narrowest point.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building, 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a 170-lot single-family residential subdivision on 41.29 acres within Summerlin Village 21 (Parcel E and F) located on the northwest corner of Far Hills Avenue and Desert Foothills Drive.

ISSUES

- This is a 170-lot single-family residential development to be built to SF3 (Single Family Detached) standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on April 22, 2019 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family, Detached), which allows up to 10 residential units per gross acre. The proposed density of 4.12 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to connectivity requirements, the design of the subdivision has a Connectivity Score of 1.64, which exceeds the preferred ratio of 1.30. The proposed lots range in size from 5,250 square feet to 7,258 square feet.

Per the City Traffic Engineer, this project will add approximately 1,605 trips per day on Far Hills Avenue and Desert Foothills Drive. Currently, Far Hills Avenue is at about 13 percent of capacity and Desert Foothills Drive is at about 6 percent of capacity. With this project, Far Hills Avenue is expected to be at about 17 percent of capacity and Desert Foothills Drive to be at about 10 percent of capacity.

The Summerlin Development Standards allow perimeter village walls to be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The north/south cross section depicts a maximum natural grade less than 2% across this site. Per the Summerlin Development Standards, all development is allowed a maximum exposure of 10 feet. Per the submitted cross sections, the maximum perimeter retaining wall is five feet on the north and south property lines. The submitted east/west cross section depicts a maximum natural grade greater than 2% across this site. Per the submitted cross sections, the maximum perimeter retaining wall is six-feet on the east and west boundaries.

The Clark County School District projects that approximately 73 additional primary and secondary school students will be generated by the proposed development on this site. All three levels of schools serving the area (Billy & Rosemary Vassilladis, Rogich Middle School and Palo Verde High School) were near or over capacity for the 2018-2019 school year. In particular, Palo Verde High School and Rogich Middle School are at approximately 19 percent and 14 percent over capacity respectively.

FINDINGS (TMP-76874)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/23/98	The City Council approved a Special Use Permit (U-0119-98) for two Electric Utility Substations and Overhead Transmission Lines at the northwest corner of Far Hills Avenue and the proposed Western Beltway. The Planning Commission and staff recommended approval.
05/27/04	The Planning Commission approved a Tentative Map (TMP-4277) for a one-lot subdivision (Summerlin Village 21 Fire Station 47) on 3.86 acres on the north side of Far Hills Drive, west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-4938) over this site was recorded 10/20/04.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/26/05	The Planning Commission approved a Tentative Map (TMP-6375) for a one-lot subdivision (Summerlin Village 20/21 Far Hills Avenue Fire Station 47) on 3.19 acres on the north side of Far Hills Drive, approximately 1,500 feet west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-8510) over this site was recorded 04/03/06.
12/14/17	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was submitted for technical review.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/16/18	The City Council approved a request for a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215.
	The City Council approved a request for a Master Development Plan Review (MDR-72778) for a Summerlin Development Plan Review for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and staff recommended approval of the request.
06/12/18	The Planning Commission approved a request for a Tentative Map (TMP-73332) for a 36-parcel Master Planned Village and modifications to the Summerlin improvement standards on 320.59 acres at the northwest corner of Far Hills Avenue and Clark County 215. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/07/19	A Final Map (FMP-74490) [Summerlin Village 21 Unit 1- Large Lot Final Map] was recorded for eight parcels of a 36-parcel master planned village on 324.03 acres at the northwest corner of Far Hills Avenue and Clark County 215.
05/23/19	A Final Map (FMP-75743) [Summerlin Village 21 – Unit 2] was recorded for a two-pod residential subdivision along with three community open space parcels on 238.29 acres at the northwest corner of Far Hills Avenue and Clark County 215.
06/20/19	A Final Map (FMP-76313) [Summerlin Village 21 – Unit 3] was recorded for a 12-pod residential/park subdivision with 65 common area parcels on 220.48 acres at the northwest corner of Far Hills Avenue and Clark County 215.

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

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

Pre-Application Meeting	
03/14/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed residential subdivision.

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

Field Check	
05/02/19	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Gross Acres	41.29

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
South	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
West	Las Vegas Valley Water District	PF (Public Facilities)	P-C (Planned Community)

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

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
P-C [SF3]	10 du/ac	412

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Desert Foothills Drive	Neighborhood Arterial	Summerlin Improvement Standards	76 Feet	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Northwest corner of Far Hills Avenue and Desert Foothills Drive

Project Name Summerlin Village 21 Parcel E **Proposed Use**

Assessor's Parcel #(s) Portion of 137-26-101-001 **Ward #** 2

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

Additional Information Proposed single family residential subdivision

Property Owner The Howard Hughes Company, LLC Contact

Address 10801 West Charleston Boulevard, Suite 300 City Las Vegas State NV Zip 89135

E-mail Phone 702-791-4340

Applicant William Lyon Homes, Inc. Contact Eddie Duenas

Address 1980 Festival Plaza Drive, Suite 500 City Las Vegas State NV Zip 89135

E-mail eddie.duenas@lyonhomes.com Phone 702-340-7810

Representative Actus Contact Alan Whittington

Address 3283 East Warm Springs Road, Suite 300 City Las Vegas State NV Zip 89120

E-mail alan.whittington@actus-nv.com Phone 702-586-9296

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Kevin T. Orrock

STELLA CLARK
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-15-2022
Certificate No: 06-107247-1

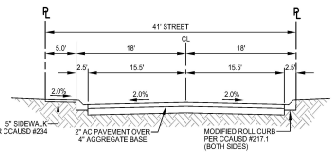
Subscribed and sworn before me

This 22nd day of April 20 19

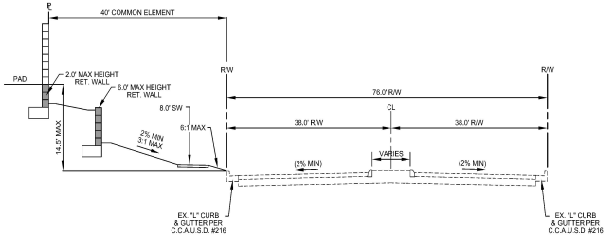
Stella Clark

Notary Public in and for said County and State

PRJ-76063
04/30/19



A 41.0' (PRIVATE) STREET SECTION
NOT TO SCALE



C 76.0' DESERT FOOTHILLS R/W (PUBLIC)
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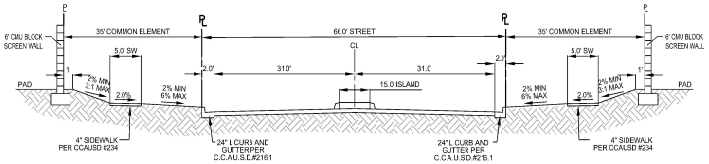

D 66.0' ENTRY (PRIVATE)
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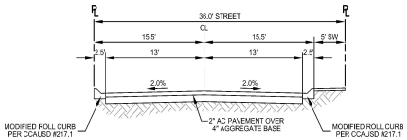

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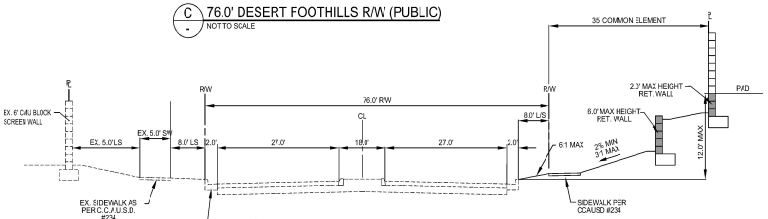

E 76' FAR HILLS AVENUE R/W (PUBLIC)
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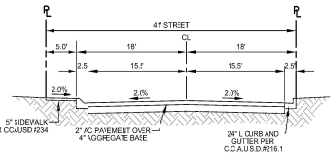

F 41.0' (PRIVATE) STREET SECTION
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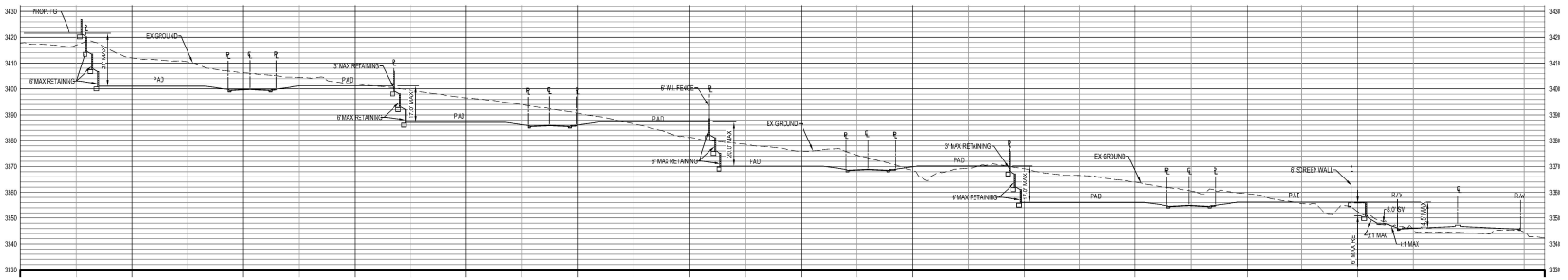
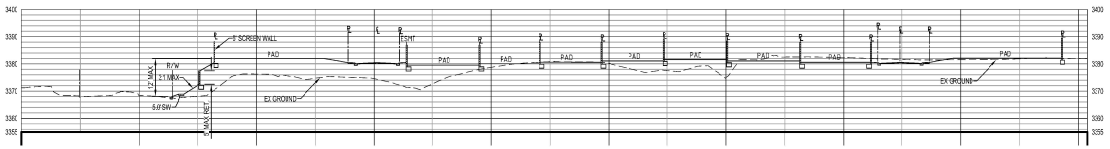


G SITE CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'



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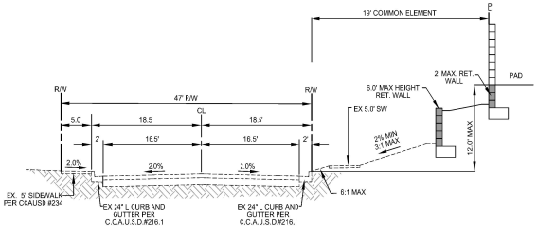
VERTICAL SCALE 1" = 25'



K 47' REDPOINT DRIVE R/W (PUBLIC)
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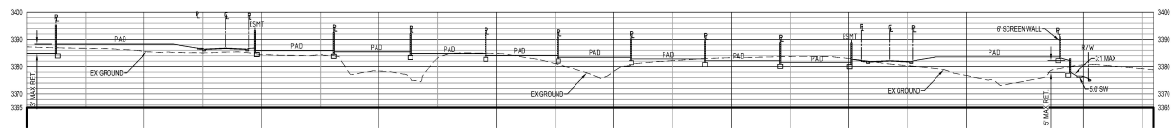


J SITE CROSS SECTION
HORIZONTAL SCALE 1" = 50'
VERTICA. SCALE: 1" = 25'

PRJ-76063
06/24/19

Engineering · Surveying · Consulting · Planning
Acus
3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
www.Acus-NV.com
(702) 430-6896

TENTATIVE MAP SECTIONS
SAVANNAH SUMMERLIN V21 PARCELS E & F
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

	DATE	DESCRIPTION	BY
A			



DATE	2019-03-31
DRAWN	NLW
DESIGNED	NLW
CHECKED	JCL
PROJECT #	WLH0 1803

SHEET TITLE
TENTATIVE MAP

SHEET NUMBER
TM3

Plot Stamp: 6/10/2019 4:22:02 PM - Kathrine Logan
File: P:\WLH0\1803 Parcel E\Civil_SDWLH01803 Parcel E SD TM DET\ALS.dwg, Tab: TM3

SITE PLAN

SAVANNAH SUMMERLIN V21 PARCELS E & F

WILLIAM LYON HOMES

CITY OF LAS VEGAS, NEVADA

DATE	DESCRIPTION	BY
A		

DATE 2019-04-23
DRAWN KAL
DESIGNED ALW
CHECKED DCL
PROJECT # WLH1803
SHEET TITLE SITE PLAN
SHEET NUMBER SP1

Engineering • Surveying • Consulting • Planning

Altus

3283 E. Warm Springs Rd., Suite 300
Las Vegas, NV 89120
www.AltusNV.com
(702) 586-9256

PRJ-76063
05/13/19

Plot Stamp: 5/10/2019 9:54:02 AM - Alan Wellington
File: P:\WLH01803 - Parcel E\Civil_SDWLH01803 Parcel E&F-SD-TM & SP.dwg, Tab: SP-1

SAVANNAH - SUMMERLIN VILLAGE 21 PARCELS E & F

PREPARED FOR:

WILLIAM LYON HOMES

APN: A PORTION OF 137-26-101-001

CITY OF LAS VEGAS, NEVADA

SITE INFORMATION:

APN:	A PORTION OF 137-26-101-001
EXISTING ZONING:	(PC) PLANNED COMMUNITY / SF3 (SINGLE FAMILY)
PROPOSED ZONING:	(PC) PLANNED COMMUNITY / SF3 (SINGLE FAMILY)
ACREAGE:	41.29 (GROSS) 39.48 (NET)
TOTAL LOTS:	170 RESIDENTIAL LOTS & 10 COMMON LOTS (180 TOTAL)
DENSITY:	4.12± DUA (GROSS)
MINIMUM LOT SIZE:	5,250 SQ FT
MAXIMUM LOT SIZE:	13,206 SQ FT
AVERAGE LOT SIZE:	7,256 SQ FT
TOTAL OPEN SPACE:	55,690 SQ FT

NOTE: ALL LOT AREA LABELS ARE GROSS SIZE UNLESS OTHERWISE NOTED.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS:

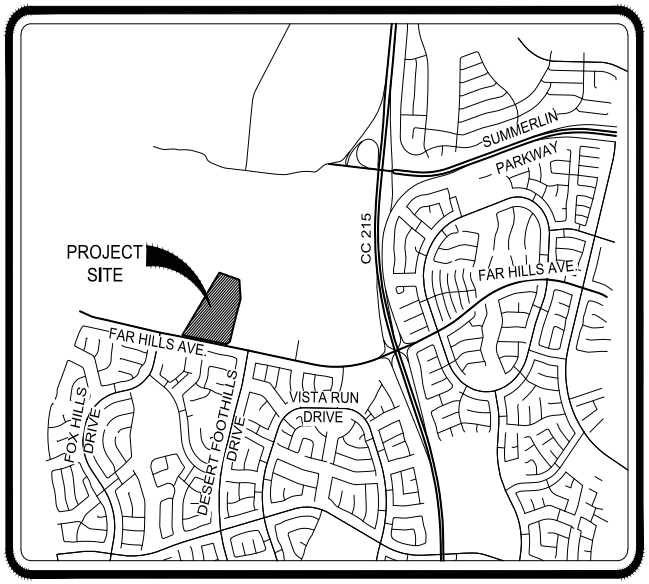
170 UNITS X 250 GDP/UNIT	42,500 GPD
TOTAL AVG. CONTRIBUTION (GPD / 1,000,000)	0.043 MGD
TOTAL PEAK FLOW (AVG. X 3.5)	0.1488 MGD

UTILITY PROVIDERS:

UTILITY	AGENCY
WATER	LAS VEGAS VALLEY WATER DISTRICT
SANITARY SEWER	CITY OF LAS VEGAS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
POWER	NV ENERGY

LOT SCHEDULE

60' X 110' LOTS	69
50' X 110' LOTS	101
PHASE I LOTS 60' X 110'	39
PHASE I LOTS 50' X 110'	40
PHASE II LOTS 60' X 110'	30
PHASE II LOTS 50' X 110'	61
TOTAL LOTS	170



VICINITY MAP
SCALE: NTS

SHEET INDEX

SHEET #	SHEET TITLE
TM1	TENTATIVE MAP COVER
TM2	TENTATIVE MAP
TM3	TENTATIVE MAP SECTIONS

OWNERS

HOWARD HUGHES COMPANY LLC
10001 W CHARLESTON BLVD
SUITE 300
LAS VEGAS, NV 89135
702-791-4000

DEVELOPER

WILLIAM LYON HOMES
1980 FESTIVAL PLAZA DRIVE, SUITE 500
LAS VEGAS, NV 89134
PH: 702-260-4000

CIVIL ENGINEER

ACTUS
ATTN: DARRYL LATTIMORE, PE.
3283 E. WARM SPRINGS RD., SUITE 300
LAS VEGAS, NV 89120
T: 702-589-6236

BENCHMARK

CITY OF LAS VEGAS BENCHMARK

MONUMENT ID: SLV002BW6

RIVET AND PLATE IN TOP OF CURB @ SE CORNER OF CARRIAGE HILL & FAR HILLS

ELEVATION:
FEET = 3226.29' (NAVD88)
METERS = 984.29 M (NAVD88)

BASIS OF BEARING

SOUTH 89°51'25" EAST, BEING THE BEARING OF NORTH LINE OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 59 EAST, MJVM, CITY LAS VEGAS, CLARK COUNTY, NEVADA AS PER MAP RECORDED IN FILE 123, PAGE 36 OF PARCEL MAPS, IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDERS.

LEGAL DESCRIPTION

PARCEL E IS A PORTION OF THE REMAINDER OF LOT 1 MAPPED WITH THE PARCEL MAP RECORDED IN FILE 123 PAGE 36 OF PARCEL MAPS, AND RECORDED MAY 1, 2018.

APN# 137-26-101-001
PARCEL E WILL BE ESTABLISHED AS A SEPARATE LEGAL PARCEL BY THE HOWARD HUGHES CORPORATION WITH THE VILLAGE 21 UNIT 2 FINAL MAP.

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING, PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRJ-76063
06/24/19

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TENTATIVE MAP COVER
SAVANNAH SUMMERLIN V21 PARCELS E & F
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY
1			

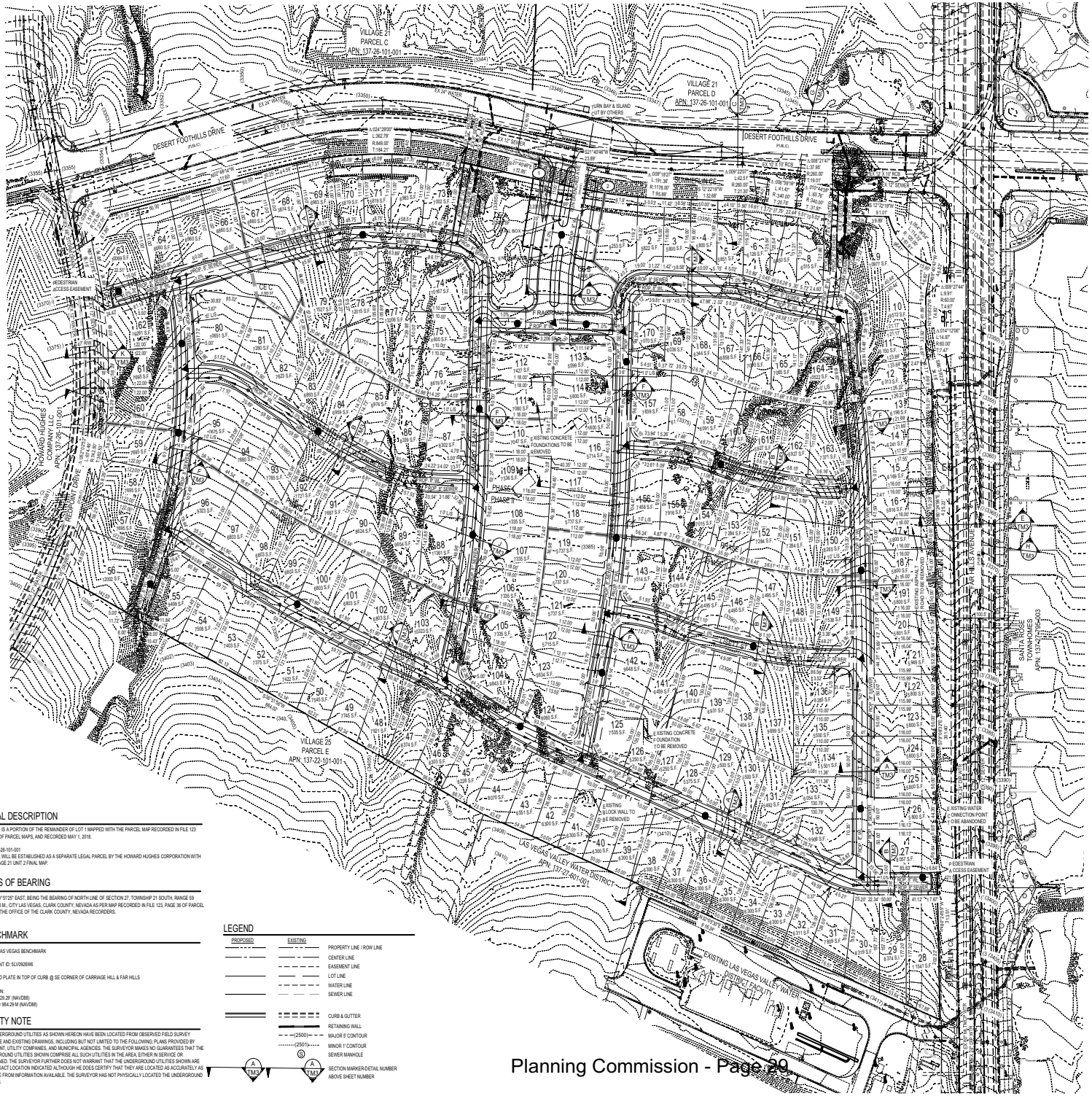
DARRYL C. LATTIMORE
EXP. 12/31/19
CIVIL
No. 17516
STATE OF NEVADA
PROFESSIONAL ENGINEER
06/10/2019

DATE	2019-03-29
DRAWN	KAL
DESIGNED	ALW
CHECKED	DCL
PROJECT #	WLH011803

SHEET TITLE
TENTATIVE MAP

SHEET NUMBER
TM1

Plot Stamp: 6/24/2019 1:13:58 PM • Kathrine Logan
File: P:\WLH011803 • Parcel E\Civil_SD\WLH011803 Parcel E&F-SD-TM & SP.dwg, Tab: TM-1





LOT SCHEDULE

60' X 110' LOTS: LOTS 102 - 170	69
50' X 110' LOTS: LOTS 1 - 101	101
PHASE I LOTS 60' X 110'	39
PHASE I LOTS 50' X 110'	40
PHASE II LOTS 60' X 110'	30
PHASE II LOTS 50' X 110'	61
TOTAL LOTS	170

LEGEND
LINKS - 23
NODES - 14

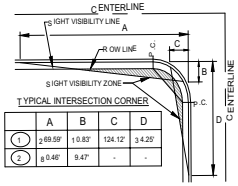
CONNECTIVITY INDEX:
23 LINKS / 14 NODES = 1.64

SIGHT VISIBILITY RESTRICTION ZONES

(C) CALISD DWG. NO. 201.2

SIGHT VISIBILITY ZONE NOTE

NO WALLS, FENCES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES, FIRE HYDRANTS, AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE. THIS RESTRICTION EXTENDS ALONG THE SIGHT VISIBILITY LINE THROUGH LANDSCAPED MEDIANS.



TYPICAL INTERSECTION CORNER

	A	B	C	D
1	69.59'	0.83'	124.12'	3.4.25'
2	0.46'	9.47'	-	-

LEGAL DESCRIPTION

PARCEL E IS A PORTION OF THE REMAINDER OF LOT 1 MAPPED WITH THE PARCEL MAP RECORDED IN FILE 123 PAGE 36 OF PARCEL MAPS, AND RECORDED MAY 1, 2018.

APN# 137-26-101-001
PARCEL E WILL BE ESTABLISHED AS A SEPARATE LEGAL PARCEL BY THE HOWARD HUGHES CORPORATION WITH THE VILLAGE 21 UNIT 2 FINAL MAP

BASIS OF BEARING

SOUTH 89°51'25" EAST, BEING THE BEARING OF NORTH LINE OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CITY LAS VEGAS, CLARK COUNTY, NEVADA AS PER MAP RECORDED IN FILE 123, PAGE 36 OF PARCEL MAPS, IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDERS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK

MONUMENT ID: SLV0926W6

RIVET AND PLATE IN TOP OF CURB @ SE CORNER OF CARRIAGE HILL & FAR HILLS

ELEVATION:
FEET = 3229.29' (NAVD88)
METERS = 984.25 M (NAVD88)

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING; PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE / ROW LINE
		CENTER LINE
		EASEMENT LINE
		LOT LINE
		WATER LINE
		SEWER LINE
		CURB & GUTTER
		RETAINING WALL
(2500)		MAJOR 5' CONTOUR
(2501)		MINOR 1' CONTOUR
S		SEWER MANHOLE
A / TM5	A / TM5	SECTION MARKER-DETAIL NUMBER ABOVE SHEET NUMBER

PRJ-76063
06/24/19

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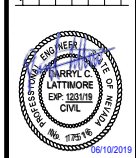
TENTATIVE MAP
SAVANNAH SUMMERLIN V21 PARCELS E & F
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

NO.	DESCRIPTION	DATE	BY
1			

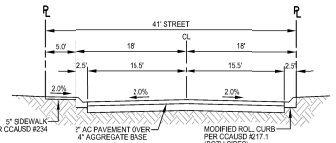


DATE	2019-03-29
DRAWN	KAL
DESIGNED	ALW
CHECKED	DCL
PROJECT #	WLH011803

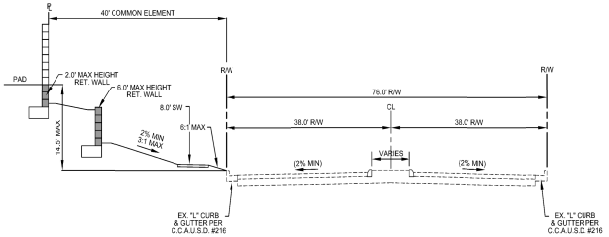
SHEET TITLE
TENTATIVE MAP

SHEET NUMBER
TM2

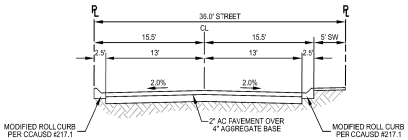
Plot Stamp: 8/18/2019 9:42:37 AM - Kathrine Logan
File: P:\WLH011803 - Parcel E\Civil_SD\WLH011803 Parcel E&F-SD.TM & SP.dwg, Tab: TM-2



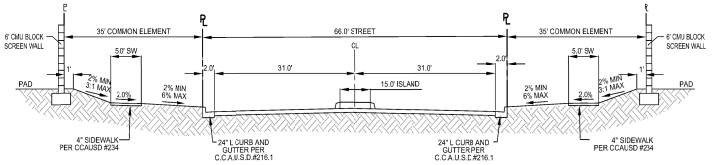
A 41.0' (PRIVATE) STREET SECTION
NOT TO SCALE



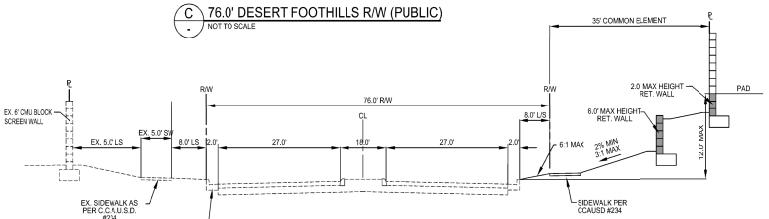
C 76.0' DESERT FOOTHILLS R/W (PUBLIC)
NOT TO SCALE



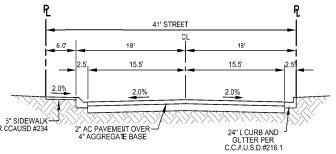
B 36.0' (PRIVATE) STREET SECTION
NOT TO SCALE



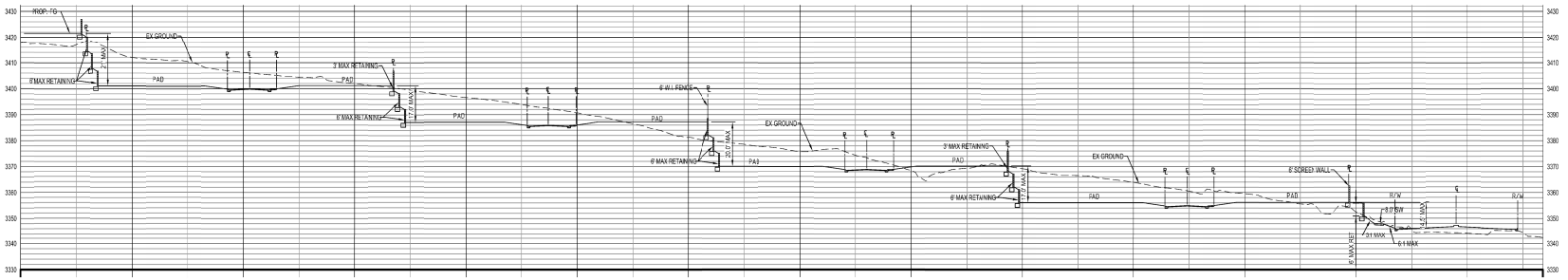
D 66.0' ENTRY (PRIVATE)
NOT TO SCALE



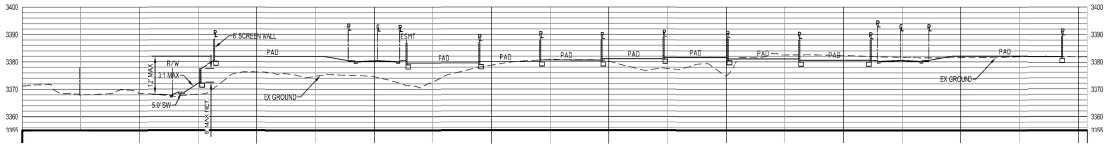
E 76' FAR HILLS AVENUE R/W (PUBLIC)
NOT TO SCALE



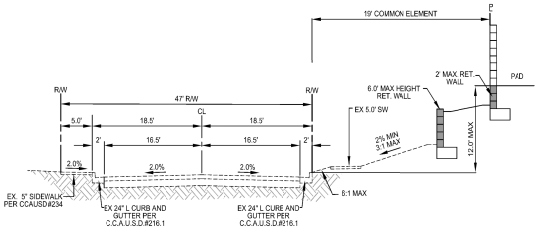
F 41.0' (PRIVATE) STREET SECTION
NOT TO SCALE



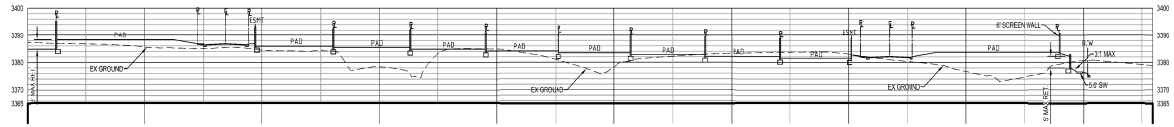
G SITE CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'



H SITE CROSS SECTION
HORIZONTA. SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'



K 47' REDPOINT DRIVE R/W (PUBLIC)
NOT TO SCALE



J SITE CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'

PRJ-76063
06/24/19

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TENTATIVE MAP SECTIONS
SAVANNAH SUMMERLIN V21 PARCELS E & F
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY
1			

SIGNATURE OF PROFESSIONAL ENGINEER
CARRYL C. LATTIMORE
EXP: 12/31/19
CIVIL
STATE OF NEVADA
No. 17516
06/10/2019

DATE	2019-03-31
DRAWN	ALW
DESIGNED	ALW
CHECKED	DCL
PROJECT #	WLH011803

SHEET TITLE
TENTATIVE MAP

SHEET NUMBER
TM3

Plot Stamp: 6/10/2019 4:22:02 PM - Kathrine Logan
File: P:\WLH011803 - Parcel E\Civil_SD\WLH011803 Parcel E -SD-TM-DETAILS.dwg, Tab: TM3

7.1 Wall Program

7.1.1 Village Walls

7.1.1.1 Materials and Color

7.1.2 Urban Village Walls

7.1.2.1 Materials and Color

7.1.3 Product Walls

7.1.3.1 Materials and Color

7.1.4 Screen Walls

7.1.5 Retaining Walls

PRJ-76063
04/22/19

7.1 Wall Program

7.1.1 Village Walls

Village walls consist of solid walls, view fences and accent walls. In general, walls and fences will accommodate grade changes. All Village walls and fences must meet Clark County pool code requirements.

7.1.1.1 Materials and Color

- Village Wall

  See Exhibits 7-B.1 thru 7-B.7
  - 8"W x 8"H x 16" Honed Block with 4" CMU Honed Cap
  - Vendor: Cemex
  - Colors: TBD
  - Mortar: TBD
- Recessed Pilaster:

  See Exhibits 7-C.1 thru 7-C.8
  - Per Details
  - Steel Panel Attached to CMU
  - Painted SW 7675 'Sealskin'
- View Fence and Guardrail:

  See Exhibits 7-D and 7-E
  - Per Details
  - Painted SW 7675 'Sealskin'

HHC will design the Village walls after approval of the parcel improvement plans by the SDRC. **Parcel developers must submit a disk with PDF and DWG files of the plans and a copy of the soils report to HHC's wall consultant to initiate design. HHC must be notified immediately of any subsequent changes to the plan.**

HHC will construct Village walls after the following conditions are met:

- Completion of rough grading by the parcel developer.
- Certification of lot and perimeter grades and compaction at the property line by the developer's engineer.
- Completion of all items on the Wall Start Checklist by the parcel developer.

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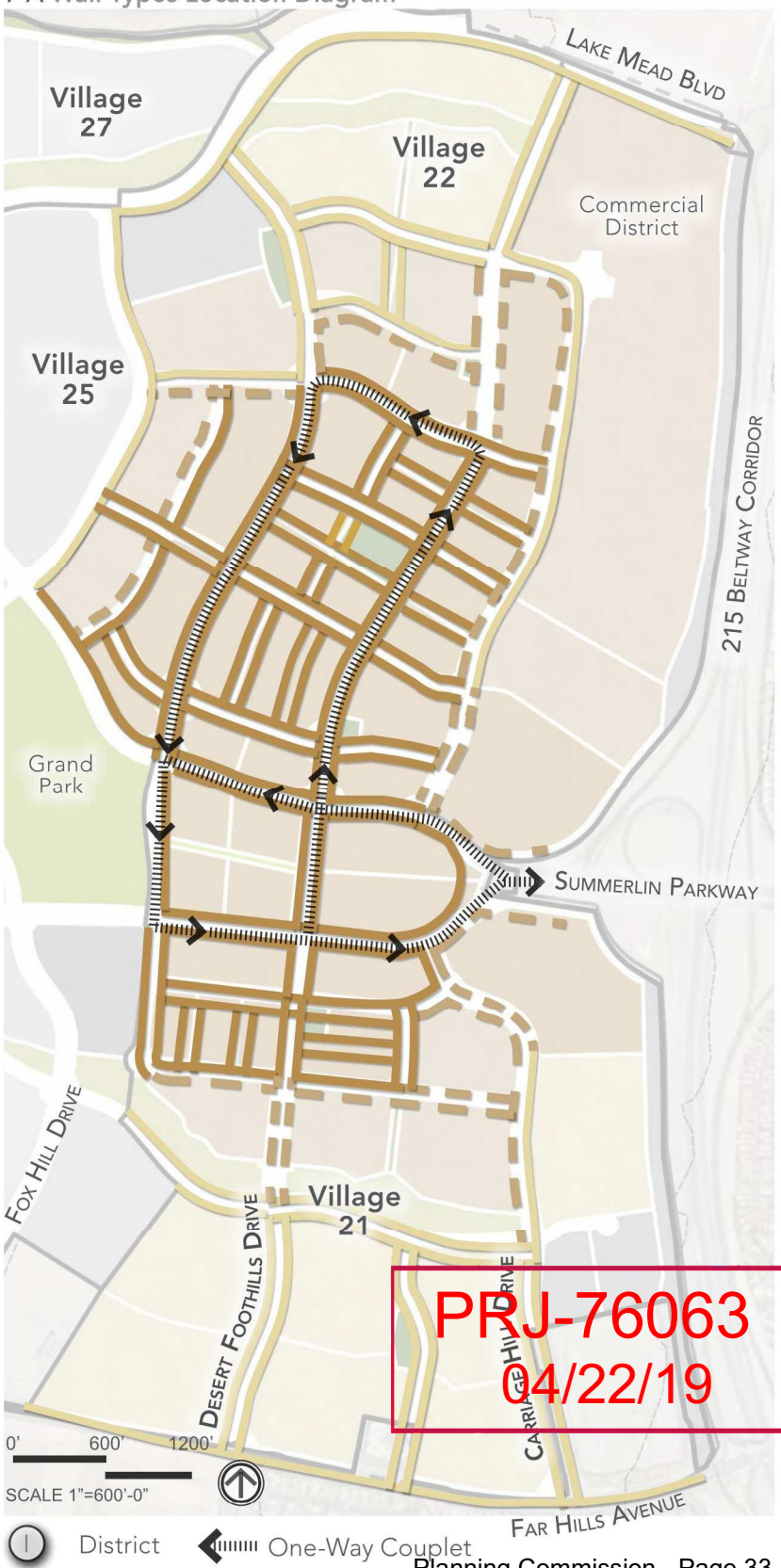
04/22/19

7-A Wall Types Location Diagram



Wall Types

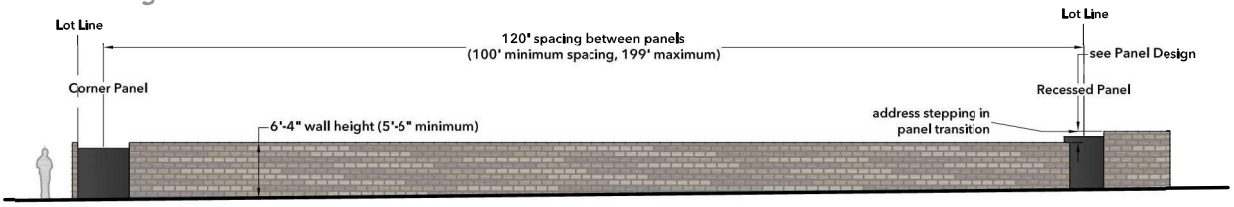
- Conventional Edge | Village Wall
- Transitional Edge | Urban Village Wall
- Urban Edge | Urban Village Wall (retaining or courtyard wall)

NOTE: Criteria for District III to be provided in a separate document.

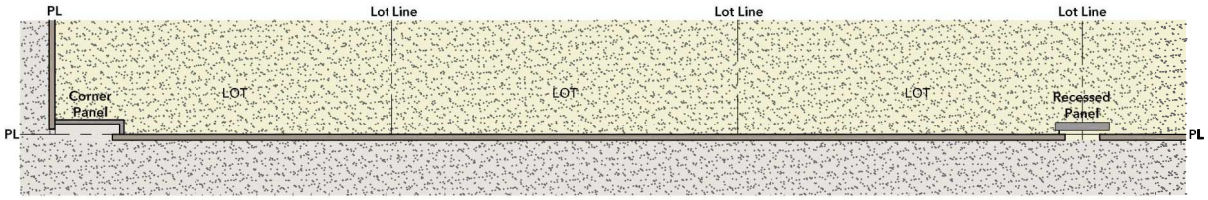
PRJ-76063
04/22/19

WALLS

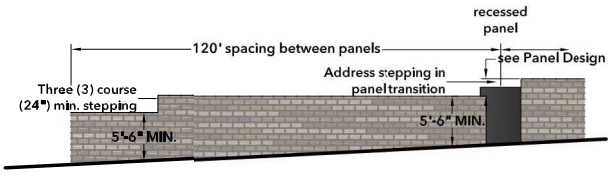
7-B.1 Village Wall Elevation



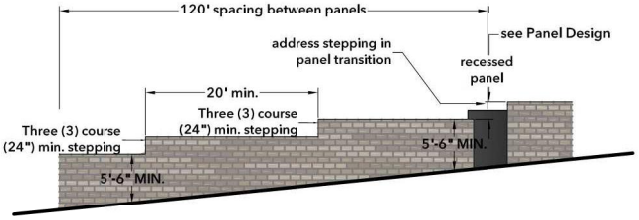
7B.2 Village Wall Plan



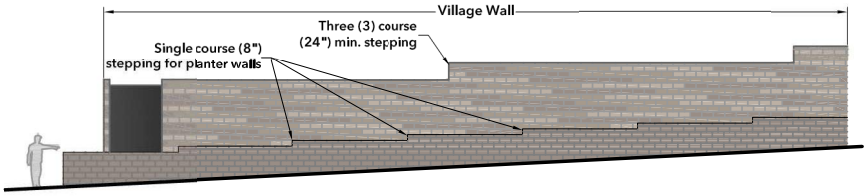
7-B.3 Village Wall | 5% Grade Condition



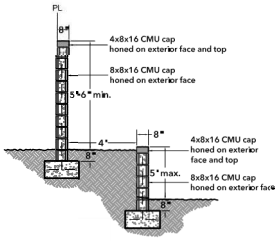
7-B.4 Village Wall | 10% Grade Condition



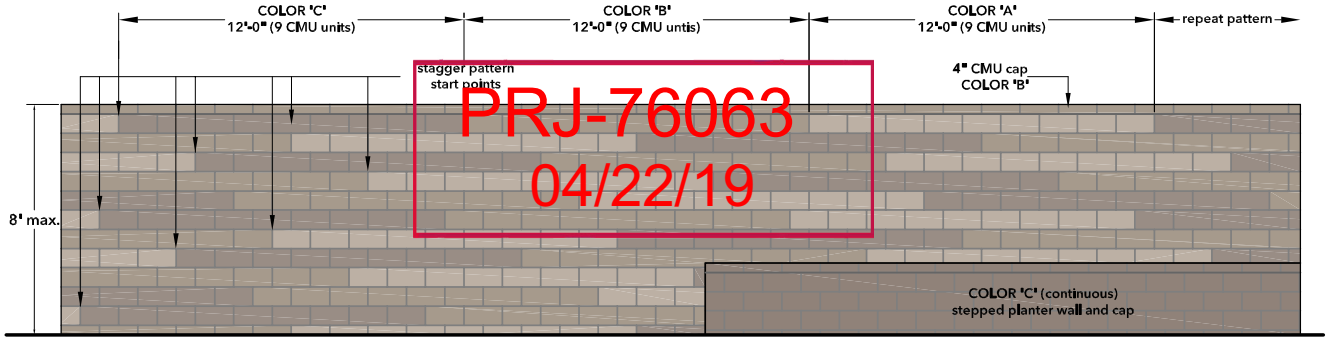
7-B.5 Stepped Planter Wall Elevation



7-B.6 Village Wall Section

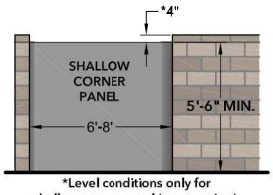


7-B.7 Village Wall Pattern Matrix

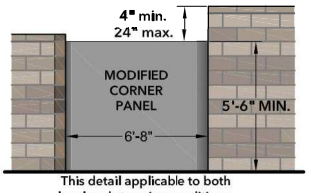


PRJ-76063
04/22/19

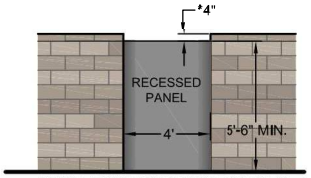
7-C.1 Panel | Elevation



*Level conditions only for shallow corner panel (no stepping).

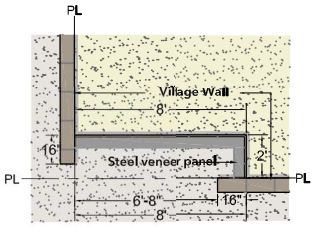


This detail applicable to both level and stepping conditions.



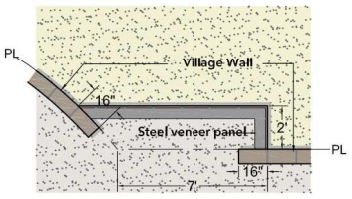
* LEVEL CONDITION SHOWN. REFER TO ADDITIONAL DETAILS FOR STEPPING CRITERIA.

7-C.2 Panel | Shallow Corner



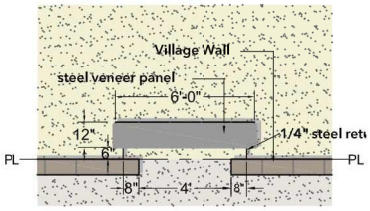
Plan View

7-C.3 Panel | Modified Corner



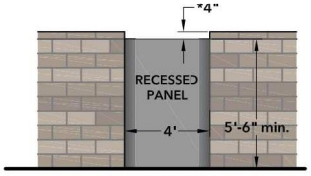
Plan View

7-C.4 Panel | Recessed



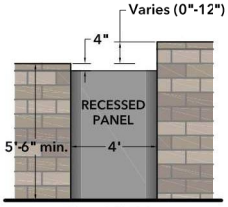
Plan View

7-C.5 Recessed Panel | At Level Condition

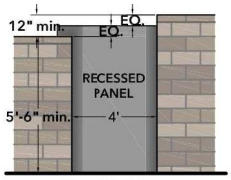


PANEL HEIGHT (LEVEL CONDITION)

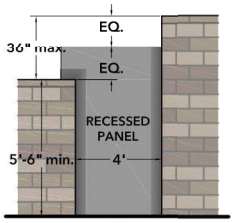
7-C.6 Recessed Panel | At Stepped Conditions



Panel Height (0" - 12" step condition)

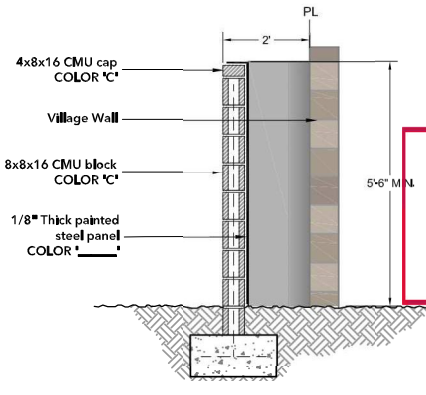


Panel Height (12" - 36" step condition)

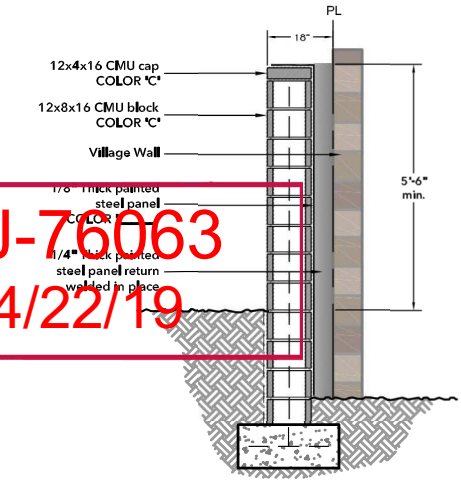


Panel Height (12" - 36" step condition)

7-C.7 Panel Sections | Shallow & Modified Corner Panel

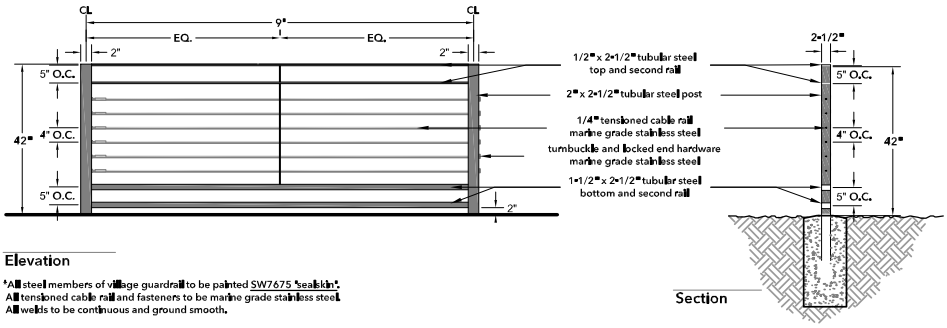


7-C.8 Panel Sections | Recessed Panel



PRJ-76063
04/22/19

7-D Village Guardrail | Elevation - Section

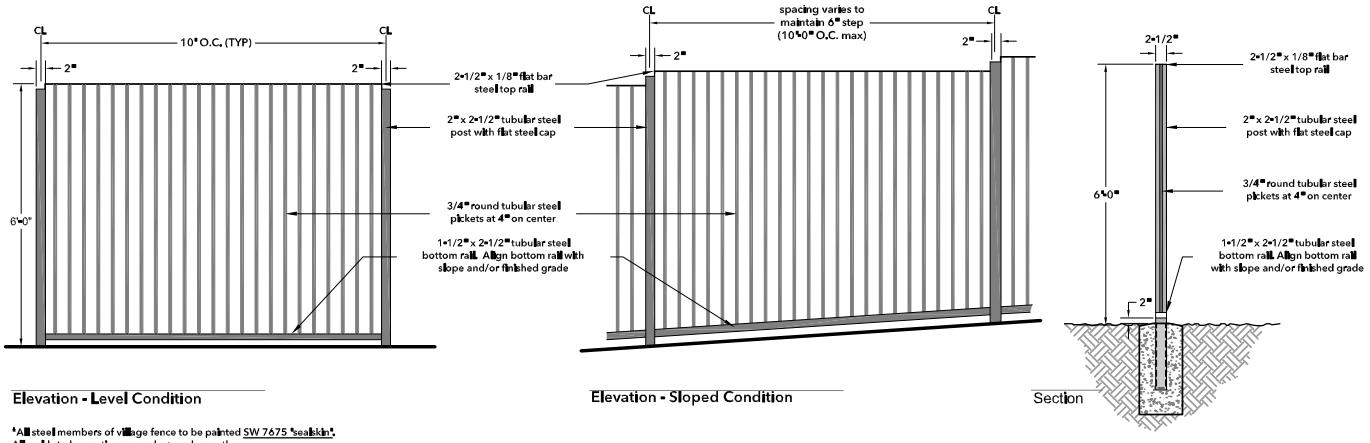


Elevation

Section

*All steel members of village guardrail to be painted SW7675 "sealskin".
All tensioned cable rail and fasteners to be marine grade stainless steel.
All welds to be continuous and ground smooth.

7-E Village Fence Elevation | Level Condition - Slopped Condition - Section



Elevation - Level Condition

Elevation - Sloped Condition

Section

*All steel members of village fence to be painted SW 7675 "sealskin".
All welds to be continuous and ground smooth.

PRJ-76063
04/22/19

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PRJ-76063
04/22/19

7.1.2 Urban Village Walls

ZONE: URBAN

Urban Village walls are to be located along the Transitional and Urban Edges. Walls are not mandatory along these edges, but are required to accommodate grade changes. See Exhibits 7-A

- Urban Village Walls are used for both retaining and courtyard walls retaining and as courtyard walls.
- Walls used along the Urban Village Edge should only be used to accommodate grade.
- Pedestrian gateways to both the parcel and individual units must include gates that are part of the Urban Village Wall system.
- Village edges may include integrated planting and seatwalls.

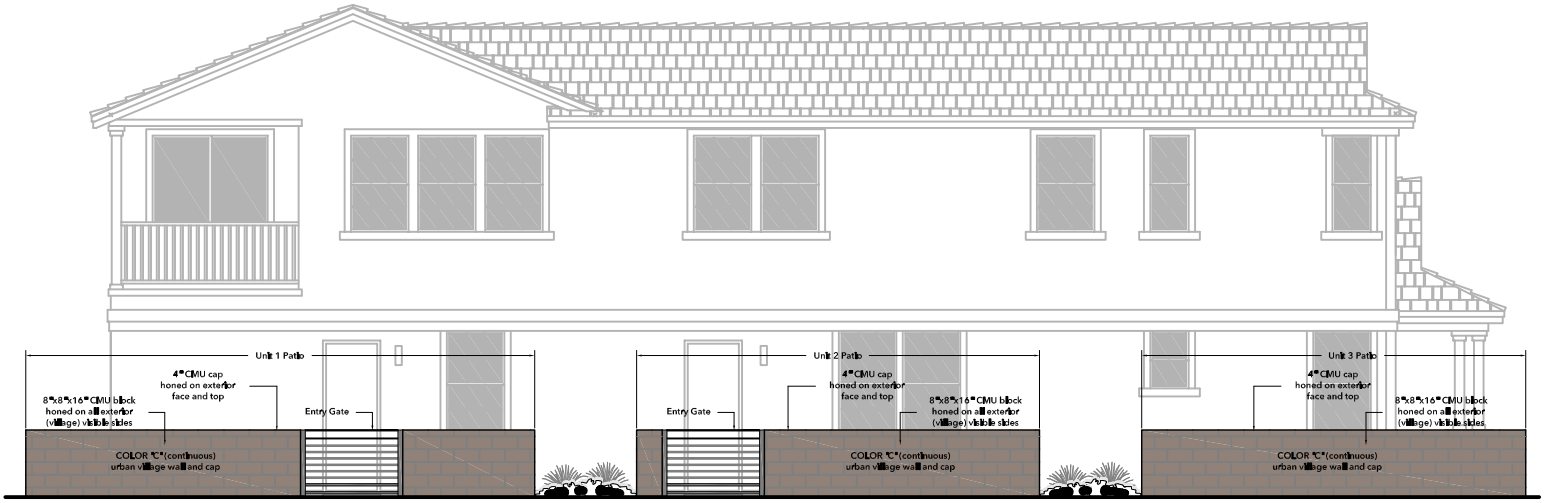
7.1.2.1 Materials and Color

See Exhibits 7-F.1 thru 7-F.3

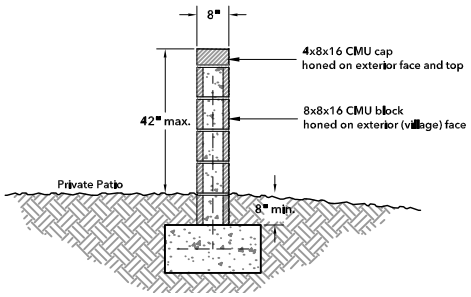
- Urban Village Wall
  - 8"W x 8"H x 16" Honed Block with 4" CMU Honed Cap
  - Vendor: Cemex
  - Color: TBD
  - Mortar: TBD

PRJ-76063
04/22/19

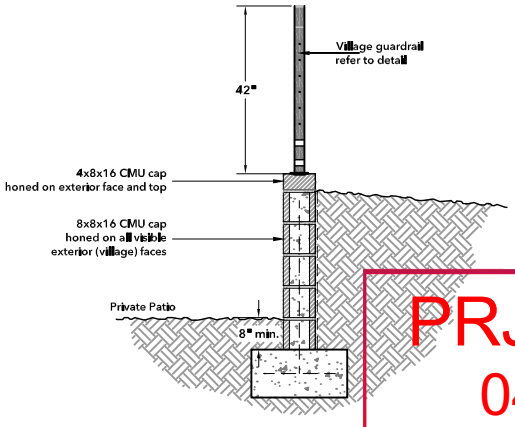
7-F.1 Urban Village Wall



7-F.2 Urban Village Wall Section | Freestanding Condition



7-F.3 Urban Village Wall Section | Retaining Condition



PRJ-76063
04/22/19

7.1.3 Product Walls

General

Product walls are all walls interior to a neighborhood and are built by the builder. The Village block (Sunroc Palamino) with a precise surface must be used for product walls. Standard gray concrete block is not allowed.

Product walls that intersect rear yards and/or retaining walls must step per Exhibit 7-G

7.1.3.1 Materials and Color

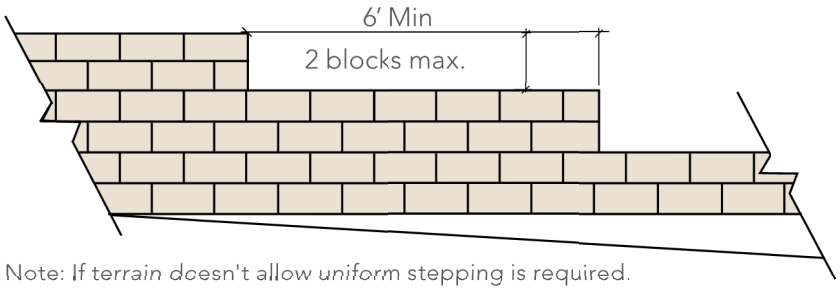
- Product Wall:
  - 8"W x 8"H x 16" Precision Integral Colored Block
  - Vendor: Cemex
  - Color: TBD
  - Mortar: TBD

Enhanced Product Walls

Enhanced product walls are product walls next to non-residential parcels, streets, easements or community open space. Side yard wall returns, side yard privacy walls along corner lots and rear yard privacy walls along neighborhood streets are all considered enhanced product walls. Enhanced product walls must be precision block in the Village wall color (Sunroc Palamino) with matching cap block.

Enhanced product walls along common open spaces, parks, utility easements, and pedestrian connections may not extend at their full height further than the architecture on the adjacent lot. The wall may step down per Exhibit 7-H to a maximum height of 3-feet and terminate 5-feet minimum from the back of the curb.

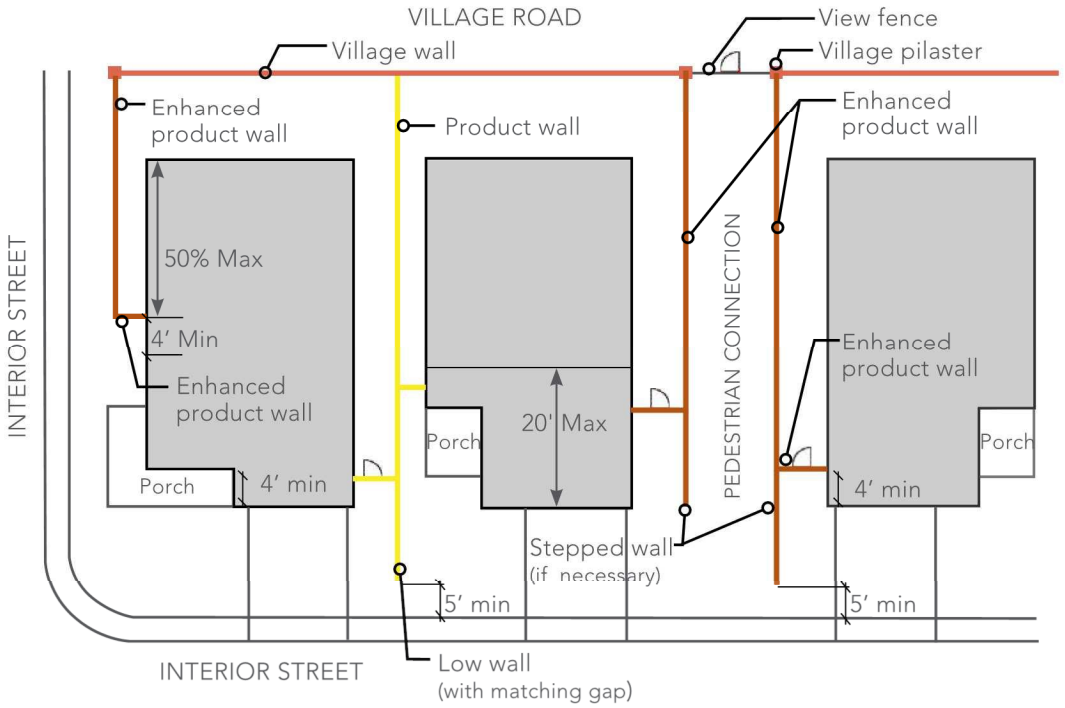
7-G **Product Wall Stepping Detail**



Note: If terrain doesn't allow uniform stepping is required.

PRJ-76063
04/22/19

7-H Village and Product Wall Locations



- Enhanced product wall at side elevations next to streets or open space shall extend no more than 50% of the overall length of the residence before returning to the building wall to mitigate conflicts with a wraparound architectural feature or courtyard at the corner of the residence. If the front door is on the side elevation, the privacy wall shall extend to the front door/entry.
- Enhanced product wall at side elevations next to streets or open space shall extend no more than 75% of the overall length of the residence before returning to the building wall, if no wrap around architectural feature or side entry front door exists.

PRJ-76063
04/22/19

Walls

Fences and Gates

All property line view fences and side yard gates shall be painted "Paint color by Sherwin Williams -Dark Clove SW-9183"

Builder must provide a side yard gate to access the rear yard of every lot. Any side yard gates that occur in front of the air conditioning units require a painted mesh screen. All painted mesh screens are to be painted "Sherwin Williams -Dark Clove SW-9183" or powder coat, PNS4-C002, Medium Bronze.

Pool requirements

All product walls must meet County pool code requirements.

Prohibited Materials

Painted or unfinished CMU block, wood, vinyl or chain link fencing is not permitted.

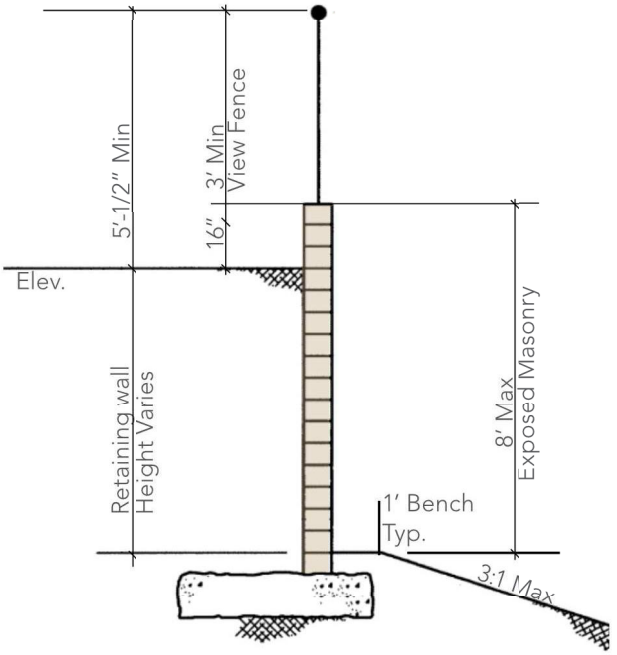
Height

Product wall height shall not exceed 8-feet. If additional height is needed due to retaining, view fence may be used atop the solid wall or walls may be terraced. See Exhibit 7-I

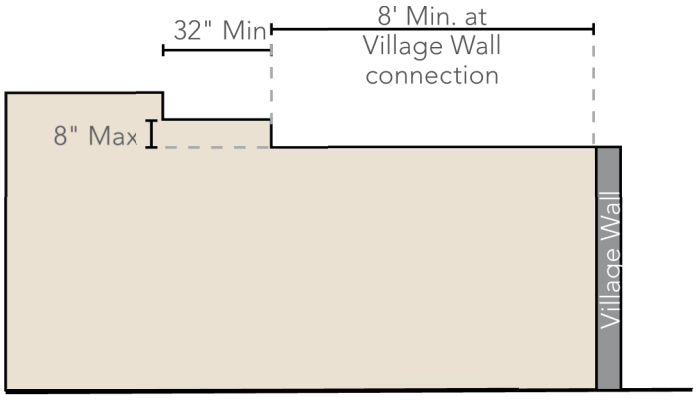
Product Wall to Village Wall Connections

A product wall shall meet a Village wall at the same elevation as the Village wall or lower. If the product wall is higher than the Village wall, the matching elevation shall be held for at least 8-feet back from the Village wall before stepping up. See Exhibits 7-H and 7-J

7- I Additional Wall Height Detail



7- J Product Wall to Village Wall Connection



PRJ-76063
04/22/19

7.1.4 Screen Walls

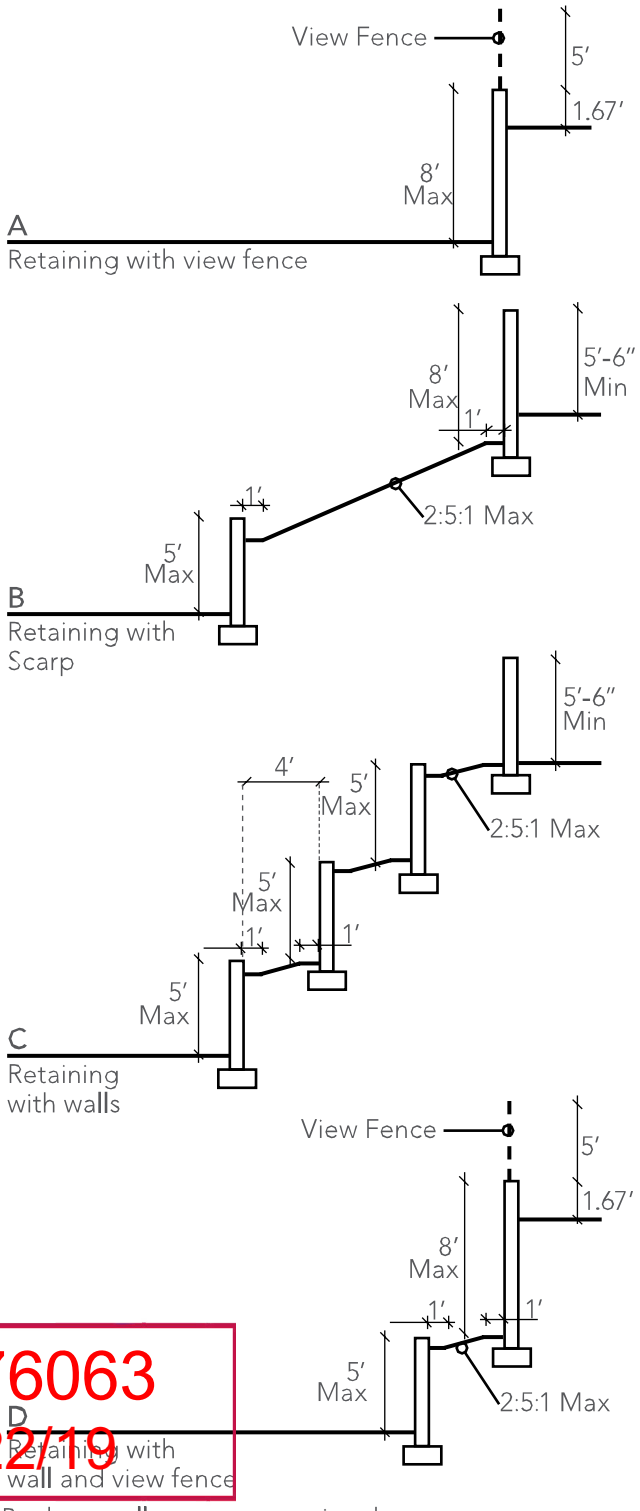
Any ground mounted air conditioning units must be screened by wall at least 6-inches higher than the unit(s). Screen walls will have the same finish as product walls. Every attempt should be made to keep mechanical equipment behind the side yard return wall.

7.1.5 Retaining Walls

Height and Setback

- Free-standing retaining walls next to any Village or neighborhood street or community open space shall not be higher than 5-feet. If additional height is needed, walls shall be terraced with a minimum 4-feet wide planter. See Exhibit 7-K

7-K Rear Yard Retaining Wall



Rockery walls are not permitted except on a case by case basis as approved by SDRC.

PRJ-76063
04/22/19

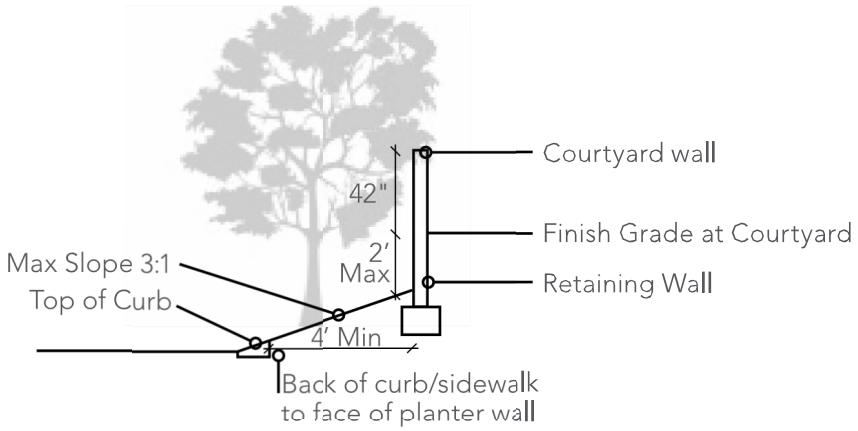
Walls

- Free standing retaining walls must be set back a minimum of 4-feet from the back of curb. Retaining walls up to 4 feet high may abut sidewalk. Retaining walls taller than 4-feet high must be separated from the back of sidewalk by a 5-feet wide minimum planting strip. See Exhibit 4-L
- All free standing retaining walls must have a return back to the adjacent product wall.
- Retaining walls may be combined with a Village or product wall so long as the total visible height of solid wall, as measured on the exterior side of the wall, does not exceed 8-feet and adheres to the above mentioned criteria. If additional height is needed, a view fence may be used atop the solid wall. See Exhibit 7-E
- Retaining walls alongside lot lines may not exceed 3-feet high within the front yard setback area and must terminate a minimum of 5-feet from the back of sidewalk, or curb if no sidewalk exists. See Exhibit 7-M
- All retaining walls must be capped with 2" x 8" x 16" cap blocks to match the wall block. Side lot line retaining walls over 30-inches in height along walkable paths may require a railing. Required railing must be consistent with the architectural style of the neighborhood.
- Rear yard retaining between lots may be designed with retaining walls with view fence, retaining walls with scarps or retaining walls with scarps and view fence.
- Scarps must not exceed 2.5:1 and must include a minimum one-foot bench adjacent to walls. Retaining walls may be a maximum of 5-feet high and must be separated with a minimum 4-feet wide planter. Retaining walls with view fence may not exceed 8-foot of exposed wall. See Exhibit 7-K
- Front yard retaining at courtyard walls may be a maximum of 2-feet under the courtyard wall for a maximum of 5-feet exposed to street view.
- Stacking or interlocking block retaining walls are not allowed. See Exhibit 7-L

PRJ-76063
04/22/19

7-L Courtyard Retaining Wall Condition

Ⓐ



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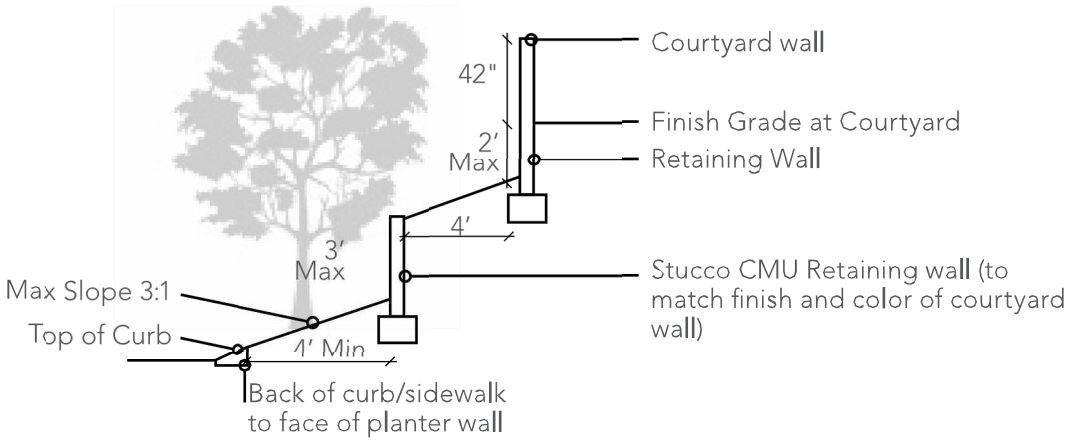
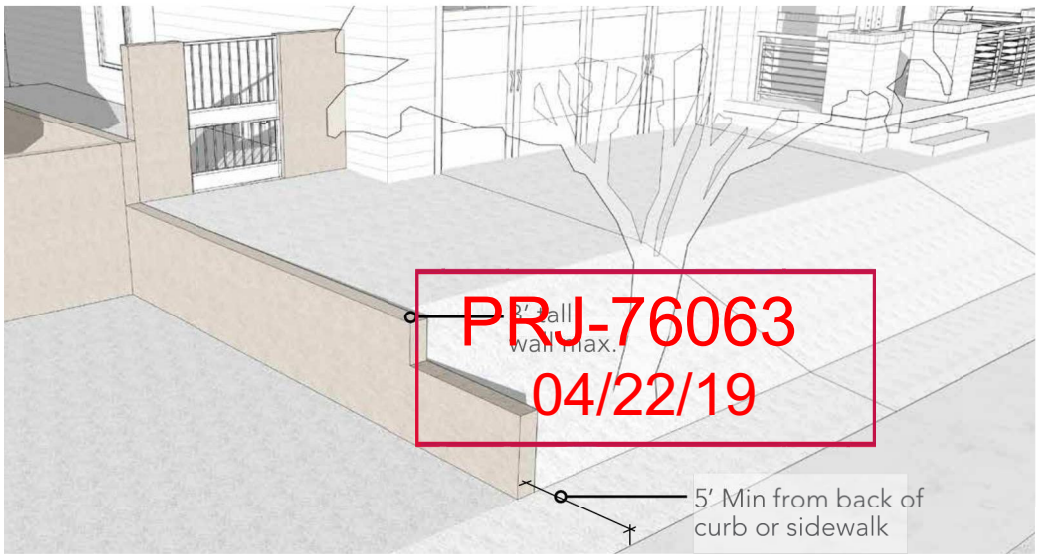


7-M Product Wall at Side Lot Line



PRJ-76063
04/22/19

Walls

- Courtyard wall to product wall connections must connect at a pilaster. Product walls must step down to the courtyard wall height in equal steps. See Exhibit 7-N
- Neighborhoods with lots 45-feet wide and smaller may exceed the 8-feet maximum wall height. Side yard product walls may be 9.5-feet maximum to allow 4-feet retaining on side lot conditions.
- Any additional scarp must have a 2:1 maximum slope. Both the slope and wall must be outside the 15-feet usable rear yard setback. See exhibit 7-O

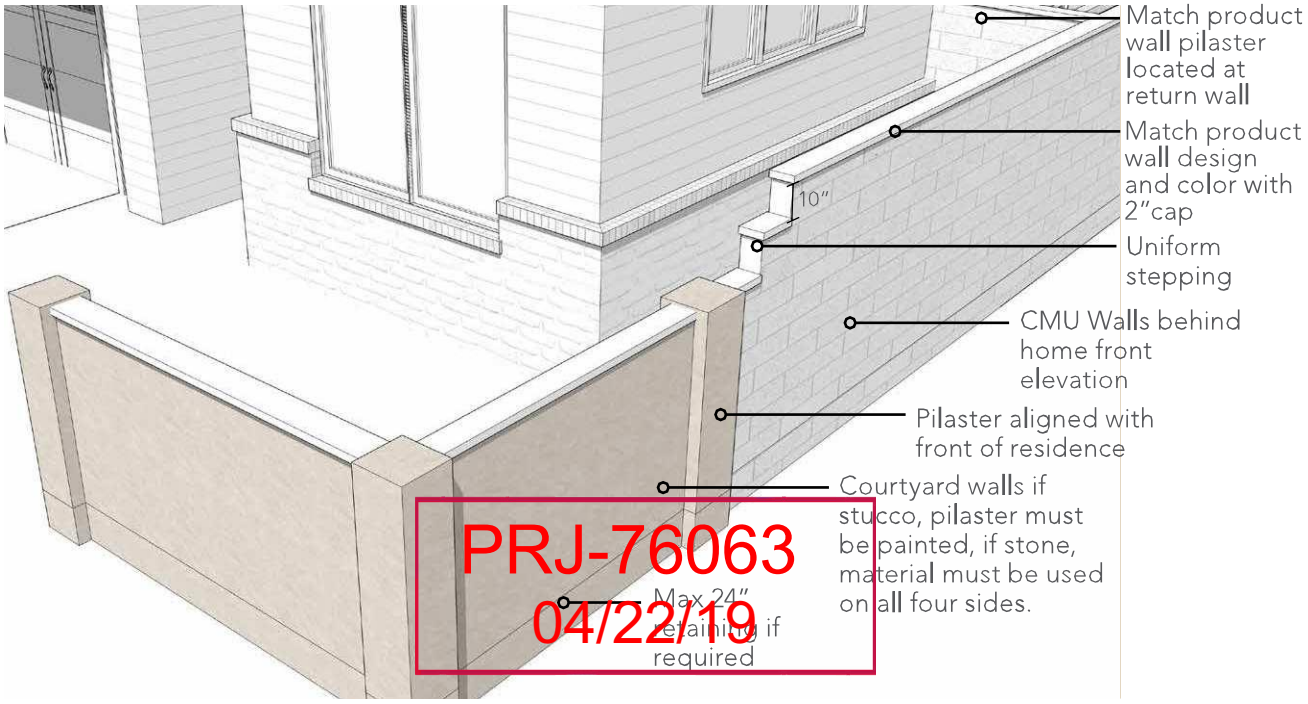
Waterproofing

All retaining walls must be waterproofed. Waterproofing shall consist of a 24-mil. Dimpled HDPE membrane (Delta-MS, as manufactured by Cosella-Dorken) applied per manufacturer's instructions to the back of the retaining wall. Walls must also be adequately drained, if required, on the surcharge side.

Acceptable Materials

- Retaining walls interior to a neighborhood, but next to any street or community open space, shall be the Village wall material with matching block cap.
- If a retaining wall is utilized by a builder as a basis for a product wall, then all applicable product wall requirements apply.

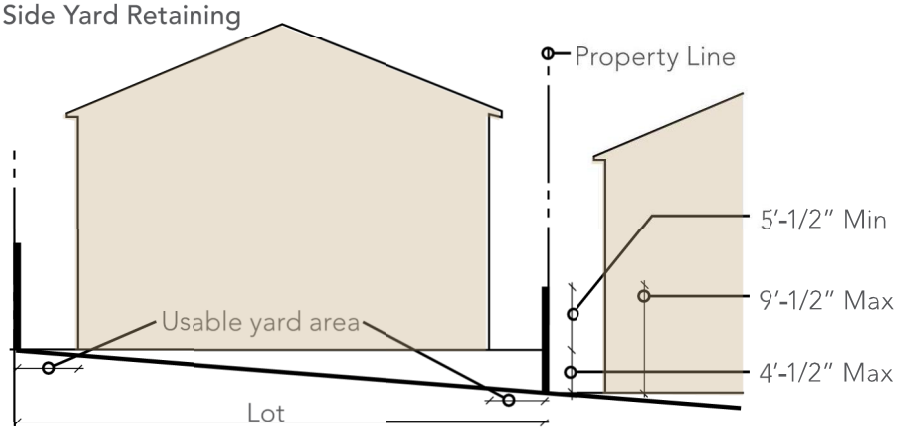
7-N Courtyard Wall to Product Wall



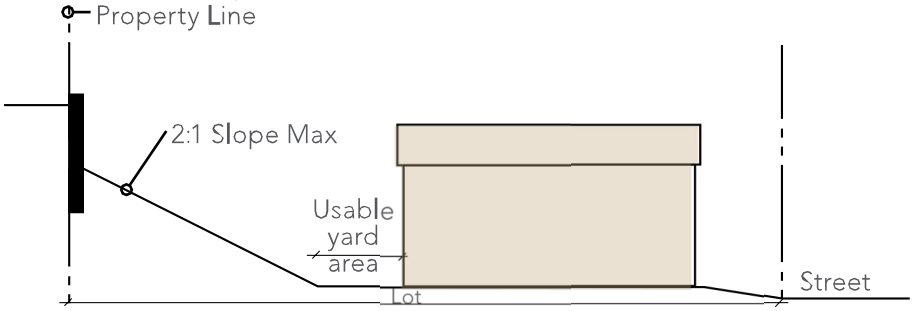
PRJ-76063
04/22/19

7-O Small Lot Retaining Walls

Side Yard Retaining



Rear Yard Retaining



NOTE: See minimum side and rear yard setbacks in Section 4: Site Planning

PRJ-76063
04/22/19



TMP-76874 [PRJ-76063] - TENTATIVE MAP - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: HOWARD HUGHES COMPANY, LLC
NORTHWEST CORNER OF FAR HILLS AVENUE AND DESERT FOOTHILLS DRIVE

07/02/19

April 2, 2019

3283 E. Warm Springs Suite 300
Las Vegas, NV 89120
(702) 586-9296

City Staff
Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89107

Re.: Savannah - Summerlin Village 21 Parcels E and F
Justification for Letter for Tentative Map

Dear Staff,

On behalf of our client, William Lyon Homes, we are requesting review and approval of the Tentative Map for subject property.

Project Description

The project consists entirely of 41.29 acres (gross) on a portion of APN 137-26-101-001, and is generally located on the northwest corner of the intersection of Far Hills Avenue and Desert Foothills Drive. The subject site is bound on the south by existing single-family residential development and to the north and east by undeveloped land. West of the proposed project is an existing Las Vegas Valley Water District facility. The subject site is currently zoned P-C (planned community district) as part of the Summerlin Master Plan.

The proposed development will consist of a 170-lot single family one-story detached residential development. The subdivision will be served by a single point of access to Desert Foothills Drive and internal circulation will be by 36-foot and 41-foot wide private roads with one 5' sidewalk located along one side of each street. Lots within the development will have a typical lots sizes of approximately 6,000 square feet.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

Darryl C. Lattimore, PE
President

PRJ-76063
04/22/19

Howard Hughes

Eddie Duenas
William Lyon Homes
1980 Festival Plaza Dr. #500
Las Vegas, NV 89135

April 22, 2019

Re: SDRC Tentative Map Conditional Approval– Parcel E and F, Savannah (William Lyon Homes), Summerlin Village 21, Redpoint

Dear Eddie,

The Summerlin Design Review Committee (SDRC) has reviewed the tentative map submittal for parcels E/F. The plans have been approved with the following condition:

1. Continue to coordinate and address any future SDRC comments.

Please contact us if you have any questions.

Sincerely,

Betty Shevorski, AIA

Senior Architect, Summerlin

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

PRJ-76063
04/22/19

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

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

Date Filed 07/09/2019 **Application Number** TMP-76874 **Entity** LV

Company Name William Lyon Homes, Inc.

Contact Name

Contact Mailing Address

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

Phone (702) 340-7810 **Mobile** **Fax** **Email**

Project Name Savannah - Summerlin Village 21 Parcels E & F

Project Description 170 single family residential lots

APN's 137-26-101-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	170	x 0.196 =	33	x 0.101 =	17	x 0.137 =	23
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			33		17		23

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(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
Billy & Rosemary Vassilladis	215 Antelope Ridge Dr.	K-5	909	871	05/01/19
Sig Rogich MS	235 N Pavilion Center Dr.	6-8	1,661	1,895	05/01/19
Palo Verde HS	333 S. Pavilion Center Dr.	9-12	2,606	3,114	05/01/19

*** CCSD Comments** Rogich MS and Palo Verde HS were over capacity for the 2018-19 school year. Rogich MS was 114.09% and Palo Verde was 119.49% of program capacity.

☐ Approved ☐ Disapproved

TMP 76874
William Lyon Homes, Inc.

NWC Far Hills Avenue and Desert Foothills Drive

Proposed 170 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	170	9.44	**1,605**
AM Peak Hour			0.74	**126**
PM Peak Hour			0.99	**168**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Far Hills Avenue

Average Daily Traffic (ADT)	4,283
PM Peak Hour	343

(heaviest 60 minutes)

Desert Foothills Drive

Average Daily Traffic (ADT)	1,924
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Far Hills Avenue	33,800
Desert Foothills Drive	33,800

This project will add approximately 1,605 trips per day on Far Hills Ave. and Desert Foothills Dr. Currently, Far Hills is at about 13 percent of capacity and Desert Foothills is at about 6 percent of capacity. With this project, Far Hills is expected to be at about 17 percent of capacity and Desert Foothills to be at about 10 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 168 additional cars, or about three every minute.

Note that this report assumes all traffic from this development uses all named streets.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.: **8**

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

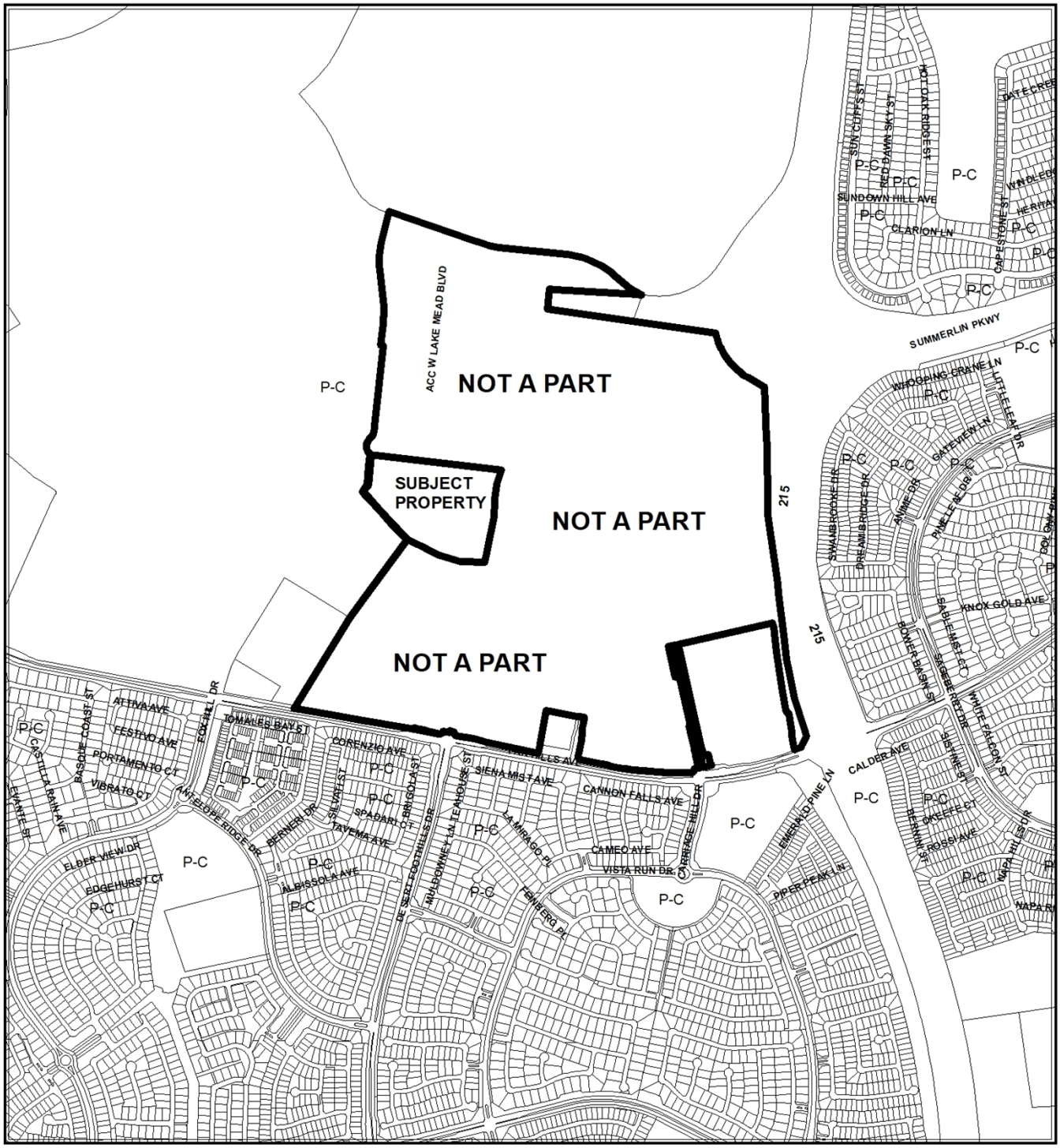
SUBJECT:
TMP-76889 - TENTATIVE MAP - CASCADES SUMMERLIN VILLAGE 21 PARCEL L - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 9.28 acres on the southwest corner of Kindle Corner Way and Desert Foothills Drive (on a portion of APN 137-27-510-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman) [PRJ-76813]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Summerlin Design Review Committee Approval Letter
7. Clark County School District School Traffic Form
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division



CASE: **TMP-76889 (PRJ-76813)**

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



CASE: **TMP-76889 (PRJ-76813)**

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

0 1,000 2,000 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-76889	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

TMP-76889 CONDITIONS

Planning

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

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

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

4. 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.

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

Public Works

6. Concurrent with development of this site, modify the median (northbound left) in Desert Foothills Drive adjacent this site to accommodate the removal of the proposed access drive on Desert Foothills Drive to the satisfaction of the City Traffic Engineer. This modification may require a Petition of Vacation or a License Agreement.

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. Appropriate public easements (Sewer, Drainage, Emergency Access, etc.) over the adjacent Common Element Lot 7 of the Summerlin Village 21 Unit No. 3 Final Map (Book 159 Page 50) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained.

9. The proposed public sewer in Common Element "C" and in Desert Foothills Drive shall be modified to meet current City standards. Additionally, construct a minimum five-foot paved path over the proposed public sewer in Common Element "C".

10. An update to the previously approved Traffic Impact Analysis to address the change in access must be submitted to and approved by the Department of Public Works prior to the recordation of a Map or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to approval of construction drawings for this site. The update shall also include a pedestrian circulation 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.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building, 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a 54-lot single-family residential subdivision on 9.28 acres within Summerlin Village 21 (Parcel L) located on the southwest corner of Kindle Corner Way and Desert Foothills Drive.

ISSUES

- This is a 54-lot single-family residential development to be built to SF3 (Single Family Detached) development standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on June 24, 2019 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family, Detached), which allows up to 10 residential units per gross acre. The proposed density of 5.82 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to connectivity requirements, the design of the subdivision has a Connectivity Score of 1.14, which is below the preferred ratio of 1.30. The proposed lots range in size from 3,325 square feet to 8,527 square feet.

Per the City Traffic Engineer, this project will add approximately 510 trips per day on Kindle Corner Way, Far Hills Avenue and Desert Foothills Drive. Currently, Far Hills Avenue is at about 13 percent of capacity and Desert Foothills Drive is at about 6 percent of capacity. With this project, Far Hills Avenue is expected to be at about 15 percent of capacity and Desert Foothills Drive to be at about 7 percent of capacity. Kindle Corner Way is not yet constructed.

The Summerlin Development Standards allow perimeter village walls to be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The submitted north/south cross section depicts a maximum natural grade less than 2% across this site. Per the Summerlin Development Standards, all development is allowed a maximum retaining of 10 feet. Per the submitted cross sections, the maximum retaining on the south property line is three feet and the maximum combined retaining on the north side is nine feet consisting of three-foot and six-foot stepped retaining walls. The submitted east/west cross section depicts a maximum natural grade greater than 2% across this site. Per the Summerlin Development Standards, all development is allowed a maximum retaining of 10 feet. Per the submitted cross sections, the maximum retaining on the west property line is three feet and the maximum combined retaining on the east side is nine feet consisting of three-foot and six-foot stepped retaining walls.

The Clark County School District projects that approximately 25 additional primary and secondary school students will be generated by the proposed development on this site. All three levels of schools serving the area (Billy & Rosemary Vassilladis, Rogich Middle School and Palo Verde High School) were near or over capacity for the 2018-2019 school year. In particular, Palo Verde High School and Rogich Middle School are at approximately 19 percent and 14 percent over capacity respectively.

FINDINGS (TMP-76889)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

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

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/23/98	The City Council approved a Special Use Permit (U-0119-98) for two Electric Utility Substations and Overhead Transmission Lines at the northwest corner of Far Hills Avenue and the proposed Western Beltway. The Planning Commission and staff recommended approval.
05/27/04	The Planning Commission approved a Tentative Map (TMP-4277) for a one-lot subdivision (Summerlin Village 21 Fire Station 47) on 3.86 acres on the north side of Far Hills Drive, west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-4938) over this site was recorded 10/20/04.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/26/05	The Planning Commission approved a Tentative Map (TMP-6375) for a one-lot subdivision (Summerlin Village 20/21 Far Hills Avenue Fire Station 47) on 3.19 acres on the north side of Far Hills Drive, approximately 1,500 feet west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-8510) over this site was recorded 04/03/06.
12/14/17	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was submitted for technical review.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/16/18	The City Council approved a request for a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215.
	The City Council approved a request for a Master Development Plan Review (MDR-72778) for a Summerlin Development Plan Review for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/12/18	The Planning Commission approved a request for a Tentative Map (TMP-73332) for a 36-parcel Master Planned Village and modifications to the Summerlin improvement standards on 320.59 acres at the northwest corner of Far Hills Avenue and Clark County 215. Staff recommended approval of the request.
05/07/19	A Final Map (FMP-74490) [Summerlin Village 21 Unit 1- Large Lot Final Map] was recorded for eight parcels of a 36-parcel master planned village on 324.03 acres at the northwest corner of Far Hills Avenue and Clark County 215.
05/23/19	A Final Map (FMP-75743) [Summerlin Village 21 – Unit 2] was recorded for a two-pod residential subdivision along with three community open space parcels on 238.29 acres at the northwest corner of Far Hills Avenue and Clark County 215.
06/20/19	A Final Map (FMP-76313) [Summerlin Village 21 – Unit 3] was recorded for a 12-pod residential/park subdivision with 65 common area parcels on 220.48 acres at the northwest corner of Far Hills Avenue and Clark County 215.

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

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

Pre-Application Meeting	
03/14/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed residential subdivision.

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

Field Check	
05/02/19	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Gross Acres	9.28

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

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

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
P-C [SF3]	10 du/ac	92

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Kindle Corner Way	Parcel Entry Road	Summerlin Improvement Standards	41 Feet	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Northwest Corner of Redpoint Drive and Desert Foothills Drive

Project Name Summerlin Village 21 Parcel L **Proposed Use**

Assessor's Parcel #(s) Portion of 137-26-101-001 **Ward #**

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

Additional Information Proposed residential subdivision

Property Owner Howard Hughes Company, LLC Contact

Address 222 Carriage Hill Drive City Las Vegas State NV Zip 89138

E-mail Phone

Applicant William Lyon Homes, Inc. Contact Eddie Duenas

Address 1980 Festival Plaza Drive, Suite 500 City Las Vegas State NV Zip 89135

E-mail eddie.duenas@lyonhomes.com Phone 702-340-7810

Representative Actus Contact Kathrine Logan

Address 3283 East Warm Springs Road, Suite 300 City Las Vegas State NV Zip 89120

E-mail Kathrine.Logan@actus-nv.com Phone 702-586-9296

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Kevin T. Orrock

Subscribed and sworn before me

This June 25 day of June , 20 19

Stella Clark

Notary Public in and for said County and State

STELLA CLARK
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-15-2022
Certificate No: 06-107247-1

PRJ-70813
06/24/19

CASCADES

SUMMERLIN VILLAGE 21 PARCEL L
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PREPARED FOR:
WILLIAM LYON HOMES
APN: 137-27-510-001
CITY OF LAS VEGAS, NEVADA

SITE INFORMATION:

APN:	137-27-510-001
EXISTING ZONING:	(P-C) PLANNED COMMUNITY / SF3 (SINGLE FAMILY)
PROPOSED ZONING:	(P-C) PLANNED COMMUNITY / SF3 (SINGLE FAMILY)
ACREAGE:	9.28 (GROSS) 8.33 (NET)
TOTAL LOTS:	54 RESIDENTIAL LOTS & 5 COMMON LOTS (59 TOTAL)
DENSITY:	5.82± DUA (GROSS)
MINIMUM LOT SIZE:	3,325 SQ FT
MAXIMUM LOT SIZE:	8,527 SQ FT
AVERAGE LOT SIZE:	4,186 SQ FT
TOTAL OPEN SPACE:	24,340 SQ FT

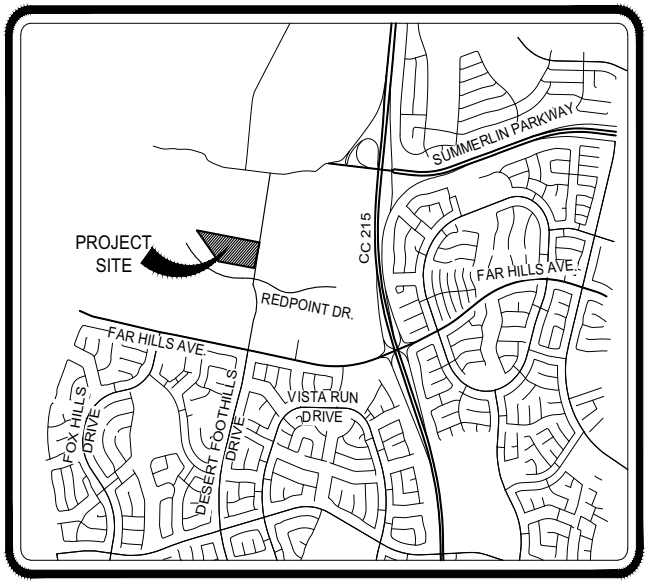
NOTE: ALL LOT AREA LABELS ARE GROSS SIZE UNLESS OTHERWISE NOTED.

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS:

54 UNITS X 250 GDP/UNIT	13,500 GPD
TOTAL AVG. CONTRIBUTION (GPD / 1,000,000)	0.0135 MGD
TOTAL PEAK FLOW (AVG. X 3.5)	0.0473 MGD

UTILITY PROVIDERS:

UTILITY	AGENCY
WATER	LAS VEGAS VALLEY WATER DISTRICT
SANITARY SEWER	CITY OF LAS VEGAS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
POWER	NV ENERGY



VICINITY MAP
SCALE: NTS

SHEET INDEX

SHEET #	SHEET TITLE
TM1	TENTATIVE MAP COVER
TM2	TENTATIVE MAP
TM3	TENTATIVE MAP SECTIONS

OWNER

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

DEVELOPER

WILLIAM LYON HOMES
1980 FESTIVAL PLAZA DRIVE, SUITE 500
LAS VEGAS, NV 89134
PH: 702-263-8200

CIVIL ENGINEER

ACTUS
ATTN: DARRYL LATTIMORE, P.E.
3283 E. WARM SPRINGS RD., SUITE 300
LAS VEGAS, NV 89120
T: 702-586-9296

LEGAL DESCRIPTION

PARCEL L IS MAPPED WITH "SUMMERLIN VILLAGE 21 - UNIT 3" FINAL MAP RECORDED IN FILE 159 PAGE 59 OF PLAT MAPS ON JUNE 20, 2019.

APN# 137-27-510-001

BASIS OF BEARING

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

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS HIGH ELEVATION ZONE

PROJECTION: TRANSVERSE MERCATOR

STANDARD PARALLEL (AND LATITUDE OF GRID ORGIN):36°15'00"N

LONGITUDE OF CENTRAL MERIDIAN:114°58'00"W

NORTHING AT GRID ORGIN: 408,000.00 M (1,312,333.3333 FTUS)

EASTING AT CENTRAL MERIDIAN: 300,000 M (984,250.0000 FTUS)

SCALE FACTOR ON CENTRAL MERIDIAN: 1.000135 (EXACT)

NOTES:

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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK SLV9126W6

RIVET AND PLATE IN TOP OF CURB @ SE CORNER OF CARRIAGE HILL & FAR HILLS

ELEVATION: 3229.29 (FEET)
984.268 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

PRJ-76813
07/17/19

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING, PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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Engineering • Surveying • Consulting • Planning

TENTATIVE MAP COVER
CASCADES
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

	DATE	DESCRIPTION	BY
1			

PROFESSIONAL ENGINEER
DARRYL C. LATTIMORE
EXP: 12/31/19
CIVIL
No. 17516
STATE OF NEVADA

07/10/2019

DATE	2019-06-27
DRAWN	KAL
DESIGNED	RS
CHECKED	ALW
PROJECT #	WLH011901

SHEET TITLE
COVER

SHEET NUMBER
TM1

PRJ#76913

Plot Stamp: 7/15/2019 4:41:09 PM - Kathrine Logan
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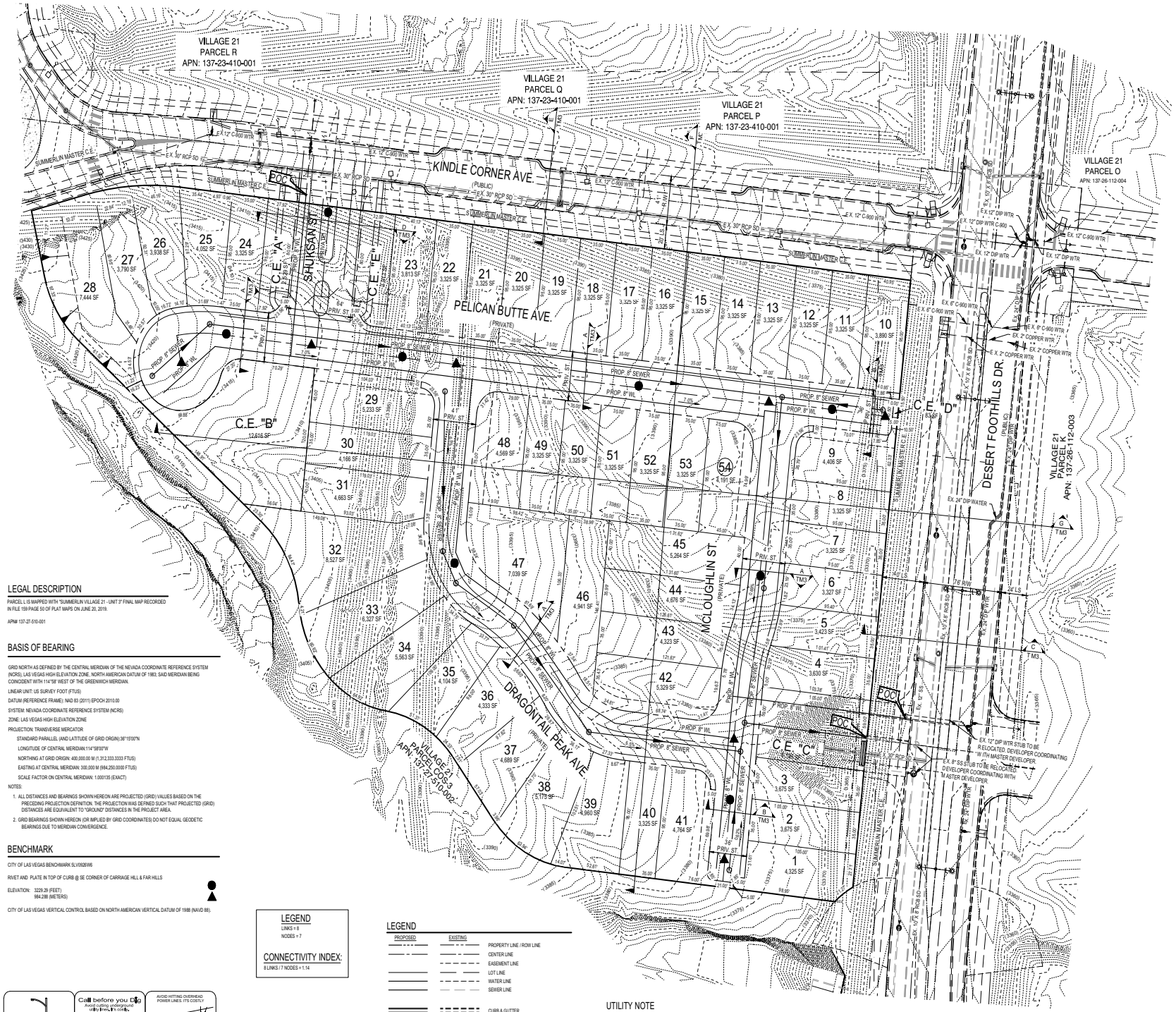

LEGAL DESCRIPTION

PARCEL L IS MAPPED WITH "SUMMERLIN VILLAGE 21 - UNIT 3" FINAL MAP RECORDED IN FILE 159 PAGE 50 OF PLAT MAPS ON JUNE 20, 2019.

APN# 137-27-510-001

BASIS OF BEARING

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

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS HIGH ELEVATION ZONE

PROJECTION: TRANSVERSE MERCATOR

STANDARD PARALLEL (AND LATITUDE OF GRID ORGIN):36°15'00"N

LONGITUDE OF CENTRAL MERIDIAN:114°58'00"W

NORTHING AT GRID ORIGIN: 400,000.00 M (1,312,333.3333 FTUS)

EASTING AT CENTRAL MERIDIAN: 300,000 M (984,250.0000 FTUS)

SCALE FACTOR ON CENTRAL MERIDIAN: 1.000135 (EXACT)

NOTES:

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

BENCHMARK

CITY OF LAS VEGAS BENCHMARK SLV0926W6

RIVET AND PLATE IN TOP OF CURB @ SE CORNER OF CARRIAGE HILL & FAR HILLS

ELEVATION: 3229.29 (FEET)
984.288 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGEND
LINKS = 8
NODES = 7
CONNECTIVITY INDEX:
8 LINKS / 7 NODES = 1.14

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE / ROW LINE
		CENTER LINE
		EASEMENT LINE
		LOT LINE
		WATER LINE
		SEWER LINE
		CURB & GUTTER
		RETAINING WALL
	(2500)	MAJOR 5' CONTOUR
	(2501)	MINOR 1' CONTOUR
	S	SEWER MANHOLE

A / TM3 — SECTION MARKER-DETAIL NUMBER / ABOVE SHEET NUMBER

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Call Underground 1-702-432-5300 (Nevada One Call)
Call before you Dig — Avoid cutting underground utility lines. It's costly. CALL 811 or 1-800-227-2600
Avoid hitting overhead power lines. It's costly. CALL BEFORE YOU DO OVERHEAD 1-702-227-2929

Planning Commission - Page 68

PRJ-76813
07/17/19

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TENTATIVE MAP
CASCADES
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

	DATE	DESCRIPTION	BY
1			

PROFESSIONAL ENGINEER — STATE OF NEVADA — LARRY C. LATTIMORE — EXP. 12/31/19 — CIVIL — No. 17516
07/10/2019

DATE	2019-06-27
DRAWN	KAL
DESIGNED	RS
CHECKED	ALW
PROJECT #	WILH011901

SHEET TITLE
TENTATIVE MAP

SHEET NUMBER
TM2

PRJ#76813

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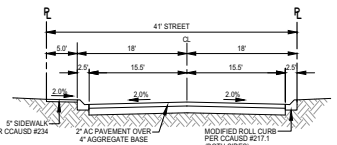
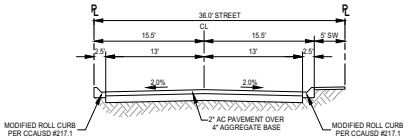
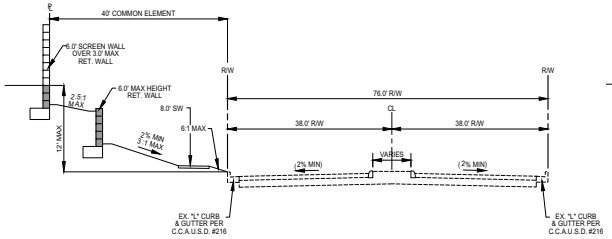


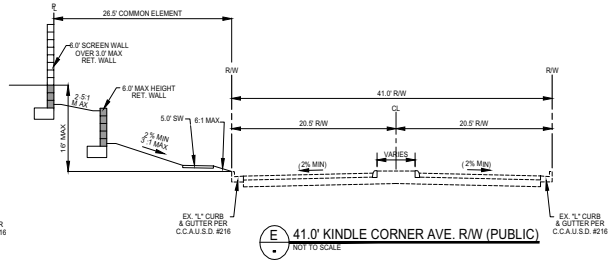
A 41.0' (PRIVATE) STREET SECTION
NOT TO SCALE



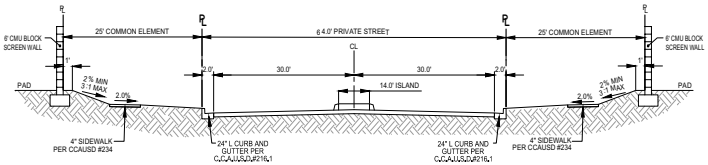
B 36.0' (PRIVATE) STREET SECTION
NOT TO SCALE



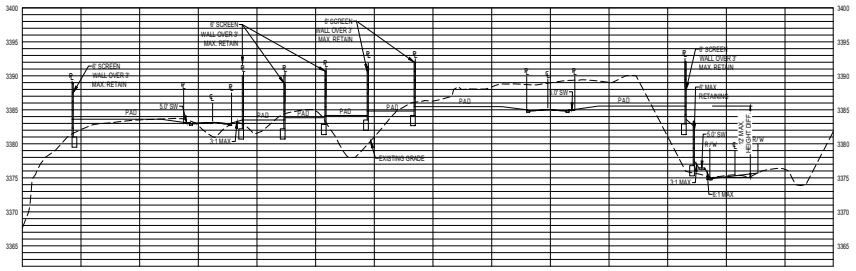
C 76.0' DESERT FOOTHILLS DRIVE R/W (PUBLIC)
NOT TO SCALE



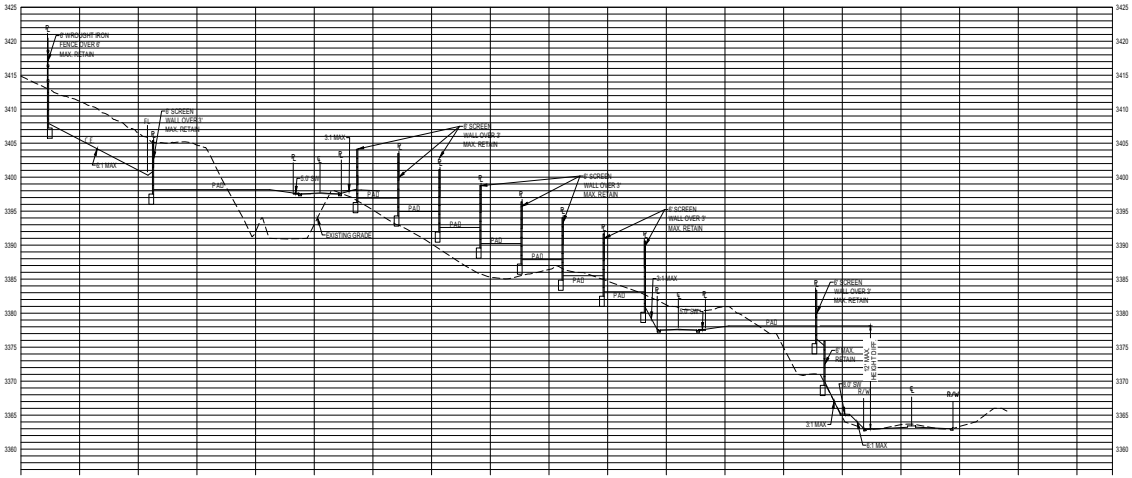
E 41.0' KINDLE CORNER AVE. R/W (PUBLIC)
NOT TO SCALE



D 64.0' SHUKSAN STREET (PRIVATE)
NOT TO SCALE



F SITE CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'



G SITE CROSS SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'

PRJ-76813
07/17/19

Actus
3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
www.Actus-NV.com
(702) 856-8000
Engineering • Surveying • Consulting • Planning

TENTATIVE MAP SECTIONS
CASCADES
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

	DATE	DESCRIPTION	BY
1			

PROFESSIONAL ENGINEER
STATE OF NEVADA
No. 17519
LARRY L. C. LATTIMORE
EXP: 12/31/19
CIVIL
07/10/2019

DATE	2019-07-10
DRAWN	KAL
DESIGNED	RS
CHECKED	ALW
PROJECT #	WILH011901

SHEET TITLE
SECTIONS

SHEET NUMBER
TM3

PRJ#76813

Call before you dig
Underground
1-702-432-5300
Call before you dig
811
OR
1-800-227-2600
AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

Plot Stamp: 7/17/2019 1:18:28 PM - Kathrine Logan
File: P:\WILH011901 - V21 Parcel L\Civil_SD\WILH011901 - SD-TM.dwg, Tab: TM3



TMP-76889 [PRJ-76813] - TENTATIVE MAP - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF KINDLE CORNER WAY AND DESERT FOOTHILLS DRIVE

07/02/19

June 27, 2019

3283 E. Warm Springs Suite 300
Las Vegas, NV 89120
(702) 586-9296

Mr. Jonathan Boyles
Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89107

Re.: Summerlin Village 21 Parcel L
Justification for Letter for Tentative Map

Dear Staff,

On behalf of our client, William Lyon Homes, we are requesting review and approval of the Tentative Map for subject property.

Project Description

The project consists entirely of 9.28 acres (gross) on a portion of APN 137-26-101-001, and is generally located on the southwest corner of the intersection of Kindle Corner Avenue and Desert Foothills Drive. The subject site is bounded on all sides by undeveloped land. The subject site is currently zoned P-C (planned community district) as part of the Summerlin Master Plan.

The proposed development will consist of a 54-lot single family detached residential development. The subdivision will be served by a single point of access to Kindle Corner Ave. and internal circulation will be by 41-foot wide private roads with one 5' sidewalk located along one side of each street. Lots within the development will have an average lots size of approximately 4,000 square feet. The homes will be single-story, ranging from 1,500 square feet to 2,000 square feet of livable area.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

Darryl C. Lattimore, PE
President

PRJ-76813
07/01/19

Howard Hughes.

Eddie Duenas
William Lyon Homes
1980 Festival Plaza Dr. #500
Las Vegas, NV 89135

June 24, 2019

Re: SDRC Parcel L Tentative Map Review | Conditional Approval – Summerlin Village 21 (Redpoint) William Lyon Homes

Dear Eddie –

The Summerlin Design Review Committee (SDRC) has reviewed the Tentative Map plan dated 5/28/2019, prepared by Actus engineering. The submittal received a Conditional Approval with the following comment.

- Please comply with all future Site Plan and Preliminary Grading Plan comments.

Please contact us if you have any questions.

Sincerely,

Sharon D. Thompson
Design Review Coordinator, Summerlin

PRJ-76813
06/24/19

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

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

Date Filed 07/09/2019 **Application Number** TMP-76889 **Entity** LV

Company Name William Lyon Homes, Inc.

Contact Name

Contact Mailing Address

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

Phone (702) 340-7810 **Mobile** **Fax** **Email**

Project Name Summerlin Village 21 Parcel L

Project Description 56 single family residential lots

APN's 137-26-101-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	56	x 0.196 =	11	x 0.101 =	6	x 0.137 =	8
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			11		6		8

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(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
Billy & Rosemary Vassilladis	215 Antelope Ridge Dr.	K-5	909	871	05/01/19
Sig Rogich MS	235 N Pavilion Center Dr.	6-8	1,661	1,895	05/01/19
Palo Verde HS	333 S. Pavilion Center Dr.	9-12	2,606	3,114	05/01/19

*** CCSD Comments** Rogich MS and Palo Verde HS were over capacity for the 2018-19 school year. Rogich MS was 114.09% and Palo Verde was 119.49% of program capacity.

☐ Approved ☐ Disapproved

TMP 76889
William Lyon Homes, Inc.

SWC Kindle Corner Way and Desert Foothills Drive

Proposed 54 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	54	9.44	**510**
AM Peak Hour			0.74	**40**
PM Peak Hour			0.99	**53**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Far Hills Avenue

Average Daily Traffic (ADT)	4,283
PM Peak Hour	343

(heaviest 60 minutes)

Desert Foothills Drive

Average Daily Traffic (ADT)	1,924
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Far Hills Avenue	33,800
Desert Foothills Drive	33,800

This project will add approximately 510 trips per day on Kindle Corner Wy., Far Hills Ave. and Desert Foothills Dr. Currently, Far Hills is at about 13 percent of capacity and Desert Foothills is at about 6 percent of capacity. With this project, Far Hills is expected to be at about 15 percent of capacity and Desert Foothills to be at about 7 percent of capacity. Kindle Corner is not yet constructed.

Based on Peak Hour use, this development will add into the area roughly 53 additional cars, or about one every minute.

Note that this report assumes all traffic from this development uses all named streets.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.: **9**

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

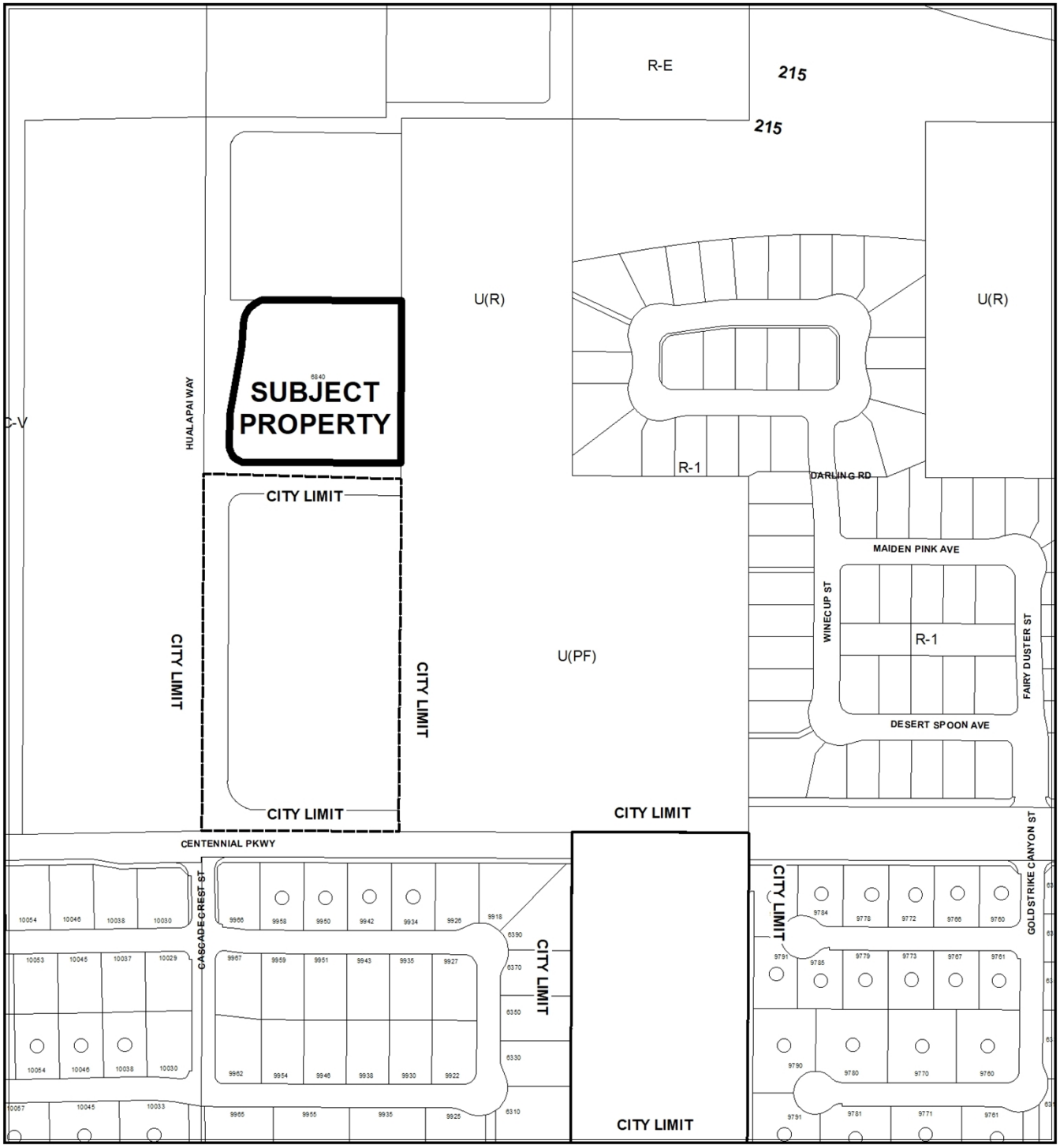
SUBJECT:
TMP-76890 - TENTATIVE MAP - COMMERCIAL DEVELOPMENT AT HUALAPAI AND 215 - APPLICANT: ARJUN HUALAPAI WAY, LLC - OWNER: RED RUPEE, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.02 acres at 6840 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-76054]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends

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



CASE: **TMP-76890 (PRJ-76054)**

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

N



CASE: **TMP-76890 (PRJ-76054)**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ARJUN HUALAPAI WAY, LLC - OWNER: RED RUPEE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-76890	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

TMP-76890 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. 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.

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

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

Public Works

5. A Petition of Vacation, such as VAC-75859, shall record immediately prior to and concurrent with the recordation of a Final Map for this site.

6. Per the approved Traffic Impact Analysis, the Final Map shall provide a cross access easement with the parcel to the south unless the uses are determined to be incompatible by the City Engineer.

7. Prior to recordation of a Final Map for this site, a Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

8. 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.

9. Comply with all applicable conditions of approval for Site Development Plan Review SDR-75860, SDR-73576 and any other site related actions.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on a 2.02-acre site at 6840 North Hualapai Way.

ISSUES

- All proposed perimeter and retaining walls conform to Title 19.08 development standards.

ANALYSIS

On November 21, 2018 the City Council approved Site Development Plan Review (SDR-73576) to allow a proposed 9,043 square-foot commercial development. On May 15, 2019 the City Council approved a Major Amendment (SDR-75860) to a previously approved Site Development Plan Review (SDR-73576) for the proposed expansion of the subject site and parking lot reconfiguration for a 9,043 square-foot commercial development with a waiver to allow an eight-foot landscape buffer on the south perimeter where 15 feet is required. Also, the City Council approved Petition of Vacate (VAC-75859) a U.S. Government Patent Easement located on the north and east perimeter of the site and a 30-foot portion of the north half of Darling Road located east of Hualapai Way. The site is proposed to be utilized as a commercial land use. All existing structures on the site are required to adhere to previously approved Major Amendment (SDR-75860).

Access to the site is proposed from one driveway off of Hualapai Way. The site is currently undeveloped with natural desert vegetation. Upon development the proposed site circulation is logical throughout the site and will be unaffected by mapping. Parking and access is intended to be allowed across the site. A condition of approval will require that common perpetual access and parking will be granted across the entire proposed commercial subdivision.

The submitted information for the north/south and east/west cross sections lack sufficient information to determine the existing grades. However, regardless of the slope, per the Tables in Subdivision Code 19.06.050 a development with natural slope less than 2% is allowed a maximum four-foot retaining wall; four-foot maximum retaining walls are shown along the north and east borders.

The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the existing parcel would remain.

FINDINGS (TMP-76890)

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/07/07	The City Council approved the Annexation (ANX-12215) of 207.83 acres generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way. The Planning Commission and staff recommended approval. The annexation became effective 02/15/07.
09/24/09	Department of Planning staff denied a request for a Minor Site Development Plan Review (SDR-35394) for the installation of an 80-foot tall Wireless Communication Facility, Stealth Design (Monopine) on property located at the northeast corner of Darling Road and Hualapai Way.
06/20/18	A neighborhood meeting was held to discuss a proposed commercial development at the southeast corner of Clark County 215 and Hualapai Way. An application was not submitted for this design of the project.
11/21/18	The City Council approved a request for a General Plan Amendment (GPA-73572) from R (Rural Density Residential) to SC (Service Commercial) at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
	The City Council approved a request for Rezoning (ZON-73573) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial) at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for Special Use Permit (SUP-73574) for a proposed 3,043 square-foot Beer/Wine/Cooler Off-Sale Establishment use with a waiver to allow a 385-foot distance separation from a school where 400 feet is required at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
	The City Council approved a request for Site Development Plan Review (SDR-73576) to allow a proposed 9,043 square-foot commercial development with a waiver to allow buildings to not orient to the corner and street frontages where such is required at the southeast corner of Clark County 215 and Hualapai Way. The Planning Commission and Planning Department Staff recommended approval.
05/15/19	The City Council approved a request for a Petition of Vacate (VAC-75859) a U.S. Government Patent Easement located on the north and east perimeter of the site and a 30-foot portion of the north half of Darling Road located east of Hualapai Way.
	The City Council approved a request for a Major Amendment (SDR-75860) to a previously approved Site Development Plan Review (SDR-73576) for the proposed expansion of the subject site and parking lot reconfiguration for a 9,043 square-foot commercial development with a waiver to allow an eight-foot landscape buffer on the south perimeter where 15 feet is required at 6840 North Hualapai Way.

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

Related Building Permits/Business Licenses	
04/29/19	A building permit (DS05133) was processed for a technical study at 6840 North Hualapai Way. The permit has not been issued.

Pre-Application Meeting	
03/13/19	A pre-application conference was held with the applicant to discuss the Tentative Map submittal requirements for a one-lot commercial subdivision.

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

Field Check	
07/02/19	The site is undeveloped. It slopes down from west to east and from north to south, as it is adjacent to the Hualapai Way on-ramp to Clark County 215. Improvements to Hualapai Way are incomplete, and there are no improvements to Darling Road.

Details of Application Request	
Site Area	
Net Acres	2.02

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	CC 215 ROW	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Undeveloped	RL (Residential Low) – Clark County)	R-E (Rural Estates Residential) – Clark County
East	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
West	Undeveloped	PR-OS (Parks/Recreation/ Open Space)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Hualapai Way	Freeway/ Expressway	Master Plan of Streets & Highways	80-86	N

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 6840 N. Hualapai Way

Project Name Commercial Development at 215 and Hualapai **Proposed Use** Commercial

Assessor's Parcel #(s) 125-19-401-002 **Ward #** 6

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

Additional Information

Property Owner Red Rupee LLC Contact Rupee Chima
Address 6890 N Hualapai Way City Las Vegas State NV Zip 89149
E-mail rapinderchima@gmail.com Phone 702-498-6058

Applicant Arjun Hualapai Way LLC Contact Rupee Chima
Address 6890 N Hualapai Way City Las Vegas State NV Zip 89149
E-mail apinderchima@gmail.com Phone 702-498-6058

Representative Zenith Engineering Contact Julia Izzolo
Address 1980 Festival Plaza Drive, Suite 450 City Las Vegas State NV Zip 89135
E-mail julia@zenith-lv.com Phone 702-835-3496

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name Gaswinder Grover

Subscribed and sworn before me

This 21 day of June, 20 19

Notary Public in and for said County and State

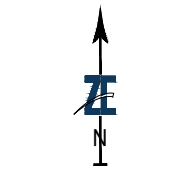
ANA M. ACUNA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-28-22
Certificate No: 10-1537-1

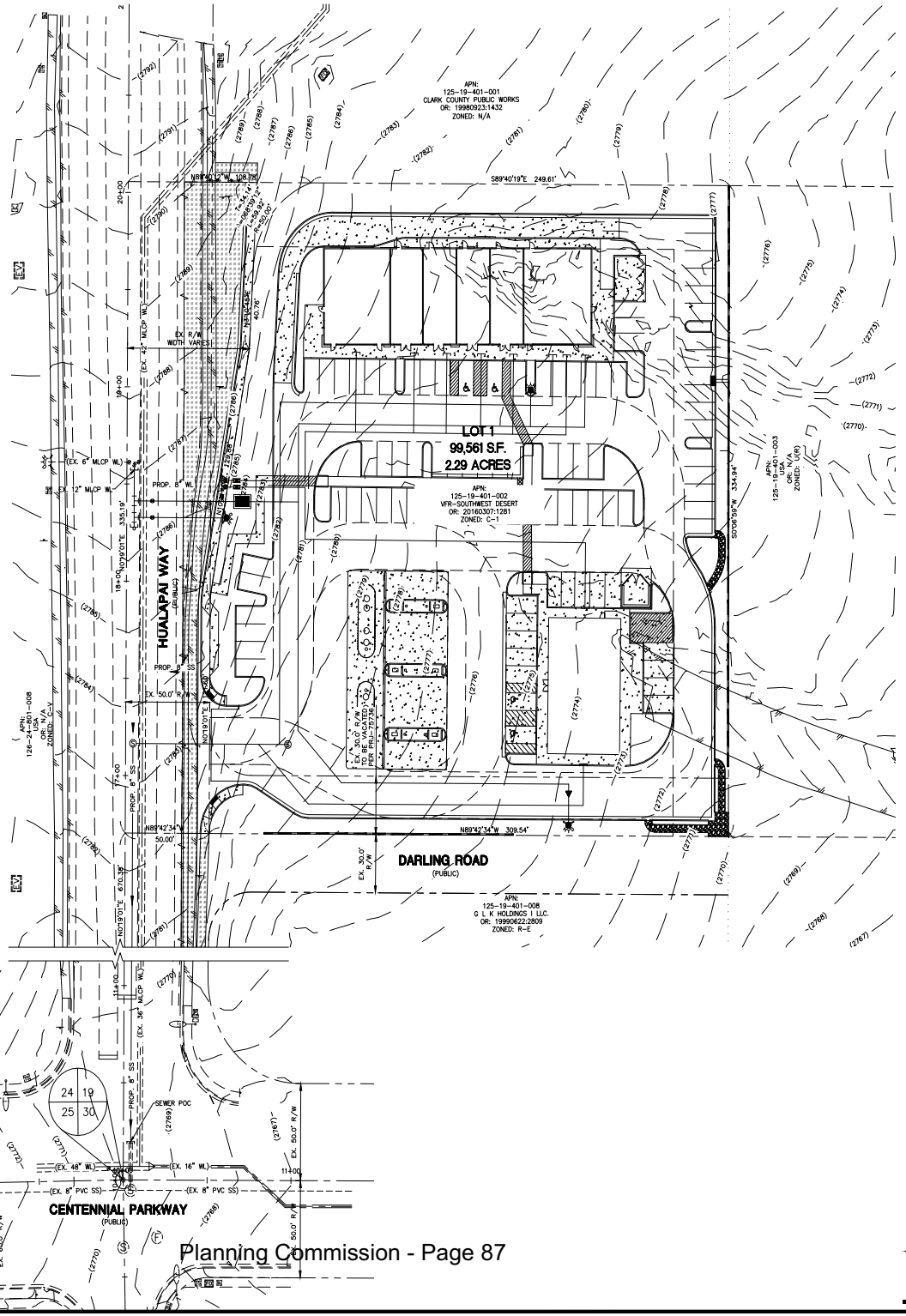
PRJ-76051
06/24/19

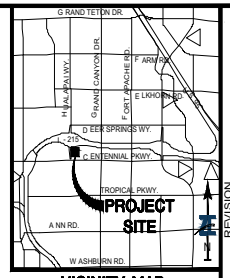
TENTATIVE MAP
OF
COMMERCIAL DEVELOPMENT AT HUALAPAI AND 215

APN: 125-19-401-002

SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.







VICINITY MAP
NTS

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE/RIGHT-OF-WAY LINE
		CENTERLINE/SECTION LINE
		ADJACENT PROPERTY LINE
		SAWCUT LINE
		EASEMENT
(EX. WL)		WATERLINE
(EX. SS)		SANITARY SEWER
(EX. SD)		STORM DRAIN
(EX. GAS)		GAS
(STLT)		STREETLIGHT CONDUIT
(1980)	1980	CONTOUR
X X	X X	FENCE
		CURB & GUTTER
		WALL
		SIDEWALK
		AC PAVEMENT

DEVELOPER
ARJUN HUALAPAI WAY LLC
6890 N. HUALAPAI WAY
LAS VEGAS, NV 89149

CIVIL ENGINEER
ZENITH ENGINEERING, LLC
1980 FESTIVAL PLAZA DR.
SUITE 450
LAS VEGAS, NV 89135
702-866-9535

SURVEYOR
GEO PROFESSIONALS LIMITED
1895 N. MICHAEL WAY
LAS VEGAS, NV 89108
702-427-5293

PROJECT INFORMATION
PROPOSED USE: COMMERCIAL
SITE ACREAGE: 2.02 ACRES
NUMBER OF LOTS: 1

NOTES
1. THIS SUBDIVISION IS NOT PART OF ANY MASTER PLAN DEVELOPMENT.
2. ALL STREETS TO BE PUBLIC.
3. NO KNOWN GROUNDWATER WITHIN 20 FEET OF THE SURFACE.
4. THE DEVELOPER WILL FORMULATE AND RECORD PROTECTIVE COVENANTS AND DEED RESTRICTIONS (C.C.&R.'s) FOR ENFORCEMENT COLLECTIVELY REQUIRED BY EACH LOT OWNER.
5. CROSS ACCESS AND PARKING AGREEMENTS SHALL BE DEVELOPED WITH THE FINAL MAP.
6. EXISTING AND PROPOSED
7. LANDSCAPING SHALL BE DESIGNED AND MAINTAINED PER EXISTING CODE.
8. ALL EXISTING STRUCTURES ARE TO REMAIN.
9. THERE ARE NO KNOWN FAULTS WITHIN THE PROJECT LIMITS.

FLOODZONE
THE SUBJECT PARCEL IS COVERED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR CLARK COUNTY, NEVADA AND INCORPORATED AREAS, COMMUNITY NUMBER: 325276, PANEL NUMBER: 1750E, EFFECTIVE DATE: SEPTEMBER 27, 2002. THE SUBJECT PARCEL IS LOCATED WITHIN A FEMA ZONE X (UNSHADED), DEFINED BY FEMA AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ASSESSOR'S PARCEL NUMBER
125-19-401-002

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS PROJECT IS GRID NORTH AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83), EAST ZONE, (2701), DETERMINED BY GIS CONTROL POINTS, "CC-GIS 855" AND "CC-GIS 866" AS SHOWN ON THE MAP THEREOF IN FILE 88 OF SURVEYS, PAGE 53, OFFICIAL RECORDS, CLARK COUNTY, NEVADA

SOUTH 85°36'52" WEST – BEING THE BEARING BETWEEN CLARK COUNTY GIS CONTROL POINTS, "CC-GIS 848" AND "CC-GIS 851" AS SHOWN ON THE MAP IN FILE 88 OF SURVEYS, PAGE 53, OFFICIAL RECORDS, CLARK COUNTY, NEVADA

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 6LV9019SWW6
RIVET & PLATE TOP CURB SE COR. BRIDGE OVER HIGHWAY 215 ON HUALAPAI WAY.
ELEVATION = 853.317 METERS = 2799.59 U.S. SURVEY FEET (NAVD 88)

UTILITIES DISCLAIMER
EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. ZENITH ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

FAST Call Before you UnderGround 1-702-433-8300
Call Before You Dig 811 or 1-800-642-2444
Call Before You Overhead 1-702-227-2929

PRELIM 6054
Call before you Dig 811 or 1-800-642-2444 Call 811 Before You Dig
Call Before You Overhead 1-702-227-2929
5/24/19

REV.	DESCRIPTION	REVISION	BY	DATE	APPROVAL

ZENITH ENGINEERING
1980 FESTIVAL PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135
(702) 866-9535

COMMERCIAL DEVELOPMENT AT HUALAPAI AND 215
6840 N. HUALAPAI WAY

TENTATIVE MAP

DESIGNED BY: J. IZZOLO
DRAWN BY: J. IZZOLO
CHECKED BY: J. IZZOLO
HORIZ: 1" = 30'
VERT: N/A

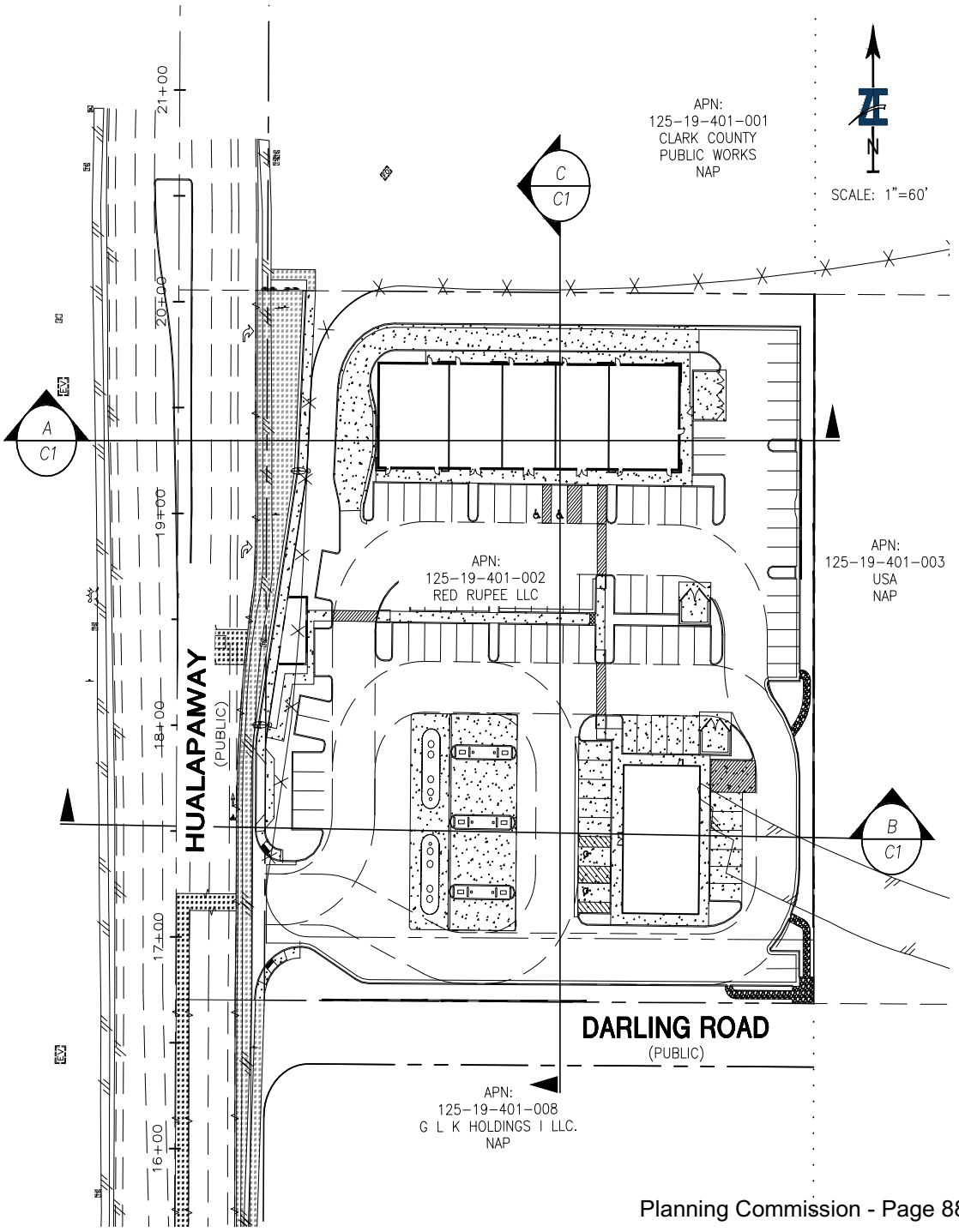
PROFESSIONAL ENGINEER STATE OF NEVADA
JULIA L. IZZOLO
EXP. 06-30-19
CIVIL
No. 23886

JOB No.: 181001
DATE: JUNE, 2019

DRAWING No.: C1

1/1

A.P.N.: 125-19-401-002



PRJ-76054
07/11/19

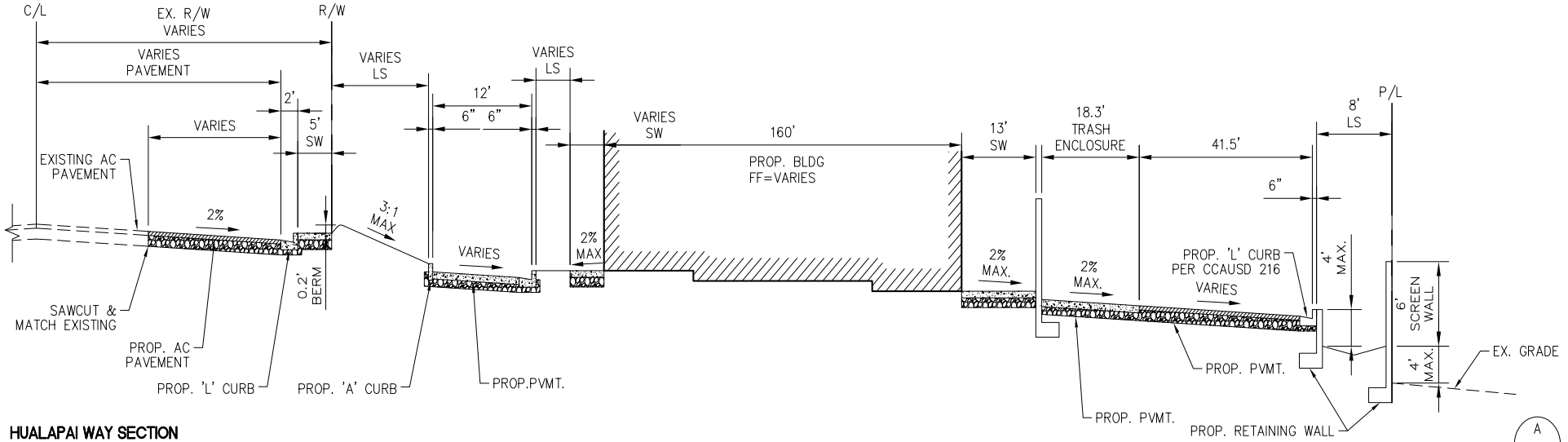
LEGEND:

- PROPERTY/ROW LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE

DRAWN BY: JLI	PROJECT: 215/HUALAPAI
CHECKED BY: JLI	PROJECT No: 181001
SCALE: 1"=60'	DATE: 2/20/19

ZENITH ENGINEERING
1980 FESTIVAL PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135
(702) 866-9535

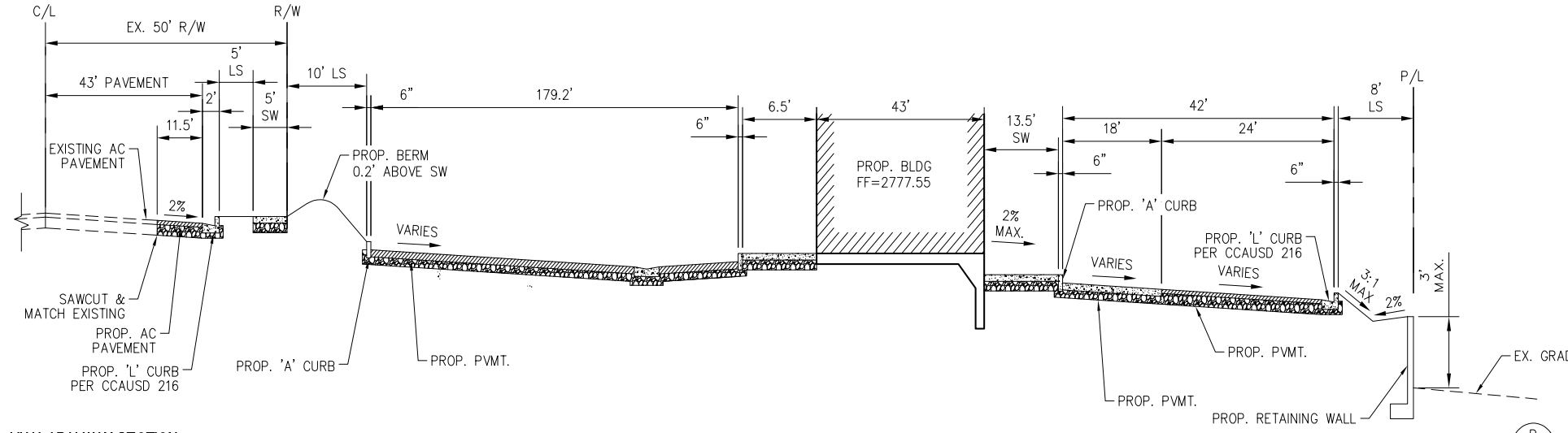
A.P.N.: 125-19-401-002



HUALAPAI WAY SECTION

NOT TO SCALE

A
C1



HUALAPAI WAY SECTION

NOT TO SCALE

B
C1

LEGEND:

PROPERTY/ROW LINE

CENTERLINE

ADJACENT PROPERTY LINE

EASEMENT LINE

PRJ-76054
06/24/19

DRAWN BY: JLI	PROJECT: 215/HUALAPAI
CHECKED BY: JLI	PROJECT No: 181001
SCALE: 1"=60'	DATE: 2/20/19

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1980 FESTIVAL PLAZA DRIVE
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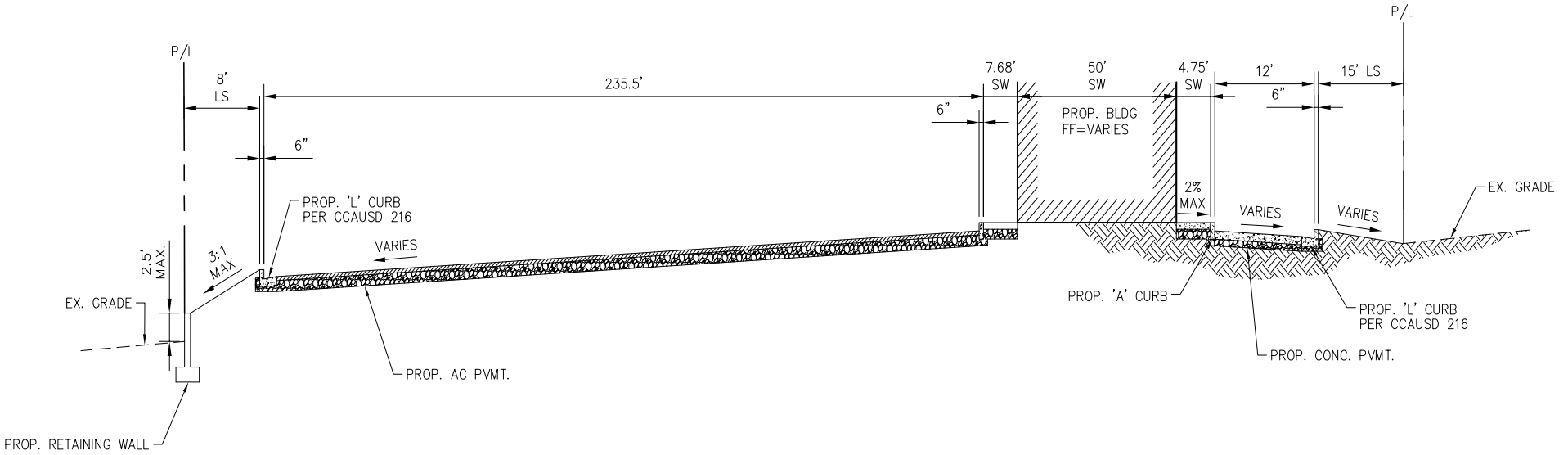


NORTH/SOUTH SECTION

NOT TO SCALE

C
C1

LEGEND:

PROPERTY/ROW LINE

CENTERLINE

ADJACENT PROPERTY LINE

EASEMENT LINE

PRJ-76054
06/24/19

DRAWN BY: JLI	PROJECT: 215/HUALAPAI
CHECKED BY: JLI	PROJECT No: 181001
SCALE: 1"=60'	DATE: 2/20/19

ZENITH ENGINEERING
1980 FESTIVAL PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135
(702) 866-9535



TMP-76890 [PRJ-76054] - TENATIVE MAP - APPLICANT: ARJUN HUALAPAI WAY, LLC - OWNER: RED RUPEE, LLC
6840 NORTH HUALAPAI WAY

07/02/19

ZENITH ENGINEERING

February 20, 2019

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

Re: Commercial Development at 215 and Hualapai, Zenith Project No. 181001
Tentative Map Justification Letter

Dear Sir or Madam:

Zenith Engineering has been retained by Arjun Hualapai Way, LLC to submit a Tentative Map application to for property located on the east side of Hualapai Way, south of the Clark County 215 (Assessor's Parcel Number 125-19-401-002).

The project is proposed for commercial use (C-1 zoning) and the enclosed tentative map is a precursor to a one-lot commercial subdivision map that will be submitted for this project in conjunction with the off-site improvement plans.

We hereby request that you approve the enclosed tentative map in order to fully develop the property.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING

Julia Izzolo, PE
Principal

PRJ-76054
06/24/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
10

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

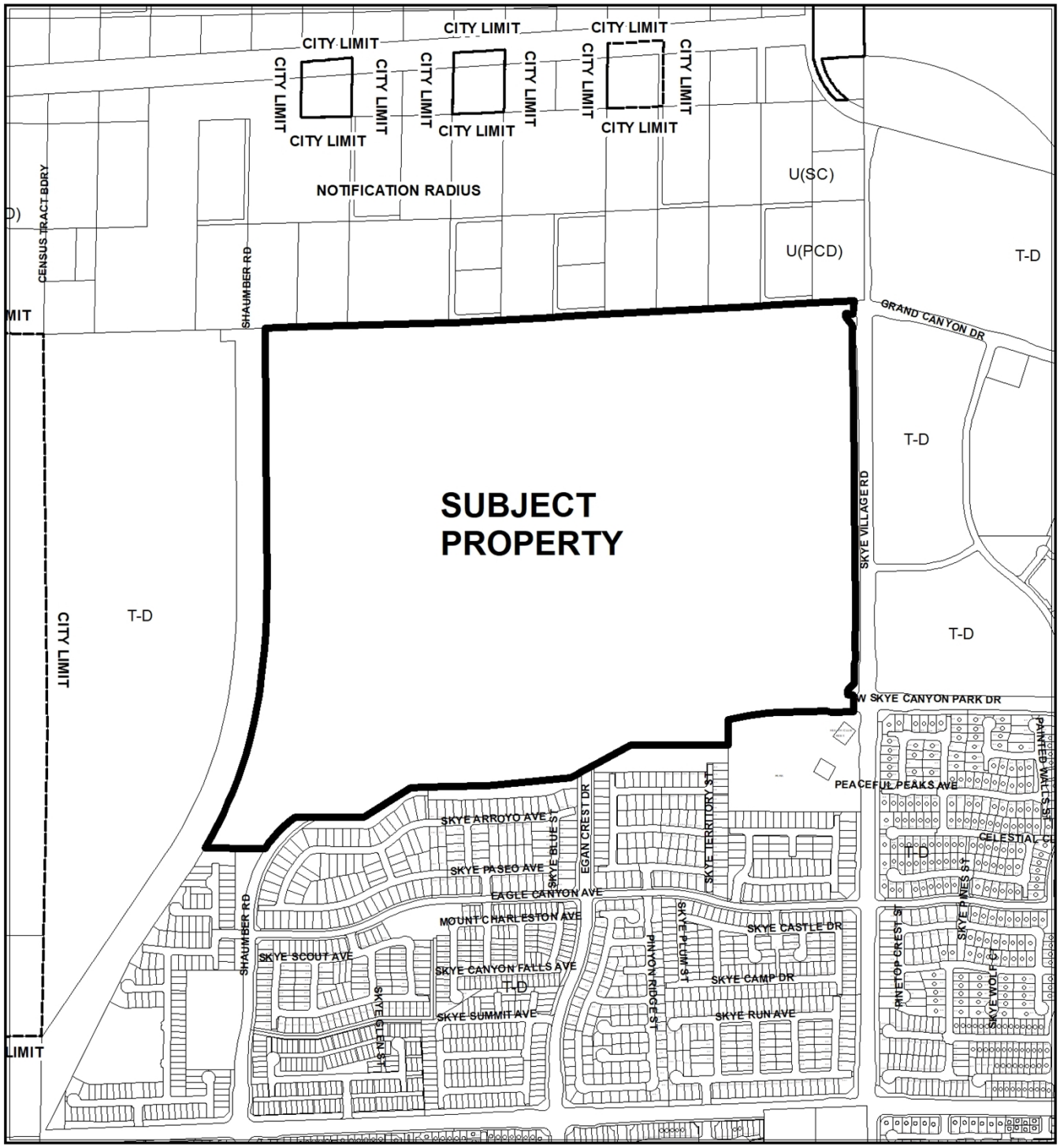
SUBJECT:
TMP-76900 - TENTATIVE MAP - SKYE CANYON PHASE 4 - APPLICANT: SECTION 12, LLC - OWNER: SECTION 12, LLC - For possible action on a request for a Tentative Map FOR A 14-LOT PARENT MAP on 275.26 acres on the northwest corner of Skye Canyon Park Drive and Skye Village Road (APN 126-12-501-004), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-76818]. Staff recommends APPROVAL.

Final Action (Unless Appealed Within 7 Days)

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

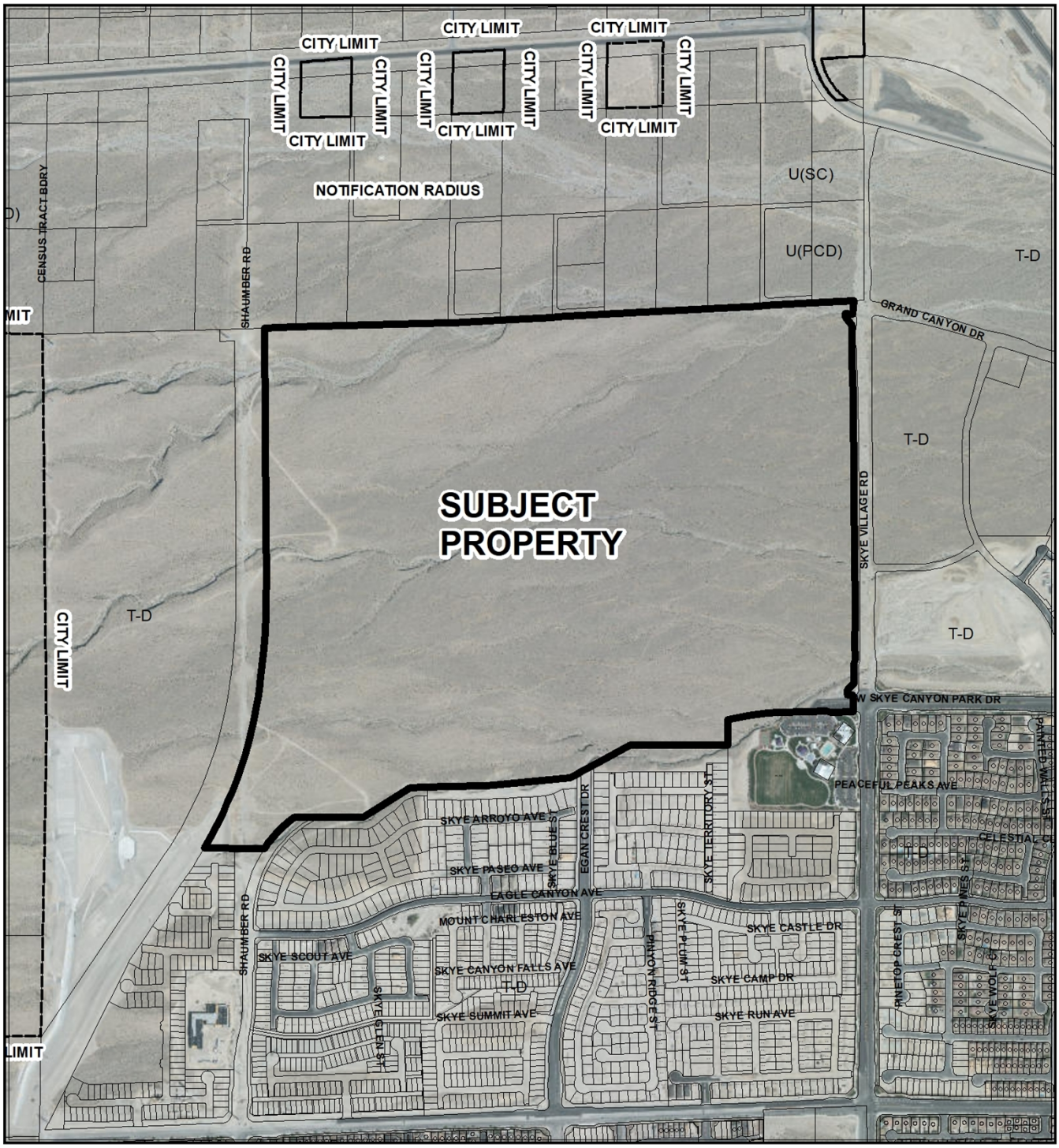
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **TMP-76900 (PRJ-76818)**

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)



0 750 1,500 Feet

CASE: **TMP-76900 (PRJ-76818)**

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: OLYMPIA COMPANIES - OWNER: SECTION 12, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-76900	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

TMP-76900 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. All development shall conform to the Skye Canyon Development Agreement (DIR-76242) as amended August 7, 2019 and related exhibits, including the Skye Canyon Development Standards and Skye Canyon Parks Agreement.

3. Parcel 2.31 and 5.13 shall be labeled as shown on the Skye Canyon Master Land Use Plan as amended August 7, 2019.

4. All future child tentative maps proposed within the boundaries of this parent tentative map shall clearly indicate the locations and segments of all trails identified by the Trails Element of the Las Vegas 2020 Master Plan, the Skye Canyon Parks Agreement, and the Skye Canyon Development Standards.

5. All future child tentative maps proposed within the boundaries of this parent tentative map shall provide perimeter wall details and elevations in conformance with the standards and procedures contained within the Skye Canyon Development Standards.

6. Technical landscape plans for the perimeters of Developer Parcels contained within the boundaries of this tentative map shall be submitted concurrently with submittal of future child tentative maps for Developer Parcels.

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

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

Public Works

10. Each Final Map by the Master Developer shall grant all Traffic Signal Chord Easements, Streetlight Easements, Public Drainage Easements, and Public Sewer Easements and any other public easements for locations of public facilities that are not within the public right of way concurrent with a Final Map that includes areas where these easements are required. Easements across common lots shall be granted for access and public infrastructure to support individual "Pod" development concurrent with each Final Map that proposed to create "Pod" developments.

11. Each new driveway or proposed access point on to Village Street shall be required to have a Site Visibility Restriction Zone (SVRZ) Analysis performed per American Association of State Highway and Transportation Officials (AASHTO) Standards prior to receiving approval for each access point. SVRZs shall be shown on all individual "Pod" developments. Restriction for items allowed within SVRZ shall be: No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained". Boundaries of the Sight Visibility Restriction Zones on Village Streets must be approved by the City Traffic Engineer.

12. A minimum two lanes of asphalt pavement on all village streets providing the main access to Designated Builder Parcels and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Phased construction by the Master Developer of required Village Streets shall conform to the requirements within the Development Agreement Section 3.04(c).

13. The proposed public sewer layout and easements on the Final Map must conform to the Wastewater Master Plan approved by the Sanitary Sewer Planning Section of the Department of Public Works.

14. Prior to the recordation of a Final Map for this site, an update to the approved Master Traffic Impact Analysis must be submitted and approved by the Department of Public Works. Southbound right turn lanes on Shaumber Road at school driveways and a bus turnout on the south leg of the Skye Canyon Park Drive/Shaumber Road intersection are required, unless otherwise allowed in the approved Master Traffic Impact Analysis.

15. Comply with the requirements of the approved Master Drainage Plan. Technical updates may be required prior to development of subsequent subdivisions.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a 14-parcel parent Tentative Map on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road within the Skye Canyon Master Plan area.

ISSUES

- If approved, this tentative map would remap a portion of the area covered by a previously approved parent tentative map (TMP-65803, Skye Canyon II). To date, no final maps have been recorded over any portion of the subject area.
- Parcel 5.13 and Parcel 2.31 are shown on the approved Skye Canyon Master Land Use Plan as park lots; these parcels, although delineated on the submitted parent tentative map, are not labeled. The Final Map containing these parcels shall be given these labels.
- Several parcel labels do not match those provided on the Wastewater Master Plan submitted July 2019. Conditions of approval address this issue and require the labels to be corrected on Final Maps containing these parcels.

ANALYSIS

The entire area is zoned T-D (Traditional Development), 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, which can generally exist as a self-contained community. Development standards were approved through a separate Development Standards and Design Guidelines document included with the fifth amendment of the Skye Canyon Development Agreement (DIR-76242).

This 14-lot parent tentative map encompasses approximately 275.26 acres and substantially complies with the Skye Canyon Development Agreement as amended, the Skye Canyon Development Standards and Design Guidelines and applicable City requirements. The applicant is requesting to remap a portion of the land area covered by a previously approved tentative map (TMP-65803, known as Skye Canyon II). The child development parcels (or “pods”) are generally drawn and denoted as previously approved, with some minor adjustments. Residential development parcels are designated with either an L (Residential Low – average 5.49 dwelling units per acre with a maximum of 15 dwelling units per acre) or ML (Residential Medium Low – average 8.49

dwelling units per acre with a maximum of 15 dwelling units per acre) special land use designation. Two school parcels are proposed along Sheep Mountain Parkway. The overall property is bisected by an arroyo with two planned parks intersecting the arroyo at Shaumber Road and Skye Village Road. These parks are not labeled as shown on the adopted Master Land Use Plan. A condition of approval will require these parcels to be labeled on the Final Map or maps covering these parcels.

The Department of Public Works has granted conditional approval of all preliminary master studies as required by Section 3.07 of the Skye Canyon Development Agreement. A bus turnout is required on the south leg of the Skye Canyon Park-Shaumber Road intersection. Additionally, the school parcel on the southwest corner of Skye Canyon Park and Shaumber Road shall have streets on all sides. Where these streets intersect Shaumber Road, there shall be a southbound right turn lane on Shaumber Road.

Perimeter wall details and elevations do not need to be shown on this parent map. Perimeter wall conditions will need to be submitted at the time of submittal of tentative maps for the development parcels to ensure conformance with the Skye Canyon Development Standards, along with Master Developer approval.

Trail segments are generally located along the major street alignments, but are not shown on the parent tentative map. All future tentative map children maps based on the area contained within the parent tentative map must indicate all trail segments as approved through the Las Vegas 2020 Master Plan, the Skye Canyon Development Standards and the Skye Canyon Parks Agreement. In addition, conceptual landscape plans for the perimeter of each development parcel must be submitted concurrently with each child tentative map.

A Development Impact Notice and Assessment (DINA) was not required for this tentative map submittal, as impacts to the area were noted on the DINA submitted with the amended Development Agreement (DIR-76242).

FINDINGS (TMP-76900)

The parent Tentative Map substantially conforms to the amended Skye Canyon Development Agreement, amended Skye Canyon Development Standards and Title 19 requirements for Tentative Maps. Therefore, staff recommends approval with conditions

BACKGROUND INFORMATION

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.
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.
07/18/07	The City Council approved a request for a Review of Condition (ROC-22954) to remove all conditions of approval of Rezoning (ZON-20543). Staff recommended approval.
08/08/07	The City Council approved a request for 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.
09/05/07	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.
04/08/14	The Planning Commission approved a parent Tentative Map (TMP-53058) for a 45-lot subdivision (Skye Canyon) on 1,661.80 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
09/18/14	The Final Map (FMP-53700) for a four-pod residential subdivision (Skye Canyon Phase 1) on 163.65 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive was recorded.
01/21/15	The City Council approved a request for a Street Name Change (SNC-55060) from Horse Drive to W Skye Canyon Park Dr (between US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between 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.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/13/16	The Planning Commission approved a parent Tentative Map (TMP-65803) for an 86-lot mixed use subdivision (Skye Canyon II) on 1,502 acres at the northeast corner of Grand Teton Drive and Puli Drive. Staff recommended approval.
07/18/18	The City Council approved a request for a Major Modification (MOD-73325) of the Kyle Canyon Development Standards to amend minimum setback standards in the Kyle R-CL (Single Family Compact Lot), Kyle R-TH (Single Family Attached) and Kyle R-2 (Medium-Low Density Residential) Districts. The Planning Commission and staff recommended approval.
03/06/19	The City Council approved a request for a Major Modification (MOD-75347) of the Kyle Canyon Development Standards revised July 20, 2016 to amend the development standards to include private gated street sections. The Planning Commission and staff recommended approval.
06/19/19	The City Council approved the Fifth Amendment and Restatement of the Skye Canyon Development Agreement on approximately 1,030 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (DIR-76242). The Planning Commission and staff recommended approval.
08/07/19	The City Council adopted the Fifth Amendment and Restatement of the Skye Canyon Development Agreement through Bill 2019-24.

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

Related Building Permits/Business Licenses	
07/13/15	A building permit (284397) was issued for a security office building at 10131 West Skye Canyon Park Drive. The permit received its final inspection on 03/17/16.

Pre-Application Meeting	
06/18/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map application. No major issues were noted.

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

Field Check	
08/01/19	The site is undeveloped with desert vegetation. W Skye Canyon Park Dr extends west from Skye Village Road as an unpaved road.

Details of Application Request	
Site Area	
Gross Acres	275.26

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	Arroyo/Single Family, Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
	Single Family, Detached		
West	Sheep Mountain Parkway (Undeveloped)	Right-of-Way	Right-of-Way

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Skye Village and Skye Canyon

Project Name Skye Canyon Phase 4 **Proposed Use** TC

Assessor's Parcel #(s) 125-12-501-004 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing TC proposed TC

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 273.5 **Lots/Units** 15 **Density** _____

Additional Information 14 numbered lots, 1 lettered lot

PROPERTY OWNER Section 12, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address cjensen@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Chris Armstrong

Subscribed and sworn before me

This 28 day of NOVEMBER, 20 18.

Debi Guma

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBI GUMA
Appt. No. 98-3016-1
My Appt. Expires Jan. 10, 2022

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-76818
06/25/19

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-12-501-004

Name of Property Owner: Section 12, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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: Chris Armstrong

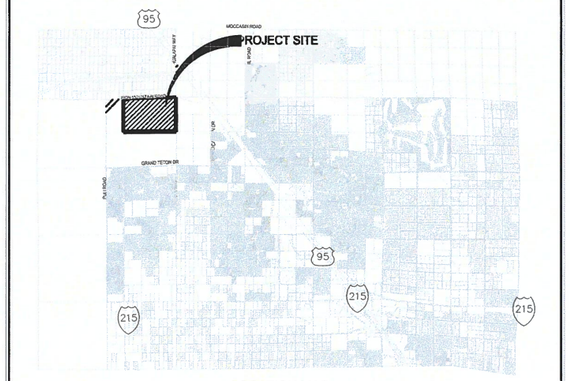
Subscribed and sworn before me

This 28 day of November, 2018

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBI GUMA
Appt. No. 98-3016-1
My Appt. Expires Jan. 10, 2022

PRJ-76818
06/25/19



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

BEING A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 12;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 12, NORTH 86°52'17" EAST, 2,698.80 FEET;

THENCE DEPARTING SAID THE NORTHERLY LINE, SOUTH 05°22'10" WEST, 87.85 FEET TO A POINT ON THE NORTHERLY LINE OF COMMON ELEMENT "A" OF "SKYE CANYON II PHASE 3A" SUBDIVISION PLAT, AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE NORTHERLY, WESTERLY, AND SOUTHERLY LINES OF SAID COMMON ELEMENT "A", THE FOLLOWING SIXTEEN (16) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 05°22'10" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 3451.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 00°45'54", AN ARC LENGTH OF 46.07 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 04°36'16" EAST;
2) THENCE SOUTH 04°36'16" WEST, 25.00 FEET;
3) THENCE SOUTH 38°52'34" EAST, 69.38 FEET;
4) THENCE SOUTH 00°34'18" EAST, 246.23 FEET;
5) THENCE SOUTH 01°50'33" EAST, 225.41 FEET;
6) THENCE SOUTH 00°34'18" EAST, 1430.60 FEET;
7) THENCE SOUTH 00°42'05" WEST, 225.06 FEET;
8) THENCE SOUTH 00°34'18" EAST, 82.56 FEET;
9) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 68.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 21.59 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 72°22'36" EAST;
10) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 132.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 41.92 FEET;
11) THENCE SOUTH 00°34'18" EAST, 105.04 FEET;
12) THENCE SOUTH 43°34'12" WEST, 61.74 FEET;
13) THENCE SOUTH 02°17'17" EAST, 29.51 FEET;
14) THENCE SOUTH 82°49'33" EAST, 13.10 FEET;
15) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 09°27'44", AN ARC LENGTH OF 4.13 FEET;
16) THENCE NORTH 87°42'43" EAST, 16.63 FEET;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID COMMON ELEMENT "A", SOUTH 02°17'17" EAST, 111.00 FEET TO A POINT ON THE NORTHERLY LINE OF "SKYE CANYON II PHASE 2" SUBDIVISION PLAT, AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 24 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING ELEVEN (11) COURSES:

1) SOUTH 87°42'43" WEST, 135.00 FEET;
2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS SOUTH 15°54'24" WEST;
3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 100.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC LENGTH OF 31.76 FEET;
4) THENCE SOUTH 87°42'43" WEST, 77.32 FEET;
5) THENCE SOUTH 88°50'24" WEST, 223.92 FEET;
6) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1954.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 09°56'54", AN ARC LENGTH OF 339.37 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 13°38'45" WEST;
7) THENCE SOUTH 00°08'59" WEST, 166.79 FEET;
8) THENCE NORTH 89°51'01" WEST, 645.31 FEET;
9) THENCE SOUTH 61°26'21" WEST, 456.96 FEET;
10) THENCE SOUTH 84°27'56" WEST, 555.71 FEET;
11) THENCE SOUTH 88°39'22" WEST, 397.72 FEET TO THE NORTHEAST CORNER OF "SKYE CANYON II PARCEL 2.17 AND 2.20" SUBDIVISION PLAT, AS SHOWN BY MAP THEREOF IN BOOK 156, PAGE 29 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA;

THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION PLAT, THE FOLLOWING FIVE (5) COURSES:

1) SOUTH 88°39'22" WEST, 115.03 FEET;
2) THENCE SOUTH 57°28'03" WEST, 366.10 FEET;
3) THENCE NORTH 90°00'00" WEST, 456.99 FEET;
4) THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 36°12'38" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 833.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 19°47'07", AN ARC LENGTH OF 287.82 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 55°59'46" WEST;
5) THENCE NORTH 89°42'23" WEST, 399.34 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID SUBDIVISION PLAT, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 59°39'28" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 2856.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 23°03'16", AN ARC LENGTH OF 1149.19 FEET;

THENCE NORTH 07°17'16" EAST, 16.62 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 5000.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 07°44'35", AN ARC LENGTH OF 675.70 FEET;

THENCE NORTH 00°27'19" WEST, 1680.50 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 12;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 12, NORTH 88°23'36" EAST, 1220.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 273.55 ACRES, MORE OR LESS.

PARENT TENTATIVE MAP

FOR

SKYE CANYON PHASE 4

(FORMERLY KNOWN AS KYLE CANYON GATEWAY)

A MASTER-PLANNED COMMUNITY WITHIN THE CITY OF LAS VEGAS, NEVADA
LOCATED GENERALLY AT THE
NORTHEAST CORNER OF GRAND TETON DRIVE AND PULI ROAD

CITY OF LAS VEGAS NEVADA

APN	OWNER
126-13-501-004	SECTION 12 LLC

OWNERS

SECTION 12, LLC
c/o NINETY FIVE MANAGEMENT, L.L.C.
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

DEVELOPER

NINETY-FIVE MANAGEMENT, L.L.C.
c/o OLSHAN COMPANIES, LLC
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565
FX (702) 220-6566

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

DEVIATIONS FROM STANDARDS

SEE SKYE CANYON DESIGN GUIDELINES.

LAND USE

ZONING	–	TC – TRADITIONAL DEVELOPMENT DISTRICT
PROPOSED USE	–	MASTERPLANNED RESIDENTIAL/COMMERCIAL
GROSS ACREAGE	–	±273.5
NUMBERED LOTS	–	14
LETTERED LOTS	–	1

ONSITE SEWER CONTRIBUTION

AVERAGE DAY FLOW	–	0.508 MGD
PEAK DRY WEATHER FLOW	–	1.707 MGD

DISCLAIMER NOTE

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

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE UPDATED KYLE CANYON TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. 8,259 MAXIMUM RESIDENTIAL DWELLING UNITS SHOWN HEREON BASED ON GROSS ACRES TIMES MAXIMUM DENSITY
3. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
4. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT ____4.265_____ MGD (PEAK).
5. ALL LANDSCAPE H.O.A. ENTRY STATEMENTS, AT EACH STREET INTERSECTION, SHALL BE ESTABLISHED BY NINETY-FIVE MANAGEMENT L.L.C. AT A LATER DATE
6. ALL UTILITY SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN AND PER KYLE CANYON MASTER ENGINEERING STUDIES
7. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
8. THIS DEVELOPMENT IS CONTROLLED BY THE THIRD AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND THE DEVELOPER.
9. THERE WILL BE A H.O.A. AND C.C.&R.'S ESTABLISHED FOR THIS SUBDIVISION BY THE MASTER DEVELOPER
10. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION H.O.A.(S)
11. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP
12. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THE LAS VEGAS VALLEY WATER DISTRICT. FINAL WATER SERVICE DESIGN WILL BE ACCORDING TO AND APPROVED TECHNICAL STUDY.
13. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO EXISTING FACILITIES AND FINAL SEWER SERVICE DESIGN WILL BE ACCORDING TO AN APPROVED TECHNICAL STUDY.
14. EXISTING EASEMENTS ON THESE PROPERTIES WILL BE RELINQUISHED WHERE APPLICABLE.
15. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
16. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS

BENCHMARK

BENCHMARK NUMBER: USDA1934

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

ELEVATION = 2817.61 FEET, 858.81 METERS
N.A.V.D. 88 DATUM

PER THE CITY OF LAS VEGAS VERTICAL CONTROL WEBSITE

BASIS OF BEARING

SOUTH 00°34'18" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KEY MAP & LAND USE TABULATIONS
3–6	TENTATIVE MAP
7	TYPICAL SECTIONS
8–12	CROSS SECTION DRAWINGS PER T19.16.050(J)

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

NO.	DESCRIPTION	DATE	BY	APP. DATE
1				

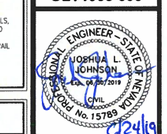
PRJ76818
06/25/19

NINETY - FIVE MANAGEMENT, LLC

SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

DATE: ----
DRAFTER: ----
DESIGNER: ----
CHECKED: ----

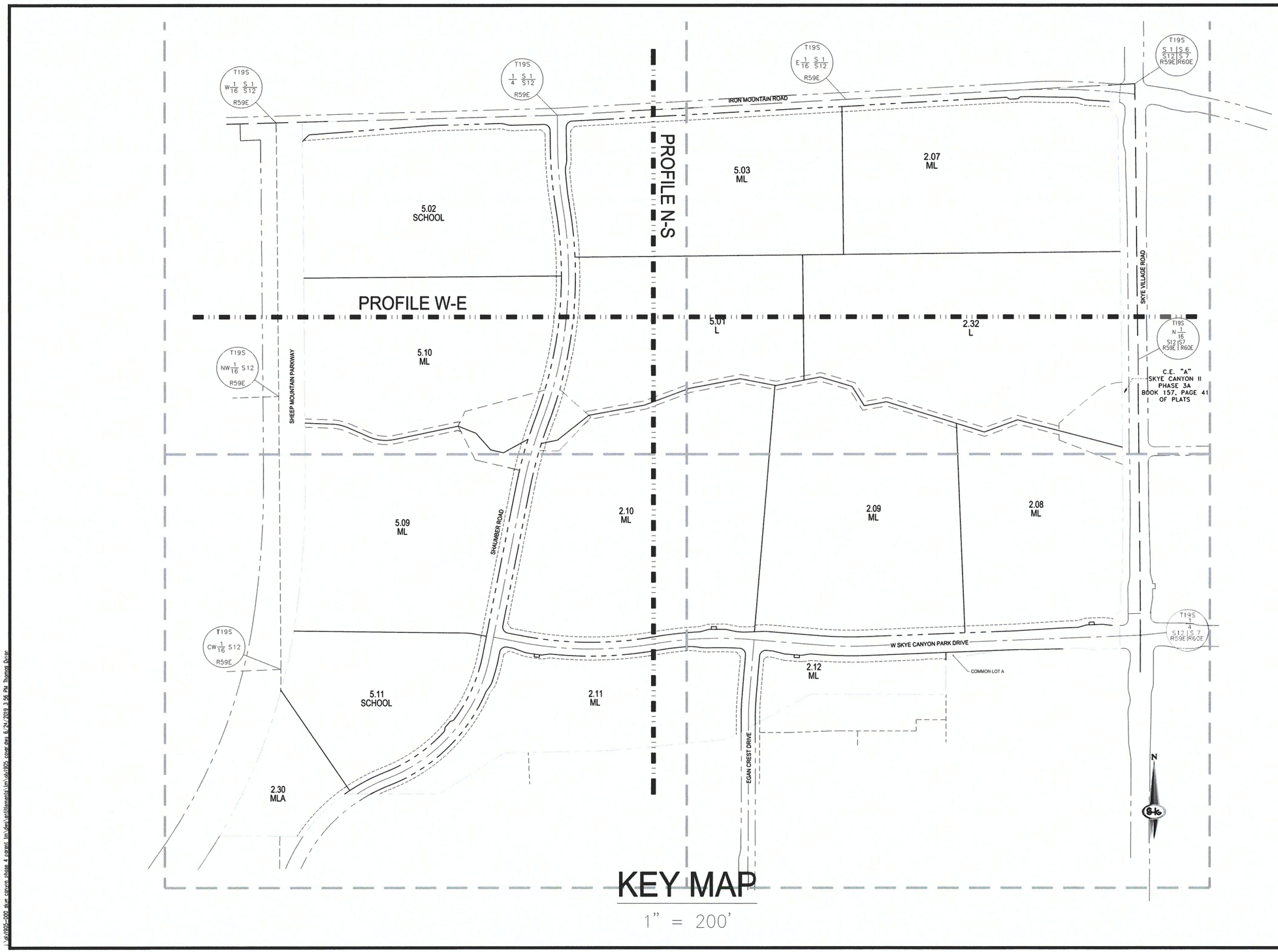
PROJECT NO.
OLY1905-000



6/24/19

TM-1
SHEET 1 OF 12

\\oly\905-000 skye canyon phase 4 parent tm\Civil\entitlements\tm\oly1905 const.dwg, 6/24/2019 3:56:06 PM, Thomas Dyton



KEY MAP

1" = 200'

PRJ-76818
06/25/19

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a Westwood team
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY - FIVE MANAGEMENT, LLC

SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

DATE: ----
DRAFTER: ----
DESIGNER: ----
CHECKED: ----

PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2019
CIVIL
No. 15789
6/24/19

TM-2
SHEET 2 OF 12

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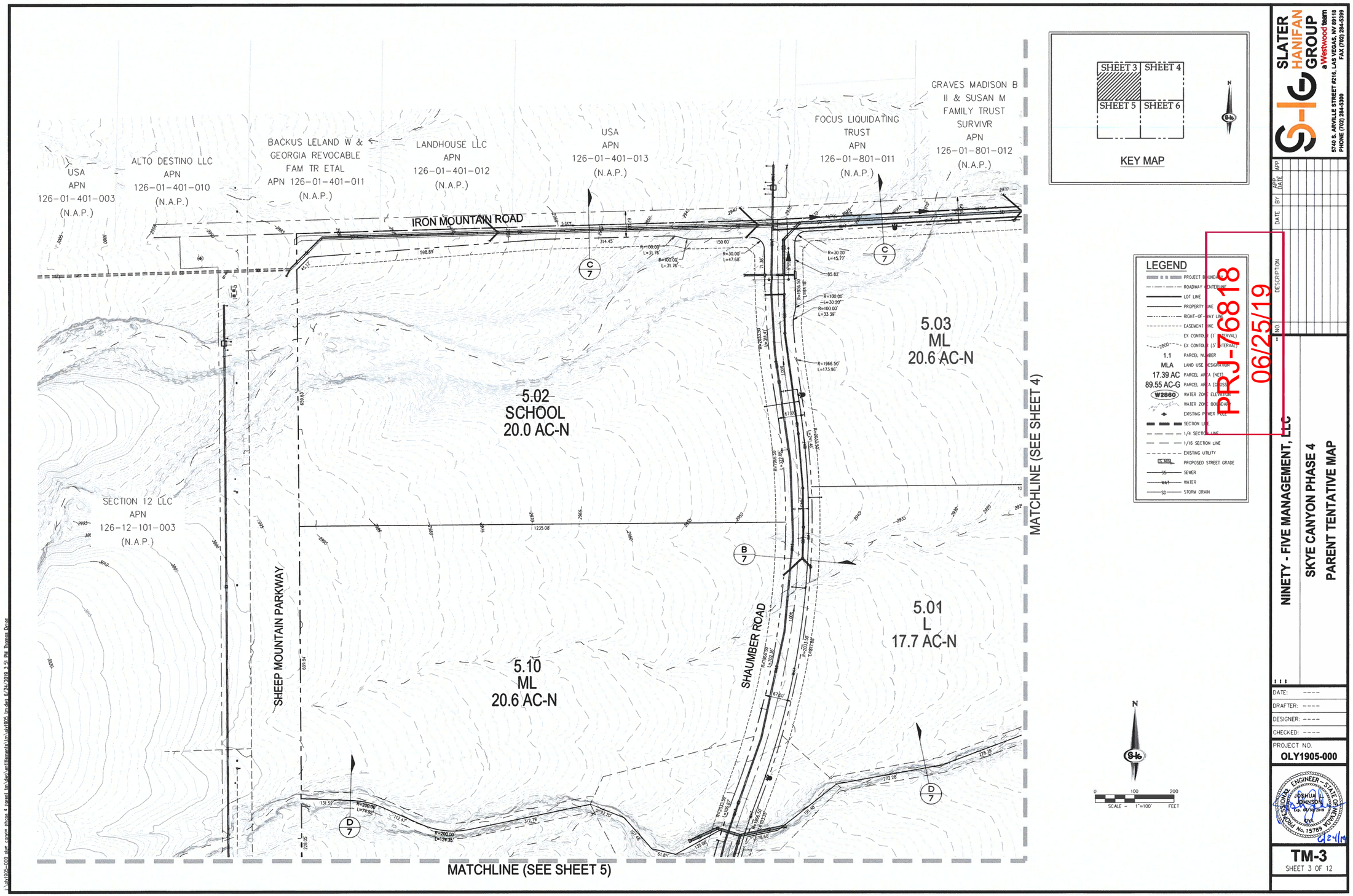
Planning Commission - Page 109</div>


USA
APN
126-01-401-003
(N.A.P.)
ALTO DESTINO LLC
APN
126-01-401-010
(N.A.P.)
BACKUS LELAND W & GEORGIA REVOCABLE FAM TR ETAL
APN 126-01-401-011
(N.A.P.)
LANDHOUSE LLC
APN
126-01-401-012
(N.A.P.)
USA
APN
126-01-401-013
(N.A.P.)
FOCUS LIQUIDATING TRUST
APN
126-01-801-011
(N.A.P.)
GRAVES MADISON B II & SUSAN M FAMILY TRUST SURVIVR
APN
126-01-801-012
(N.A.P.)
IRON MOUNTAIN ROAD
5.02
SCHOOL
20.0 AC-N
5.03
ML
20.6 AC-N
5.01
L
17.7 AC-N
5.10
ML
20.6 AC-N
SECTION 12 LLC
APN
126-12-101-003
(N.A.P.)
SHEEP MOUNTAIN PARKWAY
SHAUMBER ROAD
MATCHLINE (SEE SHEET 4)
MATCHLINE (SEE SHEET 5)
SHEET 3
SHEET 4
SHEET 5
SHEET 6
KEY MAP
LEGEND
PROJECT BOUNDARY
ROADWAY CENTERLINE
LOT LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
EX CONTOUR (1' INTERVAL)
EX CONTOUR (5' INTERVAL)
1.1 PARCEL NUMBER
MLA LAND USE DESIGNATION
17.39 AC PARCEL AREA (NET)
89.55 AC-G PARCEL AREA (GROSS)
W2860 WATER ZONE ELEVATION
WATER ZONE BOUNDARY
EXISTING POWER POLE
SECTION LINE
1/4 SECTION LINE
1/16 SECTION LINE
EXISTING UTILITY
PROPOSED STREET GRADE
SEWER
WATER
STORM DRAIN
0
100
200
SCALE = 1"=100'
FEET
PRJ-66818
06/25/19
SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399
NO. DESCRIPTION DATE BY APP APP DATE
NINETY - FIVE MANAGEMENT, LLC
SKYE CANYON PHASE 4
PARENT TENTATIVE MAP
DATE: ----
DRAFTER: ----
DESIGNER: ----
CHECKED: ----
PROJECT NO.
OLY1905-000
PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA JOHNSON
Exp. 06/30/2019
No. 15789
6/24/19
TM-3
SHEET 3 OF 12
J:\oly\905-000_skye_canyon_phase_4_parent_tm\dwg\entitlements\tm\oly1905_tm.dwg, 6/24/2019 3:51 PM, Thomas Ducar

KYLE PARTNERS LLC
APN
126-01-801-014
(N.A.P.)

PACIFIC CLASSIC LLC
APN
126-01-801-015
(N.A.P.)

BACKUS LELAND W &
GEORGIA REVOCABLE
FAM TR ETAL
APN 126-01-801-016
(N.A.P.)

GRAVES MADISON B II
& SUSAN M FAMILY
TRUST SURVIVR
APN 126-01-801-017
(N.A.P.)

PACIFIC LAND FUND
LLC
APN 126-01-801-018
(N.A.P.)

PACIFIC CLASSIC LLC
APN
126-01-801-019
(N.A.P.)

IRON MOUNTAIN ROAD

5.03
ML
20.6 AC-N

2.07
ML
22.2 AC-N

5.01
L
17.7 AC-N

2.32
L
27.4 AC-N

W2975

W3090

SKYE VILLAGE ROAD

TOLL NORTH LV LLC
APN 125-07-111-003
(N.A.P.)

C.E. "A"
SKYE CANYON II
PHASE 3A
BOOK 157, PAGE 41
OF PLATS

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 6)

KEY MAP

SHEET 3 | SHEET 4
SHEET 5 | SHEET 6

LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- 1.1 PARCEL NUMBER
- MLA LAND USE DESIGNATION
- 17.39 AC PARCEL AREA (NET)
- 89.55 AC-G PARCEL AREA (GROSS)
- W2860 WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- EXISTING POWER POLE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EXISTING UTILITY
- PROPOSED STREET GRADE
- SEWER
- WATER
- STORM DRAIN

PRJ-76818
06/25/19

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

NO.	DESCRIPTION	DATE	BY	APP.	DATE

NINETY - FIVE MANAGEMENT, LLC

SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

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DRAFTER: ----
DESIGNER: ----
CHECKED: ----

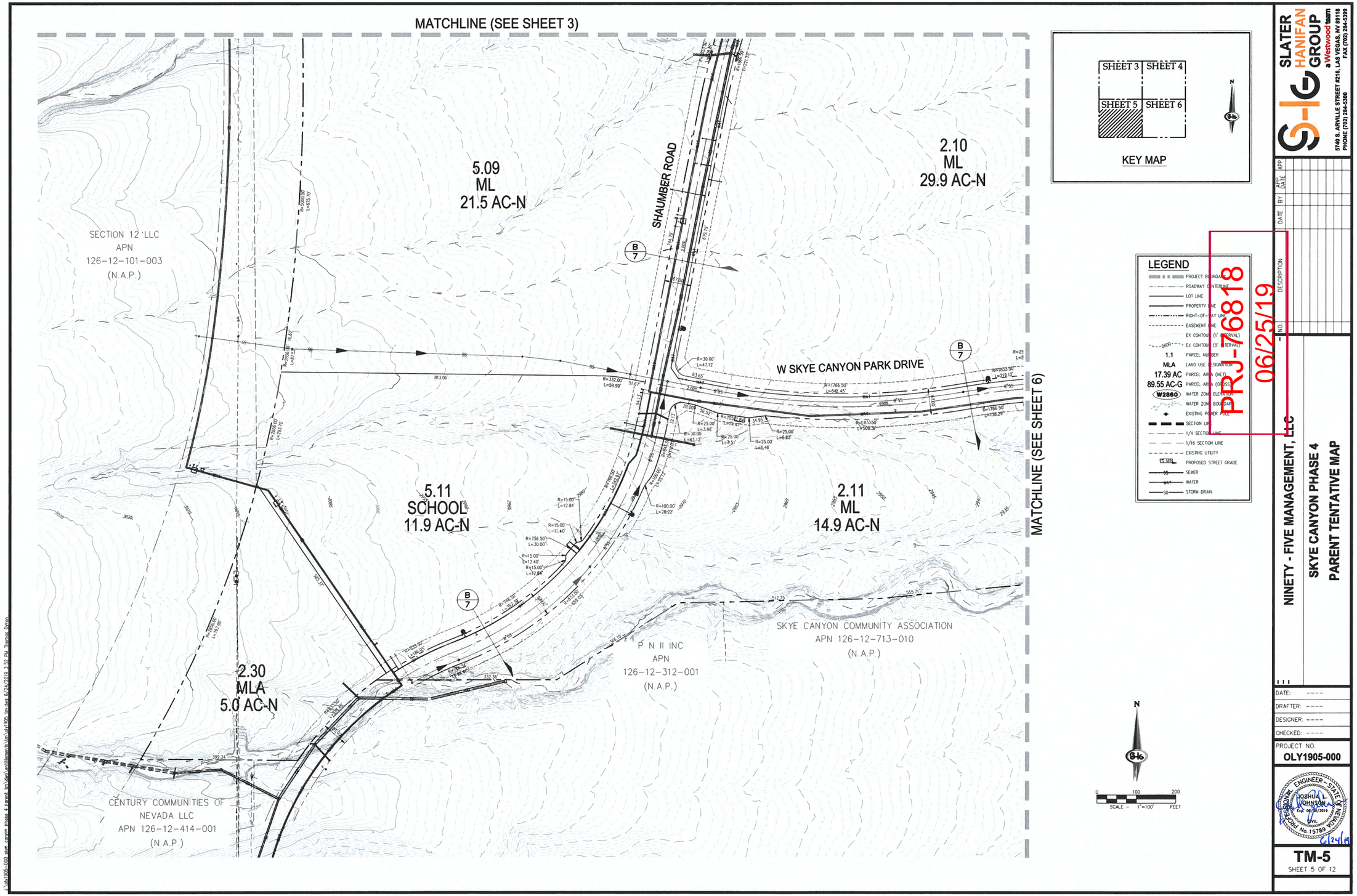
PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
No. 15789
Exp. 06/30/2019

TM-4
SHEET 4 OF 12

SCALE - 1"=100' FEET 0 100 200

OLY1905



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a Westwood team
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PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY - FIVE MANAGEMENT, LLC

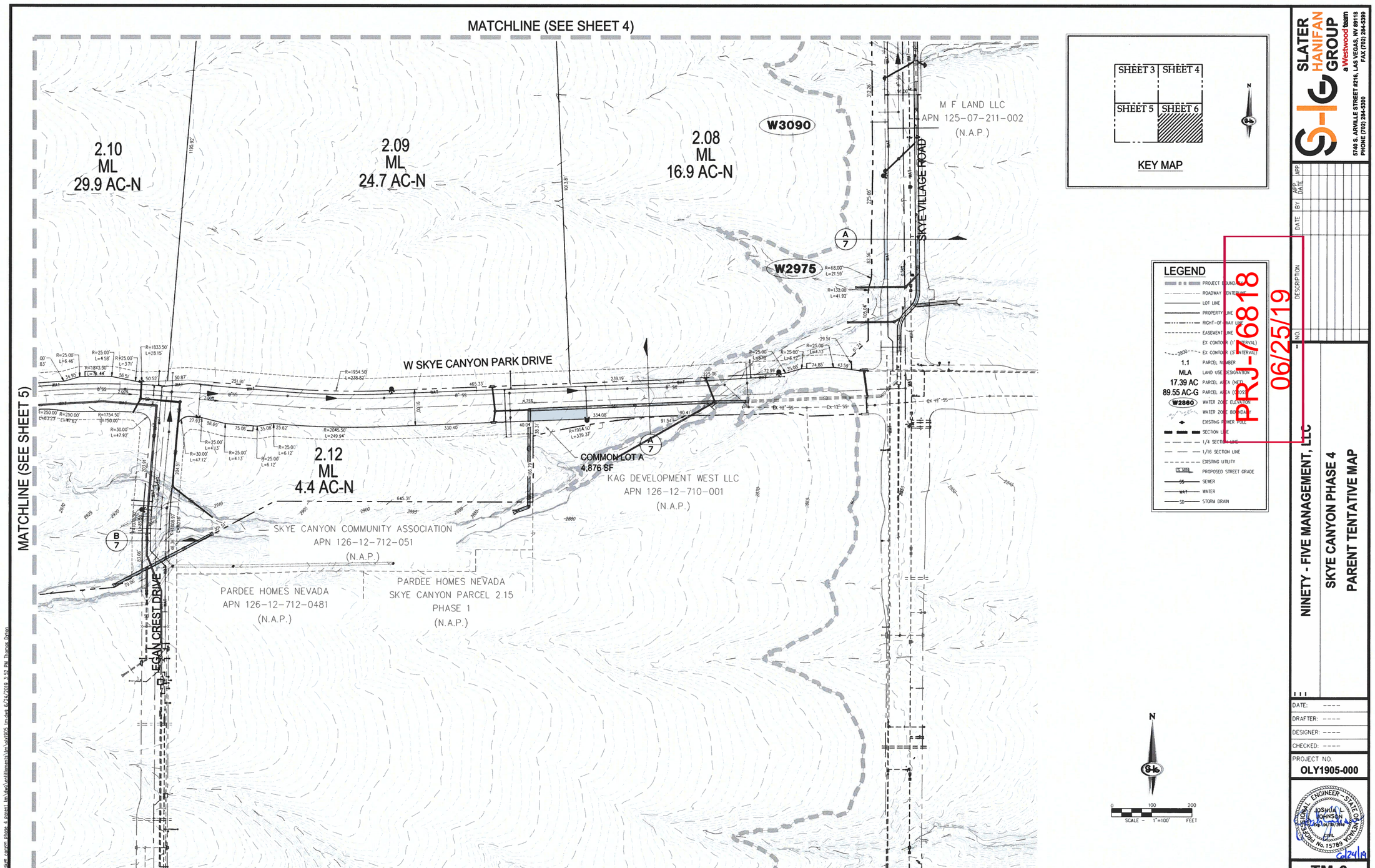
SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

DATE: ----
DRAFTER: ----
DESIGNER: ----
CHECKED: ----

PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2019
CIVIL
No. 15789
6/24/19

TM-5
SHEET 5 OF 12



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

NO.	DESCRIPTION	DATE	BY	APP'D	APP DATE

PRJ-6818
06/25/19

NINETY - FIVE MANAGEMENT, LLC

SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

DATE: ----
DRAFTER: ----
DESIGNER: ----
CHECKED: ----
PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
No. 15789
EXP.

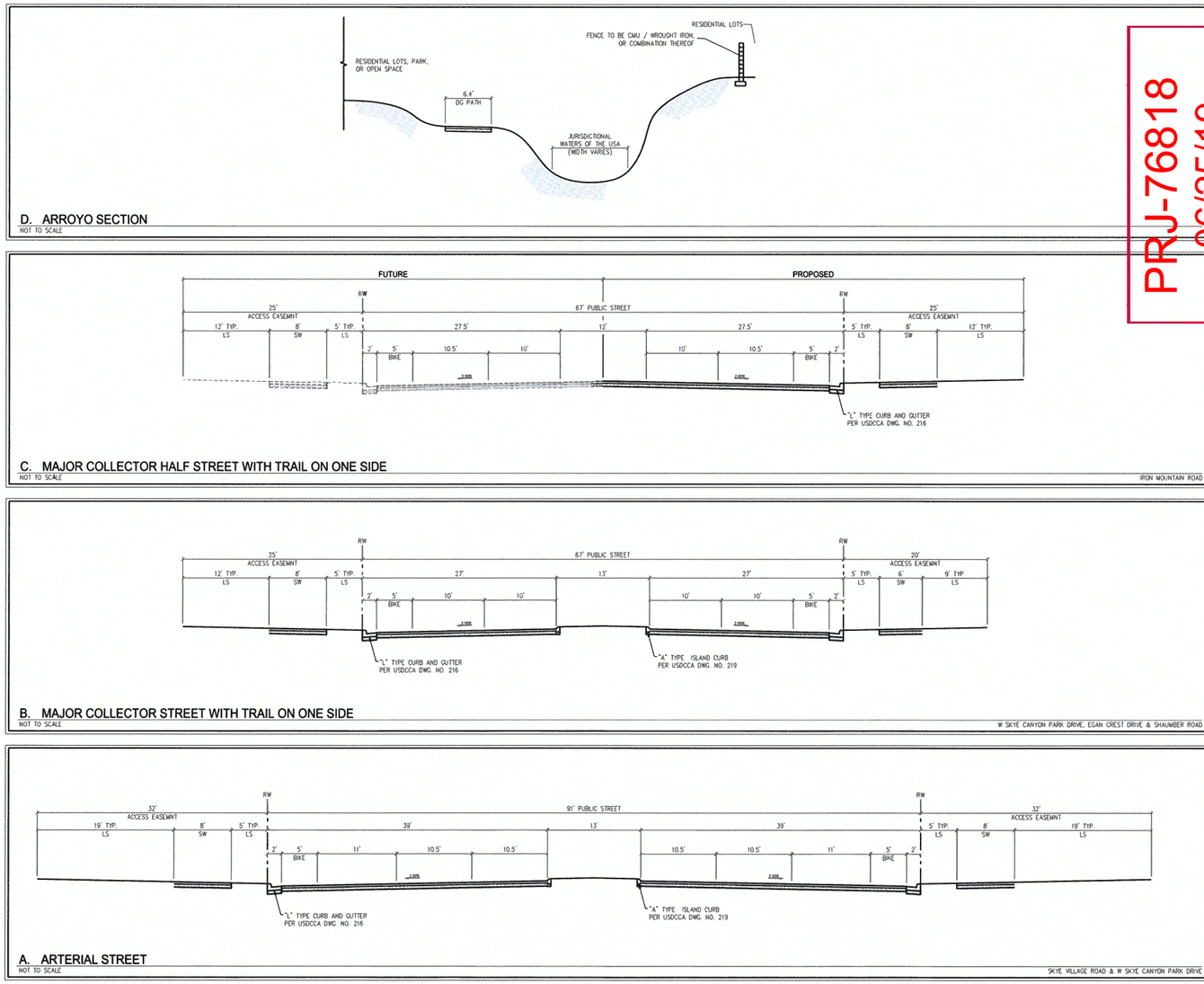
TM-6
SHEET 6 OF 12

J:\oly1905-000 skye canyon phase 4 (parcel 1m)\dwg\entitlements\1m\oly1905 1m.dwg 6/24/2019 3:52 PM Thomas Doran

NOTES:

1. ABOVE/BELOW GROUND UTILITIES ALLOWED IN LANDSCAPE AREA
2. SIDEWALK CAN MEANDER; DETACHED WHEREVER POSSIBLE
3. PERIMETER WALLS PER DESIGN GUIDELINES COMMON LOTS WILL NOT BE DELINEATED NEXT TO PUBLIC FACILITIES SUCH AS PARKS, SCHOOLS, AND ARROYOS ALLOWING SIDEWALKS TO MEANDER THROUGH THE PARCELS
*. LANDSCAPING, MEDIAN, SIDEWALK, AND TRAIL TO BE MAINTAINED BY THE MASTER HOA.

NOTE: STREETSCAPE COMMON LOT WIDTHS AND SIDEWALK WIDTHS INDICATED ON SECTION DRAWINGS ARE FIXED. THE MASTER DEVELOPER INTENDS TO INSTALL DETACHED MEANDERING SIDEWALKS THROUGHOUT THE MASTER DEVELOPMENT WHERE LEGAL AND ABLE. TYPICAL (TYP.) LANDSCAPE STRIP (LS) WIDTHS SHOWN WILL VARY IN MEANDERING SIDEWALK SITUATIONS.



D. ARROYO SECTION
NOT TO SCALE

C. MAJOR COLLECTOR HALF STREET WITH TRAIL ON ONE SIDE
NOT TO SCALE
IRON MOUNTAIN ROAD

B. MAJOR COLLECTOR STREET WITH TRAIL ON ONE SIDE
NOT TO SCALE
W SKYE CANYON PARK DRIVE, EGAN CREST DRIVE & SHAUMBER ROAD

A. ARTERIAL STREET
NOT TO SCALE
SKYE VILLAGE ROAD & W SKYE CANYON PARK DRIVE

PRJ-76818
06/25/19

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.
-					

NINETY - FIVE MANAGEMENT, LLC

SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

DATE: ----
DRAFTER: ----
DESIGNER: ----
CHECKED: ----

PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2019
CIVIL
No. 15789
6/24/19

TM-7
SHEET 7 OF 12

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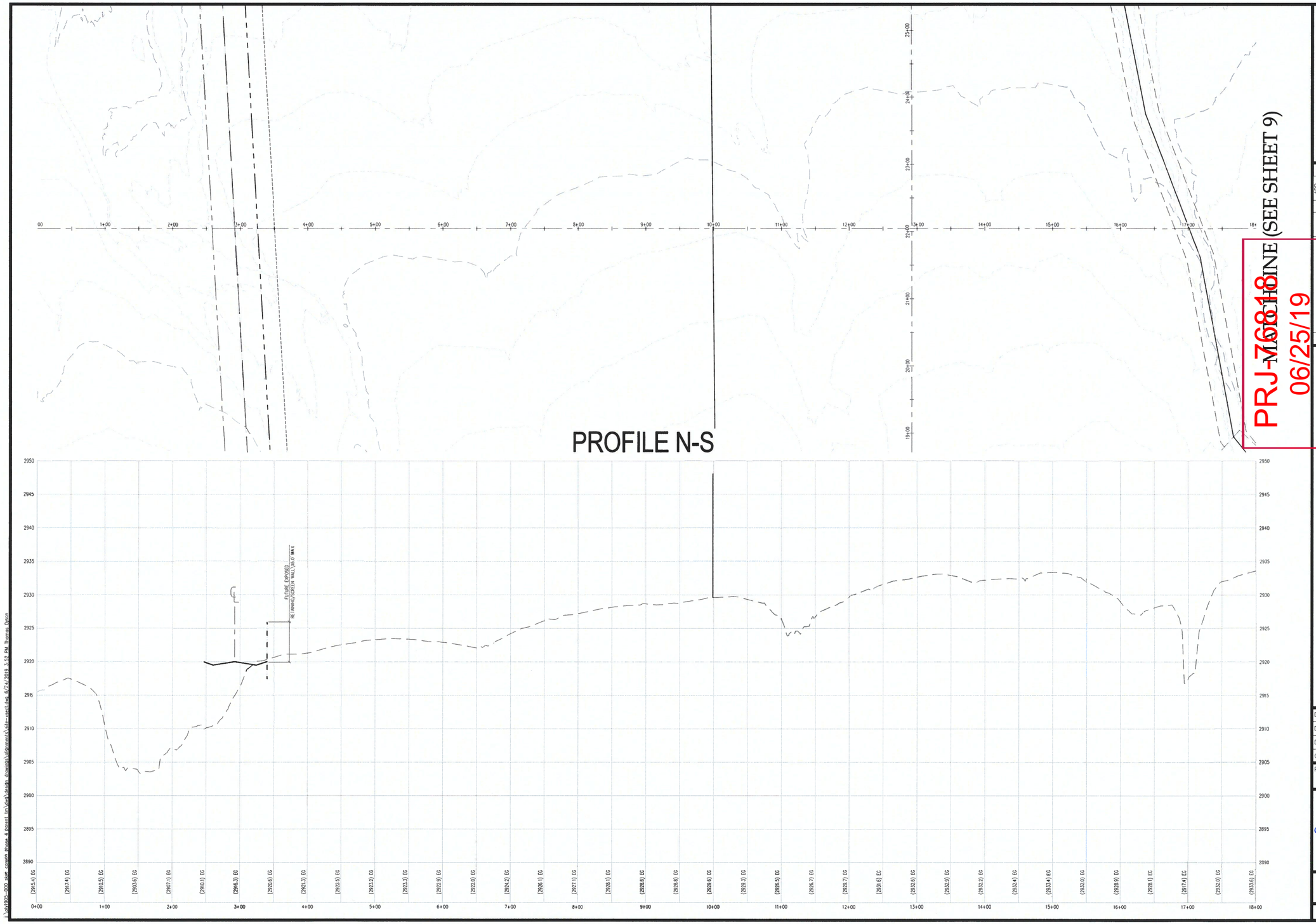
PROFILE N-S



PRJ-76818
06/25/19

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

NINETY - FIVE MANAGEMENT, LLC

SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

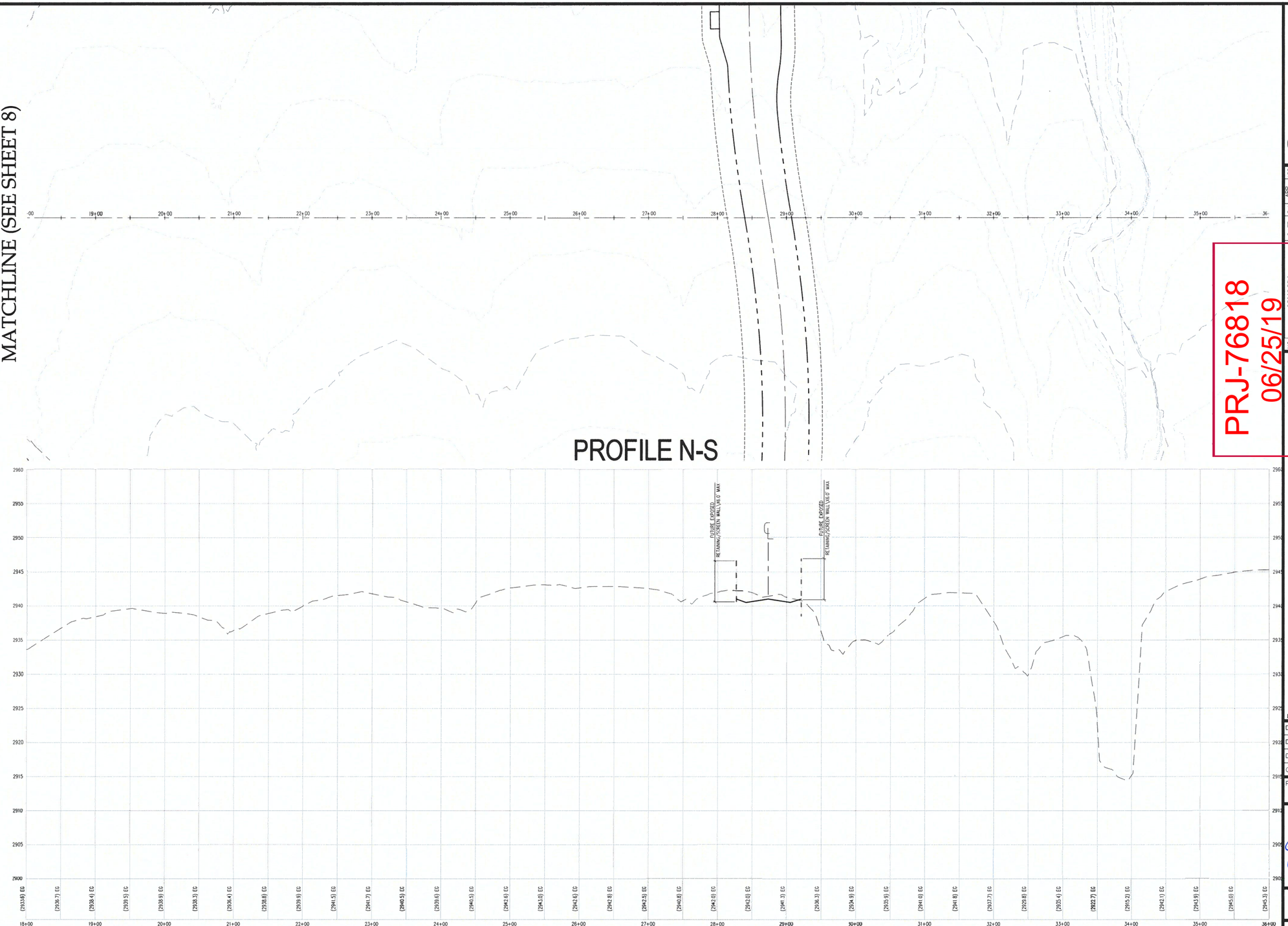
DATE: ----
DRAFTER: ----
DESIGNER: ----
CHECKED: ----

PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2019
No. 15789

6/24/19

TM-8
SHEET 8 OF 12



PRJ-76818
06/25/19

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP
-					

NINETY - FIVE MANAGEMENT, LLC

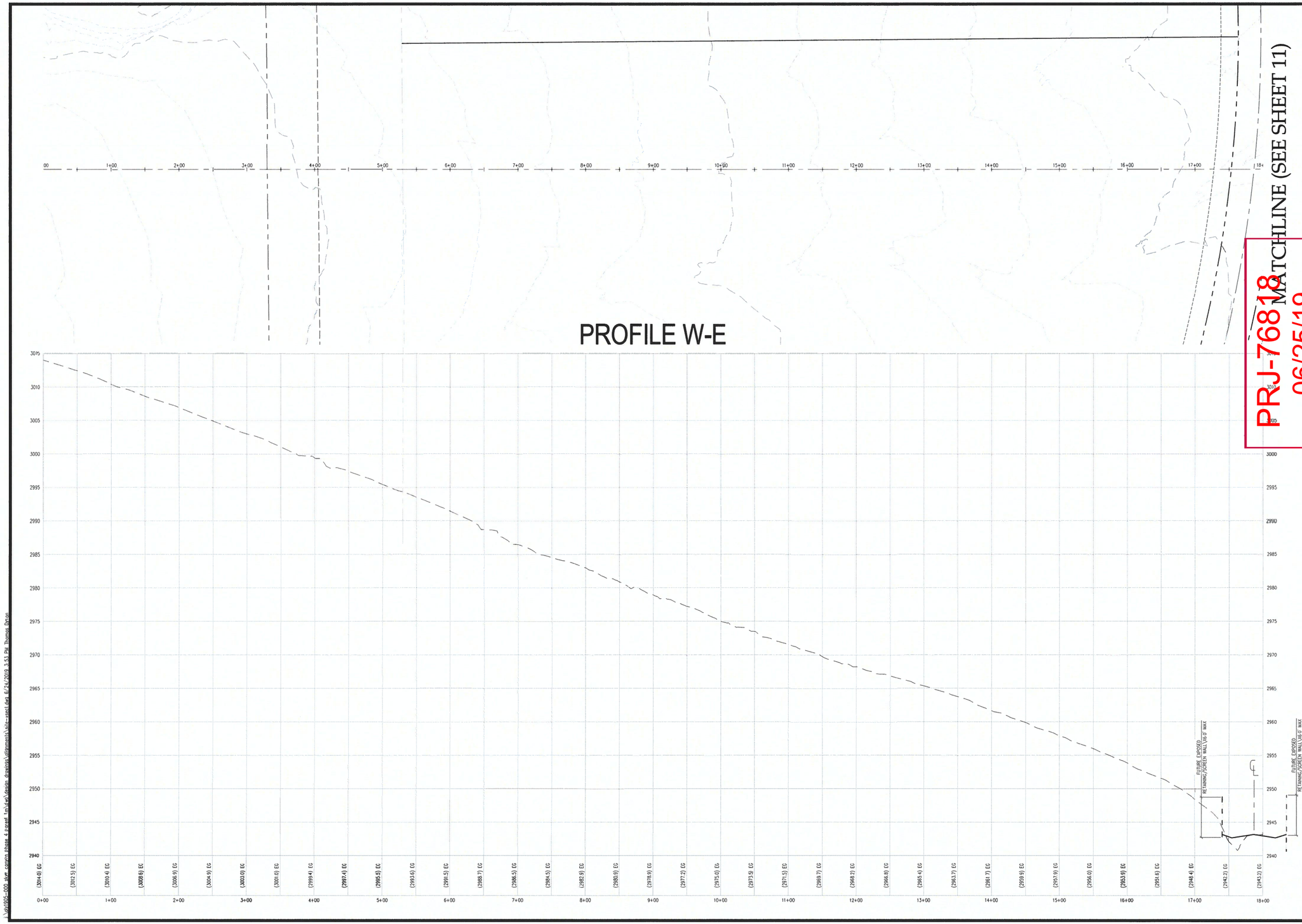
SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

DATE: ----
DRAFTER: ----
DESIGNER: ----
CHECKED: ----

PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
Exp. 06/30/2019
CIVIL
No. 15789
6/24/19

TM-9
SHEET 9 OF 12



PRJ-76818
06/25/19

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY - FIVE MANAGEMENT, LLC

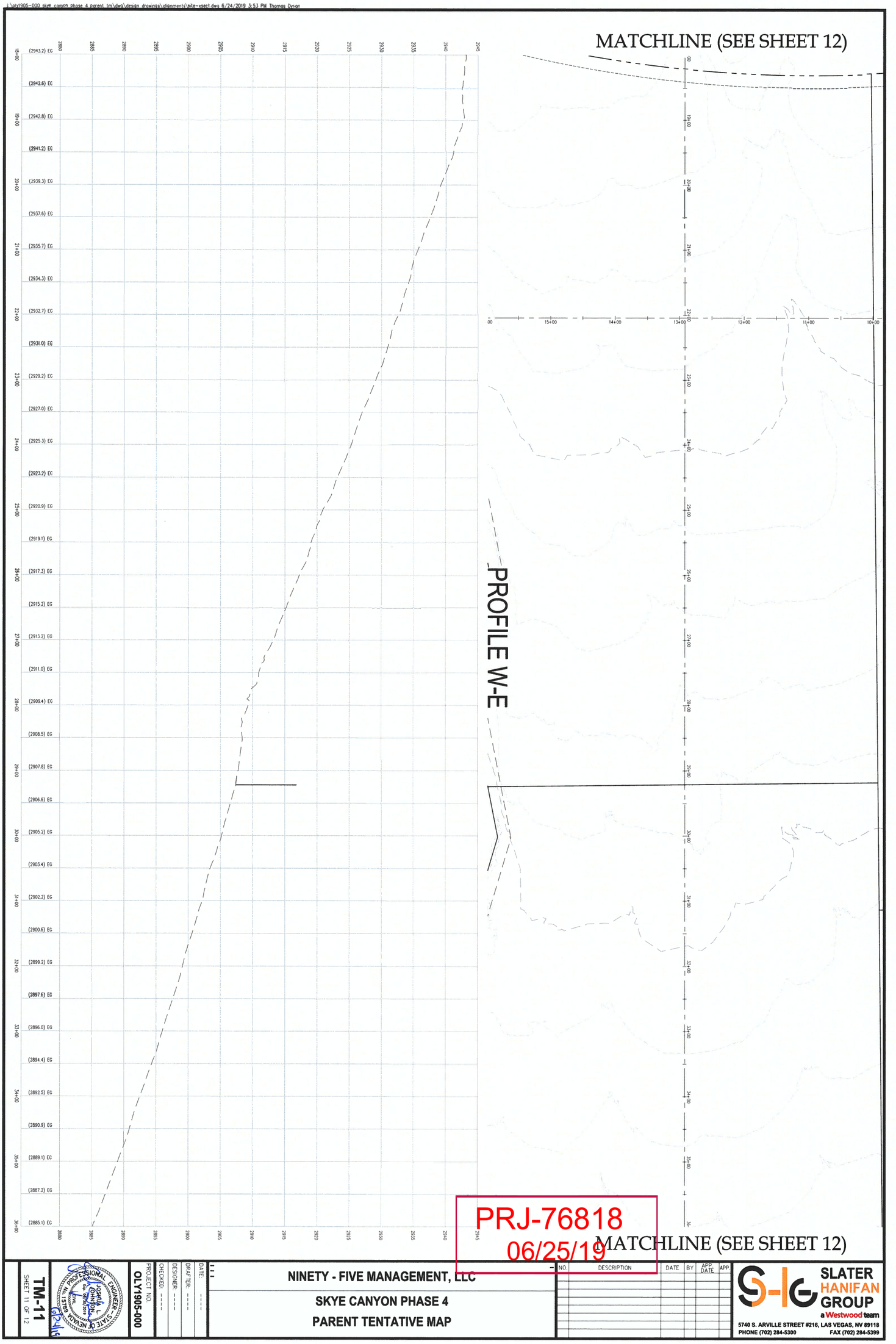
SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

DATE: ----
DRAFTER: ----
DESIGNER: ----
CHECKED: ----
PROJECT NO.
OLY1905-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA JOHNSON
No. 15789
6/24/19

TM-10
SHEET 10 OF 12

Planning Commission - Page 118



PRJ-76818
06/25/19

TM-11
SHEET 11 OF 12

PROJECT NO. OLY1905-000

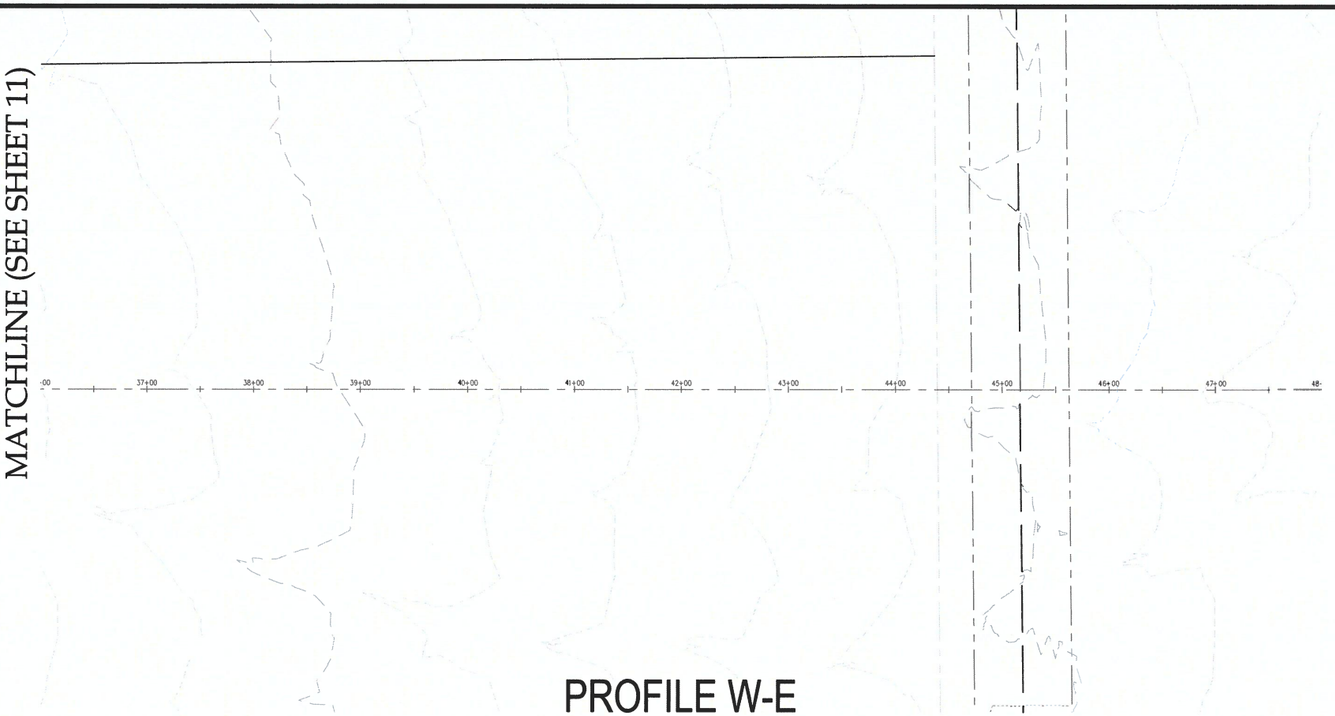
CHECKED: ----
DESIGNER: ----
DRAFTER: ----
DATE: ----

NINETY - FIVE MANAGEMENT, LLC
SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP

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

MATCHLINE (SEE SHEET 11)



PROFILE W-E

PRJ-76818
06/25/19

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

NINETY - FIVE MANAGEMENT, LLC

SKYE CANYON PHASE 4
PARENT TENTATIVE MAP

DATE: ----
DRAFTER: ----
DESIGNER: ----
CHECKED: ----

PROJECT NO.
OLY1905-000

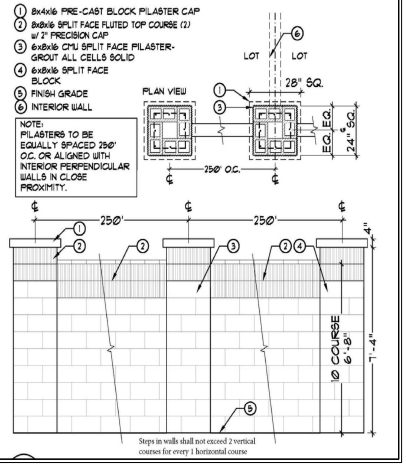
PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSHUA L. JOHNSON
No. 15789
EXP. 06/30/2019
CIVIL

6/24/19

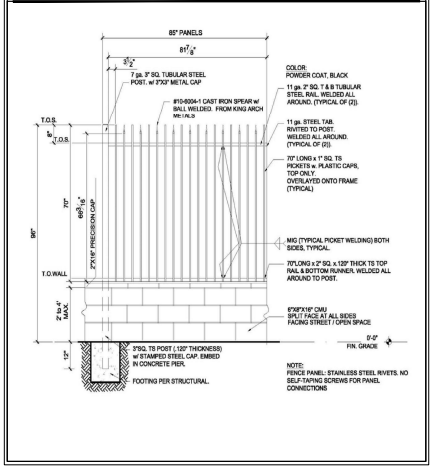
TM-12
SHEET 12 OF 12

J:\oly1905-000_skye canyon phase 4 pgnest_tm\dwg\design drawings\alignments\site-cstd.dwg, 6/24/2019 3:53 PM, Thomas Dyson

PERIMETER WALL



VIEW FENCE

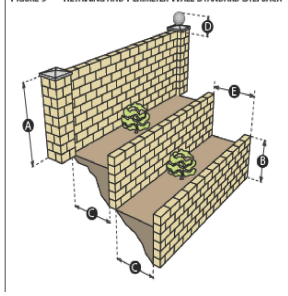


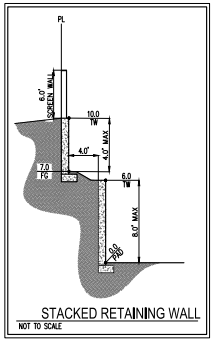
PERIMETER RETAINING WALL

R-1 WALL STANDARD

Perimeter and Retaining Walls Standard Stepback (see Figure 9)	Table 10
A. Maximum Primary wall Height	6 - 8 feet
B. Maximum Secondary wall Height	4 feet
C. Minimum spacing between wall sections - Inside Dimensions	4 feet
D. Maximum Pilaster Height	18 inches
E. Minimum spacing between wall sections - Outside Dimensions	5 feet

FIGURE 9 - RETAINING AND PERIMETER WALL STANDARD STEPBACK





STACKED RETAINING WALL

NOT TO SCALE

NOTE:

- THE SUBJECT SITE SLOPES GREATER THAN 2% WEST TO EAST. PERIMETER AND RETAINING WALLS SUBJECT TO REQUIREMENTS OF T19.06.070 TABLE 8 AND T19.06.080 TABLE 9.
- PERIMETER AND RETAINING WALL STEPBACKS ARE SUBJECT TO THE REQUIREMENTS OF T19.06.070 TABLE 9 AND T19.06.080 TABLE 10

Approved 06/25/19

NOTE:

PERIMETER WALLS TO HAVE 20% MINIMUM CONTRASTING MATERIAL ACCORDING TO CLV T19.06.070 TABLE 8 & T19.06.080 TABLE 9.

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

NINETY-FIVE MANAGMENT, LLC

SKYE CANYON PHASE 4

TENATATIVE MAP - WALL EXHIBIT

DATE: 6/24/19

DRAFTER: RM

DESIGNER: RM

CHECKED: JS

PROJECT NO.

OLY1905-000

EXH-1

SHEET 1 OF 1

j:\oly1905-000 skye canyon phase 4 parent tm\dwg\entitlements\tm\oly1905 tm - wall details (separate exhibit).dwg 6/24/2019 3:50 PM Rhonda Miller



TMP-76900 [PRJ-76818] - TENTATIVE MAP - APPLICANT: SECTION 12, LLC - OWNER: SECTION 12, LLC
NORTHWEST CORNER OF SKYE CANYON PARK DRIVE AND SKYE VILLAGE ROAD

08/01/19



TMP-76900 [PRJ-76818] - TENTATIVE MAP - APPLICANT: SECTION 12, LLC - OWNER: SECTION 12, LLC
NORTHWEST CORNER OF SKYE CANYON PARK DRIVE AND SKYE VILLAGE ROAD

08/01/19

OLY 1905.000

May 20, 2019

City of Las Vegas Development Services
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Skye Canyon Master Planned Community
Justification Letter for a Parent Tentative Map

To Whom it May Concern:

Slater Hanifan Group, on behalf of our client, Olympia Companies, LLC, respectfully submits this justification letter to request a Parent Tentative Map (TM) for a portion of the Skye Canyon master planned community. This project is generally located on the west side of US 95 North of the N Skye Canyon Park Drive interchange and south of Moccasin Road. The assessor's parcel number is: 126-12-501-004.

Tentative Map Justification

This Parent Tentative Map is being submitted to facilitate the creation of parcels for further subdividing in later applications. The parcels depicted in the TM are in conformance with the proposed Land Use Plan and Development Agreement currently being reviewed, and is intended to support and follow these items once approved and adopted by the Las Vegas City Council.

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.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,
Slater Hanifan Group

Jerry Slater
Vice President

PRJ-76818
06/25/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
11

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

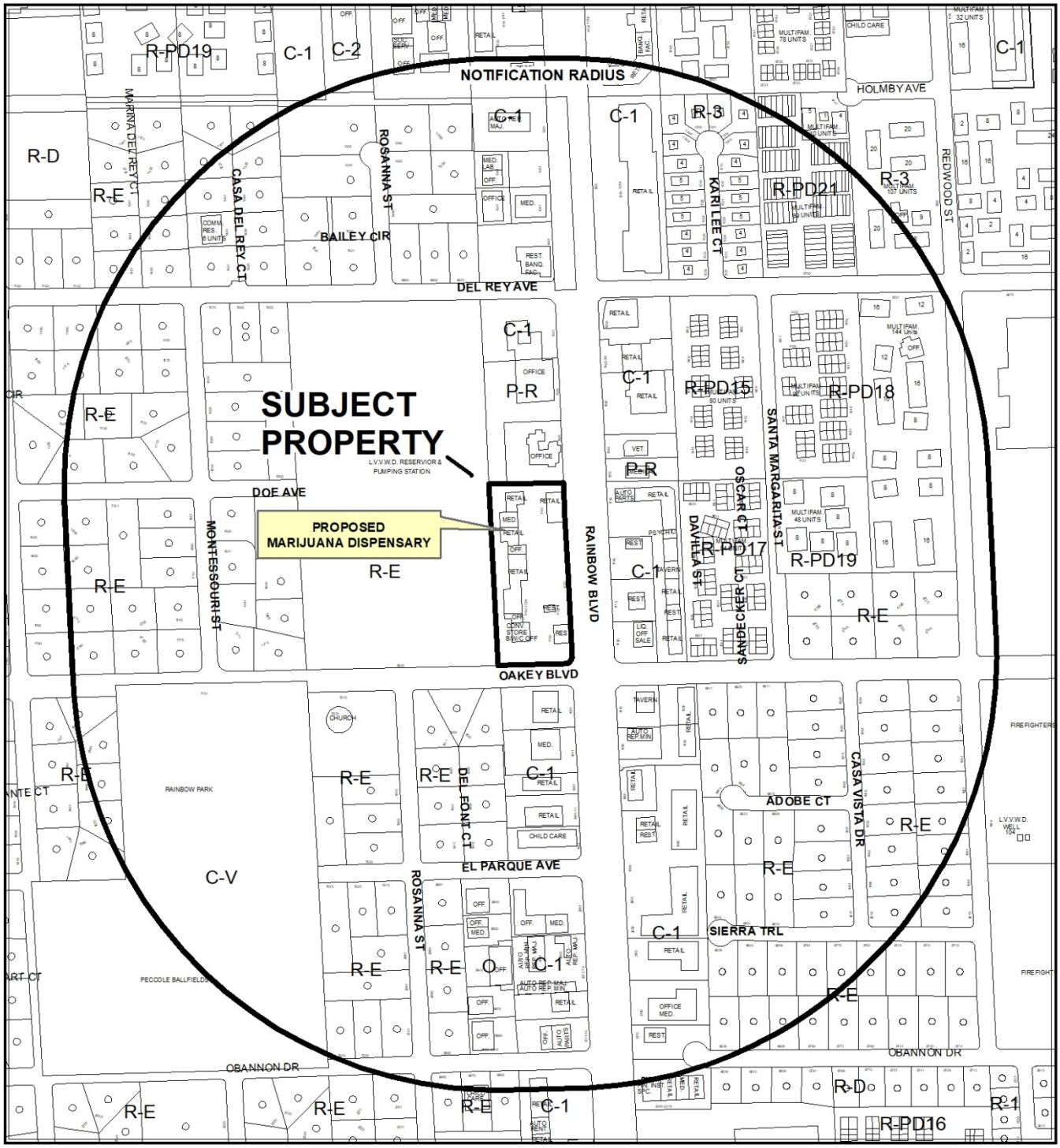
SUBJECT:
ABEYANCE - SUP-76579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,146 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1725 South Rainbow Boulevard, Suite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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	13	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

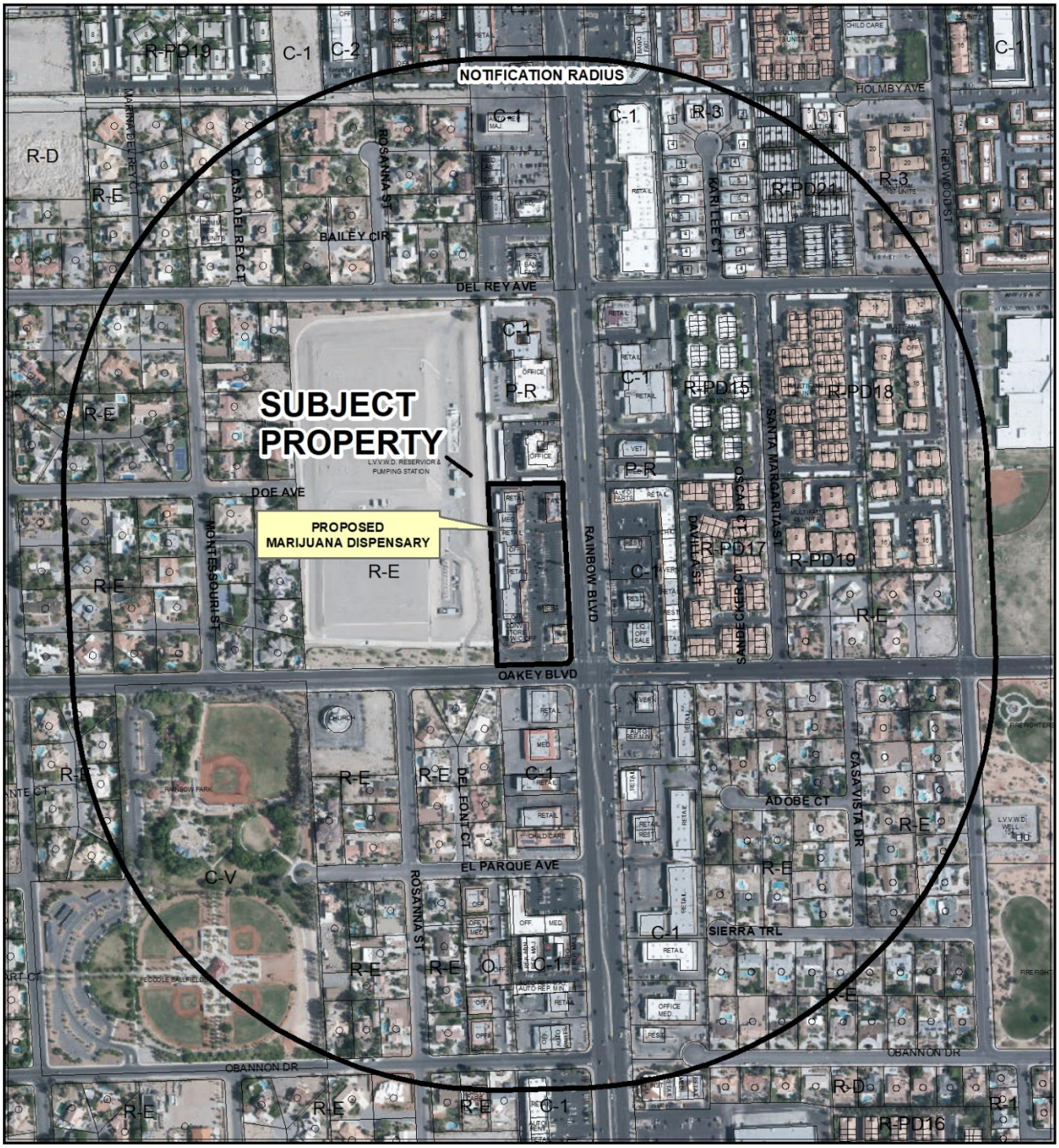
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Justification Letter
6. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting
7. Documentation Not Vetted - Protest Comment Forms
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Protest/Support Postcards and Documentation Not Vetted - Protest Comment Forms



CASE: **SUP-76579 (PRJ-76479)**

RADIUS: 1500 FEET

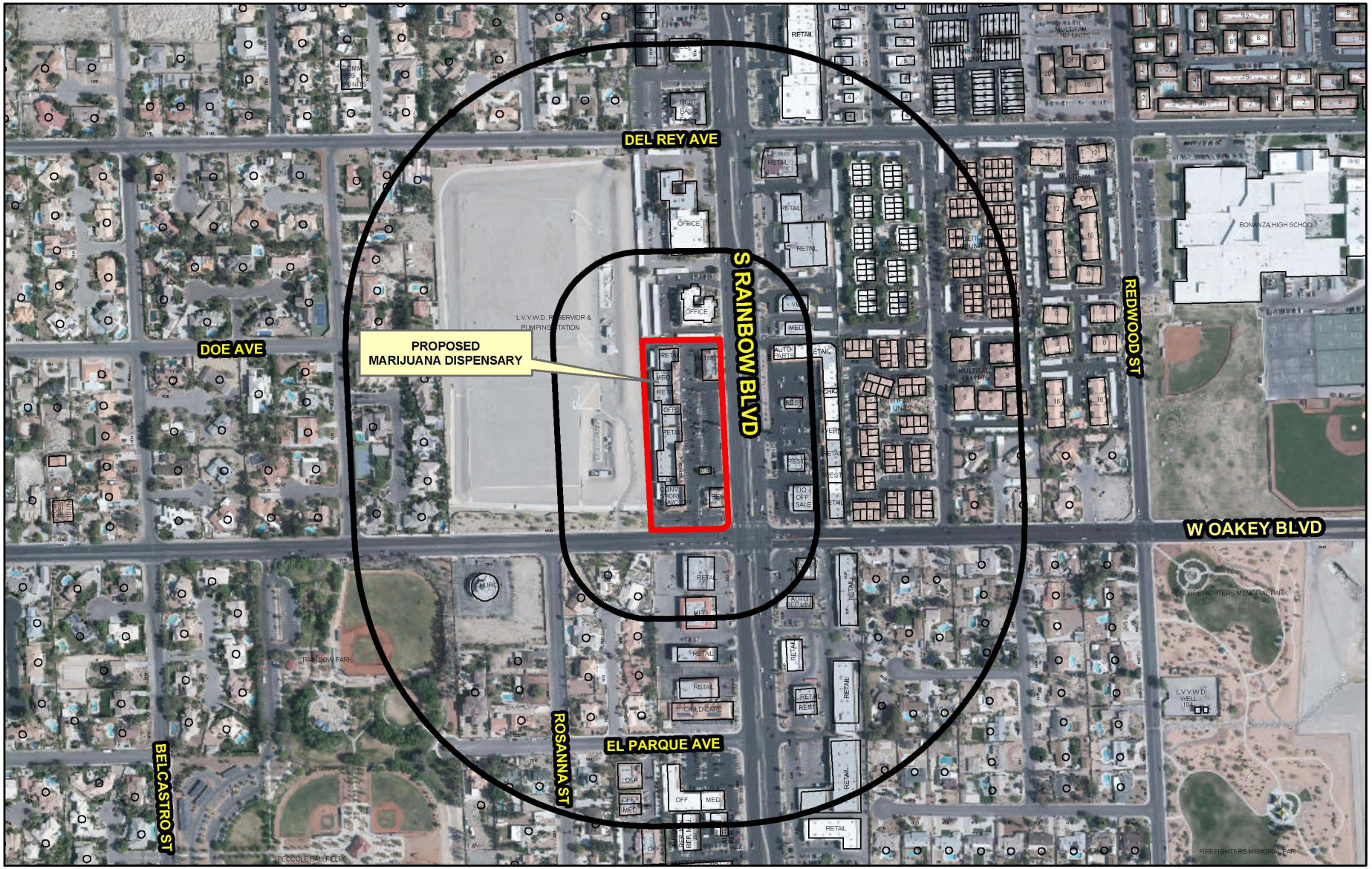
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-76579 (PRJ-76479)**

RADIUS: 1500 FEET

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



SUP-76579 (PRJ-76479)

Marijuana Establishments

Recreational Marijuana
- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Social Use Venue

Medical Marijuana
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted Limited
- Gaming Non restricted

Protected Uses
- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- SCHOOLS
- Child Care/ Children Facility
- Parks
- Teen Dance Center
- Martial Arts Instruction Business

Prohibited Areas
- Art District
- Fremont

- Subject Property
- 300 and 1000 foot buffer

N

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

Date: Wednesday, May 22, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76579	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 594

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SUP-76579 CONDITIONS

Planning

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

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

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

4. All development shall be in conformance with the site plan and floor plan date stamped 05/20/19, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

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

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

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

8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

9. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.

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

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

12. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a Marijuana Dispensary use within a tenant space of an existing shopping center at 1725 South Rainbow Boulevard, Suite #21.

ISSUES

- The Marijuana Dispensary use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- There are no protected land uses located within the required distance separation area.

ANALYSIS

The subject tenant space is located within an existing shopping center. It is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. The applicant proposes to operate within a 1,146 square-foot tenant space. No new structural development is proposed.

The Marijuana Dispensary use is defined by Title 19.12 as “an establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials. This use includes a “medical marijuana dispensary,” as defined in NRS 453A.115 and a "retail marijuana store" as defined in NRS 453D.030.”

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a marijuana dispensary and certain other uses that should be protected from the impacts associated with a marijuana dispensary. Therefore, except as otherwise provided below, no marijuana dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses:

a. City park;
b. Church/house of worship;
c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
d. Community recreational facility (public); or
e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

The proposed use meets this requirements as there are no protected land uses located within the required distance separation area.

Requirement 2: The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed marijuana dispensary which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed marijuana dispensary. The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement since this is the measurement method used in determining compliance with Requirement Number One.

Requirement 3: For the purpose of Requirement 2, and for that purpose only:
a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
b. The "property line" of a marijuana dispensary refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
        A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
        B. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;
        C. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and

D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

The proposed use meets this requirement since this is the measurement method utilized in determining compliance with Requirement Number One.

Requirement 4: When a retail marijuana store authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a medical marijuana dispensary that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

This location was not licensed prior to July 1, 2017; as such Condition #4 is not applicable.

Requirement 5: The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

If approved, the proposed use will require approval of a business license and continual inspections to verify it is in compliance with Title 6 requirements.

Requirement 6: No outside storage shall be permitted, including the use of shipping containers for on-site storage.

The proposed use meets this requirement, as no outside storage including shipping containers has been denoted within the submitted site plan.

Requirement 7: Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted. A condition of approval has been added which will require the revised floor plan be submitted to the Planning Department prior the issuance of building permits.

The submitted floor plan depicts one primary point of entry and exit for public access.

Requirement 8: No drive-through facilities shall be permitted in conjunction with a marijuana dispensary.

The proposed use meets this requirement, as no drive-through facilities are proposed with this location.

Requirement 9: The Special Use Permit shall be void without further action if the uses ceases for a period exceeding 90 days.

The Department of Planning - Business Licensing division will monitor and require compliance with this requirement should the use cease.

Requirement 10: A marijuana dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The Department of Planning - Business Licensing division will coordinate with the State of Nevada to assure that this requirement is met prior to the issuance of a business license.

Requirement 11: No marijuana dispensary shall be located on any property which abuts Fremont Street west of 8th Street.

This condition is not applicable, as the subject site is not located on property which abuts Fremont Street west of 8th Street.

Requirement 12: No accessory uses are permitted in association with a marijuana dispensary unless such a use relates to providing education regarding the use of marijuana.

The applicant has not proposed any associated uses with the proposed Marijuana Dispensary use. The Department of Planning - Business Licensing division will assure all activities are in compliance with this condition.

FINDINGS (SUP-76579)

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

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

   The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

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

   The subject site is home to an existing shopping center and is physically suitable to serve the proposed Dispensary use.

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

   Street access is provided by Oakey Boulevard, an 80-foot Major Collector and Rainbow Boulevard, a 150-foot Primary Arterial, both adequate in size to serve the proposed Marijuana Dispensary use.

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

   If approved, the proposed Dispensary use will be subject to business license requirements compliance which will assist with the protection of public health, safety and welfare.

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

   The proposed Marijuana Dispensary use meets all distance separation requirements per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/06/85	Clark County approved Zoning Case (ZC-0004-85) which allowed a zoning reclassification from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
05/23/91	The Board of Zoning Adjustment approved Variance Case (V-0044-91) to allow a 540 square-foot shopping center identification sign where 400 square feet is the maximum size permitted.
02/16/00	The City Council approved Special Use Permit (U-0136-99) to allow a secondhand dealer in conjunction with an existing 32,400 square-foot retail center.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/09/19	The Planning Commission voted (6-0) to hold in abeyance SUP-76579, a request for a Special Use Permit FOR A PROPOSED 1,146 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1725 South Rainbow Boulevard, Suite #21 (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76479]

Most Recent Change of Ownership	
Month/date/year	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/07/16	Business License (#G64-03574) was issued for a seasoning and spice sales establishment at 1725 South Rainbow Boulevard, Suite #21. The license is listed as inactive as of 05/30/17.

Pre-Application Meeting	
05/08/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

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

Details of Application Request	
Site Area	
Net Acres	3.67

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office, other than listed	SC (Service Commercial)	C-1 (Limited Commercial)
			P-R (Professional Office and Parking)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Utility Installation	PF (Public Facilities)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Primary Arterial	Planned Streets and Highways	150	Y
Oakey Boulevard	Collector	Planned Streets and Highways	80	Y

CS

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	24,254 SF	1:250 SF	98				
TOTAL SPACES REQUIRED			98		164		Y
Regular and Handicap Spaces Required			94	4	161	3	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1725 S. Rainbow Blvd., Suite 21, Las Vegas, NV 89146

Project Name The+Source Dispenary **Proposed Use** Retail Marijuana Dispensary

Assessor's Parcel #(s) 163-036-03-011 **Ward #** 1

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

Additional Information _____

Property Owner Bridge Group Investments, LLC **Contact** George Mersho

Address 600 Enzo Drive City San Jose State CA Zip 95318

E-mail kimberlyp@shoepalace.com Phone 408-629-1000

Applicant Nevada Organic Remedies, LLC **Contact** Brandon Wiegand

Address 2009 E. Windmill Lane City Las Vegas State NV Zip 89123

E-mail bwiegand@nvorganicremedies.com Phone 702-708-1111

Representative ARC Consulting **Contact** Ryan Arnold

Address 2620 Regatta Drive Suite 102 City Las Vegas State NV Zip 89128

E-mail ryan@arcnv.com Phone 702-269-5888

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

☐ Yes ☑ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name George Mersho

Subscribed and sworn before me

This 17th day of May, 20 19

Notary Public in and for said County and State

ALICIA ROBLES LUNA
Commission # 2145871
Notary Public - California
Santa Clara County
My Comm. Expires MAY 11, 2019

PRJ-76479
05/20/19

THE SOURCE

1725 SOUTH RAINBOW BLVD.- SUITE #21, LAS VEGAS NV 89146

CODES

2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
2018 UNIFORM MECHANICAL CODE WITH AMENDMENTS
2018 UNIFORM PLUMBING CODE WITH AMENDMENTS
2018 INTERNATIONAL FIRE CODE WITH LOCAL ORDINANCE AND AMENDMENTS

BUILDING DEPARTMENT

LAS VEGAS BUILDING & SAFETY
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
PH: 702-229-6251

CODE INFORMATION

FULLY SPRINKLERED
CONSTRUCTION TYPE: 3B
OCCUPANCY CLASS: MERCHANTILE

TOTAL GROSS SQUARE FOOTAGE	=	1,146 SF
FRONT OF HOUSE AREA = 437 SF (60 S.F./ OCCUPANT)	=	7
BACK OF HOUSE AREA = 629 SF (300 S.F. / OCCUPANT)	=	2
TOTAL OCCUPANT LOAD	=	9
NO. OF EMPLOYEES	=	3 PERSONS

PARKING SURVEY

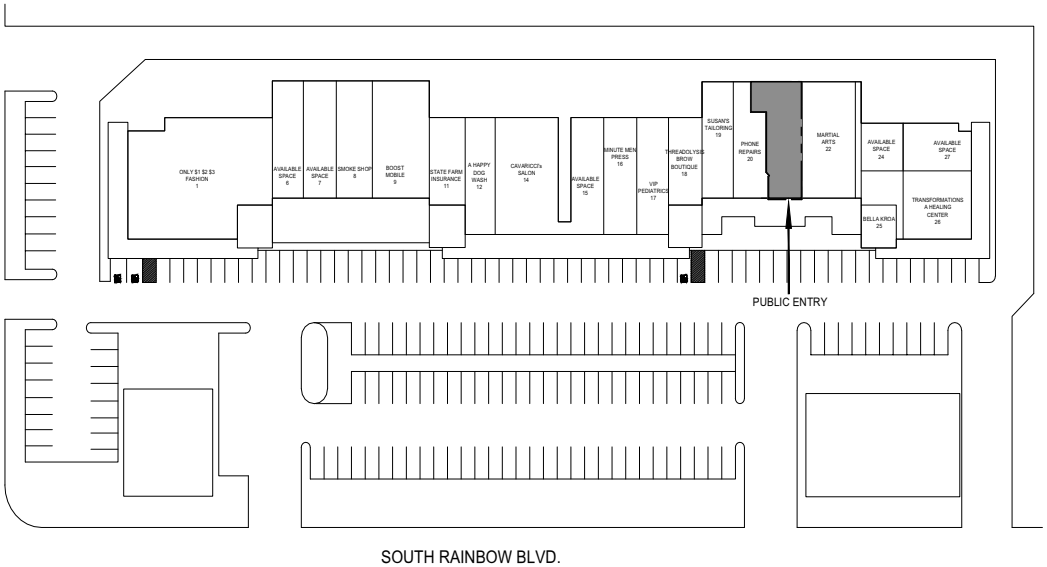
TOTAL CENTER MERCHANTILE AREA	=	24,254 SF
SHOPPING CENTER PARKING		
TOTAL STANDARD PARKING	=	161 SPACES
TOTAL H/C PARKING	=	3 SPACES
TOTAL PARKING AVAILABLE	=	164 SPACES

PARKING/SF OF MERCH. = 1 PARKING SPACE/113 SF MERCH.
PARKING FOR OUR SPACE BASED CENTER AVG - 10 PARKING SPACES

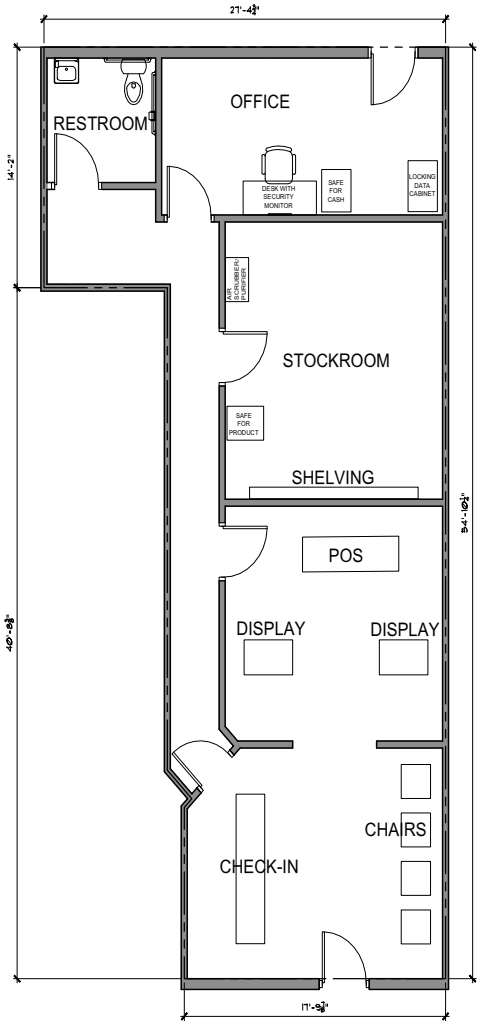
ENGINEERING CONSULTANTS

MECHANICAL
POINT ONE DESIGN
9941 YORK THETA DR.
N. ROYALTON, OH 44133
PH: (440) 230-1800 FX: (440) 230-1831

ELECTRICAL
STADELMAN ASSOCIATES
931 PORTAGE TRAIL
CUYAHOGA FALLS, OH 44221
PH: (330) 926-2600 FX: (330) 926-4531



OVERALL BUILDING / SITE PLAN
SCALE: 3/32"=1'-0"



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

DAVID A. LEVY REGISTERED No. 3482 ARCHITECT STATE OF NEVADA
EXPIRES - 12-31-2019

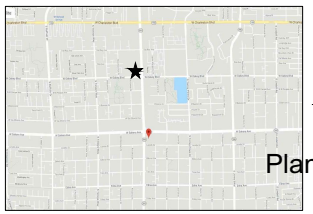
OWNER

GREEN GROWTH BRANDS
4300 E. 5TH AVENUE
COLUMBUS, OH 43219

OWNER CONTACTS:
JENNIFER ALLHUSEN-WORSLEY - DIRECTOR STORE
614-787-9957
email: JWorsley@greengrowthbrands.com

VICINITY MAP

CAMP
1725 S. RAINBOW BLVD., LAS VEGAS NV 89146



SITE MAP

1725 S. RAINBOW BLVD., LAS VEGAS NV 89146



REVISION:

ISSUE / DATE:

INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

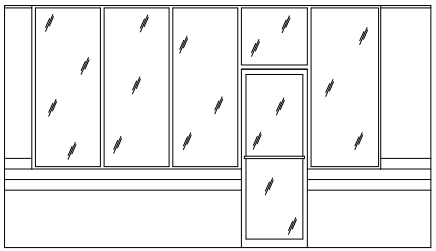
DAVID A. LEVY & ASSOCIATES
> Retail Design & Development

[redacted] TEL. [redacted]
[redacted] FAX [redacted]

RECEIVED
05/20/19

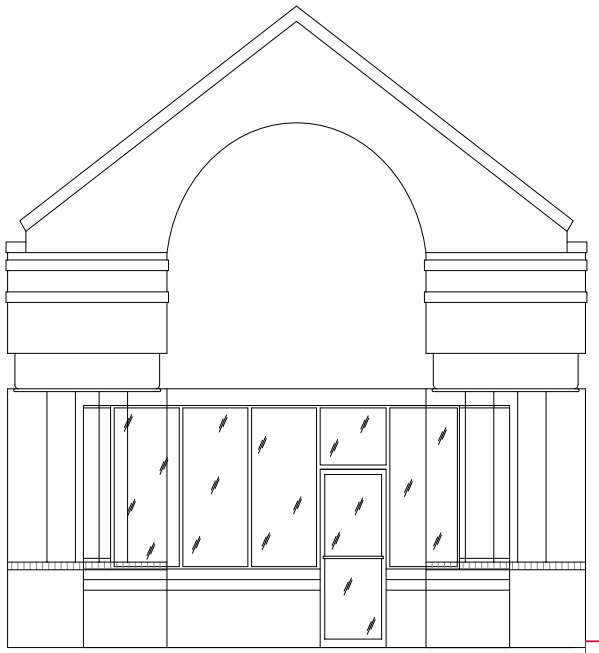
APPENDIX A

THE SOURCE - 1725 SOUTH RAINBOW BLVD. - SUITE #21, LAS VEGAS, NV 89146



B STOREFRONT ELEVATION- UNDER OVERHANG

A300 SCALE: 3/8" = 1'-0"



A STOREFRONT ELEVATION

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PRJ-76479
05/20/19

DAVID A. LEVY
REGISTERED
No. 3482
ARCHITECT
STATE OF NEVADA
EXPIRES - 12-31-2019

DAVID A. LEVY
& ASSOCIATES
>Retail Design & Development

[redacted]

CONSULTANT :

THE SOURCE

SUITE 21
1725 S. RAINBOW BLVD.
LAS VEGAS, NV 89146

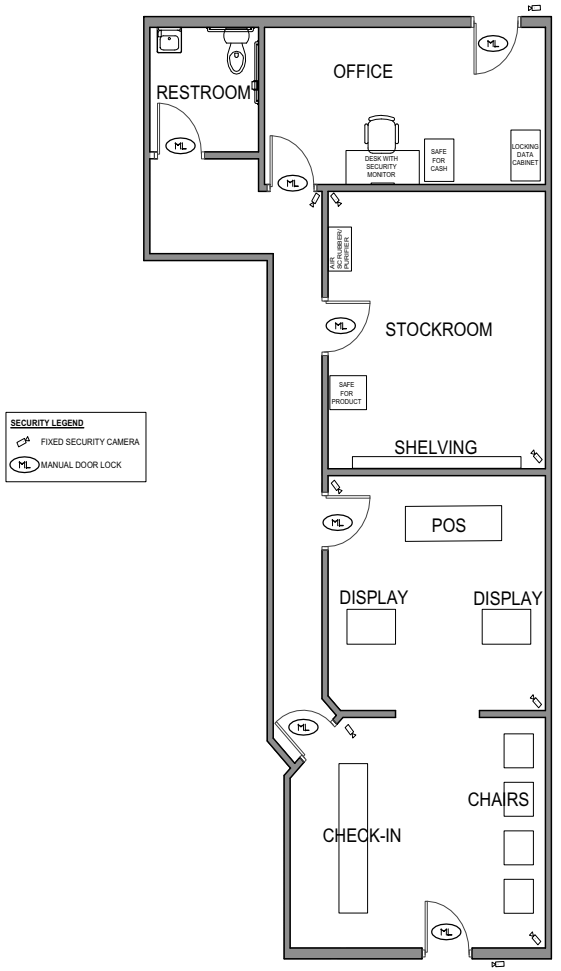
DRAWN BY:
DAL

ISSUE / DATE:
INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

REVISION :

SHEET TITLE :
STOREFRONT
PLAN / ELEVATION

SHEET NO. :
A300



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

DAVID A. LEVY
REGISTERED
No. 3482
ARCHITECT
STATE OF NEVADA
EXPIRES - 12-31-2019

DAVID A. LEVY
& ASSOCIATES
> Retail Design & Development

[redacted]

CONSULTANT :

THE SOURCE

SUITE 21
1725 S. RAINBOW BLVD.
LAS VEGAS, NV 89146

DRAWN BY:
DAL

ISSUE / DATE:
INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

REVISION :

SHEET TITLE :
SECURITY FLOOR PLAN

PRJ-76479
05/20/19

SHEET NO. :
SC100

THE SOURCE

1725 SOUTH RAINBOW BLVD.- SUITE #21, LAS VEGAS NV 89146

CODES

2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
2018 UNIFORM MECHANICAL CODE WITH AMENDMENTS
2018 UNIFORM PLUMBING CODE WITH AMENDMENTS
2018 INTERNATIONAL FIRE CODE WITH LOCAL ORDINANCE AND AMENDMENTS

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LAS VEGAS BUILDING & SAFETY
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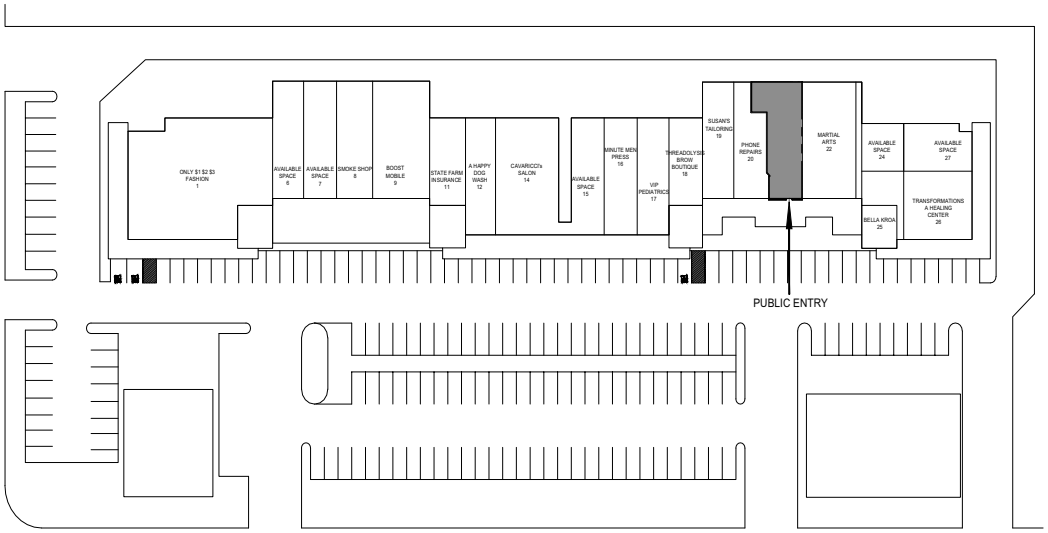

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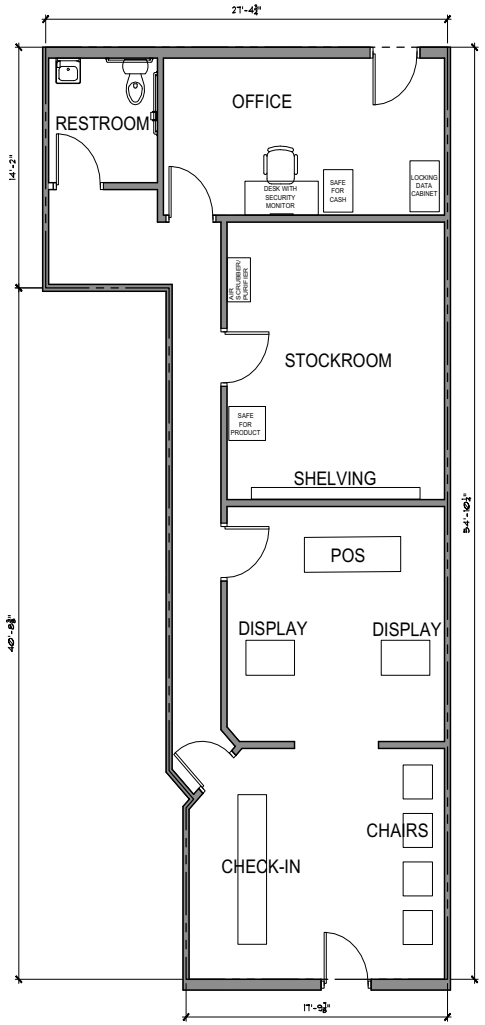
SCALE: 3/32"=1'-0"



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EXPIRES - 12-31-2019

THE SOURCE - 1725 SOUTH RAINBOW BLVD. - SUITE #21, LAS VEGAS, NV 89146

OWNER

GREEN GROWTH BRANDS
4300 E. 5TH AVENUE
COLUMBUS, OH 43219

OWNER CONTACTS:
JENNIFER ALLHUSEN-WORSLEY - DIRECTOR STORE
614-787-9957
email: JWorsley@greengrowthbrands.com

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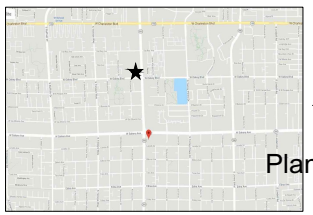
CAMP
1725 S. RAINBOW BLVD., LAS VEGAS NV 89146



SITE MAP

1725 S. RAINBOW BLVD., LAS VEGAS NV 89146



REVISION:

ISSUE / DATE:

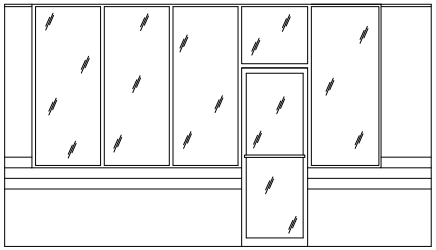
INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

DAVID A. LEVY & ASSOCIATES
> Retail Design & Development

245 SPRINGSIDE DRIVE TEL. 330 / 666-6767
AKRON, OH 44333-2334 FAX 330 / 666-6804

REV 6/6/19
05/20/19

APPENDIX A



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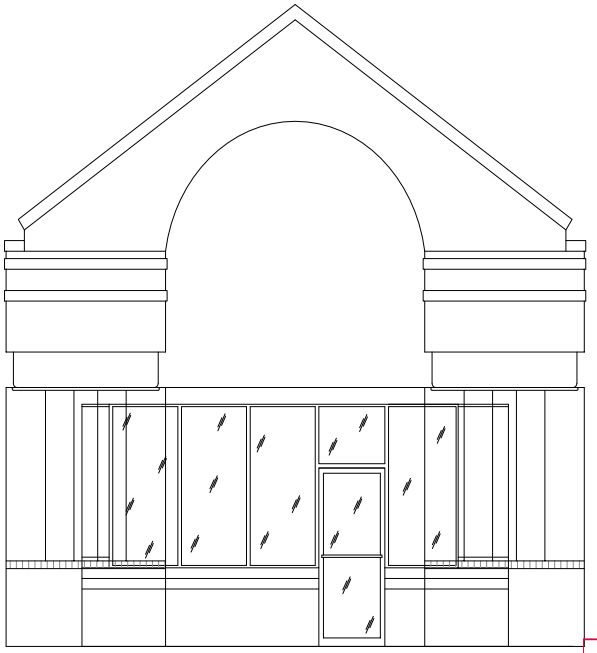


A STOREFRONT ELEVATION

A300 SCALE: 3/8" = 1'-0"

PRJ-76479
05/20/19

DAVID A. LEVY
REGISTERED
No. 3482
PROFESSIONAL ENGINEER
STATE OF NEVADA
EXPIRES : 12-31-2019

DAVID A. LEVY
& ASSOCIATES
>Civil Design & Development

[redacted] TEL [redacted]
[redacted] FAX [redacted]

CONSULTANT :

THE SOURCE

SUITE 21
1725 S. RAINBOW BLVD.
LAS VEGAS, NV 89146

DRAWN BY:

DAL

ISSUE / DATE:

INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

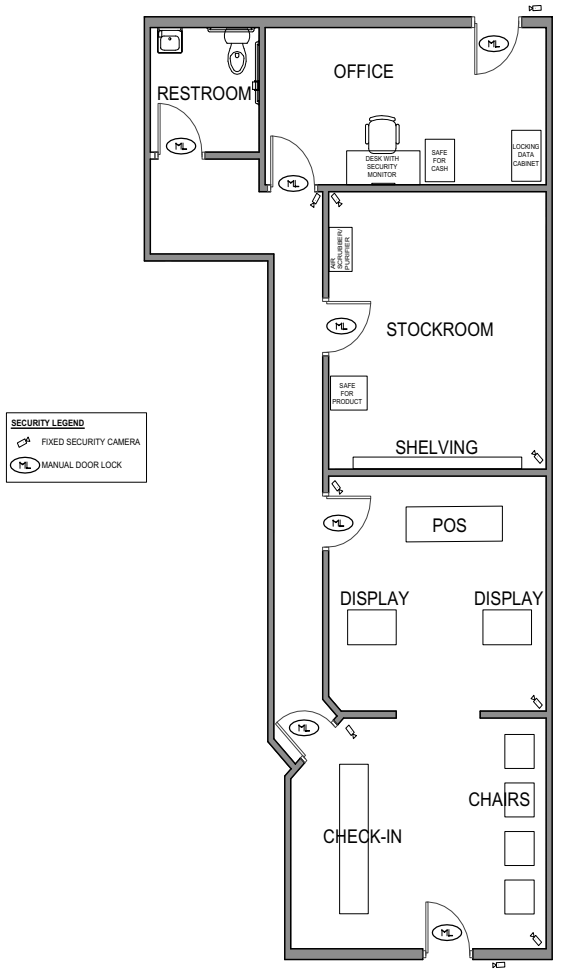
REVISION :

SHEET TITLE :

STOREFRONT
PLAN / ELEVATION

SHEET NO. :

A300



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

DAVID A. LEVY
REGISTERED
No. 3482
ARCHITECT
STATE OF NEVADA
EXPIRES - 12-31-2019

DAVID A. LEVY
& ASSOCIATES
> Retail Design & Development

[redacted]

CONSULTANT :

THE SOURCE

SUITE 21
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LAS VEGAS, NV 89146

DRAWN BY:
DAL

ISSUE / DATE:
INSPECTION DRAWINGS
04-19-2019
INSPECTION DRAWINGS-UPDATED
05-09-2019

REVISION :

SHEET TITLE :
SECURITY FLOOR PLAN

PRJ-76479
05/20/19

SHEET NO. :
SC100

ARC CONSULTING
Bridging the gap.

August 16, 2016

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

RE: **The+Source Dispensary / APN 163-03-603-011**

To Whom It May Concern:

Please accept the following letter of justification for a special use permit to operate a recreational marijuana dispensary.

Nevada Organic Remedies (NOR, LLC) is applying for this SUP to operate a retail marijuana dispensary at 1725 S. Rainbow Blvd. Las Vegas, NV 89146 (APN 163-03-603-011). The proposed location is approximately 1,288 square feet and located in an existing shopping center.

The property is zoned C-1 and as indicated in our separation distance survey, this location meets requirements of city code 19.12.070 by being more than 1,000 feet from the closest school, more than 300 feet from a community facility, city park, or church, and more than 300 feet from any existing residential dwelling.

Adjacent properties shall have no substantial or undue adverse effect as the facility will maintain stringent security and will comply with all State of Nevada and City of Las Vegas regulations. The proposed use shall not result in a substantial or undue adverse effect on the public health, safety, or general welfare. It will dispense affordable, high-quality retail cannabis to eligible customers.

If you have any questions, please feel free to contact me at 702-269-5888.

Sincerely,

Ryan Arnold
President

PRJ-76479
05/20/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
JUL 0 2 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76579 [PRJ-76479] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC

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

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

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

R Arnold — 7/2/2019

Signature — Date

Ryan Arnold

Please Print Name

ARC Consulting

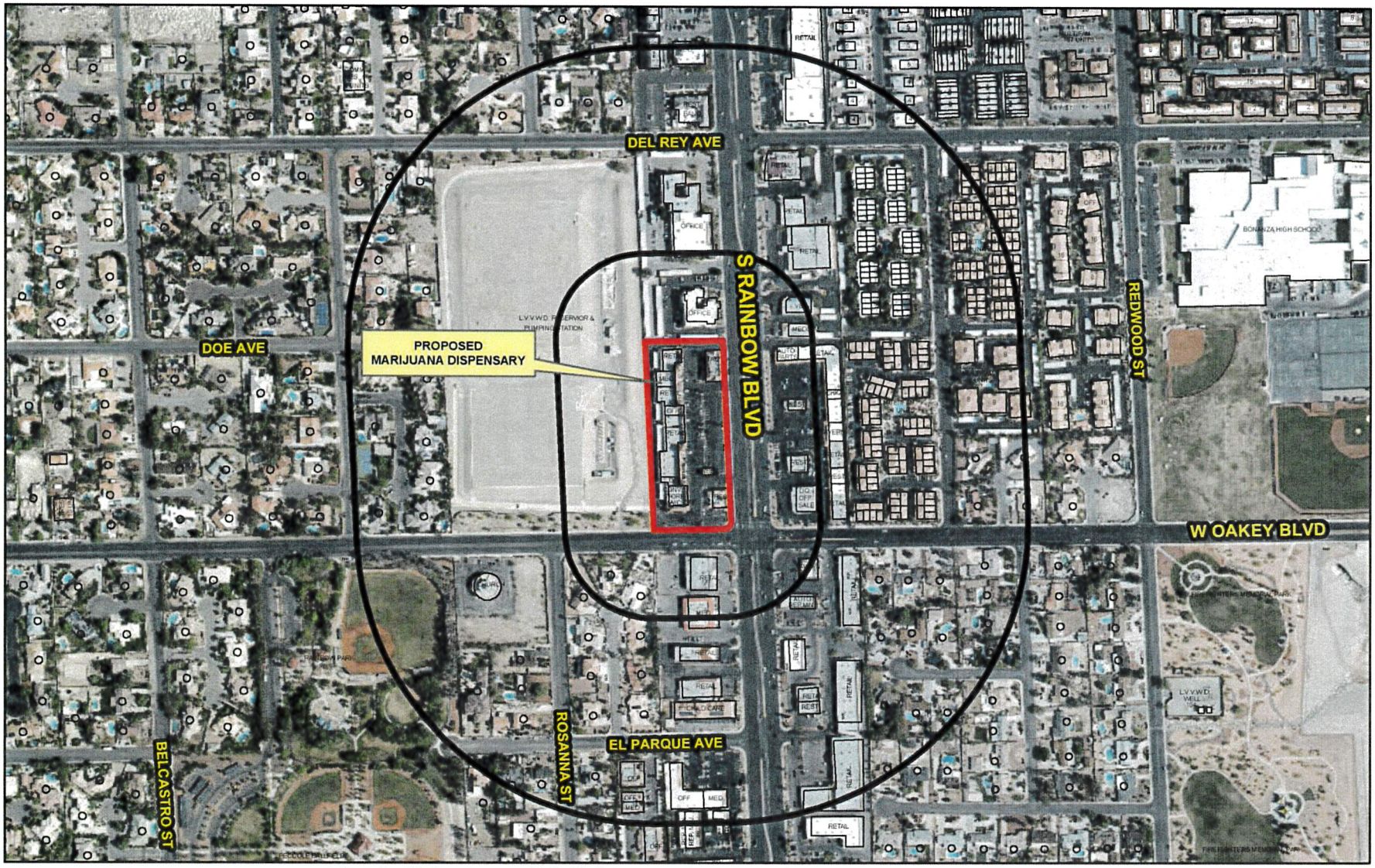
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 35



SUP-76579 (PRJ-76479)

Marijuana Establishments

Recreational Marijuana
- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Social Use Venue

Medical Marijuana
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted Limited
- Gaming Non restricted

Protected Uses
- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- SCHOOLS
- Child Care/ Children Facility
- Parks
- Teen Dance Center
- Martial Arts Instruction Business

Prohibited Areas
- Art District
- Fremont

- Subject Property
- 300 and 1000 foot buffer

N

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

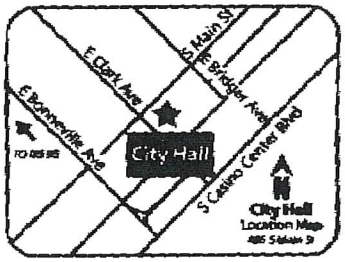
Date: Wednesday, May 22, 2019

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

There is a dispensary on Sahara and Rainbow and we do not need another one over this way.

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]
Planning Commission Meeting of 07/09/2019

PRJ-76479
16303603002
WATKINS XAVIER
MANSFIELD MONICA
7065 DEL REY AVE
LAS VEGAS NV 89117-1607

111 ORDCNP1

35p

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
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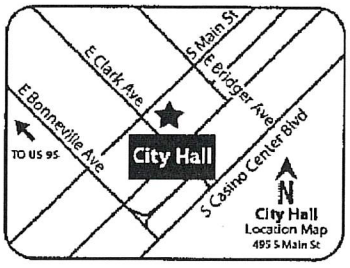
Return Service Requested
Official Notice of Public Hearing



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SUP-76579 [PRJ-76479]
Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303602012
OHLSON EARL M & ALESA R FAM TR
OHLSON EARL MELVIN & ALESA R TRS
7130 DOE AVE
LAS VEGAS NV 89117-1504

111 ORDCNP1

35P

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

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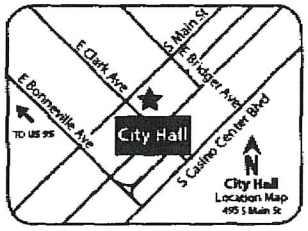

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SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303503011
MERL ONE QUALIFIED PERS RES TR
MERL TWO QUALIFIED PERS RES TR
1301 ROSANNA ST
LAS VEGAS NV 89117

111 DRDGMP1

35P

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

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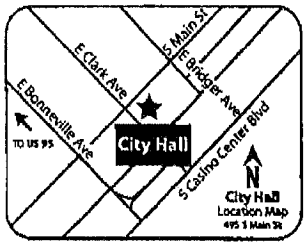

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SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302311005
LUI WILLIAM & JEAN
10231 PIMLICO DR
CYPRESS CA 90630

48 DRDGNP1

35P

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

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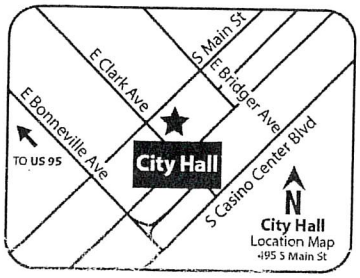
City of Las Vegas



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SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303602011
SMITH LONNIE & AUDREY 2007 TRUST
SMITH LONNIE JR & AUDREY B TRS
7120 DOE AVE
LAS VEGAS NV 89117-1504

111 DRDGNP1

3SP

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

PRSRT
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Las Vegas, NV
Permit No. 1630

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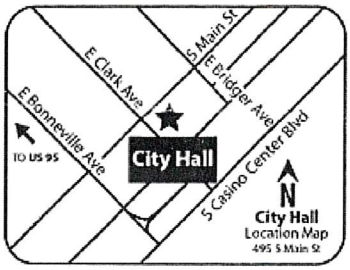
Official Notice of Public Hearing



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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]
Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302310012
ABNEY JANET T LIVING TRUST
ABNEY JANET T TRS
6823 ADOBE CT
LAS VEGAS NV 89146-2920

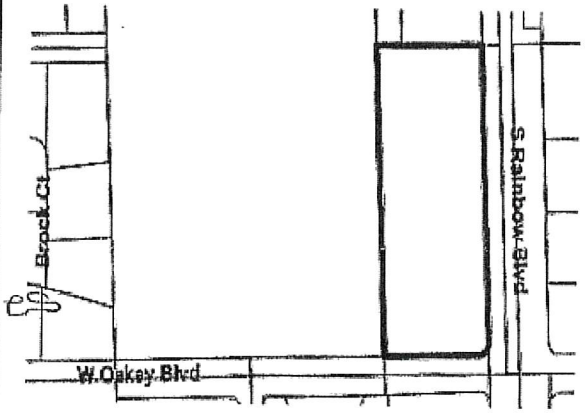
97 DRDGNP1

Application Information

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

Absoutely No more dispensaries in this area. There are several within a two mile RADIUS — AND Bonanza H.S. — is in the area. Please give Consideration to these FACTS to DENY — !

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***07/09/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

39P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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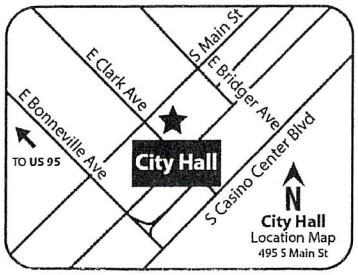

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302211088
FANG CHIA EN
TING KAI TI
16513 FLOWER GLEN DR
HACIENDA HEIGHTS CA 91745

48 DRDGNP1

3SP

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

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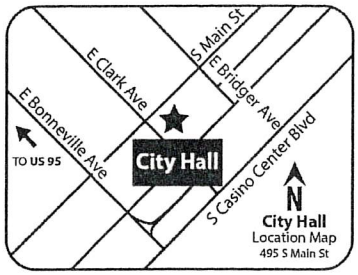

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

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JUL 08 2019
Dept of Planning
City of Las Vegas

111 DRDGNP1

This would be 1 block from a family park & little League ball diamonds. Although legal, I do not feel marijuana should be available this close to the park. There is a church on the Rainbow side of the park and a pre-school 1 block south on Rainbow. Also Bonanza High School is only 2 blocks east of Rainbow off of Oakey -

PRJ-76479
16303704001
WILLIAMS DONALD R & FAYE K LIVIN
WILLIAMS DONALD R & FAYE K TRS
6991 EL PARQUE AVE
LAS VEGAS NV 89117-2107

3SP

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

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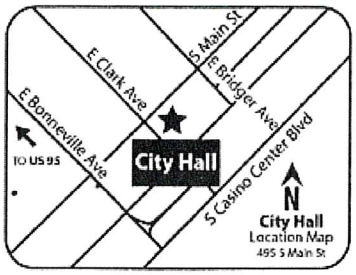
City of Las Vegas



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302101002
MERCADO 888 L L C
P O BOX 65157
VANCOUVER WA 98665

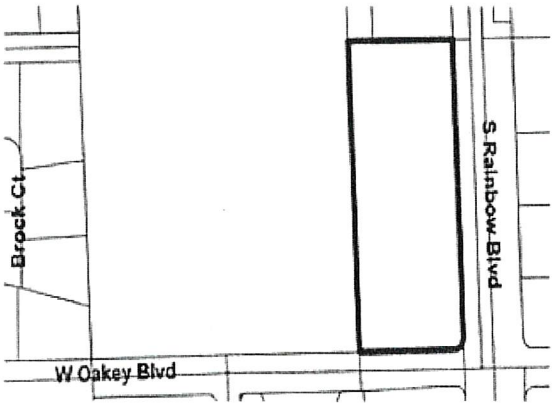
134 ORIGNP1

Application Information

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

You Would Not Allow TATTOO PARLOR @ OUR Property — This is Worse! No

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***07/09/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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3SP

06/30/2019 03:10 7028049956

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

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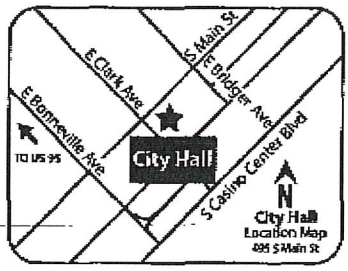

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303605006
HAGERTY KEVIN DANIEL PATRICK
1770 BELCASTRO ST
LAS VEGAS NV 89117-1540

DISZPRAGCHIRO

111 DRDGMP1

PAGE 01/01

35A

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

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Permit No. 1630

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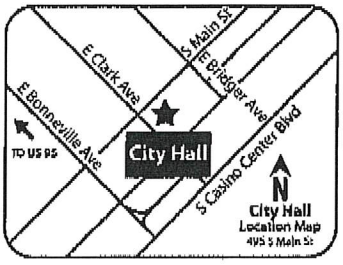

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]
Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303501027
POCHE SED REVOCABLE LIVING TRUST
POCHE SED TRS
7171 W CRAIG RD #109
LAS VEGAS NV 89129

125 DROCHP1

SEDPOCHESTATEFARM

07/08/2019 10:45 7023195102 PAGE 01/01

35A

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 1, 2019 1:58 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/01/19 1:58 PM

Meeting Date:	Tuesday, July 9, 2019
Project Number:	76479
Position:	I OPPOSE the project and all related applications.
Name:	Steve Peterson
Residential or Business Address:	1860 Casa De Elegante Ct Las Vegas, NV 89117
Phone:	(702) 349-8142
Email:	sjp6984@aol.com
Comments:	This neighborhood does not need another Marijuana Dispensary, there is already an active one within half a mile at S. Rainbow at Sahara. Failure to grant a "special use" permit for this business will in no-way hinder anyone from finding either medicinal or recreational marijuana nearby. In the 14 years I have lived in this location we have seen the neighborhood decline and now nearby commercial space is leased to a gun shop, sex toy and liquor stores to name a few businesses offering no inherent community or family value.

35P
Pg. 1 of 2

The primary objection, however, is adding potentially impaired drives to the Oakey corridor where hundreds of students commute East-West every day to Bonanza High School, College of Southern Nevada and others. Don't put them in the line of fire (marijuana traffic).

We value local school kids, property and lifestyle and don't want this kind of business in our back yards!

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35
Pg 2 of 2

Telephone Protest/ Approval Log

Meeting Date: 07/09/19 **Case Number:** PRJ-76479
SUP-76579

Date: 07/09/19 PC
Name: John B. Wisniewski
Address: 6513 Hyde Avenue
LV NV 89105
Phone: (702) 877-2321

☐ PROTEST ☒ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:

☐ PROTEST ☐ APPROVE

35A

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 5, 2019 10:51 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/05/19 10:51 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Keith Thomas
Residential or Business Address:	1561 Windhaven Circle Las Vegas, NV 89117
Phone:	(702) 683-9316
Email:	kthomas@byu.net
Comments:	one block from a day care center one block from a city park one block from Bahai' Church two blocks from LDS Church two blocks from Bonanza High School two blocks from College of Southern Nevada all residential behind strip center in proposed location and behind strip center on opposite side of the street.

11P
pg. 1 of 2

Traffic will be cutting through our neighborhood
crime already has increased since the same company put a dispensary 1/2 mile away on Rainbow and Sahara.
DENY

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11
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, August 6, 2019 10:16 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/06/19 10:15 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Kevin Christensen
Residential or Business Address:	2000 Homeview Ct Las Vegas, NV 89117
Phone:	(702) 255-1718
Email:	kbc@cjmlv.com
Comments:	We oppose the Marijuana Dispensary at Oakey and Rainbow, individually and on behalf of the Home Court Land Association (7 Members). The area is already saturated with two dispensaries at Rainbow and Sahara and Sahara and Buffalo. The Rainbow Family Park is located less than a block to the Southwest. Bonanza High School is located just two blocks to the East. There are at least three Churches located within one-half to one mile West on Oakey (Church of Jesus

11P
pg 1 of 2

Christ of Latter-Day Saints and Jehovah's Witness)and Sahara (St. Joseph, Husband of Mary,Catholic Church). This is further proof that the Medicinal Marijuana justification and denial of Recreational proliferation were fabrications. Current Medical Studies confirm the adverse impact on the mental capacity of juveniles and young adults regularly using Marijuana for recreational purposes. This Application should be denied to protect our area from the clear adverse affects that surely follow any such approval. Please vote to deny and reject Staff's Recommendation, which ignores the realities of this Application. (Your Meeting Date field is stuck on July 23, 2019 - should be August 13, 2019 - but won't refresh)

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Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/05/19 10:46 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	76479
Position:	I OPPOSE the project and all related applications.
Name:	Diane Harrington
Residential or Business Address:	2020 Homeview Court Las Vegas, NV 89117
Phone:	(702) 354-3353
Email:	dianeharrington@cox.net

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/05/19 10:30 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Nicole Graham
Residential or Business Address:	6960 Del Rey Ave Las Vegas, NV 89117
Phone:	(317) 650-2903
Email:	nmkodba@yahoo.com

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Nora Lares

From: noreply@formstack.com
Sent: Monday, August 5, 2019 2:32 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/05/19 2:32 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ76479
Position:	I OPPOSE the project and all related applications.
Name:	Susan Gormley
Residential or Business Address:	1827 Belcastro St Las Vegas, NV 89117
Phone:	(702) 363-7083
Email:	susanglv@gmail.com
Comments:	Within a mile we already have 3 dispensaries. I have a park by my home and High School Students come to the park from Bonanza HS. They would be walking right by the proposed dispensary.

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/05/19 1:47 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Sarah Jane Harvey
Residential or Business Address:	7160 Doe AVe. Las VEgas, NV 89117
Email:	janeharvey101@yahoo.com
Comments:	Too close to my neighborhood, for sure. Absolutely oppose this project.....

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019

Submitted at 08/05/19 10:55 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	76479
Position:	I OPPOSE the project and all related applications.
Name:	Kirk Dougan
Residential or Business Address:	2271 so. Monte Cristo way Las Vegas , NV 89117
Comments:	Against such facilities so close to residential & schools

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/05/19 10:53 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Gary Cavaretta
Residential or Business Address:	1790 Belcastro St Las Vegas , NV 89117
Phone:	(702) 333-2846
Email:	gjc33@cox.nwt

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/05/19 10:52 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Nedra Hoogland
Residential or Business Address:	7195 Del Rey Ave Las Vegas, NV 89117
Phone:	(702) 379-5288
Email:	nedrahoogland72@gmail.com
Comments:	There is already one located too close to our neighborhood at Buffalo and Sahara, which had a fight break out earlier in the year. I would prefer not to have any located near our neighborhood, especially so close to a highschool.

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Nora Lares

From: noreply@formstack.com
Sent: Monday, August 5, 2019 9:57 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/05/19 9:57 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Iryna Baumgartl
Residential or Business Address:	1541 Windhaven Cir Las Vegas , NV 89117
Phone:	(702) 884-3361
Email:	alotah@gmail.com

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11P

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 6 2019
Dept of Planning
City of Las Vegas

CASE: ABEYANCE - SUP-76579 [PRJ-76479] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***

Signature — 8/6/19 Date

Ryan Arnold
Please Print Name

ARC Consulting
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 11

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

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AUG 0 7 2019
Dept of Planning
City of Las Vegas

CASE: ABEYANCE - SUP-76579 [PRJ-76479] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***

Signature

8/7/2019
Date

George Mersino
Please Print Name

Bridge Group Investments
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 11

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

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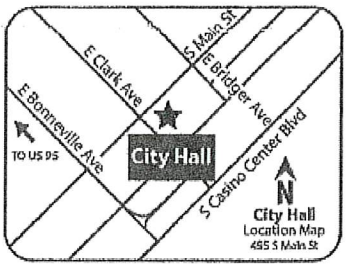

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76579 [PRJ-76479]
Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302113064
GONZALEZ CARMEN
GARCIA CARMEN
6750 DEL REY AVE #149
LAS VEGAS NV 89146

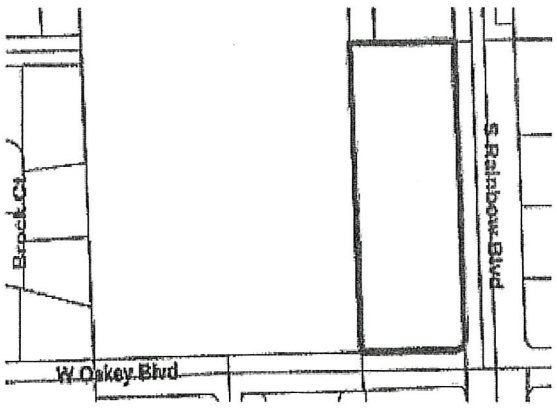
97 0802CNP1

Application Information

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

We have plenty of our Local drug dealer's in this area already. They will under cut this Business. And consider that BONANZA HIGH SCHOOL AND COLLEGE OF SN campuses are just around the corner. GREAT LOCATION FOR THIS DISPENSARY and the availability of young customers to make that almighty DOLLAR. MAKE THE RIGHT DECISIONS BY DENYING THIS PERMIT ANYWHERE NEAR THIS AREA!

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*07/09/2019*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Submitted after final agenda
11P

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

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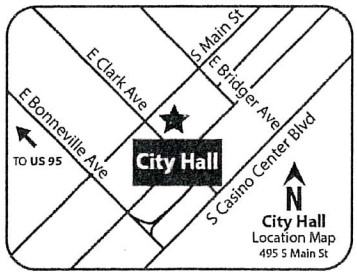

NO

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City of Las Vegas

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302213006
BOROWIEC GRZEGORZ
SAKOWSKA AGNIESZKA
158 ROCKAWAY AVE
ROCKAWAY NJ 07866

2 DRDGNP1

11P

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

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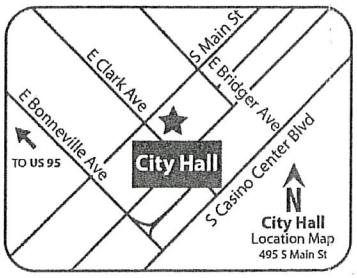

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303605011
TUN KIM
CADLONI CHRIS
1755 MONTESSOURI ST
LAS VEGAS NV 89117-1623

111 DRDGNP1

11P

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

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Meeting was moved to August.

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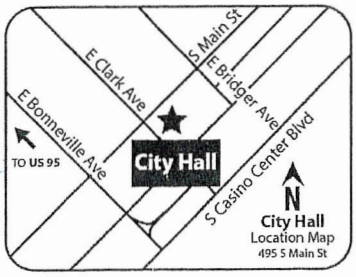

WE OPPOSE a MARIJUANA Dispensary 16579.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-5405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]
Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303510009
SHUBECK DREW M & MARGARET D
1400 CASA DEL REY CT
LAS VEGAS NV 89117

111 DRDGNP1

11P

From: Denise Shubeck <deniseshubeck@live.com>
Subject: Sup-76579-
Date: August 12, 2019 at 8:30:59 AM PDT
To: Nlares@lasvegasnevad.gov
Cc: Drew Shubeck <shubeck@live.com>, Gina Marku <GMARKU@COX.NET>

Dear N. Lares,

We oppose the the SUP- 76579- Public hearing for the applicant Nevada Organic Remedies, LLC Owner Bridge Group Investments, LLC .

WE ARE NOT IN FAVOR OF A MARIJUANA DISPENSARY IN OUR BACK YARD.

We sent in our OPPOSED VOTING CARD AND CALLED YOUR OFFICE TO LEFT A VOICE MAIL JULY 9, 2019.

THANK YOU FOR YOUR HELP IN THIS MATTER.

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AUG 12 2019
Dept of Planning
City of Las Vegas

SINCERELY,

DREW & MARGARET SHUBECK
1400 CASA DEL REY COURT
LAS VEGAS, NV 89117

817-995-5671 CELL

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

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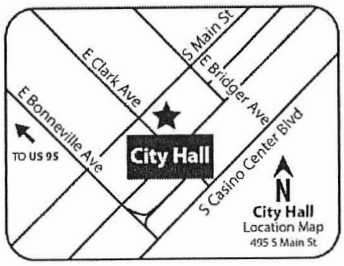

DUPLICATE

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76579 [PRJ-76479]
Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303510009
SHUBECK DREW M & MARGARET D
1400 CASA DEL REY CT
LAS VEGAS NV 89117

11P

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

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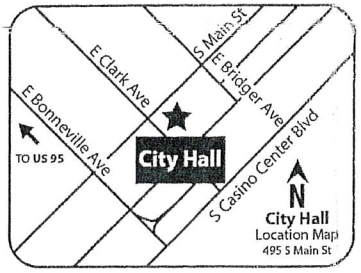

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]

Planning Commission Meeting of **07/09/2019**

PRJ-76479
16302210060
ROBERTS LYNN DUANE 2003 LIVING R
1418 SANTA MARGARITA ST #D
LAS VEGAS NV 89146-2938

97 DRDGNP1

Submitted after final agenda

11A

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

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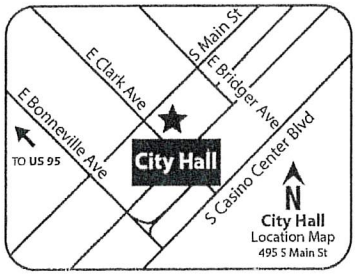

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JUL 16 2019
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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76579 [PRJ-76479]
Planning Commission Meeting of **07/09/2019**

PRJ-76479
16303501027
POCHE SED REVOCABLE LIVING TRUST
POCHE SED TRS
7171 W CRAIG RD #109
LAS VEGAS NV 89129

125 DRDGNP1

11A

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

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City of Las Vegas

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Official Notice of

Neighborhood Meeting

16302310012
ABNEY JANET T LIVING TRUST
ABNEY JANET T TRS
6823 ADOBE CT
LAS VEGAS NV 89146-2920

Case(s):
SUP-76579; [PRJ-76479]
Case(s) scheduled tentatively for:
August 13th, 2019 Planning Commission Meeting

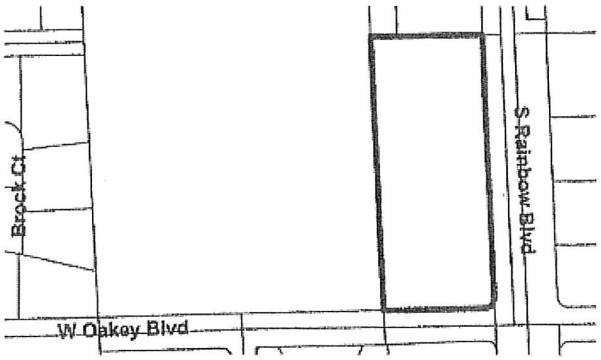
ST PRDFNP1 89146

Application Information

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

7-29-19
PLEASE - PLEASE DO NOT ALLOW THIS - HAVE THE CITY NOTE HOW MANY DISPENSARIES ARE FROM 1725 So. RAINBOW to the NORTH AND BONANZA HIGH SCHOOL IS WITHIN THIS PROXIMITY. PLEASE PAY ATTENTION to THIS REQUEST. THESE DISPENSERIES ARE GETTING OUT OF HAND &
#702-371-0792 Janet Abney
6823 Adobe Ct.

Application Location



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

Neighborhood Meeting Information

Location: Bill and Lillie Heinrich YMCA
4141 Meadows Lane
Las Vegas, NV 89107

Date/Time: Tuesday, August 6th, 2019, at 5:30 p.m.
Contact: Ryan Arnold, (702) 269-5888

This meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification **only**.

117

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 12, 2019 9:57 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/12/19 9:57 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	76479
Position:	I OPPOSE the project and all related applications.
Name:	Drew Shubeck
Residential or Business Address:	1400 Casa Del Rey Ct Las Vegas, NV 89117
Phone:	(702) 280-4757
Email:	shubeck@live.com
Comments:	This type of business is not needed in our neighborhood. There are plenty of areas already zoned for this business. It's too close to single family homes, schools and places of worship. There are already too many people addicted to drugs, why does the City of Las Vegas want to create more?

Submitted after final agenda

IIP

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 12, 2019 9:44 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/12/19 9:43 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	76479
Position:	I OPPOSE the project and all related applications.
Name:	MARGARET SHUBECK
Residential or Business Address:	Residential 1400 Casa Del Rey Court LAS VEGAS , NV 89117
Phone:	(817) 995-5671
Email:	DENISESHUBECK@live.com
Comments:	We oppose SUP-76579 there is already a dispensary on Sahara & Rainbow.

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

11P

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 12, 2019 9:32 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/12/19 9:31 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	76479
Position:	I OPPOSE the project and all related applications.
Name:	Anna Williams
Residential or Business Address:	7451 O'Bannon Las Vegas, NV 89117
Phone:	(702) 324-2811
Email:	aweless@embarqmail.com
Comments:	The location is residential corridor with children walking to and from school and playing in the park.

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

11P

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 9, 2019 7:59 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/09/19 7:58 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	SUP ~~PRJ~~-76579
Position:	I OPPOSE the project and all related applications.
Name:	Clay Werts
Residential or Business Address:	2212 Paseo Ct Las Vegas, NV 89117-2758
Phone:	(503) 997-3631
Email:	claywerts@yahoo.com
Comments:	NO , NO, NO TO MARIJUANA IN MY NEIGHBORHOOD. If this stuff has to be sold then sell it as close to the gutter as possible, not in my back yard. How about it only being sold in one SMALL section of the city (maybe next to city hall) and keep the rest of our community clear and clean of this "junk".

11P

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 9, 2019 7:40 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/09/19 7:40 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Mashelle McDonald
Residential or Business Address:	1831 Remsen Court Las Vegas , NV 89117
Phone:	(702) 408-4914
Email:	mashellem@cox.net
Comments:	There is already a dispensary at Rainbow and Sahara just a few blocks away why do we need one on every corner? Let's control this. School kids from Bonanza walk by the corner of Rainbow and Oakey every day. Right behind is location is homes and families it is not a business corridor why is it necessary to bring this business to our neighborhood. Please have some regard for our neighbors and neighborhood. Thank you

11P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 8, 2019 5:07 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/08/19 5:07 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Sherry Packer
Residential or Business Address:	1901 Verdinal Dr. Las Vegas, NV 89146
Phone:	(702) 528-0578
Comments:	I strongly oppose this project due to saturation, traffic problems, and the distance to schools, churches and parks. We already have 3 locations within waking distance or a very short drive. This location is opposed by thousands of people sending their representatives to the meeting on the 6th of Aug. 2019. Please do not let the needs of a few outweigh the needs of the many.

11P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 8, 2019 5:07 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/08/19 5:07 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Sherry Packer
Residential or Business Address:	1901 Verdinal Dr. Las Vegas, NV 89146
Phone:	(702) 528-0578
Comments:	I strongly oppose this project due to saturation, traffic problems, and the distance to schools, churches and parks. We already have 3 locations within waking distance or a very short drive. This location is opposed by thousands of people sending their representatives to the meeting on the 6th of Aug. 2019. Please do not let the needs of a few outweigh the needs of the many.

11P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 8, 2019 2:06 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/08/19 2:06 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Marcia and James Marx
Residential or Business Address:	1501 Windhaven Circle Las Vegas, NV 89117
Phone:	(702) 256-4105
Email:	mkm@nvdocs.com
Comments:	I hope this is the protest against the marijuana store located near Oakey and Rainbow. Let this go through and a nice neighborhood will go down in property values. Too many children in the area. Children will walk past the store on the way to Bonanza High School. The existing laws need to be changed,but for now My husband and I oppose this Marijuana store so close to our neighborhood.

11P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, August 6, 2019 8:07 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

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

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Elana Lee Graham
Residential or Business Address:	1760 Belcastro Street Las Vegas, NV 89117
Phone:	(775) 287-9459
Comments:	I OPPOSE this request. The proposed location is at the gateway to the Rainbow Family Park neighborhood. There are also already several dispensaries within walking distance of our neighborhood and we are saturated. Oakey Boulevard is not a through street and this will put more cars on Oakey driving into our neighborhood.

11P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 7, 2019 3:47 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/07/19 3:46 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	76479
Position:	I OPPOSE the project and all related applications.
Name:	Steven Peterson
Residential or Business Address:	1860 Casa De Elegante Ct Las Vegas, NV 89117
Phone:	(702) 349-8142
Email:	sjp6984@aol.com
Comments:	Applicant already owns and operates a dispensary in Clark County,less than a mile south of proposed location. Clearly he is attempting to monopolize permits/licenses by securing the CLV license and creating a "boutique" (applicant's words) not even a half mile distant from existing shop. The boutique is simply shorthand for eliminating the competition. He says he already gets 70 customers per hour, isn't that enough for one operator? With this kind of business,

LIP Pg 1 of 2

neighbors are rightly concerned about undocumented impact on traffic flow, the safety of students using the Oakey corridor to commute to Bonanza High and CSN etc. Also concern was expressed about impact on Rainbow Family Park and Fireman's Park, each less than a quarter mile distant from proposed location. Stoners need somewhere to go and blow their weed. Guess it will be in front of families and little leaguers?

In addition to the above thoughts, respondent is also concerned about zoning that has allowed an adult "combat zone" style of development in the area around the proposed dispensary. Take a look, you will find a liquor store, several bars, a vaping lounge, gun store, sex toy store, multiple pawn shops and other seedy enterprises to compromise a once serene residential area. We are totally opposed to locating this dispensary in our back yards. Move it to Summerlin or somewhere else, enough is enough. Next thing the Applicant will push for is a smoking lounge, only a matter of time before the marijuana DUI's and vehicular homicides begin to occur.

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 7, 2019 10:03 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/07/19 10:02 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Kyle Stephens
Residential or Business Address:	2231 S Monte Cristo way Las Vegas , NV 89117
Phone:	(702) 326-8586
Email:	stephensdsl100@embrqmail.com
Comments:	I OPPOSE this application for the following reasons: - our neighborhood already suffers a SATURATION of marijuana dispensaries: this proposed location is within WALKING DISTANCE of THREE other such businesses - this proposed dispensary poses a concern for INCREASED TRAFFIC AND

11 P
Pg 1 of 2

RELATED SAFETY ISSUES specific to surrounding Rainbow, Oakey and Del Rey streets

- despite commentary to the contrary, dispensaries are typically associated with INCREASED CRIME RATES in neighborhoods

Assemblyman Kyle Stephens

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11
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 8, 2019 5:50 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/08/19 5:50 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Julia Stephens
Residential or Business Address:	2231 S. Monte Cristo Way Las Vegas, NV 89117
Phone:	(702) 375-7504
Email:	2juliahs@gmail.com
Comments:	I am in opposition of another Marijuana retail shop in my neighborhood! Currently, there are 3 other shops within a half mile of each other. Please say no to another shop that will increase the traffic in our neighborhood.

11P
Pg 1 of 2

Thank you,
Julia Stephens

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11
pg 2 of 2

Nora Lares

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Sent: Friday, August 9, 2019 12:05 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/09/19 12:04 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	ZAN HYER
Residential or Business Address:	2001 HOMEVIEW CT Las Vegas, NV 89117
Phone:	(702) 363-1196
Email:	zzhyer@yahoo.com
Comments:	This business is much too close to our neighborhood parks, churches and schools and will create an unsafe environment for our children. Our neighborhood has been unfairly targeted by these businesses that are detrimental to our families. We deserve the same protections from them that other neighborhoods receive. They have a business just down the street. They don't need another one in our

1 IP
pg 1 of 2

neighborhood.

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11
Pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Sunday, August 11, 2019 10:55 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/11/19 10:55 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	SUP-76579
Position:	I OPPOSE the project and all related applications.
Name:	Kathy Moore
Residential or Business Address:	1890 Remsen Ct 1890 Remsen Ct Las Vegas, NV 89117-2113
Phone:	(702) 363-0000
Email:	kmoorejm@yahoo.com
Comments:	THE MEETING DATE IS 8-13-19, I was unable to change the above date. The applicant is: NV Organic Remedies,LLC--Owner: Bridge Group Investments,LLC. I am opposed to a marijuana dispensary at this location for the following reasons: 1. There is a Pediatrician's office located 3 suites away (#18). 2. Bonanza High School is a short distance away & students walk by this area on their way to & from school. 3. There are 2 parks close by where children play--Rainbow Family

LIP
Pg 1 of 2

Park & Firefighters Memorial Park. 4. People's houses are close by--this is not appropriate business for the area.

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Planning Applications

Protests and Approvals

2019 AUG 12 P 1:06
RECEIVED
CITY CLERK

Protests and Approvals

Notification postcards or written public comments regarding the support or protest of items to be heard by the City Council may be faxed to the City Clerk's office at 702-382-4803. Please be sure to clearly indicate the meeting date and item number the comments pertain to.

Any comments of support or protest received for items to be heard by the Planning Commission will be forwarded to the Planning Department or can be faxed directly to the Planning Department at 702-464-7499.

Comments

Please note that for a comment to be considered valid and be processed it must include a residence address, or if applicable, a business address. Comments made in protest or support of an item will only be counted once per address and will only be accepted during the Protests and Approvals Period.

Late Postcards and Comments

Please note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

Online Submissions

Online submissions will **only** be accepted until **6:00 P.M.** the day prior of the scheduled Planning Commission Date. Comments may be submitted on the meeting date at the dais.

Information submitted here will be made a part of the public record in accordance with the City of Las Vegas' policies.

Planning Commission Meeting Dates	Protests and Approvals Period
Tuesday, August 13, 2019	August 1, 2019 to August 13, 2019
Tuesday, August 27, 2019	August 15, 2019 to August 27, 2019

8/12/2019 Planning Application Comments 2019 - Formstack

Tuesday, September 10, 2019	August 29, 2019 to September 10, 2019
Tuesday, September 24, 2019	September 12, 2019 to September 24, 2019
Tuesday, October 8, 2019	September 26, 2019 to October 8, 2019
Tuesday, October 22, 2019	October 10, 2019 to October 22, 2019
Tuesday, November 12, 2019	October 31, 2019 to November 12, 2019
Tuesday, November 26, 2019	November 14, 2019 to November 26, 2019
Tuesday, December 10, 2019	December 5, 2019 to December 10, 2019
Tuesday, January 14, 2020	January 2, 2020 to January 14, 2020
Tuesday, January 28, 2020	January 16, 2020 to January 28, 2020

Protests and Approvals Comment Form

Meeting Date

(•) Tuesday, July 23, 2019

Project Number*

PRJ- 76479

( ) I SUPPORT the project and all related applications.

(•) I OPPOSE the project and all related applications.

( ) I support the project but OPPOSE a related application.

Name*

Rochelle
First Name

Cavaretta
Last Name

Residential or Business Address*

1790 Belcastro ST
Address Line 1

Address Line 2

Las Vegas
City

NV
State

89117
ZIP Code

Phone

725-251-7419

Email

rochellecavaretta@gmail.com

Comments

This area needs to be protected! It has been in decline for a long time. Local Residents on 1/2 acre parcels with 50,000 and up do not need the values of their homes to be subjected to more decline and loss of value. There is a marijuana store across the street we dont need one on every corner!

Information submitted here will be made a part of the public record in accordance with the City of Las Vegas' policies.

Submit

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 12, 2019 12:36 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/12/19 12:36 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Elana Graham
Residential or Business Address:	1760 Belcastro Street Las Vegas, NV 89117
Phone:	(775) 287-9459
Email:	elanaleegraham@gmail.com
Comments:	I oppose this proposal due to the increased harm the business would pose to me and my family, as well as my neighbors and all who live in my community. We have a terrible traffic problem and this business would contribute to the already terrible traffic issues. Additionally, we already have 3 dispensiarys in our neighborhood and I don't think its fair to us to add a 4th. This proposed business would increase traffic on Oakey and Del Rey, in particular. Oakey is a gateway to

11P
pg. 1 of 2

our neighborhood and Del Rey is very dangerous. Please deny this application. Thank you.

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11
Pg 2 of 2

Nora Lares

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Sent: Monday, August 12, 2019 10:44 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/12/19 10:43 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76479
Position:	I OPPOSE the project and all related applications.
Name:	Brenda Howey
Residential or Business Address:	1325 S Tenaya Way Las Vegas, NV 89117
Phone:	(702) 363-6675
Email:	howeyhouse@yahoo.com
Comments:	I am opposed to the marijuana dispensary proposed for Oakey and Rainbow. We already have two dispensaries in the neighborhood, one at Sahara and Rainbow and one at Sahara and Buffalo. I do not see a need for a third dispensary as the other two are already in the neighborhood.

11P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
12

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

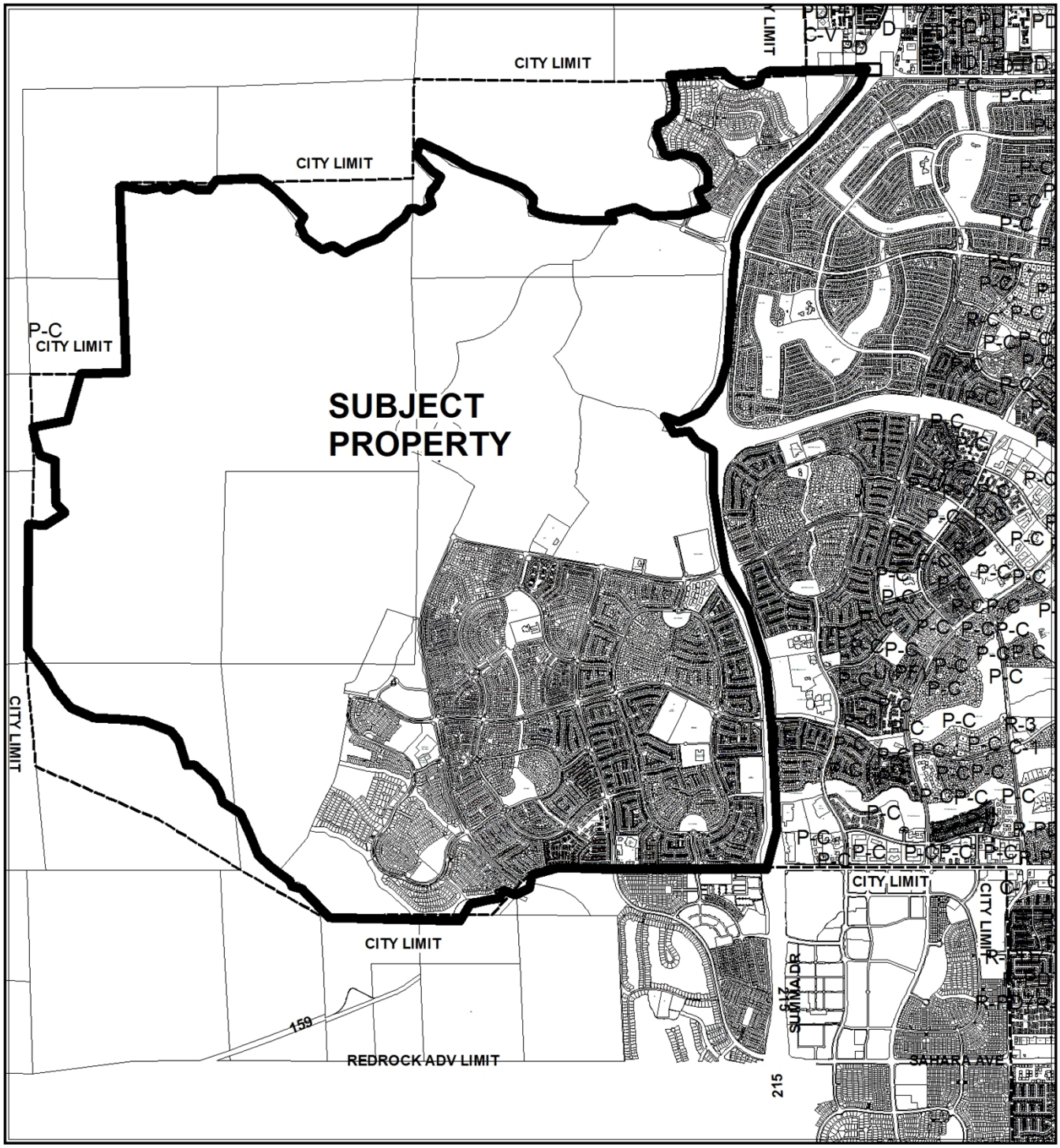
SUBJECT:
MOD-76935 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Master Development Plan TO CHANGE THE SUMMERLIN SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT - 18 UNITS PER ACRE) DEVELOPMENT STANDARDS TO INCLUDE AN ATTACHED PRODUCT TYPE INCLUDING EXHIBITS 2.10 AND 2.11 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-76933]. Staff recommends APPROVAL.

C.C.: 09/18/2019

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

RECOMMENDATION:
Staff recommends APPROVAL

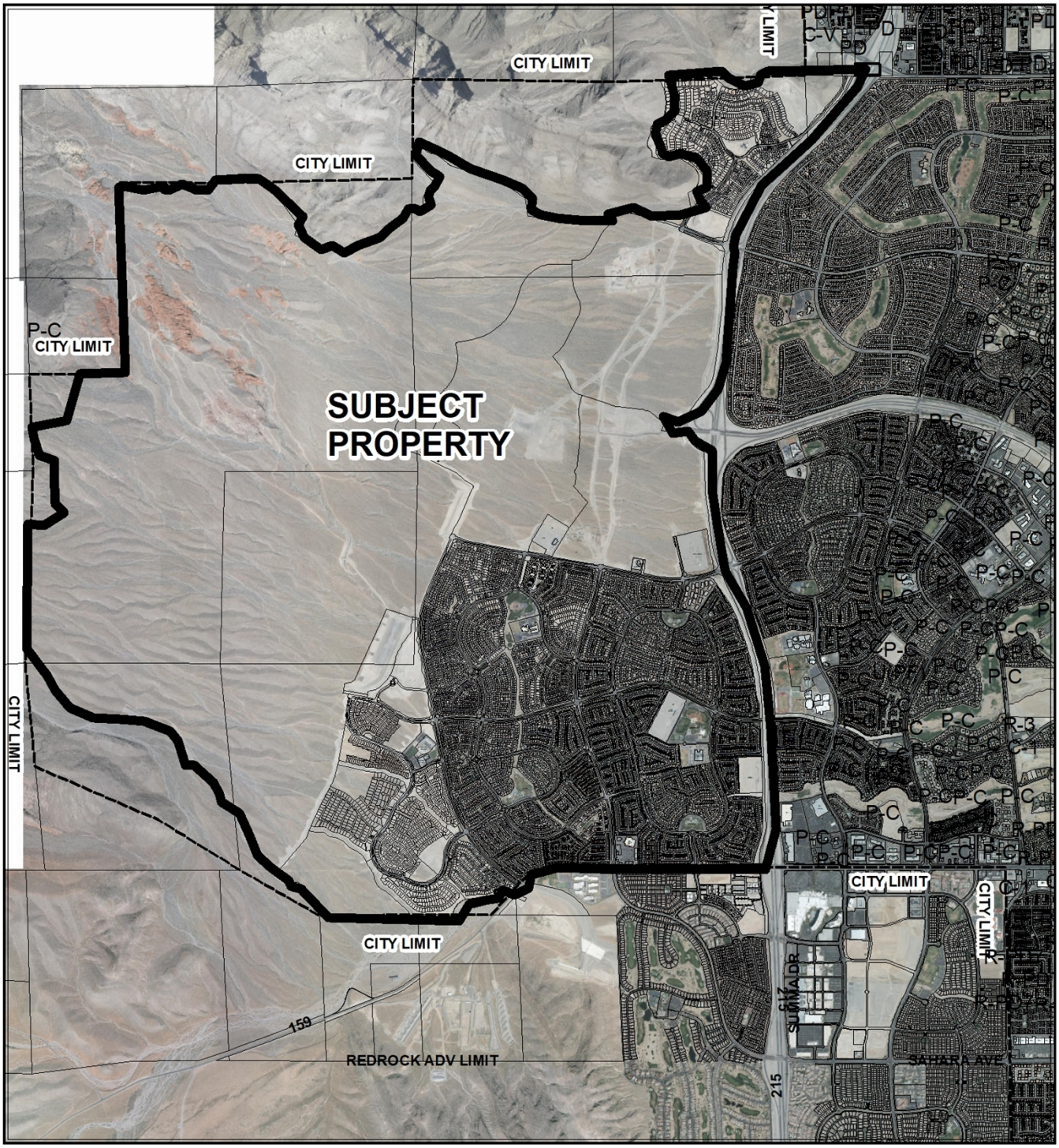
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s) - MOD-76935 and MOD-76936
5. Justification Letter
6. Summerlin Design Review Committee Approval Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: **MOD-76935 (PRJ-76933)**

RADIUS: 1000 FEET

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



0 3,125 6,250
Feet

CASE: **MOD-76935 (PRJ-76933)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-76935	Staff recommends APPROVAL.	
MOD-76936	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED Newspaper Notification Only - MOD-76935
1126 - MOD-76936

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

MOD-76935 CONDITIONS

Planning

1. Conformance to the conditions of approval for General Development Plan Review (MDR-72841) and Master Development Plan Review (MDR-72778), except as amended herein.

MOD-76936 CONDITIONS

Planning

1. Conformance to the conditions of approval for General Development Plan Review (MDR-72841) and Master Development Plan Review (MDR-72778), except as amended herein.

JB

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has requested two Major Modifications (MOD-76935) and (MOD-76936) to amend Summerlin Development Standards and land use designations within Summerlin Village 21.

ISSUES

- A Major Modification (MOD-76935) has been requested to add exhibits "2.10 – Front Loaded Attached Units with Attached Garages" and "2.11 – Rear Loaded Attached Units with Attached Garages" to SFSD (Single Family Special Lot Development) development standards. Staff supports this request.
- A Major Modification (MOD-76936) is required pursuant to Condition #4 of the approved Development Plan Review (MDR-72778) which states, "Prior to development of Parcels N through AA, a Major Modification of the Village 21 Development Plan shall be submitted that details the specific land use categories and development standards that apply to these parcels. Staff supports this request.

ANALYSIS

Master Development Plan requirements are determined by the Summerlin Development Standards as authorized by the Summerlin West Development Agreement. The Master Developer is requesting the first Major Modification (MOD-76935) to amend the Summerlin SFSD (Single Family Special Lot Development - 18 Units per Acre) development standards to include an attached product type including exhibits "2.10 – Front Loaded Attached Units with Attached Garages" and "2.11 – Rear Loaded Attached Units with Attached Garages". The proposed land use modification was reviewed and conditionally approved by the Summerlin Non-Residential Design Review Committee on 06/27/19, prior to submittal to the City for review.

In addition, the Master Developer has requested a Major Modification (MOD-76936) to the approved Master Development Plan for Village 21 in Summerlin West. The special land use designation of parcels within Summerlin Village 21 is proposed to be amended to change the Summerlin Land Use Designation on three parcels (J,K,M) from SFA (Single Family Attached), five parcels (N,O,P,Q,R) from [VC (Village Commercial) and SFA (Single Family Attached)] to SFSD (Single Family Special Lot Development) and one

parcel (I) from SFA (Single Family Attached) to MF1 (Low Density Multi-Family) to allow for proposed single and multi-family development in Village 21. Pursuant to Condition #4 of approved Master Development Plan Review (MDR-72778) which states, "Prior to development of Parcels N through AA, a Major Modification of the Village 21 Development Plan shall be submitted that details the specific land use categories and development standards that apply to these parcels. The Department of Planning has determined that the proposed land use changes do not significantly alter the intent of the overall Master Development Plan for the area. The proposed land use modification was reviewed and conditionally approved by the Summerlin Non-Residential Design Review Committee on 07/23/19, prior to submittal to the City for review.

The proposed amendments to the Summerlin Development Standards and land use amendment to SFSD (Single Family Special Lot Development) and MF1 (Low Density Multi-Family) will not increase residential density within the area and is consistent with the existing pattern of residential development in Village 21; therefore staff recommend approval of both Major Modification requests.

FINDINGS – MAJOR MODIFICATION (MOD-76935)

The proposed development standards modification to change the Summerlin SFSD (Single Family Special Lot Development) development standards to include an attached product type is consistent with the overall intent of the Summerlin Development Standards Manual; therefore, staff recommends approval of the request.

FINDINGS – MAJOR MODIFICATION (MOD-76936)

The proposed land use modification to be amended to change the Summerlin Land Use Designation on three parcels (J,K,M) from SFA (Single Family Attached), five parcels (N,O,P,Q,R) from [VC (Village Commercial) and SFA (Single Family Attached)] to SFSD (Single Family Special Lot Development) and one parcel (I) from SFA (Single Family Attached) to MF1 (Low Density Multi-Family) is major in nature. The basic internal and external land use relationships are similar to those approved by the most recent Major Modification (MDR-72778) in 2018. Therefore, staff recommends approval of this Major Modification request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/23/98	The City Council approved a Special Use Permit (U-0119-98) for two Electric Utility Substations and Overhead Transmission Lines at the northwest corner of Far Hills Avenue and the proposed Western Beltway. The Planning Commission and staff recommended approval.
05/27/04	The Planning Commission approved a Tentative Map (TMP-4277) for a one-lot subdivision (Summerlin Village 21 Fire Station 47) on 3.86 acres on the north side of Far Hills Drive, west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-4938) over this site was recorded 10/20/04.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/26/05	The Planning Commission approved a Tentative Map (TMP-6375) for a one-lot subdivision (Summerlin Village 20/21 Far Hills Avenue Fire Station 47) on 3.19 acres on the north side of Far Hills Drive, approximately 1,500 feet west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-8510) over this site was recorded 04/03/06.
12/14/17	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was submitted for technical review.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/18	The City Council approved a request for a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215.
	The City Council approved a request for a Master Development Plan Review (MDR-72778) for a Summerlin Development Plan Review for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and staff recommended approval of the request.
06/12/18	The Planning Commission approved a request for a Tentative Map (TMP-73332) for a 36-parcel Master Planned Village and modifications to the Summerlin improvement standards on 320.59 acres at the northwest corner of Far Hills Avenue and Clark County 215. Staff recommended approval of the request.
05/07/19	A Final Map (FMP-74490) [Summerlin Village 21 Unit 1- Large Lot Final Map] was recorded for eight parcels of a 36-parcel master planned village on 324.03 acres at the northwest corner of Far Hills Avenue and Clark County 215.
05/23/19	A Final Map (FMP-75743) [Summerlin Village 21 – Unit 2] was recorded for a two-pod residential subdivision along with three community open space parcels on 238.29 acres at the northwest corner of Far Hills Avenue and Clark County 215.
06/20/19	A Final Map (FMP-76313) [Summerlin Village 21 – Unit 3] was recorded for a 12-pod residential/park subdivision with 65 common area parcels on 220.48 acres at the northwest corner of Far Hills Avenue and Clark County 215.

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

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

Pre-Application Meeting	
06/27/19	A pre-application meeting was conducted via telephone with the applicant to go over the application materials and submittal requirements for two Major Modifications of the Summerlin West land use plan and development standards.

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

Field Check	
07/02/19	During a routine site inspection staff noted that the subject site is currently undeveloped.

Details of Application Request	
Site Area	
Net Acres	328.17

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

DEVELOPMENT STANDARDS

Proposed addition to Summerlin Development Standards, the following standards apply:

Front Loaded Attached Units with Attached Garages – (Exhibit 2.10) - Development Standards		Compliance
1. Building Setbacks:		
a. From Street	8' to living (measured to slab from back of walk or curb if no walk exists)	Y
	3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or curb if no walk exists).	Y
	3'-5' or 18' to garage door face for side entry garages	Y
b. From Interior Property Line	3' (measured to finished exterior wall surface)	Y
	0’ for attached units	Y
c. From Rear Property Line	3' (measured to finished exterior wall surface)	Y
2. Building Separation	6' (measured to finished exterior wall surface)	Y
3. Private Yard Space	100 sf min. (with min. 6' dimension)	Y
5. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable	Y

JB

Proposed addition to Summerlin Development Standards, the following standards apply:

Rear Loaded Attached Units with Attached Garages – (Exhibit 2.11) - Development Standards		**Compliance**
1. Building Setbacks:		
a. From Street	8' to living (measured to slab from back of walk or curb if no walk exists)	Y
	3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or curb if no walk exists).	Y
b. From Drive Aisle	2’ to finished exterior wall	
	3'-5' or 18' to garage door face	Y
c. From Interior Property Line	3' (measured to finished exterior wall surface)	Y
	0’ for attached units	Y
d. From Rear Property Line	2' (measured to finished exterior wall surface)	Y
2. Building Separation	6' (measured to finished exterior wall surface)	Y
3. Private Yard Space	100 sf min. (with min. 6' dimension)	Y
5. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable	Y

Existing Special Land Use Designation	***Permitted Density***	***Units Allowed***
VC (Village Commercial) and SFA (Single Family Attached - 18 Units per Acre)] – Parcels (N,O,P,Q,R)	18	360
SFA (Single Family Attached - 18 Units per Acre) - Parcels (I,J,K,M)	18	985

JB

Proposed Special Land Use Designation	***Permitted Density***	***Units Allowed***
SFSD (Single Family Special Lot Development - 18 Units per Acre) – Parcels (J,K,M,N,O,P,Q,R)	18	1,000
MF1 (Low Density Multi-Family – 14 Units per Acre) – Parcel I	14	279

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) West of 215 Beltway and North of Far Hills Avenue

Project Name Summerlin West **Proposed Use**

Assessor's Parcel #(s) ~~See Attached List~~ 137-26-101-001 **Ward #** 2

General Plan: Existing Proposed **Zoning:** Existing PC Proposed

Additional Information

Property Owner Howard Hughes Company, LLC Contact Julie Cleaver
Address 10801 West Charleston Blvd., 3rd Floor City Las Vegas State NV Zip 89135
E-mail julia.cleaver@howardhughes.com Phone (702) 791-4000

Applicant Howard Hughes Company, LLC Contact Julie Cleaver
Address 10801 West Charleston Blvd., 3rd Floor City Las Vegas State NV Zip 89135
E-mail julia.cleaver@howardhughes.com Phone (702) 791-4000

Representative Howard Hughes Company, LLC Contact Vincent Esposito
Address 10801 West Charleston Blvd., 3rd Floor City Las Vegas State NV Zip 89135
E-mail vincent.esposito@howardhughes.com Phone (702) 791-4361

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

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

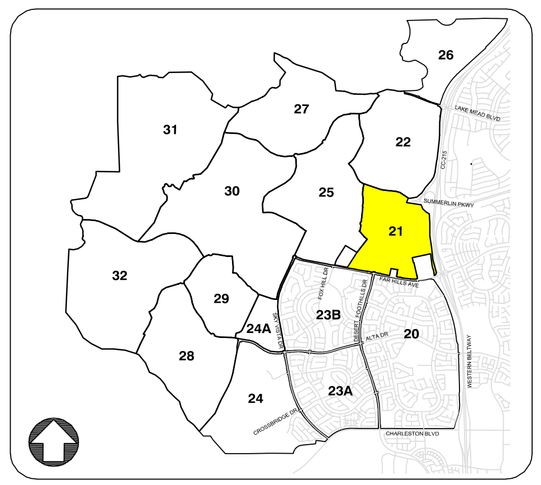
Print Name Kevin T. ORROCK

Subscribed and sworn before me
This 27th day of June 20 19

Shirley A. Wing
Notary Public in and for said County and State

SHIRLEY A. WING
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-28-20
Certificate No: 93-3428-1

PRJ-75959
06/27/19



VICINITY MAP
(NOT TO SCALE)

LEGEND

- SF3 - SINGLE FAMILY DETACHED
- SFSD - SINGLE FAMILY SPECIAL LOT DEVELOPMENT
- MF3 - HIGH DENSITY MULTI-FAMILY
- VC - VILLAGE CENTER
- EC - EMPLOYMENT CENTER
- DC - DRAINAGE CORRIDOR
- COS - COMMUNITY OPEN SPACE
- 5' WIDE ON STREET BIKE LANE
- 10' WIDE SEPARATED BIKE LANE
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- MULTI-MODAL TRAIL
- EASEMENT
- VILLAGE 21 BOUNDARY

NORTH

GRAPHIC SCALE
300 0 150 300 600
1" = 300'

VILLAGE 21 LAND USE TABULATION

PARCEL NAME	LAND USE	MAXIMUM DENSITY UNITS / ACRES	ACRES (GROSS)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS
A	SF3	10	16.59	165
B	SF3	10	16.62	166
C	SF3	10	17.75	177
D	SF3	10	16.88	168
E	SF3	10	22.37	223
F	SF3	10	18.92	189
G	EC	0	6.38	0
H	EC	0	6.76	0
I	SFSD	18	20.80	374
J	SFSD	18	13.51	243
K	SFSD	18	9.64	173
L	SF3	10	9.34	93
M	SFSD	18	11.94	214
N	SFSD	18	3.19	57
O	SFSD	18	4.69	84
P	SFSD	18	4.26	76
Q	SFSD	18	3.74	67
R	SFSD	18	4.15	74
S	VC-MF3	40	9.43	377
T	VC-MF3	40	8.78	351
U	EC-MF3	40	22.44	897
V	EC-MF3	40	9.23	369
W	EC-MF3	40	10.70	427
X	VC-MF3	40	4.32	172
Y	VC-MF3	40	4.78	191
Z	VC-MF3	40	5.48	219
AA	VC-MF3	40	4.53	181
COS-1	COS	0	9.87	0
COS-2	COS	0	0.63	0
COS-3	COS	0	7.51	0
DC-1	DC	0	6.79	0
DC-2	DC	0	1.38	0
NP-1	COS	0	1.68	0
NP-2	COS	0	1.46	0
NP-3	COS	0	2.11	0
NP-4	COS	0	1.09	0
TOTAL LAND USE ACREAGE			319.76	5727

DISCLAIMER

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OWNER & DEVELOPER:

Howard Hughes
THE HOWARD HUGHES CORPORATION

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

ENGINEER:

VTN
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
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SUMMERLIN WEST

VILLAGE 21
DEVELOPMENT PLAN
June 2019

PRJ-76933
06/27/19

H:\7809\Planning\Development Plan\DWG\Development Plan V21.dwg Thursday, June 27, 2019 9:23:55 AM

<div style="text-align: center; font-size:10pt; font-family:,Arial,Helvetica,sans-serif">

Planning Commission&Ndsp;- Page 224</div>



MOD-76935 AND MOD-76936 [PRJ-76933] - MAJOR MODIFICATION - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC
NORTHWEST CORNER OF FAR HILLS DRIVE AND CLARK COUNTY 215

07/02/19

Howard Hughes.

June 27, 2019

Mr. Jonathan Boyles
Senior Planner
City of Las Vegas Planning Department
333 North Rancho Boulevard
Las Vegas, NV 89106

RE: Justification for Major Modifications to the Standards and Criteria for the Single Family Special Development (SFSD) Land Use Designation

Dear Jonathan:

On behalf of Howard Hughes Corporation (HHC), I am requesting that the standards and criteria for the SFSD Land Use Designation in the Summerlin Development Standards be modified to include attached product and parking requirements that encourage pedestrian activity and a walkable public realm.

The justification for these modifications to the SFSD Land Use Designation is that this land use designation, through its reduced setback dimensions, supports attached (and detached) product in an urban setting. Higher density attached products also provide an avenue for more attainable housing. The current SFA land use designation supports a more suburban attached product, and is therefore not appropriate for development of parcels adjacent to a future urban core.

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

Sincerely,

Julie Cleaver
SVP, Planning & Design

cc: Peter Lowenstein
Eric McCammond
Brian Walsh
Vincent Esposito

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

PRJ-76933
06/27/19

Howard Hughes.

June 27, 2019

Mr. Jonathan Boyles
Senior Planner
City of Las Vegas Planning Department
333 North Rancho Boulevard
Las Vegas, NV 89106

Re: Summerlin Design Review Committee (SDRC) Approval for a Major Modification to the Single Family Special Lot Development (SFSD) Standards and Criteria

Dear Jonathan:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the revisions to the Single Family Special Lot Development (SFSD) Standards and Criteria included in the Summerlin Development Standards adopted by the Las Vegas City Council on September 15, 2004. These revisions include the addition of attached product to the SFSD land use designation as well as exhibits with setbacks for front- loaded and rear-loaded attached product.

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

Sincerely,

Julie Cleaver
SVP, Planning & Design

cc: Peter Lowenstein
Eric McCammond
Brian Walsh
Vincent Esposito

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

PRJ-76933
06/27/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 7 2019
Dept of Planning
City of Las Vegas

CASE: MOD-76935 [PRJ-76933] - MAJOR MODIFICATION

SUBJECT: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***



Signature

8/7/2019

Date

KEVIN T. ORROCK

Please Print Name

THE HOWARD HUGHES COMPANY, LLC

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 12

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
13

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

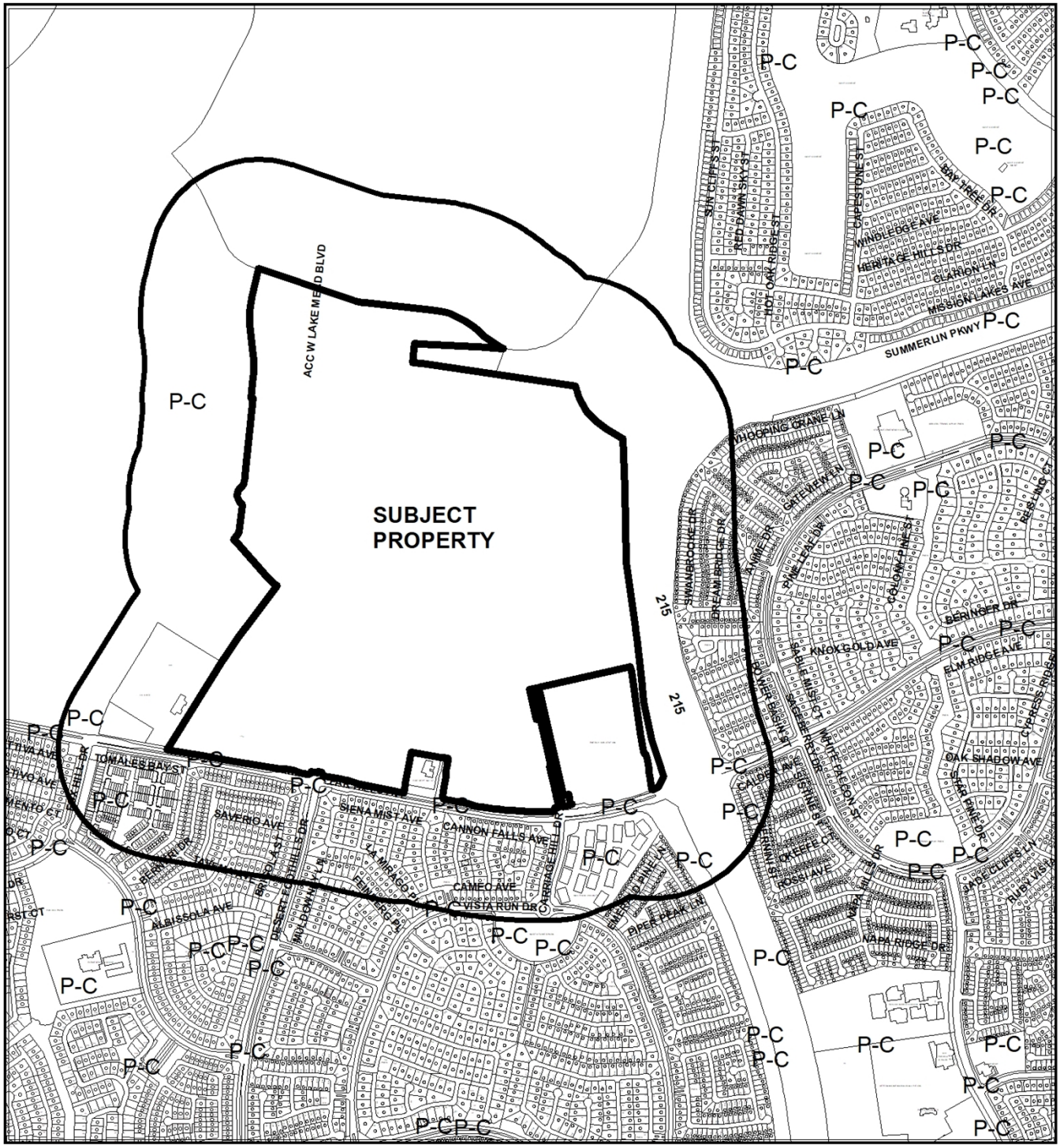
SUBJECT:
MOD-76936 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Village 21 Master Development Plan TO CHANGE THE SUMMERLIN LAND USE DESIGNATION ON THREE PARCELS (J,K,M) FROM: SFA (SINGLE FAMILY ATTACHED) AND FIVE PARCELS (N,O,P,Q,R) FROM: [VC (VILLAGE COMMERCIAL) AND SFA (SINGLE FAMILY ATTACHED)] TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT) AND ONE PARCEL (I) FROM: SFA (SINGLE FAMILY ATTACHED) TO: MF1 (LOW DENSITY MULTI-FAMILY) on 328.17 acres at the northwest corner of Far Hills Drive and Clark County 215 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-76933]. Staff recommends APPROVAL.

C.C.: 09/18/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

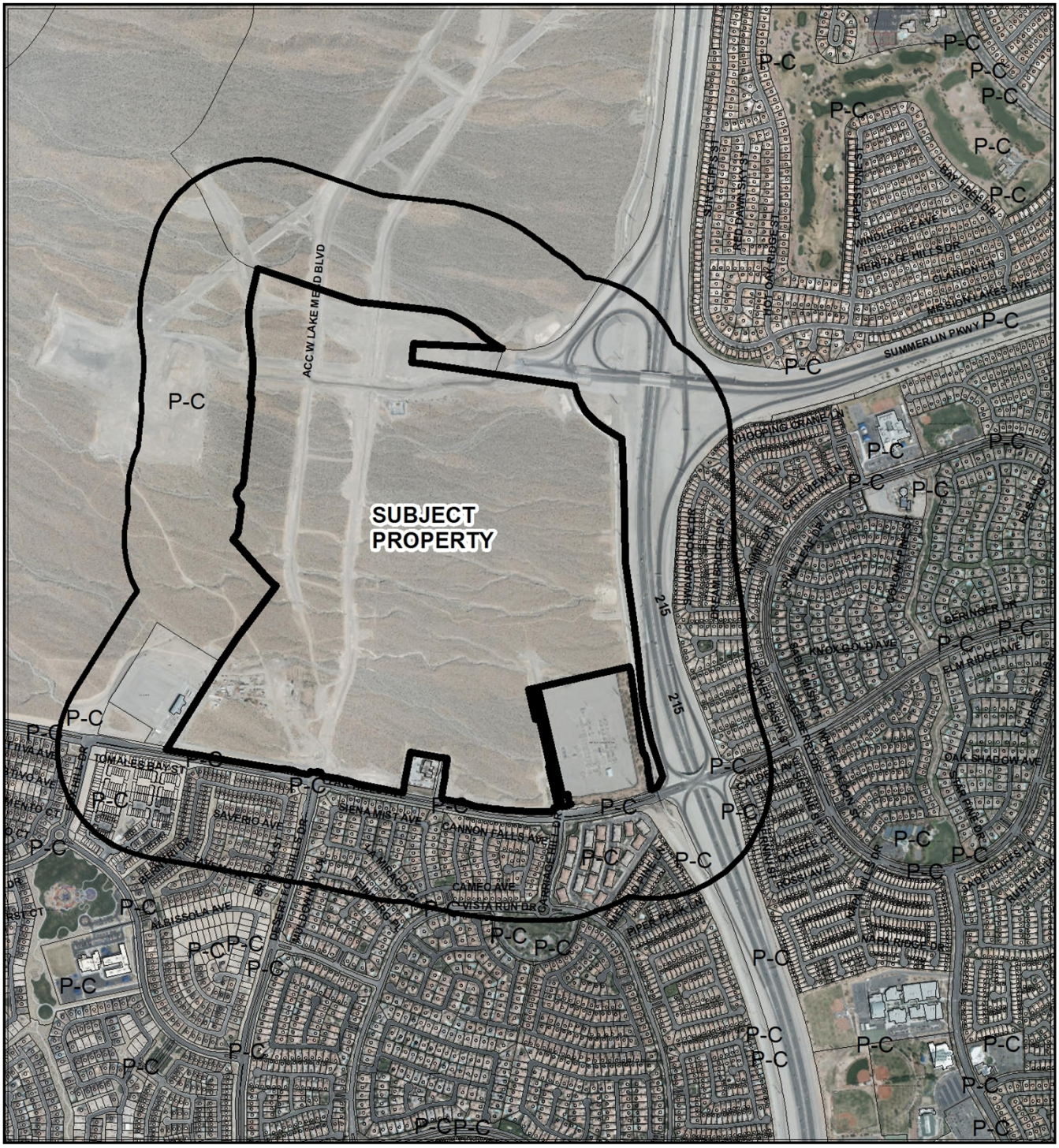
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Supporting Documentation
3. Justification Letter
4. Summerlin Design Review Committee Approval Letter
5. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards



CASE: **MOD-76936 (PRJ-76933)**

RADIUS: 1000 FEET

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



CASE: **MOD-76936 (PRJ-76933)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) West of 215 Beltway and North of Far Hills Avenue

Project Name Summerlin West **Proposed Use**

Assessor's Parcel #(s) ~~See Attached List~~ 137-26-101-001 **Ward #** 2

General Plan: Existing Proposed **Zoning:** Existing PC Proposed

Additional Information

Property Owner Howard Hughes Company, LLC Contact Julie Cleaver
Address 10801 West Charleston Blvd., 3rd Floor City Las Vegas State NV Zip 89135
E-mail julia.cleaver@howardhughes.com Phone (702) 791-4000

Applicant Howard Hughes Company, LLC Contact Julie Cleaver
Address 10801 West Charleston Blvd., 3rd Floor City Las Vegas State NV Zip 89135
E-mail julia.cleaver@howardhughes.com Phone (702) 791-4000

Representative Howard Hughes Company, LLC Contact Vincent Esposito
Address 10801 West Charleston Blvd., 3rd Floor City Las Vegas State NV Zip 89135
E-mail vincent.esposito@howardhughes.com Phone (702) 791-4361

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

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

City Official **Partner(s)**

Partner(s)

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

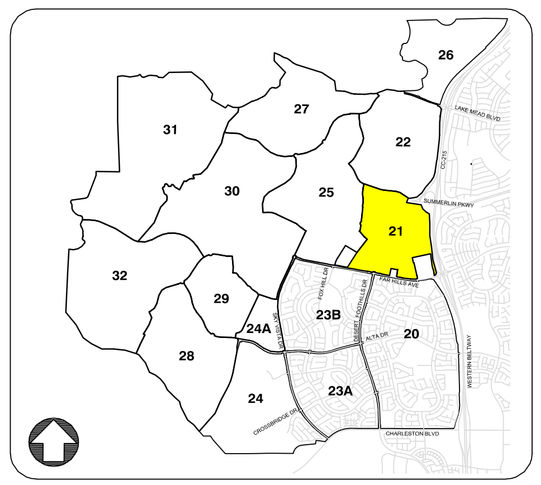
Property Owner Signature
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Kevin T. ORROCK

Subscribed and sworn before me
This 27th day of June 20 19
Shirley A. Wing
Notary Public in and for said County and State

SHIRLEY A. WING
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-28-20
Certificate No: 93-3428-1

PRJ-75959
06/27/19



VICINITY MAP
(NOT TO SCALE)

LEGEND

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- SFSD - SINGLE FAMILY SPECIAL LOT DEVELOPMENT
- MF1 - LOW DENSITY MULTI-FAMILY
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TOTAL LAND USE ACREAGE			319.76	5644

OWNER & DEVELOPER:

Howard Hughes
THE HOWARD HUGHES CORPORATION

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

ENGINEER:

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

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SUMMERLIN®

SUMMERLIN WEST
VILLAGE 21
DEVELOPMENT PLAN

PRJ-76933
07/22/19
July 2019

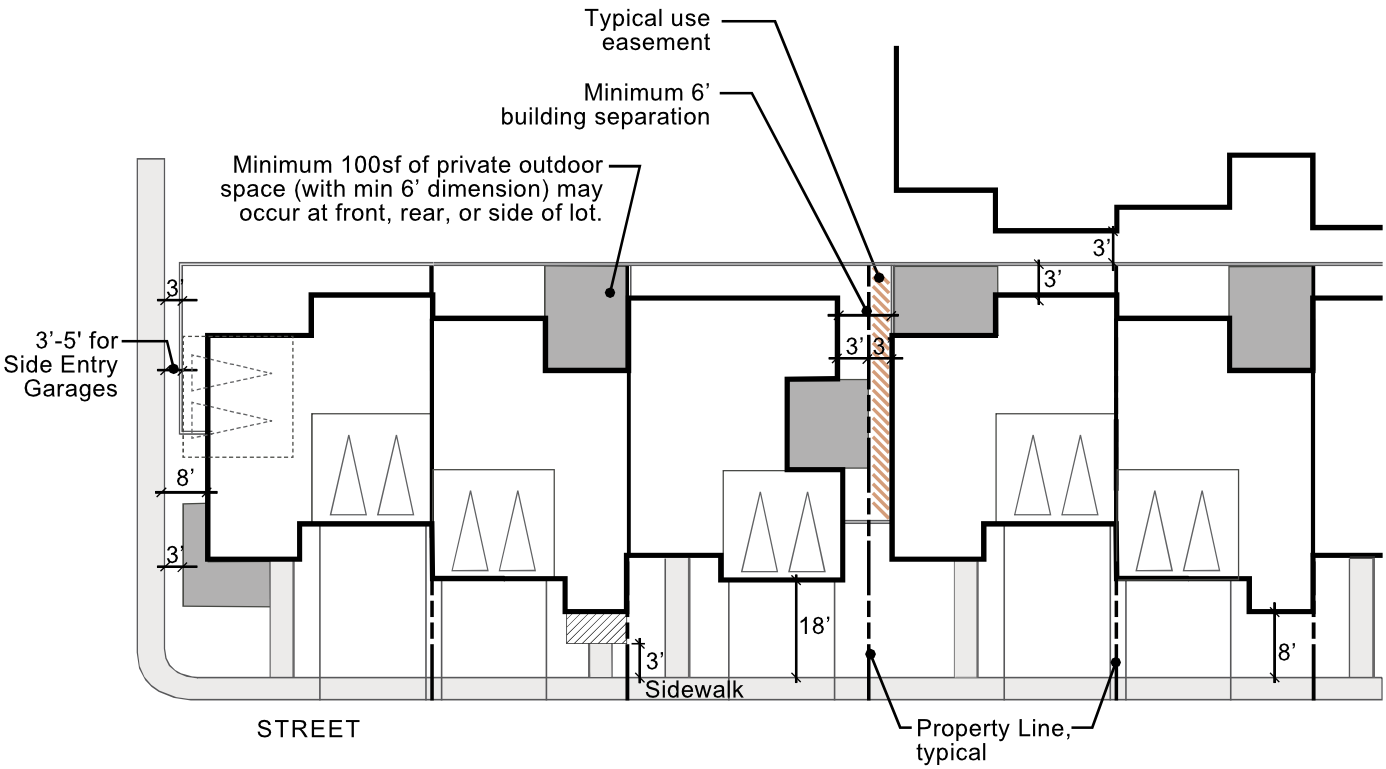
H:\7809\Planning\Development Plan\DWG\Development Plan V21 Alternate 1.dwg Monday, July 22, 2019 11:48:38 AM

Planning Commission - Page 233

FRONT LOADED ATTACHED UNITS

With Attached Garages

Exhibit 2.10



Note: Dimensions are from back of sidewalk or back of curb

Minimum Development Standards

1. Building Setbacks:
   - a. From Street..... 8' to living (measured to slab from back of walk or back of curb if no walk exists)
     3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists)
     18' to garage door face
     3-5' or 18' to garage door face for Side Entry Garages
   - b. From Interior Property Line..... 3' for separated units (measured to finished exterior wall surface)
     0' for attached units
   - c. From Rear Property Line..... 3' (measured to finished exterior wall surface)
2. Building Separation..... 6' (measured to finished exterior wall surface)
3. Private Yard Space..... 100 sf (with min. 6' dimension)
4. Use Easement Criteria..... Dedicated 3' width from one lot to adjacent lot, where applicable

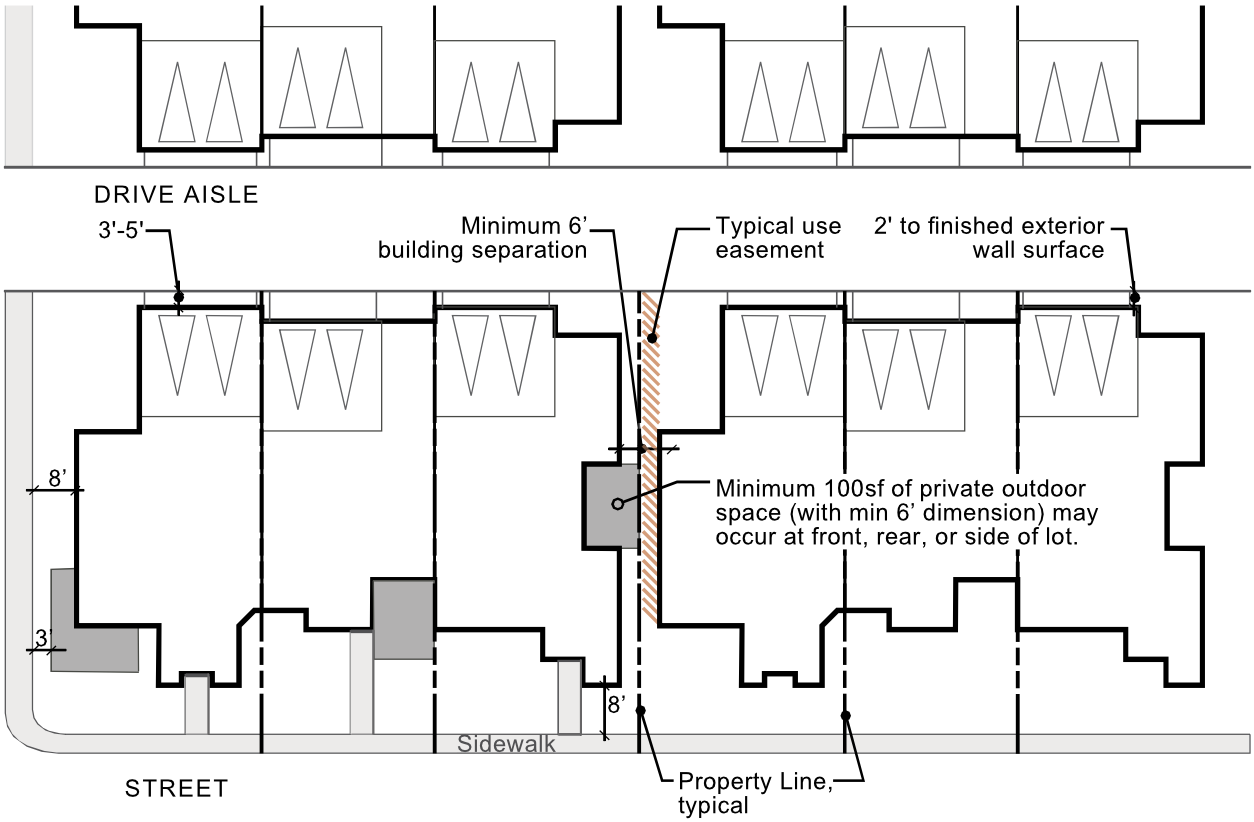
NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached or detached from curb.

PRJ-76933
07/22/19

REAR LOADED ATTACHED UNITS

With Attached Garages

Exhibit 2.11



Note: Dimensions are from back of sidewalk or back of curb, if no sidewalk exists

Minimum Development Standards

1. Building Setbacks:	
a. From Street.....	8' to living (measured to slab from back of walk or back of curb if no walk exists) 3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists)
b. From Drive Aisle.....	2' to finished exterior wall surface 3'-5' or 18' to garage door face
c. From Interior Property Line.....	3' for separated units (measured to finished exterior wall surface) 0' for attached units
d. From Rear Property Line.....	2' (measured to finished exterior wall surface)
2. Building Separation.....	6' (measured to finished exterior wall surface)
3. Private Yard Space.....	100 sf (with min. 6' dimension)
4. Use Easement Criteria.....	Dedicated 3' width from one lot to adjacent lot, where applicable

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached or detached from curb.

PRJ-76933
07/22/19

Howard Hughes.

July 23, 2019

Mr. Jonathan Boyles, Senior Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification for Major Modifications to the Village 21 Development Plan, Summerlin West

Dear Jonathan:

On behalf of the Howard Hughes Corporation (HHC), I am requesting the following major modifications to the Development Plan for Village 21, dated May 16, 2018.

1. Revise the residential land use designation for Parcel I from Single Family Attached (SFA) to Low Density Multi-Family (MF-1).

2. Revise the residential land use designation for Parcels J, K, and M from Single Family Attached (SFA) to Single Family Special Lot Development (SFSD).

3. Revise the residential land use designation for Parcels N, O, P, Q from Village Commercial - Single Family Attached (SFA) to Single Family Special Lot Development (SFSD).

The justification for revising the land use designation for Parcel I from SFA to MF-1 is that MF-1 supports the development of condos, the desired housing product for this parcel, and SFA does not.

The justification for revising the land use designations for Parcels J, K, M, N, O, P, and Q is that the current development standards and design criteria for the SFA land use designation in the Summerlin Development Standards do not support the development of urban attached product. These parcels are adjacent to a future urban core and as such, will require reduced setbacks to achieve higher density and a tighter urban character. The setbacks included in the SFSD land use designation are more appropriate for an urban attached product. An exhibit of the Revised Development Plan with the requested modifications is attached.

The functional roadway classification for Ridge Pine Street, Kindle Corner Drive, Red Pass Drive, Clowder Spring Way, and Kettle Ridge Drive (from Sky Vista to Kindle Corner) have all been revised from Parcel entry Roads to Residential Collector

The Howard Hughes Corporation – Summerlin
Julie Cleaver, Senior Vice President of Planning and Design
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

PRJ-76933 1
07/24/19

Howard Hughes.

Roads. This was done to provide a more accurate representation of the functionality and geometry of these roads. The cross sections of these roads remain the same, however.

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

Sincerely,

Julie Cleaver
Senior Vice President, Planning & Design

cc: Peter Lowenstein
Eric McCammond
Brian Walsh
Vincent Esposito

The Howard Hughes Corporation – Summerlin
Julie Cleaver, Senior Vice President of Planning and Design
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

PRJ-76933
07/24/19

Howard Hughes.

July 23, 2019

Mr. Jonathan Boyles, Senior Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Summerlin Design Review Committee (SDRC) Approval for a Major Modification to the Village 21 Development Plan for Parcels I, J, K, M, N, O, P, Q, and R, Summerlin West

Dear Jonathan:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Major Modification to the Development Plan for Village 21, Summerlin West, to revise the land use designation for Parcel I from Single Family Attached (SFA) to Low Density Multi-Family (MF1); Parcels J, K, and M from Single Family Attached (SFA) to Single Family Special Lot Development (SFSD); and Parcels N, O, P, Q, and R from Village Commercial - Single Family Attached (VC-SFA) to Single Family Special Lot Development (SFSD) as described in the Summerlin Development Standards, pending approval of the revised SFSD development standards allowing attached product to be developed on property with this land use.

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

Sincerely,

Julie Cleaver
Senior Vice President, Planning & Design

cc: Peter Lowenstein
Eric McCammond
Brian Walsh
Vincent Esposito

The Howard Hughes Corporation – Summerlin
Julie Cleaver, Senior Vice President of Planning and Design
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

PRJ-76933 1
07/24/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 7 2019
Dept of Planning
City of Las Vegas

CASE: MOD-76936 [PRJ-76933] - MAJOR MODIFICATION

SUBJECT: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***

Signature

8/7/2019
Date

KEVIN T. ORROCK
Please Print Name

THE HOWARD HUGHES COMPANY, LLC
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

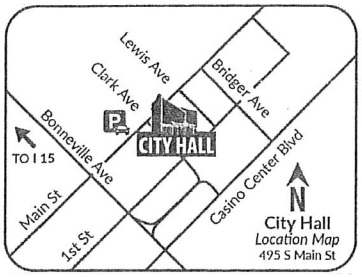
Submitted after final agenda

Item 13

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

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-76936 [PRJ-76933]

Planning Commission Meeting of **08/13/2019**

PRJ-76933
13727721018
ZISMAN DAVID L
DANTE MARIA M
11834 CORENZIO AVE
LAS VEGAS NV 89138

45 PRPMP1 89139

Submitted after final agenda

13P

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

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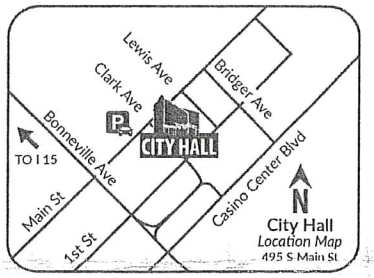

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MOD-76936 [PRJ-76933]

Planning Commission Meeting of **08/13/2019**

PRJ-76933
13727213005
EDWARDS-LATOUR FAMILY TRUST ETAL
EDWARDS NEVIN TRS
12014 ATTIVA AVE
LAS VEGAS NV 89138

13P

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

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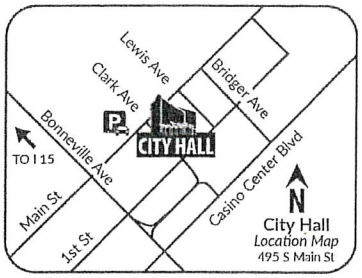

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MOD-76936 [PRJ-76933]

Planning Commission Meeting of **08/13/2019**

PRJ-76933
13726319266
REED ROBERT W & MAUREEN REV TR
REED ROBERT W & MAUREEN TRS
2211 MEADOWBROOK LN
GLENDORA CA 91741

13P

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

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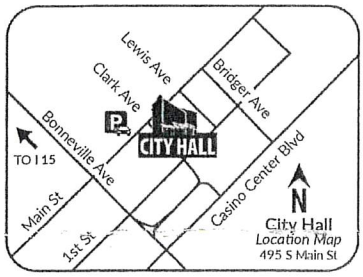

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MOD-76936 [PRJ-76933]

Planning Commission Meeting of **08/13/2019**

PRJ-76933
13726315015
SMITH SEAN M & KIM M
11512 LONE POINT CT
LAS VEGAS NV 89138

45 FRDFNP1 89138

13P

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

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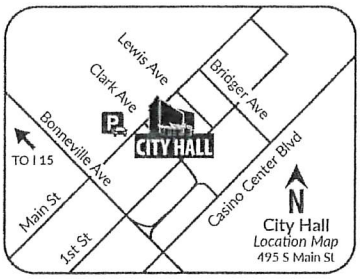

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MOD-76936 [PRJ-76933]

Planning Commission Meeting of **08/13/2019**

PRJ-76933
13727718082
VACCA DOMINICK & JULIE ANN
11845 DPSFSTI VY
LAS VEGAS NV 89138

89138$4644 R100

13P

City of Las Vegas
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Las Vegas, Nevada 89106

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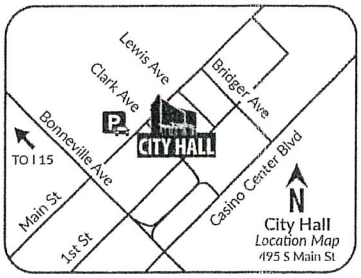

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MOD-76936 [PRJ-76933]
Planning Commission Meeting of **08/13/2019**

PRJ-76933
13727718064
LEE STAN H
SKINNER FRANKLIN B
24 LOBOS ST
SAN FRANCISCO CA 94112

13P

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Las Vegas, Nevada 89106

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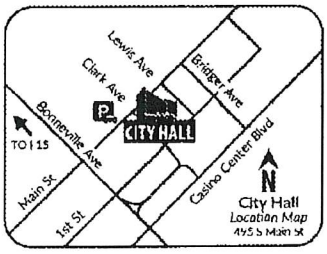

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MOD-76936 [PRJ-76933]
Planning Commission Meeting of **08/13/2019**

PRJ-76933
13727721063
MORROWWAY KATHERINE E & BRYAN G
54 SILVATI ST
LAS VEGAS NV 89138

City of Las Vegas

PRSRT

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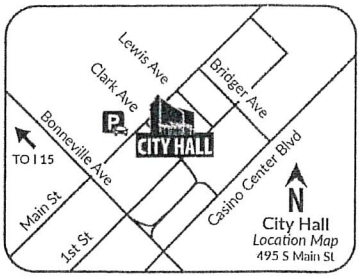

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MOD-76936 [PRJ-76933]
Planning Commission Meeting of **08/13/2019**

PRJ-76933
13726518010
WYMORE PERRY GUNNAR & JULIE
670 W 4200 S
RIVERDALE UT 84405

32 PRPMP1 84405

Submitted after final agenda

13A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
14

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

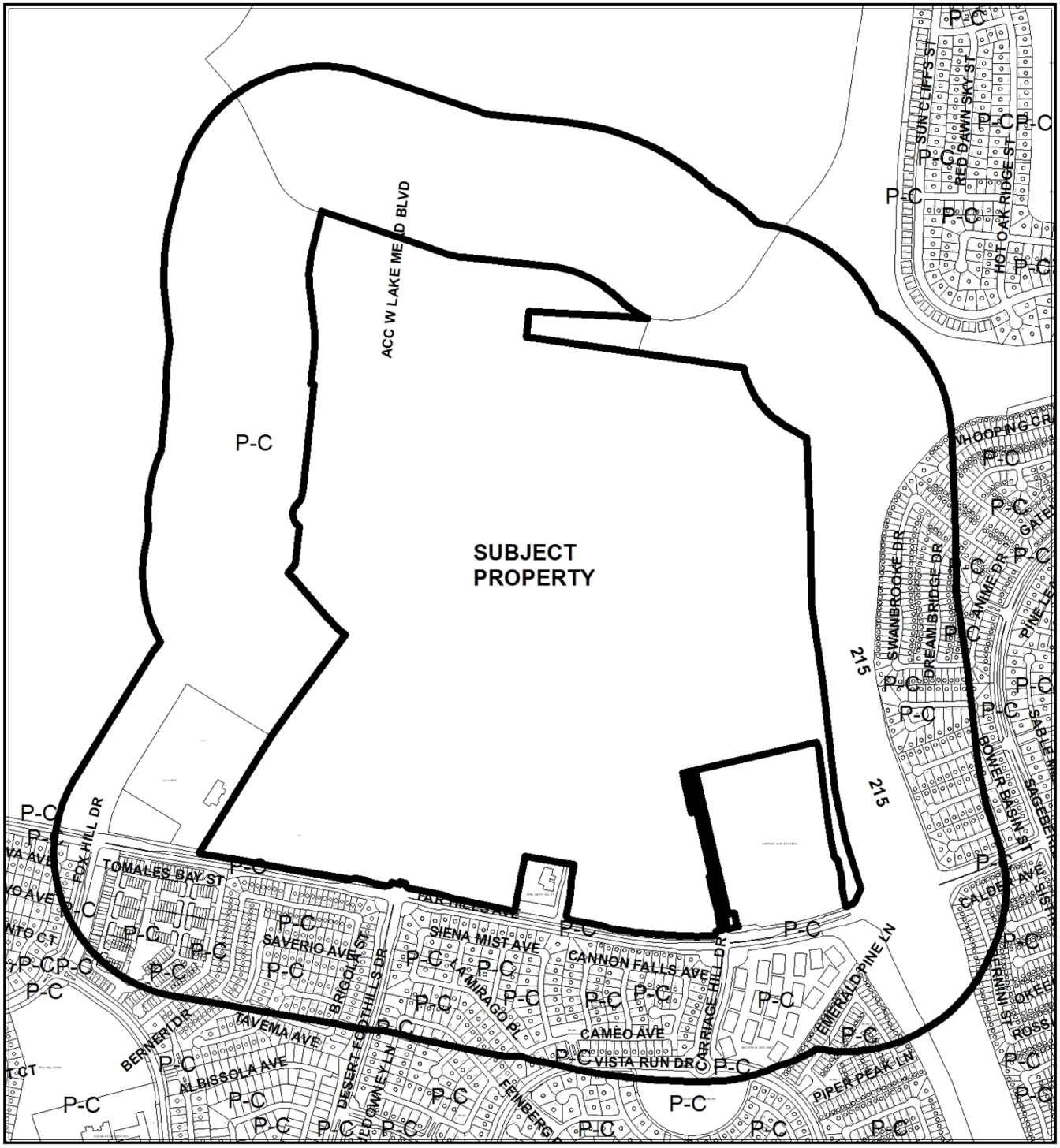
SUBJECT:
TMP-76950 - TENTATIVE MAP RELATED TO MOD-76935 AND MOD-76936 - SUMMERLIN VILLAGE 21 PARCELS K - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 86-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.20 acres on the southeast corner of Kindle Corner Way and Desert Foothills Drive (on a portion of APN 137-26-112-003), P-C (Planned Community) Zone [SFA (Single Family Attached) Special Land Use Designation] [PROPOSED: SFSD (Single Family Special Lot Development - Special Land Use Designation)], Ward 2 (Seaman) [PRJ-76811]. Staff recommends APPROVAL.

C.C.: 09/18/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

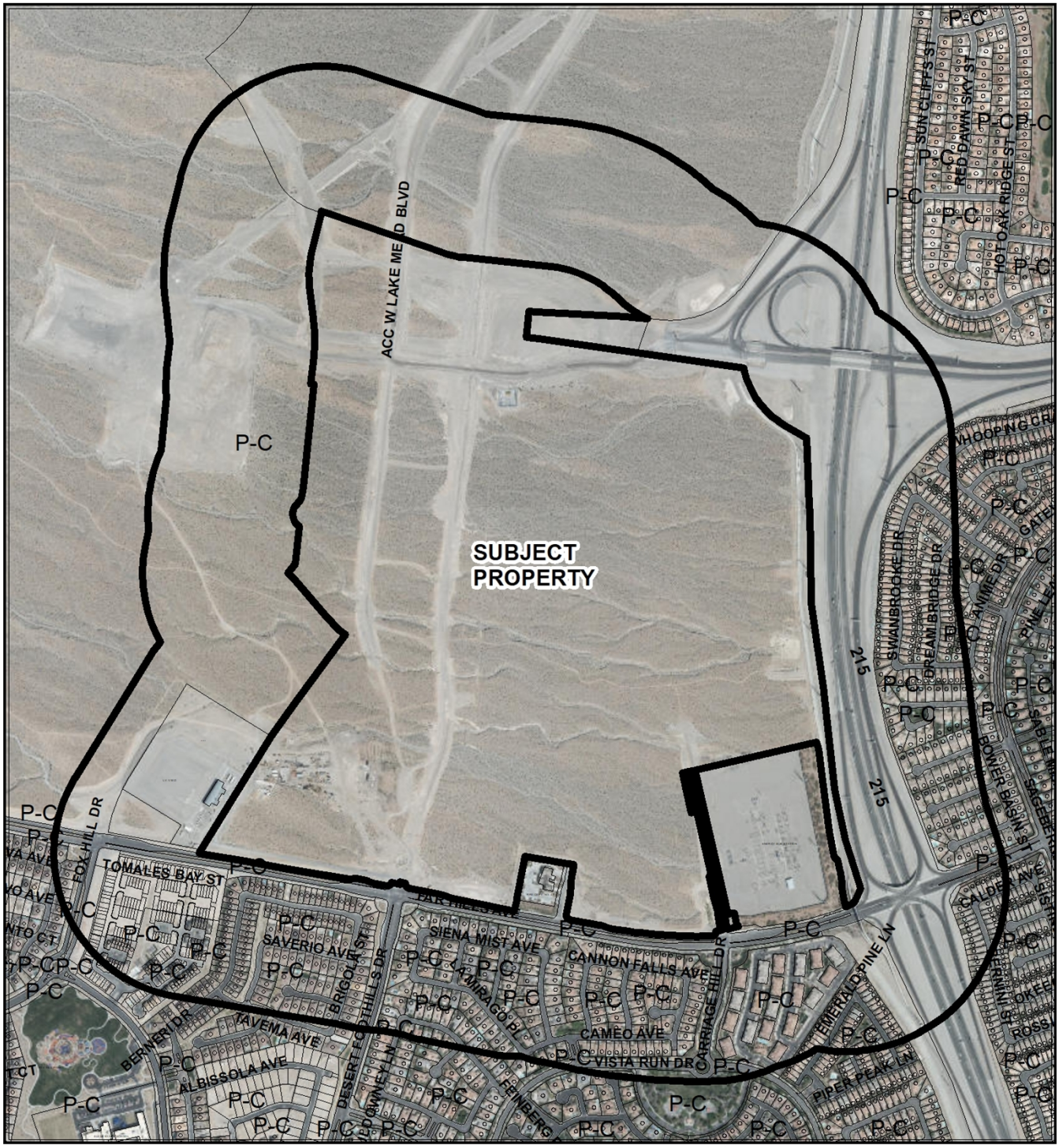
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Summerlin Design Review Committee Approval Letter
7. Clark County School District School Tracking Form
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
9. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Protest/Support Postcards and Documentation Not Vetted - Protest Comment Form



CASE: **TMP-76950 (PRJ-76811)**

RADIUS: 1000 FEET

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



CASE: **TMP-76950 (PRJ-76811)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-76950	Staff recommends APPROVAL, subject to conditions:	MOD-76935 MOD-76936

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 1126

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

TMP-76950 CONDITIONS

Planning

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

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

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

4. 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.

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

Public Works

6. 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.

7. Appropriate public easements (Sewer, Drainage, Emergency Access, etc) over the adjacent Common Element Lot 31 of the Summerlin Village 21 Unit No. 3 Final Map (Book 159 Page 50) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained.

8. No trees or landscaping over 3-feet tall shall be allowed in the Public Sewer Easement in Common Element "F" at north end of Street "B".

9. An update to the previously approved Traffic Impact Analysis to address the change in access must be submitted to and approved by the Department of Public Works prior to the recordation of a Map or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to approval of construction drawings for this site. The update shall also include a pedestrian circulation 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.

10. 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.

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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an 86-lot single-family residential subdivision on 8.20 acres within Summerlin Village 21 (Parcel K) located on the southeast corner of Kindle Corner Way and Desert Foothills Drive.

ISSUES

- This is an 86-lot single-family residential development to be built to SFSD (Single Family Special Lot) development standards in accordance with Exhibit 2.11 of the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on June 05, 2019 prior to submittal to the City for review.

The Master Developer has proposed two associated Major Modifications (MOD-76935 and 76936), which are scheduled to be heard at the 08/13/19 Planning Commission Meeting. The first Major Modification (MOD-76935) proposes to amend Summerlin planned community program to change the Summerlin SFSD (Single Family Special Lot Development) development standards to include an attached product type including new Exhibits 2.10 and 2.11. The second Major Modification (MOD-76936) proposes to amend the land use designation of Parcel K from SFA (Single Family Attached) to SFSD (Single Family Special Lot Development).

The proposed density of 10.49 dwelling units per net acre falls well within the 18 dwellings per acre maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to connectivity requirements, the design of the subdivision has a Connectivity Score of 1.40, which exceeds the preferred ratio of 1.30. The proposed lots range in size from 2,173 square feet to 2,685 square feet.

Per the City Traffic Engineer, this project will add approximately 812 trips per day on Kindle Corner Way, Far Hills Avenue and Desert Foothills Drive. Currently, Far Hills Avenue is at about 13 percent of capacity and Desert Foothills Drive is at about 6 percent of capacity. With this project, Far Hills Avenue is expected to be at about 15 percent of capacity and Desert Foothills Drive to be at about 8 percent of capacity. Kindle Corner Way is not yet constructed.

The Summerlin Development Standards allow perimeter village walls to be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The north/south cross section depicts a maximum natural grade less than 2% across this site. Per the Summerlin Development Standards, all development is allowed a maximum exposure of 10-feet. Per the submitted cross sections, no perimeter retaining walls are shown on the north or south property lines. The submitted east/west cross section depicts a maximum natural grade greater than 2% across this site. Per the Summerlin Development Standards, all development is allowed a maximum exposure of 10-feet. Per the submitted cross sections, the wall exposure on the east boundary is seven-feet and the west perimeter wall shows a five-foot maximum retaining wall.

The Clark County School District projects that approximately 38 additional primary and secondary school students will be generated by the proposed development on this site. All three levels of schools serving the area (Billy & Rosemary Vassilladis, Rogich Middle School and Palo Verde High School) are near or over capacity for the 2018-2019 school year. In particular, Palo Verde High School and Rogich Middle School are at approximately 19 percent and 14 percent over capacity respectively.

FINDINGS (TMP-76950)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/23/98	The City Council approved a Special Use Permit (U-0119-98) for two Electric Utility Substations and Overhead Transmission Lines at the northwest corner of Far Hills Avenue and the proposed Western Beltway. The Planning Commission and staff recommended approval.
05/27/04	The Planning Commission approved a Tentative Map (TMP-4277) for a one-lot subdivision (Summerlin Village 21 Fire Station 47) on 3.86 acres on the north side of Far Hills Drive, west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-4938) over this site was recorded 10/20/04.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/26/05	The Planning Commission approved a Tentative Map (TMP-6375) for a one-lot subdivision (Summerlin Village 20/21 Far Hills Avenue Fire Station 47) on 3.19 acres on the north side of Far Hills Drive, approximately 1,500 feet west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-8510) over this site was recorded 04/03/06.
12/14/17	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was submitted for technical review.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/18	The City Council approved a request for a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215.
	The City Council approved a request for a Master Development Plan Review (MDR-72778) for a Summerlin Development Plan Review for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and staff recommended approval of the request.
06/12/18	The Planning Commission approved a request for a Tentative Map (TMP-73332) for a 36-parcel Master Planned Village and modifications to the Summerlin improvement standards on 320.59 acres at the northwest corner of Far Hills Avenue and Clark County 215. Staff recommended approval of the request.
05/07/19	A Final Map (FMP-74490) [Summerlin Village 21 Unit 1- Large Lot Final Map] was recorded for eight parcels of a 36-parcel master planned village on 324.03 acres at the northwest corner of Far Hills Avenue and Clark County 215.
05/23/19	A Final Map (FMP-75743) [Summerlin Village 21 – Unit 2] was recorded for a two-pod residential subdivision along with three community open space parcels on 238.29 acres at the northwest corner of Far Hills Avenue and Clark County 215.
06/20/19	A Final Map (FMP-76313) [Summerlin Village 21 – Unit 3] was recorded for a 12-pod residential/park subdivision with 65 common area parcels on 220.48 acres at the northwest corner of Far Hills Avenue and Clark County 215.

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

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

Pre-Application Meeting	
03/14/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed residential subdivision.

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

Field Check	
05/02/19	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Gross Acres	8.20

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

JB

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

DEVELOPMENT STANDARDS

Existing Zoning	*Permitted Density*	*Units Allowed*
P-C – Proposed [SFSD (Single Family Special Lot Development - 18 Units per Acre)]	18 du/ac	147

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Desert Foothill Drive	Neighborhood Arterial	Summerlin Improvement Standards	76 Feet	Y

Proposed addition to Summerlin Development Standards, the following standards apply:

Rear Loaded Attached Units with Attached Garages – (Exhibit 2.11) - Development Standards		Compliance
1. Building Setbacks:		
a. From Street	8' to living (measured to slab from back of walk or curb if no walk exists)	Y
	3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or curb if no walk exists).	Y
b. From Drive Aisle	2’ to finished exterior wall	
	3'-5' or 18' to garage door face	Y
c. From Interior Property Line	3' (measured to finished exterior wall surface)	Y
	0’ for attached units	Y
d. From Rear Property Line	2' (measured to finished exterior wall surface)	Y
2. Building Separation	6' (measured to finished exterior wall surface)	Y
3. Private Yard Space	100 sf min. (with min. 6' dimension)	Y
5. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Far Hills / I-215

Project Name Summerlin Village 21 Parcel K **Proposed Use** Residential

Assessor's Parcel #(s) Portion of 137-26-101-001 **Ward #** 2

General Plan: Existing P-C Proposed NA **Zoning:** Existing P-C Proposed NA

Additional Information

Property Owner The Howard Hughes Cmpany Contact

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

E-mail Phone

Applicant Richmond American Homes of Nevada, Inc. Contact Angela Pinley

Address 7770 S. Dean Martin Dr., Suite 308 City Las Vegas State NV Zip 89139

E-mail angela.pinley@mdch.com Phone 702-617-8464

Representative Slater Hanifan Group Contact Roxanne Leigh

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

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

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Kevin T. Orrock

Subscribed and sworn before me

This 17th day of June, 20 19

Stella Clark - Clark County, Nevada

Notary Public in and for said County and State

STELLA CLARK
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-15-2022
Certificate No: 06-107247-1

PRJ-70811
07/01/19

DEPARTMENT OF PLANNING

DATE: 7-1-19

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

RE: **PROJECT NAME** Summerlin Village 21 Parcel K
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

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

If any question or concerns arise from this request please contact Angela Pinley at (702)-240-5605. Thank you.

Sincerely,

Angela Pinley
(Signature)

Angela Pinley
(Print)

Subscribed and sworn before me
This 1st day of July, 2019.

A. Reynolds
Notary Public in and for said County and State

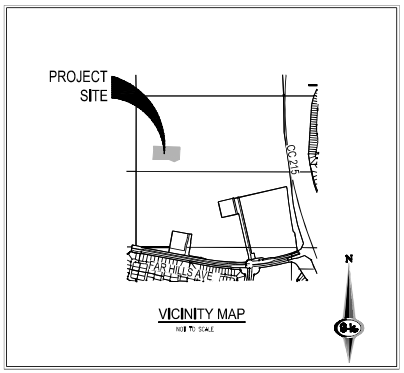
A. REYNOLDS
Notary Public, State of Nevada
No. 98-49163-1
My Appt. Exp. Sep. 30, 2022

PRJ-76811
07/01/19

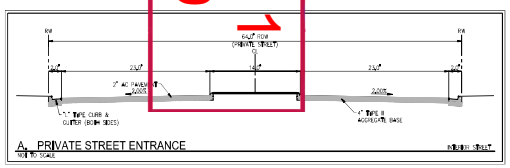
RICHMOND AMERICAN HOMES

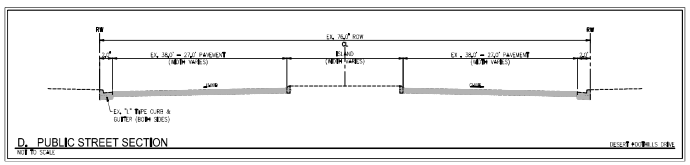
TENTATIVE MAP
FOR
SUMMERLIN VILLAGE 21 PARCEL K

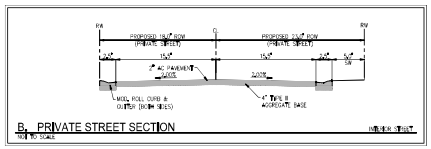
RESIDENTIAL SUBDIVISION
A COMMON INTEREST COMMUNITY
APN: A PORTION OF 137-26-101-001

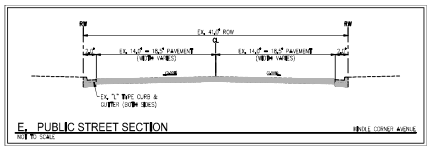


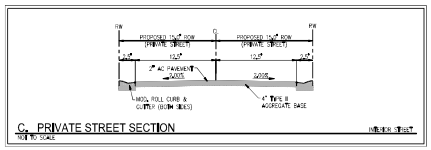
PRJ-76811
07/23/19











NOTES

1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 30 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE AN MSA AND COMPS ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY HOA.
5. INTERIOR STREETS ARE PRIVATE.
6. TRAFFIC ACCESS SHALL BE VIA DESERT HORIZONS STREET.
7. EASEMENTS REQUIRED FOR STORM DRAIN, SITE UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY A FUTURE 16" WATER MAIN ON DESERT HORIZONS DRIVE AND A FUTURE 12" WATER MAIN ON BRIDLE CORNER AVENUE.
9. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY THE FUTURE 12" SEWER MAIN ON BRIDLE CORNER AVENUE.
10. THE SITE SLOPES ARE LESS THAN 15%, STREET GRADES WILL BE GREATER THAN 0%.
11. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
12. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
13. THIS PROJECT IS PART OF A MASTER PLAN.
14. FIRE SPRINKLERS WILL BE INSTALLED PER THE MOU

LEGEND

BOUNDARY LINE
ROADWAY CENTERLINE
EASEMENT
RIGHT-OF-WAY
PROPERTY LINE
EDGE OF PAVEMENT (EOP)
EXISTING CONTOUR (5'+1')

PROJECT INFORMATION

EXISTING ZONING	PMC
LAND USE	MASTER PLAN
SUMMERLIN RESIDENTIAL DESIGNATION	SFSD
DEVELOPMENT STANDARDS	EXHIBIT 2.21
ACREAGE (GROSS)	11.70 AC
TOTAL RESIDENTIAL LOTS	55
TOTAL COMMON ELEMENTS	7
TYP. LOT SIZE	25.84' X 97.17'
MIN. LOT WIDTH	25.83'
MIN. LOT SQ.FT.	2,173 SF
MAX LOT SQ.FT.	3,185 SF (LOT 60)
DENSITY (GROSS ACREAGE)	10.49 DU/AC

CONNECTIVITY

N NODES = 7
L LINKS = 7
LP LINKS PEDESTRIAN/VEHICLE (2 LINK) = 6
MINIMUM CONNECTIVITY INDEX (M) = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 7/7
CONNECTIVITY INDEX = 1.47

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

55 UNITS X 250 GPD/UNIT=13,750 GPD
TOTAL AVERAGE CONTRIBUTION=13,750 GPD=9.55 MGD
TOTAL PEAK FLOW=(9.55 MGD X 3.0) (PEAK FACTOR)=28.65 MGD

OWNER

RICHMOND AMERICAN HOMES
1707 W. CHARLESTON BOULEVARD
LAS VEGAS, NV 89102

DEVELOPER

RICHMOND AMERICAN HOMES
1770 S. JEAN MARIE DR, SUITE 308
LAS VEGAS, NV 89119
PH (702) 614-5400
FX (702) 384-2364
CONTACT: NICOLE BLOOM

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST, SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-4300
FX (702) 284-4399
CONTACT: BRIAN M. GROSS

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

CLV EASEMENT NOTE

PRIVATE INTERIOR STREETS ARE CITY OF LAS VEGAS PUBLIC SEWER EASEMENTS, PUBLIC UTILITY EASEMENTS, AND PUBLIC DRAINAGE EASEMENTS. SURFACE TO BE PRIVATELY MAINTAINED BY THE HOA/OWNERS ASSOCIATION.

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26 TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SUMMERLIN

SEE ASSOCIATED CONDITIONAL APPROVAL LETTER

SUMMERLIN PROPERTIES, LLC DESIGN REVIEW COMMITTEE DATE

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR ITS DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

SLATER HANIFAN GROUP
a Westwood Team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-4300
FAX (702) 284-4399

NO.	DESCRIPTION	DATE	BY	APP'D
1	PER CITY COMMENTS	7/22/19	LBA	BMB

RICHMOND AMERICAN HOMES

CITY OF LAS VEGAS, NV

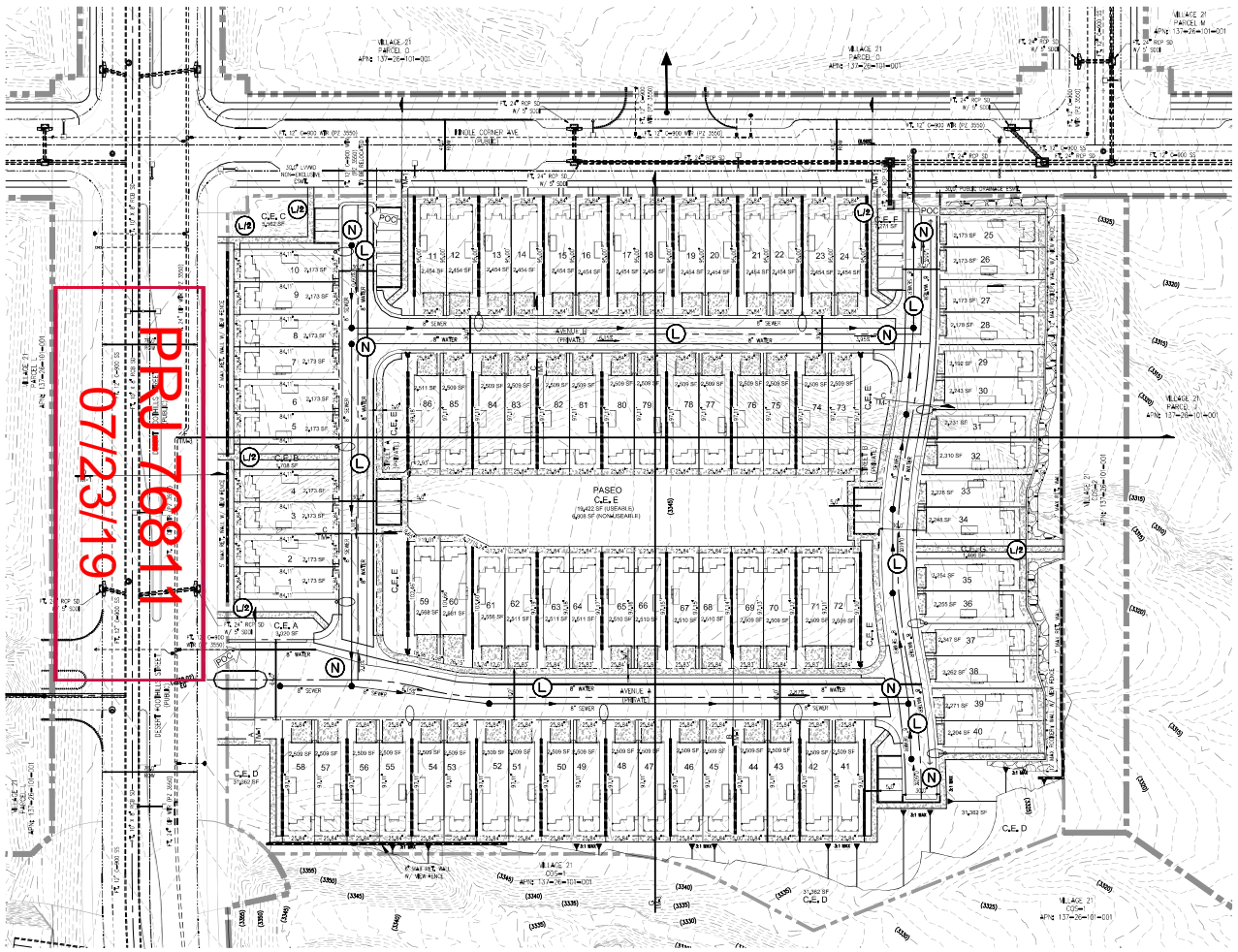
SUMMERLIN V21 PARCEL K

TENTATIVE MAP

DATE: 7/22/19
DRAFTER: LBA
DESIGNER: IC
CHECKED: BMB
PROJECT NO.
RAH1908

TM-1
SHEET 1 OF 3

J:\rah1908_summerlin_21v-k\dgn\entitlement\rah1908t2_eshi908_summerlin_parcel_k_-_tm.dwg, 7/22/2019 11:45:04 PM, Jesse Guiness



SLATER HANIFAN GROUP
a Westwood firm
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 254-5300
FAX (702) 254-5399

RICHMOND AMERICAN HOMES

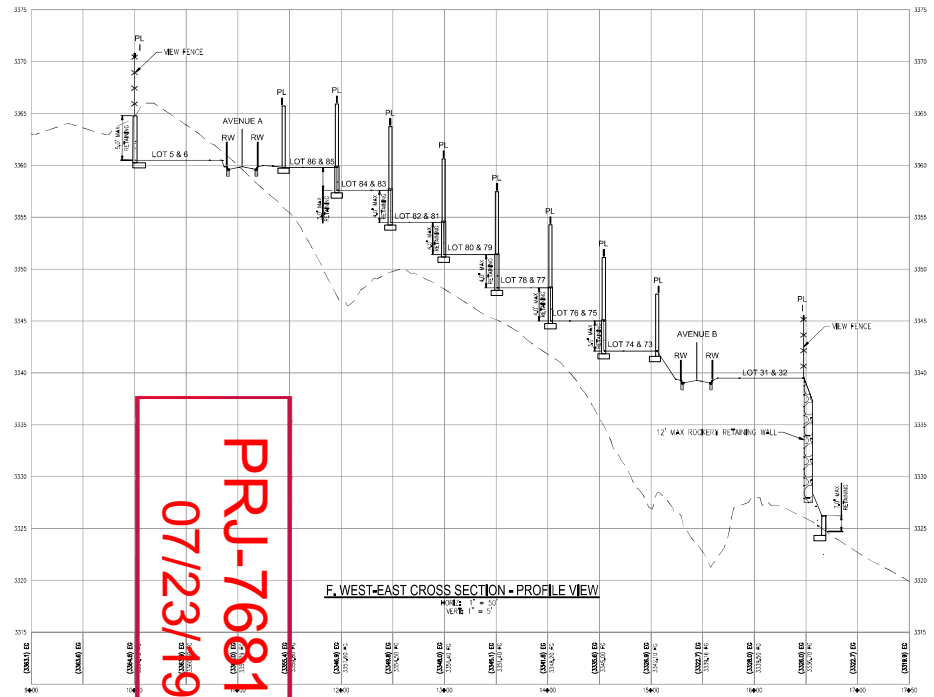
CITY OF LAS VEGAS, NV

SUMMERLIN V21 PARCEL K

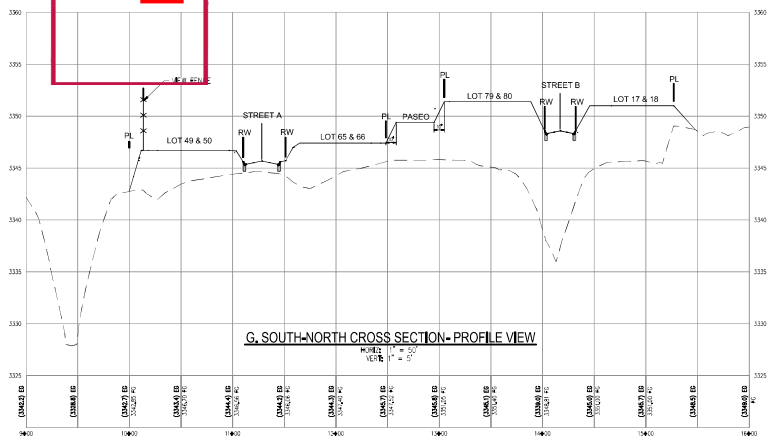
TENTATIVE MAP

DATE: 7/22/19
DRAFTER: LBA
DESIGNER: IC
CHECKED: BMB
PROJECT NO.
RAH1908

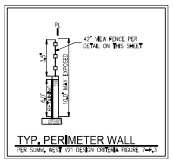
TM-2
SHEET 2 OF 3



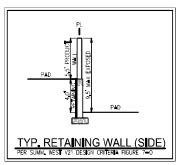
F. WEST-EAST CROSS SECTION - PROFILE VIEW



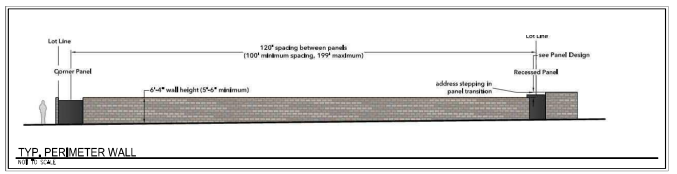
G. SOUTH-NORTH CROSS SECTION- PROFILE VIEW



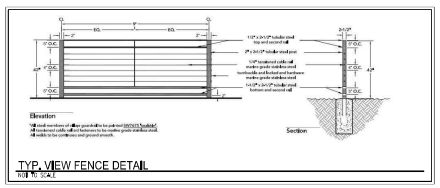
TYP. PERIMETER WALL



TYP. RETAINING WALL (SIDE)



TYP. PERIMETER WALL



TYP. VIEW FENCE DETAIL

PRJ-76811
07/23/19

SLATER HANIFAN GROUP
a Westwood firm
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 364-5500 FAX (702) 364-5501

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

SUMMERLIN V21 PARCEL K

TENTATIVE MAP

DATE: 7/22/19
DRAFTING: LBA
DESIGNER: KG
CHECKED: MMB
PROJECT NO.
RAH1908

TM-3
SHEET 3 OF 3



TMP-76950 [PRJ-76811] - TENTATIVE MAP RELATED TO MOD-76935 AND MOD-76936 - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHEAST CORNER OF KINDLE CORNER WAY AND DESERT FOOTHILLS DRIVE

07/02/19

RAH1908

June 5, 2019

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

RE: **Justification Letter for a Tentative Map for Summerlin Village 21 Parcel K (~8.20 Acres; 86 Single Family Attached Residential Lots)**

Slater Hanifan Group, a Westwood Team, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map (TMP) for the subject site.

The subject site is located on the future Desert Foothills Street and is a portion of Assessor's Parcel Number 137-26-101-001. The parcel for the proposed development is located on Village 21 Parcel K of the Summerlin master planned community. The proposed development will consist of 86 single family attached residential lots on 8.20 acres., resulting in a density of 10.49 du/ac.

The associated Tentative Map (TMP) will establish the 86-residential lot count. The TMP provides a summary of the project information, cross sections of the proposed street sections, preliminary site grading cross sections, typical wall details, typical view fence details, and the location of existing and proposed utilities in conformance with the Village 21 and Village 22 Residential Design Criteria.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.

Kevin Bross, PE

Project Manager II

PRJ-76811
07/01/19

Howard Hughes.

Angela Pinley
Richmond American Homes
7770 S. Dean Martin Drive, #308
Las Vegas, NV 89139

June 5, 2019

Re: SDRC Parcel K Tentative Map Review | Conditional Approval –Summerlin Village 21 (Redpoint) Richmond American Homes

Dear Angela –

The Summerlin Design Review Committee (SDRC) has reviewed the Tentative Map plan dated 5/20/2019, prepared by SHG a Westwood Team. The submittal received a Conditional Approval with the following comments.

Tentative Map Comments:

- Please comply with all Site Plan and Preliminary Grading Plan comments.
- The Tentative Map indicates that a new (relocated) Water Point of Connection is required on Kindle Corner Avenue. This work must be coordinated with the Master Developer's Engineering and Constructing Departments as soon as possible to obtain this connection.

Please contact us if you have any questions.

Sincerely,

Sharon D. Thompson
Design Review Coordinator, Summerlin

PRJ-76811
07/01/19

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

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

Date Filed 07/09/2019 **Application Number** TMP-76950 **Entity** LV

Company Name William Lyon Homes, Inc.

Contact Name

Contact Mailing Address

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

Phone (702) 340-7810 **Mobile** **Fax** **Email**

Project Name Summerlin Village 21 Parcel K

Project Description 86 single family residential lots

APN's 137-26-101-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	86	x 0.196 =	17	x 0.101 =	9	x 0.137 =	12
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			17		9		12

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(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
Billy & Rosemary Vassilladis	215 Antelope Ridge Dr.	K-5	909	871	05/01/19
Sig Rogich MS	235 N Pavilion Center Dr.	6-8	1,661	1,895	05/01/19
Palo Verde HS	333 S. Pavilion Center Dr.	9-12	2,606	3,114	05/01/19

*** CCSD Comments** Rogich MS and Palo Verde HS were over capacity for the 2018-19 school year. Rogich MS was 114.09% and Palo Verde was 119.49% of program capacity.

☐ Approved ☐ Disapproved

TMP 76950
Richmond American Homes of Nevada, Inc.

SEC Kindle Corner Way and Desert Foothills Drive

Proposed 86 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	86	9.44	**812**
AM Peak Hour			0.74	**64**
PM Peak Hour			0.99	**85**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Far Hills Avenue

Average Daily Traffic (ADT)	4,283
PM Peak Hour	343

(heaviest 60 minutes)

Desert Foothills Drive

Average Daily Traffic (ADT)	1,924
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Far Hills Avenue	33,800
Desert Foothills Drive	33,800

This project will add approximately 812 trips per day on Kindle Corner Wy., Far Hills Ave. and Desert Foothills Dr. Currently, Far Hills is at about 13 percent of capacity and Desert Foothills is at about 6 percent of capacity. With this project, Far Hills is expected to be at about 15 percent of capacity and Desert Foothills to be at about 8 percent of capacity. Kindle Corner is not yet constructed.

Based on Peak Hour use, this development will add into the area roughly 85 additional cars, or about three every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 6 2019
Dept of Planning
City of Las Vegas

CASE: TMP-76950 [PRJ-76811] - TENTATIVE MAP RELATED TO MOD-76935 AND MOD-76936

SUBJECT: APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: HOWARD HUGHES COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***

Angela Pinley — Signature

8-6-19 — Date

Angela Pinley — Please Print Name

Richmond American Homes — Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

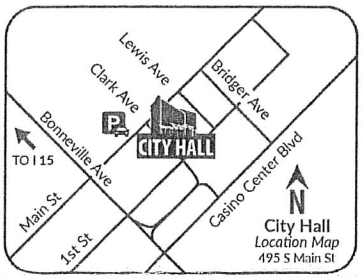
Submitted after final agenda

Item 14

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-76950 [PRJ-76811]

Planning Commission Meeting of **08/13/2019**

PRJ-76811
13727213005
EDWARDS-LATOUR FAMILY TRUST ETAL
EDWARDS NEVIN TRS
12014 ATTIVA AVE
LAS VEGAS NV 89138

Submitted after final agenda

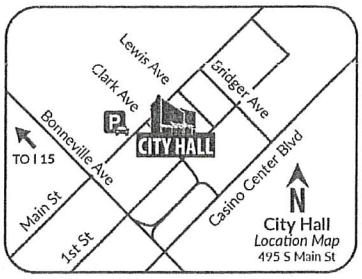
14P

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

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

RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-76950 [PRJ-76811]

Planning Commission Meeting of **08/13/2019**

PRJ-76811
13727721018
ZISMAN DAVID L
DANTE MARIA M
11834 CORENZIO AVE
LAS VEGAS NV 89138

14P

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

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Las Vegas, NV
Permit No. 1630

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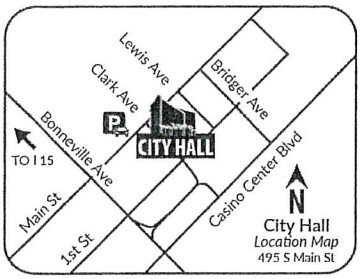

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City of Las Vegas

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TMP-76950 [PRJ-76811]

Planning Commission Meeting of **08/13/2019**

PRJ-76811
13726319266
REED ROBERT W & MAUREEN REV TR
REED ROBERT W & MAUREEN TRS
2211 MEADOWBROOK LN
GLENDORA CA 91741

14P

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

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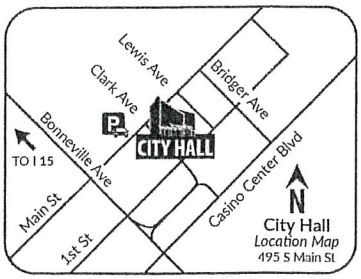

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TMP-76950 [PRJ-76811]
Planning Commission Meeting of **08/13/2019**

PRJ-76811
13726518010
WYMORE PERRY GUNNAR & JULIE
670 W 4200 S
RIVERDALE UT 84405

14P

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

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Permit No. 1630

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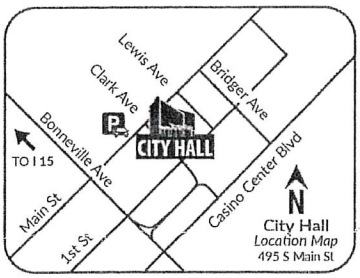

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☐ I SUPPORT this Request

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TMP-76950 [PRJ-76811]

Planning Commission Meeting of **08/13/2019**

PRJ-76811
13726315015
SMITH SEAN M & KIM M
11512 LONE POINT CT
LAS VEGAS NV 89138

14P

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

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Las Vegas, NV
Permit No. 1630

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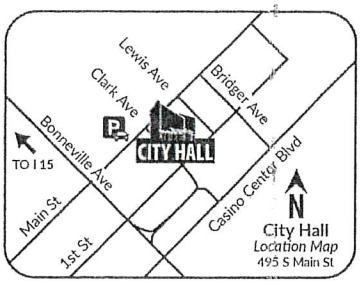

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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TMP-76950 [PRJ-76811]

Planning Commission Meeting of **08/13/2019**

PRJ-76811
13727718064
LEE STAN H
SKINNER FRANKLIN B
24 LOBOS ST
SAN FRANCISCO CA 94112

14P

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

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Las Vegas, NV
Permit No. 1630

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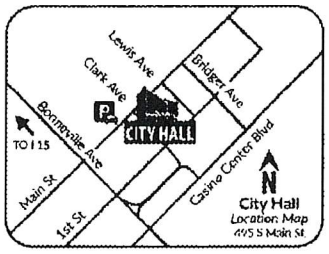

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Dept of Planning
City of Las Vegas

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TMP-76950 [PRJ-76811]
Planning Commission Meeting of **08/13/2019**

PRJ-76811
13727721063
MORROWWAY KATHERINE E & BRYAN G
54 SILVATI ST
LAS VEGAS NV 89138

14P

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

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U.S. POSTAGE PITNEY BOWES
ZIP 89120 $ 000.45⁹
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0000362065 AUG 02 2019

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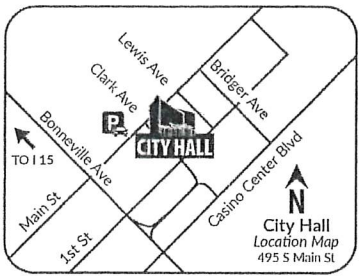

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TMP-76950 [PRJ-76811]
Planning Commission Meeting of **08/13/2019**

RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

PRJ-76811
13727718082
VACCA DOMINICK & JULIE ANN
11845 DPSFSTI VY
LAS VEGAS NV 89138

SB13884644 R1C0

Submitted after final agenda
14A

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 7, 2019 9:48 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/07/19 9:47 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76811
Position:	I OPPOSE the project and all related applications.
Name:	Lisa Logan
Residential or Business Address:	11161 Shadow Nook Ct. Summerlin, NV 89144
Email:	llogan@alliantmedia.com

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

Submitted after final agenda

14P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
15

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

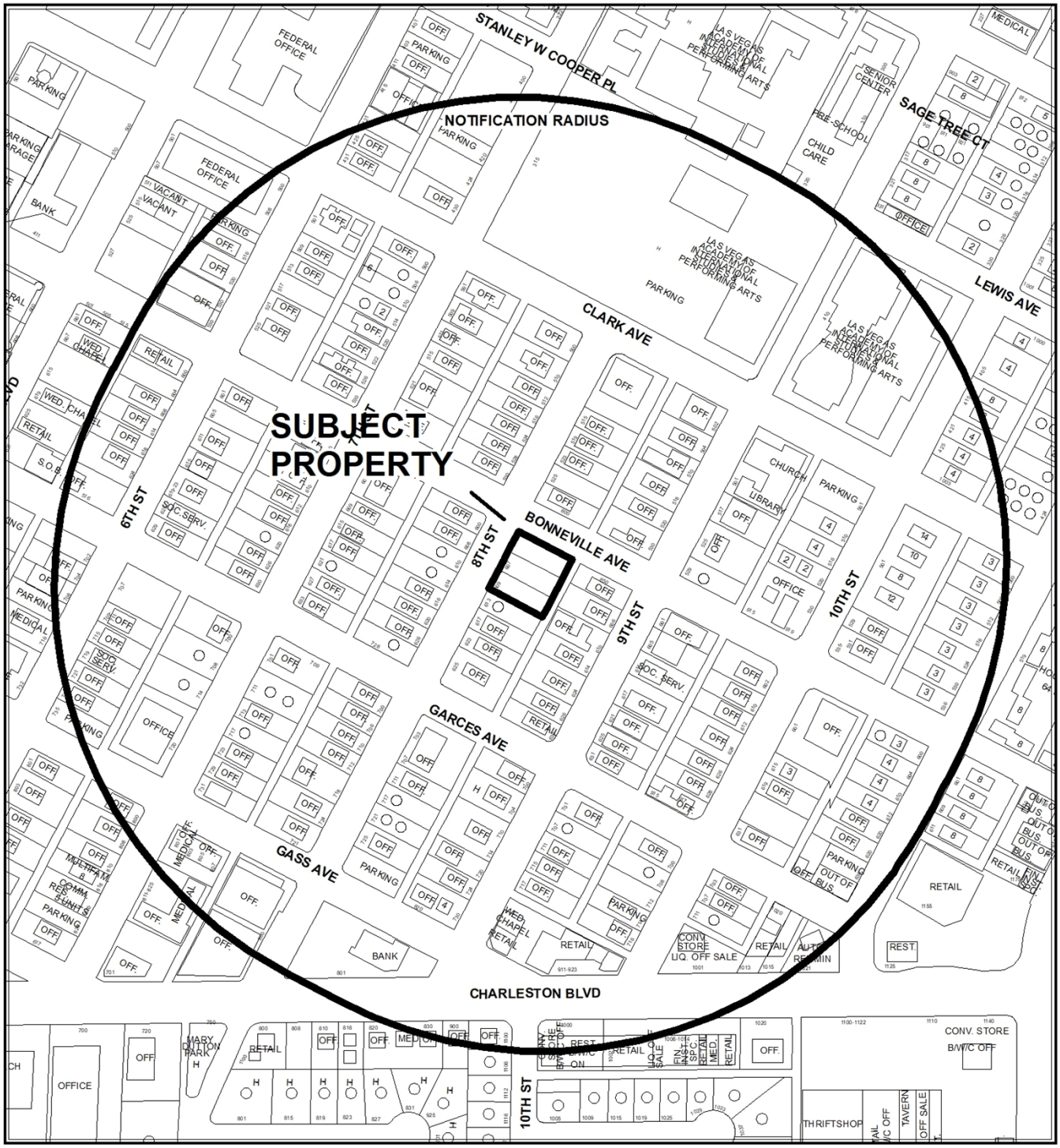
SUBJECT:
ZON-76884 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: EL WALKER, LLC - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.48 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-014, 139-34-810-049 and 048), Ward 3 (Diaz) [PRJ-76791]. Staff recommends APPROVAL.

C.C.: 09/18/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	9
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-76884, SUP-76885 & SDR-76886 [PRJ-76791]
2. Land Use Map
3. Conditions and Staff Report - ZON-76884, SUP-76885 & SDR-76886 [PRJ-76791]
4. Supporting Documentation - ZON-76884, SUP-76885 & SDR-76886 [PRJ-76791]
5. Photo(s) - ZON-76884, SUP-76885 & SDR-76886 [PRJ-76791]
6. Justification Letter - ZON-76884, SUP-76885 & SDR-76886 [PRJ-76791]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards for ZON-76884 and SUP-76885 [PRJ-76791]



CASE: **ZON-76884, SUP-76885, SDR-76886 (PRJ-76791)**

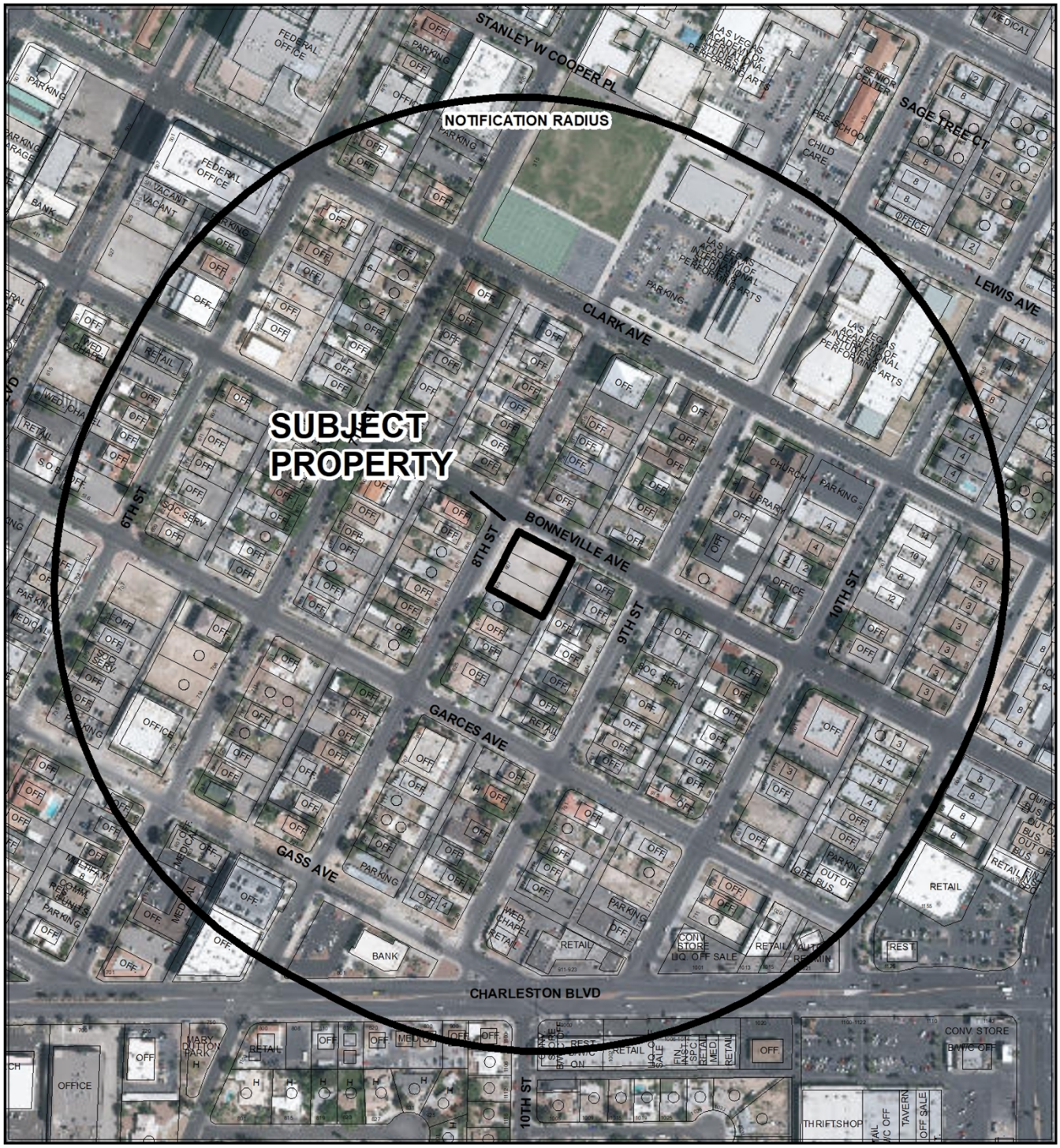
0 262.5 525 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)

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

N



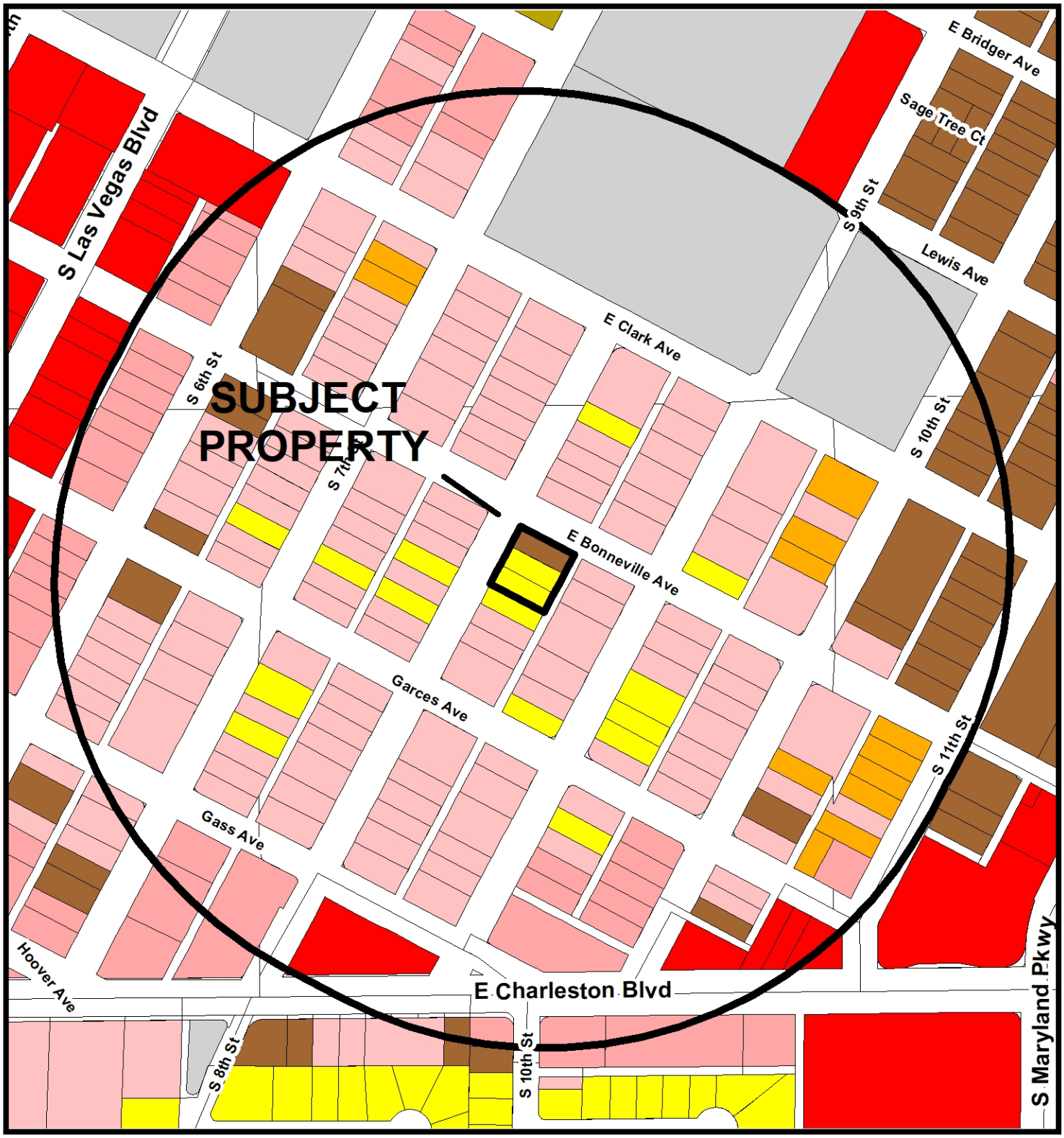
CASE: **ZON-76884, SUP-76885, SDR-76886 (PRJ-76791)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)

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

ZON-76884



Zoning

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

FROM R-4 AND R-1 TO C-1

Subject Property

1000ft Buffer

City Limits

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

Date: Thursday, July 11, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: EL WALKER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-76884	Staff recommends APPROVAL.	
SUP-76885	Staff recommends APPROVAL, subject to conditions:	ZON-76884
SDR-76886	Staff recommends APPROVAL, subject to conditions:	ZON-76884 SUP-76885

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 40

NOTICES MAILED
233 - ZON-76884 and SUP-76885
233 - SDR-76886

PROTESTS
0 - ZON-76884 and SUP-76885
0 - SDR-76886

APPROVALS
0 - ZON-76884 and SUP-76885
0 - SDR-76886

CS

** CONDITIONS **

SUP-76885 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-76884) and Site Development Plan Review (SDR-76886) shall be 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, 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.

SDR-76886 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-76884) and Special Use Permit (SUP-76885) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan, date stamped 07/16/19 and building elevations, date stamped 06/24/19, except as amended by conditions herein.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a nine-foot front yard setback where 10 feet is required.

5. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot corner side yard setback where 10 feet is required.

6. A Waiver from Title 19.08.040 is hereby approved, to allow a 41-foot residential adjacency setback for a trash enclosure where 50 feet is required.

7. A Waiver from Title 19.08.040 is hereby approved, to allow a 23-foot residential adjacency setback from property which is zoned R-1 where 108 feet is required.

8. A Waiver from Title 19, Appendix F Interim Downtown Las Vegas Development Area 2 Standards is hereby approved, to allow an 11-foot tall fence in the front yard setback where five feet is the maximum allowed.

9. A Waiver from Title 19.08.070 is hereby approved, to allow zero-foot landscape buffers adjacent to the right-of-way where 15 feet is required.

10. A Waiver from Title 19.08.070 is hereby approved, to allow zero-foot landscape buffers for interior lot lines where eight feet is required.

11. A Waiver from Title 19.12.070 is hereby approved, to allow 23 parking spaces where 30 are required.

12. An Exception from Title 19.08.040 is hereby approved, to allow zero perimeter landscape buffer trees where one 24-inch box tree per every 20 linear feet is required.

13. 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.

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

15. 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.

16. All utility or mechanical equipment shall comply with the provisions of Appendix F Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

17. 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.

18. 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.

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

Public Works

20. Dedicate a 10-foot radius on the southeast corner of Bonneville Avenue and Eighth Street prior to the issuance of any permits.

21. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on Bonneville Avenue and Eighth Street adjacent to this site in accordance with code requirements of Title 13.56.040, if any, 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.

22. Concurrent with development, this site shall connect to the public sewer in the alley.

23. 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.

24. Submit a License Agreement for landscaping and private improvements in the Bonneville Avenue and Eighth Street 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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a proposed Multi-Family Residential and Office Space use development located at 802 East Bonneville Avenue.

ISSUES

- Rezoning (ZON-76884) is requested to allow a zone change from R-4 (High Density Residential) and R-1 (Single Family Residential) to C-1 (Limited Commercial). Staff supports the request.
- Special Use Permit (SUP-76885) is requested to allow a Multi-Family Residential Development in the C-1 (Limited Commercial) zoning district. Staff supports the request.
- Site Development Plan Review (SDR-76886) is requested to allow a 10-unit Multi-Family Residential and Office space development. Staff supports the request.
- A Waiver is requested to allow a nine-foot front yard setback where 10 feet is required. Staff supports the request.
- A Waiver is requested to allow a zero-foot corner side yard setback where 10 feet is required. Staff supports the request.
- A Waiver is requested to allow a 23-foot residential adjacency setback from property which is zoned R-1 where 108 feet is required. Staff supports the request.
- A Waiver is requested to allow 41-foot residential adjacency setback for a trash enclosure where 50 feet is required. Staff supports the request.
- A Waiver is requested to allow an 11-foot tall fence in the front yard setback where five feet is the maximum allowed. Staff supports the request.
- A Waiver is requested to allow zero-foot landscape buffers adjacent to the right-of-way where 15 feet is required. Staff supports the request.
- A Waiver is requested to allow zero-foot landscape buffers for interior lot lines where eight feet is required. Staff supports the request.
- A Waiver is requested to allow 23 parking spaces where 30 are required. Staff supports the request.

ANALYSIS

The subject site consists of three undeveloped parcels currently zoned R-4 (High Density Residential) and R-1 (Single Family Residential) with a General Plan designation of MXU (Mixed Use). The applicant proposes to rezone the properties to C-1 (Limited Commercial) to allow a Multi-Family Residential and Office Space use development. The proposed development is subject to Title 19 development standards. It is also located within Area 2 (Founders District) of Appendix F Interim Downtown Las Vegas Masterplan Area. Any deviation from Title 19 Development Standards that supports the City's goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and the districts' goals may only be granted by the City Council when supported through clear and convincing evidence, and shall require the approval of a Waiver.

Per the submitted site plan, date stamped 06/24/19, the proposed development will consist of 10 Multi-Family Residential dwelling units and 2,812 square feet dedicated to office space. Special Use Permit (SUP-76885) is requested to allow a Multi-Family Residential use in the C-1 (Limited Commercial) zoning district. The Multi-Family Residential use is defined by Title 19 as "a structure used or designed as a residence for three or more families or households living independently of each other." The proposed use meets this definition, as the applicant has proposed multiple structures designed to accommodate 10 separate tenants, which may include families or single persons.

This use is conditional in the C-1 (Limited Commercial) zoning district. The Conditional Use Regulations include the following:

1. This use is permitted only in conjunction with an approved Mixed-Use development.
   The proposed use does not meet this requirement. Per Title 19.18, "Mixed-Use" is "the vertical integration of residential uses and commercial or civic uses within a single building or a single development"; the proposed commercial and residential uses are side by side, or "horizontal." Therefore, a Special Use Permit is required. There are no minimum Special Use Permit requirements for this use.

The applicant has requested Waivers from required setback, residential adjacency and parking requirements. The submitted site plan depicts a nine-foot front yard setback and a zero-foot corner side yard setback where 10 feet is required. It also depicts a 23-foot rear yard setback where 108 feet is required due to residential adjacency requirements. All property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a nonresidential use, shall conform to the residential adjacency

CS

standards of Title 19. Property adjacent to the south is zoned R-1 (Single Family Residential). Trash enclosures are required to be 50-feet from any protected residential land use where residential adjacency is applicable. The applicant requests a Waiver to allow a 41-foot distance from the R-1 zoned lot adjacent to the south. Additional landscaping and an eight-foot tall CMU block wall are proposed for the southern portion of the subject lot to help alleviate any possible nuisance concerns.

Approval of a Waiver is required to allow a 23 percent deviation in required parking. A total of 23 parking spaces are provided where 30 are required. Per Title 19.12, 1.75 spaces are required per every two-bedroom unit for a Multi-Family Residential use. In addition, one additional guest space for every six units is required. For the proposed office space component, one space is required for each 300 square feet of gross floor area. With 10 two-bedroom units and 2,812 square feet of office space proposed, 30 parking spaces are proposed. As there are other parking options such as public transportation and on-street parking available in the surrounding area, staff recommends approval of the Waiver.

The applicant is also requesting landscape Waivers and Exceptions of planting materials. The requested Waivers are to allow a zero-foot landscape buffer along the north and west perimeters where 15 feet is required and a zero-foot landscape buffer along the south perimeter where eight feet is required. The required landscape buffers adjacent to the right-of-ways and interior lot lines are not being provided. The applicant is proposing to provide perimeter landscaping along Bonneville Avenue and 8th Street, however, the proposed trees and shrubs would located within the right-of-way and cannot be considered as part of the required on-site landscaping. As a result, Exceptions are required to allow zero landscape buffer trees along the north, south and west landscape buffers where one 24-inch box tree per 20 linear feet is required.

The City Traffic Engineering Division has commented that this project will add approximately 254 trips per day on Bonneville Avenue. 8th Street and Las Vegas Boulevard. Currently, Bonneville Avenue is at about 13 percent of capacity and Las Vegas Boulevard is at about 65 percent of capacity. With this project, Bonneville Avenue is expected to be at about 14 percent of capacity and Las Vegas Boulevard to remain at about 66 percent of capacity. Counts are not available for 8th in this vicinity, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 27 additional peak hour trips, or about one every two minutes.

The Las Vegas Valley Water District (LVVWD) has commented that the subject parcels are currently served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. Proof of parcel lot consolidation will be required prior to civil plan approval. There is a water main that exists in the alley. The site plan only identifies one fire riser room, as part of the southern building. Clarification will be needed regarding the riser for the northern building.

The proposed development is consistent with Policy 2.1.5 of the Las Vegas Master Plan 2020 which states, "that neighborhoods be encouraged to revitalize through a variety of incentives, which may include accessory apartments and relaxation of setback requirements where offset with enhanced landscaping in areas deemed appropriate". The applicant is requesting the relaxation of setbacks and although the proposal includes Waivers for landscaping, the applicant is providing landscaping along the right-of-way, which improves the aesthetics and tree canopy along 8th Street and Bonneville Avenue.

Although the requested Site Development Plan Review (SDR-76886) for a horizontal Multi-Family Residential and Office Space use development includes Waivers and Exceptions, the proposal is compatible with the overall vision of the Founders District which encourages corridor redevelopment that include mixed use residential, creative office space over ground floor retail, and community oriented amenity spaces. Therefore, staff recommends approval of all entitlements, subject to conditions.

FINDINGS (ZON-76884)

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

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

   The proposed C-1 (Limited Commercial) zoning district conforms to the MXU (Mixed Use) general plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The uses which would be allowed by rezoning to C-1 (Limited Commercial) are compatible with surrounding land uses. The more intense uses would require additional entitlement for approval.

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

   The proposed rezoning to C-1 (Limited Commercial) zoning district will allow uses that complement the predominantly existing residential and office uses in the surrounding area.

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

   The primary access to the subject site is from Bonneville Avenue, a 80-foot wide Major Collector and 8th Street a 80-foot Local Street as designated by the Master Plan of Streets and Highways and is sufficient in size to service to the C-1 (Limited Commercial) zoning district.

FINDINGS (SUP-76885)

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 development is compatible with the existing uses in the surrounding area. The increased residential density will complement the predominantly office uses of the downtown area.

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

   The proposed site is adequate to accommodate the size and intensity of a multi-family residential 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 primary access to the subject site is from Bonneville Avenue, a 80-foot wide Major Collector and 8th Street a 80-foot Local Street as designated by the Master Plan of Streets and Highways and is sufficient in size to carry the minimal amount of traffic this proposed development will generate.

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 building permit and business licensing review and inspection, thereby protecting the public health, safety and general welfare.

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

   The Multi-Family Residential use does not meet Conditional Use Regulation #1, which restricts such development only to approved mixed-use projects. There are no minimum Special Use Permit requirements. Staff recommends approval of the Waiver request to waive Conditional Use Regulation #1.

FINDINGS (SDR-76886)

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 existing uses in the surrounding area. The increased residential density will complement the predominantly office uses of the downtown area.

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

   The site is not consistent with applicable Title 19 development standards as evidenced by the requested Waivers. However, the proposal is consistent with policies 2.1.5 of the Las Vegas 2020 Master Plan.

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

   The primary access to the subject site is from Bonneville Avenue, a 80-foot wide Major Collector and 8th Street a 80-foot Local Street as designated by the Master Plan of Streets and Highways and is sufficient in size to carry the minimal amount of traffic this proposed development will generate.

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

   The building and landscape materials proposed are generally appropriate for the area and for the City.

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

   The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial and residential uses and the desert environment.

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

   Site Development is subject to building permit and business licensing review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
09/21/05	The applicant withdrew without prejudice a request for a Rezoning (ZON-7254) from R-1 (Single Family Residential) to: P-R (Professional Office and Parking) on 0.48 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street. The Planning Commission recommended approval of the request on 07/28/05.
06/06/07	The City Council approved a request for a Site Development Plan Review (SDR-19675) for a proposed 5,376 square-foot Office Building and a Waiver of the perimeter landscape buffer standard to allow a four-foot landscape buffer on the corner side where a 15 foot landscape buffer is required and a zero-foot landscape buffer on the side and rear where an eight-foot landscape buffer is required, and to allow six perimeter landscape buffer trees where nine trees are required at 802 East Bonneville Avenue. The Planning Commission recommended approval of the request on 04/12/07.
	The City Council approved a request for a Rezoning (ZON-20397) from R-1 (Single Family Residential) to: P-R (Professional Office and Parking) on 0.16 acres at 802 East Bonneville Avenue. The Planning Commission recommended approval of the request on 04/12/07.
	The City Council approved a request for a Variance (VAR-20398) to allow eight parking spaces where 18 parking spaces are required at 802 East Bonneville Avenue. The Planning Commission recommended approval of the request on 04/12/07.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
	The City Council approved a request for a Variance (VAR-20399) to allow a lot width of 50 feet where 60 feet is required, to allow 60% lot coverage where a maximum lot coverage of 50% is required, to allow a rear yard setback of 13.33 feet where 15 feet is required, to allow a side yard setback of zero feet where five feet is required, and to allow a side street (corner) setback of 6.5 feet where 15 feet is required at 802 East Bonneville Avenue. The Planning Commission recommended approval of the request on 04/12/07.
11/18/15	The City Council approved Site Development Plan Review (SDR-61033) for a two-story, three-unit multi-family development with waivers to allow a zero-foot landscape buffer along the south perimeter where eight feet is required, a zero-foot landscape buffer along the north perimeter where 15 feet is required and a four-foot landscape buffer along the west perimeter where 15 feet is required on 0.16 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street. Staff and Planning Commission recommended approval.
	The City Council approved Rezoning (ZON-61027) from P-R (Professional Office and Parking) to R-4 (High Density Residential) on 0.16 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street. Staff and Planning Commission recommended approval.
	The City Council approved Variance (VAR-61029) to allow a proposed eight-foot tall wall where five feet (top three feet 50% open) is the maximum height allowed in the front yard, to allow a zero-foot corner side yard setback where five feet is required for a proposed three-unit multi-family development and a zero-foot corner side and rear yard setback for an accessory structure class ii (carport) where three feet is required on 0.16 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street. Staff and Planning Commission recommended approval.
	The City Council approved Variance (VAR-61030) to allow a 21-foot residential adjacency setback where 81 feet is required for a proposed three-unit multi-family development and a 21-foot residential adjacency setback for a proposed trash enclosure where 50 feet is the minimum required on 0.16 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street. Staff and Planning Commission recommended approval.
	The City Council approved Variance (VAR-61032) to allow four parking spaces where six parking spaces are required on 0.16 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street. Staff and Planning Commission recommended approval.

Most Recent Change of Ownership	
07/17/15	A deed was recorded for a change in ownership. (APN: 139-34-801-014)
06/12/18	A deed was recorded for a change in ownership. (APNs: 139-34-801-049 and 139-34-810-048)

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

Pre-Application Meeting	
06/12/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Multi-Family Residential and Office Space use development.

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

Field Check	
07/02/19	Staff conducted a routine field check and found an undeveloped site. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed-Use)	R-4 (High Density Residential)
			R-1 (Single Family Residential)
North	Office, Other than Listed	MXU (Mixed-Use)	P-O (Professional Office & Parking)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Single Family, Detached	MXU (Mixed-Use)	R-1 (Single family Residential)
East	Office, Other than Listed	MXU (Mixed-Use)	P-O (Professional Office & Parking)
West	Office, Other than Listed	MXU (Mixed-Use)	P-O (Professional Office & Parking)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Founders District)	N*
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The applicant has requested Waivers regarding parking, setbacks, residential adjacency, fence height and landscape buffer requirements. Staff supports the requests.

CS

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	139	Y
Min. Setbacks			
• Front	10 Feet	9	N*
• Side	10 Feet	25	Y
• Corner	10 Feet	0	N*
• Rear	20 Feet	23	Y
Max. Lot Coverage	75%**	45%	Y
Max. Building Height	N/A	36 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y***

** A Waiver is requested to allow a reduced front and corner side yard setback.*
*** Lot coverage for mixed-use developments may be increased up to a maximum of seventy-five percent of the net lot area upon the approval of a Site Development Plan Review application in accordance with LVMC 19.16.100.*
**** A condition of approval has been added to ensure compliance with Title 19 utility and mechanical screening requirements.*

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	108 Feet	23 Feet	N*
Trash Enclosure	50 Feet	41 Feet	N*

*The applicant has requested Waivers to allow reduced residential adjacency standard requirements.

Existing Zoning	*Permitted Density*	*Units Allowed*
R-1 (Single Family Residential)	N/A	1 du/lot
R-4 (High Density Residential)	Unlimited	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
General Plan	***Permitted Density***	***Units Allowed***
MXU (Mixed-Use)	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 7 Trees 7 Trees 8 Trees	 0 Trees 0 Trees 0 Trees	 N* N* N*
TOTAL PERIMETER TREES		**Trees**	**Trees**	
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	5 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • West	 15 Feet 8 Feet 15 Feet		 0 Feet 0 Feet 0 Feet	 N* N* N*
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

*Waivers and Exceptions are requested to allow no perimeter landscape buffers and trees. The majority of provided landscaping will be in the public right-of-way.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bonneville Avenue	Major Collector	Master Plan of Streets and Highways	80 Feet	Y
8th Street	Local Street	Master Plan of Streets and Highways	80 Feet	Y

CS

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential (2 bedroom units)	10	1.75 per unit	18				
Multi-Family Residential (Guest Spaces)		one additional guest space for every 6 units	2				
Office, other than listed	2,812 SF	1:300 SF	10				
TOTAL SPACES REQUIRED			30		23		N*
Regular and Handicap Spaces Required			28	2	22	1	N*
Percent Deviation			23%				

*A Waiver is requested to allow a reduction in required parking.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 10-foot front yard setback	To allow a nine-foot front yard setback	Approval
Provide a 10-foot corner side yard setback	To allow a zero-foot corner side yard setback	Approval
Provide 15-foot landscape buffers adjacent to the right-of-way	To allow zero-foot landscape buffers adjacent to the right-of-way	Approval
Provide eight-foot landscape buffers for interior lot lines	To allow zero-foot landscape buffer for interior lot lines	Approval

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 108-foot residential adjacency setback from property which is zoned R-1	To allow a 23-foot residential adjacency setback from property which is zoned R-1	Approval
Provide a 50-foot residential adjacency setback for trash enclosures	To allow a 41-foot residential adjacency setback for a trash enclosure	Approval
The maximum height of any wall or fence erected between the front property line and the primary structure shall not exceed five feet	To allow an 11-foot tall fence in the front yard setback	Approval
Provide 30 total parking spaces	To allow 23 parking spaces	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide one 24-inch box tree per 20 linear feet in all landscape buffer areas	Provide zero trees	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

Project Address (Location) 607 S. 8th Street Las Vegas, NV 89101

Project Name The Walker **Proposed Use** Mixed-use (Office/Residential)

Assessor's Parcel #(s) 139-34-801-014, 139-34-810-049, 139-34-810-048 **Ward #** 3

General Plan: Existing N/A Proposed N/A **Zoning:** Existing R-4 & R-1 Proposed C-1

Additional Information The Walker is an approximately 17,000sf mixed-use development located in the Founders District in Downtown Las Vegas. The project will consist of (10) 3-story townhouses and (2) 2-story offices.

Property Owner El Walker, LLC Contact Thomas J. Schoeman, FAIA

Address 519 South 6th Street, Unit 108 City Las Vegas State NV Zip 89101

E-mail thomasjschoeman@gmail.com Phone 702-274-2796

Applicant Thomas J. Schoeman , FAIA Contact

Address 519 South 6th Street, Unit 108 City Las Vegas State NV Zip 89101

E-mail thomasjschoeman@gmail.com Phone 702-274-2796

Representative Ikthus Design Contact Kyle B. Fischer, AIA

Address 1025 S. 1st St. Ste. 145 City Las Vegas State NV Zip 89101

E-mail kfischer@ikthusdesign.com Phone 702-588-4686

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 FAIA

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

Print Name THOMAS SCHOEMAN, FAIA

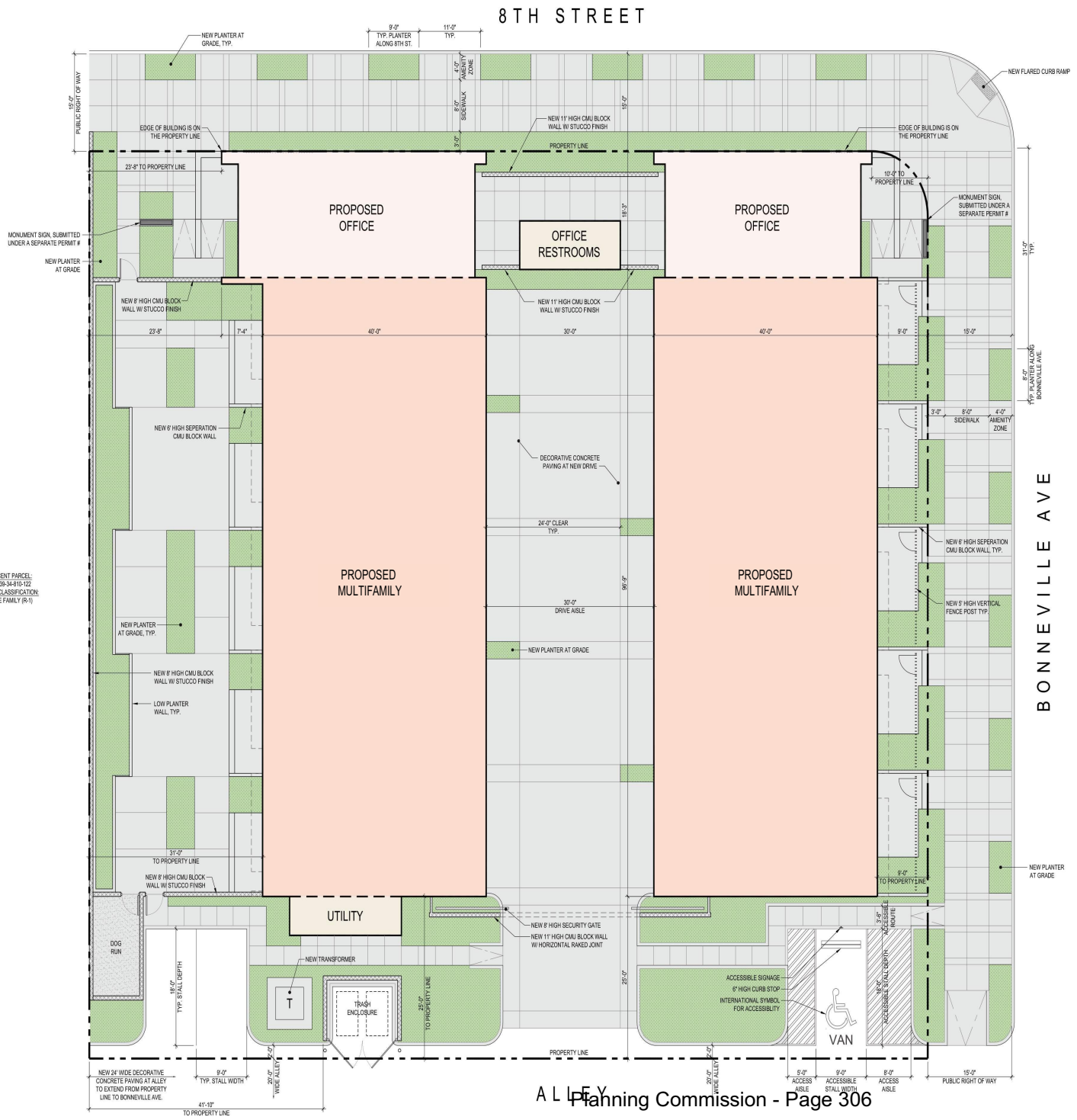
Subscribed and sworn before me

This 20th day of June 20 19

Notary Public in and for said County and State

RAECHEL SANDOVAL
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-1030-1
My App. Expires Dec. 7, 2021

PRJ-76791
06/24/19



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

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL NO.:	139-34-801-014
	139-34-810-049
	139-34-810-048
ZONING:	FOUNDERS OVERLAY DISTRICT
EXISTING:	R-1 & R-4
PROPOSED:	C-1
TOTAL SITE AREA:	21,000 SF
BUILDING FOOTPRINT:	9,430 SF
TOTAL BUILDING SF:	23,707 SF
TOTAL SITE COVERAGE:	44.9%
FLOOR AREA RATIO:	112.9%

AREA CALCULATIONS

RESIDENTIAL	
LIVING	1,515 GSF
GARAGE	364 GSF
PATIO	198 GSF
GROSS PER UNIT	2,077 GSF
(10) UNITS @ 2,077 GSF	20,770 GSF
OFFICE	
OFFICE A	1,486 GSF
OFFICE B	1,191 GSF
OFFICE RESTROOMS	135 GSF
TOTAL OFFICE	2,812 GSF
UTILITY	125 GSF
GROSS SF	**23,707 GSF**

PARKING ANALYSIS

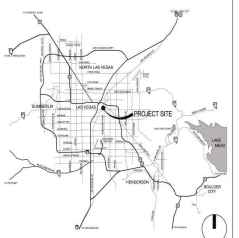
RESIDENTIAL	
(10) TWO BEDROOM UNITS @ 1.75 PER UNIT	18 SPACES
VISITOR PARKING @ 1 PER 6 UNITS	2 SPACES
TOTAL RESIDENTIAL PARKING	20 SPACES
OFFICE	
2,812 SF @ 1 PER 300 SF	
TOTAL OFFICE PARKING	10 SPACES
TOTAL PARKING REQUIRED	**30 SPACES**

MIXED USE PARKING

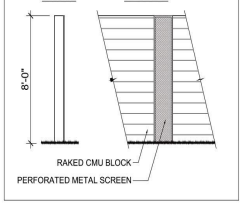
WKDAY	**MID-7AM**	**OFF 5% RES 100%**	**22**
WKDAY	7AM-6PM	OFF 100% RES 55%	21
WKDAY	6PM-MID	OFF 5% RES 85%	19
WKEND	MID-7AM	OFF 0% RES 100%	20
WKEND	7AM-6PM	OFF 60% RES 65%	19
WKEND	6PM-MID	OFF 10% RES 75%	16

MIXED USE PARKING REQUIRED	**22 SPACES**
PARKING PROVIDED	**23 SPACES**
ACCESSIBLE STALLS REQUIRED	**1 SPACE**
ACCESSIBLE STALLS PROVIDED	**1 SPACE**

VICINITY MAP



PERIMETER WALL DETAIL



PRJ-76791
07/16/19

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

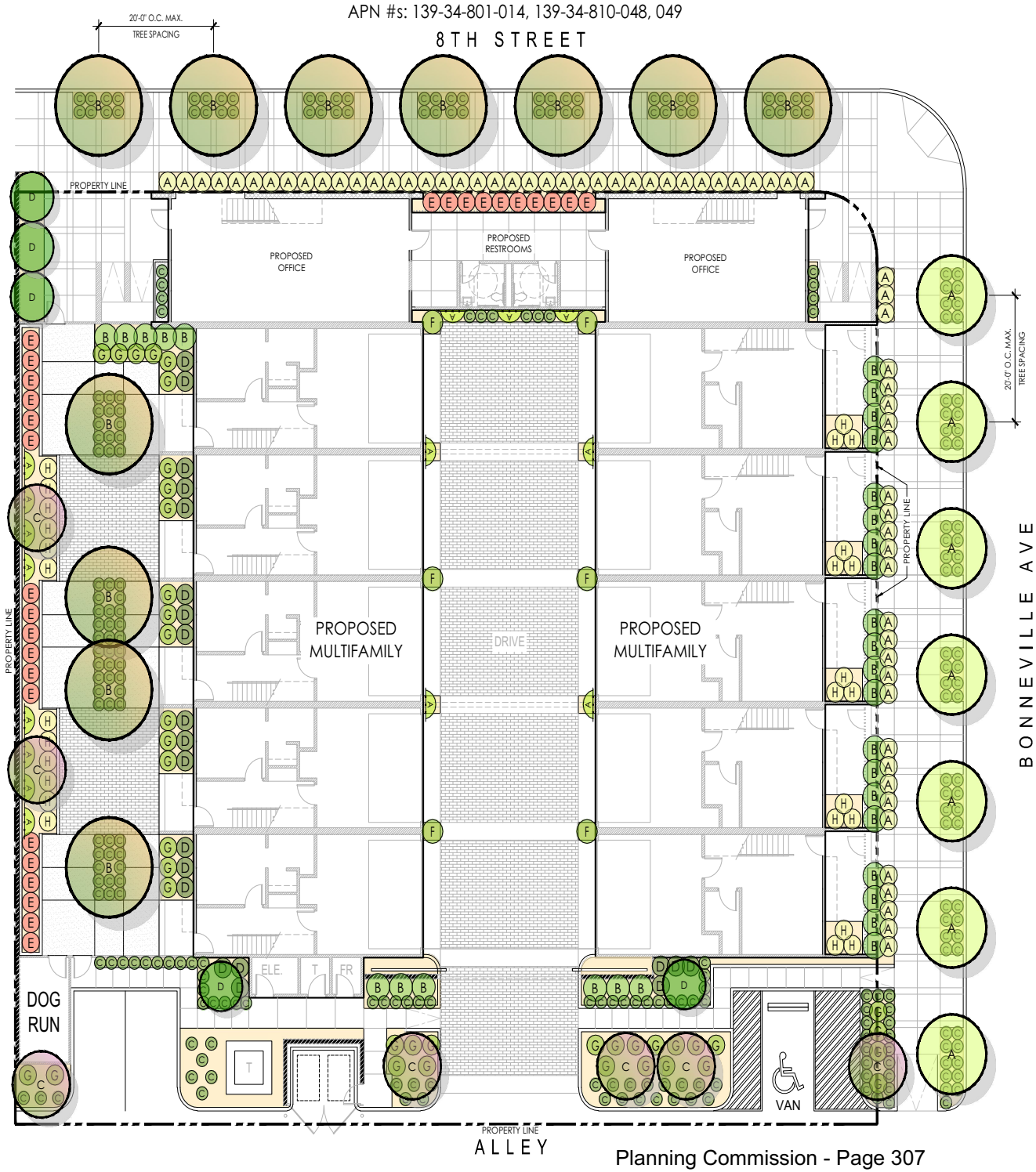
THE WALKER
607 S. 8TH ST
LAS VEGAS, NV 89101

JUNE 24, 2019
PRJ - 76791

SITE PLAN

SP001

APN #s: 139-34-801-014, 139-34-810-048, 049



Tree Planting Legend

Symbol	Common Name / Botanical name	Size/Spec.	Qty.
A	Willow Acacia *Acacia salicina*	24" Box Standard Min. spec: 7'x2.5'x1.25"	7
B	Red Push Pistache *Pistacia X 'Red Push'*	24" Box Standard Min. spec: 7'x2.5'x1.0"	11
C	Tuscarora Crape Myrtle *Lagerstroemia indica 'Tuscarora'*	24" Box Multi-trunk Min. spec: 4'x2.5'	7
D	Bay Laurel *Laurus nobilis*	24" Box Bush Form Min. spec: 5'x3'	5

Shrub & Accent Planting Legend

Symbol	Common Name / Botanical name	Size/Spec.	Qty.
A	Japanese Boxwood *Buxus microphylla 'Japonica'*	5 Gal. Can full	66
B	Texas Privet *Ligustrum japonicum 'Texanum'*	5 Gal. Can full	31
C	Dwarf Yaupon Holly *Ilex vomitoria 'Nana'*	5 Gal. Can full	270
D	Dwarf Yedda Hawthorn *Rhaphiolepis umbellata 'Minor'*	5 Gal. Can full	21
E	Dwarf Bottlebrush *Callistemon citrinus 'Little John'*	5 Gal. Can full	28
F	Sky Pencil Holly *Ilex crenata 'Sky Pencil'*	5 Gal. Can full	6
G	Variegated Flax Lily *Dianella tasmanica 'Variegata'*	5 Gal. Can full	40
H	Stella D'Oro Daylily *Hemerocallis 'Stella D'Oro'*	5 Gal. Can full	27

Vine Planting Legend

Symbol	Common Name / Botanical name	Size/Spec.	Qty.
A	Cat's Claw Vine *Macfadeyna ungus-cati*	5 Gal. Staked	15

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 5 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
	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.
	Pavers - Ackerstone 4x20 linear plank pavers in running bond pattern as shown. Colors: 1/3 Graphite, 1/3 Light Grey, 1/3 Oyster White. Install over base of 1" washed concrete sand over 2" type II, compacted to 95%.
	Exposed aggregate concrete paving, natural gray color. Aggregates shall not exceed 3/16" in diameter. Contractor shall provide 48" square sample panel for approval by Owner prior to installation.

Open Space Calculations:

Total Site Area: Approx. 0.48 Acres (20,909SF)

Open Space Requirements:
100 SF Per Dwelling Unit = 100 x 10 = 1000 SF

Open Space Provided: 6,325SF (0.145 Acre)

PRJ-76791
07/16/19

LANDSCAPE PLAN (1)
SCALE: 1/8" = 1'-0"

ikthus design

JCA Landscape Architecture & Master Planning
www.jcala.com 702-499-0752

SILVERLANDSINC.

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

THE WALKER
607 S. 8TH ST
LAS VEGAS, NV 89101

JUNE 24, 2019
PRJ - 76791

LANDSCAPE PLAN

LP-001



Planning Commission - Page 308

FLOOR PLAN - LEVEL 01 (1)
SCALE: 1/8" = 1'-0"

ikthus design

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

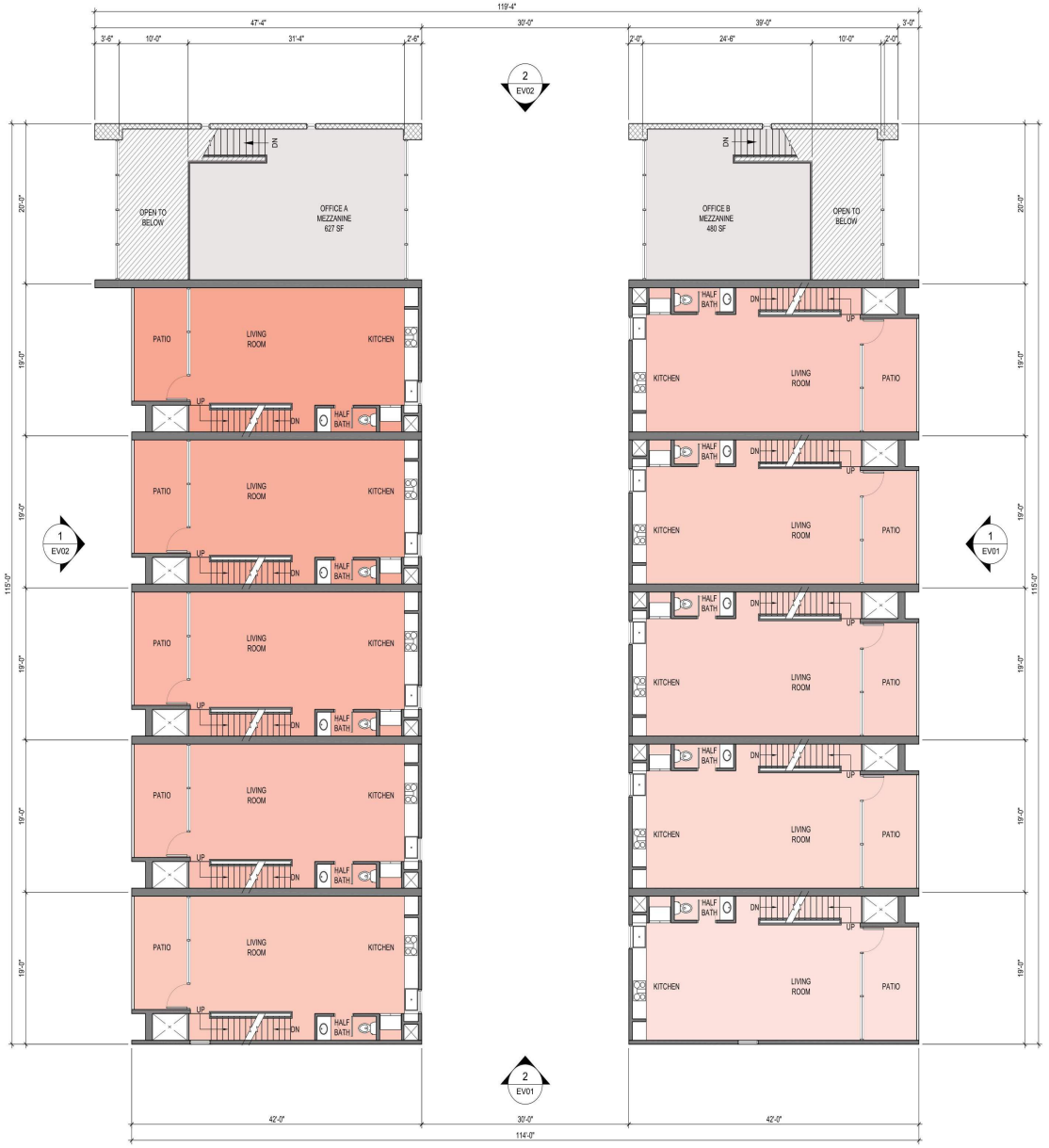
THE WALKER
607 S. 8TH ST
LAS VEGAS, NV 89101

JUNE 24, 2019
PRJ - 76791

FLOOR PLAN
LEVEL 01

PRJ-76791
06/24/19

FP001



Planning Commission - Page 309

FLOOR PLAN - LEVEL 02 (1)
SCALE: 1/8" = 1'-0"

PRJ-76791
06/24/19

ikthus design

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

THE WALKER
607 S. 8TH ST
LAS VEGAS, NV 89101

JUNE 24, 2019
PRJ - 76791

FLOOR PLAN
LEVEL 02

FP002



Planning Commission - Page 310

FLOOR PLAN - LEVEL 03 (1)
SCALE: 1/8" = 1'-0"

ikthus design

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

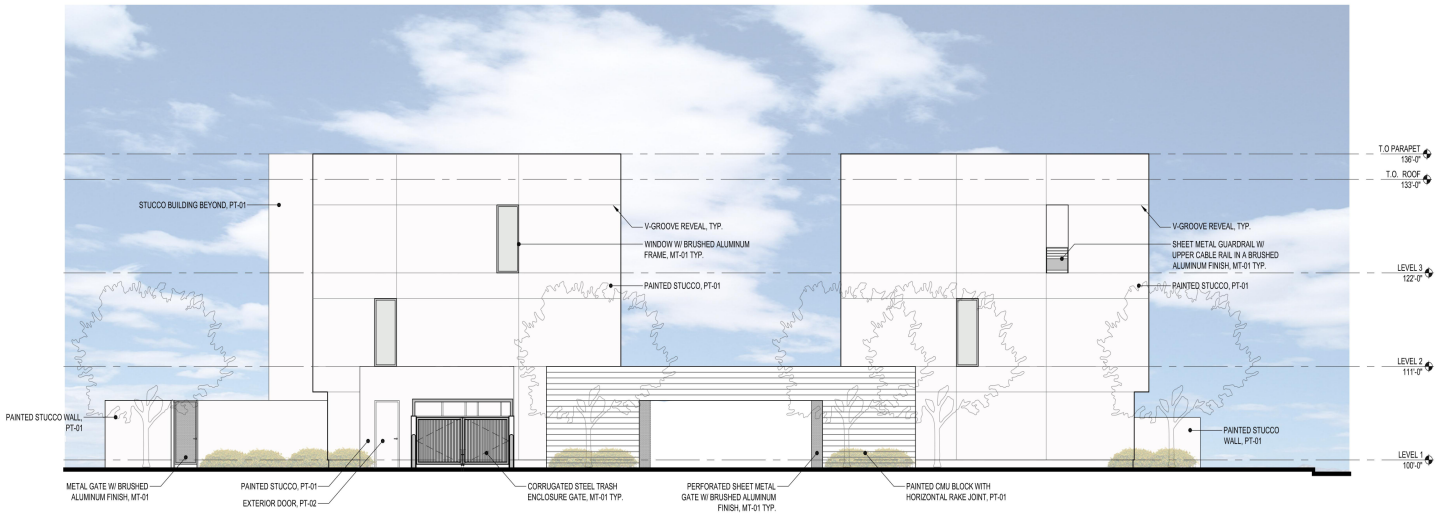
THE WALKER
607 S. 8TH ST
LAS VEGAS, NV 89101

JUNE 24, 2019
PRJ - 76791

FLOOR PLAN
LEVEL 03

PRJ-76791
06/24/19

FP003



EAST ELEVATIONS 2

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



NORTH ELEVATIONS (BONNEVILLE AVE) 1

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

ikthus design

0 4' 8' 16'

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

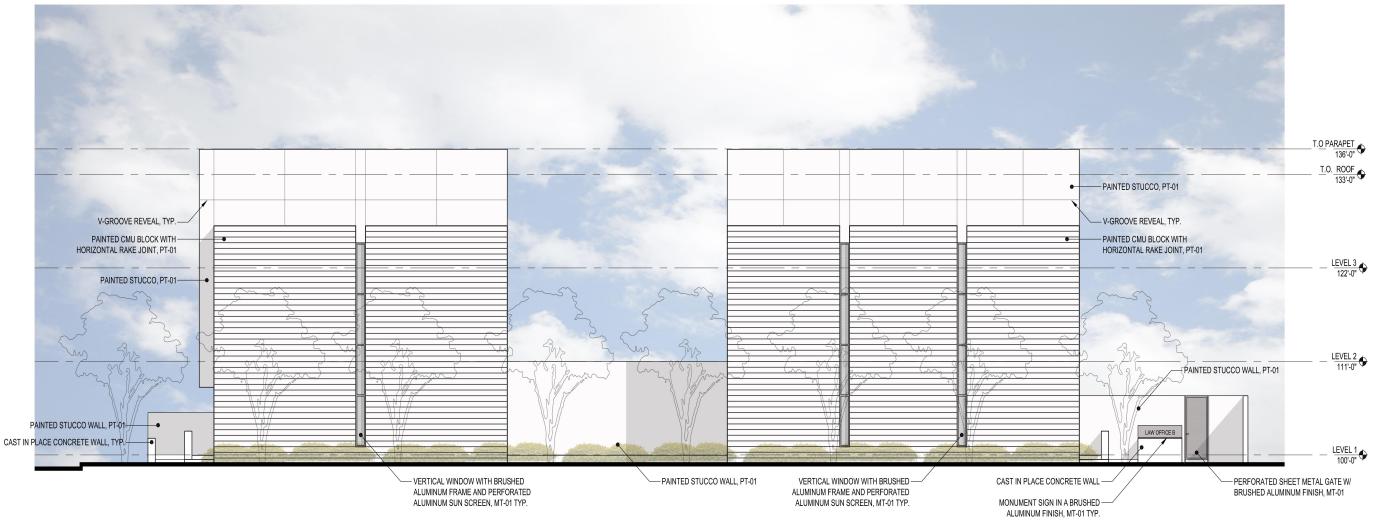
THE WALKER
607 S. 8TH ST
LAS VEGAS, NV 89101

JUNE 24, 2019
PRJ - 76791

ELEVATIONS

PRJ-76791
06/24/19

EV001



WEST ELEVATIONS (8TH STREET) 2

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



SOUTH ELEVATIONS 1

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

ikthus design

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

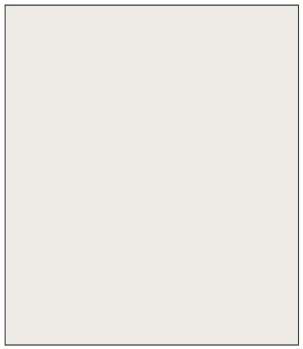
THE WALKER
607 S. 8TH ST
LAS VEGAS, NV 89101

JUNE 24, 2019
PRJ - 76791

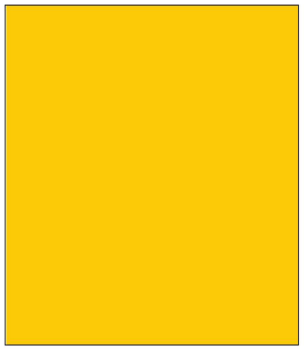
ELEVATIONS

PRJ-76791
06/24/19

EV002



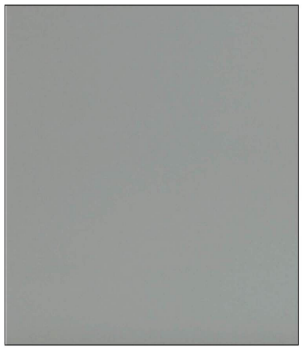
PT-01 | WHITE PAINT (PRIMARY)
SHERWIN WILLIAMS
SNOWBOUND SW 7004
(LRV 83)



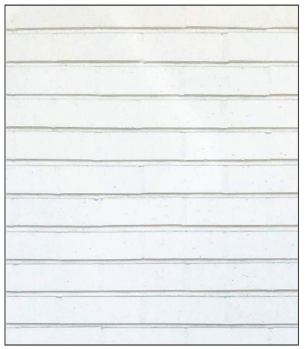
PT-02 | YELLOW PAINT (ACCENT)
SHERWIN WILLIAMS
CONFIDENT YELLOW SW 6911



MT-01 | BRUSHED ALUMINUM



GLAZING



CMU BLOCK W/ HORIZONTAL RAKED JOINT

ikthus design

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

THE WALKER
607 S. 8TH ST
LAS VEGAS, NV 89101

JUNE 24, 2019
PRJ - 76791

MATERIAL BOARD

MB001

PRJ-76791
06/24/19



ZON-76884 [PRJ-76791] - REZONING RELATED TO SUP-76885 AND SDR-76886 - APPLICANT/OWNER: EL WALKER, LLC
SOUTHEAST CORNER OF BONNEVILLE AVENUE AND 8TH STREET

07/02/19



ZON-76884 [PRJ-76791] - REZONING RELATED TO SUP-76885 AND SDR-76886 - APPLICANT/OWNER: EL WALKER, LLC
SOUTHEAST CORNER OF BONNEVILLE AVENUE AND 8TH STREET

07/02/19



ZON-76884 [PRJ-76791] - REZONING RELATED TO SUP-76885 AND SDR-76886 - APPLICANT/OWNER: EL WALKER, LLC
SOUTHEAST CORNER OF BONNEVILLE AVENUE AND 8TH STREET

07/02/19



ZON-76884 [PRJ-76791] - REZONING RELATED TO SUP-76885 AND SDR-76886 - APPLICANT/OWNER: EL WALKER, LLC
SOUTHEAST CORNER OF BONNEVILLE AVENUE AND 8TH STREET

07/02/19



ZON-76884 [PRJ-76791] - REZONING RELATED TO SUP-76885 AND SDR-76886 - APPLICANT/OWNER: EL WALKER, LLC
SOUTHEAST CORNER OF BONNEVILLE AVENUE AND 8TH STREET

07/02/19

tjs
THOMAS JOHN SCHOEMAN, FAIA, ARCHITECT

June 24, 2019

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

Re: JUSTIFICATION LETTER – THE WALKER AT 8TH AND BONNEVILLE

Dear Mr. Stewart,

On behalf of El Walker LLC., the following letter details a proposal for your consideration and design review. Located on the southeast corner of 8th Street and Bonneville Ave, the Walker is approximately a 20,750 GSF, mixed-use building that will include ten 3-story townhouses and roughly 2,700 sf of office space. Located in the Founders District of Downtown Las Vegas, this project has been designed to meet the standards of the Unified Development Code.

The buildings will be constructed out of primarily wood framed construction and have various architectural features to enhance the aesthetics. Brushed aluminum metal paneling and horizontal raked CMU block are among a few of the features that will be used to enrich the exterior design of the building. The buildings sit along the property lines along 8th and Bonneville to engage the pedestrian right of way and create a strong street presence. Conversely, the buildings are pulled away from the neighboring property to allow for a generous landscaped barrier between existing residences.

Parking as well as access to the residential garages will be provided from the alley way located off Bonneville Ave. The number of parking stalls provided has been designed per LVMC Chapter 19.12, Table 2; where 21 stalls are required, 23 stalls have been provided. Additionally, where 1 accessible stall is required, 1 accessible stall is being provided.

As part of this application we would like to request a special use permit to allow residential units at grade under a C-1 district. In addition to the special use permit, we would like to request the following waivers:

- Reduce the required 50’ building setback from the adjacent residential property to 20’.
- Waive the required 10’ building setback adjacent to the public right-of-way.
- Waive the required 15’ landscaping buffer adjacent to the public right-of-way.
- Increase the allowable fence height from 5’ to 11’.

Thank you for your time and consideration. Please contact me if you have any questions.

Sincerely,

Thomas J. Schoeman, FAIA
Owner & Design Architect

702.274.2796 | 1025 S. First Street Suite 145 Las Vegas NV 89101 | thomasjschoeman@gmail.com

PRJ-76791
06/24/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

CASE: ZON-76884 [PRJ-76791] - REZONING RELATED TO SUP-76885 AND SDR-76886

SUBJECT: APPLICANT/OWNER: EL WALKER, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***

KBZL — 08/12/2019

Signature — Date

Kyle Fischer

Please Print Name

Ikthus Design

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 15

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

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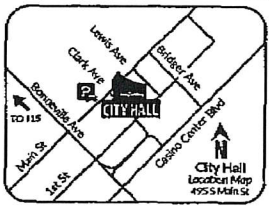

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AUG 12 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-76884 and SUP-76885 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934810020
NOMAWA PROPERTIES L L C
528 S 8TH ST
LAS VEGAS NV 89101-7003

Multifamily housing is inappropriate for this business district.

87 FRDFNP1 89101

Aug.07.2019 10:14 NERSESIAN&SANKIEWICZ 7023857667 P 2/ 2

Submitted after final agenda

15-16P

Aug. 8. 2019 4:16PM Larson Zirzow Kaplan No. 9678 P. 1

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

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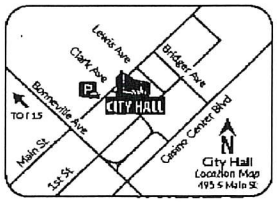

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-76884 and SUP-76885 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934810061
ZIRZOW BUILDING L L C
850 E BONNEVILLE AVE
LAS VEGAS NV 89101-7031

Matthew Zirzow

87 FRDFNP1 89101

15-16P

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

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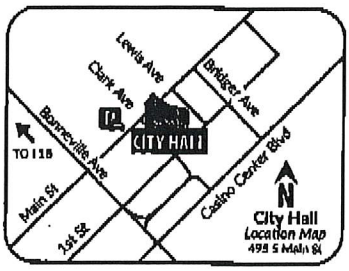

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AUG 12 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76884 and SUP-76885 [PRJ-76791]

Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934810019
MCRIMMON S ARCHIE JR
FLEMING PAMELA H
6859 S EASTERN AVE #102
LAS VEGAS NV 89119-0003

15-16P

From: Dawn Christensen Fax: 17022720406 To: Fax: (702) 464-7499 Page: 1 of 2 08/06/2019 1:12 PM

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

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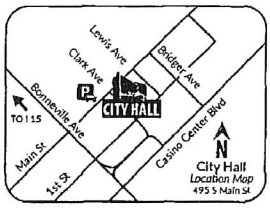

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AUG 12 2019
Dept of Planning
City of Las Vegas

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

Please use available blank space on card for your comments.
ZON-76884 and SUP-76885 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934310072
CHRISTENSEN FAMILY TRUST
CHRISTENSEN JAMES R & DAWN M TRS
601 S 6TH ST
LAS VEGAS NV 89101-6919

As long as there is enough parking — on site?

87 PRDFNP1 89101

Submitted after final agenda

15-16A

08/08/2019 13:42 7023855275 PAGE 02/02

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

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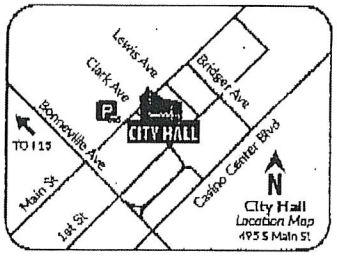

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76884 and SUP-76885 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
16203513002
CHARLESTON BAZAR L L C
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

15-116A

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

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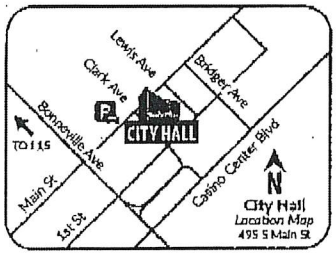

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-76884 and SUP-76885 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
16203513001
CHARLESTON BAZAR L L C
5395 S POLARIS AVE #100
LAS VEGAS NV 89118-2456

15-16A

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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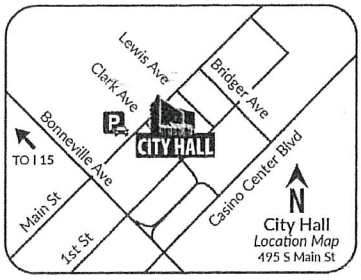

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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ZON-76884 and SUP-76885 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934710045
SAKEN JOEL PROPERTIES L L C
C/O J SAKEN MGT
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

15A
16A

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

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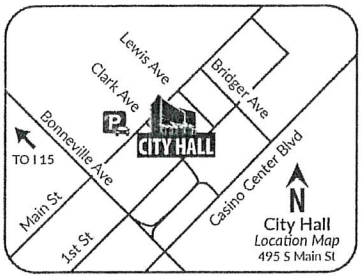

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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ZON-76884 and SUP-76885 [PRJ-76791]

Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934810044
SAKEN JOEL PROPERTIES L L C
C/O J SAKEN MGT
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 FRDFNP1 91605

15A
16A

City of Las Vegas
Department of Planning
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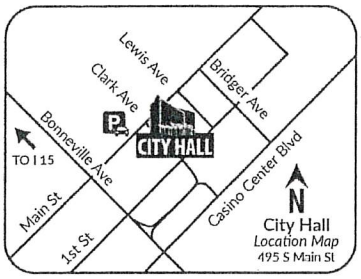

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76884 and SUP-76885 [PRJ-76791]

Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934710046
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 FRDFNP1 91605

15A
16A

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

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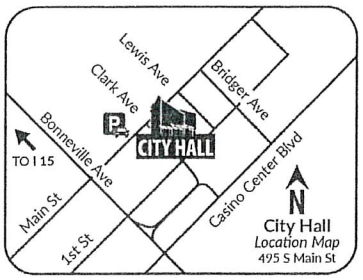

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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ZON-76884 and SUP-76885 [PRJ-76791]

Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934710041
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

AS PRESORTED

15A
16A

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

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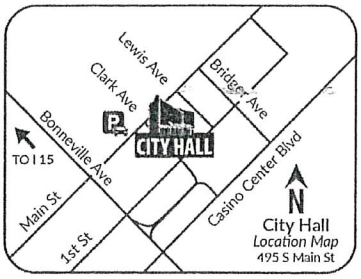

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City of Las Vegas

PRJ-76791
13934811007
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-76884 and SUP-76885 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

AB PRPMP1 81605

15A
16A

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

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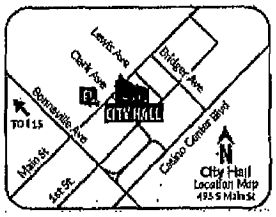

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ZON-76884 and SUP-76885 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934801012
DOUBLE D GROUP L L C
1450 W HORIZON RIDGE PKWY #B304
HENDERSON NV 89012

15-16A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
16

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

SUBJECT:
SUP-76885 - SPECIAL USE PERMIT RELATED TO ZON-76884 - PUBLIC HEARING - APPLICANT/OWNER: EL WALKER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-014, 139-34-810-049 and 048), R-4 (High Density Residential) AND R-1 (Single Family Residential) [PROPOSED: C-1 (Limited Commercial)] Zone, Ward 3 (Diaz) [PRJ-76791]. Staff recommends APPROVAL.

C.C.: 09/18/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	9
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 607 S. 8th Street Las Vegas, NV 89101

Project Name The Walker **Proposed Use** Mixed-use (Office/Residential)

Assessor's Parcel #(s) 139-34-801-014, 139-34-810-049, 139-34-810-048 **Ward #** 3

General Plan: Existing N/A Proposed N/A **Zoning:** Existing R-4 & R-1 Proposed C-1

Additional Information The Walker is an approximately 17,000sf mixed-use development located in the Founders District in Downtown Las Vegas. The project will consist of (10) 3-story townhouses and (2) 2-story offices.

Property Owner El Walker, LLC Contact Thomas J. Schoeman, FAIA

Address 519 South 6th Street, Unit 108 City Las Vegas State NV Zip 89101

E-mail thomasjschoeman@gmail.com Phone 702-274-2796

Applicant Thomas J. Schoeman , FAIA Contact

Address 519 South 6th Street, Unit 108 City Las Vegas State NV Zip 89101

E-mail thomasjschoeman@gmail.com Phone 702-274-2796

Representative Ikthus Design Contact Kyle B. Fischer, AIA

Address 1025 S. 1st St. Ste. 145 City Las Vegas State NV Zip 89101

E-mail kfischer@ikthusdesign.com Phone 702-588-4686

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 FAIA

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

Print Name THOMAS SCHOEMAN, FAIA

Subscribed and sworn before me

This 20th day of June 20 19

Notary Public in and for said County and State

RAECHEL SANDOVAL
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-1030-1
My App. Expires Dec. 7, 2021

PRJ-76791
06/24/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

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City of Las Vegas

CASE: SUP-76885 [PRJ-7791] - SPECIAL USE PERMIT RELATED TO ZON-76884 AND SDR-76886

SUBJECT: APPLICANT/OWNER: EL WALKER, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***

KBF

Signature

08/12/2019

Date

Kyle Fischer

Please Print Name

Ikthus Design

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 16

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
17

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

SUBJECT:
SDR-76886- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76884 AND SUP-76885 - PUBLIC HEARING - APPLICANT/OWNER: EL WALKER, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY TALL, 18,600 SQUARE-FOOT MIXED-USE DEVELOPMENT, INCLUDING 2,675 SQUARE FEET OF OFFICE SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.48 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-014, 139-34-810-049 and 048), R-4 (High Density Residential) AND R-1 (Single Family Residential) [PROPOSED: C-1 (Limited Commercial)] Zone, Ward 3 (Diaz) [PRJ-76791]. Staff recommends APPROVAL.

C.C.: 09/18/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	9
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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Assessor's Parcel #(s) 139-34-801-014, 139-34-810-049, 139-34-810-048 **Ward #** 3

General Plan: Existing N/A Proposed N/A **Zoning:** Existing R-4 & R-1 Proposed C-1

Additional Information The Walker is an approximately 17,000sf mixed-use development located in the Founders District in Downtown Las Vegas. The project will consist of (10) 3-story townhouses and (2) 2-story offices.

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E-mail thomasjschoeman@gmail.com Phone 702-274-2796

Applicant Thomas J. Schoeman , FAIA Contact

Address 519 South 6th Street, Unit 108 City Las Vegas State NV Zip 89101

E-mail thomasjschoeman@gmail.com Phone 702-274-2796

Representative Ikthus Design Contact Kyle B. Fischer, AIA

Address 1025 S. 1st St. Ste. 145 City Las Vegas State NV Zip 89101

E-mail kfischer@ikthusdesign.com Phone 702-588-4686

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name THOMAS SCHOEMAN, FAIA

Subscribed and sworn before me

This 20th day of June 20 19

Notary Public in and for said County and State

RAECHEL SANDOVAL
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-1030-1
My App. Expires Dec. 7, 2021

PRJ-76791
06/24/19

SDR 76886
EL Walker, LLC

SEC Bonneville Avenue & 8th Street

Proposed mixed use development with 18.6 thousand square feet of office and 10 multi-family residential units.

Traffic produced by proposed development:

First Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	18.6	9.74	181
AM Peak Hour			1.16	21
PM Peak Hour			1.15	21

(heaviest 60 minutes)

Second Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	10	7.32	73
AM Peak Hour			0.46	5
PM Peak Hour			0.56	6

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL			**254**
AM Peak Hour				**26**
PM Peak Hour				**27**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Bonneville Avenue	
Average Daily Traffic (ADT)	2,581
PM Peak Hour	206

(heaviest 60 minutes)

Las Vegas Boulevard	
Average Daily Traffic (ADT)	22,044
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonneville Avenue	20,280
Las Vegas Boulevard	33,800

This project will add approximately 254 trips per day on Bonneville Ave., 8th St. and Las Vegas Blvd. Currently, Bonneville is at about 13 percent of capacity and Las Vegas is at about 65 percent of capacity. With this project, Bonneville is expected to be at about 14 percent of capacity and Las Vegas to remain at about 66 percent of capacity. Counts are not available for 8th in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 27 additional peak hour trips, or about one every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

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City of Las Vegas

CASE: SDR-76886 [PRJ-76791] - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76884 AND SUP-76885

SUBJECT: APPLICANT/OWNER: EL WALKER, 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 12, 2019.***

KBFL — 08/12/2019

Signature — Date

Kyle Fischer

Please Print Name

Ikthus Design

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 17

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

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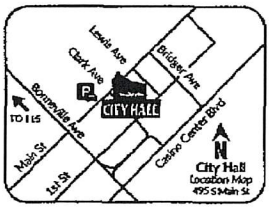

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

PRJ-76791
13934810020
NOMAWA PROPERTIES L L C
528 S 8TH ST
LAS VEGAS NV 89101-7003

Please use available blank space on card for your comments.
SDR-76886 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

Does not match neighborhood and neighborhood aesthetics.

97 FRDFNP1 89101

Aug.07.2019 10:13 NERSESIAN&SANKIEWICZ 7023857667 P 1/ 2

Submitted after final agenda

NP

City of Las Vegas
Department of Planning
Development Services Center
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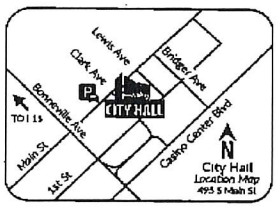

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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SDR-76886 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934810061
ZIRZOW BUILDING L L C
850 E BONNEVILLE AVE
LAS VEGAS NV 89101-7031

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City of Las Vegas

Nathan Zirzow

Aug. 8. 2019 4:16PM Larson Zirzow Kaplan No. 9678 P. 2

17P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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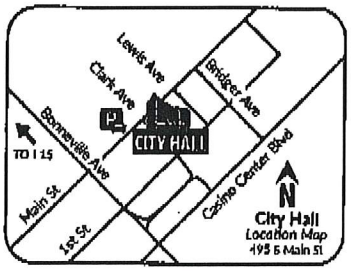

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SDR-76886 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

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City of Las Vegas

PRJ-76791
13934810019
MCRIMMON S ARCHIE JR
FLEMING PAMELA H
6859 S EASTERN AVE #102
LAS VEGAS NV 89119-0003

17P

From: Dawn Christensen Fax: 17022720406 To: Fax: (702) 464-7499 Page: 2 of 2 08/06/2019 1:12 PM

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

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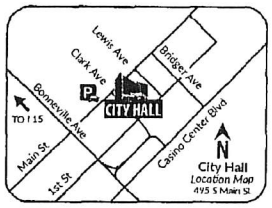
Dept of Planning
City of Las Vegas



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

Please use available blank space on card for your comments.
SDR-76886 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934410222
CHRISTENSEN FAMILY TRUST
CHRISTENSEN JAMES R & DAWN M TRS
601 S 6TH ST
LAS VEGAS NV 89101-6919

As long as there is enough parking — on site!

87 FRDFNP1 89101

Submitted after final agenda

17A

08/08/2019 13:42 7023855275 PAGE 01/02

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

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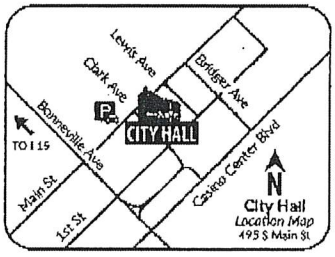

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76886 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
16203513002
CHARLESTON BAZAR L L C
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

17A

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

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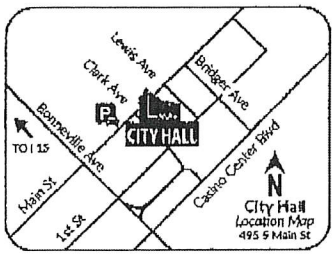

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SDR-76886 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
16203513001
CHARLESTON BAZAR L L C
5395 S POLARIS AVE #100
LAS VEGAS NV 89118-2456

17A

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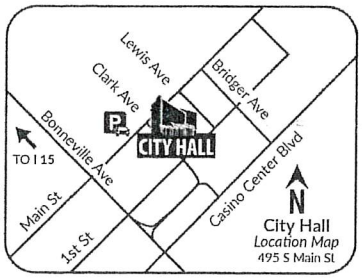

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SDR-76886 [PRJ-76791]

Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934710046
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

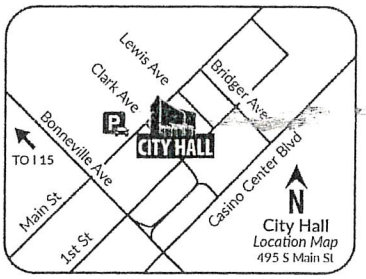
46 FRDFNP1 91605

17A

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

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

Return Service Requested
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76886 [PRJ-76791]

Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934810044
SAKEN JOEL PROPERTIES L L C
C/O J SAKEN MGT
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 FRDFNP1 91605

17A

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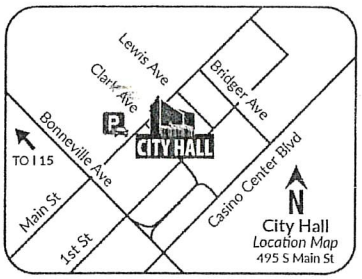

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☐ I OPPOSE this Request

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SDR-76886 [PRJ-76791]

Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934710045
SAKEN JOEL PROPERTIES L L C
C/O J SAKEN MGT
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 FRDFNP1 91605

17A

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Department of Planning
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333 ~~North~~ Rancho Drive, 3rd Floor
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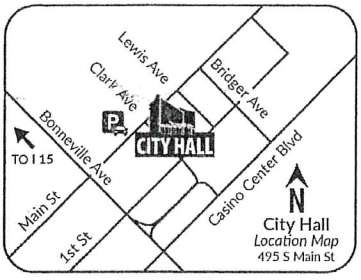

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Please use available blank space on card for your comments.
SDR-76886 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934710041
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

17A

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

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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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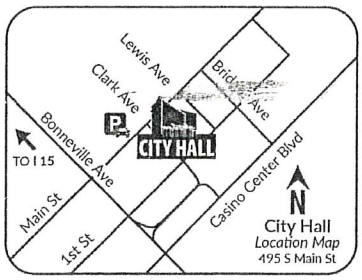
Official Notice of Public Hearing



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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.

SDR-76886 [PRJ-76791]
Planning Commission Meeting of **08/13/2019**

PRJ-76791
13934811007
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

17A

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

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Las Vegas, NV
Permit No. 1690

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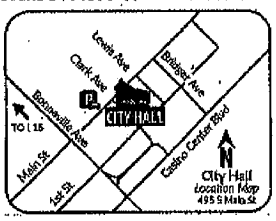

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76886 [PRJ-76791]

Planning Commission Meeting of **08/13/2019**

Projects like this one are very much needed in the area
More density = Less homeless

PRJ-76791
13934801012
DOUBLE D GROUP L L C
1450 W HORIZON RIDGE PKWY #B304
HENDERSON NV 89012

17A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
18

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

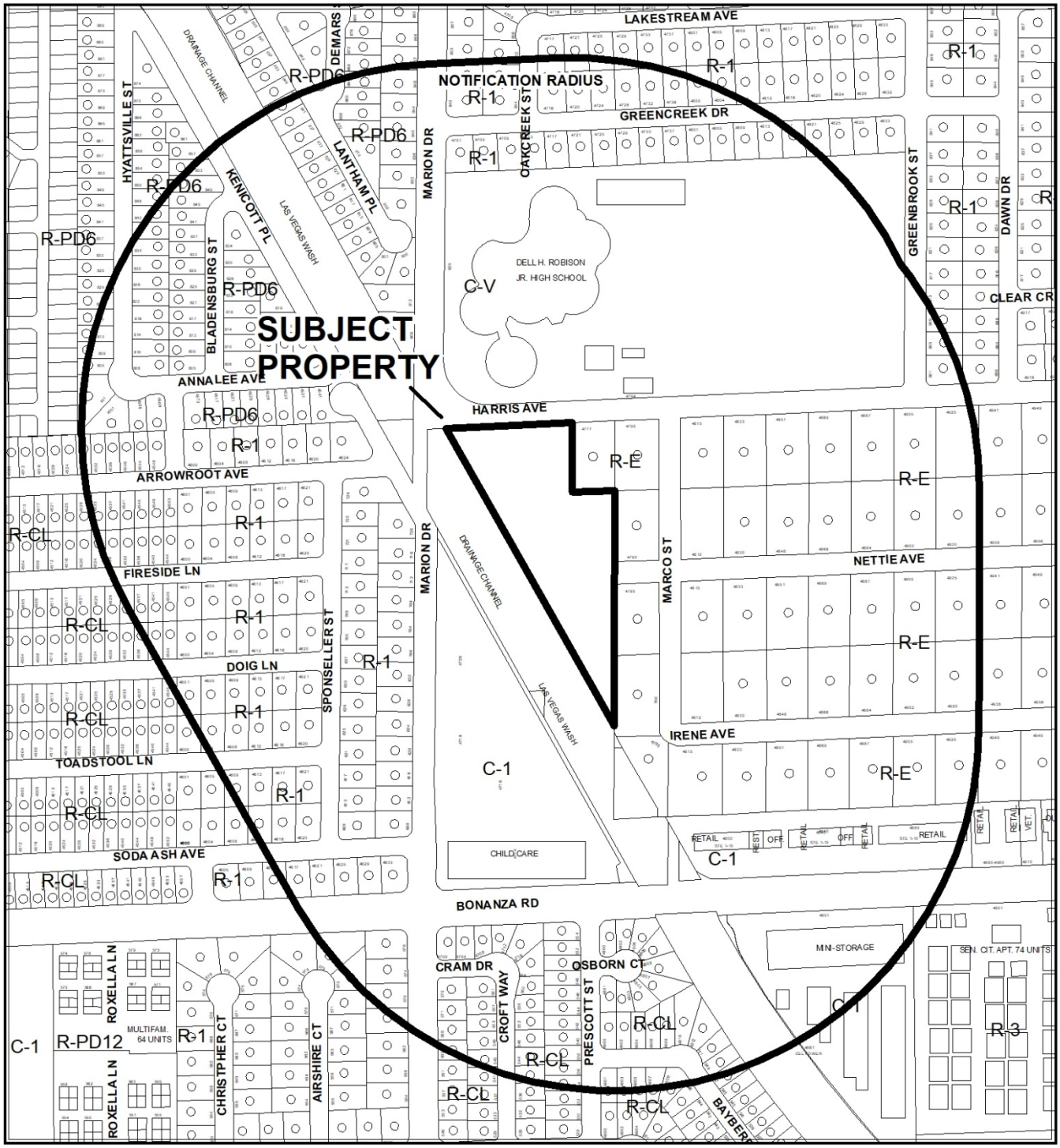
SUBJECT:
VAR-76861 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76850]. Staff recommends APPROVAL.

C.C.: 09/18/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76861 and SDR-76862 [PRJ-76850]
2. Conditions and Staff Report - VAR-76861 and SDR-76862 [PRJ-76850]
3. Supporting Documentation - VAR-76861 and SDR-76862 [PRJ-76850]
4. Photo(s) - VAR-76861 and SDR-76862 [PRJ-76850]
5. Justification Letter - VAR-76861 and SDR-76862 [PRJ-76850]
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards for VAR-76861 and SDR-76862 [PRJ-76850]



0 312.5 625 Feet

CASE: **VAR-76861, SDR-76862 (PRJ-76850)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **VAR-76861, SDR-76862 (PRJ-76850)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76861	Staff recommends APPROVAL, subject to conditions:	
SDR-76862	Staff recommends APPROVAL, subject to conditions:	VAR-76861

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 799 - VAR-76861 and SDR-76862

PROTESTS 0 - VAR-76861 and SDR-76862

APPROVALS 0 - VAR-76861 and SDR-76862

** CONDITIONS **

VAR-76861 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-76862) 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. A Variance from Title 19.08 standards is hereby approved to allow:
    - The elimination perimeter landscape buffering and perimeter trees adjacent to portions of north, east and west property lines as depicted on the approved landscape plan date stamped 06/25/19.
    - The reduction of parking lot landscape islands and trees as depicted on the approved landscape plan date stamped 06/25/19.

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

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

SDR-76862 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76861) shall be required, if approved.

FS

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 06/25/19, except as amended by conditions herein.

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

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

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

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

Public Works

8. Construct all incomplete half-street improvements on Harris Avenue and Marion Drive to meet City standards concurrent with on-site development activities. 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. 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.

10. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site to either the existing sewer line in Harris Avenue or the proposed relief sewer line in Harris Avenue prior to the issuance of any permits.

11. 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.

12. This site is partially within a Federal Emergency Management Area (FEMA) designated flood zone. 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 request is for a city park on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue.

ISSUES

- The proposed park consists of a sports field, tot lot, and equestrian facilities.
- The subject property is zoned C-V (Civic) and is located adjacent to property zoned R-E (Residence Estates). Per Title 19.10.020, a Variance (VAR-76861) has been requested to provide relief from the landscape buffer and parking lot landscape standards required per Title 19.08. Staff recommends approval of the request.
- A Site Development Plan Review has been submitted for a City Park at the southeast corner of Marion Drive and Harris Avenue. Staff recommends approval of the request.

ANALYSIS

The request is for a city park on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue. The park is generally divided into two halves, with the northern half consisting of a multi-use sports field, a children's playground, and a parking lot, and the southern half consisting of an equestrian park. The equestrian park includes a rider's staging area, lunging arena, an obstacle trail and an open activity arena. Both halves of the park are separated by fencing for safety reasons, and there are different access points into the park to avoid any vehicle/human/equine conflicts. Vehicular access will be provided via a drive from Harris Avenue, and equestrian access will be provided via a gate from Nettie Avenue. The site plan depicts 69 parking spaces, and other on-site structures include a maintenance shed and restroom building. A trailhead information kiosk is planned within the public right-of-way near the Las Vegas Wash pedestrian bridge.

The subject site is zoned C-V (Civic) and is adjacent to R-E (Residence Estates) zoned parcels along the east property line. Title 19.10.020 requires that parcels zoned C-V (Civic) be subject to the landscape buffer standards of Title 19.08.040(F) and the parking lot standards of Title 19.08.110 when adjacent to certain residentially zoned parcels. Unlike standard zoning districts, deviations from the required development standards within the C-V (Civic) zoning district require the approval of a Variance application.

The landscape plan depicts a perimeter landscaping buffer deficiency along portions of all property lines. Along the entirety of the west property line and a portion of the east property line, no perimeter landscape buffering is provided where an eight-foot buffer planted with 24-inch box trees 20 feet on center is required. This deficiency is justified as perimeter landscaping in close proximity to the Las Vegas Wash and equestrian barriers result in minimal asthenic benefit, and landscape in those areas may be subjected to damage by horses in the equestrian park. 48-inch box trees, which exceed minimum Title 19.08 requirements, are proposed within an eight-foot buffer along portions of the east property line in order to screen the parking lot areas from the adjacent residential development. Along a portion of the north property line, no perimeter landscape buffering is provided where a 15-foot buffer planted with 24-inch box trees 20 feet on-center is required. 48-inch box trees have been located adjacent to the street frontage in areas not encumbered with pedestrian pathways; however, the installation of trees is not possible in all areas along the street frontage due to the configuration of the lot. Title 19.08 parking lot standards require the installation of a landscape island planted with a 24-inch box tree for every six parking spaces. The provided landscape plan depicts seven landscape islands where 12 are required. A companion Variance (VAR-76861) has been requested to provide relief from the required landscape requirements and staff recommends approval.

A lighting analysis was submitted in conjunction with the site review as it was acknowledged that spillover lighting could be a concern for residents living near the park. The sports field lighting selected are certified outdoor dark sky friendly, meaning they minimize glare while reducing light trespass and sky glow. The lights are fully shielded to minimize the amount of blue light in the nighttime environment. The parking lot and horse field lighting is specified with integral house side shields. The shields reduce glare from the light source, providing comfortable illumination and minimal light spill into the adjacent properties. Per the submitted lighting analysis, all light spill is eliminated (zero foot-candles) at 30 feet beyond the east property line.

The building elevations depict a 12-foot tall restroom building constructed of CMU block with a pitched roof, as well as an enclosed and roofed trash enclosure. There is a decorative equestrian fence and entry gate from Nettie Avenue. The fence includes an entryway arch and it is constructed out of a powder coated steel mesh. The entryway varies in height from seven feet where it joins the adjacent block wall to 17 feet at the top of the archway. A maintenance shed was indicated on the site plan but no building elevations were provided.

The subject site is located within the Southeast Sector of the 2020 Master Plan, which is the most underserved in terms of available park space. The most recent 2020 Master Plan Parks Element analysis (2013) indicates that the southeast sector contains approximately 1.37 acres of park space per 1,000 residents, which is well below the adopted standard of 2.5 acres of park space per 1,000 residents. Specific to the 89106 zip code, the ratio is

further reduced to .99 acres of park space per 1,000 residents. The proposed park and trailhead will provide much needed park space to this area of Las Vegas and provide a link to the regional Las Vegas Wash trail. Staff recommends approval of the request.

FINDINGS (VAR-76601)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Title 19.10.020 requires that parcels zoned C-V (Civic) be subject to the landscape buffer standards of LVMC 19.08.040(F) and the parking lot standards of LVMC 19.08.110 when adjacent to R-E (Residence Estates) zoned parcels. Unlike standard zoning districts, deviations from the required development standards within the C-V (Civic) zoning district require the approval of a Variance. A number of hardships are imposed by the site's physical characteristics that make the installation of the required landscaping impractical. Site restraints include the irregular shape of the lot, the proximity to the Las Vegas Wash, and the presence of a flood zone on a portion of the site. In addition, perimeter landscaping in close proximity to the Las Vegas Wash and equestrian barriers result in minimal asthenic benefit, and landscape in those areas may be subjected to damage by horses. Perimeter landscaping has been installed where feasible along the north and east property lines to provide screening to the adjacent residential units. Staff recommends approval of the Variance request.

FINDINGS (SDR-76861)

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 public park is compatible with the surrounding residential community and adds much needed park space to the local community.

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

   With the approval of the companion Variance (VAR-76861), the proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards.

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

   Site access and circulation does not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials are appropriate for the area and for the City.

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

   The design characteristics of the park are not unsightly or obnoxious in appearance, and are harmonious and compatible with development in the area. In addition, measures have been taken to minimize spillover lighting within the adjacent residential areas.

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

   Appropriate measures have been taken to ensure the public's health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
08/06/08	The City Council approved a General Plan Amendment (GPA-28312) from R (Rural Density Residential) to PF (Public Facilities). Staff and the Planning Commission had recommended approval on 07/10/08.
08/06/08	The City Council approved a Rezoning (ZON-28311) from R-PD2 (Residential Planned Development – 2 Units per Acre) to C-V (Civic). Staff and the Planning Commission had recommended approval on 07/10/08
08/06/08	The City Council approved a Site Development Plan Review (SDR-28313) for a City Park. Staff and the Planning Commission had recommended approval on 07/10/08
08/06/08	The City Council approved Waiver (WVR-28569) to allow Nettie Avenue to terminate in a dead-end street where a cul-de-sac is required. Staff and the Planning Commission had recommended approval on 07/10/08
07/07/10	The City Council approved an Extension of Time (EOT-38379) to an approved Site Development Plan Review (SDR-28313) for a proposed City Park. Staff had recommended approval.

Most Recent Change of Ownership	
07/25/07	A deed was recorded for a change in ownership.

Pre-Application Meeting	
06/20/19	A pre-application meeting was held and general submittal requirements were discussed.

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

Field Check	
07/17/19	The subject site is currently undeveloped.

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic)
North	School	PF (Public Facilities)	C-V (Civic)
East	Single Family Residential	R (Rural Density Residential)	R-E (Residence Estates)
West	Las Vegas Wash	N/A	N/A

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 19.10 and 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	N/A	18 Feet	Y*
• Side	N/A	38 Feet	Y*
Rear	N/A	200 Feet	Y*
Max. Building Height	35 Feet	12 Feet	Y **
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

*Per Title 19.10.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.
**Per Title 19.10.020(E), C-V (Civic) zoned properties adjacent to the R-E (Residence Estates) zoning district are subject to the height standards outlined in Title 19.06.060.

FS

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
Trash Enclosure	50 Feet	60 Feet	Y

Pursuant to Title 19.10 and 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 18 Trees 50 Trees 47 Trees	 9 Trees 30 Trees 3 Trees	 N* N* N*
TOTAL PERIMETER TREES		**115 Trees**	**41 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	12 Trees	7 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • East • West	 15 Feet 8 Feet 8 Feet		 0 Feet 0 Feet 0 Feet	 N* N* N*
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

*Per Title 19.10.020(E), C-V (Civic) zoned properties adjacent to the R-E (Residence Estates) zoning district are subject to the landscape buffer standards and parking lot design standards contained in Title 19.08. A companion Variance (VAR-76861) has been requested to provide relief from these requirements.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Harris Avenue	Local Street	Title 13	30	Y
Nettie Avenue	Local Street	Title 13	30	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	
Public Park	3.98 acres	Two spaces per gross acre, plus additional parking for each major sports or recreational facility as determined by the Director	8				
TOTAL SPACES REQUIRED			8		69		Y
Regular and Handicap Spaces Required			7	1	3		Y

CLV Planning - Application Form

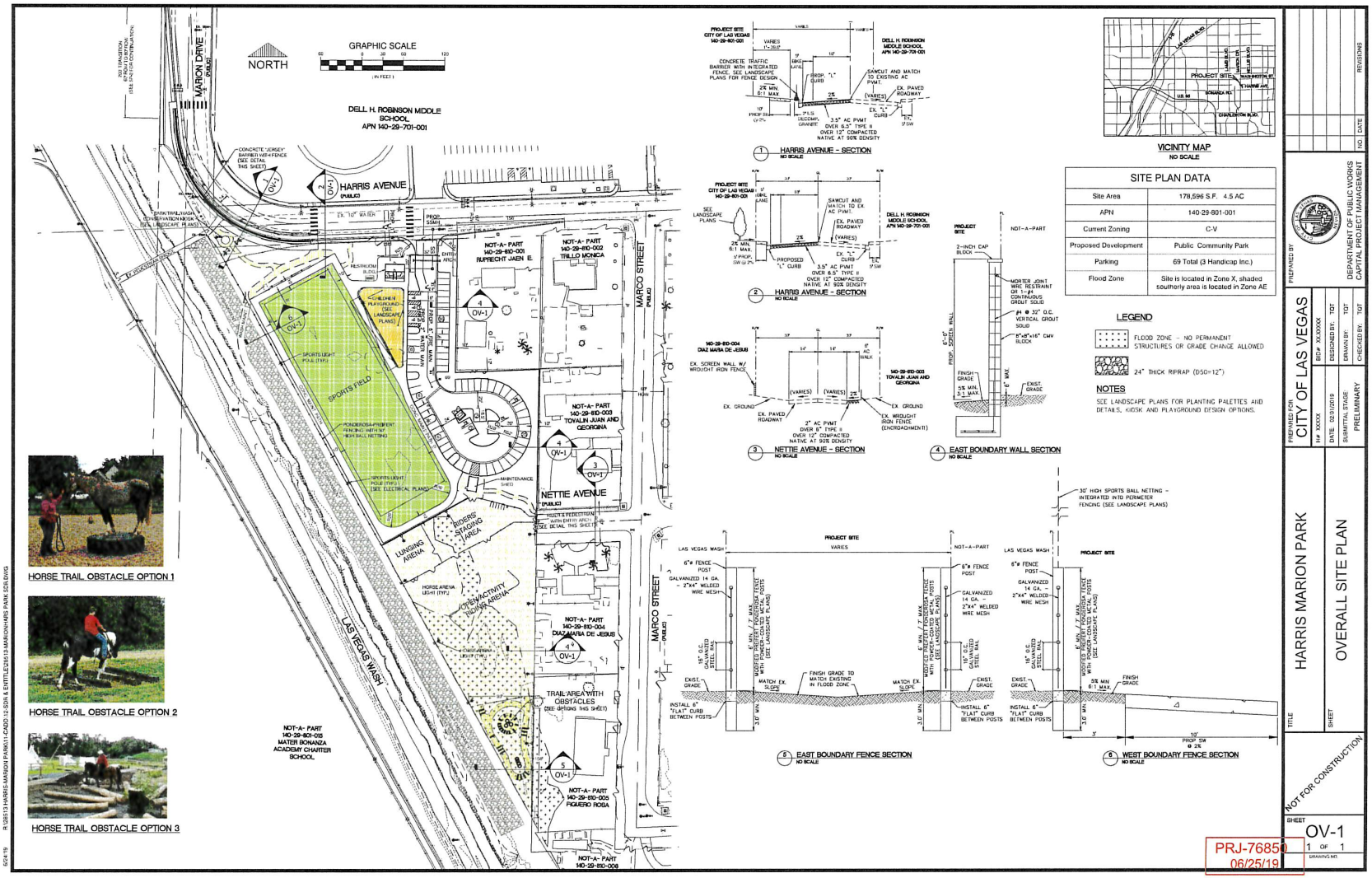
Application Number:	PRJ-76850
Application/Petition For:	PRJ-76850 - VAR, SDR
ProjectAddress (Location):	SEC MARION AND HARRIS
Project Name	HARRIS-MARION PARK
Assessors Parcel #(s):	14029801001
Ward #:	WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	3.97
Lots/Units:	1
Additional Information:	
Applicant First Name:	Thai
Applicant Last Name:	Tran
Applicant Address:	5820 S. Eastern Ave., Suite 200
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89119
Applicant Phone:	(702) 534-2144
Applicant Fax:	
Applicant Email:	tranthai@stanleygroup.com
Rep First Name:	Thai
Rep Last Name:	Tran
Rep Address:	5820 S. Eastern Ave., Suite 200
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89119
Rep Phone:	(702) 534-2144
Rep Fax:	
Rep Email:	tranthai@stanleygroup.com

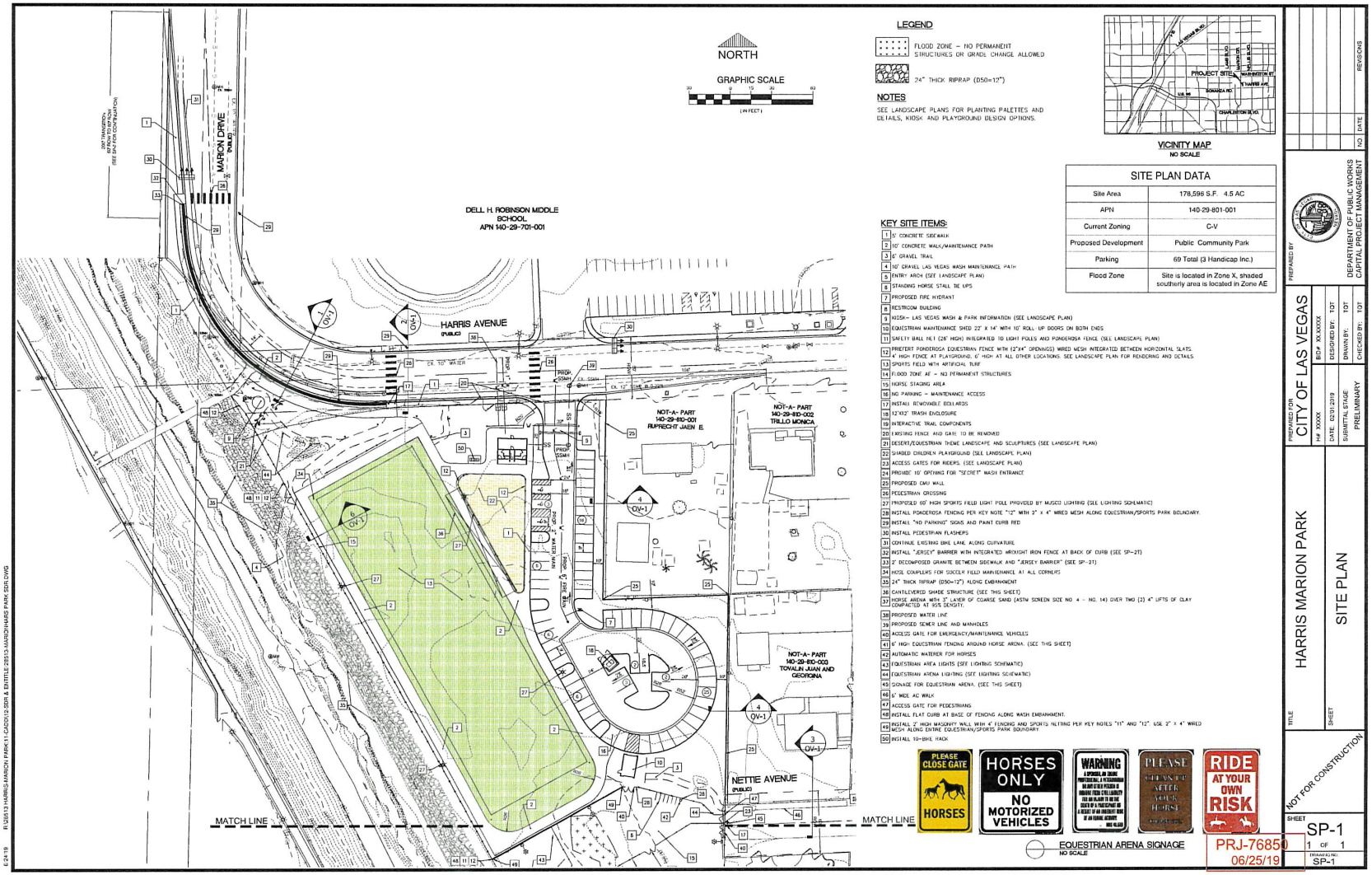
CLV Planning - Application Form

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
CITY OF LAS VEGAS	333 N RANCHO DR 8TH FL	LAS VEGAS, NV 89106-3703

CLVEPLAN Applicant	Company	Title	Email
THAI TRAN	Stanley Consultants, Inc.	Project Manager	tranthai@stanleygroup.com


NORTH
GRAPHIC SCALE
DELL H. ROBINSON MIDDLE SCHOOL
APN 140-29-701-001
HARRIS AVENUE
MARION DRIVE
NETTIE AVENUE
MARCO STREET
LAS VEGAS WASH
SPORTS FIELD
TRAIL AREA WITH OBSTACLES
HORSE TRAIL OBSTACLE OPTION 1
HORSE TRAIL OBSTACLE OPTION 2
HORSE TRAIL OBSTACLE OPTION 3
1 HARRIS AVENUE - SECTION
2 HARRIS AVENUE - SECTION
3 NETTIE AVENUE - SECTION
4 EAST BOUNDARY WALL SECTION
5 EAST BOUNDARY FENCE SECTION
6 WEST BOUNDARY FENCE SECTION
VICINITY MAP
NO SCALE
SITE PLAN DATA
Site Area 179,596 S.F. 4.5 AC
APN 140-29-801-001
Current Zoning C-V
Proposed Development Public Community Park
Parking 69 Total (3 Handicap Inc.)
Flood Zone Site is located in Zone X, shaded southerly area is located in Zone AE
LEGEND
FLOOD ZONE – NO PERMANENT STRUCTURES OR GRADE CHANGE ALLOWED
24" THICK RIPRAP (D50=12")
NOTES
SEE LANDSCAPE PLANS FOR PLANTING PALETTES AND DETAILS, KIOSK AND PLAYGROUND DESIGN OPTIONS.
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
CITY OF LAS VEGAS
HARRIS MARION PARK
OVERALL SITE PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
OV-1
PRJ-76850
06/25/19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GRAPHIC SCALE
(IN FEET)
LEGEND
FLOOD ZONE – NO PERMANENT STRUCTURES OR GRADE CHANGE ALLOWED
24" THICK RIPRAP (D50=12")
NOTES
SEE LANDSCAPE PLANS FOR PLANTING PALETTES AND DETAILS, KIOSK AND PLAYGROUND DESIGN OPTIONS.
VICINITY MAP
NO SCALE
PROJECT SITE
SITE PLAN DATA
Site Area 178,596 S.F. 4.5 AC
APN 140-29-801-001
Current Zoning C-V
Proposed Development Public Community Park
Parking 69 Total (3 Handicap Inc.)
Flood Zone Site is located in Zone X, shaded southerly area is located in Zone AE
DELL H. ROBINSON MIDDLE SCHOOL APN 140-29-701-001
MARION DRIVE (PUBLIC)
HARRIS AVENUE (PUBLIC)
NETTIE AVENUE (PUBLIC)
NOT-A- PART 140-29-810-001 RAPRECHT JAEN E
NOT-A- PART 140-29-810-002 TRILLO MONICA
NOT-A- PART 140-29-810-003 TOVALIN JUAN AND GEORGINA
MATCH LINE
MATCH LINE
KEY SITE ITEMS:
1 5' CONCRETE SIDEWALK
2 10' CONCRETE WALK/MAINTENANCE PATH
3 6' GRAVEL TRAIL
4 10' GRAVEL LAS VEGAS WASH MAINTENANCE PATH
5 ENTRY ARCH (SEE LANDSCAPE PLAN)
6 STANDING HORSE STALL TIE UPS
7 PROPOSED FIRE HYDRANT
8 RESTROOM BUILDING
9 KIOSK– LAS VEGAS WASH & PARK INFORMATION (SEE LANDSCAPE PLAN)
10 EQUESTRIAN MAINTENANCE SHED 22' X 14' WITH 10' ROLL- UP DOORS ON BOTH ENDS
11 SAFETY BALL NET (28' HIGH) INTEGRATED TO LIGHT POLES AND PONDEROSA FENCE (SEE LANDSCAPE PLAN)
12 PREFERT PONDEROSA EQUESTRIAN FENCE WITH (2"x4" OPENINGS) WIRED MESH INTEGRATED BETWEEN HORIZONTAL SLATS. 4' HIGH FENCE AT PLAYGROUND, 6' HIGH AT ALL OTHER LOCATIONS. SEE LANDSCAPE PLAN FOR RENDERING AND DETAILS.
13 SPORTS FIELD WITH ARTIFICIAL TURF
14 FLOOD ZONE AE – NO PERMANENT STRUCTURES
15 HORSE STAGING AREA
16 NO PARKING – MAINTENANCE ACCESS
17 INSTALL REMOVABLE BOLLARDS
18 12'x12' TRASH ENCLOSURE
19 INTERACTIVE TRAIL COMPONENTS
20 EXISTING FENCE AND GATE TO BE REMOVED
21 DESERT/EQUESTRIAN THEME LANDSCAPE AND SCULPTURES (SEE LANDSCAPE PLAN)
22 SHADED CHILDREN PLAYGROUND (SEE LANDSCAPE PLAN)
23 ACCESS GATES FOR RIDERS. (SEE LANDSCAPE PLAN)
24 PROVIDE 10' OPENING FOR "SECRET" WASH ENTRANCE
25 PROPOSED CMU WALL
26 PEDESTRIAN CROSSING
27 PROPOSED 60' HIGH SPORTS FIELD LIGHT POLE PROVIDED BY MUSCO LIGHTING (SEE LIGHTING SCHEMATIC)
28 INSTALL PONDEROSA FENCING PER KEY NOTE "12" WITH 2" x 4" WIRED MESH ALONG EQUESTRIAN/SPORTS PARK BOUNDARY.
29 INSTALL "NO PARKING" SIGNS AND PAINT CURB RED
30 INSTALL PEDESTRIAN FLASHERS
31 CONTINUE EXISTING BIKE LANE ALONG CURVATURE
32 INSTALL "JERSEY" BARRIER WITH INTEGRATED WROUGHT IRON FENCE AT BACK OF CURB (SEE SP-2T)
33 2' DECOMPOSED GRANITE BETWEEN SIDEWALK AND "JERSEY BARRIER" (SEE SP-2T)
34 HOSE COUPLERS FOR SOCCER FIELD MAINTENANCE AT ALL CORNERS
35 24" THICK RIPRAP (D50=12") ALONG EMBANKMENT
36 CANTILEVERED SHADE STRUCTURE (SEE THIS SHEET)
37 HORSE ARENA WITH 3" LAYER OF COARSE SAND (ASTM SCREEN SIZE NO. 4 – NO. 14) OVER TWO (2) 4" LIFTS OF CLAY COMPACTED AT 90% DENSITY.
38 PROPOSED WATER LINE
39 PROPOSED SEWER LINE AND MANHOLES
40 ACCESS GATE FOR EMERGENCY/MAINTENANCE VEHICLES
41 4' HIGH EQUESTRIAN FENCING AROUND HORSE ARENA. (SEE THIS SHEET)
42 AUTOMATIC WATERER FOR HORSES
43 EQUESTRIAN AREA LIGHTS (SEE LIGHTING SCHEMATIC)
44 EQUESTRIAN ARENA LIGHTING (SEE LIGHTING SCHEMATIC)
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46 6' WIDE AC WALK
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50 INSTALL 10-BIKE RACK
PLEASE CLOSE GATE
HORSES
HORSES ONLY
NO MOTORIZED VEHICLES
WARNING
PLEASE
RIDE AT YOUR OWN RISK
EQUESTRIAN ARENA SIGNAGE
NO SCALE
PRJ-76850
06/25/19
PREPARED BY
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
REVISIONS
NO DATE
PREPARED FOR
CITY OF LAS VEGAS
BID# XX-XXXX
DATE 02/01/2019
SUBMITTAL STAGE PRELIMINARY
DESIGNED BY: TDT
DRAWN BY: TDT
CHECKED BY: TDT
TITLE
HARRIS MARION PARK
SHEET
SITE PLAN
NOT FOR CONSTRUCTION
SHEET SP-1
1 OF 1
DRAWING NO. SP-1
6.24.19
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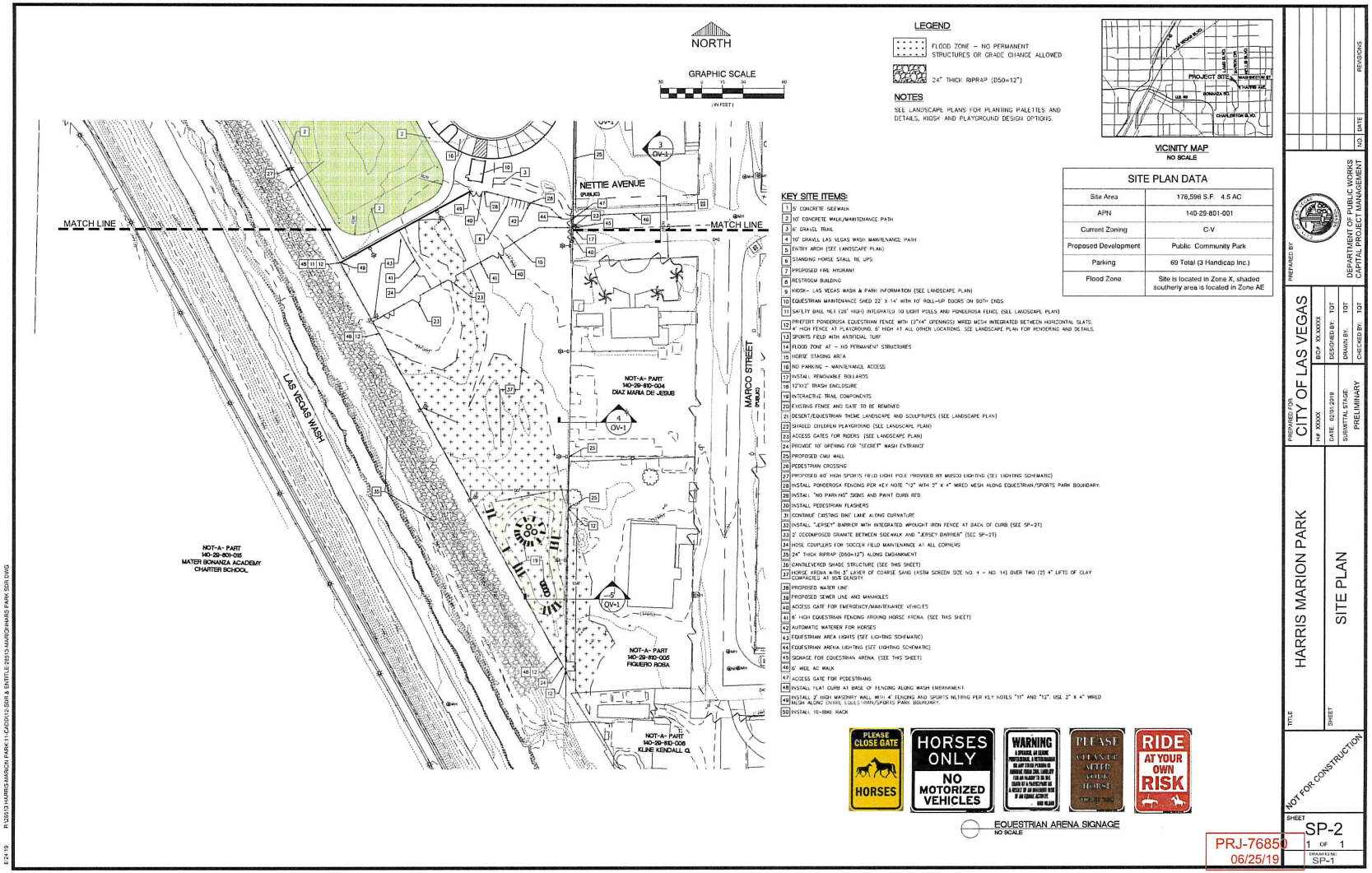
NORTH
GRAPHIC SCALE
(IN FEET)
LEGEND
FLOOD ZONE – NO PERMANENT STRUCTURES OR GRADE CHANGE ALLOWED
24" THICK RIPRAP (D50=12")
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VICINITY MAP
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Site Area 176,596 S.F. 4.5 AC
APN 140-29-801-001
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MATCH LINE
MATCH LINE
NETTIE AVENUE
PUBLIC
MARCO STREET
PUBLIC
LAS VEGAS WASH
NOT-A- PART
140-29-801-005
MATER BONANZA ACADEMY
CHARTER SCHOOL
NOT-A- PART
140-29-810-004
DIAZ MARIA DE JESUS
NOT-A- PART
140-29-810-005
FIGUEROA ROSA
NOT-A- PART
140-29-810-006
KLINE KENDALL Q.
KEY SITE ITEMS:
1 5' CONCRETE SIDEWALK
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31 CONTINUE EXISTING BIKE LANE ALONG CURVATURE
32 INSTALL "JERSEY" BARRIER WITH INTEGRATED WROUGHT IRON FENCE AT BACK OF CURB (SEE SP-21)
33 2' DECOMPOSED GRANITE BETWEEN SIDEWALK AND "JERSEY BARRIER" (SEE SP-21)
34 HOSE COUPLERS FOR SOCCER FIELD MAINTENANCE AT ALL CORNERS
35 24" THICK RIPRAP (D50=12") ALONG EMBANKMENT
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37 HORSE ARENA WITH 3" LAYER OF COARSE SAND (ASTM SCREEN SIZE NO. 4 – NO. 14) OVER TWO (2) 4" LIFTS OF CLAY COMPACTED AT 95% DENSITY.
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39 PROPOSED SEWER LINE AND MANHOLES
40 ACCESS GATE FOR EMERGENCY/MAINTENANCE VEHICLES
41 6' HIGH EQUESTRIAN FENCING AROUND HORSE ARENA. (SEE THIS SHEET)
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50 INSTALL 10-BIKE RACK
PLEASE CLOSE GATE
HORSES
HORSES ONLY
NO MOTORIZED VEHICLES
WARNING
PLEASE
RIDE
AT YOUR OWN RISK
EQUESTRIAN ARENA SIGNAGE
NO SCALE
PRJ-76850
06/25/19
REVISIONS
NO. DATE
PREPARED BY
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
PREPARED FOR
CITY OF LAS VEGAS
MP XXXX
DATE 02/21/2019
BID# XX-XXXX
DESIGNED BY: TDT
DRAWN BY: TDT
CHECKED BY: TDT
SUBMITTAL STAGE
PRELIMINARY
TITLE
HARRIS MARION PARK
SHEET
SITE PLAN
NOT FOR CONSTRUCTION
SHEET
SP-2
1 OF 1
DRAWING NO.
SP-1
6.24.19
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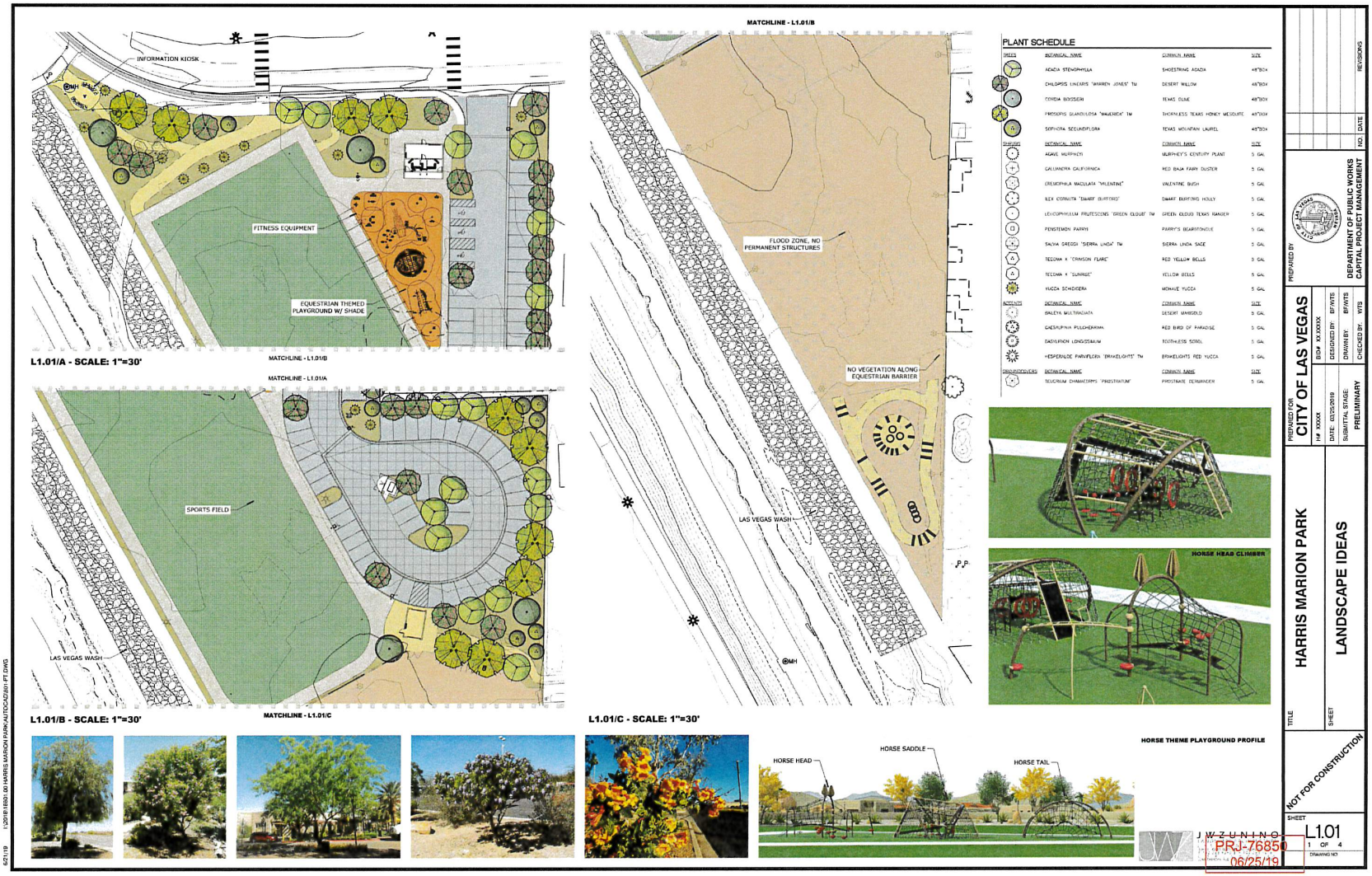
MATCHLINE - L1.01/B
INFORMATION KIOSK
FITNESS EQUIPMENT
EQUESTRIAN THEMED PLAYGROUND W/ SHADE
L1.01/A - SCALE: 1"=30'
MATCHLINE - L1.01/B
MATCHLINE - L1.01/A
SPORTS FIELD
LAS VEGAS WASH
L1.01/B - SCALE: 1"=30'
MATCHLINE - L1.01/C
FLOOD ZONE, NO PERMANENT STRUCTURES
NO VEGETATION ALONG EQUESTRIAN BARRIER
LAS VEGAS WASH
L1.01/C - SCALE: 1"=30'
PLANT SCHEDULE
TREES
BOTANICAL NAME
COMMON NAME
SIZE
ACACIA STENOPHYLLA
SHOESTRING ACACIA
CHILOPSIS LINEARIS 'WARREN JONES' TM
DESERT WILLOW
OLEA BOISSIERI
TEXAS OLIVE
PROSOPIS GLANDULOSA 'MAJESTIC' TM
THORNLESS TEXAS HONEY MESQUITE
SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
SHRUBS
BOTANICAL NAME
COMMON NAME
SIZE
AGAVE MURPHEYI
MURPHEY'S CENTURY PLANT
5 GAL
CALLIANDRA CALIFORNICA
RED BAJA FAIRY DUSTER
5 GAL
CERCOPHILA MACULATA 'VALENTINE'
VALENTINE BUSH
5 GAL
ILEX COMUTA 'DWARF BURFORD'
DWARF BURFORD HOLLY
5 GAL
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM
GREEN CLOUD TEXAS RANGER
5 GAL
PENSTEMON PARRYI
PARRY'S BEARTONGUE
5 GAL
SALVIA GREGGII 'SIERRA LINDA' TM
SIERRA LINDA SAGE
5 GAL
TECOMA X 'CRIMSON FLARE'
RED YELLOW BELLS
5 GAL
TECOMA X 'SUNRISE'
YELLOW BELLS
5 GAL
YUCCA SCHOTTERA
MOHAVE YUCCA
5 GAL
ACCENTS
BOTANICAL NAME
COMMON NAME
SIZE
BAILEYA MULTIRADIATA
DESERT MARIGOLD
5 GAL
CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GAL
DASYLIRION LONGISSIMUM
TOOTHLESS SOTOL
5 GAL
HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM
BRAKELIGHTS RED YUCCA
5 GAL
GROUNDCOVERS
BOTANICAL NAME
COMMON NAME
SIZE
TECOMARIA CAPENSIS 'PROSTRATA'
PROSTRATE CAPEMASTER
5 GAL
HORSE HEAD CLIMBER
HORSE THEME PLAYGROUND PROFILE
HORSE HEAD
HORSE SADDLE
HORSE TAIL
REVISIONS
NO.
DATE
PREPARED BY
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
PREPARED FOR
CITY OF LAS VEGAS
TM XXXXX
BID# XX-XXXX
DATE: 05/25/2019
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DRAWN BY: BFWTS
CHECKED BY: WTS
SUBMITTAL STAGE:
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SHEET
LANDSCAPE IDEAS
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1 OF 4
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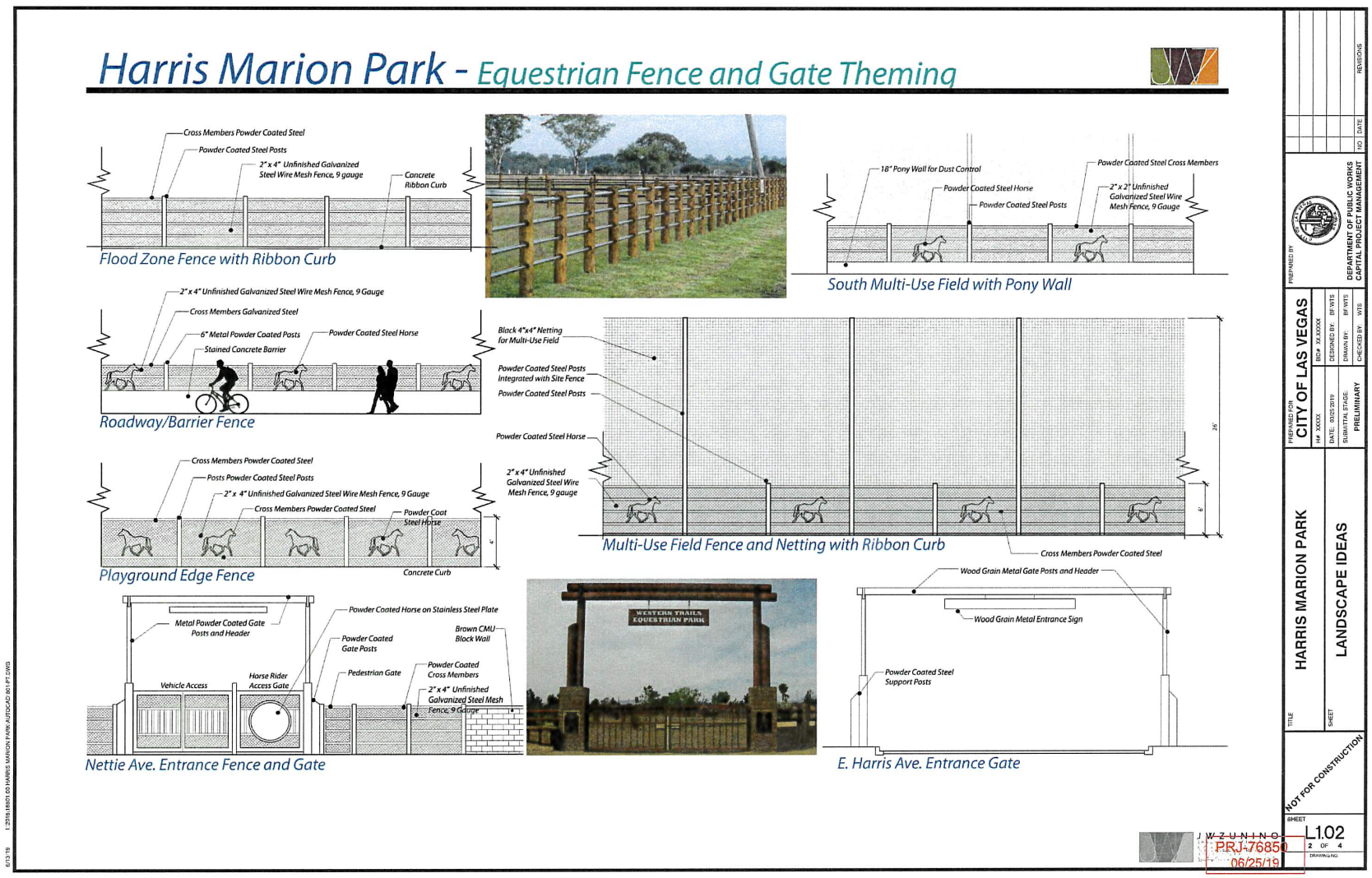
PRJ-76850
06/25/19


Harris Marion Park - Equestrian Fence and Gate Theming
Cross Members Powder Coated Steel
Powder Coated Steel Posts
2" x 4" Unfinished Galvanized Steel Wire Mesh Fence, 9 gauge
Concrete Ribbon Curb
Flood Zone Fence with Ribbon Curb
18" Pony Wall for Dust Control
Powder Coated Steel Horse
Powder Coated Steel Posts
Powder Coated Steel Cross Members
2" x 2" Unfinished Galvanized Steel Wire Mesh Fence, 9 Gauge
South Multi-Use Field with Pony Wall
2" x 4" Unfinished Galvanized Steel Wire Mesh Fence, 9 Gauge
Cross Members Galvanized Steel
6" Metal Powder Coated Posts
Stained Concrete Barrier
Powder Coated Steel Horse
Roadway/Barrier Fence
Black 4"x4" Netting for Multi-Use Field
Powder Coated Steel Posts Integrated with Site Fence
Powder Coated Steel Posts
Powder Coated Steel Horse
2" x 4" Unfinished Galvanized Steel Wire Mesh Fence, 9 gauge
Cross Members Powder Coated Steel
Multi-Use Field Fence and Netting with Ribbon Curb
Cross Members Powder Coated Steel
Posts Powder Coated Steel Posts
2" x 4" Unfinished Galvanized Steel Wire Mesh Fence, 9 Gauge
Cross Members Powder Coated Steel
Powder Coat Steel Horse
Concrete Curb
Playground Edge Fence
Metal Powder Coated Gate Posts and Header
Powder Coated Horse on Stainless Steel Plate
Brown CMU Block Wall
Powder Coated Gate Posts
Pedestrian Gate
Powder Coated Cross Members
Vehicle Access
Horse Rider Access Gate
2" x 4" Unfinished Galvanized Steel Mesh Fence, 9 Gauge
Nettie Ave. Entrance Fence and Gate
WESTERN TRAILS EQUESTRIAN PARK
Wood Grain Metal Gate Posts and Header
Wood Grain Metal Entrance Sign
Powder Coated Steel Support Posts
E. Harris Ave. Entrance Gate
PRJ-76850
06/25/19
NO
DATE
REVISIONS
PREPARED BY
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
PREPARED FOR
CITY OF LAS VEGAS
DATE: 03/25/2019
SUBMITTAL STAGE: PRELIMINARY
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DRAWN BY: BF WTS
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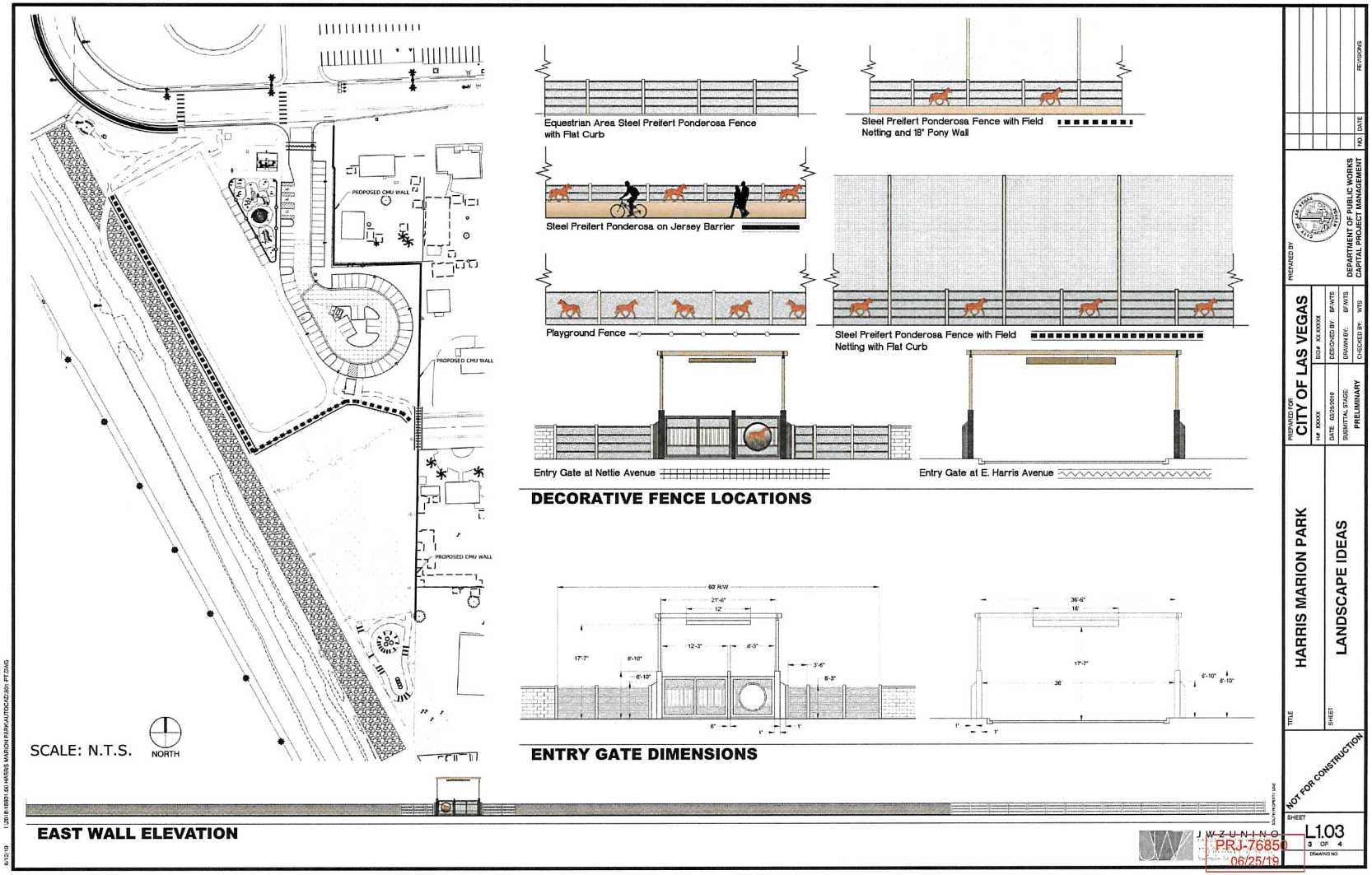

PROPOSED CMU WALL
PROPOSED CMU WALL
PROPOSED CMU WALL
SCALE: N.T.S.
NORTH
Equestrian Area Steel Preifert Ponderosa Fence with Flat Curb
Steel Preifert Ponderosa Fence with Field Netting and 18' Pony Wall
Steel Preifert Ponderosa on Jersey Barrier
Playground Fence
Steel Preifert Ponderosa Fence with Field Netting with Flat Curb
Entry Gate at Nettie Avenue
Entry Gate at E. Harris Avenue
DECORATIVE FENCE LOCATIONS
ENTRY GATE DIMENSIONS
EAST WALL ELEVATION
PREPARED BY
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
PREPARED FOR
CITY OF LAS VEGAS
DATE: 03/25/2019
SUBMITTAL STAGE: PRELIMINARY
DESIGNED BY: BF/WTS
DRAWN BY: BF/WTS
CHECKED BY: WTS
TITLE
HARRIS MARION PARK
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LANDSCAPE IDEAS
NOT FOR CONSTRUCTION
SHEET
L1.03
3 OF 4
DRAWING NO
PRJ-76850
06/25/19



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Planning Commission - Page 378<

Sheet Legend

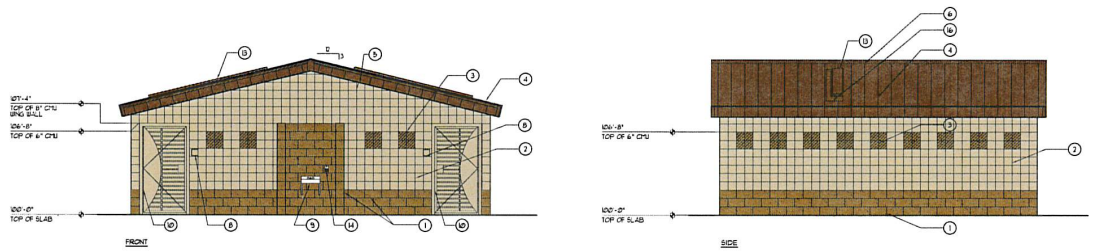
INDICATES 8" SPLIT FACE BLOCK - PAINT COLOR #3

INDICATES 8" SINGLE SCORE BLOCK - PAINT COLOR #4

INDICATES 6" SINGLE SCORE BLOCK - PAINT COLOR #3

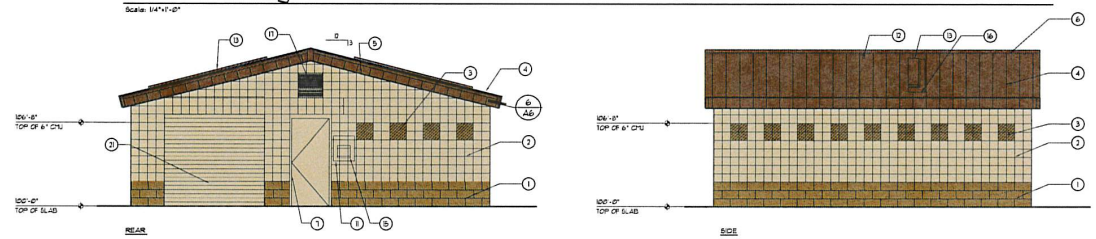
Sheet Notes:

1. 8" X 8" X 16" SOLID GROUTED SPLIT FACE CMU W/ RUNNING BOND AND RAKE JOINT
2. 8" X 8" X 16" SOLID GROUTED SINGLE SCORE CMU W/ RUNNING BOND AND RAKE JOINT
3. 6" X 8" X 16" SOLID GROUTED CMU W/ RUNNING BOND AND RAKE JOINT - BLOCK TO BE INSET 2" FROM EXTERIOR FACE OF WALL
4. STANDING SEAM O/ 30# FELT O/ 1/2" FIBER BOARD O/ STEEL DECK-SEE SPECS FOR COLOR.
5. STANDING SEAM FASCIA TO MATCH ROOF COLOR AND FINISH
6. RIDGE FLASHING (COLOR AND FINISH TO MATCH STANDING SEAM ROOF PANEL)
7. HOLLOW METAL DOOR AND FRAME - SEE DOOR TYPES
8. ALUMINUM SIGN - SEE SIGN SCHEDULE (TYP)
9. LAVATORY PER PLAN
10. TUBE STEEL FRAME W/ STEEL GATE - SEE DOOR TYPES
11. MAIN DISCONNECT - PAINT TO MATCH ADJACENT SURFACES
12. PHOTO CELL LOCATION - SEE ELECTRICAL DRAWINGS - PROVIDE WEATHER TIGHT SEAL
13. LIGHT WELL (PAINT TO MATCH STANDING SEAM ROOF PANEL)
14. LOCATION OF HAND DRYER
15. MAIN DISCONNECT SIGN - SEE DETAIL 5/A3
16. 18 GA GAL LIGHT WELL FLASHING TO MATCH STANDING SEAM COLOR AND FINISH
17. 24" SQUARE VENTED LOUVER.
18. TUBE STEEL FRAME COVER W/ DECORATIVE PERFORATED METAL SCREENING MATERIAL. PAINTED.
19. STEEL PIPE BOLLARD. PAINTED.
20. DOUBLE SWING GATE WITH SOLID STEEL PLATE FRONT. PAINTED.
21. STEEL ROLL UP DOOR. PAINTED.



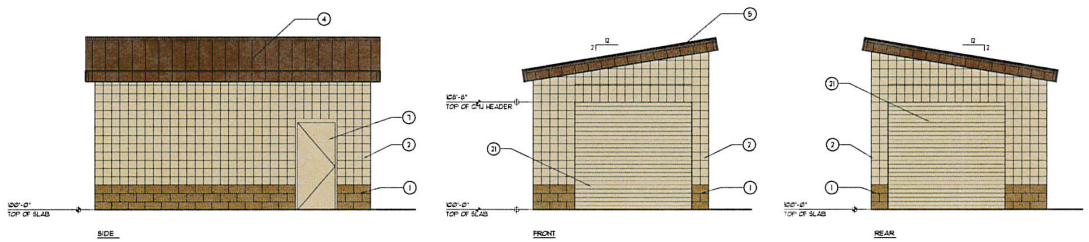
Restroom Building Elevations

Scale: 1/4"=1'-0"



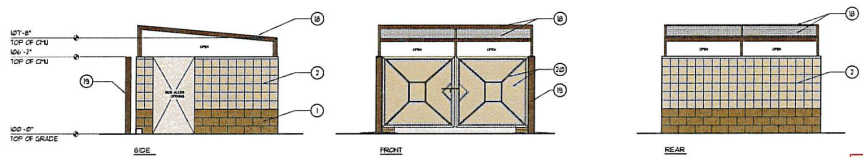
Restroom Building Elevations

Scale: 1/4"=1'-0"



Tractor Storage Building Elevations

Scale: 1/4"=1'-0"



Trash Enclosure Elevations

Scale: 1/4"=1'-0"

PRJ-76850
06/25/19

PREPARED BY: DEPARTMENT OF PUBLIC WORKS, CAPITAL PROJECT MANAGEMENT

NO. | DATE | SHEET | REVISIONS

NOT FOR CONSTRUCTION

TITLE: HARRIS MARION PARK

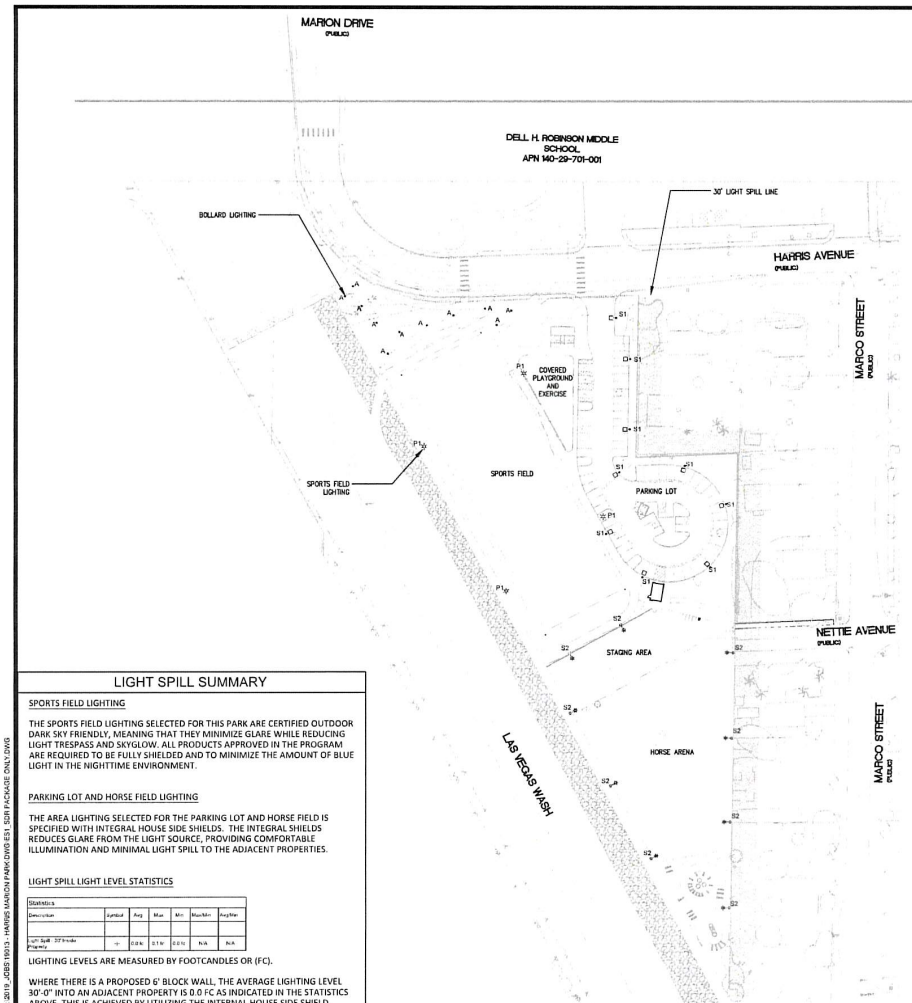
SHEET: Exterior Elevations @ Restroom Bldg, Tractor Storage Bldg, & Trash Enclosure

PREPARED FOR: CITY OF LAS VEGAS

BID #: —
H # H#
SUBMITTAL STAGE: PRELIMINARY
DATE: 5-29-2019
DESIGNED BY: BLB
DRAWN BY: BLB
CHECKED BY: —

SHEET: SDR

DRAWING NO. —







LIGHT SPILL SUMMARY

SPORTS FIELD LIGHTING

THE SPORTS FIELD LIGHTING SELECTED FOR THIS PARK ARE CERTIFIED OUTDOOR DARK SKY FRIENDLY, MEANING THAT THEY MINIMIZE GLARE WHILE REDUCING LIGHT TRESPASS AND SKYGLOW. ALL PRODUCTS APPROVED IN THE PROGRAM ARE REQUIRED TO BE FULLY SHIELDED AND TO MINIMIZE THE AMOUNT OF BLUE LIGHT IN THE NIGHTTIME ENVIRONMENT.

PARKING LOT AND HORSE FIELD LIGHTING

THE AREA LIGHTING SELECTED FOR THE PARKING LOT AND HORSE FIELD IS SPECIFIED WITH INTEGRAL HOUSE SIDE SHIELDS. THE INTEGRAL SHIELDS REDUCES GLARE FROM THE LIGHT SOURCE, PROVIDING COMFORTABLE ILLUMINATION AND MINIMAL LIGHT SPILL TO THE ADJACENT PROPERTIES.

LIGHT SPILL LIGHT LEVEL STATISTICS

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Light Spill - 30' Inside Property	->	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

LIGHTING LEVELS ARE MEASURED BY FOOTCANDLES OR (FC).

WHERE THERE IS A PROPOSED 6' BLOCK WALL, THE AVERAGE LIGHTING LEVEL 30'-0" INTO AN ADJACENT PROPERTY IS 0.0 FC AS INDICATED IN THE STATISTICS ABOVE. THIS IS ACHIEVED BY UTILIZING THE INTERNAL HOUSE SIDE SHIELD.

J:\2019_JOBS\19013 - HARRIS MARION PARK.DWG\ES1_SDR PACKAGE ONLY.DWG

6/24/19

A SITE LIGHTING PLAN
1" = 60'

NORTH

QIA CONSULTING ENGINEERS

PREPARED BY
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT

NO.	DATE	REVISIONS

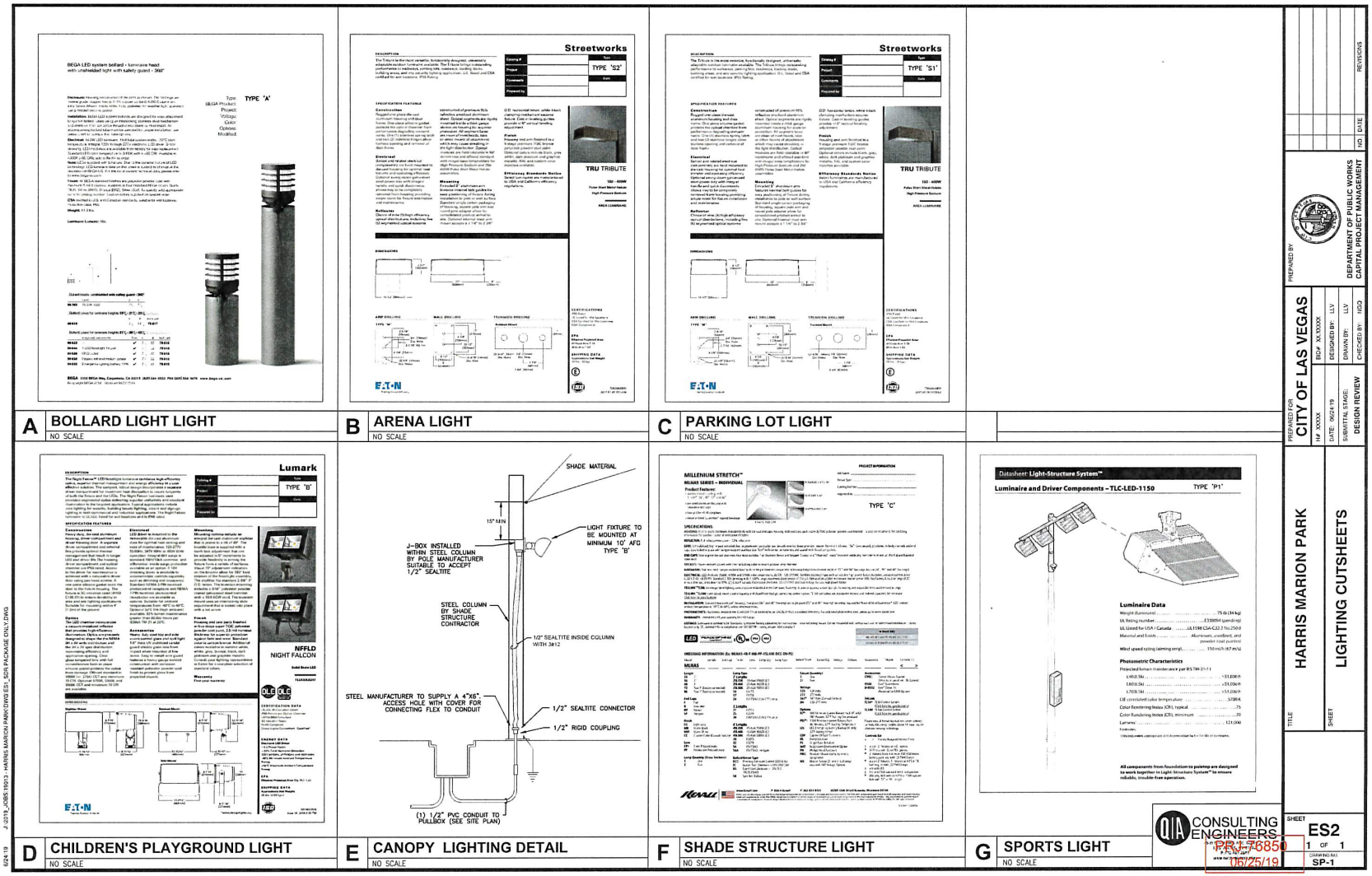
PREPARED FOR
CITY OF LAS VEGAS
H# XXXXX
BID# XX.XXXXX
DATE: 06/24/19
DESIGNED BY: LLV
DRAWN BY: LLV
CHECKED BY: NGQ
SUBMITTAL STAGE: DESIGN REVIEW

TITLE: HARRIS MARION PARK

SHEET: PHOTOMETRIC AND LIGHT SPILL STUDY -SITE PLAN

SHEET ES1
1 OF 1
DRAWING NO. SP-1

PRC-76850
06/25/19



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Planning Commission - Page 381<



VAR-76861 [PRJ-76850] - VARIANCE REALTED TO SDR-76862 - APPLICANT/OWNER: CITY OF LAS VEGAS SOUTHEAST CORNER OF MARION DRIVE AND HARRIS AVENUE

07/02/19



VAR-76861 [PRJ-76850] - VARIANCE REALTED TO SDR-76862 - APPLICANT/OWNER: CITY OF LAS VEGAS SOUTHEAST CORNER OF MARION DRIVE AND HARRIS AVENUE

07/02/19



VAR-76861 [PRJ-76850] - VARIANCE REALTED TO SDR-76862 - APPLICANT/OWNER: CITY OF LAS VEGAS SOUTHEAST CORNER OF MARION DRIVE AND HARRIS AVENUE

07/02/19

Stanley Consultants INC.

Harris-Marion Park
CLV Contract #190048-DD
CLV PRJ-76850

June 24, 2019

Fred Solis, AICP
City of Las Vegas - Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

Re: Harris-Marion Park (Harris Avenue and Marion Street) – APN 140-29-801-001

Mr. Solis,

Stanley Consultants, Inc. is representing the City of Las Vegas in the development of a Community Park located at the southeast corner of Harris Avenue and Marion Street on Parcel APN# 140-29-801-001. The Parcel is flanked by Dell H. Robinson Middle School to the North, Residential (R-E) Communities to the East and South, and the Las Vegas Regional Wash Channel to the West.

The subject parcel in recent years has become an eye sore for the community due to the refuse and debris that are littered throughout, and being a haven for the homeless. The much-needed development will serve as a multi-use park and beautify the community with Southwestern Equestrian themed landscape. Amenities of the park will include the following:

- Information Kiosk – Educating visitors to the LV Wash Trail System, Environmental Conservation, and general park amenities and awareness.
- Youth Sports Field – A multi-sport field (380' x 120') is provided for neighborhood sports activities
- Children Playground – Fully shaded, the playground will feature "sculptured" horse-themed interactive play components.
- Equestrian Park – The southern half of the parcel will be an equestrian activities park with a riders' staging area, lunging arena, large open activity arena, and an obstacle trail.

Additionally, the park will also provide a trailhead into the Las Vegas Wash Trail System connecting it to the existing Douglas A. Selby Park and the Las Vegas Wash Park (at Washington Ave.) located north along the Las Vegas Wash.

A major development consideration is the sports lighting effects on the adjoining neighbors to which a photometric study/exhibit is included with this application to assure that a 0.0 fc (foot-candle) average light spillage into the adjacent properties beyond the 6' block wall.

Because of its use as a Community Park, we don't believe the Landscape Buffer requirements of LVMC 19.08.040(F) and Table 4 of LVMC 19.08.050 are applicable and serve their intent for this development. For this reason, we respectfully ask for a Variance from this standard as part of this Application.

The development of this park is essential to the City's Strategic Plan Priorities of revitalizing "Core" and mature neighborhoods and will be a welcomed addition to the surrounding neighborhood. For these reasons, we respectfully seek your support and approval for this project.

Please feel free to contact me for any questions and further clarifications.

Sincerely,

Stanley Consultants, Inc.

PRJ-76850
06/25/19

Thai Q. Tran, P.E.
Project Manager

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 8 2019
Dept of Planning
City of Las Vegas

CASE: VAR-76861 [PRJ-76850] - VARIANCE REALTED TO SDR-76862

SUBJECT: APPLICANT/OWNER: CITY OF LAS VEGAS

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***

Signature	8/8/2019
	Date

Thai Q. Tran

Please Print Name

Stanley Consultants

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 18

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

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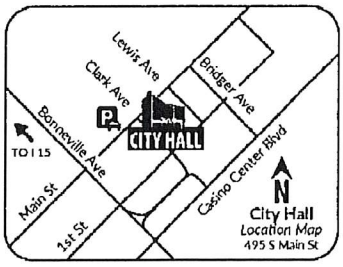
Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76861 and SDR-76862 [PRJ-76850]

Planning Commission Meeting of **08/13/2019**

NEW PARK TWO BLOCKS AWAY ON WASHINGTON,

RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

PRJ-76850
14029810057
LEWIS KENNETH C & M E REV LIV TR
LEWIS KENNETH C & MURIEL E TRS
4905 HARRIS AVE
LAS VEGAS NV 89110-2448

Aug 04 19 05:19p kenandmur (702) 452-6352 p.1

Submitted after final agenda

18-19P

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

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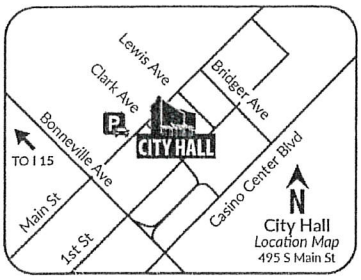
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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AUG 12 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76861 and SDR-76862 [PRJ-76850]
Planning Commission Meeting of **08/13/2019**

PRJ-76850
14029810006
KLINE KENDALL G
4795 IRENE AVE
LAS VEGAS NV 89110-2444

What is the deviation from title? Please explain... Thank you.

18P
19P

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

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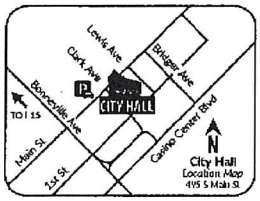
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-76861 and SDR-76862 [PRJ-76850]
Planning Commission Meeting of **08/13/2019**

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Las Vegas, NV
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PRJ-76850
14029710009
CUEVAS JOSE RUDY
CORONA JOSE RUFO
10022 AMBER FIELD ST
LAS VEGAS NV 89178-8901

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AUG 12 2019
Dept of Planning
City of Las Vegas

1 1 3 FRONT 89178

Submitted after final agenda

18-19A

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

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Permit No. 1630

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Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76861 and SDR-76862 [PRJ-76850]
Planning Commission Meeting of **08/13/2019**

PRJ-76850
14029311051
GARCIA LUDBY D
853 KENICOTT PL
LAS VEGAS NV 89110

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AUG 12 2019
Dept of Planning
City of Las Vegas

18-19A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
19

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

SUBJECT:
SDR-76862 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76861 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CITY PARK on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76850]. Staff recommends APPROVAL.

C.C.: 09/18/2019

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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

CLV Planning - Application Form

Application Number:	PRJ-76850
Application/Petition For:	PRJ-76850 - VAR, SDR
ProjectAddress (Location):	SEC MARION AND HARRIS
Project Name	HARRIS-MARION PARK
Assessors Parcel #(s):	14029801001
Ward #:	WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	3.97
Lots/Units:	1
Additional Information:	
Applicant First Name:	Thai
Applicant Last Name:	Tran
Applicant Address:	5820 S. Eastern Ave., Suite 200
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89119
Applicant Phone:	(702) 534-2144
Applicant Fax:	
Applicant Email:	tranthai@stanleygroup.com
Rep First Name:	Thai
Rep Last Name:	Tran
Rep Address:	5820 S. Eastern Ave., Suite 200
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89119
Rep Phone:	(702) 534-2144
Rep Fax:	
Rep Email:	tranthai@stanleygroup.com

CLV Planning - Application Form

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
CITY OF LAS VEGAS	333 N RANCHO DR 8TH FL	LAS VEGAS, NV 89106-3703

CLVEPLAN Applicant	Company	Title	Email
THAI TRAN	Stanley Consultants, Inc.	Project Manager	tranthai@stanleygroup.com

SDR 76862
City of Las Vegas

SEC Harris Avenue & Marion Drive

Proposed 3.9 acre public park.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	PUBLIC PARK [ACRES]	3.9	0.78	3
AM Peak Hour			0.02	0
PM Peak Hour			0.11	0

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Marion Drive

Average Daily Traffic (ADT)	5,041
PM Peak Hour	403

(heaviest 60 minutes)

Nellis Boulevard

Average Daily Traffic (ADT)	40,576
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Marion Drive	16,380
Nellis Boulevard	50,900

This project will add approximately 3 trips per day on Harris Ave., Marion Dr. and Nellis Blvd. Currently, Marion is at about 31 percent of capacity and Nellis is at about 80 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Harris in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area less than one trip per hour.

Note that this report assumes all traffic from this development uses all named streets.

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

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Dept of Planning
City of Las Vegas

CASE: SDR-76862 [PRJ-76850] - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76861

SUBJECT: APPLICANT/OWNER: CITY OF LAS VEGAS

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***



Signature — 8/8/2019 — Date

Thai Q. Tran

Please Print Name

Stanley Consultants

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 19

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
20

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

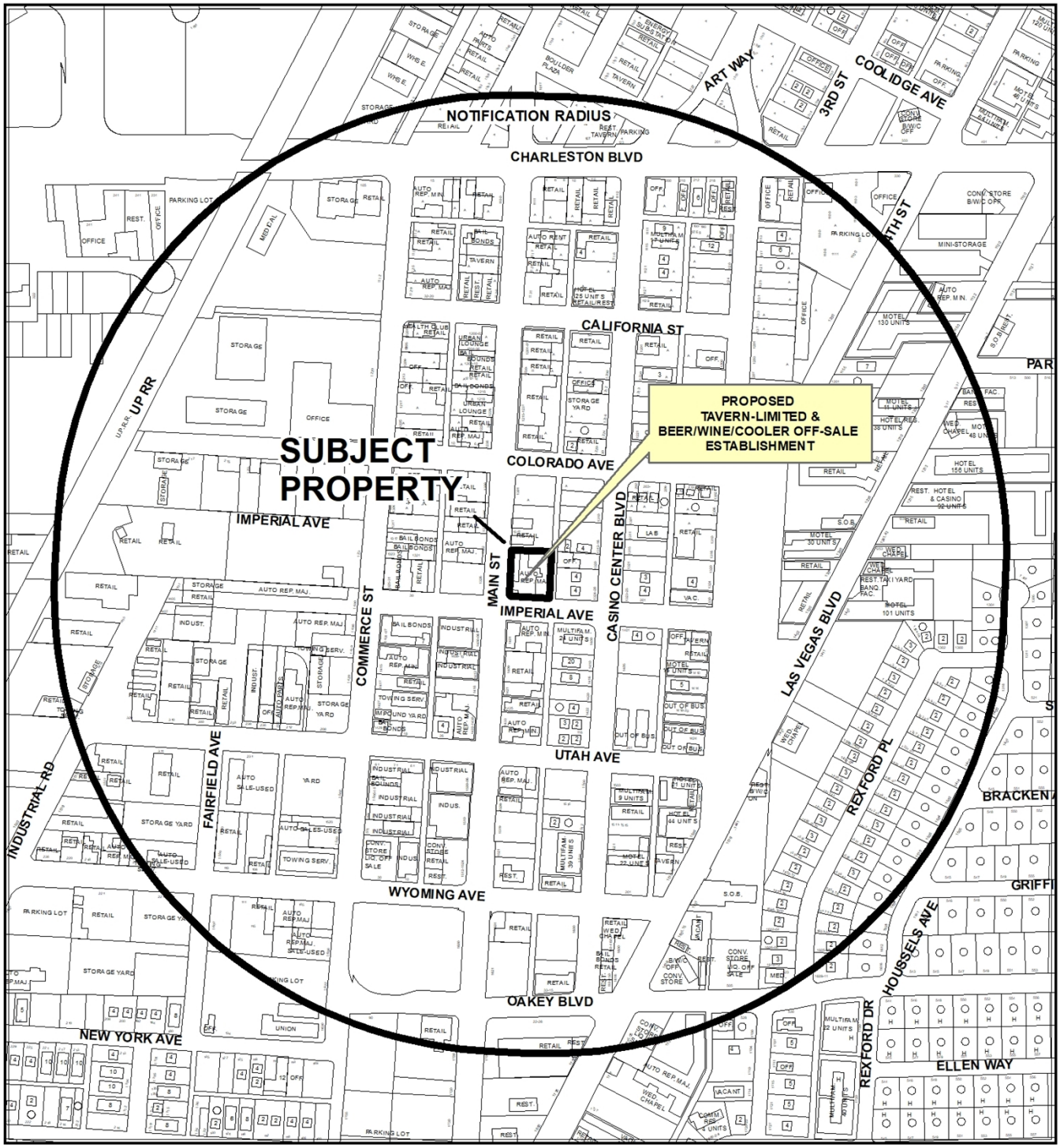
SUBJECT:
SUP-76868 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,203 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 1,542 SQUARE FEET OF OUTDOOR SEATING AREA at 1327 South Main Street (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-76866]. 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.	7
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

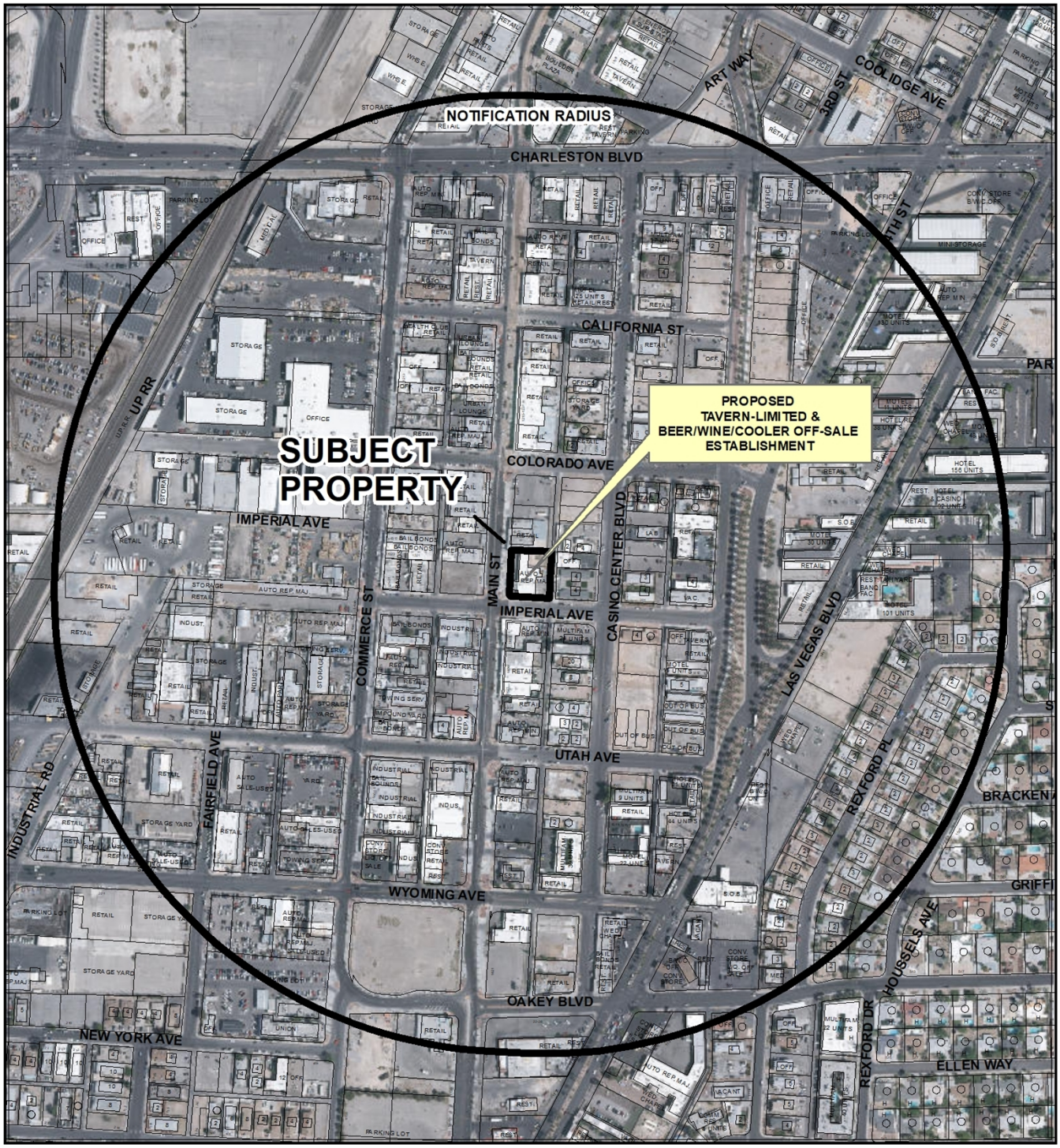
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-76868 and SUP-76869 [PRJ-76866]
2. Special Map
3. Conditions and Staff Report - SUP-76868 and SUP-76869 [PRJ-76866]
4. Supporting Documentation - SUP-76868 and SUP-76869 [PRJ-76866]
5. Photo(s) - SUP-76868 and SUP-76869 [PRJ-76866]
6. Justification Letter - SUP-76868 and SUP-76869 [PRJ-76866]
7. Documentation Not Vetted - Support Comment Form
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Support Postcards and Documentation Not Vetted - Concern Postcard for SUP-76868 and SUP-76869 [PRJ-76866]



CASE: **SUP-76868, SUP-76869 (PRJ-76866)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



0 375 750 Feet

CASE: **SUP-76868, SUP-76869 (PRJ-76866)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N



SUP-76868 (PRJ-76866)

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

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

- City Limits
- Subject Property
- 1500ft Buffer

N

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

Date: Tuesday, June 25, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76868	Staff recommends APPROVAL, subject to conditions:	
SUP-76869	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 350 - SUP-76868 and SUP-76869

PROTESTS 0 - SUP-76868 and SUP-76869

APPROVALS 0 - SUP-76868 and SUP-76869

CC

**** CONDITIONS ****

SUP-76868 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. Approval of this Special Use Permit does not constitute approval of any signage associated with the proposed use.

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.

SUP-76869 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-and Off-Sale 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

This is a request for a Special Use Permit for a proposed 1,203 square-foot Tavern-Limited Establishment and Beer/Wine/Cooler On- and Off-Sale Establishment with 1,542 square feet of outdoor seating area at 1327 South Main Street.

ISSUES

- The Tavern-Limited Establishment use is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit. Staff recommends approval of this request.
- The Beer/Wine/Cooler On- and Off-Sale Establishment is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit. Staff recommends approval of this request.

ANALYSIS

The subject site is located within the C-M (Commercial/Industrial) zoning district and within the Gateway District of the Downtown Las Vegas Overlay District (Area 1). The applicant requests two Special Use Permits; one for a proposed Tavern-Limited Establishment use, and one for a Beer/Wine/Cooler On- and Off-Sale Establishment use, in a 1,203 square-foot tenant space with a 1,542 square-foot outdoor seating area.

A Tavern-Limited Establishment is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. The intent of the Gateway District is a stabilized neighborhood with improved affordability and safety. The proposed Tavern-Limited Establishment generates a parking requirement of 71 spaces, with zero spaces provided on site. Notwithstanding this, the Title 19 parking requirement does not automatically apply to development projects located within Area 1 of the Downtown Las Vegas Overlay.

The justification letter stamped 06/27/19 provides details regarding the proposed theme for the Tavern-Limited Establishment: “The taproom will be themed as a microbrewery with chemistry and biology concepts, a sports bar with TVs and audio for home games, and will have an industrial theme with rustic décor. The taproom and patio will also host live, atmosphere-setting music periodically.”

The Beer/Wine/Cooler On- and Off-Sale Establishment use is defined as "an establishment:

1. Whose license to sell alcoholic beverages is limited to:
   a. The sale of beer, wine and coolers for consumption in connection with a meal on the premises where the business is conducted; and
   b. 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 the business is conducted; and
2. Is operated in connection with one of the following:
   a. Restaurant;
   b. Grocery store;
   c. General retail store;
   d. Convenience store in which 30 or more people may be served with meals at any one time at tables or stools;
   e. Beer wine room with an ancillary brew pub, in in accordance with LVMC 6.50.085; or
   f. Beer wine room that holds a Nevada license as a brew pub, in in accordance with LVMC 6.50.050(B)(7)."

Minimum Special Use Permit Requirements:

1. *Except as otherwise provided, no beer/wine/cooler on- and 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 is no protected use within 400 feet of the subject site.

2. *Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

The proposed use meets this requirement as this is the measuring method used to determine compliance with Requirement Number One.

3. *In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
   b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

   This requirement is not applicable.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation 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 requirement should be waived and the reasons in support of the decision.

   This requirement is not applicable, as there is no protected use within 400 feet of the subject site.

5. The minimum distance 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.

   This requirement is not applicable, as there is no protected use within 400 feet of the subject site.

6. *All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.
   The proposed use meets this requirement as the business license will be subject to regular inspections to ensure compliance.

7. The minimum distance 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 20,000 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 20,000 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 not applicable, as there is no protected use within 400 feet of the subject site.

8. Except for a grocery store as defined by LVMC 6.50.020 that contains not less than twelve thousand square feet of gross internal floor area, no establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

   The proposed use meets this requirement as the subject site is not adjacent to a pedestrian mall.

The proposed use meets the goals of the Downtown Las Vegas Master Plan and the Las Vegas Master Plan 2020 by providing new opportunities for entertainment and commercial ventures; therefore, staff recommends approval of both of the proposed Special Use Permits.

FINDINGS (SUP-76868 and SUP-76869)

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 and Beer/Wine/Cooler On- and Off-Sale Establishment will be located within the Downtown Las Vegas Overlay – Gateway District. The proposed uses can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

The subject site can physically accommodate the proposed Tavern-Limited Establishment and Beer/Wine/Cooler On- and Off-Sale Establishment uses and is in close proximity of other commercial uses in the area.

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

The proposed Tavern-Limited Establishment Beer/Wine/Cooler On- and Off-Sale Establishment uses are located on a parcel with access to Main Street, an 85-foot Primary Arterial, as designated by the Master Plan of Streets and Highways. All accessible street facilities are adequate in size to meet the requirements of the proposed use.

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

The proposed Tavern-Limited Establishment Beer/Wine/Cooler On- and Off-Sale Establishment uses would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

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

The proposed Tavern-Limited Establishment and Beer/Wine/Cooler On- and Off-Sale Establishment uses meet all of the applicable conditions per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/20/89	The City Council approved a request for a Special Use Permit (U-0171-89) to allow a 12-foot x 24-foot Off-Premise advertising (Billboard) sign at 1323 South Main Street. The Board of Zoning Adjustment recommended approval.
11/15/17	The City Council approved a request for a Site Development Plan Review (SDR-71507) for proposed façade improvements and an 8,275 square-foot addition to an existing 5,800 square-foot commercial building with a 4,500 square-foot outdoor patio area located on the northeast corner of Imperial Avenue and Main Street. The Planning Commission recommended approval; staff recommended denial.

Most Recent Change of Ownership	
10/06/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1966	Clark County Assessor records indicate the subject building was constructed in 1966.
02/18/04	A Code Enforcement Case (#10053) was issued for nuisance/litter at 1327 South Main Street. The case was resolved on 02/18/04.
03/22/04	A Code Enforcement Case (#11536) was issued for trash and debris at 1327 South Main Street. The case was resolved on 05/03/04.
06/17/04	A Code Enforcement Case (#16745) was issued for a homeless encampment and damaged fencing at 1327 South Main Street. The case was resolved on 01/12/06.
05/05/14	The Department of Planning approved a request for a Conditional Use Verification (CUV-53996) for an Auto Smog Check use at 1325 South Main Street.
01/05/15	A Code Enforcement Case (#149304) was issued for a homeless encampment at 1327 South Main Street. The case was resolved on 03/16/15.
10/25/16	The Department of Planning approved a Reversionary Final Map (FMP-67406) for reversion to acreage of Lots 6, 7 and 8 of the Boulder Addition to the City of Las Vegas on 0.48 acres at the southwest corner of South Main Street and Imperial Street.
04/16/18	The Department of Planning approved a request for a Conditional Use Verification (CUV-73167) for a Motor Vehicle Sales, Used use at 1323 South Main Street.

Pre-Application Meeting	
06/13/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for Special Use Permits pertaining to a Tavern-Limited Establishment and a Beer/Wine/Cooler On- and Off-Sale Establishment.

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

Field Check	
07/02/19	A vacant building was observed on the subject site during a routine field check. The site was found to be in good condition.

Details of Application Request	
Site Area	
Gross Acres	0.47

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Proposed General Retail Store	C (Commercial)	C-M (Commercial/Industrial)
North	General Retail Store	C (Commercial)	C-M (Commercial/Industrial)
South	Auto Repair Garage, Minor	C (Commercial)	C-M (Commercial/Industrial)
East	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
	Office		C-1 (Limited Commercial)
West	Undeveloped	C (Commercial)	C-M (Commercial/Industrial)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets and Highways	85	Y

CC

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment	2,745 SF	1/50 SF (seating area)	55				
	3,062 SF	1/200 SF (back of house)	16				
Beer / Wine / Cooler On-and Off-Sale Establishment	N/A	No additional parking spaces required beyond that of the primary use.					
General Retail	8,143 SF	1/175 SF	47				
TOTAL SPACES REQUIRED			118		0		N*
Regular and Handicap Spaces Required			113	5	0	0	N*

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

CC

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	PRJ-76866
Meeting Date	
Total Fee	
Received By/Date	A Strawser June 20 2019

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

Project Address (Location) 1327 S. Main St., Las Vegas, NV, 89104

Project Name Nevada Brew Works **Proposed Use** Brew Pub

Assessor's Parcel #(s) 163-03-105-008 **Ward #** _____

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

Additional Information _____

Property Owner Proview Series 32, LLC Contact _____

Address 203 N. 9th St City Las Vegas State NV Zip 89101

E-mail construction126@gmail.com Phone 702-750-1668

Applicant Nevada Brew Works, LLC Contact Jason Taylor

Address 1808 Solvang Mill Dr City Las Vegas State NV Zip 89135

E-mail jasontaylor555@gmail.com Phone 702-540-0244

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 KAMRAN FOULADKHSH

STATE of NEVADA COUNTY of CLARK

Subscribed and sworn before me

This 19th day of JUNE, 20 19

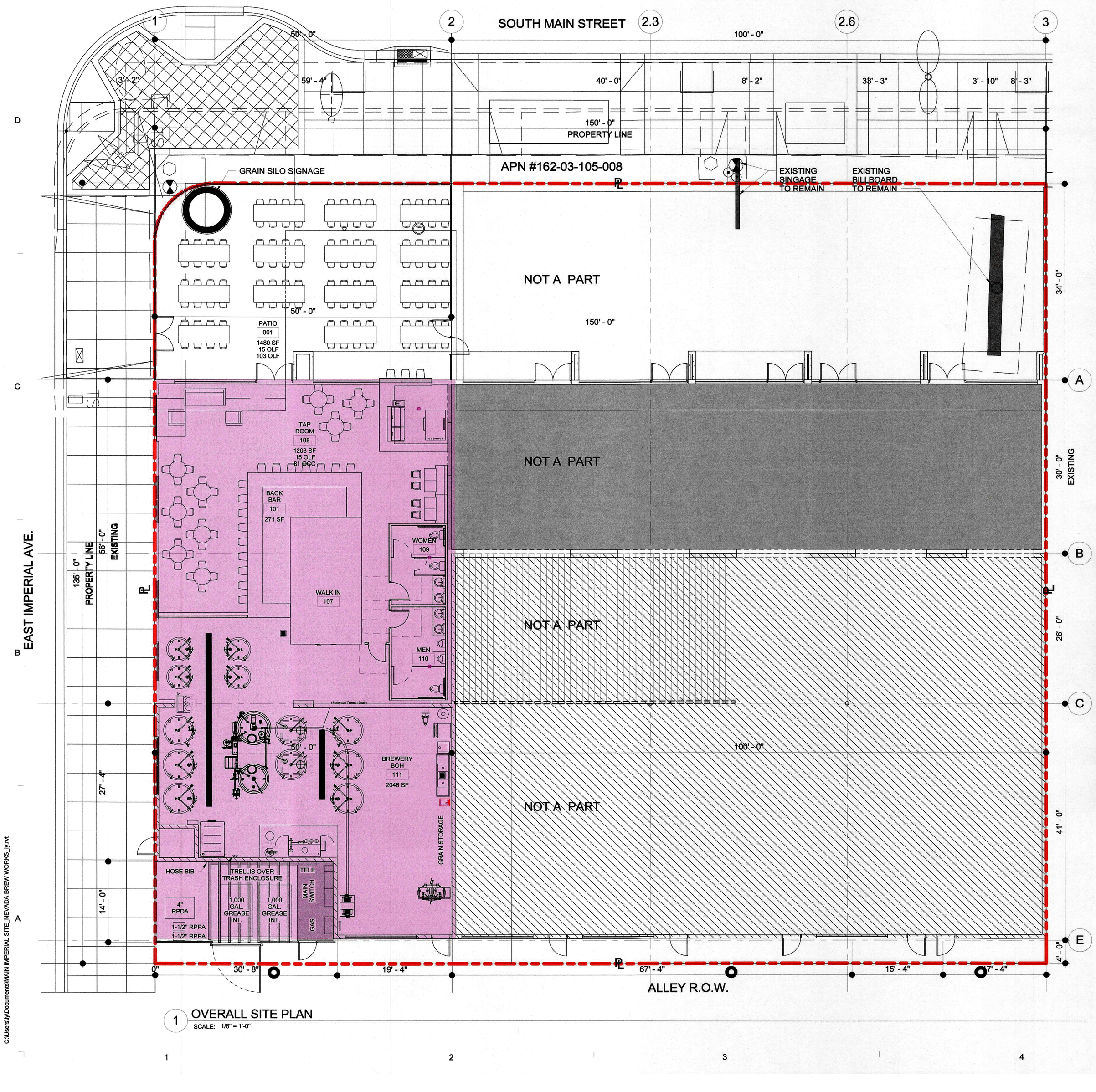
_____

Notary Public in and for said County and State

RICARDO AYALA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-22-2020
Certificate No: 12-8060-1

PRJ-76866
06/27/19

Planning Commission - Page 414



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

SITE INFORMATION

PROJECT NAME
NEVADA BREW WORKS

JURISDICTION
CITY OF LAS VEGAS

ZONING
COMMERCIAL INDUSTRIAL DISTRICT - C-M

ASSESSOR'S PARCEL NUMBER
APN #: 162-03-105-008

PROJECT ADDRESS NUMBER
1321 S MAIN STREET, LAS VEGAS NV. 89104

SITE SPECIFICS

TOTAL OVERALL EXISTING SITE	**21,000 S.F.**
NEVADA BREW WORKS TENANT IMPROVEMENTS	
21 & OVER TAP ROOM AREA	1,203 S.F.
21 & OVER PATIO AREA	1,542 S.F.
BREWERY AREA	2,046 S.F.
BAR SERVICE AREA, BOH , RESTROOM, KITCHEN	1,016 S.F.
OVERALL TOTAL SQUARE FEET	**5,807 S.F.**
***TOTAL PARKING REQ' (1:175 SF)	34 PS REQ'
TOTAL ACCESSIBLE PARKING REQ'	1 HC + 1 VAN REQ'
TOTAL PARKING PROVIDED	0 PS PROV'
TOTAL ACCESSIBLE PARKING PROVIDED	0 HC + 0 VAN PROV'

*** SEE ATTACHED CONDIDTION FROM CITY COUNCIL PLANNING COMMISSION

REQUIRED PLUMBING FIXTURES
1109.2.1, TABLE 2902.1

Revised Table 2902.1: Minimum number of required plumbing fixtures

Occupancy	Occupant load	Water Closets M	Water Closets W	Lavatories M	Lavatories W	Bathtubs or Showers	Drinking Fountains	Service Sink
Assembly A-2	N/A	1 per 75		1 per 200		N/A	1 per 500	REQ
	TOTAL	2	2	1	1	N/A	1	1

NOTE:
OCCUPANCY (A-2) LIMITED TAVERN WITH ANCILLARY BREW PUB AND RESTAURANT

VICINITY MAP

1321 SOUTH MAIN STREET, LAS VEGAS NV. 89104



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ARCHITECT

CONSULTANT

CLIENT NAME
JASON TAYLOR
1327 S. MAIN STREET LAS VEGAS,NV. 89104

PROJECT NAME
NEVADA BREW WORKS
1327 S. MAIN STREET
LAS VEGAS,NV. 89104

PERMIT

REV	DATE	DESCRIPTION

PROJECT NO:	PREAPP2019 - 010202
CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker
COPYRIGHT:	©2019 ART-IS-ZEN®

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SHEET TITLE
PREAPP2019 - 010202
NEVADA BREW WORKS
OVERALL SITE PLAN

06/07/2019

PRJ-76866
06/27/19

SP001
SHEET OF

C:\Users\y\Documents\MAIN IMPERIAL SITE_NEVADA BREW WORKS_jy.rvt

PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE
	MOJAVE SAGE	SALVIA PACHYPHYLLA	5 GAL.
	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS	5 GAL.
	PROSTRATE ROSEMARY	ROSMARINUS O. 'PROSTRATA'	5 GAL.

EMITTER SCHEDULE:

1 GALLON	1 - 2 GPH
5 GALLON	1 - 2 GPH
1-5 GALLON CACTUS	2 - 0.5 GPH
15 GALLON	3 - 2 GPH
24" BOX	8 - 2 GPH
36" BOX	12 - 2 GPH

PIPE SIZING CHART:

3/4"	>10 GPM
1"	16 GPM
1 1/4"	26 GPM
1 1/2	40 GPM

IRRIGATION LEGEND

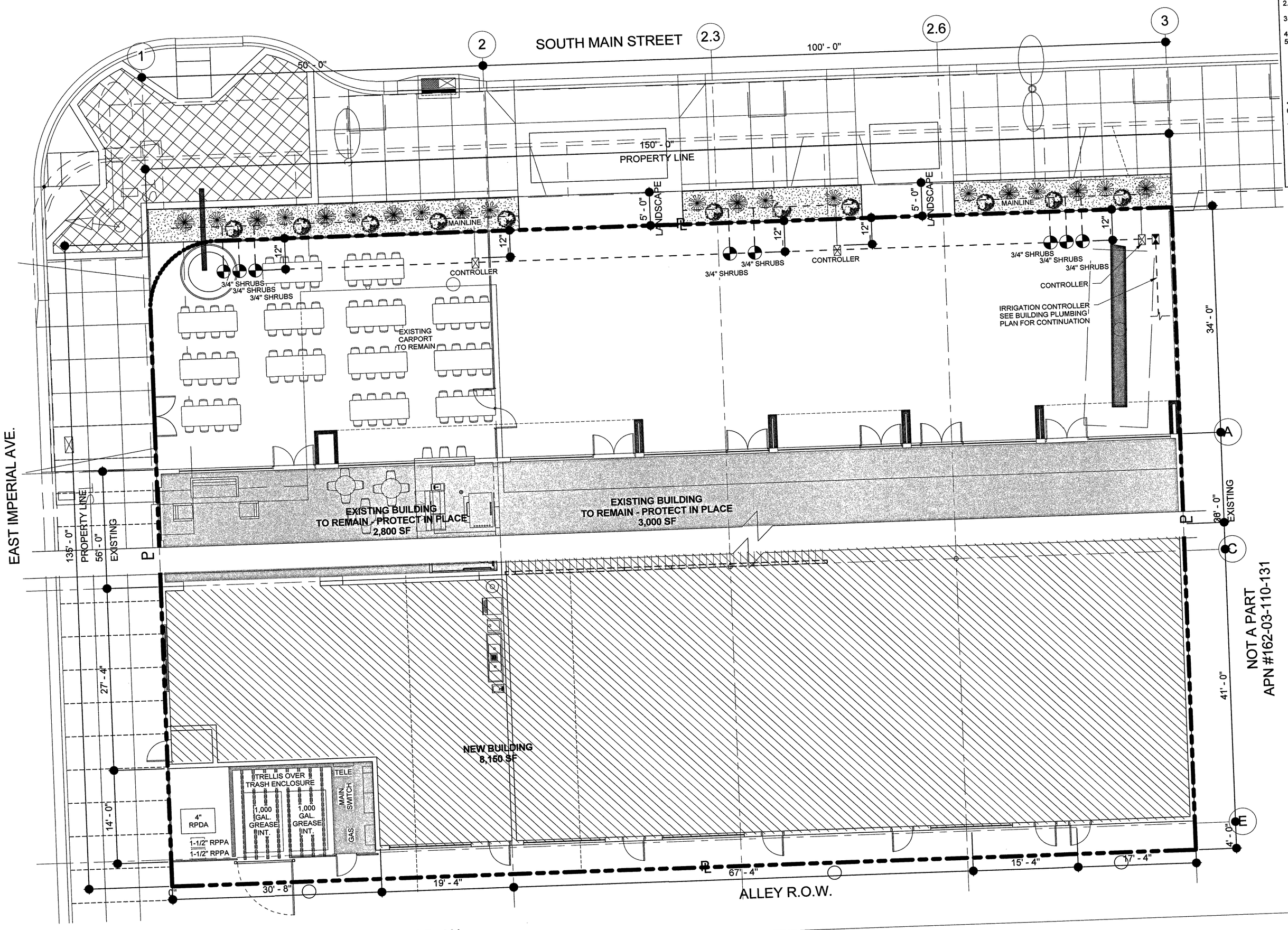
SYM.	ITEM	MANUFACTURER/MODEL#/SIZE
	CONTROLLER	RAINBIRD ESP-SMTe-19MC
	QUICK COUPLER	RAINBIRD 33DLRC
	ISOLATION VALVE	NIBCO T-113 (LINE SIZE)
	REMOTE CONTROL VALVE	RB DVF 100 W/ AG PROD. 4E, 1" & PRESSURE MASTER REG 30 PSI
	MAINLINE	1" SCH 40 PVC PIPE
	LATERALS	CLASS 200 PVC PIPE
	DISTRIBUTION TUBE	BLUELINE POLY 1/2" & 1/4" DISTRIBUTION @ EMITTERS
	FLUSH CAP AT EACH STATION END	
	EMITTERS	AGRIFIM 2 GPH (GREEN) TECHFLOW EMITTER
	VALVE WIRES	12 GAUGE DIRECT BURIAL/10 GAUGE DIRECT BURIAL
	VALVE BOXES	CARSON 12" x 18" TAN W/LOCKING LID
	Q.C. & FLUSH CAP BOXES	CARSON 10" ROUND TAN W/LOCKING LID
	GATE VALVE	LINE SIZE AT P.O.C.
	BACKFLOW PREVENTOR	FEBCO 825Y 1-1/2" @ P.O.C.
	FULL HEAD SPRINKLER	HUNTER PS-04-15-A
	½ HEAD SPRINKLER	HUNTER PS-04-15-A

* INSTALL IN-LINE CHECK VALVES FOR ANY LATERAL LINES WITH 2'< ELEVATION DIFFERENCE (TYP.)

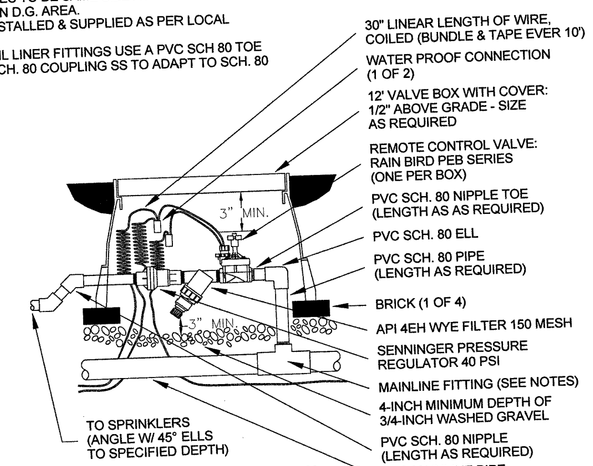
IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DRAFTED FOR GRAPHIC CLARITY ONLY. WHERE PIPING VALVES ETC. SHOWN IN HARDSCAPE AREAS THEY ARE ACTUALLY INTENDED TO BE INSTALLED IN THE PLANTEAREAS ADJACENT1 EXCEPT WHERE SLEEVES ARE REQUIRED. ALL VALVE BOXES TO BE INSTALLEDOUT OF TURF AREAS WHERE POSSIBLE
2. CONTRACTOR TO VERIFY EXISTING BACK.FLOW PREVENTER(S) ARE IN COMPLIANCE WITH LVVWD
3. STANDARDS, CODES AND REGULATIONS.
4. SPRINKLERS ARE TO PROVIDE HEAD TO HEAD COVERAGE IN ALL TURF AREAS. SPRAY PATTERN TO BE ADJUSTED TO MINIMIZE ERRANT SPRAY ONTO ADJACENT PLANTER BEDS1 BUILDINGS, HARDSCAPE ETC.
5. CONTRACTOR TO PROVIDE ALL NECESSARY SLEEVING UNDER ALL HARDSCAPES.
   INSTALL SLEEVES AS PER GUIDE BELOW: PIPE SIZE REQUIRED SLEEVING
   3" PVC MAINLINE------1-6" SCH 40 PVC SLEEVE
   1" TO 2 1/2" PVC MAINLINE-- 1- 4" SCH 40 PVC SLEEVE
   1 1/2" LATERAL----------1- 4" SCH 40 PVC SLEEVE
   3/4" TO 1 1/4" LATERAL---1 - 2" SCH 40 PVC SLEEVE
   WIRE QUANTITY REQUIRED SLEEVING
   1- 25 CONTROL WIRES-----1- 2" SCH 40 PVC SLEEVE
   26- 50 CONTROL WIRES-2- 2" SCH 40 PVC SLEEVES
   INSTALL IN-LINE CHECK VALVES FOR ANY LATERAL LINES WITH 2.1< ELEVATION DIFFERENCE (TYP.)
6. CONTRACTOR TO PROVIDE ONE ADDITIONAL 2" & 4" SCH 40 PVC SLEEVES WHENEVER IRRIGATLINES TRAVERSE A ROADWAY.
7. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING IRRIGATION AMENITIES.
8. ALL AIR VALVES TO BE LOCATED AT THE HIGHEST POINT OF ELEVATIOIOF EACH IRRIGATION ZONE.
9. CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IF ANY OF THE EXISTING CONDITIONS VARY FROM THOSE NOTED ON THE PLANS OR IF THERE ARE EXISTING CONDITIONS THAT INTERFERE WITH THE INSTALLATION OF THE PLANS.
10. CONTRACTOR IS RESPONSIBLE TO VERIFY UTILITY LOCATIONS AND TO OBTAIN ANY AND ALL PERMITS AND INSPECTIONS AS REQUIRED.

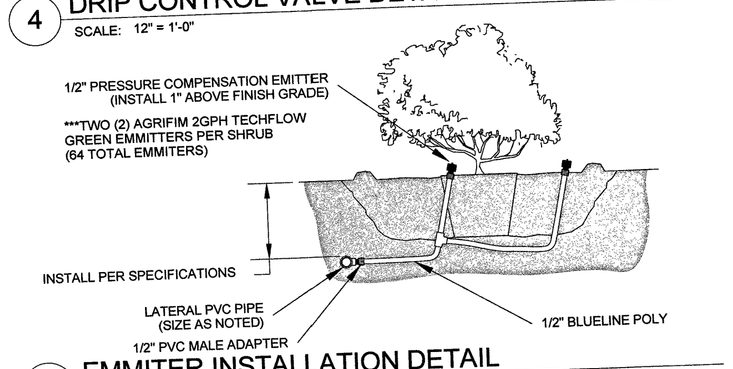
NOTES:
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. FITTING AND NIPPLES TO BE SAME SIZE AS RCV.
5. BOX COLOR - TAN IN D.G. AREA.
6. ALL WIRE TO BE INSTALLED & SUPPLIED AS PER LOCAL CODE
7. ON OUTLET OF MAIL LINER FITTINGS USE A PVC SCH 80 TOE NIPPLE AND A PVC SCH. 80 COUPLING SS TO ADAPT TO SCH. 80 PIPE.



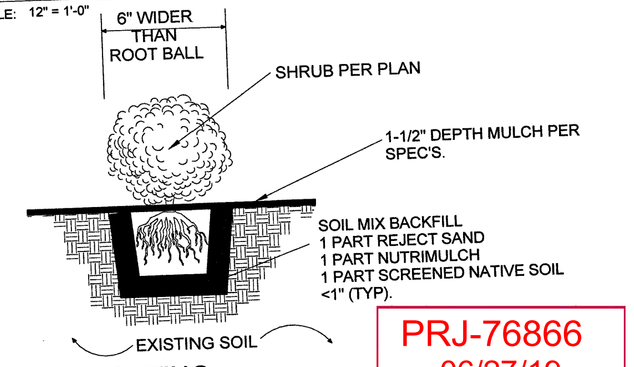
1 LANDSCAPE PLAN / IRRIGATION PLAN
SCALE: 1/8" = 1'-0"



4 DRIP CONTROL VALVE DETAIL
SCALE: 12" = 1'-0"



3 EMMITER INSTALLATION DETAIL
SCALE: 12" = 1'-0"



2 SHRUB PLANTING
SCALE: 1" = 1'-0"

PRJ-76866
06/27/19

LANDSCAPE & IRRIGATION
JASON TAYLOR
NEVADA BREW WORKS

1327 S. MAIN STREET LAS VEGAS,NV. 89104

Revision Schedule	Revision #	Revision Description	Revision Date

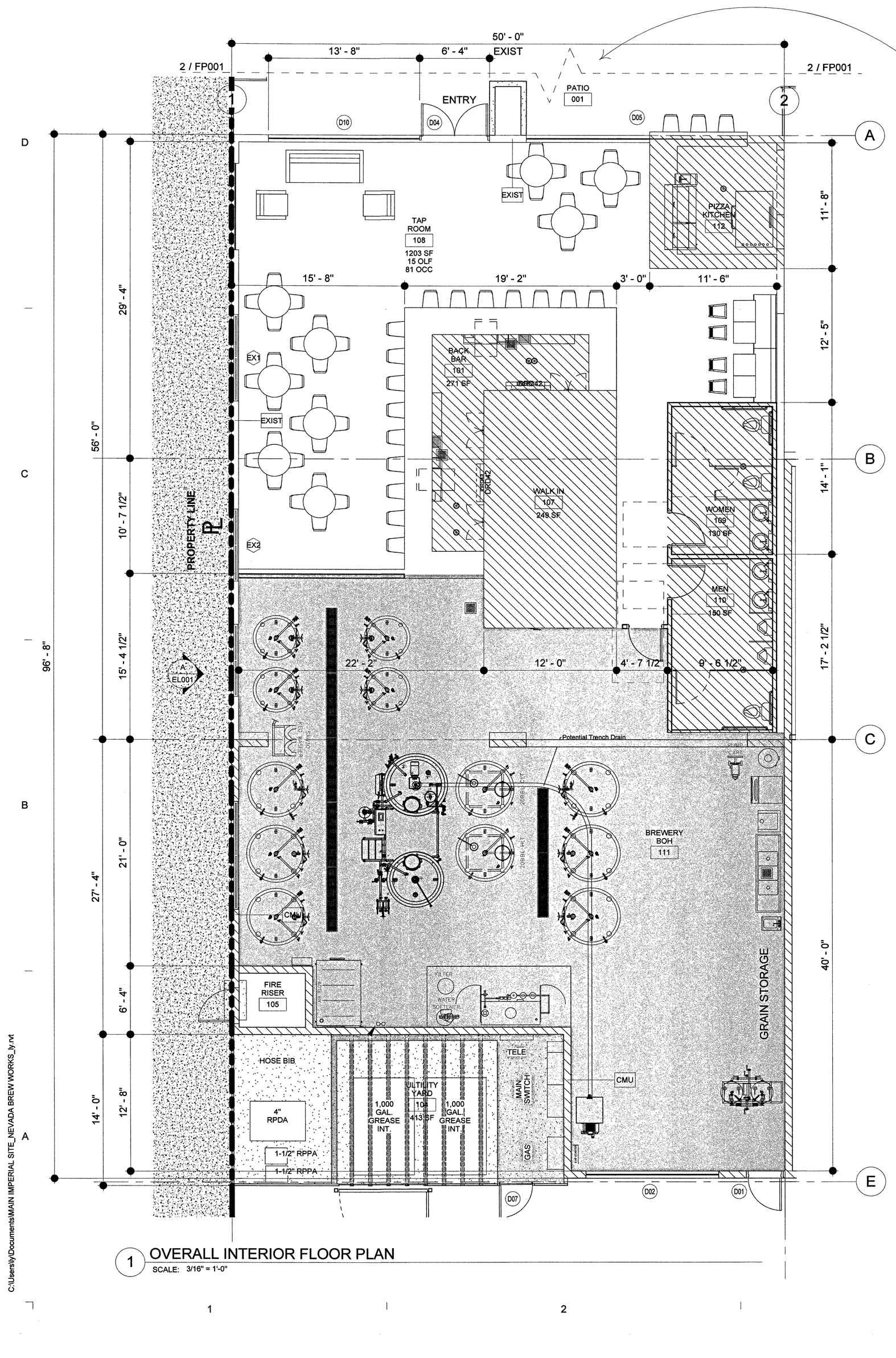
PREAPP2019 - 010202

07/30/18

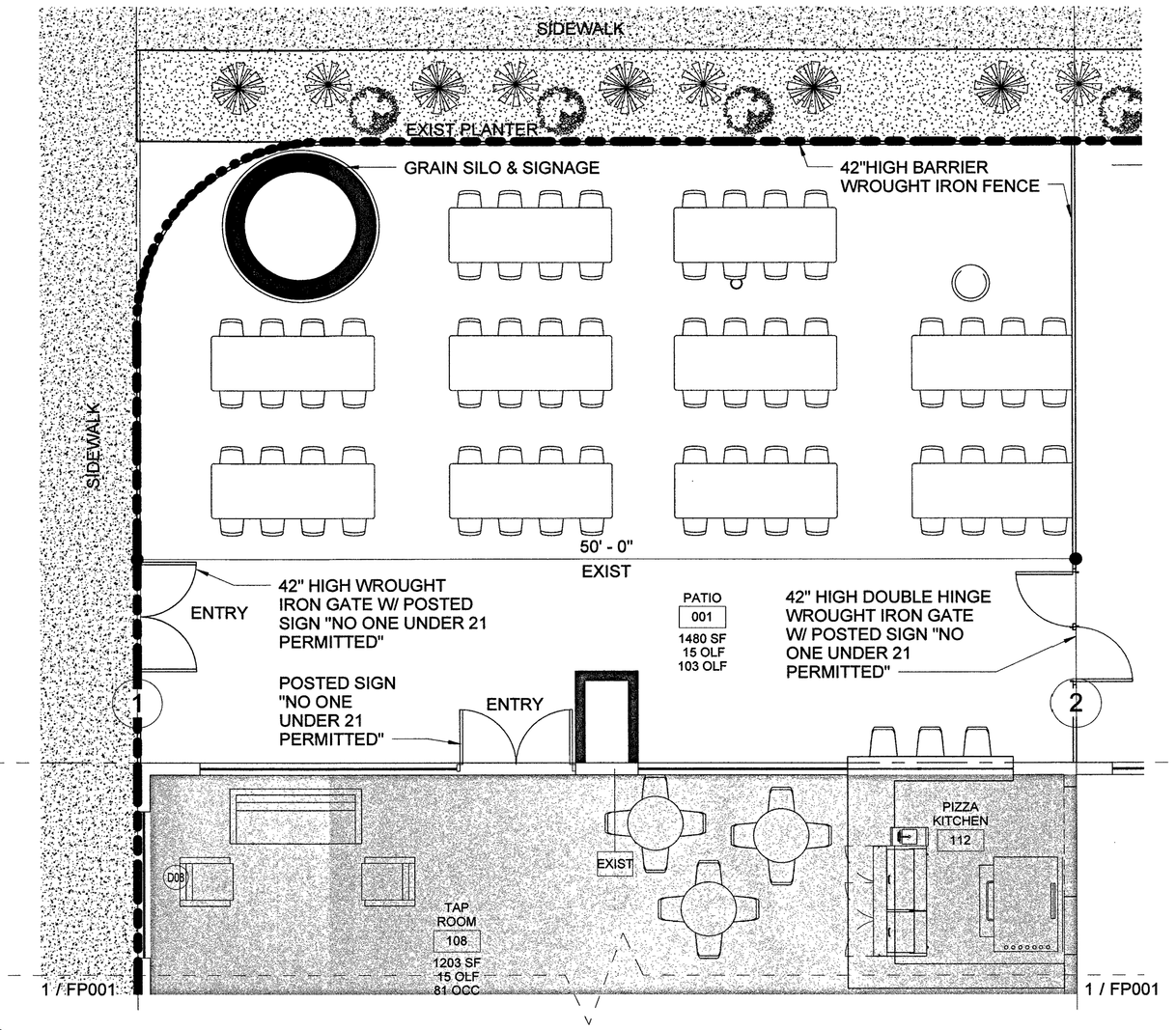
SHEET NUMBER:

L1.01

SHEET 5 OF 5



1 OVERALL INTERIOR FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 OVERALL PATIO AREA FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR PLAN SUMMARY

PROJECT NAME

1327 S MAIN ST

JURISDICTION

CITY OF LAS VEGAS

OCCUPANCY BREAKDOWN

NEVADA BREW WORKS TENANT IMPROVEMENTS

21 & OVER TAP ROOM AREA	1,203 S.F.
• 16 BAR SEATS	
• 44 TABLE SEATS (12 TABLES)	
• 4 LOUNGE SEATS	
21 & OVER PATIO AREA	1,542 S.F.
• 40 TABLE SEATS (10 TABLES)	
BREWERY AREA	2,046 S.F.
BAR SERVICE AREA, BOH , RESTROOM, KITCHEN	1,016 S.F.
OVERALL TOTAL SQUARE FEET	**5,807 S.F.**

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ENGINEERING & CONSTRUCTION
353 E BONNEVILLE ST, STE 171
LAS VEGAS, NV 89101-6518

W 702-433-6900 M 702-467-1946
WWW.ART-IS-ZEN.COM INFO@ART-IS-ZEN.COM

ARCHITECT

CONSULTANT

CLIENT NAME
JASON TAYLOR

1327 S. MAIN STREET LAS VEGAS,NV. 89104

PROJECT NAME
NEVADA BREW WORKS
1327 S. MAIN STREET
LAS VEGAS,NV. 89104

PERMIT

REV	DATE	DESCRIPTION

PROJECT NO:	PREAPP2019 - 010202
CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker
COPYRIGHT:	©2019 ART-IS-ZEN®

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SHEET TITLE
PREAPP2019 - 010202
NEVADA BREW WORKS
FLOOR & PATIO PLAN

06/07/2019

PRJ-76866
06/27/19

SHEET FP001 OF

C:\Users\y\Documents\MAIN IMPERIAL SITE_NEVADA BREW WORKS_y.rvt



SUP-76868 [PRJ-76866] - SPECIAL USE PERMIT RELATED TO SUP-76869 - APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC
1327 SOUTH MAIN STREET

07/02/19



SUP-76868 [PRJ-76866] - SPECIAL USE PERMIT RELATED TO SUP-76869 - APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC
1327 SOUTH MAIN STREET

07/02/19



SUP-76868 [PRJ-76866] - SPECIAL USE PERMIT RELATED TO SUP-76869 - APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC
1327 SOUTH MAIN STREET

07/02/19

NEVADA BREW WORKS

Letter of Justification

I am writing this letter of justification to request your consideration for granting approval for a brew pub facility in the Gateway District in downtown Las Vegas. This new brew pub, Nevada Brew Works, is planned as a neighborhood-friendly microbrewery with taproom and patio area to enjoy crisp microbrews, oven-fresh pizza, and good times with friends. Aside from our house brewed beer, we would request a tavern-limited license to include a full bar for our non-beer drinking friends. We also will sell house brewed beer in sealed containers for off-site consumption. We will serve limited food with a walk-up food window for pizza and salad. To satisfy the requirements of the tavern-limited license, the taproom will be themed as a microbrewery with chemistry and biology concepts, a sports bar with TV's and audio for home games, and will have an industrial theme with rustic décor. The taproom and patio will also host live, atmosphere-setting music periodically.

The requested location will be renovated as approved under Land Use Entitlements case SDR-71507 under building permits plan check PRC18-00049 and civil improvements under case L18-00781. The building owner will greatly facelift the property shell with 7 suites. Nevada Brew Works will occupy two of these suites and perform a separate Tenant Improvement to the property which includes installing brewing equipment, taproom bar, small kitchen area, bathrooms, patio upgrades, and silo with signage in front of property. Nevada Brew Works fits the City's vision and current direction of growth in the Arts District / Gateway District area making it a perfect fit.

Nevada Brew Works is expected to open in April of 2020. This new brew pub is expected to create 10 new jobs by end of 2020; and an additional 5 more jobs in 2021. Excise tax and sales tax will be collected on the beer produced and sold. The taproom hours are planned daily for 12:00 pm (noon) to 12:00 am (midnight). Brewing activity will occur in the early mornings and conclude in the early afternoon.

The location is situated between the Arts District and Gateway District on Main at Imperial. The current zoning is commercial industrial district (C-M). The new brew pub will have a total of approx. 5807 SF. The breakdown is as follows: brewing area 2046 SF, taproom 1203 SF, patio 1542 SF, BOH Restroom/Kitchen/Backbar is 1016 SF. Additionally, we will be seeking a parking waiver. Currently there are no onsite parking spaces, and none are required per Downtown Centennial Gateway District Requirements.

The taproom and patio space will serve as a gathering place for our community for clubs, fundraisers, parties, corporate gatherings, community events and more. Our taproom will be a comfortable place to sample our "Nevada Ale"; a beer that all Nevadans can be proud of! The brew pub will also be donating a portion of the proceeds to a charity supporting neonatal care because my daughter was born 4 months early and spent 117 days in a local NICU. This is one way the company will be giving back to the community.

The City of Henderson recently lessened its paperwork requirements and financial burden to attract brew pubs to open in Henderson. This has negatively affected the City of Las Vegas community by luring businesses away from the city, limiting patrons' choices and requiring longer commutes to visit these institutions. As a further result, Las Vegas has fallen behind in the craft beer movement compared to other cities in our region. We are in

PRJ-76866
06/27/19

need of an immediate uptick of new microbreweries to keep Las Vegas up to pace with the rest of the region. By comparison in count of brew pubs and breweries, Denver has 158, San Diego has 150, Seattle has 87, and Portland Metro has 84. Las Vegas has only 12 brew pubs and breweries; 3 of which reside in casinos.

In summary, an approval of the special permit required for a new brew pub mutually benefits both the City of Las Vegas and its citizens. I appreciate you taking time to read this letter and thank you greatly for your consideration.

PRJ-76866
06/27/19

Nora Lares

From: noreply@formstack.com
Sent: Saturday, August 3, 2019 3:35 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/03/19 3:35 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	SUP-76868
Position:	I SUPPORT the project and all related applications.
Name:	Gary Creagh
Residential or Business Address:	3726 Las Vegas Blvd S Unit 1706W Las Vegas, NV 89158
Phone:	(215) 852-1482
Email:	smith43074@aol.com

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

20A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 8 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76868 [PRJ-76866] - SPECIAL USE PERMIT RELATED TO SUP-76869

SUBJECT: APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***

J Taylor — Signature

8-08-19 — Date

JASON TAYLOR — Please Print Name

NEVADA BREW WORKS LLC — Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 20

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

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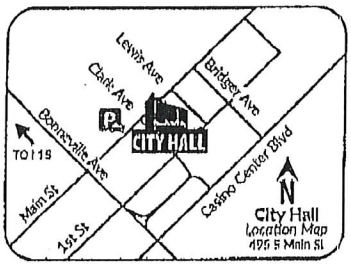
Official Notice of Public Hearing



RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

2019 AUG 12 A 7:05
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CITY CLERK

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76868 and SUP-76869 [PRJ-76866]
Planning Commission Meeting of **08/13/2019**

PRJ-76866
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR #103
LAS VEGAS NV 89128-8433

Submitted after final agenda

20-21A

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

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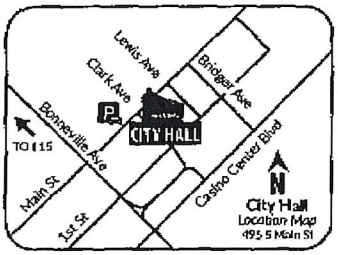

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AUG 12 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76868 and SUP-76869 [PRJ-76866]
Planning Commission Meeting of **08/13/2019**

PRJ-76866
16203210090
ARISTOTLE HOLDING LIMITED PARTNE
9125 S BUFFALO DR
LAS VEGAS NV 89113

20-21A

P.005/009

(FAX)

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

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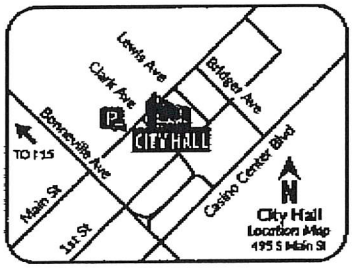

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76868 and SUP-76869 [PRJ-76866]
Planning Commission Meeting of **08/13/2019**

RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

PRJ-76866
16204608017
KINGS EIGHT L L C
C/O K BAILEY
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 FRDFNP1 89102

08/06/2019 09:25

20-21A

P.004/009

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

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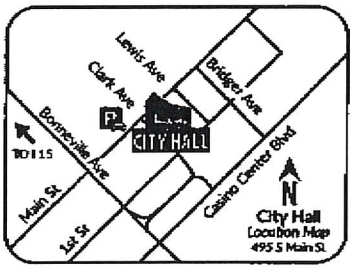

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AUG 12 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76868 and SUP-76869 [PRJ-76866]
Planning Commission Meeting of **08/13/2019**

PRJ-76866
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 PROFNP1 89102

08/06/2019 09:25

20-21A

P.003/009
(FAX)

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

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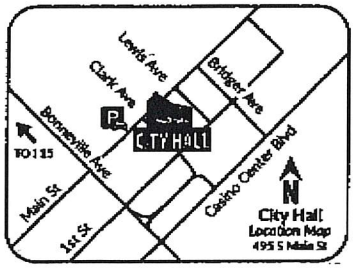

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76868 and SUP-76869 [PRJ-76866]
Planning Commission Meeting of **08/13/2019**

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AUG 12 2019
Dept of Planning
City of Las Vegas

PRJ-76866
16204506008
BAILEY K M & PRATO T 2003 LIV TR
BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

89 FRDFNP1 89102

08/06/2019 09:24

20-21A

P.002/009

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

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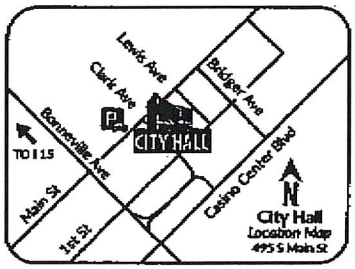

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76868 and SUP-76869 [PRJ-76866]
Planning Commission Meeting of **08/13/2019**

PRJ-76866
16204608010
BAILEY K & PRATO T 2003 REV TR
BAILEY KAREN M TRS
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

08/06/2019 09:24

20-21A

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

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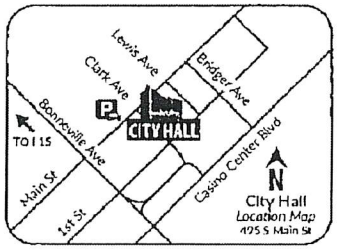

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76868 and SUP-76869 [PRJ-76866]
Planning Commission Meeting of **08/13/2019**

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AUG 12 2019
Dept of Planning
City of Las Vegas

PRJ-76866
16203211021
DAD INVESTMENTS L L C
C/O W WILLIAMS
6983 E BONANZA
LAS VEGAS NV 89110

20-21A

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

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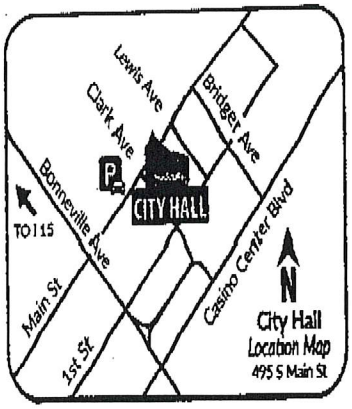

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

☒ ← Maybe. What about Parking? We are OUT now and they are removing ALL of their on-sight parking!

Please use available blank space on card for your comments.

PRJ-76866
16203110083
MAIN STREET LAS VEGAS L L C
3395 S JONES BLVD #202
LAS VEGAS NV 89146-6729

SUP-76868 and SUP-76869 [PRJ-76866]
Planning Commission Meeting of 08/13/2019

Submitted after final agenda
20-21C

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
21

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

SUBJECT:
SUP-76869 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,203 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT WITH 1,542 SQUARE FEET OF OUTDOOR SEATING AREA at 1327 South Main Street (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-76866]. Staff recommends APPROVAL.

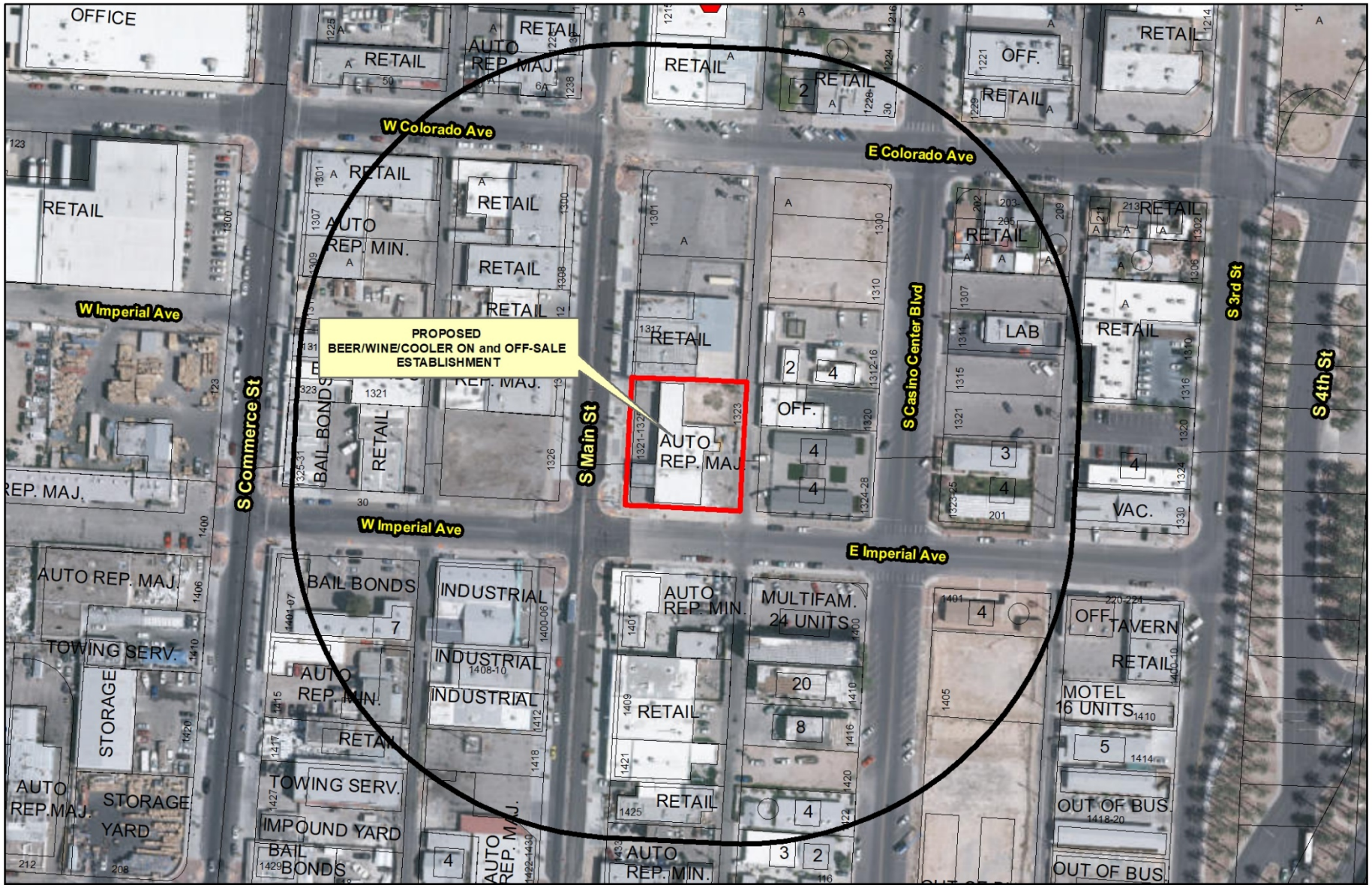
P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	7
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation
4. Documentation Not Vetted - Support Comment Form
5. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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



SUP-76869 (PRJ-76866)

Beer/Wine/Cooler On and Off-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
- Accessory Package Liquor Off-Sale / Grocery Store With Alcohol
- Package Liquor Off-Sale
- Urban Lounge
- Tavern Limited
- Tavern

Protected Uses

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

- City Limits
- Subject Property
- 400 foot buffer

N

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

Date: Thursday, July 11, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	PRJ-76866
Meeting Date	
Total Fee	
Received By/Date	A Strawser June 20 2019

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

Project Address (Location) 1327 S. Main St., Las Vegas, NV, 89104

Project Name Nevada Brew Works **Proposed Use** Brew Pub

Assessor's Parcel #(s) 163-03-105-008 **Ward #** _____

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

Additional Information _____

Property Owner Proview Series 32, LLC Contact _____

Address 203 N. 9th St City Las Vegas State NV Zip 89101

E-mail construction126@gmail.com Phone 702-750-1668

Applicant Nevada Brew Works, LLC Contact Jason Taylor

Address 1808 Solvang Mill Dr City Las Vegas State NV Zip 89135

E-mail jasontaylor555@gmail.com Phone 702-540-0244

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 KAMRAN FOULADKHSH

STATE of NEVADA COUNTY of CLARK

Subscribed and sworn before me

This 19th day of JUNE, 20 19

_____

Notary Public in and for said County and State

RICARDO AYALA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-22-2020
Certificate No: 12-8060-1

PRJ-76866
06/27/19

Nora Lares

From: noreply@formstack.com
Sent: Saturday, August 3, 2019 3:36 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/03/19 3:35 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	sUP-76869
Position:	I SUPPORT the project and all related applications.
Name:	Gary Creagh
Residential or Business Address:	3726 Las Vegas Blvd S Unit 1706W Las Vegas, NV 89158
Phone:	(215) 852-1482
Email:	smith43074@aol.com

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

21A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 8 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76869 [PRJ-76866] - SPECIAL USE PERMIT RELATED TO SUP-76868

SUBJECT: APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***

J Taylor — Signature

8-08-19 — Date

JASON TAYLOR — Please Print Name

NEVADA BREW WORKS LLC — Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 21

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
22

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

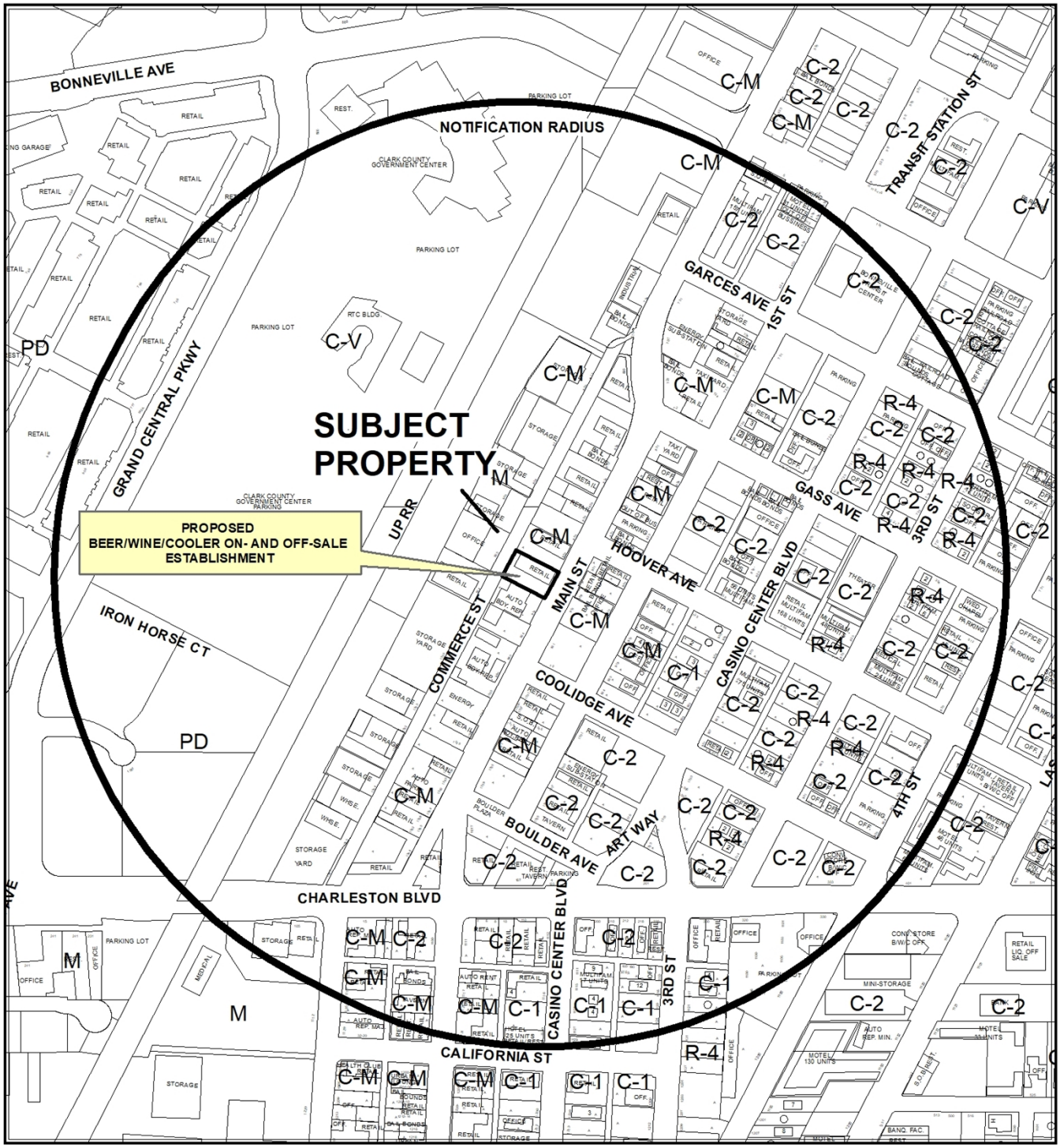
SUBJECT:
SUP-76766 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WILLIAM DOYLE - OWNER: AFRIAT INVESTMENTS INC - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,014 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT USE WITH 222 SQUARE FEET OF OUTDOOR DINING at 914 South Main Street (APN 139-33-811-003), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-76679]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	5
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

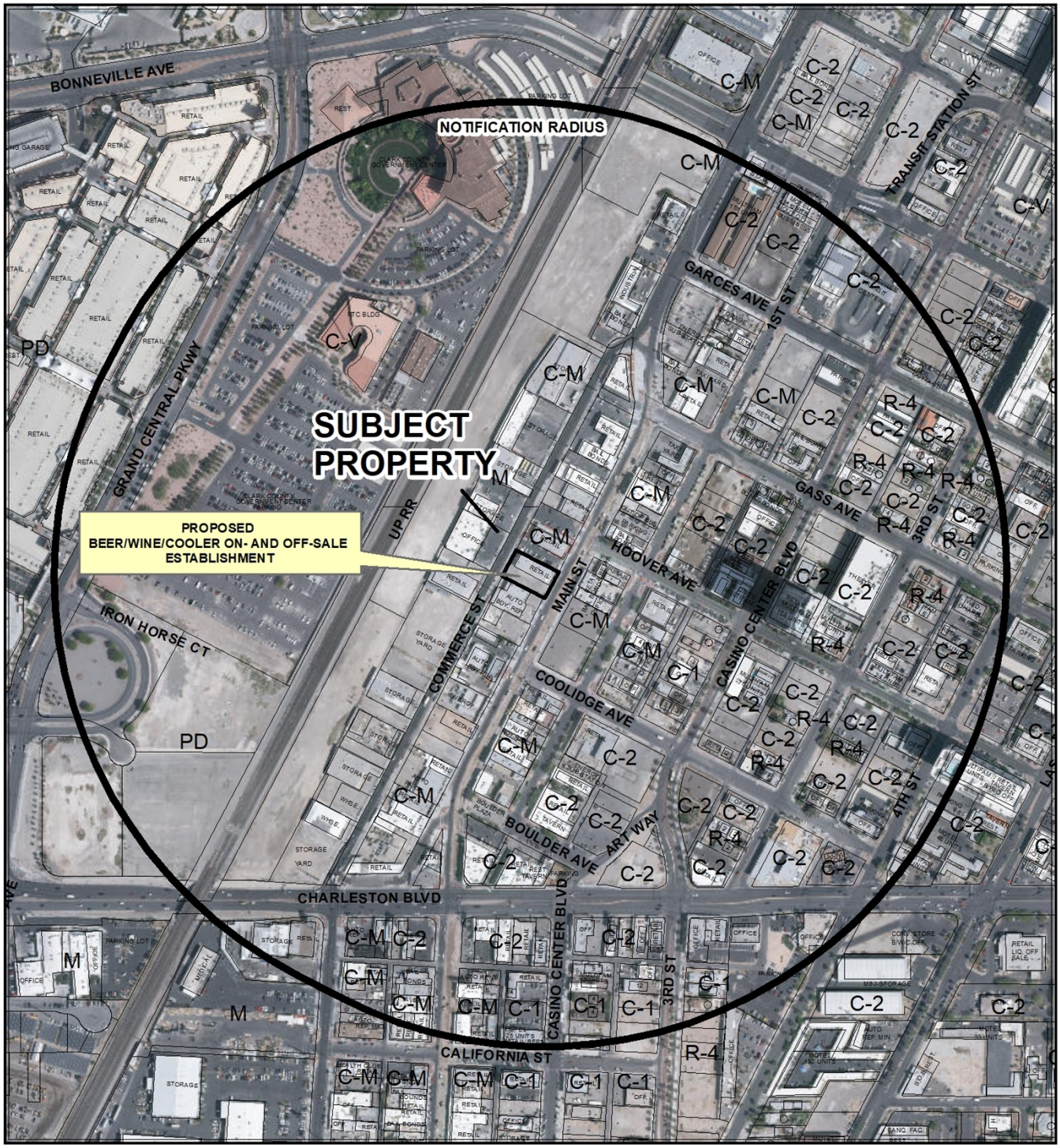
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards



CASE: **SUP-76766 (PRJ-76679)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL / INDUSTRIAL) ZONE



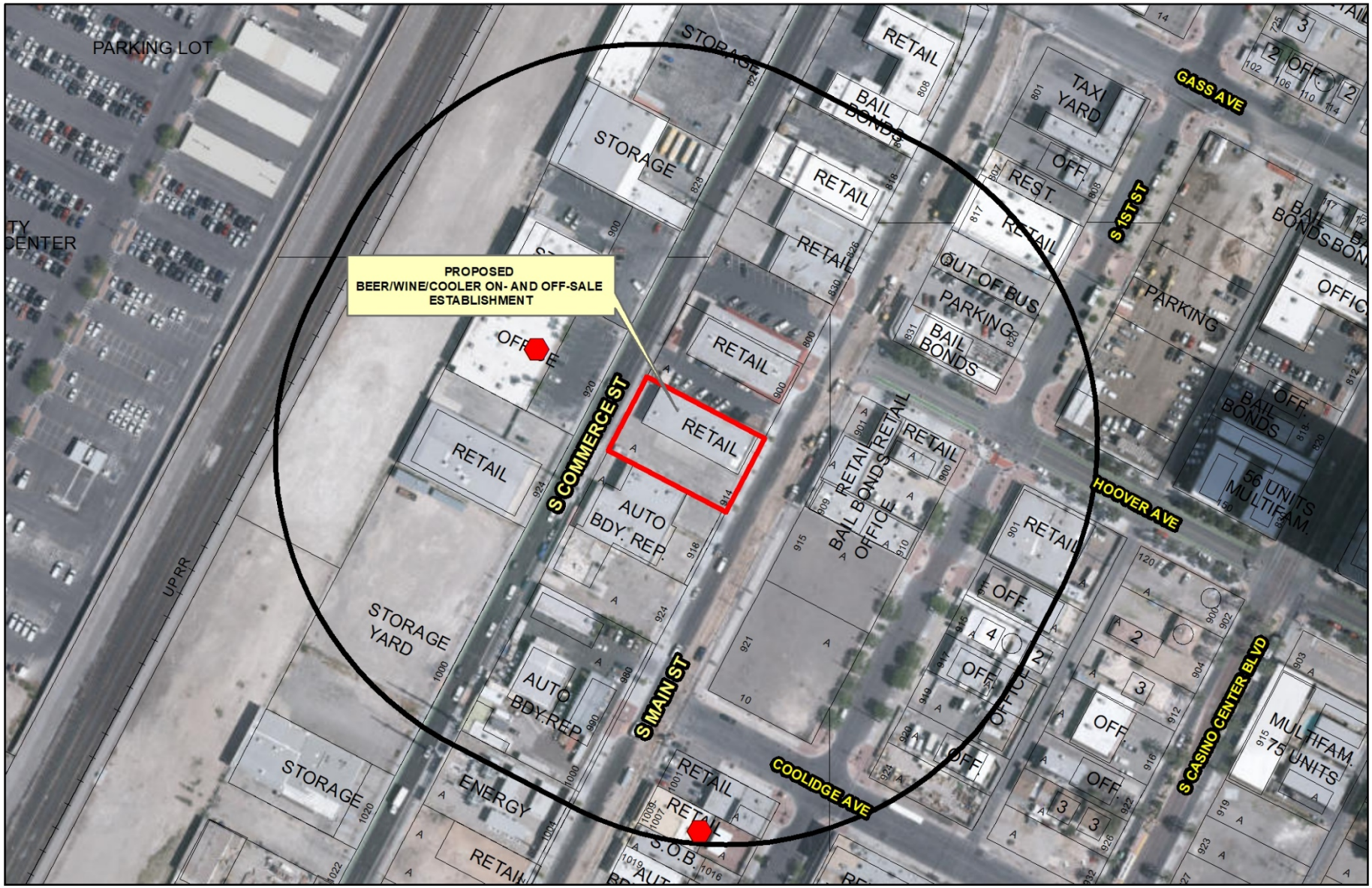
0 385 770 Feet

CASE: **SUP-76766 (PRJ-76679)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL / INDUSTRIAL) ZONE

N



SUP-76766 (PRJ-76679)

Beer/Wine/Cooler On- and Off-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
- Accessory Package Liquor Off-Sale / Grocery Store With Alcohol
- Package Liquor Off-Sale
- Urban Lounge
- Tavern Limited
- Tavern

Protected Uses

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

- City Limits
- 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: Monday, June 17, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WILLIAM DOYLE - OWNER: AFRIAT INVESTMENTS, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76766	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 536

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SUP-76766 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On- and Off-Sale 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

This is a request for a proposed Brewery to be located at 914 South Main Street.

ISSUES

- A Beer/Wine/Cooler On- and Off-Sale Establishment is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The subject site is zoned C-M (Commercial/Industrial) and subject to Title 19 development standards. It is also located within Area 1 of the Vision 2045 Downtown Las Vegas Masterplan, 18b Las Vegas Arts District and is subject to the Interim Downtown Las Vegas Development Standards (Appendix F). The applicant proposes to operate a Beer/Wine/Cooler On- and Off-Sale Establishment (Brewery) use within an existing 4,014 square-foot tenant space of an existing commercial building. The submitted site plan, date stamped 07/11/19, also depicts a 222 square-foot outdoor seating area.

Per Title 19.12, a Beer/Wine/Cooler On- and Off-Sale Establishment is defined as the following:
Description**:** An establishment:

1. Whose license to sell alcoholic beverages is generally limited to:
   a. The sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the business is conducted; and
   b. 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 the business is conducted; and
2. That is operated in connection with one of the following:
   a. Restaurant
   b. Grocery Store;
   c. General Retail store
   d. Convenience store in which 30 or more people may be served with meals at any time at tables or stools;
   e. Beer wine room with an ancillary brew pub, if in accordance with LVMC 6.50.085; or
   f. Beer wine room that holds a Nevada license as a brew pub, in in accordance with LVMC 6.50.050(B)(7).

Minimum Special Use Permit Requirements:

* 1. Except as otherwise provided, no beer/wine/cooler on- and 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 no protected uses within 400 feet of the subject site.

* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or
b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

The proposed use meets this requirement since this is the measurement method used in determining compliance with Requirement Number One.

* 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

This requirement does not apply as the subject site is not located on a parcel of at least 80 acres in size.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation 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 requirement should be waived and the reasons in support of the decision.

This requirement does not apply as no distance separation Waiver is requested.

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

This requirement does not apply as the subject site does not have a non-restricted gaming license in connection with a hotel having 200 or more guest rooms or more than 50,000 square feet of retail floor space.

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

If approved, the proposed Special Use Permit will be subject to Business Licensing requirements.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise non-waivable 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 20,000 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 20,000 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 does not apply as no distance separation Waiver is requested.

8. Except for a grocery store as defined by LVMC 6.50.020 that contains not less than twelve thousand square feet of gross internal floor area, no establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

This requirement does not apply as the subject site is not on or adjacent to the Pedestrian Mall.

Per the submitted justification letter, the applicant intends to brew beer onsite and sell it for on and off-premise consumption. The product will also be sold to a distributor for distribution to bars, restaurants and liquor stores. The submitted site plan depicts 12 parking spaces. No additional parking is required beyond that which is required for the principal use(s) on the site. The applicant highlights the availability of alternative options such as nearby on-street parking, a bus stop which includes a stop for the Downtown Loop free shuttle and the expectation that some patrons will utilize taxi, Uber and Lyft.

The subject site is located within the 18b Las Vegas Arts District which is considered the creative heart of the city. The local stores, art galleries, and artists in residence are compelling and memorable elements of downtown. Staff finds that the proposed use will be an appropriate and harmonious addition to the area. Therefore, staff recommends approval of Special Use Permit (SUP-76766), subject to conditions.

FINDINGS (SUP-76766)

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 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.

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

   The subject site is physically suitable for the proposed Beer/Wine/Cooler On- and Off-Sale Establishment use.

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

   The subject site is accessed from Main Street, an 80-foot Primary Arterial Street as designated by the Master Plan of Streets and Highways, is adequate in size to serve the needs of the proposed use.

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

   The proposed land use is 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 use meets all minimum Special Use Permit requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
08/18/2016	A Conditional Use Verification (CUV-66333) for a Beer/Wine/Cooler On-Sale Establishment was approved by the Department of Planning.
09/07/2016	A Conditional Use Verification (CUV-66667) for a Beer/Wine/Cooler On-Sale Establishment was approved by the Department of Planning.
04/29/2019	A Conditional Use Verification (CUV-76388) for a Beer/Wine/Cooler On-Sale Establishment was approved by the Department of Planning.

Most Recent Change of Ownership	
01/10/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/13/19	A Building Permit (C19-02119) was submitted for an Alternate, Materials, Methods, Modification (AMMR) to use a clarifier instead of a traditional grease interceptor for a proposed brew pub at 914 South Main Street.
05/22/19	A Business License (P67-00147) for a proposed Beer Wine Room at 914 South Mains Street was submitted. The license has not been issued.
05/22/19	A Business License (P67-00148) for a proposed Ancillary Brew Pub at 914 South Main Street was submitted. The license has not been issued.
05/22/19	A Business License (G67-03852) for a proposed General Retail Sales at 914 South Main Street was submitted.

Pre-Application Meeting	
06/03/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

Field Check	
07/02/19	Staff conducted a routine field check and found an existing commercial building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.57

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-M (Commercial / Industrial)
North	General Retail Store, Other than Listed	C (Commercial)	C-M (Commercial / Industrial)
South	Auto Repair Garage, Major	C (Commercial)	C-M (Commercial / Industrial)
East	Bailbond Service	MXU (Mixed Use)	C-M (Commercial / Industrial)
West	Office, Other than Listed	LI/R (Light Industrial / Research)	M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (18b Las Vegas Arts District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
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 #	
Total Fee	
Date Received	
Received By	

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

Project Address (Location) 914 S Main

Project Name Beer District Brewing Proposed Use Beer Wine Room\Brewpub

Assessor's Parcel #(s) 13933811003 Ward # 3

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

Additional Information _____

PROPERTY OWNER Afriat Investments, Inc

Address _____ State _____ Zip _____

E-mail _____ Phone _____

APPLICANT Beer District Brewing

Address 6095 Serene Drive Las Vegas State NV Zip 89130

E-mail Jimmy@BeerDistrictbrewing.com Phone 702-686-3675

REPRESENTATIVE _____

Address _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

City Official _____ Partner(s) _____

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name ABRAHAM A. AFRIAT

Subscribed and sworn before me

this 4 day of June, 20 19

Maribel Arrieta, Notary Public, Los Angeles, CA

Notary Public in and for said County and State

PRJ-76679
06/27/19

ACKNOWLEDGMENT

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

State of California
County of Los Angeles)

On June 4, 2019 before me, Maribel Arrieta, Notary Public
(insert name and title of the officer)

personally appeared Abraham Avi Afriat,
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.

MARIBEL ARRIETA
Notary Public - California
Los Angeles County
Commission # 2275583
My Comm. Expires Jan 20, 2023

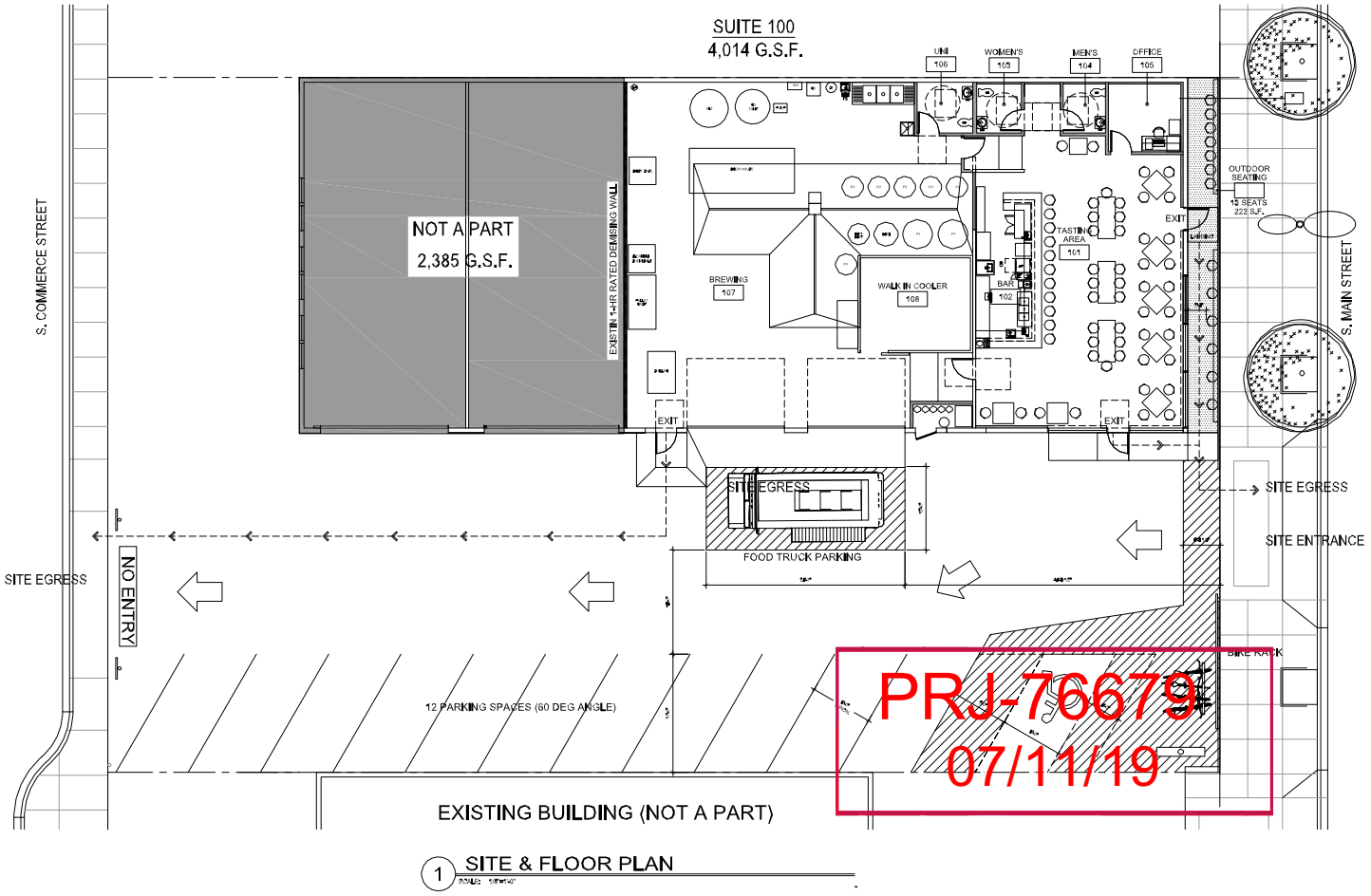
Signature _____ (Seal)

PRJ-76679
· 06/27/19

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
MASTERPLAN:	INTERIM DOWNTOWN CENTENNIAL PLAN OVERLAY
APN#:	139-33-811-003
ADDRESS:	914 S. MAIN STREET, LAS VEGAS, NV 89101
ACRES:	0.37
GROSS AREA:	6,299 G.S.F.
EXISTING USE:	AUTOMOTIVE REPAIR (F-1 & B)
PROPOSED USE:	BREWERY (A-2 USE)
TENANT IMPROVEMENT:	4,014 S.F.
MAXIMUM OCCUPANTS:	95 OCC.
REQUIRED EXITS:	2 EXITS
PROVIDED EXITS:	3 EXITS
FIRE SPRINKLERS:	NOT REQUIRED
OUTSIDE SEATING:	13 SEATS (222 S.F.)





1 SITE & FLOOR PLAN

PRJ-76679
07/11/19

NORTH

ROB GURDISON ARCHITECT
Architecture + Interiors

SITE PLAN &
FLOOR PLAN

BEER
DISTRICT
BREWING

914 S. MAIN STREET
LAS VEGAS, NEVADA 89101

PROJECT #:18400
24 X 36 SHEET
DATE: 05-18-2019
SHEET NUMBER:

AS1.01



SUP-76766 [PRJ-76679] - SPECIAL USE PERMIT - APPLICANT: WILLIAM DOYLE - OWNER: AFRIAT INVESTMENTS INC
914 SOUTH MAIN STREET

07/02/19

Beer District Brewing, LLC
914 South Main
Las Vegas, Nevada 89101

June 5, 2019

To:
City of Las Vegas Planning Department
333 N. Rancho
Las Vegas, Nevada 89106

RE: Beer District Brewing, 914 South Main
PREAPP 2019-010195 APN 13933811003

We are proposing a 4,014 sq. ft. Brew Pub which will include a ~1,500 sq. ft. beer\wine bar and a ~2,500 sq. ft. brewery. We have applied with the City of Las Vegas for a Beer\Wine Room license along with an Ancillary Brew Pub license. We plan to brew beer onsite and to sell for on premise consumption as well as off premises consumption and sell to a distributor for distribution to bars, restaurants and liquor stores.

Our planned hours of operation for the bar area will be noon to midnight with the brewery operating from 7 am to 7 pm. We will have a total occupancy of 95.

The building is located at 914 South Main. It is 6,299 sq. ft. and we will have 4,014 sq. ft. on the east side of the building, facing Main Street. The building was built in 1962 and we believe it has been used exclusively for auto parts and repair. The building will be extensively remodeled and we expect to invest over $700,000 in the business. We have approximately 18 parking spaces onsite and street parking on both Main Street and Commerce. We are also near a bus stop, a stop for the Downtown Loop free shuttle and expect many customers to arrive by taxi, Uber and Lyft.

Beer District Brewing will be owned and operated by two families and has already closed on an SBA loan for funding along with money invested by the owners.

We appreciate your consideration and look forward to bringing another thriving business to the Arts District.

Sincerely,

William Michael Doyle
Managing Member
Beer District Brewing, LLC
xicidisllc@yahoo.com

PRJ-76679
06/27/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 8 2019
Dept of Planning
City of Las Vegas

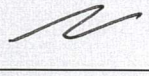
CASE: SUP-76766 [PRJ-76679] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: WILLIAM DOYLE - OWNER: AFRIAT INVESTMENTS INC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***



Signature

8-7-19

Date

William M Doyle

Please Print Name

Beer District Brewing

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

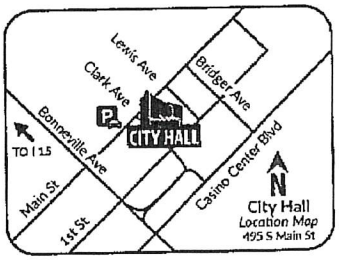
Submitted after final agenda

Item 22

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

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

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76766 [PRJ-76679]
Planning Commission Meeting of **08/13/2019**

PRJ-76679
13934410110
KELESIS MICHAEL
947 SERENA VENEDA LN
LAS VEGAS NV 89138

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

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Las Vegas, NV
Permit No. 1630

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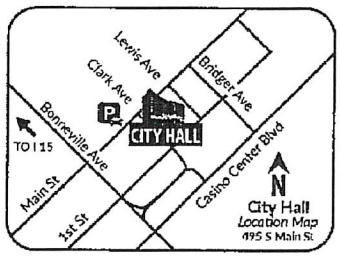

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SUP-76766 [PRJ-76679]
Planning Commission Meeting of **08/13/2019**

PRJ-76679
13934410111
KELESIS MICHAEL
947 SERENA VENEDA LN
LAS VEGAS NV 89138

Submitted after final agenda (X2)
22P

Aug 05 19 12:48p 7022402511 p.1

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

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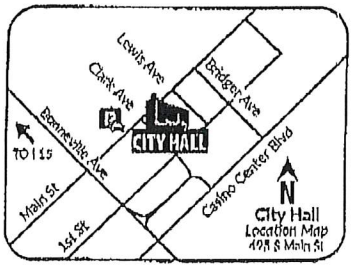

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AUG 12 2019
Dept of Planning
City of Las Vegas

RECEIVED
CITY CLERK
2019 AUG 12 A 7:05

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Please use available blank space on card for your comments.
SUP-76766 [PRJ-76679]
Planning Commission Meeting of **08/13/2019**

PRJ-76679
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR #103
LAS VEGAS NV 89128-8433

Submitted after final agenda

22A

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

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Las Vegas, NV
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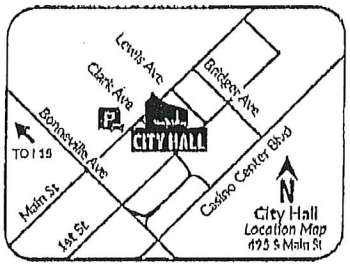
Official Notice of Public Hearing



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AUG 12 2019
Dept of Planning
City of Las Vegas

RECEIVED
CITY CLERK
2019 AUG 12 A 7:05

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

~~SUP-76766 [PRJ-76679]~~

Planning Commission Meeting of **08/13/2019**

PRJ-76679
13934410004
YELLOW BRICK PROPERTIES L L C
8709 RED REO #103
LAS VEGAS NV 89128-8433

22A

P.006/009

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

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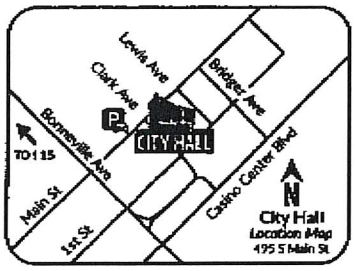

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SUP-76766 [PRJ-76679]
Planning Commission Meeting of **08/13/2019**

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AUG 12 2019
Dept of Planning
City of Las Vegas

PRJ-76679
16203110108
BAILEY KAREN M & PRATO T LIV TR
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 FROFNP1 89102

08/06/2019 09:25 (FAX)

22A

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

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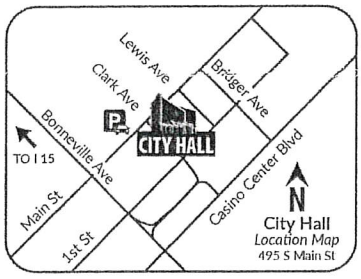

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Please use available blank space on card for your comments.

SUP-76766 [PRJ-76679]
Planning Commission Meeting of **08/13/2019**

PRJ-76679
13934410070
TRINAYSTICH CATHERINE
FITZGERALD WILLIAM
693 TYNEDALE CT
LAS VEGAS NV 89123

22A

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

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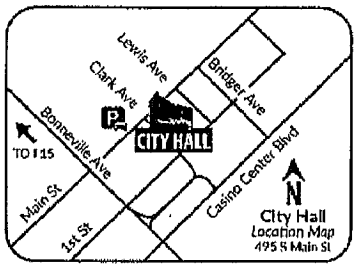

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SUP-76766 [PRJ-76679]
Planning Commission Meeting of **08/13/2019**

PRJ-76679
13934410126
COLLURA JOSEPH WILLIAM
COLLURA MARY
3220 BRYANT AVE
LAS VEGAS NV 89102-2055

22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
23

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

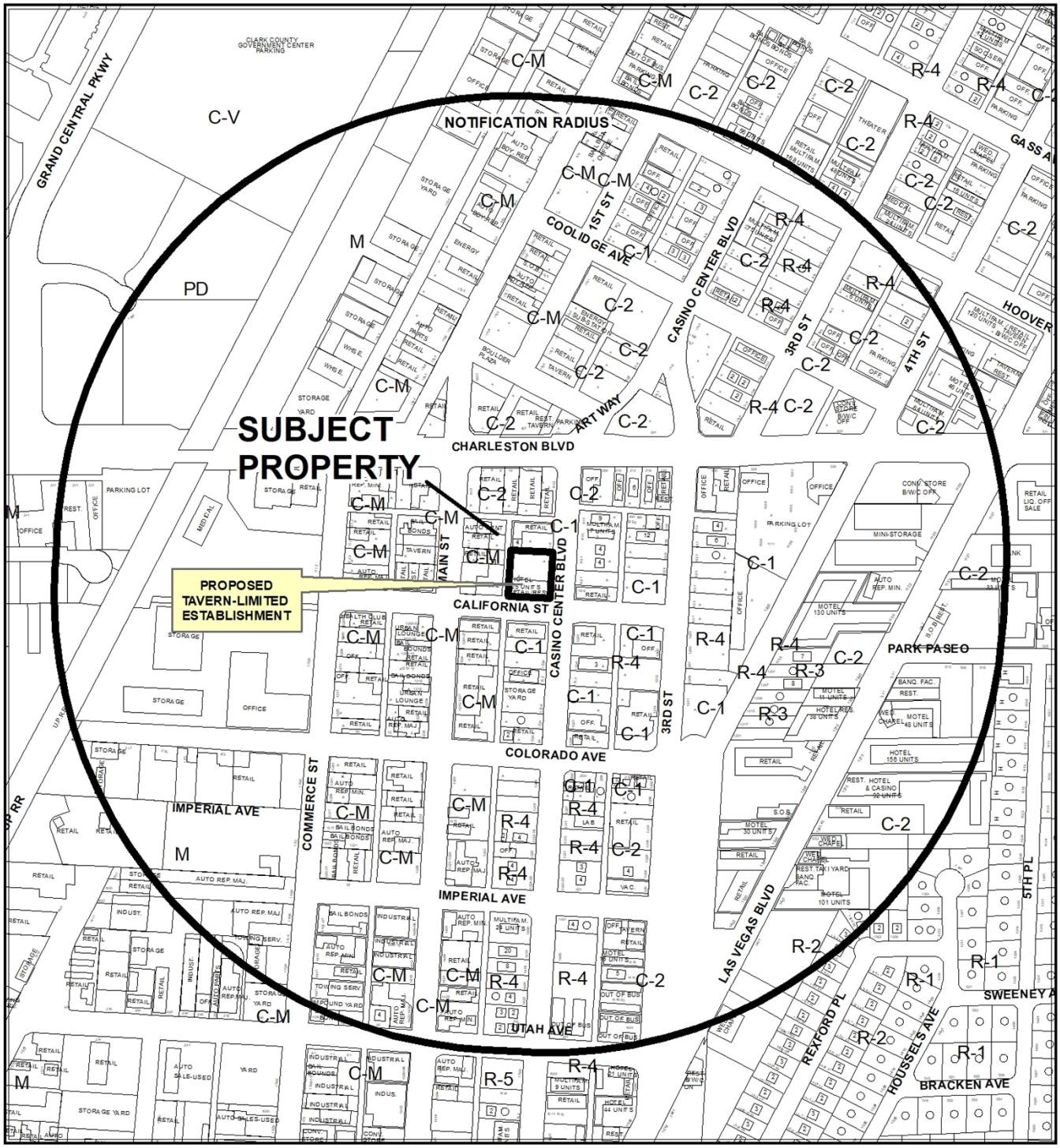
SUBJECT:
SUP-76891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANIEL SIMMONS - OWNER: B K NEVADA INVESTMENTS, LLC - For possible action on a request for a Special Use Permit FOR A 3,400 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 840 SQUARE FEET OF OUTDOOR SEATING AREA at 1130 South Casino Center Boulevard, Suite #170 (APN 162-03-105-006), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-76831]. 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.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-76891 (PRJ-76831)**

RADIUS: 1500 FEET

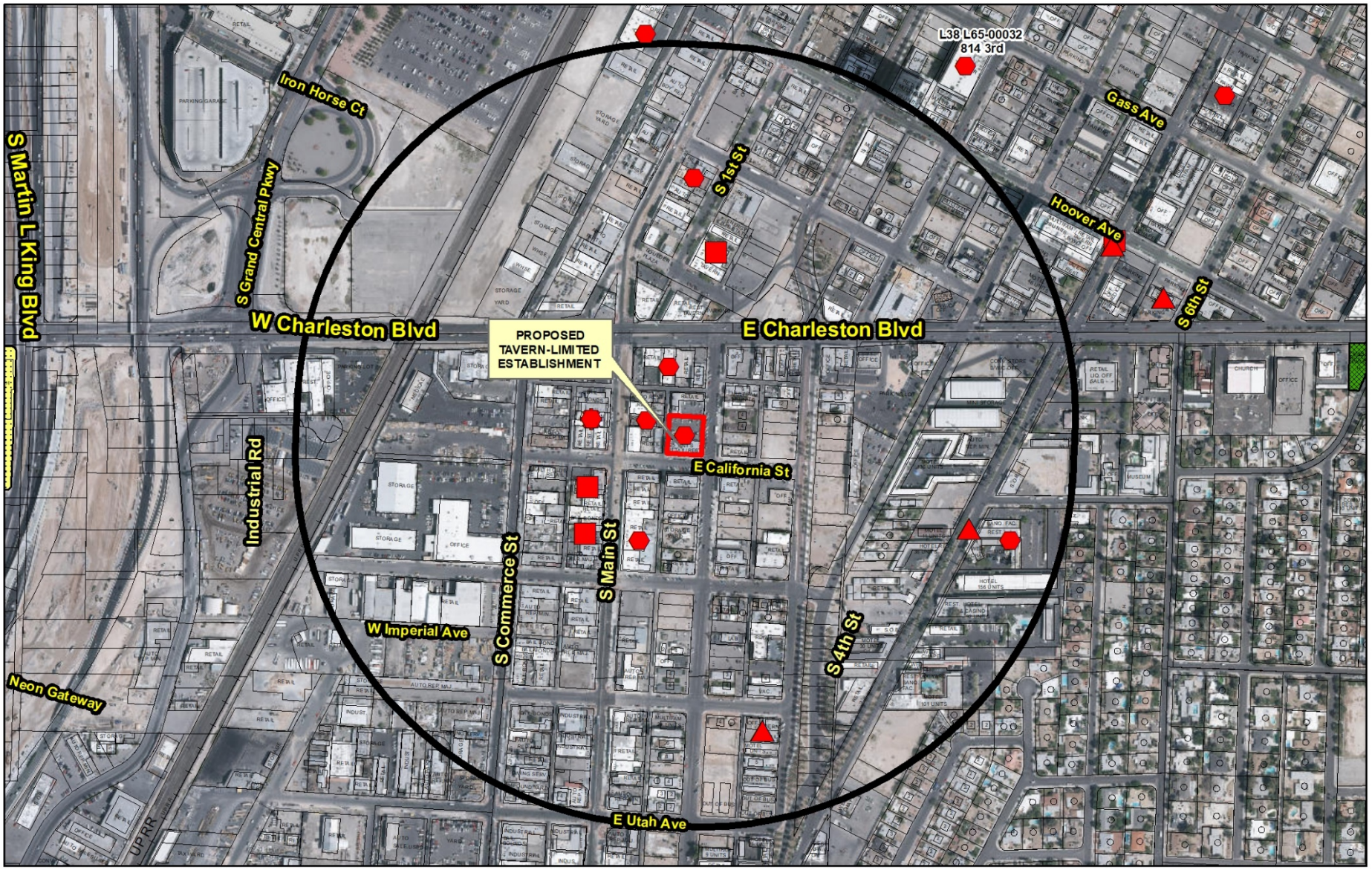
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-76891 (PRJ-76831)**

RADIUS: 1500 FEET

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



SUP-76891 (PRJ-76831)

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

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

- City Limits
- Subject Property
- 1500ft Buffer

N

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

Date: Tuesday, June 25, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DANIEL SIMMONS - OWNER: B K NEVADA INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76891	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 473

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

SUP-76891 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

This is a request for a Special Use Permit for a proposed 3,400 square-foot Tavern-Limited Establishment with 840 square feet of outdoor seating area at South Casino Center Boulevard, Suites #150, #160 and #170.

ISSUES

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

ANALYSIS

The subject site is located within the C-1 (Limited Commercial) zoning district and within the 18b Las Vegas Arts District of the Downtown Las Vegas Overlay District (Area 1). The applicant requests a Special Use Permit for a proposed Tavern-Limited Establishment use in a 3,400 square-foot tenant space with an 840 square-foot outdoor seating area. The main entry to the proposed use is via Suite #170.

A Tavern-Limited Establishment is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. The intent of the 18b Las Vegas Arts District is a diverse community and regional showcase for the arts. The proposed Tavern-Limited Establishment generates a parking requirement of 53 spaces, and 30 spaces will be provided on site. Notwithstanding this, the Title 19 parking requirement does not automatically apply to development projects located within Area 1 of the Downtown Las Vegas Overlay. In addition, adequate parking facilities are available in the 18b Las Vegas Arts District.

The justification letter date stamped 06/27/19 provides details regarding the proposed theme for the Tavern-Limited Establishment, which will be a Mexican theme with plant-based food, drinks and décor.

The Las Vegas Valley Water District (LVVWD) provided the following comments: “The parcel is currently served by LVVWD but the existing domestic service does not have the backflow prevention required for this use per NAC 445A.67195. The applicant may apply for an over the counter Backflow By Permit with LVVWD to retrofit the service.”

CC

The proposed use meets the goals of the Downtown Las Vegas Master Plan and the Las Vegas Master Plan 2020 by providing new opportunities for entertainment and commercial ventures; therefore, staff recommends approval of the proposed Special Use Permit.

FINDINGS (SUP-76891)

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

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

   The proposed Tavern-Limited Establishment will be located within the Downtown Las Vegas Overlay – 18b Las Vegas Arts District. The proposed use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity of other commercial uses in the area.

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

   The proposed Tavern-Limited Establishment use is located on a parcel with access to Casino Center Boulevard, an 80-foot Major Collector, as designated by the Master Plan of Streets and Highways. All accessible street facilities are adequate in size to meet the requirements of the proposed use.

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

   The proposed Tavern-Limited Establishment will not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

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

There are no applicable conditions for a Tavern-Limited Establishment per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/12/15	The Planning Commission approved a request for a Special Use Permit (SUP-58547) for a proposed Urban Lounge use within a proposed 4,687 square-foot Restaurant with 654 square feet of outdoor seating area at 1130 South Casino Center Boulevard. Staff recommended approval.
06/18/15	A Final Map Technical Review (FMP-59177) was approved for reversion to acreage of three lots on 0.48 acres at the northwest corner of California Avenue and Casino Center Boulevard.
02/14/17	The Planning Commission approved a request for a Special Use Permit (SUP-68377) for a 2,100 square-foot Tavern-Limited Establishment use with 600 square feet of outdoor seating area at 1130 South Casino Center Boulevard, Suite #110. Staff recommended approval.

Most Recent Change of Ownership	
07/28/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1954	The existing 8,400 square-foot commercial building was constructed.
04/18/13	A building permit (#234039) was issued to rehab the interior and exterior of the existing building. The building permit has not received a final inspection.
09/17/14	A building permit (#253671) was issued to install a fire alarm at 1130 South Casino Center Boulevard. The permit received a final inspection on 02/24/15.
10/23/14	A business license (G62-08923) was denied for General Retail Sales (robotic sales and showroom) at 1130 South Casino Centre Boulevard.
10/19/15	A business license (P63-00142) was withdrawn for an Urban Lounge at 1130 South Casino Centre Boulevard.
	A business license (G63-02537) was withdrawn for a Restaurant at 1130 South Casino Centre Boulevard.
14/17/15	A business license (G63-09042) was issued for a Business Space Rent or Lease at 1115 South Casino Centre Boulevard. The license was inactive on 08/21/17.

Pre-Application Meeting	
06/18/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
07/02/19	Three vacant suites (#150, #160 and #170) in a retail and multi-family building were observed during a routine field check. The subject suites were in good condition, free of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	0.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel, Motel or Hotel Suites General Retail Store Restaurant	MXU (Mixed-Use)	C-1 (Limited Commercial)
North	General Retail Store	MXU (Mixed-Use)	C-1 (Limited Commercial)
South	General Retail Store	MXU (Mixed-Use)	C-1 (Limited Commercial)
East	General Retail Store Multi-Family Residential	MXU (Mixed-Use)	C-1 (Limited Commercial)
West	General Retail Store	C (Commercial)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (18b Las Vegas Arts District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
California Street	Major Collector	Master Plan of Streets and Highways	80	Y
Casino Center Boulevard	Major Collector	Master Plan of Streets and Highways	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	
Tavern-Limited Establishment (#150, #160, #170)	2,325 SF	1/50 SF (seating area)	47				
	1,075 SF	1/200 SF (back of house)	6				

CC

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment (#110)	2,038 SF	1/50 SF (seating area)	41				
	662 SF	1/200 SF (back of house)	4				
Multi-Family Residential – One Bedroom	11	1.25 spaces per unit + 1 guest space per 6 units	16				
Multi-Family Residential - Two Bedroom	2	1.75 spaces per unit+ 1 guest space per 6 units	4				
Retail	2,350	1 space per 175 SF	14				
TOTAL SPACES REQUIRED			132		30		N*
Regular and Handicap Spaces Required			127	5	28	2	N*

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

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) 1130 South Casino Center Blvd. Suites #150, #160, #170, Las Vegas, NV, 89104

Project Name Tacotarian **Proposed Use** Tavern-Limited

Assessor's Parcel #(s) 162-03-105-006 **Ward #** 3

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

Additional Information _____

Property Owner BK Nevada Investments LLC & The BLVD Series LLC **Contact** Kamran Fouladbakhsh

Address 3726 Las Vegas Blvd. South #3005W City Las Vegas State NV Zip 89158

E-mail construction126@gmail.com Phone 702-750-1668

Applicant Daniel Simmons **Contact** _____

Address 5723 Oak Bend Dr. City Las Vegas State NV Zip 89135

E-mail dan@tacotarianlv.com Phone 702-556-0049

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 KAMRAN DAVID FOULADBAKHSH

STATE of NEVADA COUNTY of CLARK

Subscribed and sworn before me

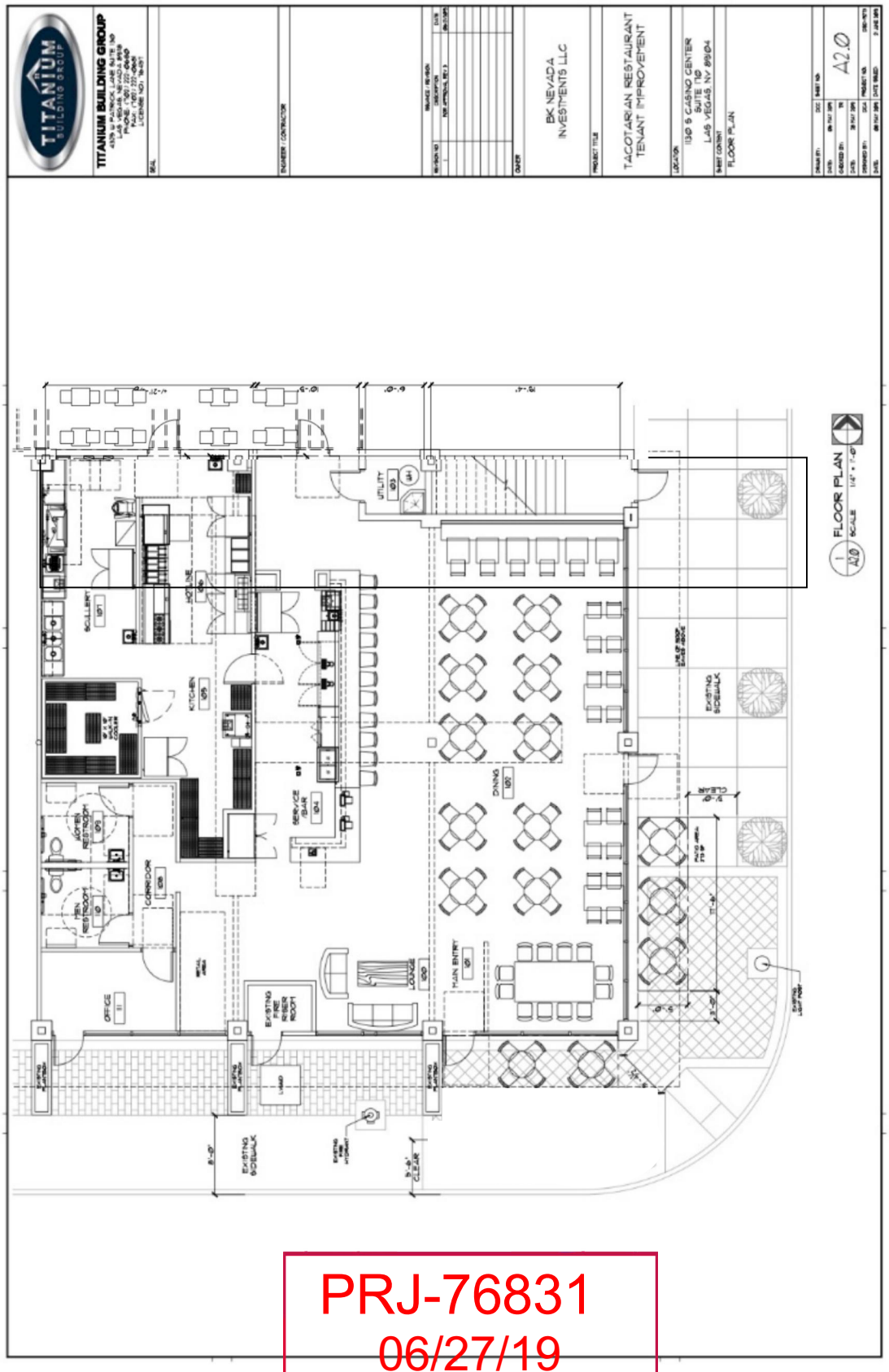
This 21st day of JUNE, 20 19

_____

Notary Public in and for said County and State

RICARDO AYALA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-22-2020
Certificate No: 12-8060-1

PRJ-70691
06/27/19



PRJ-76831
06/27/19



PRJ-76831
06/27/19



SUP-76891 [PRJ-76831] - SPECIAL USE PERMIT - APPLICANT: DANIEL SIMMONS - OWNER: B K NEVADA INVESTMENTS, LLC
1130 SOUTH CASINO CENTER BOULEVARD, SUITE #170

07/02/19

Tacotarian Downtown LLC, DBA Tacotarian
1130 S. Casino Center Blvd. Suite 170, Las Vegas, NV, 89104
Justification Letter

Tacotarian is a plant-based Mexican restaurant concept that is the perfect fit for The Arts District. Plant-based food and drink is also known as Vegan, which means no animal products are used in any items we serve in the restaurant. This concept is becoming more and more popular in society today as people learn the health benefits, environmental benefits, and compassion for animals that all comes out of the Vegan lifestyle. We have seen firsthand just how popular this type of cuisine can be. This is our second location in the valley, the other one being in Summerlin, and the immediate response we got when we opened the doors of that location was beyond what we projected. A centralized location in the Arts District is the ideal location for us. We are a great fit for the rejuvenation of the area, and we are beyond excited to be a part of that community.

Our goal at Tacotarian is to help bring plant-based food into the mainstream. We want to create a restaurant that doesn't just cater to Vegans but to anybody. Our passion for the foods and flavors of Mexico, stemming from the Mexican heritage of our ownership team, shows in our food. What better way to introduce great plant-based food to the public than with authentic, delicious flavors from Mexico? It all just works perfectly. The vibe of the restaurant will fit with our concept and the neighborhood as well, as we will have a fun vibe with upbeat music and a clean, modern atmosphere with a lot of authentic Mexican details throughout the room. So now that we have established the cuisine and the vibe of the restaurant, there is only one thing left, MARGARITAS! In all seriousness though, what goes better with a plate of tacos than an ice-cold Mexican beer or Margarita? For many people, nothing, which is why we're proposing the special use permit for the Tavern-Limited license for this site. With the fun nightlife vibe of Downtown Las Vegas and the rejuvenation of The Arts District, we want to add to that direction and attract more people to this area of the City where they can come get a great plate of food and a drink.

Our full restaurant is 3400 square feet with about half of that being indoor dining room. We will have about 8 counter seats, and the rest of the interior will have regular table seating and a "lounge" area with couch seating. We also have an approximately 850 square foot patio space dedicated to us in the back of the restaurant. In addition, we have space in front of the unit where we can add a row of outdoor seating in front of the windows on Casino Center and along the windows on California. We are requesting all these areas be zoned for the consumption of alcoholic beverages. We will be open 7 days a week, being closed on some major holidays. We anticipate opening Monday through Friday at 11am for lunch. We will do a weekend brunch, and we will open at 9 or 10am on Saturday and Sunday. We anticipate being open until around midnight on Sunday through Thursday and 1-2am on Friday and Saturday. We will not close for any portion of the day and be open straight through lunch, dinner, and late-night service.

PRJ-76831
06/27/19

Nora Lares

From: noreply@formstack.com
Sent: Saturday, August 3, 2019 3:37 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/03/19 3:36 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	Sup-76891
Position:	I SUPPORT the project and all related applications.
Name:	Gary Creagh
Residential or Business Address:	3726 Las Vegas Blvd S Unit 1706W Las Vegas, NV 89158
Phone:	(215) 852-1482
Email:	smith43074@aol.com

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

23A

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 8 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76891 [PRJ-76831] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: DANIEL SIMMONS - OWNER: B K NEVADA INVESTMENTS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 12, 2019.***

Signature

August 8, 2019
Date

Kamran Foulad
Please Print Name

The Blvd Series 1, LLC
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 23

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 8 2019
Dept of Planning
City of Las Vegas

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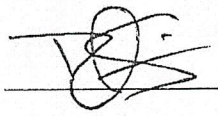

Signature

8/8/19

Date

DANIEL SIMMONS

Please Print Name

JACOTARIAN

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

Item 23

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

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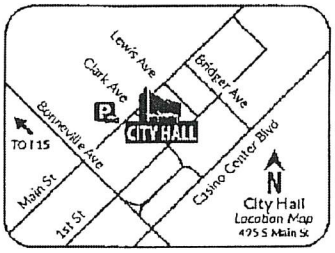
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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AUG 1 2 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76891 [PRJ-76831]

Planning Commission Meeting of **08/13/2019**

PRJ-76831
16203211021
DAD INVESTMENTS L L C
C/O W WILLIAMS
6983 E BONANZA
LAS VEGAS NV 89110

103 FRDFNP1 89110

Submitted after final agenda

23A

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

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Permit No. 1630

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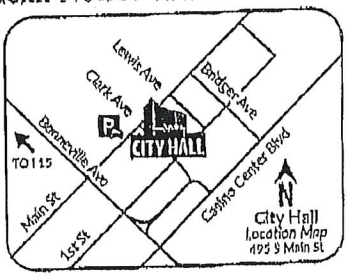
Official Notice of Public Hearing



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AUG 12 2019
Dept of Planning
City of Las Vegas

2019 AUG 12 A 7:05
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CITY CLERK

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76891 [PRJ-76831]
Planning Commission Meeting of **08/13/2019**

PRJ-76831
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR #103
LAS VEGAS NV 89128-8433

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P.009/009

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

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Permit No. 1630

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Official Notice of Public Hearing

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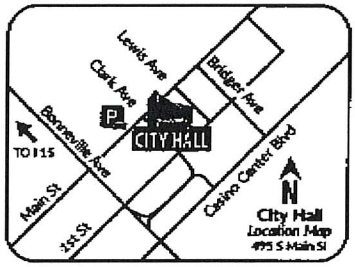

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AUG 12 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76891 [PRJ-76831]

Planning Commission Meeting of **08/13/2019**

PRJ-76831
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KEKE L L C
C/O K BAILEY TRS ETAL
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

08/06/2019 09:25

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P.007/009

(FAX)

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

PRSRT
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Las Vegas, NV
Permit No. 1630

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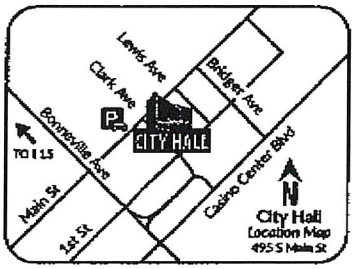
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76891 [PRJ-76831]
Planning Commission Meeting of **08/13/2019**

RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

PRJ-76831
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 FRDFNP1 89.1 02

08/06/2019 09:25

23A

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

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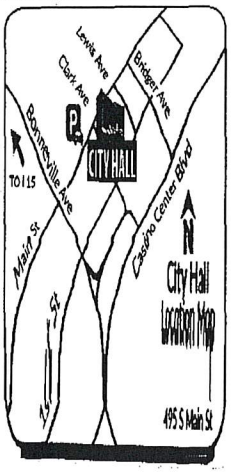

PRJ-76831

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MAIN STREET LAS VEGAS L L C
3395 S JONES BLVD #202
LAS VEGAS NV 89146-6729

RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

☐ I SUPPORT this Request ☐ I OPPOSE this Request ☒

Please use available blank space on card for your comments.

Maybe. We do not have enough parking and this patio takes away some parking spots. What about parking?

SUP-76891 [PRJ-76831]
Planning Commission Meeting of **08/13/2019**

Submitted after final agenda

23C

97 FROFNP1 89146

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
24

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

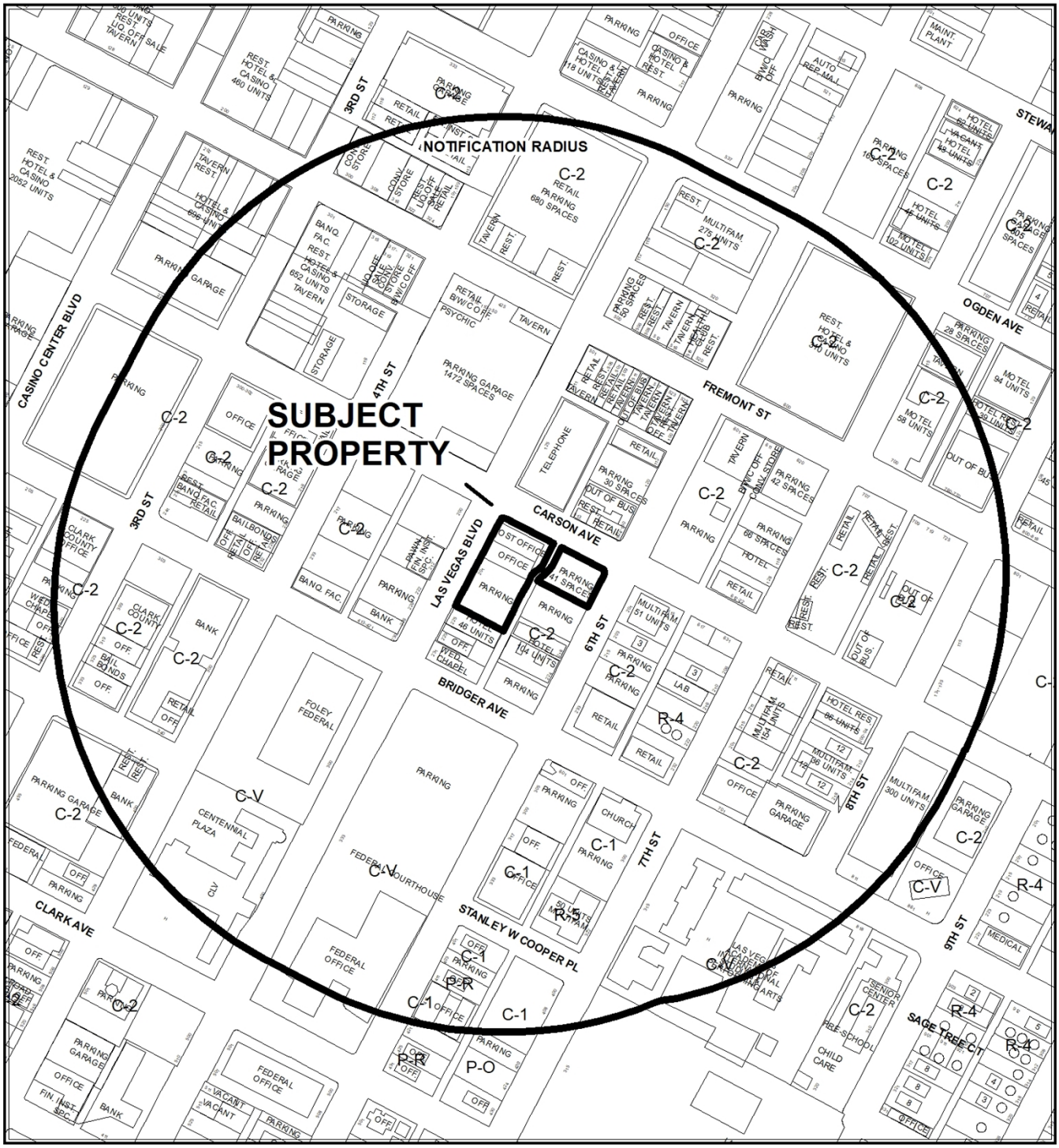
SUBJECT:
SDR-76887 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SIX-STORY PARKING GARAGE WITH 8,403 SQUARE FEET OF GROUND LEVEL RETAIL SPACE AND A ONE-STORY 8,528 SQUARE FOOT ADDITION 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 (APN 139-34-611-042 and 050), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76826]. Staff recommends APPROVAL.

C.C.: 09/18/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

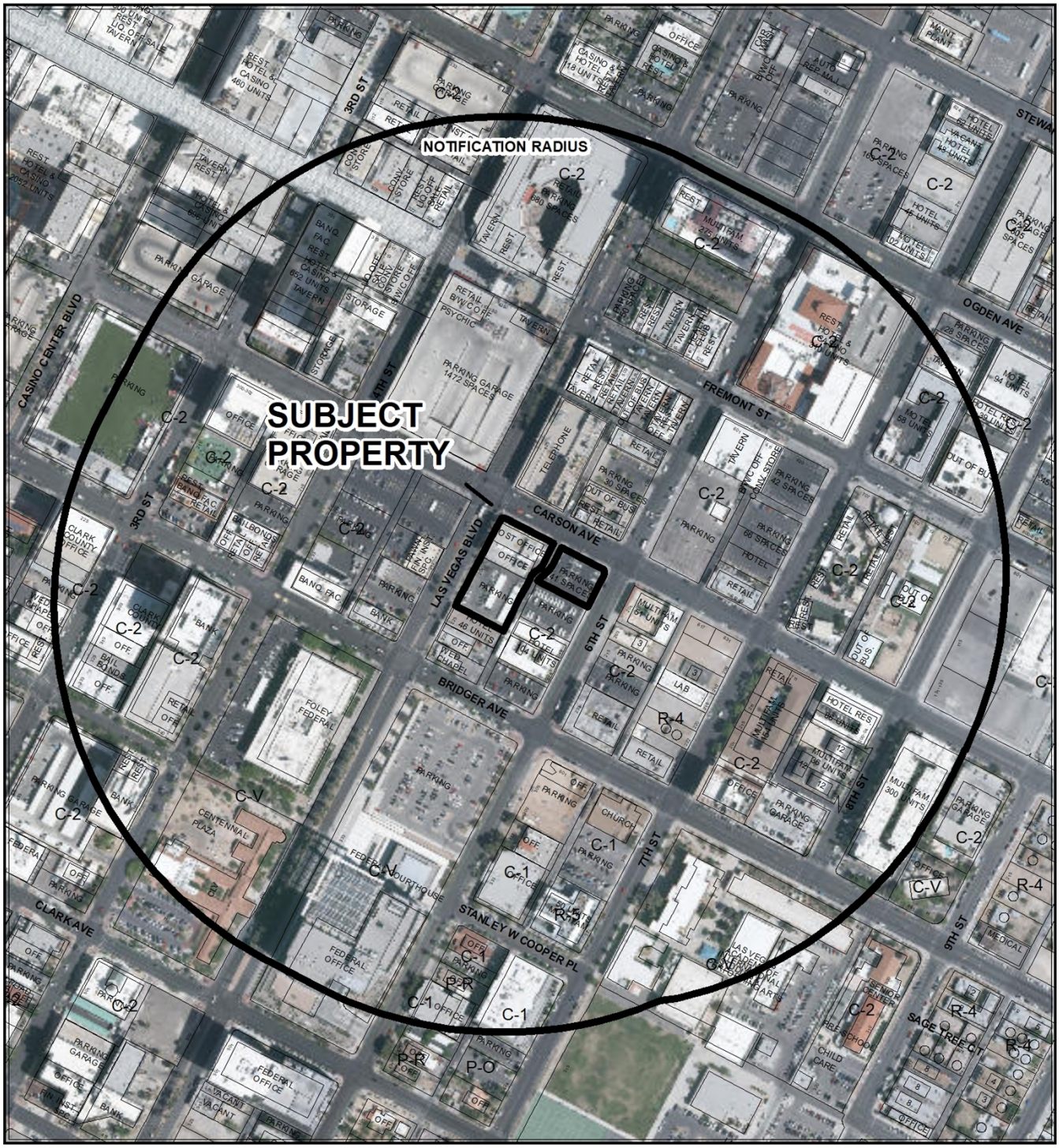
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: **SDR-76887 (PRJ-76826)**

RADIUS: 1000 FEET

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



0 285 570 Feet

CASE: **SDR-76887 (PRJ-76826)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GOOD HOOD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76887	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 420

PROTESTS 0

APPROVALS 0

FS

**** CONDITIONS ****

SDR-76887 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 landscape plan, and building elevations, date stamped 07/17/19, except as amended by conditions herein.

3. Waivers from Title 19 Appendix F development standards are hereby approved, to allow the following:
    a. To allow blank, expressionless walls at the street level along the south and east parking garage facades.
    b. To allow above ground utilities and above ground utilities adjacent to a street frontage when they are required to be located in underground vaults or within the building footprint.
    c. To allow no amenity zone or street trees along Carson Avenue and 6th Street where a five-foot amenity zone planted with 36-inch box shade trees 30 feet on-center and a 10-foot unobstructed sidewalk is required.
    d. To allow no amenity zone or street trees along Las Vegas Boulevard where a five-foot amenity zone planted with 25-foot tall Date Palms 30 feet on-center and a 10-foot unobstructed sidewalk is required

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

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

6. 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.

7. All rooftop mechanical equipment shall be screened from street level and surrounding building views.

8. Alleys that are not abandoned with a new development shall be redeveloped to conform to the standard alleyway treatment identified within Title 19 Appendix F Standards Figure 29.

9. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented area

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

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

12. 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.

13. The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team at (702) 229-6853 to coordinate preliminary building and civil plan reviews for this project.

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

Public Works

15. Submit a Licensing Agreement prior to submittal of construction drawings for this site to allow design and construction of portions of the proposed building within existing right-of-way. This license agreement shall suffice to allow the issuance of demolition permits and foundation permits. However, a Petition of Vacation of aerial right-of-way in conflict with this proposal shall be submitted and approved by the City Council prior to approval of construction drawings for this site and shall record prior to the issuance of any further building permits within the area to be vacated. The applicant shall enter into a formal agreement with the City that details the requirements associated with the aerial vacation and subsequent construction of the structure over the alley/sidewalk rights-of-way, and any conditions contained therein shall be complied with prior to recordation of the Order of Vacation.

16. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on Carson Avenue adjacent to this site in accordance with code requirements of Title 13.56.040, if any, 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.

17. Concurrent with development, relocate the existing public sewer line in the alley by terminating it with a manhole south of the proposed garage, extending it westward to Las Vegas Boulevard, then northward to Carson Street, and submit a petition to vacate the Public Sewer Easement reserved through document# 20050802:00710. The City will reimburse the applicant for the cost of the relocated portion in Las Vegas Boulevard. Alternatively, reconstruct the existing sewer within a steel casing that extends under the entire length of the parking garage that will allow the line to be accessed, repaired and replaced on either side of the proposed 15-foot tall tunnel over the alley.

18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Downtown Pedestrian & Bicycle Improvements - 6th Street" project, the "Las Vegas Boulevard Beautification, Stewart to Sahara" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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 the Las Vegas Boulevard South, Carson Avenue and 6th Street 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.

21. If the proposed parking garage is gated, a queuing analysis shall be submitted for approval by the City Traffic Engineer prior to approval of improvement plans.

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for a six-story parking garage with 8,403 square feet of ground level retail and a one-story, 8,528 square-foot addition to an existing 35,481 square-foot office building at the southeast corner of Las Vegas Boulevard and Carson Avenue.

ISSUES

- A new six-story, 211 space parking garage with 8,403 square feet of ground level retail is proposed at the southwest corner of Carson Avenue and 6th Street. Staff recommends approval of the request.
- The proposed parking garage will span over the existing public alleyway, and the future approval and recordation of an aerial right-of-way vacation will be required.
- An 8,528 square-foot, one-story rooftop addition is proposed for the existing office building to accommodate a restaurant. Staff recommends approval of the request.
- The existing office building will be renovated and re-purposed for restaurant and office uses. The existing post office facility will be relocated within the building.
- Waivers from Title 19 Appendix F standards have been requested to allow a reduction of streetscape adjacent to all street fronts, to allow above ground utilities, and to allow blank expressionless walls on the south and east facades of the parking garage. Staff recommends approval of all waiver requests.
- The City of Las Vegas will install the required streetscape improvements on Las Vegas Boulevard and 6th Street in conjunction with on-going capital improvement projects.

ANALYSIS

The subject site is located within the Founders District of the Downtown Las Vegas Overlay (DTLV-O) and is subject to Title 19 Appendix F Area 1 development standards. The proposed development consists of a six-story parking garage with 8,403 square feet of ground level retail, and the 8,528 square-foot rooftop expansion of an existing 35,481 square-foot office building. The existing surface parking lot located to the south of the existing building receives access via a drive from Las Vegas Boulevard, and the proposed parking garage will receive access via a drive from 6th Street. The existing surface parking lot consists of 24 regular and six handicap parking spaces. The proposed parking garage consists of 152 regular, 57 compact and 2 handicap parking spaces. The amount of compact spaces is approximately 27 percent of the total amount available, which is less

than the 30 percent maximum permitted by code. Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of standard parking requirements. For areas outside of the DTLV-O, 328 parking spaces would be required for this project where 241 parking spaces are being provided. In conjunction with the available on-street parking in the surrounding area, and the higher than average use of alternative modes of transportation such as transit and ride share within the downtown core, the provided parking has been determined to be adequate.

The floor plans indicate that the first level of the existing building will be reconfigured to include a 3,143 square-foot post office and a 4,632 square-foot restaurant with 1,307 square feet of additional outdoor seating area. Floors two and three will consist of 8,422 square feet of office space per floor. The proposed fourth floor building addition consists of 5,688 square feet of restaurant space with 2,840 square feet of additional outdoor seating area.

The site plan depicts structural components of the proposed parking garage that extend over the public alley located between the existing building and the garage. The aerial rights above a city owned right-of-way extend vertically and private structures are generally prohibited in these areas. The Department of Public Works has included a condition of approval requiring the approval of an aerial right-of-way vacation prior to the approval of construction drawings, and the recordation of the vacation prior to the issuance of any building permits within the area to be vacated.

The applicant is currently in discussions with NV Energy to facilitate the undergrounding of the overhead utility lines located within the public alley as required by code. While Title 19 Appendix F standards require that all above ground utility vaults be located underground or incorporated into building footprint, the Las Vegas Valley Water District and NV Energy require some utility installations such as backflow preventers and transformers to be located above ground. The utility companies also require overhead access clearances that make installation of utilities within the building footprint unpractical for this development.

The site plan indicates a location for above ground utilities adjacent to the public alley and away from the Las Vegas Boulevard, Carson Avenue and 6th Street frontages. This is a desirable location for above ground utilities given the context of the subject site; however, the utility access and clearance requirements of the individual utility company will ultimately dictate final locations. While the applicant has indicated a desire to locate utilities away from the street frontage, the final location cannot be determined until the utility plans are submitted for review. As such, the applicant has requested a waiver of Appendix F standards to allow aboveground utilities in the event that the utility providers do not permit the installations to be located adjacent to the alley, and staff recommends approval of the request.

The landscape plans depict 60-inch box Red Oaks with accent shrubs located on private property back of sidewalk planted 20 feet on-center adjacent to Las Vegas Boulevard and a portion of Carson Avenue. Twenty-one 36-inch box Texas Mountain Laurels and accent shrubs are proposed for the rooftop to enhance the roof aesthetics. The one palm tree planted within the existing surface parking lot will be replaced with a 36-inch box Bradford Flowering Pear tree.

The subject site's location within the DTLV-O requires the installation of streetscape improvements along Las Vegas Boulevard, Carson Avenue and 6th Street. Along Las Vegas Boulevard, a five-foot amenity zone back of curb planted with date palms 30 feet on-center with an unobstructed 10-foot sidewalk is required. Along Carson Avenue and 6th Street, a five-foot amenity zone back of curb planted with 36-inch box shade trees spaced 30 feet on-center with a 10-foot unobstructed sidewalk is required. While 60-inch box trees have been included on private property at the back of sidewalk, the landscape plans do not depict the required amenity zones and street trees at back of curb along the Las Vegas Boulevard and Carson Street frontages, and a waiver has been requested to provide relief from the streetscape requirements.

The City of Las Vegas will initiate a Las Vegas Boulevard Complete Street capital improvement project (CIP-46330) in early 2020. The project calls for the installation the required streetscape along the subject site's Las Vegas Boulevard frontage as part of the overall street beautification project. On 6th Street, a Compete Street capital improvement project (CIP-53510) is currently under construction and the installation of the required streetscape adjacent to the subject site will be competed as a part of the on-going street beautification project. The submitted landscape plans show the required amenity zone along 6th Street; however, it is anticipated that the City will install the required streetscape at this location. Adjacent to Carson Avenue, the required street trees are not depicted; however, the proposed building overhangs inhibit the installation of trees at this location. In addition, the City has 50 percent engineered drawings for a Carson Avenue Complete Street project (CIP-53511) that is currently shelved pending the final alignment of the anticipated Southern Nevada Regional Transportation Commission high capacity transit line. If the Carson Avenue capital project comes to fruition, the plans call for the installation of the required streetscape treatment adjacent to the subject site. Due the ongoing City of Las Vegas Complete Street projects adjacent to the subject site, in conjunction with the inclusion of trees on private property at the back of sidewalk, staff recommends approval of the waiver request.

The building elevations depict a new parking structure with a ground floor storefront glazing adjacent to Carson Avenue. Also proposed along the Carson Avenue frontage is a kinetic art façade that will screen the upper levels of the garage interior from public view. At the corner of Carson Avenue and 6th Street, an enclosed glass staircase and elevator is proposed to provide pedestrian access to the parking garage. Title 19 Appendix F standards prohibits extensions of more than 10 feet of blank, expressionless walls at the

street level and requires the utilization of materials, colors, and/or relief in the pedestrian zone to create visually interesting facades. The east and south building facades of the proposed garage consist of expressionless shear wall, and a waiver has been requested to provide relief from this requirement. The waiver request is justified as the building elevations depict these locations as being reserved for the installation of artistic murals, which will ultimately add visual interest and uniqueness to the south and east building facades.

The footprint of the existing building at the corner of Las Vegas Boulevard and Carson Avenue will not be altered, but the exterior façade of the building will be renovated and ground level outdoor seating will be added. The primary architectural features of the building such as the support columns and roofline are being preserved, but the glass façade is being replaced with modern glazing, and roll up doors are being installed along adjacent to the proposed restaurant to expose the interior dining areas during periods of favorable weather. The rooftop addition builds upon the architectural character of the existing building and incorporates a retractable roof system over the main dining area of the proposed restaurant that can open or close depending on weather conditions. A glass panel surrounds the outdoor dining area, and a glass stairwell and elevator at the rear of the existing building will provide an access point to the ground level.

With the approval of the requested waivers, the design of the proposed parking garage and building renovation is generally consistent with Title 19 Appendix F development standards. The proposed development will add much needed parking to the DTLV-O Founders and Entertainment Districts, and the renovation of the existing building will allow for the introduction of new office and restaurant space that will contribute to the redevelopment momentum within the downtown core. The proposed project is compatible with surrounding development in the area, and advances the redevelopment goals of the 2045 Downtown Master Plan. Staff recommends approval of the request and all associated waivers.

FINDINGS (SDR-76887)

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 comparable in scale to other structures in the area, and it is compatible with adjacent development and development in the area.

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

With the approval of the requested waivers, the design of the proposed parking garage and building renovation is generally consistent with General Plan, Title 19, and other duly-adopted city plans, policies and standards.

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

The existing surface parking lot's circulation will remain the same and will continue to receive access via a drive from Las Vegas Boulevard. The proposed parking garage will receive access from 6th Street, and site circulation will not negatively affect adjacent roadways or neighborhood traffic.

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

The building and landscape materials utilized are aesthetically pleasing and appropriate for the downtown core. With the approval of the requested waivers, the building and landscape materials are appropriate for the area and for the City.

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

The building elevations are not unsightly or obnoxious in appearance, and are harmonious and compatible with development in the area. While the parking structure has some blank expressionless walls at the pedestrian level, the plans indicate that the walls will be painted with murals to, which is appropriate aesthetic treatment within the downtown core.

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

The subject site will be subject to permit and licensing inspections, and therefore the public's health, safety and general welfare are secured.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
12/18/13	Staff approved an administrative Site Development Plan Review (SDR-3300) for an auxiliary surface parking lot in conjunction with an existing governmental facility.
07/30/19	The Carson Street Complete Street Project (CIP-53511) is currently at 50% engineered plans. The project includes the installation of trees, sidewalk, curb, gutter, streetlights, intersection bulb-outs, pavers, trash receptacles, and traffic striping.
07/30/19	The Las Vegas Boulevard Complete Street (CIP-46330) is currently at 90% engineered plans with construction expected to begin in the first quarter of 2020. The project includes the installation of trees, sidewalk, curb, gutter, streetlights, intersection bulb-outs, pavers, trash receptacles, and traffic striping.
07/30/19	The 6th Street Beautification Complete Street (CIP-53510) engineered plans have been approved and the project is currently under construction. The project includes the installation of trees, sidewalk, curb, gutter, streetlights, intersection bulb-outs, pavers, trash receptacles, and traffic striping.

Most Recent Change of Ownership	
08/01/18	A deed was recorded for a change in ownership.

Pre-Application Meeting	
06/18/19	Submittal requirements as well as possible waiver requests were discussed. Issues included above ground utilities, areal encroachments into the right-of-way, and lack of the required streetscape.

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

Field Check	
07/24/19	The subject site is developed with a surface parking lot and an operating office building.

Details of Application Request	
Site Area	
Net Acres	1.09

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Post Office/Parking Lot	C (Commercial)	C-2 (General Commercial)
North	Restaurant/ Retail/Office	C (Commercial)	C-2 (General Commercial)
South	Hotel/Parking Lot	C (Commercial)	C-2 (General Commercial)
East	Undeveloped	C (Commercial)	C-2 (General Commercial)
West	Pawn Shop/Parking Lot	C (Commercial)	C-2 (General Commercial)

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

*With the approval of the requested waivers of Title 19 Appendix F standards, the plan will comply with the Downtown Las Vegas Overlay District.

DEVELOPMENT STANDARDS

Pursuant to Title 19 Appendix F Standards, the following standards apply to the new parking structure:

Standard	*Required*	*Provided*	*Compliance*
Min. Setbacks			
• Front	0 Feet	0 Feet	Y
• Side	N/A	0 Feet	Y
• Corner	0 Feet	0 Feet	Y
• Rear	N/A	0Feet	Y
Max. Building Height	N/A	70 Feet	Y
Mech. Equipment	Screened	Screened	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Boulevard	Primary Arterial	Planned Streets and Highways Map	90	N*
Carson Ave	Collector	Planned Streets and Highways Map	80	N*
6th Street	Collector	Planned Streets and Highways Map	80	N*

*Waivers have been requested to provide relief from these requirements.

Pursuant to Title 19 Appendix F Standards, the following standards apply to the subject site:

Streetscape Standards	*Required*	*Provided*	*Compliance*
Las Vegas Boulevard	5-foot amenity zone planted with date palms 30 feet on-center and a 10-foot sidewalk	11 feet 6 inches of sidewalk	N**
Carson Ave.	5-foot amenity zone planted with 36-inch box shade trees 30 feet on-center and a 10-foot sidewalk	10 feet 2 inches of sidewalk	N*
6th Street	5-foot amenity zone planted with 36-inch box shade trees 30 feet on-center and a 10-foot sidewalk	5-foot amenity zone planted with shade trees and a 10-foot sidewalk**	Y

*Waiver has been requested to provide relief from Appendix F Streetscape requirements.
**Waiver has been requested to provide relief from Appendix F Streetscape requirements; however, streetscape improvements will be installed by a future City of Las Vegas capital improvement project.

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

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 other	1 space per 50 SF of public area + 1 space for each 200 SF of the total remaining gross floor area.	202 22				
General Retail Store, Other than Listed	8,403 SF	1 Space per 175 SF	49				
Office, Other Than Listed	16,844 SF	1 Space per 300 SF	57				
Post Office, Local Service	3,143 SF	1 Space per 250 SF	13				
TOTAL SPACES REQUIRED			343		241		N
Regular and Handicap Spaces Required			335	8	233	8	N
Loading Spaces	42,857 SF	-	3	-	1	-	N

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

Waivers		
Requirement	***Request***	***Staff Recommendation***
Extensions of more than 10 feet of blank, expressionless walls at the street level are prohibited.	To allow blank, expressionless walls at the street level along the south and east parking garage facades in order to accommodate future murals.	Approval
5-foot amenity zone planted with date palms 30 feet on-center and a 10-foot sidewalk along Las Vegas Boulevard.	To allow 11 feet of sidewalk with no amenity zone or street trees.	Approval
5-foot amenity zone planted with 36-inch box shade trees 30 feet on-center and a 10-foot sidewalk along Carson Avenue.	To allow 10 feet of sidewalk with no amenity zone or street trees.	Approval
5-foot amenity zone planted with 36-inch box shade trees 30 feet on-center and a 10-foot sidewalk along 6th Street.	To allow 10 feet of sidewalk with no amenity zone or street trees.	Approval
Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site.	To allow above ground utilities adjacent to a street frontage.	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 (SITE DEVELOPMENT REVIEW)

Project Address (Location) 201 South Las Vegas Boulevard Las Vegas, Nevada 89101

Project Name S & L Building Remodel **Proposed Use** Office, Tavern, Parking Structure

Assessor's Parcel #(s) APN#139-34-611-050 , APN#139-34-611-042 **Ward #** 3

General Plan: Existing Commercial Proposed No Change **Zoning:** Existing C-2 Proposed No Change

Additional Information

Property Owner Good Hood, LLC Contact Ryan Wilkerson
Address 985 White Dr. #100 LV, NV 89119 City ____ State ____ Zip ____
E-mail ryan@dapperdevelopment.com Phone 702-427-2431

Applicant Good Hood LLC Contact Ryan Wilkerson
Address 985 White Dr. #100 LV, NV 89119 City ____ State ____ Zip ____
E-mail ryan@dapperdevelopment.com Phone 702.427.2431

Representative CARPENTER SELLERS DELGATO Contact SHELDON ANGUAY
Address 8882 SPANISH RIDGE AVENUE City LAS VEGAS State NV Zip 89148
E-mail sanguay@csdarchitecture.com Phone 702.251-8896

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

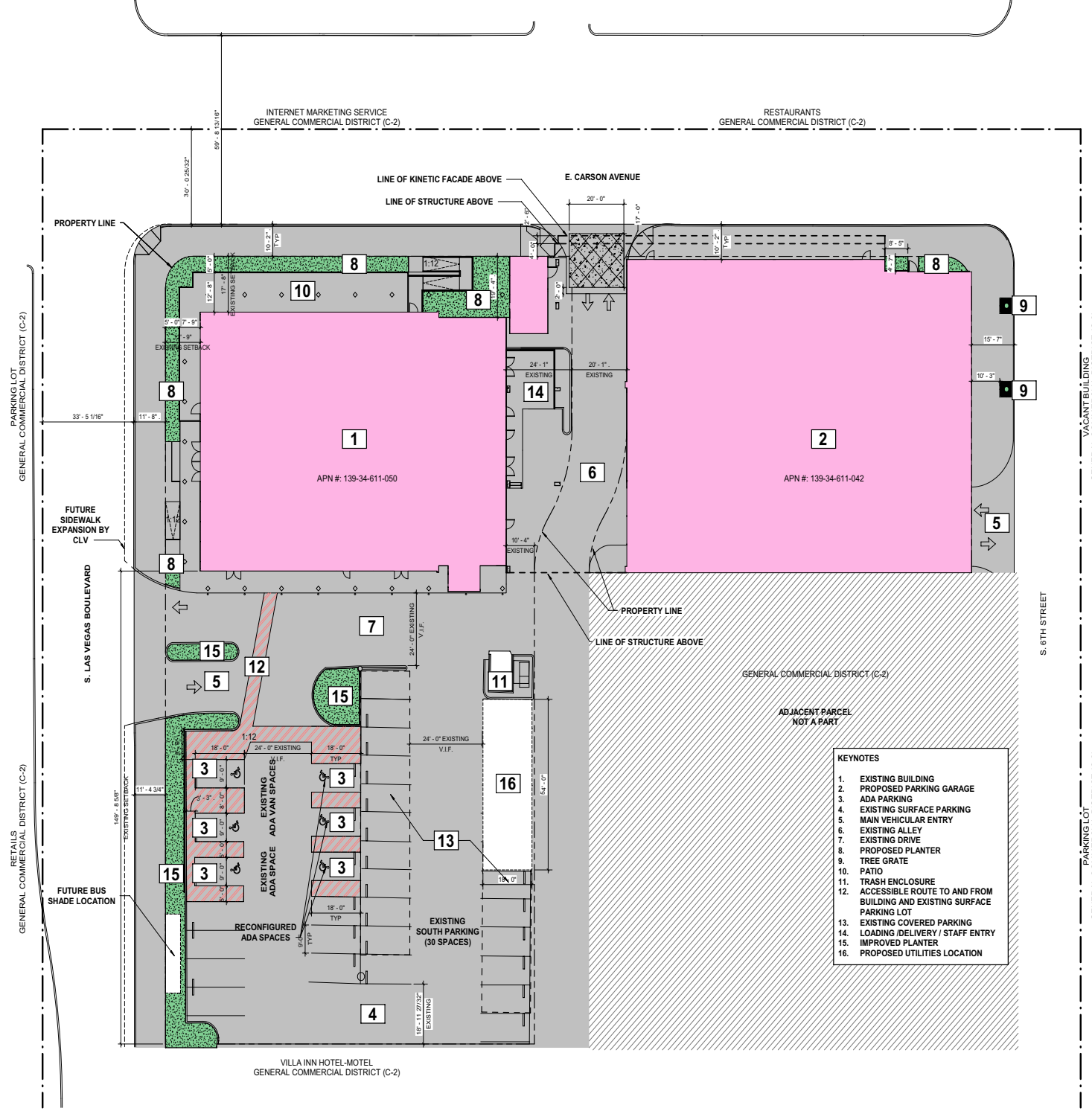
Print Name J DAPPER

Subscribed and sworn before me
This 20th day of JUNE , 20 19

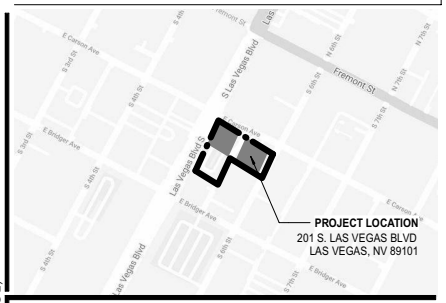
Virginia G. Shelton
Notary Public in and for said County and State

VIRGINIA G. SHELTON
NOTARY PUBLIC
STATE OF NEVADA
No: 04-92987-1 Expires: 10-31-20
Certificate No: 04-92987-1

PRJ-76826
06/24/19



VICINITY MAP



SITE INFORMATION

JURISDICTION
CITY OF LAS VEGAS

ZONING CODE
UNIFIED DEVELOPMENT CODE TITLE 19, APPENDIX F AREA 1

SITE

EXISTING BUILDING		PROPOSED PARKING GARAGE	
APN #:	139-34-611-050	APN #:	139-34-611-042
CURRENT ZONING:	C-2	CURRENT ZONING:	C-2
AREA:	0.79 ACRES - 34,967 SF	AREA:	0.3 ACRES - 12,970 SF

TOTAL AREA: **1.09 ACRES - 47,917 SF**

BUILDING

EXISTING BUILDING		PROPOSED PARKING GARAGE	
TYPE:	II-A	TYPE:	II-A
AREA:	**+/- 35, 481 SF**	AREA:	**+/- 92,166**
LEVEL 1:	9,554 SF	LEVEL 1:	12,416 SF
LEVEL 2:	8,597 SF	LEVEL 2:	16,661 SF
LEVEL 3:	8,597 SF	LEVEL 3:	16,671 SF
LEVEL 4:	8,733 SF	LEVEL 4:	16,633 SF
FAR:	**1.015**	LEVEL 5:	16,637 SF
		LEVEL 6:	13,148 SF
		FAR:	**7.106**

PARKING
REQUIRED:
OFFICE (1:300 SF)
POST OFFICE, LOCAL (1:250 SF)
GENERAL RETAIL, OTHER THAN LISTED(1:175 SF)
TAVERN LIMITED ESTABLISHMENTS (1:50 SF OF PUBLIC SEATING AND WAITING AREA, PLUS 1:200 SF OF TOTAL REMAINING GROSS FLOOR AREA)

OFFICE:		POST OFFICE:		TAVERN LIMITED ESTABLISHMENT	
LEVEL 2:	8,422 SF	LEVEL 1:	3,143 SF	WAITING AND SEATING:	
LEVEL 3:	8,422 SF			LEVEL 1:	4,037 SF
TOTAL :	16,844 SF			LEVEL 4:	6,046 SF
				TOTAL:	10,083 SF
REQUIRED PARKING:		REQUIRED PARKING:		REQUIRED PARKING:	
16,844 SF/300 =	57 SPACES	3,143 SF/250 =	13 SPACES	10,083 SF/50 =	202 SPACES
GENERAL RETAIL:				TAVERN LIMITED ESTABLISHMENT	
LEVEL 1:	8,403 SF			REMAINING GROSS FLOOR AREA:	
				LEVEL 1:	1,902 SF
REQUIRED PARKING:				LEVEL 4:	2,482 SF
8,403 SF/175 =	49 SPACES			TOTAL:	4,384 SF
				REQUIRED PARKING:	
				4,384 SF/200 =	22 SPACES

TOTAL:	**343 SPACES**
HC PARKING PER TITLE 19 (301-400)	**8 SPACES (2 VAN ACCESSIBLE)**
PROVIDED:	**243 SPACES**
SURFACE:	30 SPACES
GARAGE:	213 SPACES (57 COMPACTS)
HC PARKING:	8 SPACES (2 VAN ACCESSIBLE)

SETBACKS

EXISTING BUILDING		PROPOSED PARKING GARAGE	
REQUIRED		REQUIRED	
FRONT:	10' - 0"	FRONT:	10' - 0"
SIDES:	10' - 0"	SIDES:	10' - 0"
REAR:	10' - 0"	REAR:	10' - 0"
PROVIDED		PROVIDED	
FRONT:	12' - 9"	FRONT:	0' - 0"
SIDES:	17' - 8"	SIDES:	0' - 0"
REAR:	10' - 4"	REAR:	0' - 0"

OCCUPANT LOAD & REQUIRED EXITS - TABLE 1004.5

EXISTING BUILDING	PROPOSED PARKING GARAGE
LEVEL 1	LEVEL 1
OCCUPANT LOAD FACTORS: 1:15, 1:150, 1:300	OCCUPANT LOAD FACTORS: 1:60, 1:200, 1:300
OCCUPANT LOAD: 418 OCC	OCCUPANT LOAD: 146 OCC
REQUIRED EXITS: 2	REQUIRED EXITS: 2
PROVIDED EXITS: 9	PROVIDED EXITS: 3
LEVEL 2	LEVEL 2
OCCUPANT LOAD FACTORS: 1:150, 1:300	OCCUPANT LOAD FACTOR: 1:200
OCCUPANT LOAD: 55 OCC	OCCUPANT LOAD: 84 OCC
REQUIRED EXITS: 2	REQUIRED EXITS: 2
PROVIDED EXITS: 2	PROVIDED EXITS: 2
LEVEL 3	LEVEL 3
OCCUPANT LOAD FACTORS: 1:150, 1:300	OCCUPANT LOAD FACTOR: 1:200
OCCUPANT LOAD: 55 OCC	OCCUPANT LOAD: 84 OCC
REQUIRED EXITS: 2	REQUIRED EXITS: 2
PROVIDED EXITS: 2	PROVIDED EXITS: 2
LEVEL 4	LEVEL 4
OCCUPANT LOAD FACTORS: 1:15, 1:200, 1:300	OCCUPANT LOAD FACTOR: 1:200
OCCUPANT LOAD: 419 OCC	OCCUPANT LOAD: 84 OCC
REQUIRED EXITS: 2	REQUIRED EXITS: 2
PROVIDED EXITS: 3	PROVIDED EXITS: 2
	LEVEL 5
	OCCUPANT LOAD FACTOR: 1:200
	OCCUPANT LOAD: 84 OCC
	REQUIRED EXITS: 2
	PROVIDED EXITS: 2
	LEVEL 6
	OCCUPANT LOAD FACTOR: 1:200
	OCCUPANT LOAD: 66 OCC
	REQUIRED EXITS: 2
	PROVIDED EXITS: 2

SEE FP AND GFP SHEETS FOR ADDITIONAL ADDITIONAL INFORMATION

PRJ-76826
07/17/19

A ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

PROJECT NORTH | TRUE NORTH

DRAWING ISSUE LOG:

CARPENTER SELLERS DEL CASTILLO ARCHITECTS
8912 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148
(702) 251-8888 - FAX (702) 251-8878 - WWW.CSDARCHITECTURE.COM

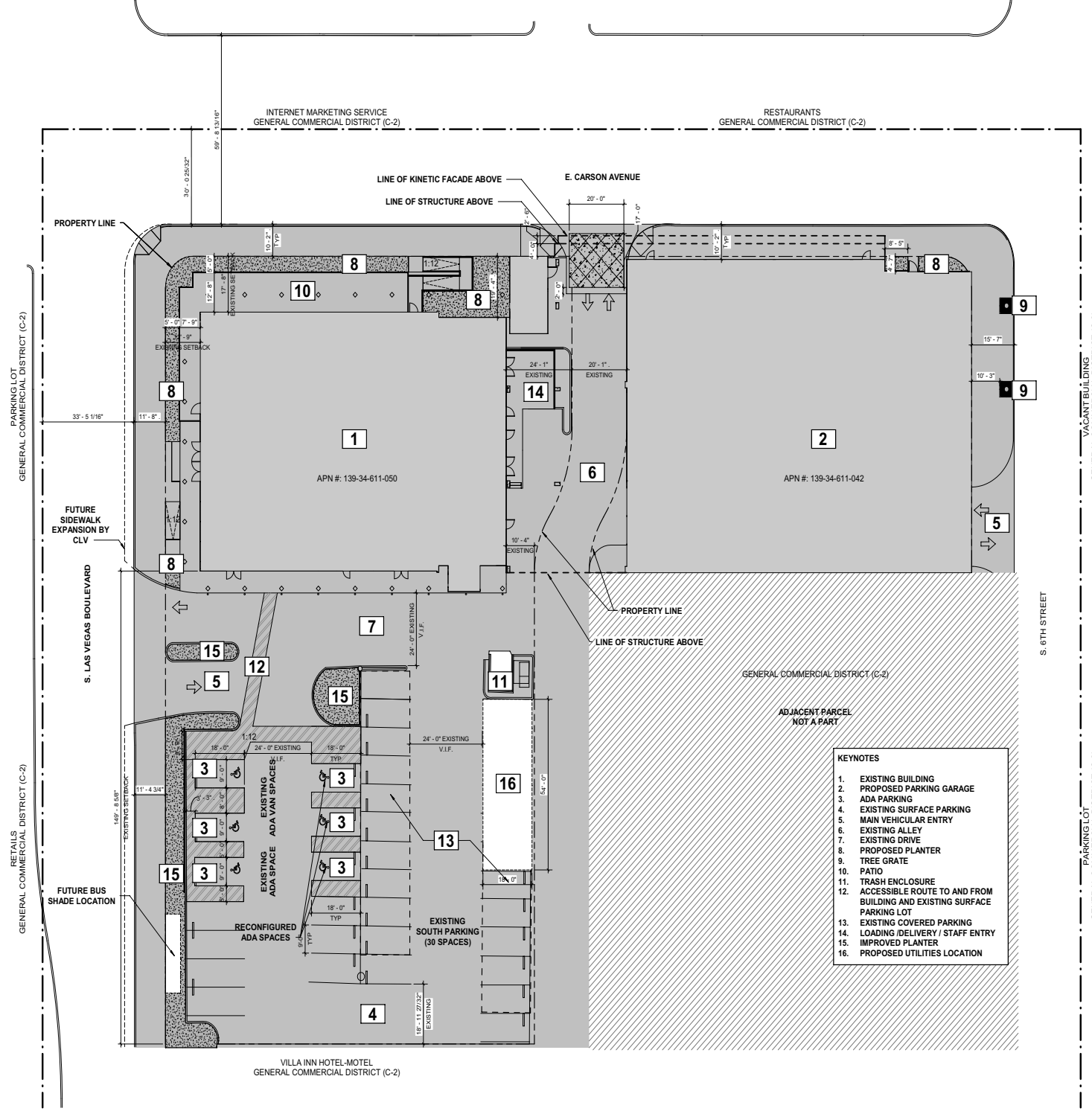
ARCHITECTURAL SITE PLAN

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
SP001



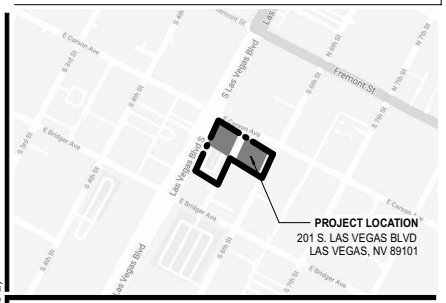
A ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

PROJECT NORTH

TRUE NORTH

VICINITY MAP



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SETBACKS

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SIDES:	10' - 0"	SIDES:	10' - 0"
REAR:	10' - 0"	REAR:	10' - 0"
PROVIDED		PROVIDED	
FRONT:	12' - 9"	FRONT:	0' - 0"
SIDES:	17' - 8"	SIDES:	0' - 0"
REAR:	10' - 4"	REAR:	0' - 0"

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PROVIDED EXITS: 2	PROVIDED EXITS: 2
LEVEL 3	LEVEL 3
OCCUPANT LOAD FACTORS: 1:150, 1:300	OCCUPANT LOAD FACTOR: 1:200
OCCUPANT LOAD: 55 OCC	OCCUPANT LOAD: 84 OCC
REQUIRED EXITS: 2	REQUIRED EXITS: 2
PROVIDED EXITS: 2	PROVIDED EXITS: 2
LEVEL 4	LEVEL 4
OCCUPANT LOAD FACTORS: 1:15, 1:200, 1:300	OCCUPANT LOAD FACTOR: 1:200
OCCUPANT LOAD: 419 OCC	OCCUPANT LOAD: 84 OCC
REQUIRED EXITS: 2	REQUIRED EXITS: 2
PROVIDED EXITS: 3	PROVIDED EXITS: 2
	LEVEL 5
	OCCUPANT LOAD FACTOR: 1:200
	OCCUPANT LOAD: 84 OCC
	REQUIRED EXITS: 2
	PROVIDED EXITS: 2
	LEVEL 6
	OCCUPANT LOAD FACTOR: 1:200
	OCCUPANT LOAD: 66 OCC
	REQUIRED EXITS: 2
	PROVIDED EXITS: 2

SEE FP AND GFP SHEETS FOR ADDITIONAL ADDITIONAL INFORMATION

PRJ-76826
07/17/19

DRAWING ISSUE LOG:

CARPENTER SELLERS DEL CASTILLO ARCHITECTS
8912 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148
(702) 251-8888 - FAX (702) 251-8878 - WWW.CSDARCHITECTURE.COM

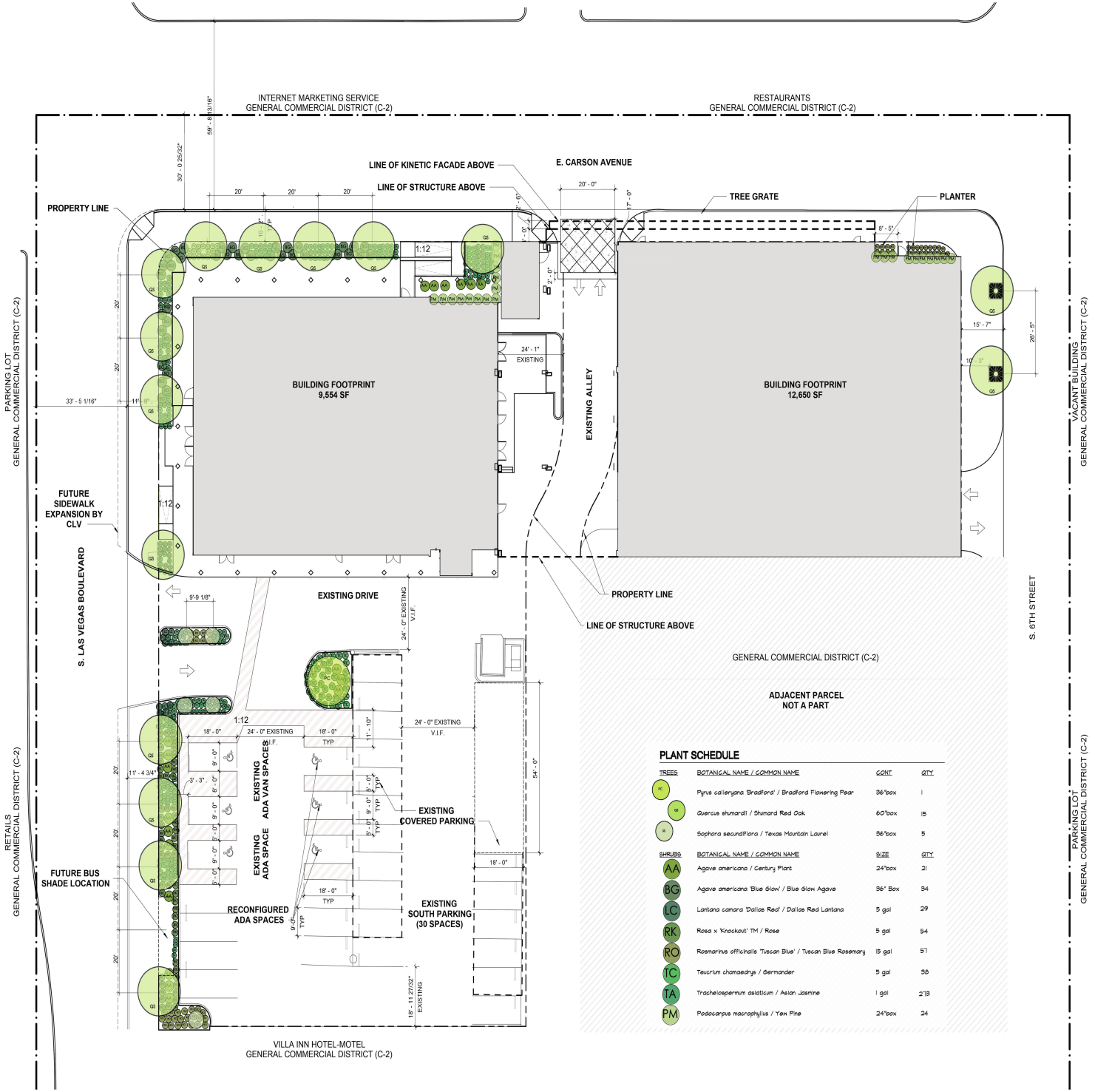
ARCHITECTURAL SITE PLAN

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
SP001



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
PC	Pyrus calleryana 'Bradford' / Bradford Flowering Pear	36"box	1
QS	Quercus shumardii / Shumard Red Oak	60"box	15
SI	Sophora secundiflora / Texas Mountain Laurel	36"box	5

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
AA	Agave americana / Century Plant	24"box	21
BG	Agave americana 'Blue Glow' / Blue Glow Agave	36" Box	34
LC	Lantana camara 'Dallas Red' / Dallas Red Lantana	5 gal	29
RK	Rosa x 'Knockout' TM / Rose	5 gal	54
RO	Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary	15 gal	57
TC	Teucrium chamaedrys / Germander	5 gal	38
TA	Trachelospermum asiaticum / Asian Jasmine	1 gal	273
PM	Podocarpus macrophyllus / Yew Pine	24"box	24

A LANDSCAPE - LEVEL 1
SCALE: 1/16" = 1'-0"

Planning Commission - Page 510

PRJ-76826

0' 8' 16' 32'

PROJECT NORTH TRUE NORTH

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	PM REVIEWED	PM REVISION
A	PRE-APPLICATION	08/16/2019	-	-
B	APPLICATION	08/16/2019	-	-
C	PLANNING COMMENTS RESPONSE	07/17/2019	-	-

STONEROSE LANDSCAPES
641 BALDWIN DRIVE, HENDERSON, NV 89014
702-766-6273

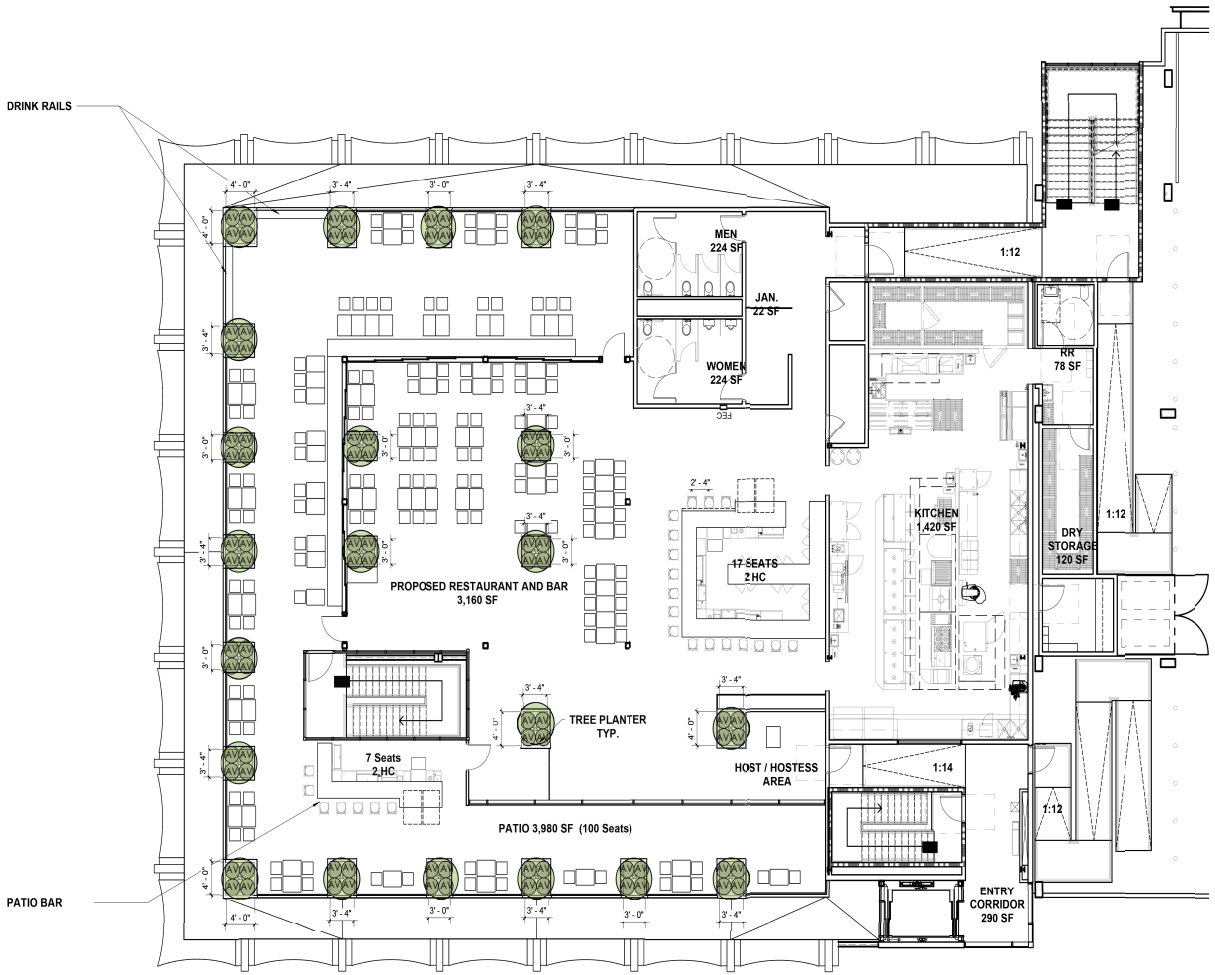
LANDSCAPE - LEVEL 1
S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

REV	DESCRIPTION	DATE	PM REVIEWED

DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
LP001



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
SS	Sophora secundiflora / Texas Mountain Laurel	36"box	21
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
AV	Agave vilmoriniana / Octopus Agave	5 gal	84

Planning Commission - Page 511

PRJ-76826
07/17/19

A LANDSCAPE - LEVEL 4
SCALE: 1/8" = 1'-0"

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	BY	CHK
A	PRE-APPLICATION	05/17/2019	CG	SA
B	APPLICATION	05/24/2019	CG	SA

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STONEROSE LANDSCAPES
541 BALDWIDGE DRIVE - HENDERSON, NV 89014
702-766-6273

LANDSCAPE - LEVEL 4

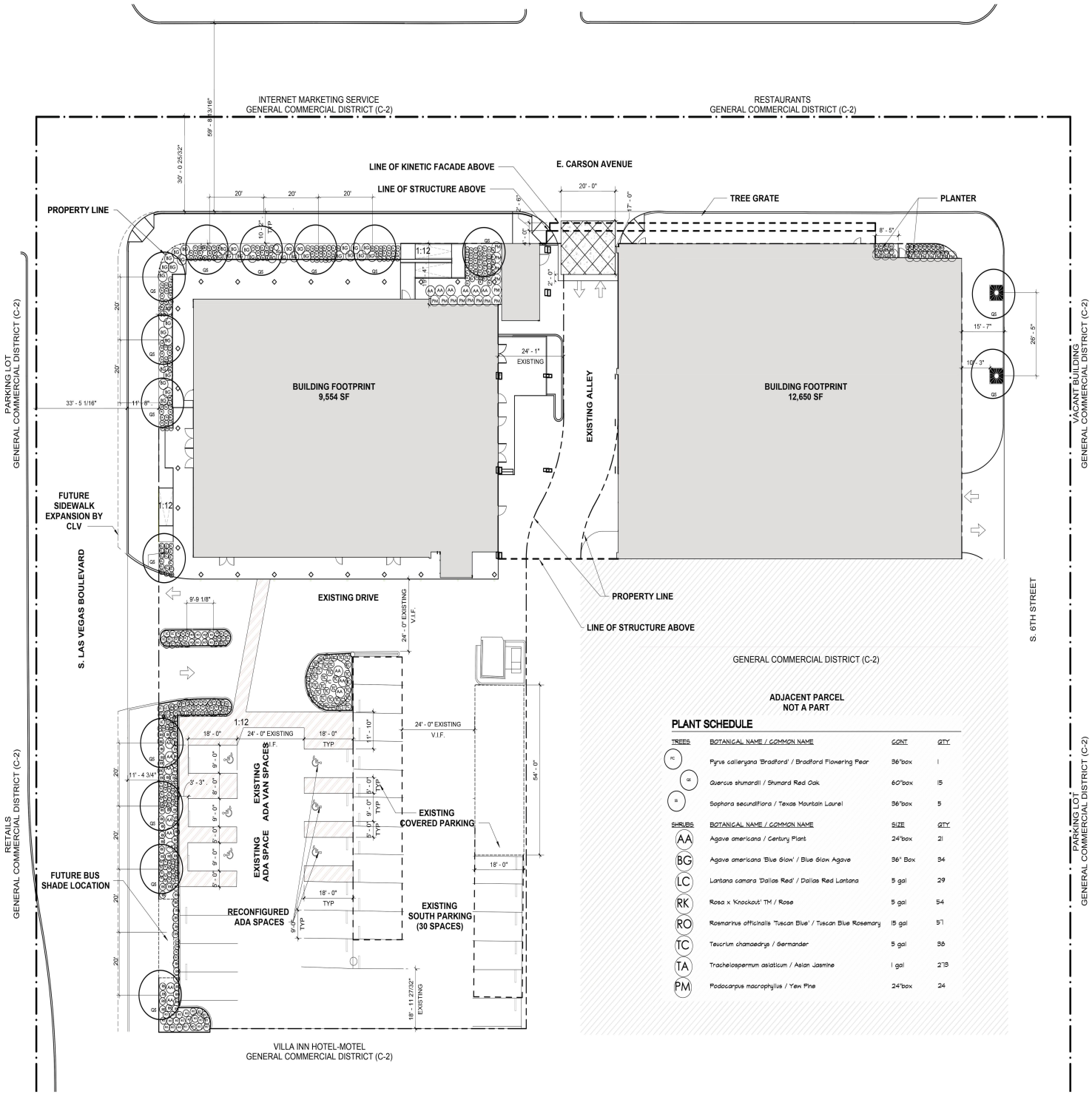
S&L BUILDING REMODEL

201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
LP002



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
PC	Pyrus calleryana 'Bradford' / Bradford Flowering Pear	36"box	1
QS	Quercus shumardii / Shumard Red Oak	60"box	15
SS	Sophora secundiflora / Texas Mountain Laurel	36"box	5

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
AA	Agave americana / Century Plant	24"box	21
BG	Agave americana 'Blue Glow' / Blue Glow Agave	36" Box	34
LC	Lantana camara 'Dallas Red' / Dallas Red Lantana	5 gal	29
RK	Rosa x 'Knockout' TM / Rose	5 gal	54
RO	Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary	15 gal	57
TC	Teucrium chamaedrys / Germander	5 gal	38
TA	Trachelospermum asiaticum / Asian Jasmine	1 gal	273
PM	Podocarpus macrophyllus / Yew Pine	24"box	24

A LANDSCAPE - LEVEL 1
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

PROJECT NORTH TRUE NORTH

PRJ-76826
07/17/19

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	AJC REVIEW	PM REVIEW
A	PRE-APPLICATION	06/06/2018	-	-
B	APPLICATION	08/03/2018	-	-
C	PLANNING COMMENTS RESPONSE	02/01/2019	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

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STONEROSE
STONEROSE LANDSCAPE ARCHITECTURE
5411 BALDWIN DRIVE, HENDERSON, NV 89014
702-796-8273

LANDSCAPE - LEVEL 1

S&L BUILDING REMODEL

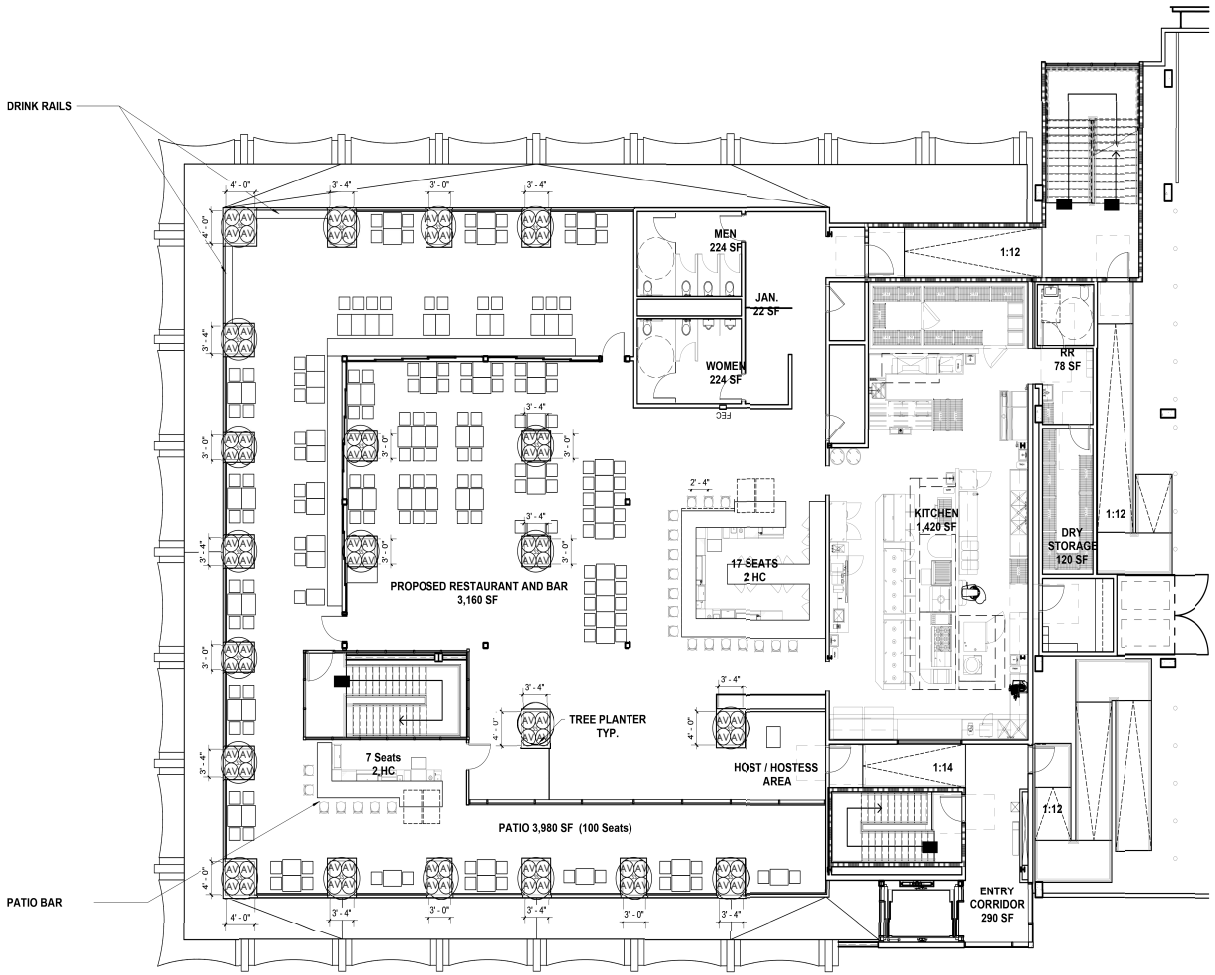
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

REV	DESCRIPTION	DATE	PRE-REVIEWED
-	-	-	-

DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
LP001



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
SS	Sophora secundiflora / Texas Mountain Laurel	36"box	21
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**QTY**
AV	Agave vilmoriniana / Octopus Agave	5 gal	84

A LANDSCAPE - LEVEL 4
SCALE: 1/8" = 1'-0"

Planning Commission - Page 513

PRJ-76826
07/17/19

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	BY	CHK
A	PRE-APPLICATION	05/17/2019	CG	SA
B	APPLICATION	05/24/2019	CG	SA

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STONEROSE LANDSCAPES
541 BALDWIDGE DRIVE - HENDERSON, NV 89014
702-766-6273

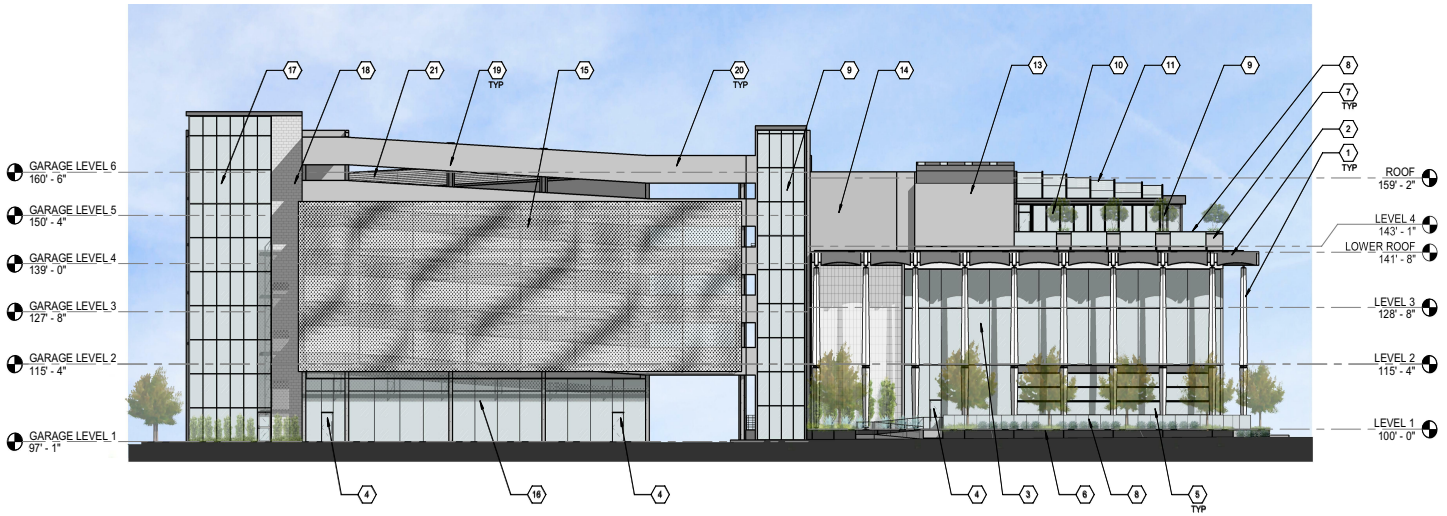
LANDSCAPE - LEVEL 4

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

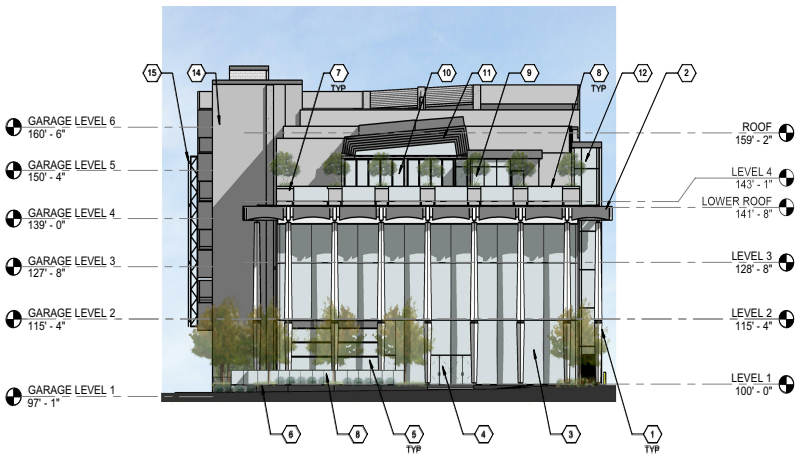
REVISIONS:

DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
LP002



B NORTH ELEVATION
SCALE: 1/16" = 1'-0"



A WEST ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES

1	EXISTING EXTERIOR COLUMN
2	EXISTING DECORATIVE SOFFIT
3	UPGRADED CURTAIN-WALL-GLAZING SYSTEM WITH NON-REFLECTIVE CLEAR GLASS
4	ENTRY DOORS
5	OPERABLE GLASS DOORS
6	PLANTER
7	TREE PLANTER
8	GLASS RAILING
9	2-HR RATED GLASS STAIR ENCLOSURE
10	ROOFTOP GLASS DINING / BAR ENCLOSURE
11	RETRACTABLE ROOF SYSTEM
12	2-HR RATED GLASS ELEVATOR ENCLOSURE
13	PROPOSED EXTERIOR WALL
14	2-HR RATED STAIR ENCLOSURE
15	KINETIC ART FACADE
16	RETAIL STOREFRONT
17	GLASS STAIR ENCLOSURE
18	CMU ELEVATOR ENCLOSURE
19	GARAGE COLUMN
20	GARAGE SPANDREL
21	CABLE RAILING

DRAWING ISSUE LOG:

CARPENTER SELLERS DEL CASTILLO ARCHITECTS
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ELEVATION

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

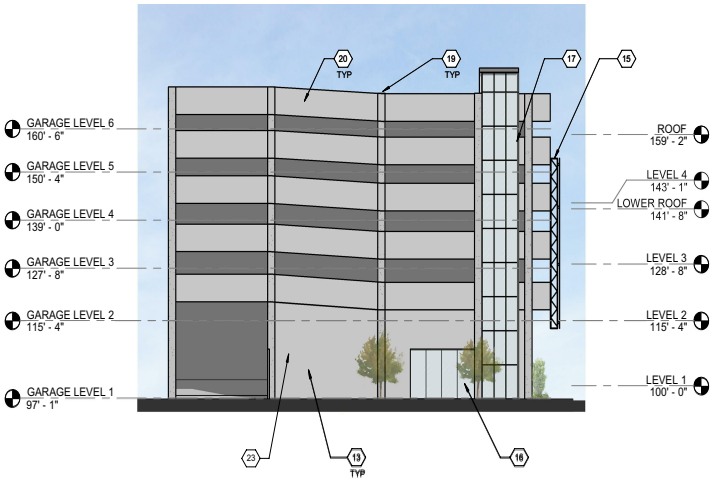
REVISIONS:

DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

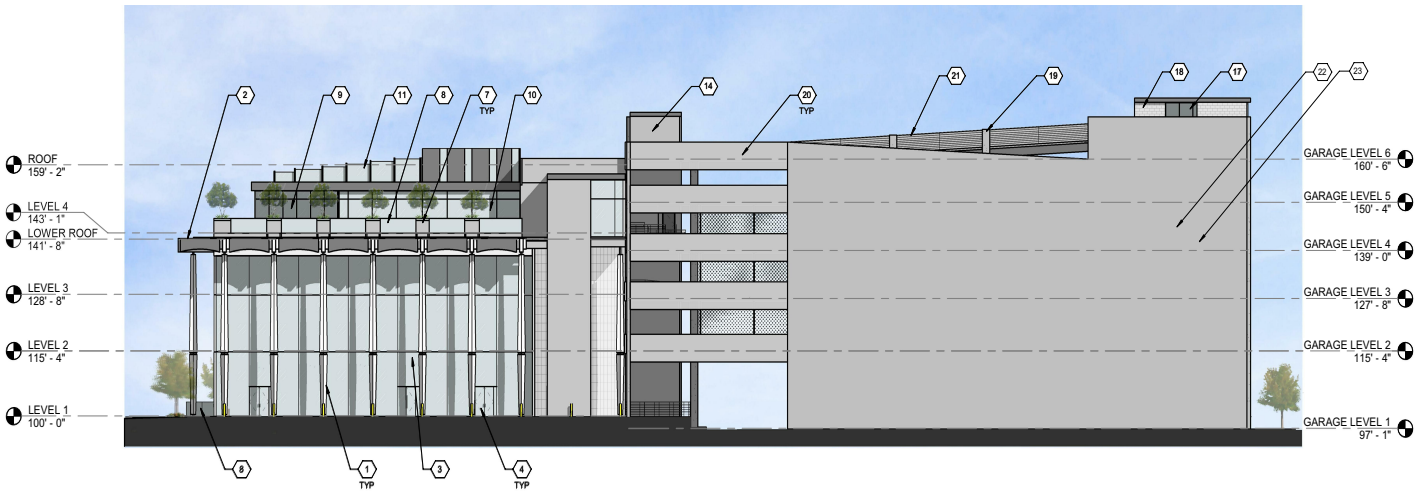
SHEET NO:
EV001

PRJ-76826
07/17/19

0' 8' 16' 32'



B EAST ELEVATION
SCALE: 1/16" = 1'-0"



A SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

KEYNOTES

1 EXISTING EXTERIOR COLUMN
2 EXISTING DECORATIVE SOFFIT
3 UPGRADED CURTAIN-WALL-GLAZING SYSTEM WITH NON-REFLECTIVE CLEAR GLASS
4 ENTRY DOORS
5 OPERABLE GLASS DOORS
6 PLANTER
7 TREE PLANTER
8 GLASS RAILING
9 2-HR RATED GLASS STAIR ENCLOSURE
10 ROOFTOP GLASS DINING / BAR ENCLOSURE
11 RETRACTABLE ROOF SYSTEM
12 2-HR RATED GLASS ELEVATOR ENCLOSURE
13 PROPOSED EXTERIOR WALL
14 2-HR RATED STAIR ENCLOSURE
15 KINETIC ART FACADE
16 RETAIL STOREFRONT
17 GLASS STAIR ENCLOSURE
18 CMU ELEVATOR ENCLOSURE
19 GARAGE COLUMN
20 GARAGE SPANDREL
21 CABLE RAILING
22 2-HR RATED CONCRETE SHEARWALL
23 ART MURAL TO BE PROVIDED AT PROPOSED CONCRETE CAST IN PLACE GARAGE WALL

PRJ-76826
07/17/19

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	PM REVIEWED	JC REVIEW	PM REVIEW
A	FIRE APPLICATION				
B	APPLICATION				
C	PLANNING COMMENTS RESPONSE				

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ELEVATION

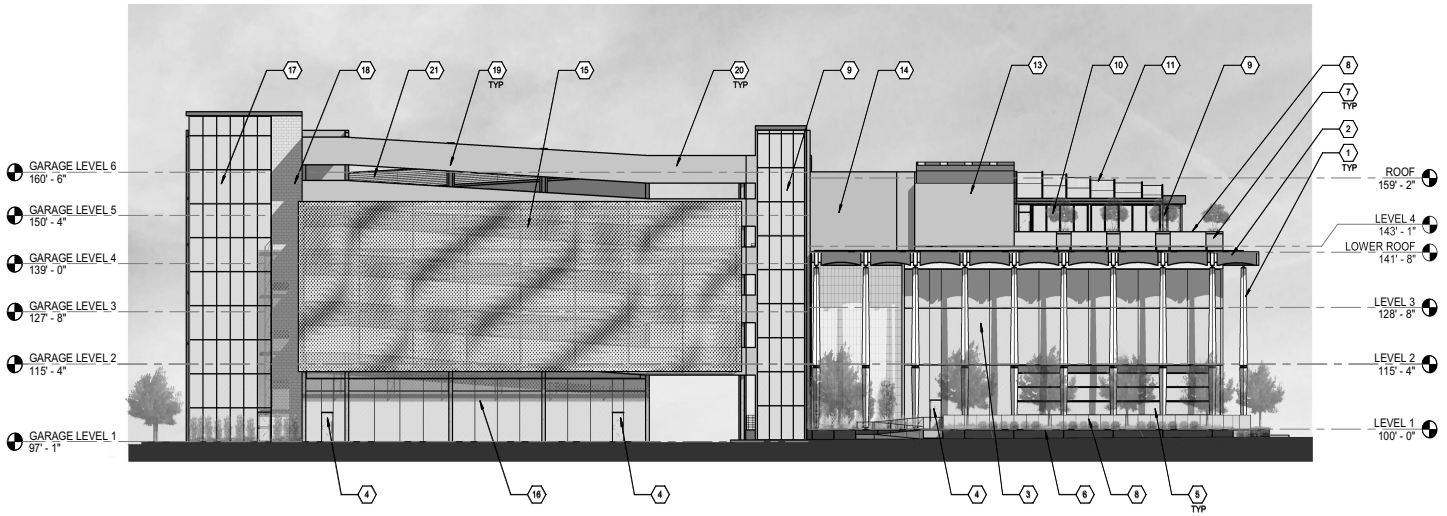
S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

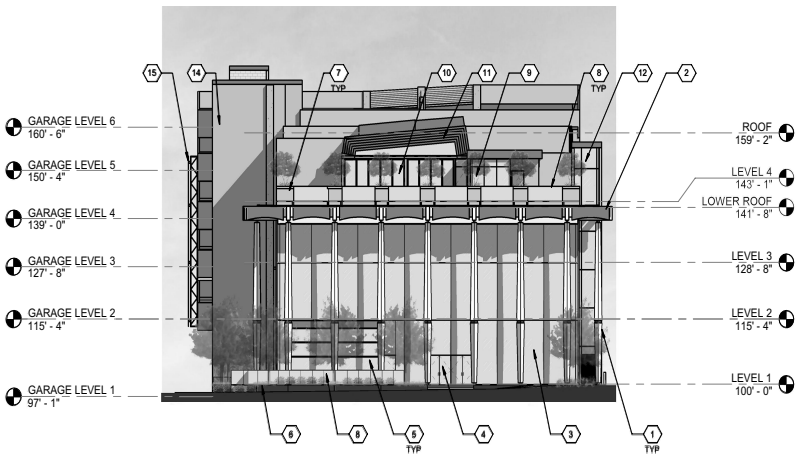
NO.	DESCRIPTION	DATE	PM REVIEWED

DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
EV002



B NORTH ELEVATION
SCALE: 1/16" = 1'-0"



A WEST ELEVATION
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

KEYNOTES

1 EXISTING EXTERIOR COLUMN
2 EXISTING DECORATIVE SOFFIT
3 UPGRADED CURTAIN-WALL-GLAZING SYSTEM WITH NON-REFLECTIVE CLEAR GLASS
4 ENTRY DOORS
5 OPERABLE GLASS DOORS
6 PLANTER
7 TREE PLANTER
8 GLASS RAILING
9 2-HR RATED GLASS STAIR ENCLOSURE
10 ROOFTOP GLASS DINING / BAR ENCLOSURE
11 RETRACTABLE ROOF SYSTEM
12 2-HR RATED GLASS ELEVATOR ENCLOSURE
13 PROPOSED EXTERIOR WALL
14 2-HR RATED STAIR ENCLOSURE
15 KINETIC ART FACADE
16 RETAIL STOREFRONT
17 GLASS STAIR ENCLOSURE
18 CMU ELEVATOR ENCLOSURE
19 GARAGE COLUMN
20 GARAGE SPANDREL
21 CABLE RAILING

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	PM REVIEW
A	FINE ARTIFICATION	06/18/19	
B	APPLICATION	06/18/19	
C	PLANNING COMMENT RESPONSE	07/17/19	

CARPENTER SELLERS DEL GATTO ARCHITECTS
8882 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148
(702) 254-8886 - FAX (702) 254-8878 - WWW.CSDARCHITECTURE.COM

ELEVATION

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

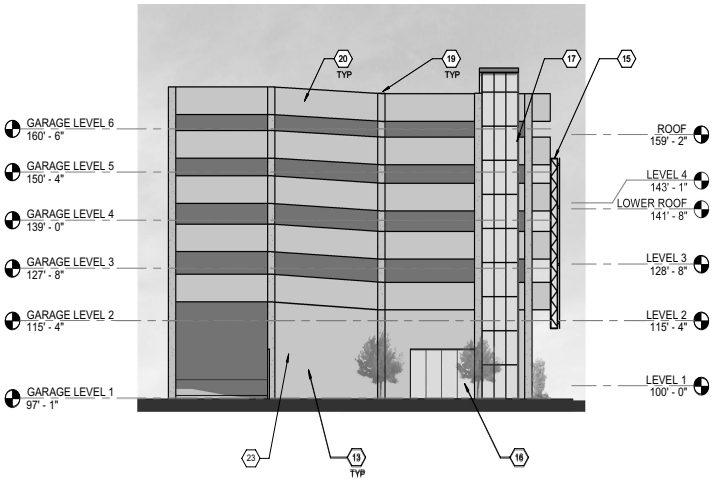
REVISIONS:

NO.	DESCRIPTION	DATE	PM REVIEW

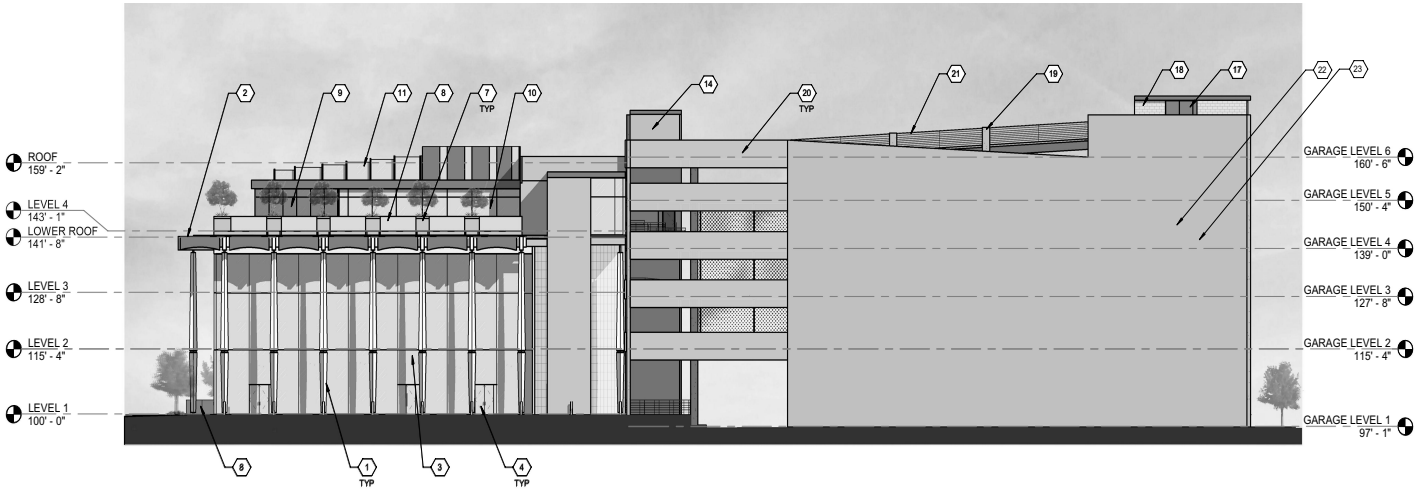
DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

PRJ-76826
07/17/19

SHEET NO:
EV001



B EAST ELEVATION
SCALE: 1/16" = 1'-0"



A SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

KEYNOTES

1 EXISTING EXTERIOR COLUMN
2 EXISTING DECORATIVE SOFFIT
3 UPGRADED CURTAIN-WALL-GLAZING SYSTEM WITH NON-REFLECTIVE CLEAR GLASS
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23 ART MURAL TO BE PROVIDED AT PROPOSED CONCRETE CAST IN PLACE GARAGE WALL

PRJ-76826
07/17/19

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	BY	REVIEW	APP.	REV.
A	FILE APPLICATION					
B	APPLICATION					
C	PLANNING COMMENTS RESPONSE					

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ELEVATION

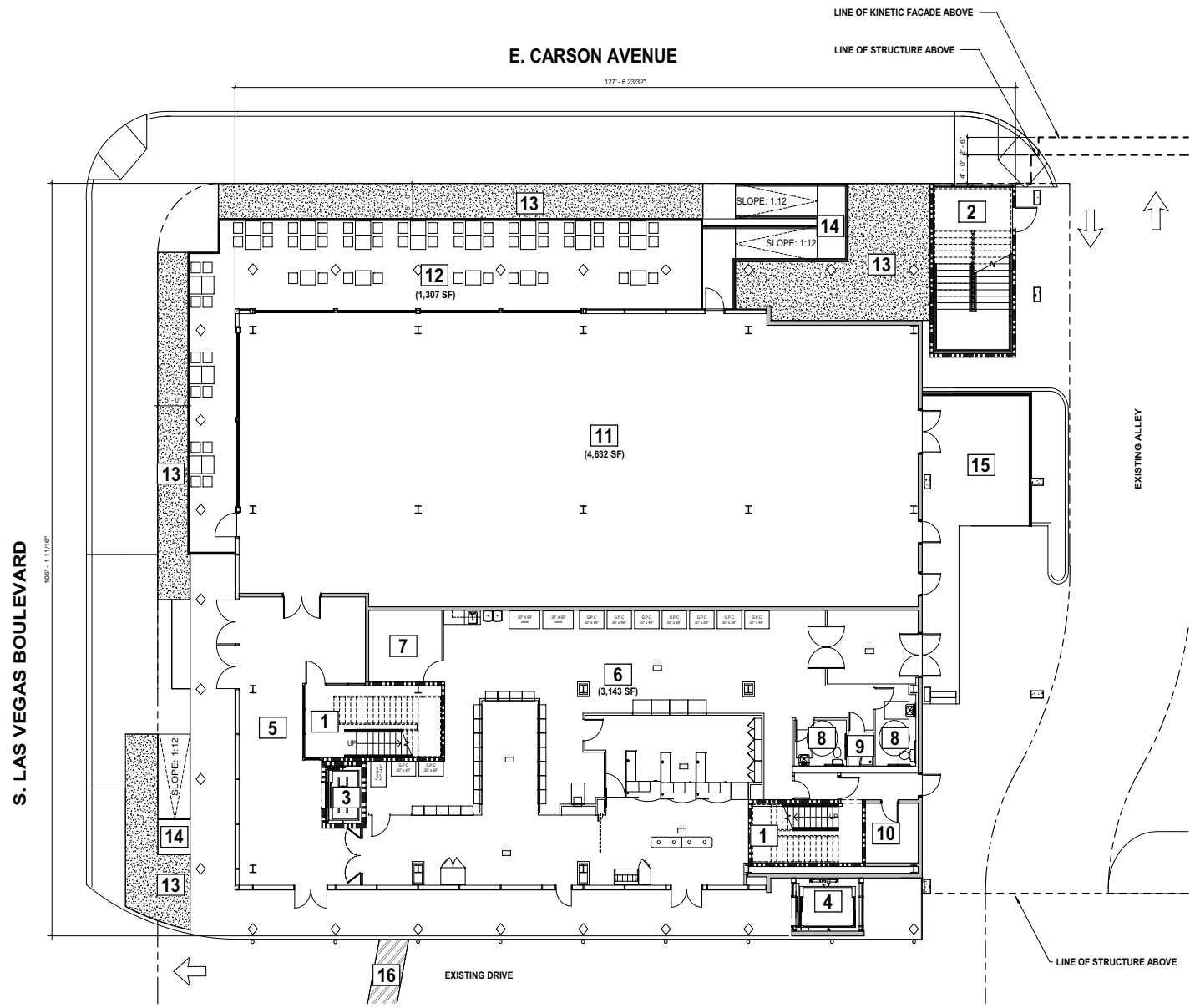
S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

NO.	DESCRIPTION	DATE	PLANS REVIEWED

DATE: 07.17.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
EV002



KEYNOTES

1. EXISTING 2-HR STAIR
2. PROPOSED STAIR
3. EXISTING ELEVATOR
4. PROPOSED ELEVATOR
5. LOBBY / CIRCULATION
6. USPS
7. USPS OFFICE
8. RESTROOM
9. JANITOR ROOM
10. MISC. / STORAGE ROOM
11. FOOD AND BEVERAGE / RETAIL
12. PROPOSED PATIO
13. PROPOSED PLANTER
14. PROPOSED ADA RAMP
15. LOADING / DELIVERY / STAFF ENTRY
16. ACCESSIBLE ROUTE TO AND FROM BUILDING AND EXISTING SURFACE PARKING LOT

OCCUPANT LOAD

RESTAURANT 1:15
5,939 SF/ 15 = 395.93
= 396 OCC

OFFICE 1:150
3,143 SF/ 150 = 20.95
= 21 OCC

STORAGE & MEP 1:300
82 SF/300 = 0.27
= 1 OCC

TOTAL OCCUPANT LOAD = 418

NOTE:
NO CHANGES EXTERIOR WITH THE EXCEPTION THE PROPOSED UNITIZED CURTAIN WALL SYSTEM, ELEVATOR AND INTERIOR TENANT IMPROVEMENTS

DRAWING ISSUE LOG:

CARPENTER SELLERS DEL GATTO ARCHITECTS
8912 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148
(702) 251-8888 - FAX (702) 251-8378 - WWW.CSDARCHITECTURE.COM

LEVEL 1 FLOOR PLAN

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

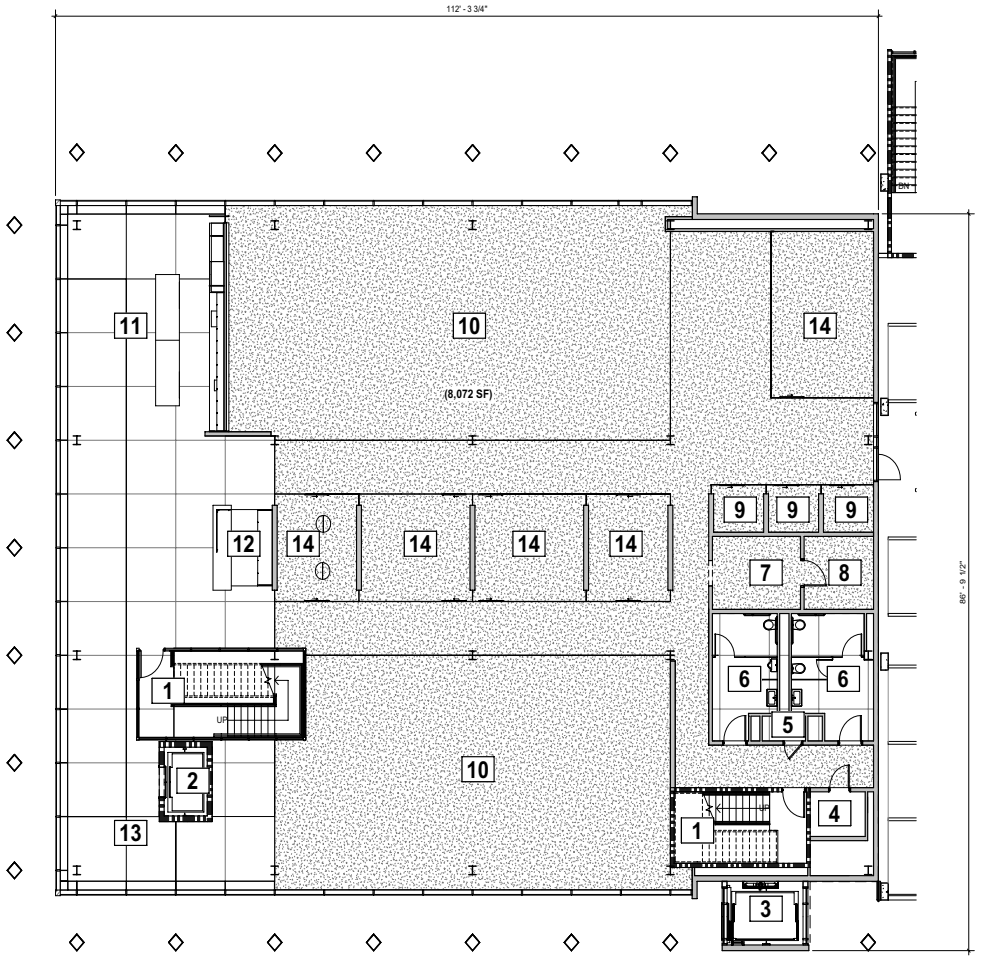
DATE: 06.24.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
FP001

PRJ-76826
06/24/19

A LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
PROJECT NORTH
TRUE NORTH



KEYNOTES

1. EXISTING STAIR
2. EXISTING ELEVATOR
3. PROPOSED ELEVATOR
4. MISC. / STORAGE ROOM
5. JANITOR ROOM
6. RESTROOM
7. BUS CENTER
8. SERVER
9. PHONE BOOTHS
10. OFFICE AREA
11. RESPITE
12. RECEPTION
13. ALCOVE
14. MEETING ROOM

OCCUPANT LOAD

OFFICE 1:150
8,072 SF/ 150 = 53.81
= 54 OCC

STORAGE & MEP 1:300
66 SF/300 = 0.22
= 1 OCC

TOTAL OCCUPANT LOAD = 55

NOTE:
NO CHANGES EXTERIOR WITH THE EXCEPTION THE PROPOSED UNITIZED CURTAIN WALL SYSTEM, ELEVATOR AND INTERIOR TENANT IMPROVEMENT

DRAWING ISSUE LOG:

CARPENTER SELLERS DEL GATTO ARCHITECTS
8912 SPANISH RIDGE AVENUE - LAS VEGAS, NV 89148
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LEVEL 2 FLOOR PLAN

S&L BUILDING REMODEL

201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

DATE: 06.24.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
FP002

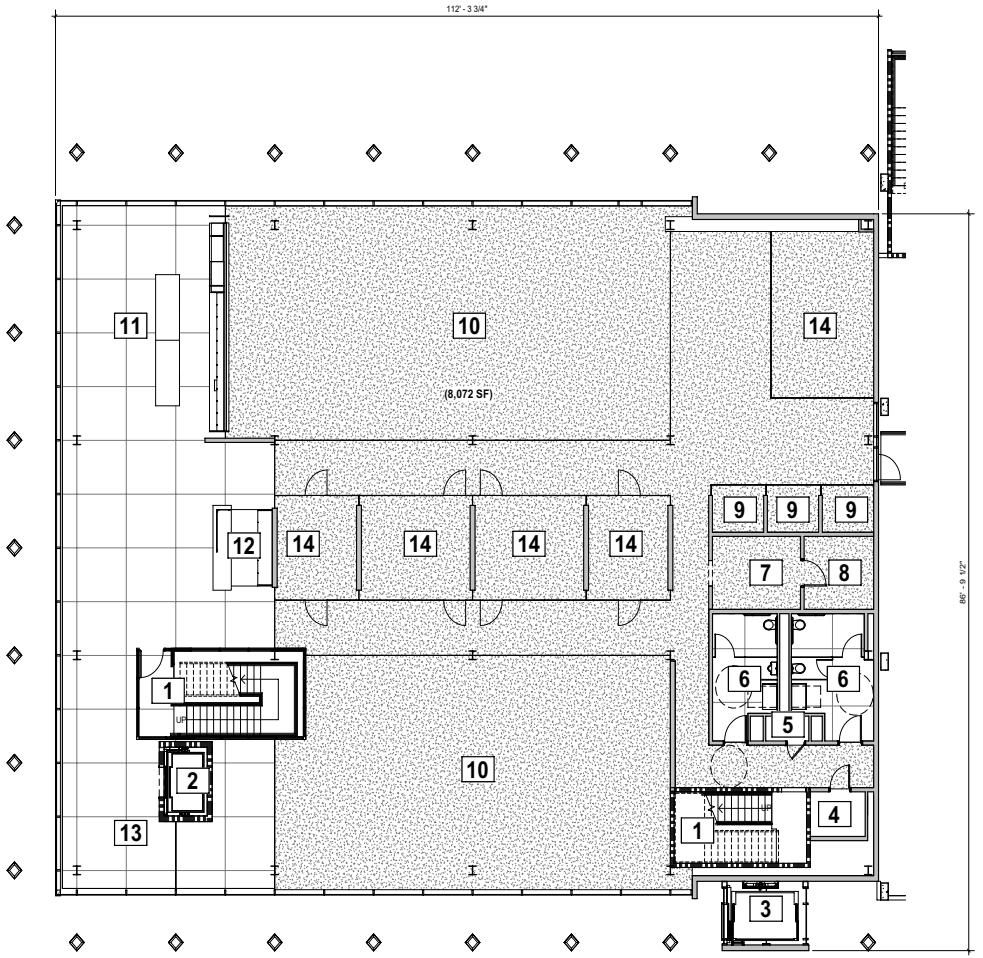
PRJ-76826
06/24/19

A LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

PROJECT NORTH

TRUE NORTH



KEYNOTES

1. EXISTING STAIR
2. EXISTING ELEVATOR
3. PROPOSED ELEVATOR
4. MISC. / STORAGE ROOM
5. JANITOR ROOM
6. RESTROOM
7. BUS CENTER
8. SERVER
9. PHONE BOOTHS
10. OFFICE AREA
11. RESPITE
12. RECEPTION
13. ALCOVE
14. MEETING ROOM

OCCUPANT LOAD

OFFICE 1:150
8,072 SF/ 150 = 53.81
= 54 OCC

STORAGE & MEP 1:300
66 SF/300 = 0.22
= 1 OCC

TOTAL OCCUPANT LOAD = 55

NOTE:
NO CHANGES EXTERIOR WITH THE EXCEPTION THE PROPOSED UNITIZED CURTAIN WALL SYSTEM, ELEVATOR AND INTERIOR TENANT IMPROVEMENT

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	BY	PM REVIEW
A	PRE - PRIVATE REVIEW	06/24/19	JCG	EA
B	APPLICATION	06/24/19	JCG	EA

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(702) 215-8886 - FAX (702) 215-8878 - WWW.CSDARCHITECTURE.COM

LEVEL 3 FLOOR PLAN

S&L BUILDING REMODEL

201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

NO.	DESCRIPTION	DATE	BY

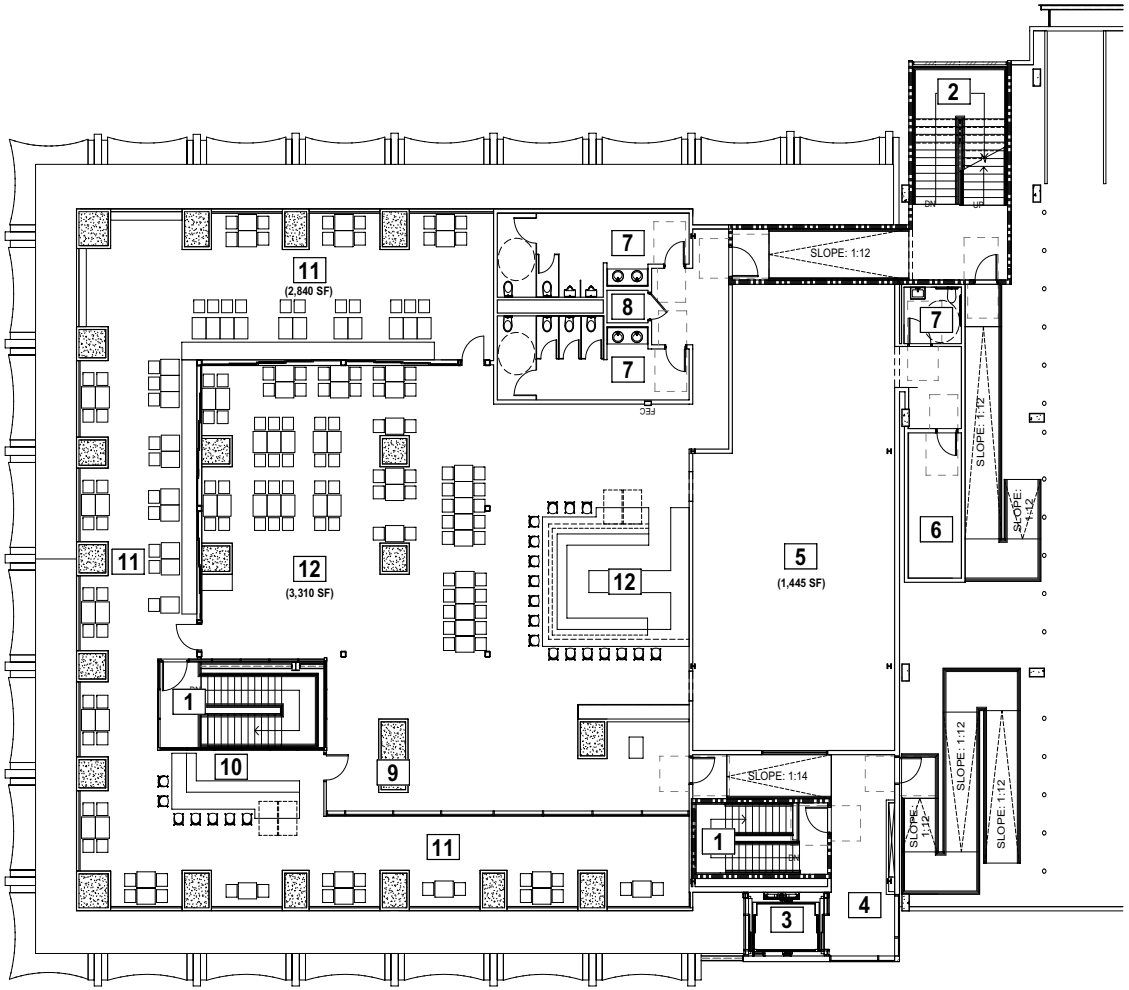
DATE: 06.24.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
FP003

PRJ-76826
06/24/19

0' 4' 8' 16'
PROJECT NORTH
TRUE NORTH

A LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEYNOTES

1. EXISTING STAIR
2. PROPOSED STAIR
3. PROPOSED ELEVATOR
4. ENTRY CORRIDOR
5. KITCHEN
6. DRY STORAGE
7. RESTROOM
8. JANITOR ROOM
9. TREE PLANTER, TYP.
10. PATIO BAR
11. PATIO
12. PROPOSED RESTAURANT AND BAR

OCCUPANT LOAD

RESTAURANT 1:15
6,150 SF/ 15 = 410
= 410 OCC

COMMERCIAL KITCHEN 1:200
1,445 SF/ 200 = 7.23
= 8 OCC

STORAGE & MEP 1:300
163 SF/300 = 0.54
= 1 OCC

TOTAL OCCUPANT LOAD = 419

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE	BY	PM REVIEW
A	FILE - REVISION			
B	APPLICATION			

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LEVEL 4 FLOOR PLAN

S&L BUILDING REMODEL

201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

NO.	DESCRIPTION	DATE	PM REVIEW

DATE: 06.24.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

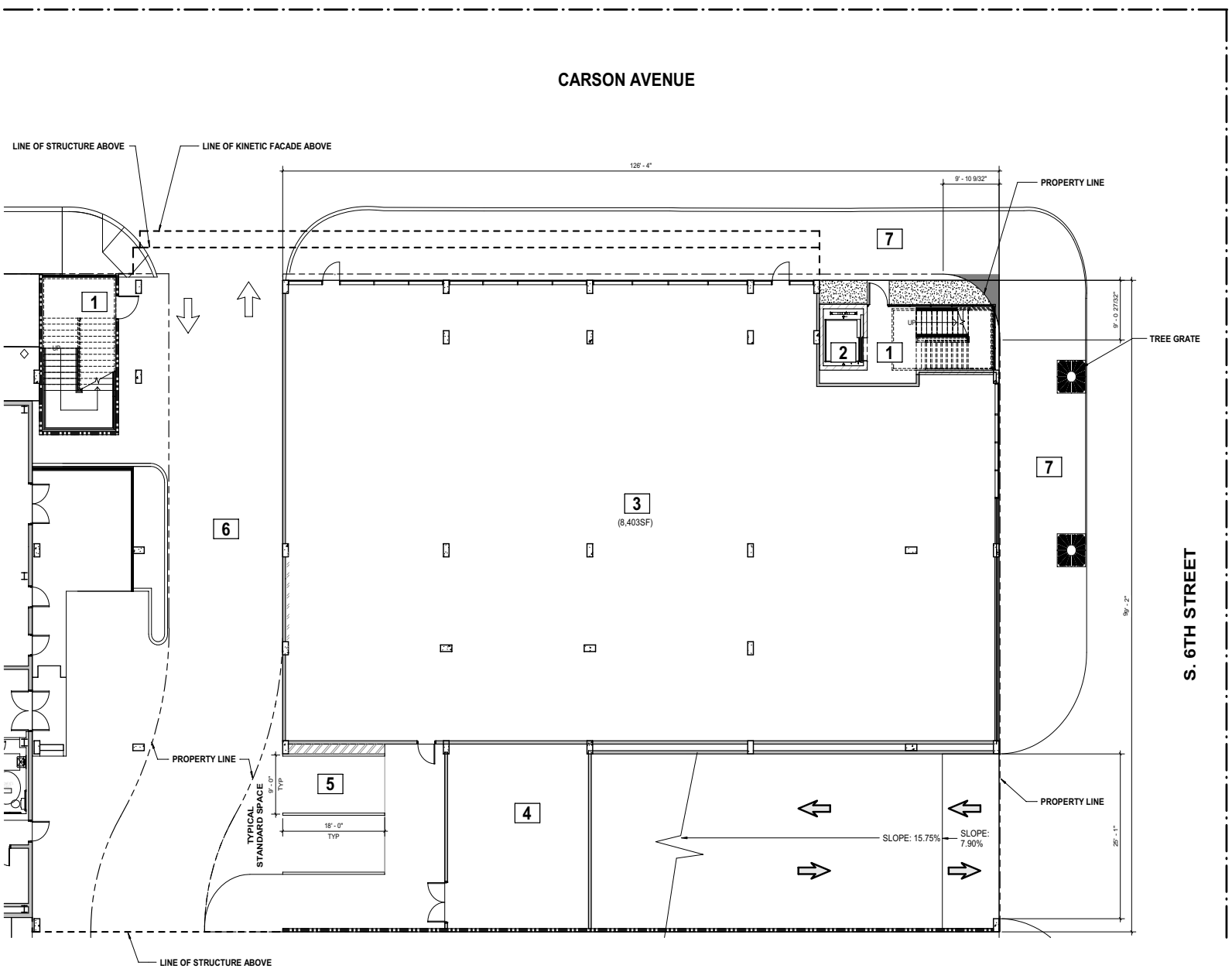
SHEET NO:
FP004

PRJ-76826
06/24/19

0' 4' 8' 16'
PROJECT NORTH
TRUE NORTH

Planning Commission - Page 521

A LEVEL 4 ROOF PLAN
SCALE: 1/8" = 1'-0"



KEYNOTES

1. PROPOSED STAIR
2. PROPOSED ELEVATOR
3. RETAIL
4. STORAGE
5. PARKING
6. EXISTING ALLEY
7. EXISTING CONCRETE WALK

TOTAL PARKING = 2 SPACES
2 STANDARD
0 COMPACT

OCCUPANT LOAD

RETAIL 1:60
8,403 SF/ 60 = 140.05
= 141 OCC

PARKING GARAGE 1:200
357 SF/200 = 1.79
= 2 OCC

STORAGE & MEP 1:300
724 SF/300 = 2.41
= 3 OCC

TOTAL OCCUPANT LOAD = 146

A GARAGE - LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

PROJECT NORTH

TRUE NORTH

PRJ-76826
06/24/19

DRAWING ISSUE LOG:

CARPENTER SELLERS DEL GATTO ARCHITECTS
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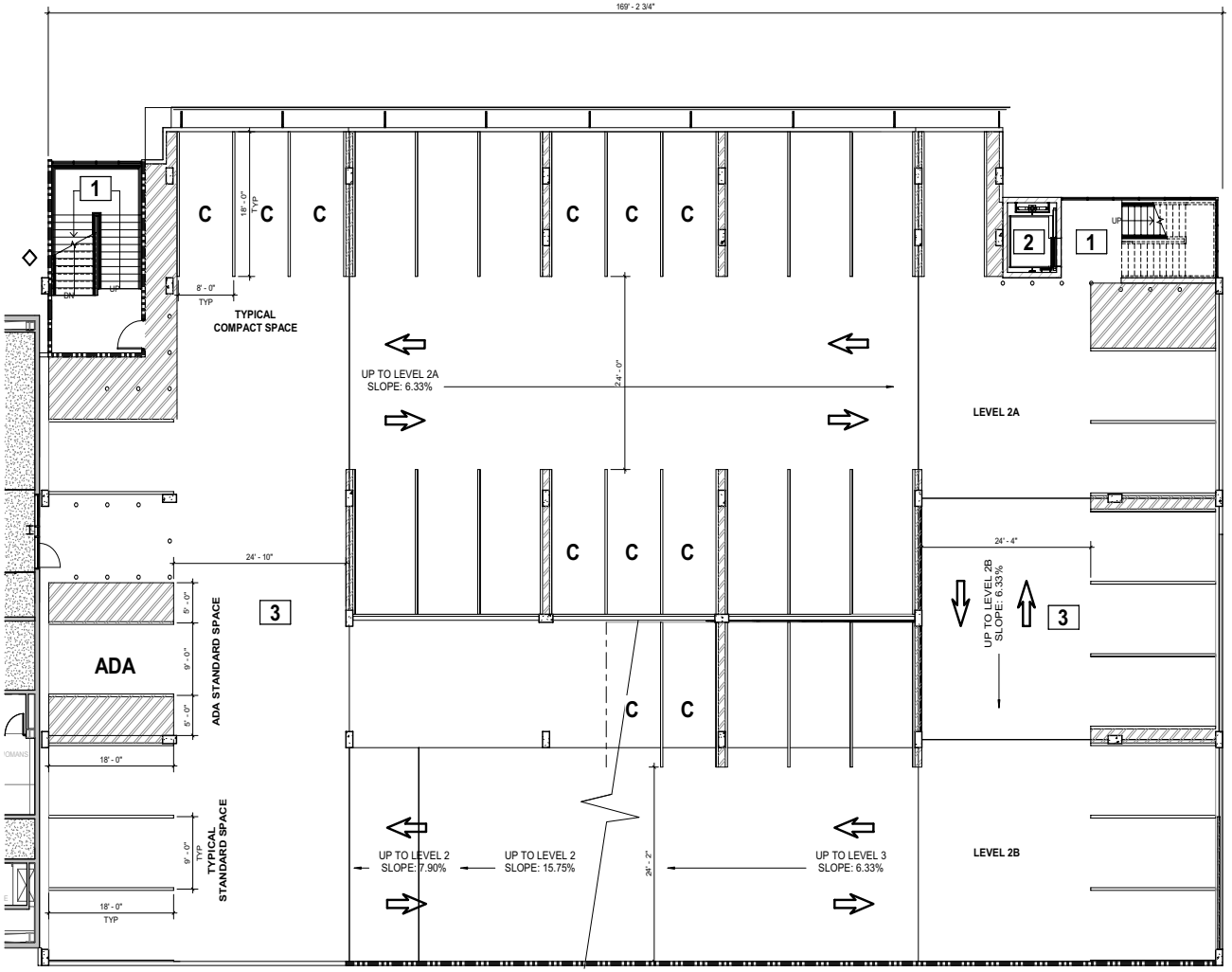
GARAGE - LEVEL 1 FLOOR PLAN

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

DATE: 06.24.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
GFP001



KEYNOTES

1. PROPOSED STAIR
2. PROPOSED ELEVATOR
3. PARKING

TOTAL PARKING = 44 SPACES
31 STANDARD
12 COMPACT
1 ADA

OCCUPANT LOAD

PARKING GARAGE 1:200
16,661 SF/200 = 83.31
= 84 OCC

TOTAL OCCUPANT LOAD = 84

DRAWING ISSUE LOG:

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GARAGE - LEVEL 2 FLOOR PLAN

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

DATE: 06.24.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

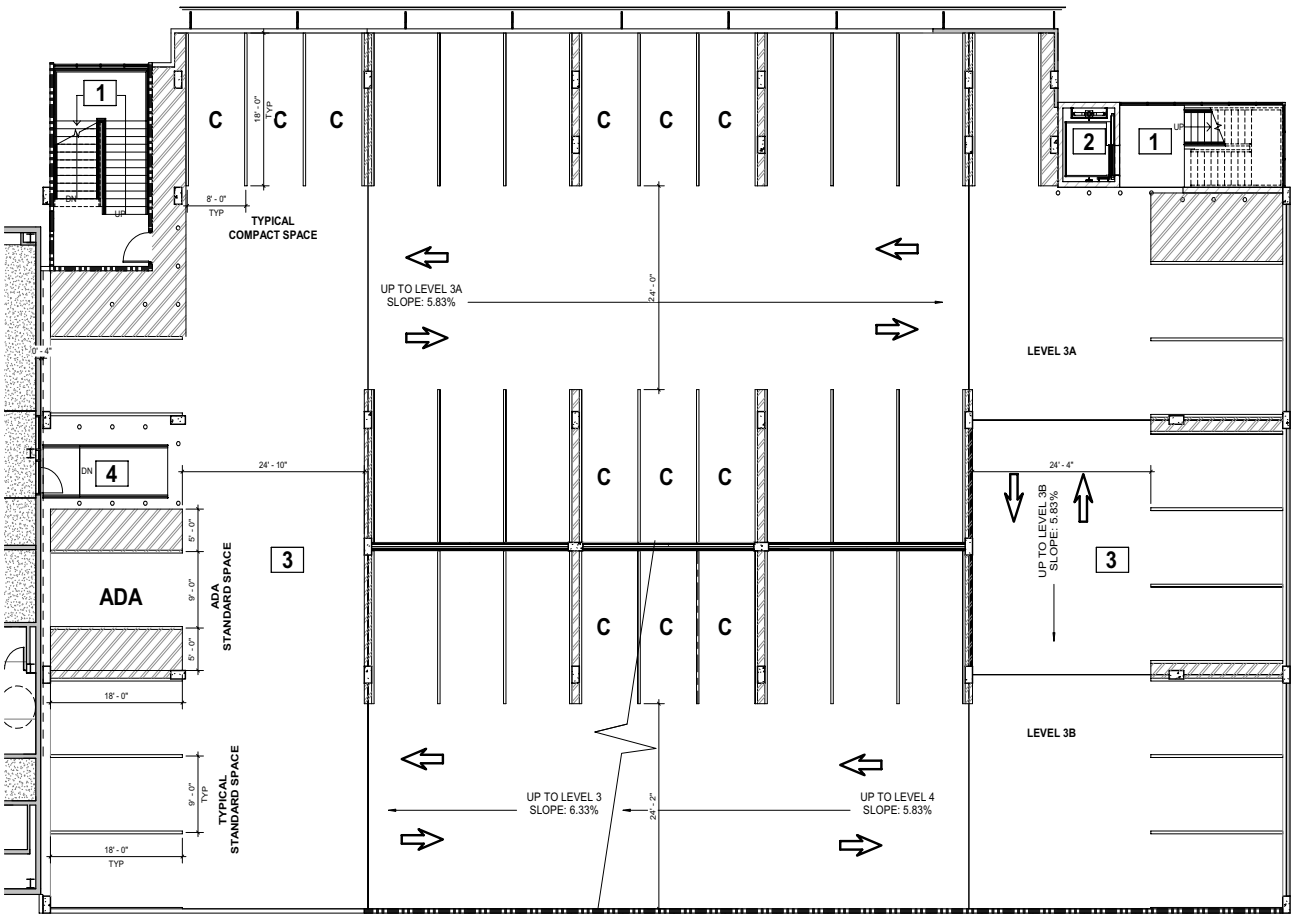
SHEET NO.
GFP002

PRJ-76826
06/24/19

A GARAGE - LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

PROJECT NORTH
TRUE NORTH



KEYNOTES

1. PROPOSED STAIR
2. PROPOSED ELEVATOR
3. PARKING
4. RAMP TO BUILDING

TOTAL PARKING = 44 SPACES
31 STANDARD
12 COMPACT
1 ADA

OCCUPANT LOAD

PARKING GARAGE 1:200
16,671 SF/200 = 83.34
= 84 OCC

TOTAL OCCUPANT LOAD = 84

DRAWING ISSUE LOG:

NO.	DESCRIPTION	DATE
1	PRE-APPLICATION	06.24.2019
2	PRE-APPLICATION	08.05.2019

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GARAGE - LEVEL 3 FLOOR PLAN

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

NO.	DESCRIPTION	DATE

DATE: 06.24.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

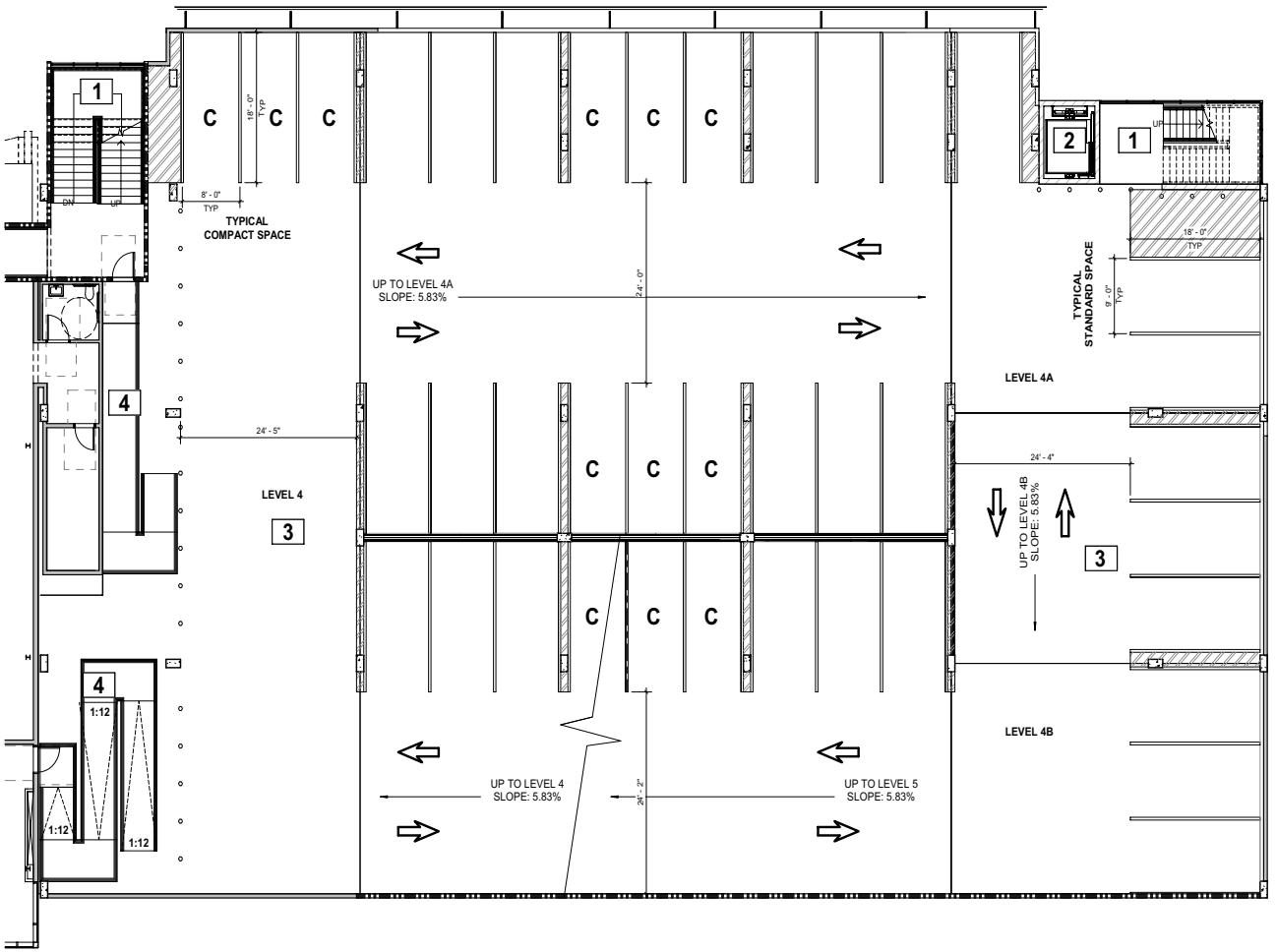
SHEET NO.
GFP003

PRJ-76826
06/24/19

A GARAGE - LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

PROJECT NORTH
TRUE NORTH



KEYNOTES

1. PROPOSED STAIR
2. PROPOSED ELEVATOR
3. PARKING
4. RAMP TO BUILDING

TOTAL PARKING = 39 SPACES
27 STANDARD
12 COMPACT

OCCUPANT LOAD

PARKING GARAGE 1:200
16,633 SF/200 = 83.17
= 84 OCC

TOTAL OCCUPANT LOAD = 84

DRAWING ISSUE LOG:

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GARAGE - LEVEL 4 FLOOR PLAN

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

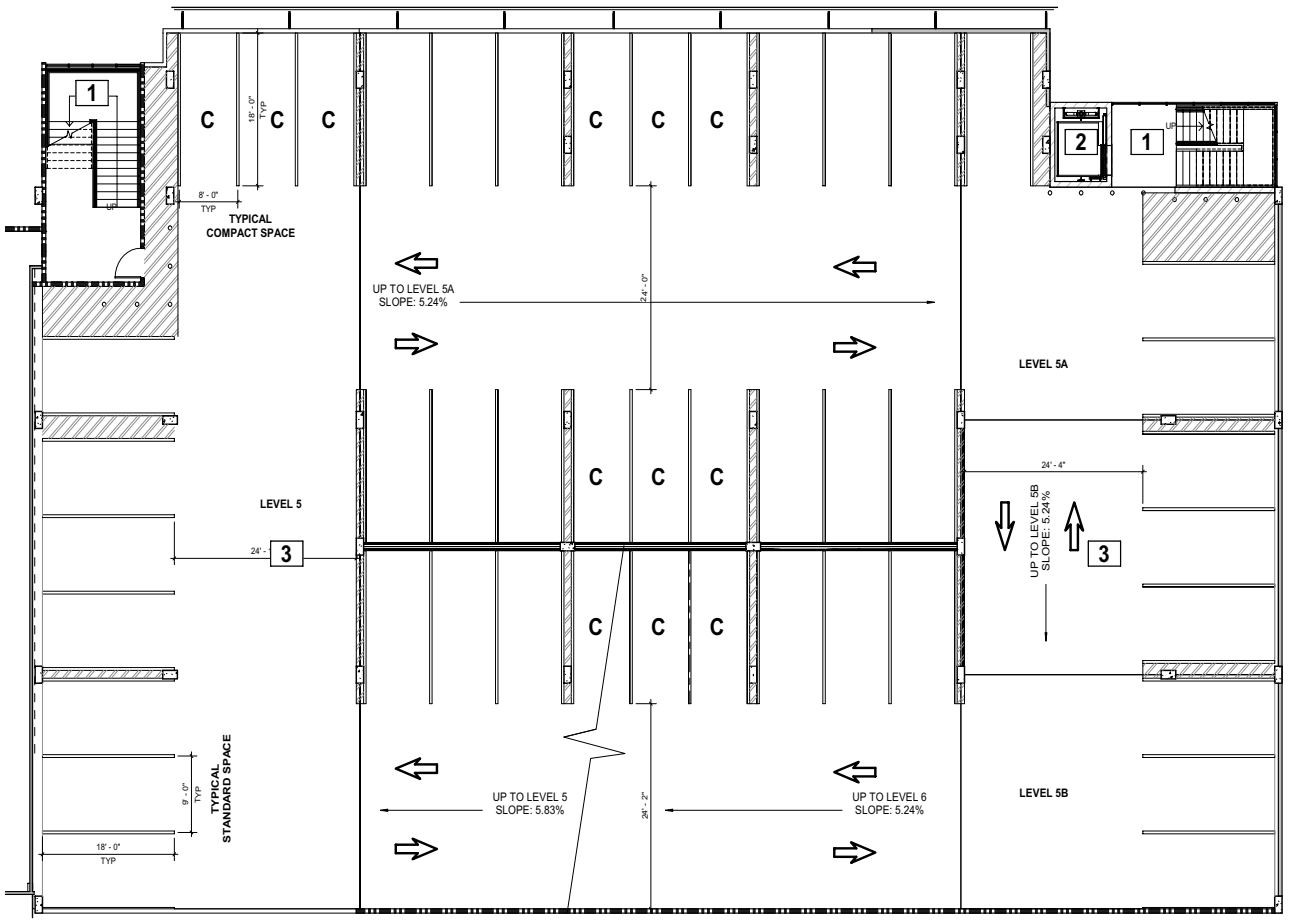
DATE: 06.24.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO.
GFP004

PRJ-76826
06/24/19

A GARAGE - LEVEL 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
PROJECT NORTH
TRUE NORTH



KEYNOTES

1. PROPOSED STAIR
2. PROPOSED ELEVATOR
3. PARKING

TOTAL PARKING = 46 SPACES
34 STANDARD
12 COMPACT

OCCUPANT LOAD

PARKING GARAGE 1:200
16,637 SF/200 = 83.19
= 84 OCC

TOTAL OCCUPANT LOAD = 84

DRAWING ISSUE LOG:

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GARAGE - LEVEL 5 FLOOR PLAN

S&L BUILDING REMODEL
201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

DATE: 06.24.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

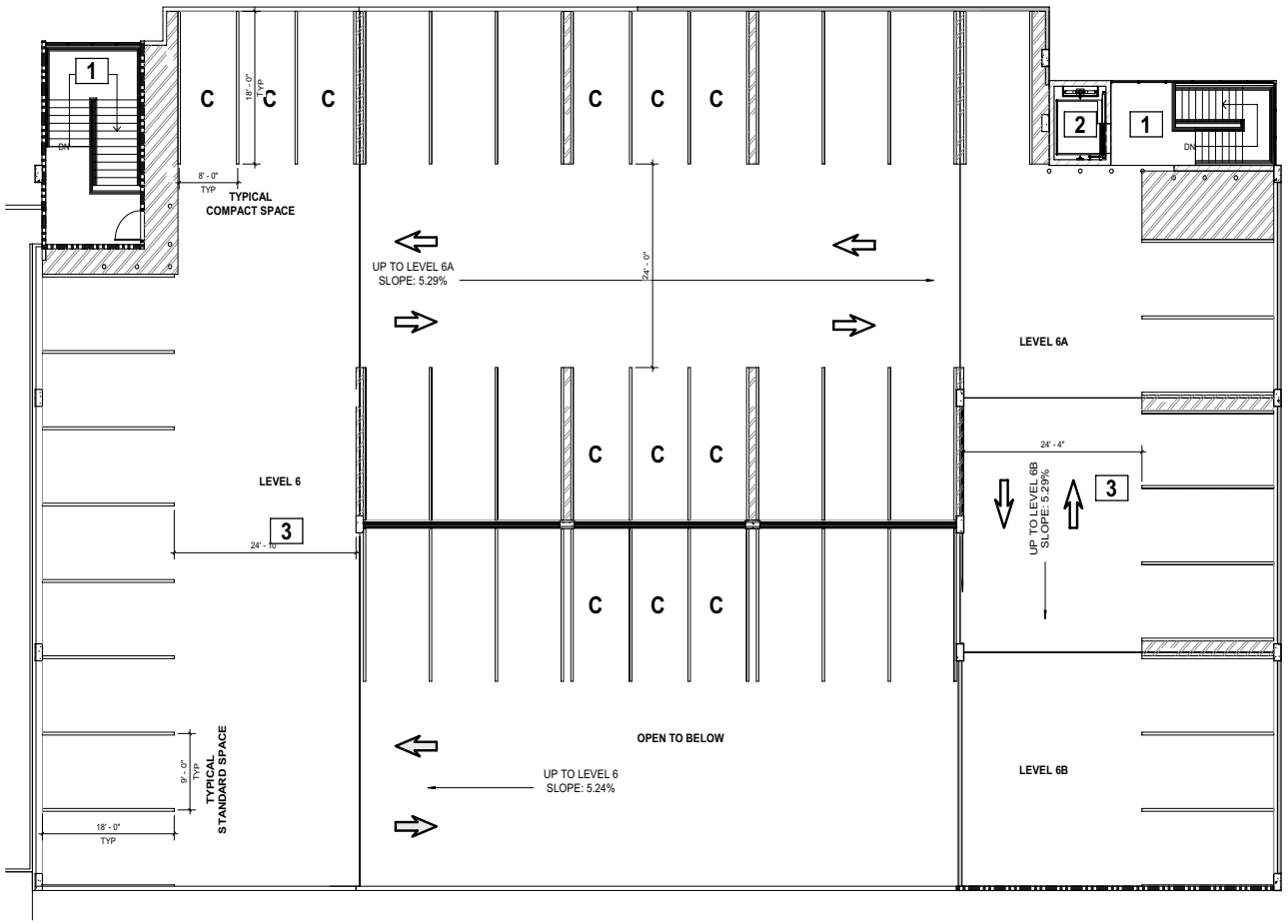
SHEET NO:
GFP005

PRJ-76826
06/24/19

A GARAGE - LEVEL 5 FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

PROJECT NORTH
TRUE NORTH



KEYNOTES

1. PROPOSED STAIR
2. PROPOSED ELEVATOR
3. PARKING

TOTAL PARKING = 38 SPACES
29 STANDARD
9 COMPACT

OCCUPANT LOAD

PARKING GARAGE 1:200
13,148 SF/200 = 65.74
= 66 OCC

TOTAL OCCUPANT LOAD = 66

DRAWING ISSUE LOG:

NO	ISSUE DESCRIPTION	DATE	REVISION	PROJECT NO	CO	SA
A	PRE-APPLICATION					
B	APPLICATION					

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GARAGE - ROOF FLOOR PLAN

S&L BUILDING REMODEL

201 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89101

REVISIONS:

NO	DESCRIPTION	DATE	PROJECT NO

DATE: 06.24.2019
JOB NO: 18-030
FILE NAME:
DO NOT SCALE DRAWINGS

SHEET NO:
GFP006

PRJ-76826
06/24/19

0' 4' 8' 16'
PROJECT NORTH
TRUE NORTH

Planning Commission - Page 527

A GARAGE - ROOF PLAN
SCALE: 1/8" = 1'-0"



SDR-76887 [PRJ-76826] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: GOOD HOOD, LLC
201 SOUTH LAS VEGAS BOULEVARD

07/02/19



SDR-76887 [PRJ-76826] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: GOOD HOOD, LLC
201 SOUTH LAS VEGAS BOULEVARD

07/02/19



SDR-76887 [PRJ-76826] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: GOOD HOOD, LLC
201 SOUTH LAS VEGAS BOULEVARD

07/02/19



SDR-76887 [PRJ-76826] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: GOOD HOOD, LLC
201 SOUTH LAS VEGAS BOULEVARD

07/02/19



SDR-76887 [PRJ-76826] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: GOOD HOOD, LLC
201 SOUTH LAS VEGAS BOULEVARD

07/02/19



SDR-76887 [PRJ-76826] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: GOOD HOOD, LLC
201 SOUTH LAS VEGAS BOULEVARD

07/02/19

CARPENTER SELLERS DEL GATTO ARCHITECTS

PRINCIPALS

W. RICK SELLERS, AIA

MICHAEL A. DEL GATTO, AIA, LEED AP

MICHELE K. BRIGIDA, AIA, LEED AP BD+C

PRINCIPAL EMERITUS

STEVEN R. CARPENTER, AIA, RETIRED

07.16.19

Las Vegas Planning Department
333 N Rancho Dr
Las Vegas NV, 89106

RE: Justification Letter

Dear Las Vegas Planner,

Dapper Companies is proposing to remodel the existing 3-Story building located at 201 South Las Vegas Boulevard (APN # 139-34-611-050). The building will be re-branded and will be named the S & L Building. In addition to the remodel, A 6-level parking garage is also being proposed on the east side adjacent to the existing alley way (APN # 139-34-611-042)

Some of the early site improvements will include the relocation of existing power lines currently located in the alley way on the east side or rear side of the building. Dapper Companies is currently working with Nevada Energy proposing to relocate switch bank and transformer.

The existing curtain wall system will be removed and replaced by Owner with an upgraded unitized curtain wall system along with telescoping window panels for future food and beverage space located on the north side of level one. The telescoping doors will have full access to the exterior patio dining fronting Las Vegas Boulevard and Carson.

The USPS space which currently is in operation on the north half of level one will be relocated to the south half of that floor. USPS hours of operation are Mon – Fri, 9 am – 5 pm. The tenant improvement / remodel on level one will include USPS relocation and full build-out of a food and beverage establishment, this will include approximately 1,300 sf of patio dining space. Hours of operation for the food and beverage tenant are daily 7am – 3pm.

Dapper Companies will also provide landscape improvements on Las Vegas Boulevard, Carson Avenue and South 6th Street frontages. The re-striping of the existing handicap parking will be done to comply with code requirements.

Approximately 8,100 sf on levels 2 and 3 are planned for upscale office space. Hours of operation are 8am – 5pm. The existing restrooms will be remodeled to follow suit.

8882 Spanish Ridge Avenue Las Vegas, NV 89148 • (702) 251-8896 • FAX (702) 251-8876
mail@csdarchitecture.com www.csdarchitecture.com

PRJ-76826
07/17/19

Level 4 (rooftop) will be a rooftop after hour bar and restaurant with approximately 3,200 sf of enclosed dining / bar area and a showcase kitchen approximately 1,450 sf. The dining area will be a glass structure with retractable roof segments that will access the natural elements. There will also be approximately 2,800 sf of exterior patio space for dining and entertaining. Tentative hours of operation will be from 10:30pm to 3:00am.

Access to the Level 4 rooftop bar and restaurant will require the extension of the existing interior stairs as well as a proposed semi-glass enclosed elevator added at the southeast corner of the building to transport guests from ground level to rooftop restaurant. The elevator will be a key design component which will be enclosed with a clear glass storefront system.

The existing covered parking at the existing parking lot at the South of the property will be removed. Parking lot improvements will include a new fence, signage post, and restriping as needed.

Located east of the existing building is an existing parking lot (APN # 139-34-611-042). Dapper Companies is proposing to develop a 6 story, approximately 210 space parking garage with approximately 8,400 sf of retail space on level 1. The intent is for the garage to connect to the existing building on levels 2,3 and 4 rooftop and will be open 24 hours. Also included in this parking garage development will be improvements of the existing concrete walks on Carson Avenue and South 6th Street. Concrete walks will be improved and will include tree grates on South 6th Street.

Currently, the owner is requesting the following waivers of design standards per Title 19 Appendix F Standards for Area 1:

1. Per Design Standards C1: e-iii, where expressionless walls occur along the south and east walls of the proposed garage, the owner is proposing to commission a mural for each elevation to create visually interesting facades.
2. Per Landscape Standards C1: g-i, g-iii, and g-iv, where an enhanced streetscape is required along Las Vegas Boulevard and Carson, the owner is proposing a reduction of Downtown Streetscape along Carson and Las Vegas Boulevard.
3. Per Site Planning Standards C1: a-v, where utilities are required to be installed underground, the owner is proposing to locate the utilities above ground to include water service and power.

Should you require further information, please do not hesitate to contact our office.

Sincerely,

Sheldon Anguay
Project Manager

PRJ-76826
07/17/19

SDR 76887
Good Hood, LLC

201 S Las Vegas Boulevard

Proposed 8.403 thousand square foot expansion of an existing 35.481 thousand square foot office building.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	35.481	9.74	345
AM Peak Hour			1.16	21
PM Peak Hour			1.15	40

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	8.403	9.74	**82**
AM Peak Hour			1.16	**10**
PM Peak Hour			1.15	**10**

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	43.884	9.74	427
AM Peak Hour			1.16	51
PM Peak Hour			1.15	50

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Carson Avenue

Average Daily Traffic (ADT)	3,274
PM Peak Hour	262

(heaviest 60 minutes)

Las Vegas Boulevard

Average Daily Traffic (ADT)	23,559
PM Peak Hour	275

(heaviest 60 minutes)

6th Street

Average Daily Traffic (ADT)	2,519
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Carson Avenue	16,380
Las Vegas Boulevard	33,800
6th Street	12,480

This project will add approximately 82 trips per day on Carson Ave., Las Vegas Blvd. and 6th St. Currently, Carson is at about 20 percent of capacity, Las Vegas is at about 70 percent of capacity and 6th is at about 20 percent of capacity. With this project, Carson and Las Vegas are expected to remain unchanged and 6th is expected to be at about 21 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 10 additional peak hour trips, or about one every six minutes.

Note that this report assumes all traffic from this development uses all named streets.

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
AUG 0 7 2019
Dept of Planning
City of Las Vegas

CASE: SDR-76887 [PRJ-76826] - SITE DEVELOPMENT PLAN REVIEW

SUBJECT: APPLICANT/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 13, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM *MONDAY, AUGUST 12, 2019.*

Signature — 8/6/19 (Date)

J Dapper
Please Print Name

Good Hood LLC.
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

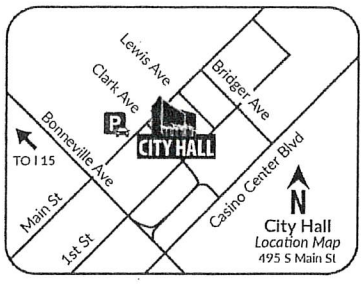
Submitted after final agenda

Item 24

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 08 2019
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.

SDR-76887 [PRJ-76826]
Planning Commission Meeting of **08/13/2019**

PRJ-76826
13934613114
JEALT- OG L L C
C/O J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

Submitted after final agenda

24A

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

PRSRT
FIRST CLASS MAIL
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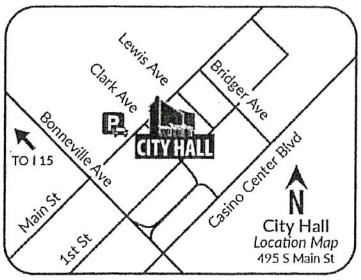
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 08 2019
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.

SDR-76887 [PRJ-76826]
Planning Commission Meeting of **08/13/2019**

PRJ-76826
13934613111
JEALT-OG L L C
C/O J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

24A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
25

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

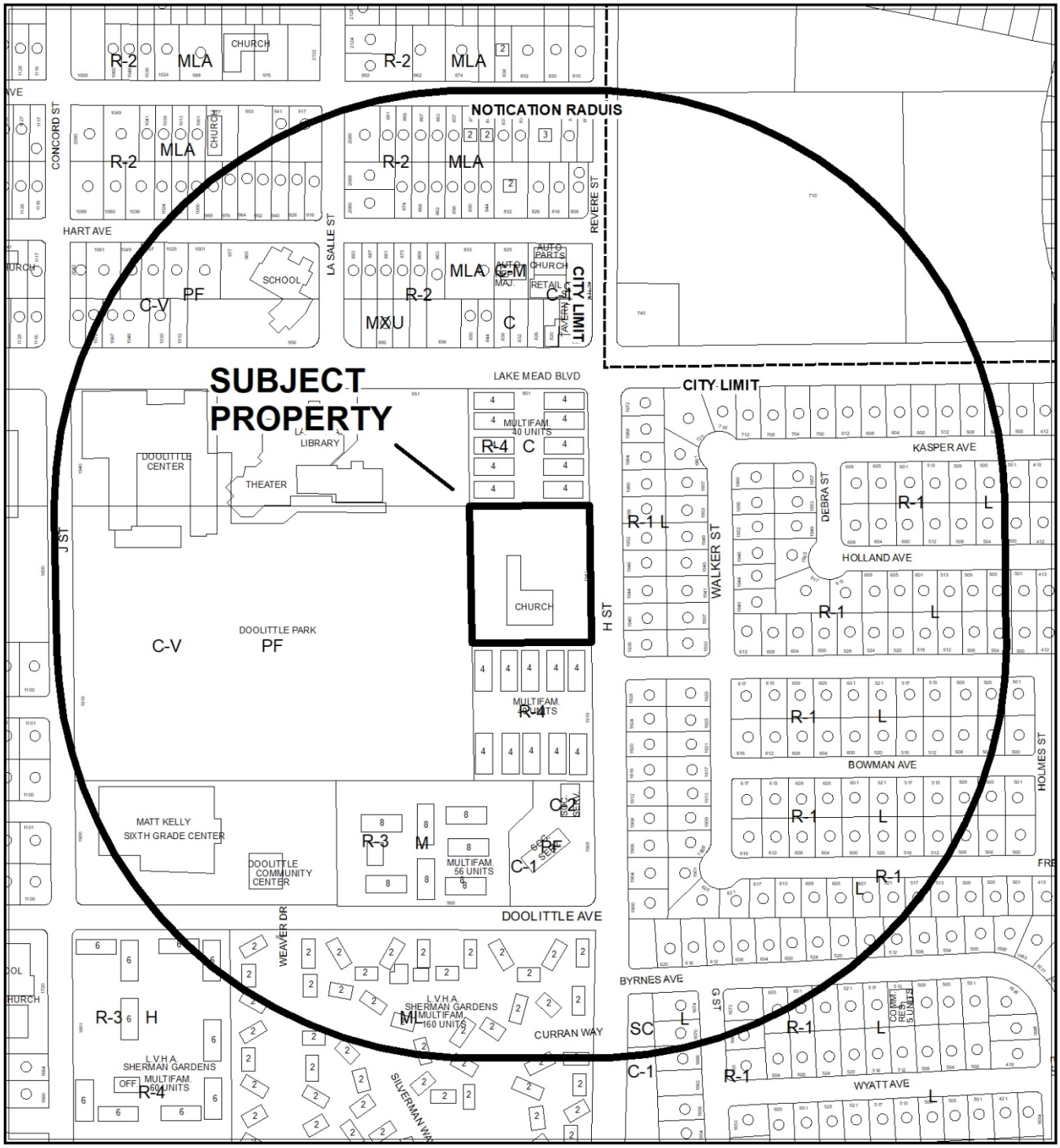
SUBJECT:
ABEYANCE - SDR-76350 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic)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

May go to City Council on: 09/18/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	9
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

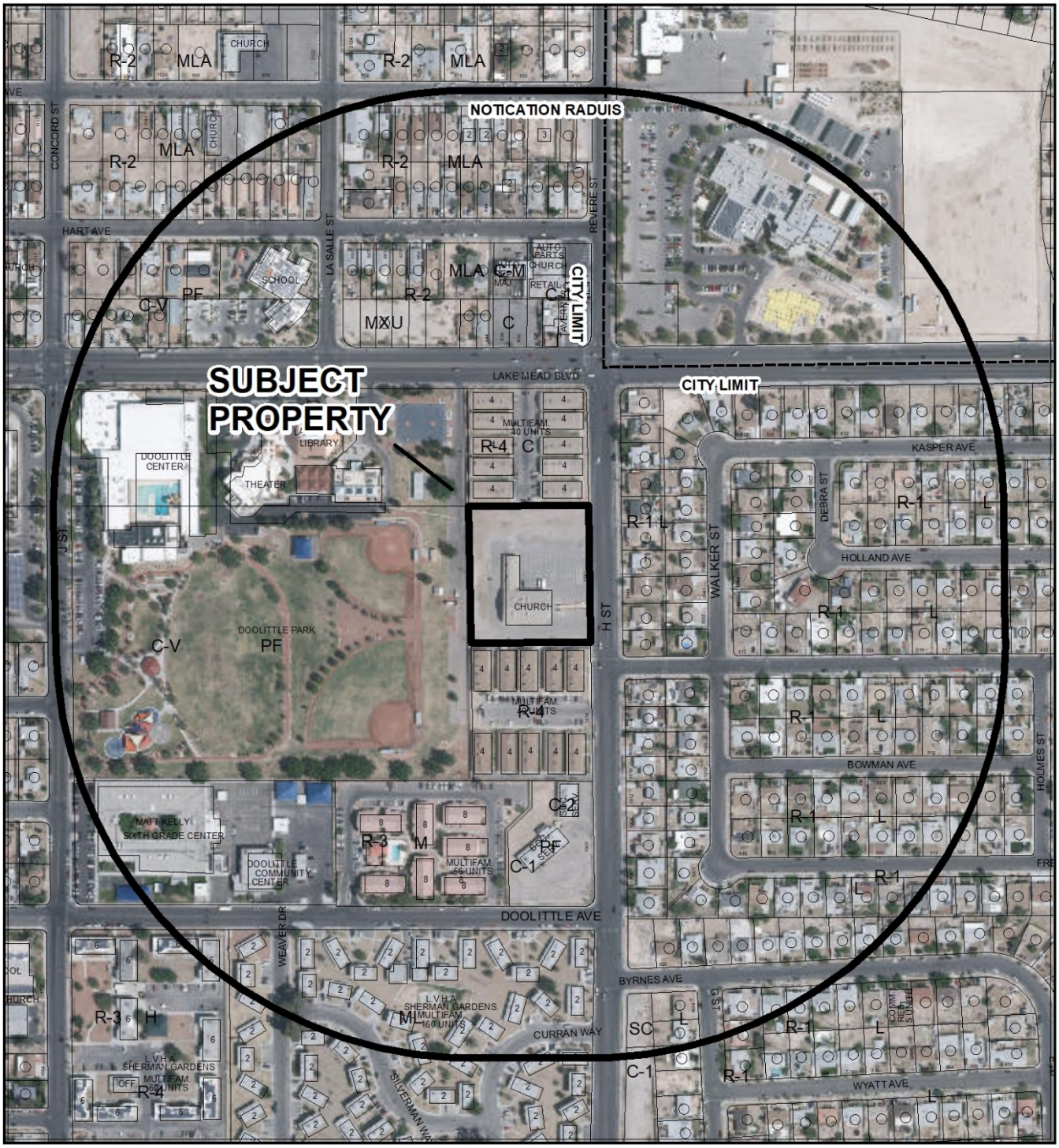
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Documentation Submitted for the June 11, 2019 Planning Commission Meeting
7. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting
8. Submitted after Final Agenda - Abeyance Request Letter Submitted by Randolph Skorpinski



CASE: **SDR-76350 (PRJ-76225)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



CASE: **SDR-76350 (PRJ-76225)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76350	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 251

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

SDR-76350 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/22/19, except as amended by conditions herein.

3. An Exception from Tile 19.08 is hereby approved, to allow no required five-gallon shrubs within the north landscape buffer and within the planters adjacent to a portion of H Street pursuant to approved building permit (#C-83-74).

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

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

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

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

Public Works

8. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along H Street adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed parking lot expansion for an existing Church/House of Worship on 2.28 acres at 1941 H Street.

ISSUES

- Pursuant to an approved building permit (#C-83-74) date stamped 09/05/74, the subject site was approved as a church/house of worship development.
- Per Title 19.16.100(F) the proposed parking lot expansion with exception of required landscaping materials meets the definition of a Major Site Development Plan Review, as it is new commercial construction that does not comply with all applicable requirements of Title 19 or approved building permit (#C-83-74).
- The applicant has requested an Exception to allow no required five-gallon shrubs within the north landscape buffer and within the planters adjacent to a portion of H Street pursuant to approved building permit (#C-83-74). Staff does not support this request.

ANALYSIS

The subject site is partially developed as an existing 10,407 square-foot Church/House of Worship and is zoned C-V (Civic) with a General Plan designation of PF (Public Facilities).

Currently, an approximately 72-foot wide area adjacent to the north perimeter and a 49-foot wide area adjacent to the west perimeter remains undeveloped within the existing parking lot. The applicant has proposed to pave the undeveloped area within the parking lot to mitigate dust control and aid in protecting air quality in the area.

The submitted site plan date stamped 04/22/19 indicates the undeveloped portion of the parking lot will be paved, with an eight-foot wide drainage swale adjacent to the west and north perimeter. The parking lot area will provide a total of 73 parking spaces, which meets Title 19.12 parking requirements for a Church/House of Worship with a 6,740 square-foot gathering room. Also, the site plan indicates a trash enclose will be developed on the northwest perimeter of the site.

Pursuant to approved building permit (#C-83-74) and plot plan review dated stamped 09/05/74, the subject site was required to provide a five-foot wide landscape buffer adjacent to the north perimeter of the site and one-foot wide planter along a portion of the east perimeter. Within the north landscape buffer five-gallon Oleander shrubs were required to be planted four feet off center. Also, five-gallon juniper shrubs were required to be planted three feet off center within the one-foot wide planter adjacent to H Street. The applicant has requested an Exception to allow no required five-gallon shrubs within the north landscape buffer and within the planters adjacent to H Street pursuant to approved building permit (#C-83-74).

Due to the proposed removal of all required planting materials from the parking lot area, staff has determined the proposed project is not compatible with surrounding development in the area and will have a negative impact to the adjacent multi-family residential development to the north and south and single-family residential development to the east of the subject site. Therefore, staff recommends denial of this project subject to conditions.

FINDINGS (SDR-76350)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   Due to the proposed removal of all required planting materials the proposed development is not compatible with adjacent multi-family residential development to the north and south and single-family residential development to the east of the subject site.

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

   The proposed development does not conform to current Title 19 development standards. Also, the proposed development does not conform with approved building permit (#C-83-74), which required five-gallon Oleander shrubs to be planted four feet off center and five-gallon juniper shrubs to be planted three feet off center within the one-foot wide planter adjacent to H Street.

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

   Site access will remain unchanged from H Street, an 80-foot Major Collector Street as indicated on the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use.

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

   There are no building and landscape materials associated with the proposed parking lot expansion.

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

   There are no structures proposed with this development project. The design characteristics of the proposed parking lot improvements have been determined by staff to be unsightly due to the lack of planting materials and are not compatible with adjacent multi-family residential development to the north and south and single-family residential development to the east of the subject site and will have a negative impact.

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

   The proposed development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/19/60	The Board of City Commissioners approved a request for Rezoning (Z-0034-60) from R-E (Residence Estates) to C-1 (Limited Commercial) at property generally located on the west side of "H" Street between Wyatt and the north city limits.
01/04/61	The Board of Commissioners of the City of Las Vegas approved a Variance (V-0020-60) to allow a Community Recreation Facility, including a Bowling Alley, at property generally located on the west side of H Street between Owens Avenue and College Avenue.
06/26/63	The Board of Commissioners of the City of Las Vegas approved a request for Rezoning (Z-0034-60) from C-1 (Limited Commercial) to R-4 (High Density Residential) at property generally located on the west side of "H" Street between Doolittle Avenue and College Avenue.
02/18/09	The City Council approved a Rezoning (ZON-32214) from R-4 (High Density Residential) to the C-V (Civic) at 1941 H Street. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-32218) for a proposed 4,686 square-foot modular building addition to an existing Church/House of Worship at 1941 H Street. The Planning Commission and staff recommended approval.
12/13/11	The Planning Commission approved a Site Development Plan Review (SDR-43718) for a proposed 5,445 square-foot addition to an existing Church/House of Worship at 1941 H Street. Staff recommended approval.
02/11/14	The Planning Commission approved an Extension of Time (EOT-52239) for a previously approved Site Development Plan Review (SDR-43718) for a proposed 5,445 square-foot addition to an existing Church/House of Worship at 1941 H Street. Staff recommended approval.
06/11/19	The Planning Commission voted (5-0) to hold in abeyance a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225].
07/09/19	The Planning Commission voted (6-0) to hold in abeyance SDR-76350, a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225].

Most Recent Change of Ownership	
05/14/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1975	Church/House of Worship constructed at 1941 H Street.
04/03/07	A building permit (#85342) was issued for 770 linear feet of six-foot high block wall at the north and south property lines at 1941 H Street. A final inspection was completed on 06/09/07.
07/02/18	A building permit (C18-02765) was issued for a wall sign at 1941 H Street. The permit is in inspections.
10/30/18	A building permit (C18-04450) was issued to reduce the number of light poles at 1941 H Street. The permit is in inspections.

Pre-Application Meeting	
04/08/19	A pre-application meeting was held with the applicant to discuss the submittal process and procedures for a Site Development Plan Review for a proposed parking lot expansion for an existing Church/House of Worship building at 1941 H Street.

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

Field Check	
05/02/19	During a routine site inspection staff observed a well maintained Church/House of Worship development. However, staff noted that there was currently no trash enclosure on the subject site.

Details of Application Request	
Site Area	
Net Acres	2.28

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
North	Apartments	C (Commercial)	R-4 (High Density Residential)
South	Apartments	M (Medium Density Residential)	R-4 (High Density Residential)
East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	City Park and Library	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – (140 Feet)	Y
C-V (Civic) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to approved Building Permit (#C-83-74), the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Shrubs***		
Buffer Shrubs:				
• North	1 Shrub / 4 Linear Feet	72 Shrubs	0 Shrubs	N*
• South	0 Shrub / 0 Linear Feet	0 Shrubs	0 Shrubs	Y
• East	1 Shrub / 3 Linear Feet	20 Shrubs	0 Shrubs	N*
• West	0 Shrub / 0 Linear Feet	0 Shrubs	0 Shrubs	Y
TOTAL PERIMETER TREES		**92 Shrubs**	**0 Shrubs**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	5 Feet		8 Feet	Y
• South	0 Feet		0 Feet	Y
• East	0 Feet		0 Feet	Y
• West	0 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested an Exception to allow no required five-gallon shrubs within the north landscape buffer and within the one-foot wide planters adjacent to a portion of H Street pursuant to approved building permit (#C-83-74).

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
H Street	Major Collector	Master Plan of Streets & Highways	80	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship – 10,404 SF	6,740 SF Gathering Room	1:100	68				
TOTAL SPACES REQUIRED			68		73		Y
Regular and Handicap Spaces Required			65	3	66	7	Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One shrub per four linear feet with the north landscape buffer.	To allow zero shrubs where 72 shrubs are required.	Denial
One shrub per three linear feet with the one-foot wide landscape planters adjacent to a portion of H Street.	To allow zero shrubs where 20 shrubs are required.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1941 H St.

Project Name True Love Baptist Church **Proposed Use** No change

Assessor's Parcel #(s) 139-21-703-003 **Ward #** 5

General Plan: Existing PF Proposed No change **Zoning:** Existing C-V Proposed No change

Additional Information _____

Property Owner True Love Missionary Baptist Church Contact Willie Jacobs

Address ~~401 Bell Circle~~ 1941 North H Street City N Las Vegas State NV Zip 89030

E-mail _____ Phone _____

Applicant ACG Design Contact Hailey Shinton

Address 4310 Cameron St. #12-A City Las Vegas State NV Zip 89103

E-mail hshinton@acg.design Phone (702) 931-2992

Representative ACG Design Contact Hailey Shinton

Address 4310 Cameron St. #12-A City Las Vegas State NV Zip 89103

E-mail hshinton@acg.design Phone (702) 931-2992

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

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

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

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name Willie T. Walker

Subscribed and sworn before me

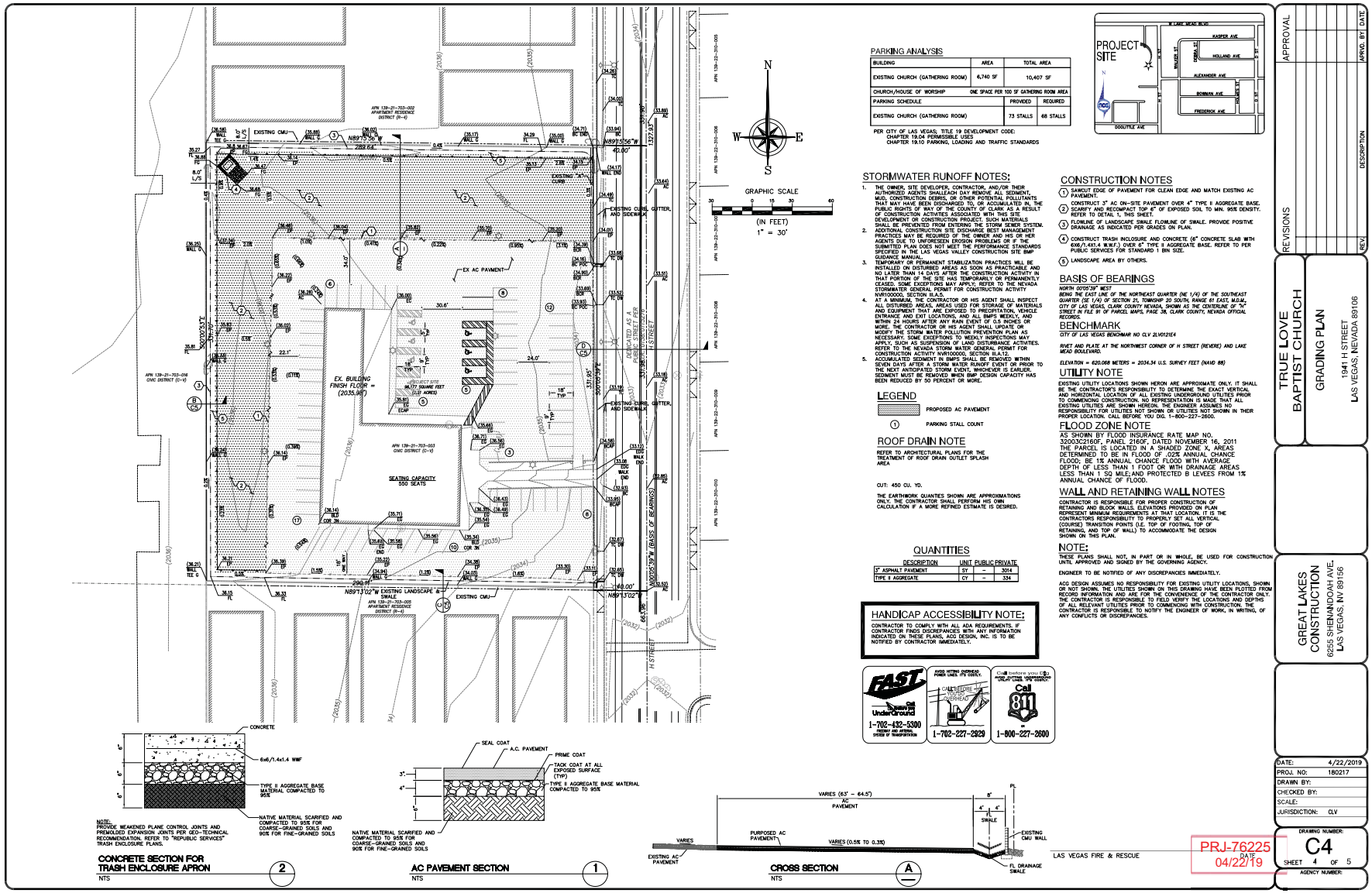
This 14th day of April, 20 19

_____

Notary Public in and for said County and State

WILLIE T WALKER
Notary Public, State of Nevada
Appointment No. 16-2798-1
My Appt. Expires June 10, 2020

PRJ-76225
04/22/19



PARKING ANALYSIS

BUILDING	AREA	TOTAL AREA
EXISTING CHURCH (GATHERING ROOM)	6,740 SF	10,407 SF
CHURCH/HOUSE OF WORSHIP	ONE SPACE PER 100 SF GATHERING ROOM AREA	
PARKING SCHEDULE	PROVIDED	REQUIRED
EXISTING CHURCH (GATHERING ROOM)	73 STALLS	68 STALLS

PER CITY OF LAS VEGAS; TITLE 19 DEVELOPMENT CODE:
CHAPTER 19.04 PERMISSIBLE USES
CHAPTER 19.10 PARKING, LOADING AND TRAFFIC STANDARDS

PROJECT SITE

W LAKE MEAD BLVD
KASPER AVE
HOLLAND AVE
ALEXANDER AVE
BOWMAN AVE
FREDERICK AVE
SOUTHLEE AVE
MAJOR ST
CIRCLE ST
DAVIS ST

STORMWATER RUNOFF NOTES:

1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE COUNTY OF CLARK AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION II.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION II.A.12.
5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORM WATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

LEGEND

PROPOSED AC PAVEMENT

① PARKING STALL COUNT

ROOF DRAIN NOTE

REFER TO ARCHITECTURAL PLANS FOR THE TREATMENT OF ROOF DRAIN OUTLET SPLASH AREA

CUT: 450 CU. YD.

THE EARTHWORK QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL PERFORM HIS OWN CALCULATION IF A MORE REFINED ESTIMATE IS DESIRED.

QUANTITIES

DESCRIPTION	UNIT	PUBLIC	PRIVATE
3" ASPHALT PAVEMENT	SY	–	3014
TYPE II AGGREGATE	CY	–	334

HANDICAP ACCESSIBILITY NOTE:

CONTRACTOR TO COMPLY WITH ALL ADA REQUIREMENTS. IF CONTRACTOR FINDS DISCREPANCIES WITH ANY INFORMATION INDICATED ON THESE PLANS, ACG DESIGN, INC. IS TO BE NOTIFIED BY CONTRACTOR IMMEDIATELY.

FAST Dig Safely Underground 1-702-432-5380 FRIENDS AND AFFIRMS SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DIG OVERHEAD

Call before you dig. It's the law. Call 811 1-800-227-2600

CONSTRUCTION NOTES

1. SAWCUT EDGE OF PAVEMENT FOR CLEAN EDGE AND MATCH EXISTING AC PAVEMENT.
2. CONSTRUCT 3" AC ON-SITE PAVEMENT OVER 4" TYPE II AGGREGATE BASE. SCARIFY AND RECOMPACT TOP 6" OF EXPOSED SOIL TO MIN. 95% DENSITY. REFER TO DETAIL 1, THIS SHEET.
3. FLOWLINE OF LANDSCAPE SWALE FLOWLINE OF SWALE. PROVIDE POSITIVE DRAINAGE AS INDICATED PER GRADES ON PLAN.
4. CONSTRUCT TRASH INCLOSURE AND CONCRETE (6" CONCRETE SLAB WITH 6X6/1.4X1.4 W.W.F.) OVER 6" TYPE II AGGREGATE BASE. REFER TO PER PUBLIC SERVICES FOR STANDARD 1 BIN SIZE.
5. LANDSCAPE AREA BY OTHERS.

BASIS OF BEARINGS

NORTH 00°05'39" WEST
BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.&M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, SHOWN AS THE CENTERLINE OF "H" STREET ON FILE IN PARCEL MAPS, PAGE 38, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

BENCHMARK

CITY OF LAS VEGAS BENCHMAR NO CLV 2LV032E4

RIVET AND PLATE AT THE NORTHWEST CORNER OF H STREET (REVERE) AND LAKE MEAD BOULEVARD.

ELEVATION = 620.068 METERS = 2034.34 U.S. SURVEY FEET (NAVD 88)

UTILITY NOTE

EXISTING UTILITY LOCATIONS SHOWN HERON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CALL BEFORE YOU DIG. 1-800-227-2600.

FLOOD ZONE NOTE

AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 32003C2160F, PANEL 2160F, DATED NOVEMBER 16, 2011 THE PARCEL IS LOCATED IN A SHADED ZONE X, AREAS DETERMINED TO BE IN FLOOD OF 0.2% ANNUAL CHANCE FLOOD; BE 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ MILE AND PROTECTED B LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

WALL AND RETAINING WALL NOTES

CONTRACTOR IS RESPONSIBLE FOR PROPER CONSTRUCTION OF RETAINING AND BLOCK WALLS. ELEVATIONS PROVIDED ON PLAN REPRESENT MINIMUM REQUIREMENTS AT THAT LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO PROPERLY SET ALL VERTICAL (COURSE) TRANSITION POINTS (I.E. TOP OF FOOTING, TOP OF RETAINING, AND TOP OF WALL) TO ACCOMMODATE THE DESIGN SHOWN ON THIS PLAN.

NOTE:

THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCY.

ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

ACG DESIGN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATIONS AND DEPTHS OF ALL RELEVANT UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF WORK, IN WRITING, OF ANY CONFLICTS OR DISCREPANCIES.

LAS VEGAS FIRE & RESCUE

PRJ-76225
04/22/19
DATE

REVISIONS	DESCRIPTION	APPRO. BY	DATE

APPROVAL

TRUE LOVE BAPTIST CHURCH

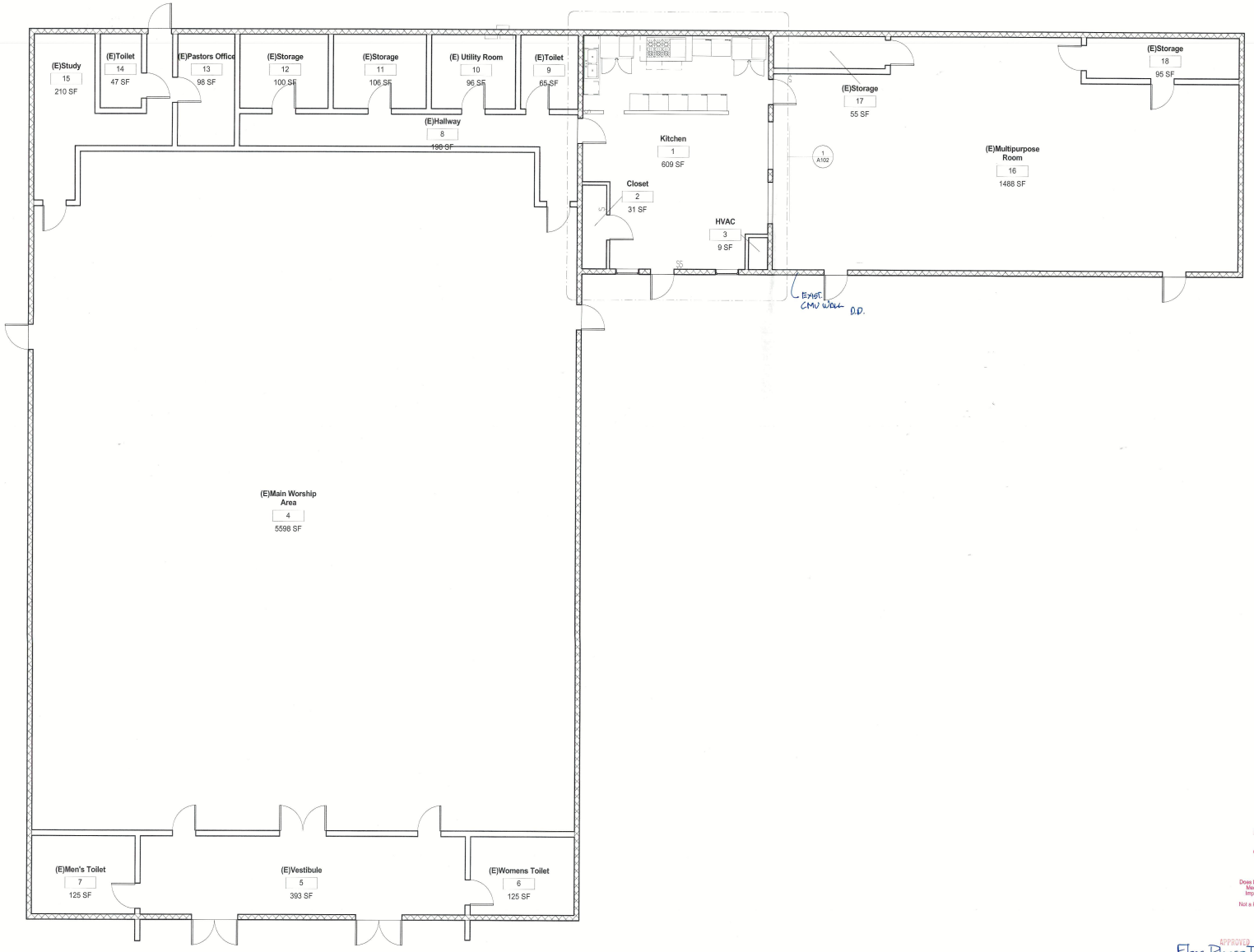
GRADING PLAN

1941 H STREET
LAS VEGAS, NEVADA 89106

GREAT LAKES CONSTRUCTION
6255 SHENANDOAH AVE.
LAS VEGAS, NV 89156

DATE: 4/22/2019
PROJ. NO: 180217
DRAWN BY:
CHECKED BY:
SCALE:
JURISDICTION: CLV

DRAWING NUMBER: C4
SHEET 4 OF 5
AGENCY NUMBER:



1 Level 1
3/16" = 1'-0"

PLANS APPROVED CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada
JAN 13 2016
Does Not Include Electrical, Plumbing, Mechanical Structural or Off-Site Improvements. Make No Change Without Approval. Plan is Not a Permit to Violate Any Ordinance.

APPROVED
Floor Plans T.I. Only
BY [signature] 1/11/16
CONSULT PLANS CHECKING
CITY OF LAS VEGAS

David L Downey
P.C. ARCHITECT
6960 Acorn Court
Las Vegas, Nevada 89014
daveodowney@live.com
Office: 702.345.8221
daveodowney@live.com

ALL DRAWINGS, SPECIFICATIONS AND CORRESPONDENCE FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN HIS SOLE PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT, AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITH EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE BUILDING CONTRACT. WITH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR TO THE ARCHITECT ON REQUEST AT THE COMPLETION OF THE PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECTS COMMON LAW OR OTHER STATUTORY RESERVED RIGHTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED EXCEPT WITH THE SPECIFIC WRITTEN CONSENT OF DAVID L. DOWNEY INC.

DO NOT SCALE THIS DRAWING

DAVID LEE DOWNEY
REGISTERED
2255
ARCHITECT
STATE OF NEVADA

EXP.
12/31/2015
ISSUED
1/11/2016 9:56:31 AM

No.	Description	Date
	1/11/2016 9:56:31 AM	

PLANS APPROVED CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada
JAN 11 2016
Does Not Include Electrical, Plumbing, Mechanical Structural or Off-Site Improvements. Make No Change Without Approval. Plan is Not a Permit to Violate Any Ordinance.

True Love Bapist Church

Kitchen Hood Remodel
1941 North H Street
Las Vegas, Nevada 89106

Floor Plan

Project Number	Project Number
Date	01/11/2016
Drawn By	Author
Checked By	Checker

A101

Scale 3/16" = 1'-0"

PRJ-76225
05/23/19

1/11/2016 9:56:31 AM



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019

ARCHITECTURAL CIVIL GROUP
www.ACG.design

April 9, 2019

City of Las Vegas
Planning Department
333 N. Rancho Dr.
Las Vegas, NV. 89101

RE: 1941 H St.
True Love Baptist Church

To Whom It May Concern,

Please find attached our zoning submittal package for the above referenced project. This project is proposing to pave the parking lot to mitigate dust control and aid in protecting Air Quality. We would like to request to waive landscaping requirements at this time due to the property owner planning to further improve and add to the existing facility at which time landscaping will be proposed.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

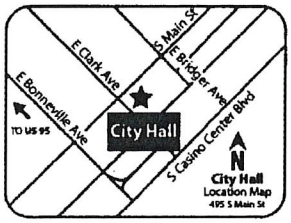
Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

PRJ-76225
04/22/19

17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 1 of 6

'ity of Las Vegas
)epartment of Planning
)evelopment Services Center
33 North Rancho Drive, 3rd Floor
.as Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



f you wish to file your protest or support on this request, check the ippropriate box below and return this card in an envelope with postage to the)epartment of Planning at the address listed above, fax this side of this card to 702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you vould like to contact your Council Representative, please call (702) 229-5405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

ST DRDFNP1 89030

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JUN 0 4 2019
Dept of Planning
City of Las Vegas

PRJ-76225
13921612094
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

Submitted after final agenda

25A

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

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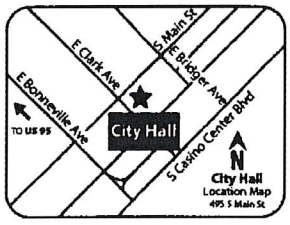
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612072
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 DRDFNP1 89030

25A

2019-06-04 17:25:28 (GMT) 17025434356 From: Dave Walnum

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

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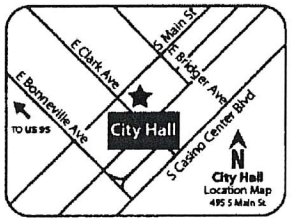
JUN 0 4 2019
Dept of Planning
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612097
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 DRDFNP1 89030

25A

17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 4 of 6

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

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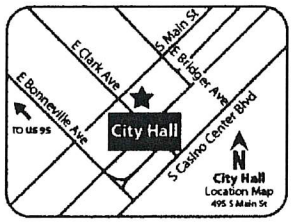

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JUN 04 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612095
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 ORDFNP1 89030

25A

17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 5 of 6

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

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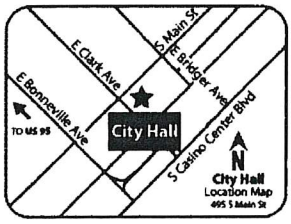

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612096
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 DRDFNP1 89030

25A

17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 6 of 6

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

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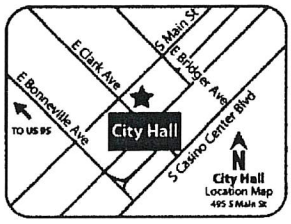

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612098
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 DRDFNP1 89030

25A

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

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Permit No. 1630

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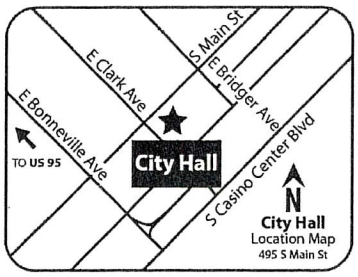

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JUN 05 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13922314037
BLACK JATONDALYN C TRUST
BLACK JATONDALYN TRS
269-271 MACDONALD ST
PASADENA CA 91103-2125

6/1/19

89 DRDFNP1 91103

ZSA

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

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Las Vegas, NV
Permit No. 1630

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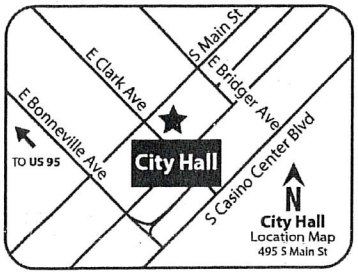
Official Notice of Public Hearing



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JUN 06 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13922402002
THROWER HERMAN JR & CHARLENE
3305 KEMP ST
NORTH LAS VEGAS NV 89032-7729

61 DRDFNP1 89032

25A

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

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Permit No. 1630

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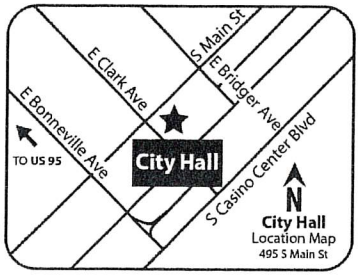
Official Notice of Public Hearing



RECEIVED
JUN 04 2019
Dept of Planning
City of Las Vegas

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AM

☑ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76350 [PRJ-76225]

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

PRJ-76225
13922310078
MURRAY ALAN
1952 WALKER ST
LAS VEGAS NV 89106

87 DRDFNP1 89106

25A

ARCHITECTURAL CIVIL GROUP
www.ACG.design

July 9, 2019

City of Las Vegas
Department of Planning | Case Planning
333N Rancho Dr.
Las Vegas, NV. 89106
Attn: Jason Binks

RE: PRJ-76225 (True Love Baptist Church)
1941 H St.

Dear Mr. Binks,

Please find this letter as a request to hold the above referenced item from the July 9th Planning Commission meeting until the August 13th Planning Commission. This request is due to the property owners meeting with Commissioner Williams and some changes being requested prior to this item being approved.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

PROFESSIONAL ENGINEER • STATE OF NEVADA
RANDOLPH A. SKORPINSKI
9/30/20
CIVIL
No. 14985
JUL 09 2019

Submitted At Meeting
Date 7/9/19 Item 39

ARCHITECTURAL CIVIL GROUP
www.ACG.design

RECEIVED
JUL 0 9 2019
Dept of Planning
City of Las Vegas

July 9, 2019

City of Las Vegas
Department of Planning | Case Planning
333N Rancho Dr.
Las Vegas, NV. 89106
Attn: Jason Binks

RE: PRJ-76225 (True Love Baptist Church)
1941 H St.

Dear Mr. Binks,

Please find this letter as a request to hold the above referenced item from the July 9th Planning Commission meeting until the July 23rd Planning Commission. This request is due to the property owners meeting with Commissioner Williams and some changes being requested prior to this item being approved.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

PROFESSIONAL ENGINEER · STATE OF NEVADA
RANDOLPH A. SKORPINSKI
9/30/20
CIVIL
No. 14985
JUL 0 9 2019

NOTE: waiting on revised request to ABEY item to the AUGUST 13, 2019 meeting.

Submitted after final agenda **Item 39**

RECEIVED
AUG 13 2019
Dept of Planning
City of Las Vegas

ARCHITECTURAL CIVIL GROUP
www.ACG.design

August 12, 2019

City of Las Vegas
Planning Department
333 N. Rancho Dr.
Las Vegas, NV. 89101
Attn: Jason Binks

RE: PRJ-76225 (True Love Baptist Church)
1941 H St.

Dear Mr. Binks,

Please find this letter as a request to hold the above referenced item from the August 13th Planning Commission meeting until the September 10th Planning Commission. This request is due to the property owners meeting with Commissioner Williams and some changes being requested prior to this item being approved.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157



AUG 1 ? 2019

Submitted after final agenda
Item 25

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
26

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

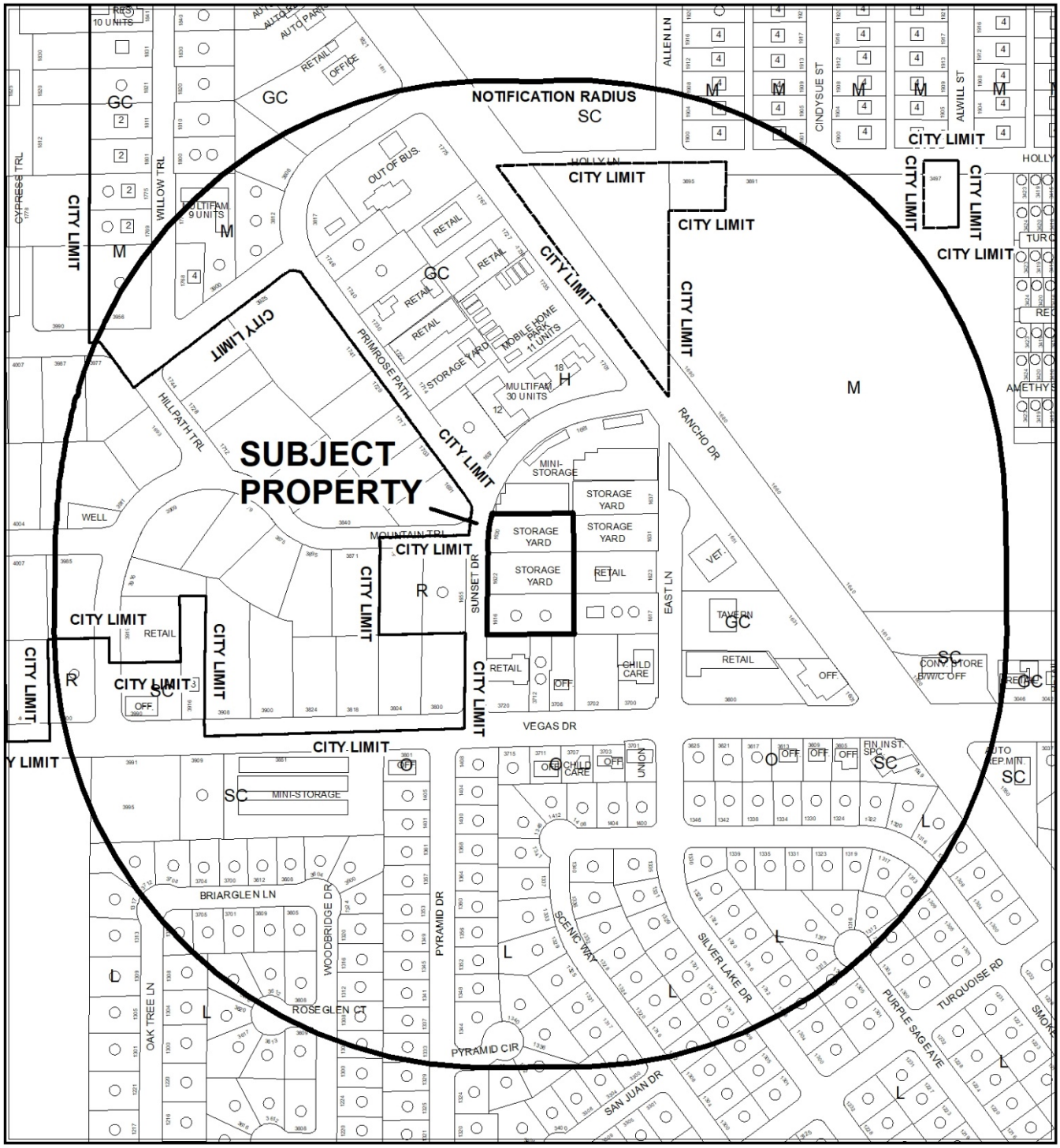
SUBJECT:
ABEYANCE - GPA-76573 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL - For possible action on a request for a General Plan Amendment FROM: GC (GENERAL COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive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

C.C.: 09/18/2019

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
4. Supporting Documentation - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
5. Photo(s) - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
6. Justification Letter for Parcel 139-19-812-011 - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
7. Justification Letter for Parcels 139-18-812-012 and 013 - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
8. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting



CASE: **GPA-76573 (PRJ-76322)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)



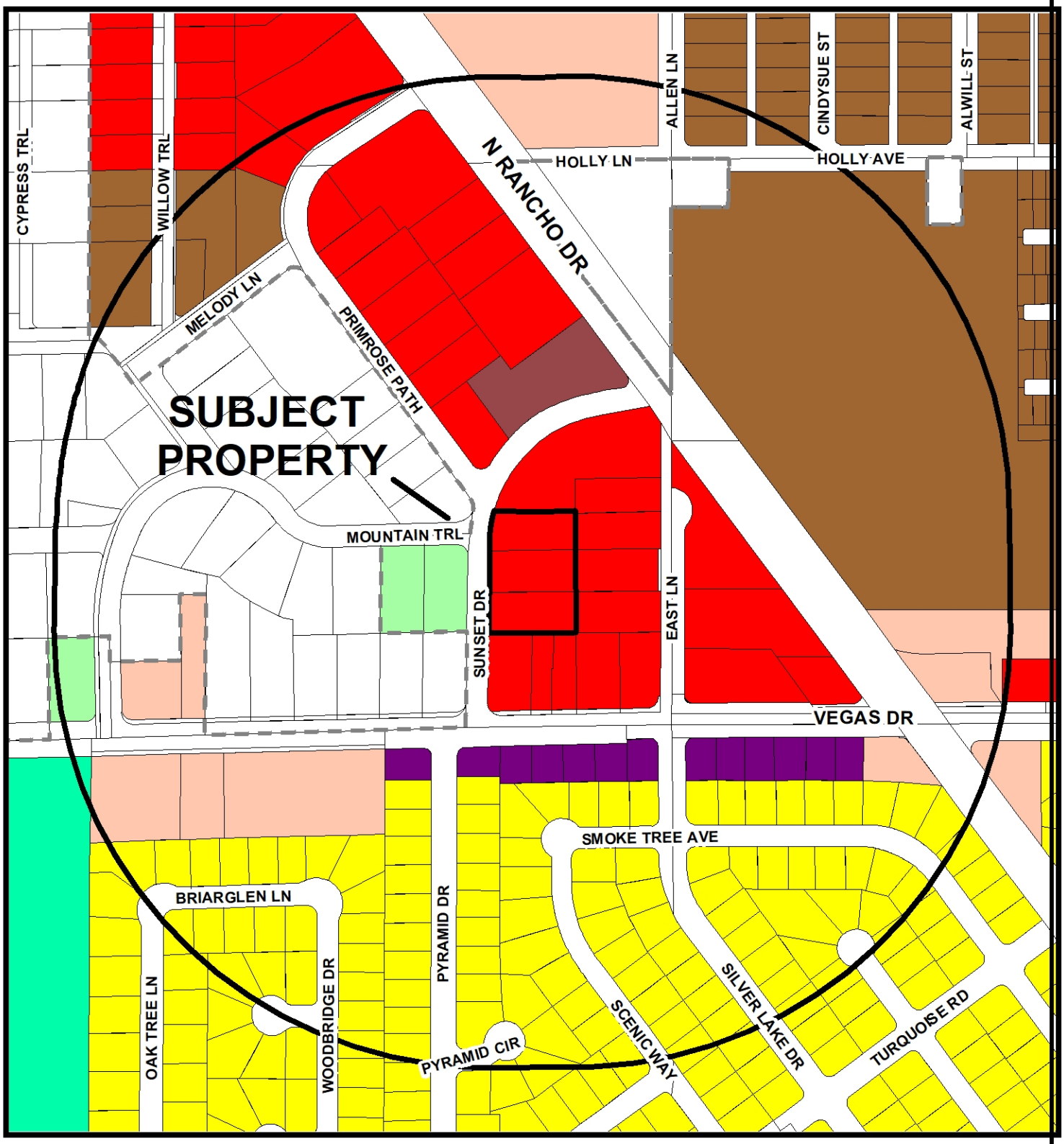
CASE: **GPA-76573 (PRJ-76322)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)

GPA-76573



General Plan Amendment

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM GC TO LI/R

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, May 28, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-76573	Staff recommends DENIAL.	
ZON-76574	Staff recommends DENIAL.	GPA-76573
VAR-76575	Staff recommends DENIAL, if approved subject to conditions:	GPA-76573 ZON-76574
VAR-76577	Staff recommends DENIAL, if approved subject to conditions:	GPA-76573 ZON-76574
SDR-76576	Staff recommends DENIAL, if approved subject to conditions:	GPA-76573 ZON-76574 VAR-76575
SDR-76578	Staff recommends DENIAL, if approved subject to conditions:	GPA-76573 ZON-76574 VAR-76577

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 225

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

VAR-76575 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76573), Rezoning (ZON-76574), and Site Development Plan Review (SDR-76576) shall be required, if approved.

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

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

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

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

SDR-76576 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76573), Rezoning (ZON-76574), and Variance (VAR-76575) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, date stamped 05/30/19, except as amended by conditions herein.

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

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

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall be designed in accordance with the standard planting requirement of Title 19.08.040(F).

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

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

Public Works

9. Construct all incomplete half-street improvements on Sunset Drive to meet City standards concurrent with on-site development activities.

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

11. Submit a License Agreement for landscaping and private improvements in the Sunset Drive public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

12. Abandon the existing temporary individual sewage disposal septic system prior to the issuance of any permits.

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

VAR-76577 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76573), Rezoning (ZON-76574), and Site Development Plan Review (SDR-76578) shall be required, if approved.

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

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

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

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

SDR-76578 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76573), Rezoning (ZON-76574), and Variance (VAR-76577) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, date stamped 05/30/19, except as amended by conditions herein.

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

5. 1622 Sunset Drive (APN 139-19-812-012) and 1630 Sunset Drive (APN 139-19-812-013) are to be consolidated prior to the issue of a building permit.

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

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall be designed in accordance with the standard planting requirement of Title 19.08.040(F).

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

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

Public Works

10. Construct all incomplete half-street improvements on Sunset Drive to meet City standards concurrent with on-site development activities.

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

12. Submit a License Agreement for landscaping and private improvements in the Sunset Drive public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

13. Abandon the existing temporary individual sewage disposal septic system prior to the issuance of any permits.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for two separate Heavy Machinery and Equipment (Storage) uses on 1.28 acres over three parcels at 1616, 1622 and 1630 Sunset Drive.

ISSUES

- Individual Code Enforcement cases (#185849, #185850 and #185851) were initiated for vehicles (cars and trucks) parked on site, broken windows, and the possible operation of a landscape business at 1616, 1622 and 1630 Sunset Drive.
- The subject sites have a General Plan designation of GC (General Commercial) and are in the C-2 (General Commercial) zoning district.
- Heavy Machinery and Equipment (Storage) uses are prohibited in a C-2 (General Commercial) zoning district.
- A General Plan Amendment (GPA-76573) is requested to amend a portion of the Southeast Sector Plan from GC (General Commercial) to LI/R (Light Industry/Research) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive. Staff does not support this request.
- A Rezoning (ZON-76574) is requested to rezone 1616, 1622 and 1630 Sunset Drive from C-2 (General Commercial) to M (Industrial). Staff does not support this request.
- A Variance (VAR-76575) is requested to allow an eight-foot tall front yard wall/fence where a five-foot tall front yard wall/fence is the maximum allowed at 1616 Sunset Drive and to allow a 95-foot lot width where 100 feet is required. Staff does not support this request.
- A Site Development Plan Review is requested for a Heavy Machinery and Equipment (Storage) use at 1616 Sunset Drive. Staff does not support this request.
- A Variance (VAR-76577) is requested to allow an eight-foot tall front yard wall/fence where a five-foot tall front yard wall/fence is the maximum allowed at 1622 and 1630 Sunset Drive. Staff does not support this request.
- A Site Development Plan Review is requested for a Heavy Machinery and Equipment (Storage) use at 1622 and 1630 Sunset Drive; the consolidation of sites is required to remove the need for Waivers for landscape buffers on the north property line of 1622 Sunset Drive, and the south property line of 1630 Sunset Drive. Staff does not support this request.

ANALYSIS

Individual Code Enforcement cases (#185849, #185850 and #185851) were initiated for vehicles (cars and trucks) parked on site, broken windows, and the possible operation of a landscape business at 1616, 1622 and 1630 Sunset Drive; to address these issues, the applicant has proposed two Site Development Plan Reviews (SDR-76576 and SDR-76578) for Heavy Machinery and Equipment (Storage) uses, the first located at 1616 Sunset Drive and the second at 1622 and 1630 Sunset Drive. Accompanying Variances (VAR-76575 and VAR-76577) are required to allow an eight-foot tall front yard wall/fence where five feet is the maximum allowed. VAR-76575 at 1616 Sunset Drive requires a Variance to allow a 95-foot lot width where 100 feet is required. The subject sites are located in the Southeast Sector of the General Plan and has a current land use designation of GC (General Commercial) and zoning designation of C-2 (General Commercial). The applicant has submitted a request for a General Plan Amendment (GPA-76573) from GC (General Commercial) to LI/R (Light Industry/Research), and a Rezoning (ZON-76574) from C-2 (General Commercial) to M (Industrial) across all three sites in order to facilitate the proposed Heavy Machinery and Equipment (Storage) uses.

The proposed General Plan Amendment (GPA-76573) would amend a portion of the Southeast Sector Plan from GC (General Commercial) to LI/R (Light Industry/Research). The LI/R land use category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate. The proposed Rezoning (ZON-76574) would change the subject sites from C-2 (General Commercial) to M (Industrial). The M zone is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M zoning district is in conformance with the LI/R land use designation. Adjacent General Plan Designations are GC (General Commercial) to the north, south and east, and R (Rural) to the west. Adjacent zoning districts are C-2 (General Commercial) to the north, south and east, and R-E (Residence Estates) to the west.

A Heavy Machinery and Equipment (Storage) use is defined in Title 19.12 as: “A lot or facility used for the storage of heavy construction equipment, machinery and vehicles.” The proposed General Plan Amendment from GC (General Commercial) to LI/R (Light Industry/Research), and Rezoning from C-2 (General Commercial) to M (Industrial) will permit the proposed use.

The proposed development will result in the demolition of an existing house and casita at 1616 Sunset Drive (SDR-76576); however, no buildings are proposed in conjunction with both Site Development Plan Reviews. Both proposed site designs comply with the landscape buffer requirements of Title 19.08.100; however, 1622 and 1630 Sunset Drive (SDR-76578) will need to be consolidated to avoid the need for Waivers for landscape buffers on the north property line of 1622 Sunset Drive, and the south property line of 1630 Sunset Drive. In addition, the spacing of trees shown on the site plans for both SDR-76576 and SDR-76578 do not comply with the standard planting requirement 19.08.040. Landscaping species were not submitted with the application; a condition will be imposed requiring the submission of detailed landscape plans prior to the issue of building permits for the proposed uses.

Access to all sites is provided from Sunset Drive, a 50-foot wide Local Street. The applicant has not indicated that any employee parking would be required to facilitate the proposed Heavy Machinery and Equipment (Storage) uses; however, four parking spaces are allocated for 1616 Sunset Drive (SDR-76576) and six parking spaces are allocated for 1622 and 1630 Sunset Drive (SDR-76578).

Staff has determined the proposed project is not compatible with surrounding development in the area, as residential uses abut the subject sites to the west, and is not compatible as demonstrated by the associated Variances. Therefore, staff recommends denial of this project with conditions.

FINDINGS (GPA-76573)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed density and intensity of the proposed LI/R (Light Industry/Research) General Plan designation is not compatible with the adjoining R (Rural) land use designation and R-E (Residence Estates) zoning district to the west.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed LI/R (Light Industry/Research) General Plan designation allows the M (Industrial) zoning district. Due to the subject sites proximity to rural and residential neighborhoods to the west, the proposed zoning designation would be incompatible with existing adjacent land uses and zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are transportation, recreation, utility and other facilities that are adequate to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   Amending the existing General Plan designation to Light Industrial/Research does not conform to the intent of the Commercial and Industrial Development Standards, Title 19.08.020, which strives to "to encourage sensitive design and planning of commercial and industrial development which enhances compatibility between the built environment and the natural environment and will not negatively impact the use and enjoyment of adjacent and neighboring properties."

FINDINGS (ZON-76574)

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

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

   The proposed Rezoning (ZON-76574) application from C-2 (General Commercial) to M (Industrial) on the subject site is consistent with the proposed LI/R (Light Industry/Research) General Plan Amendment.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The proposed land use on the subject site is not compatible with the surrounding land uses and zoning districts. There are no adjacent industrial zones. The request for a rezoning would create an island of industrial use within a commercial and residential zoned area.

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

Growth and development factors in the surrounding community do not indicate the need for industrial zoning adjoining rural neighborhoods west of Sunset Drive.

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

Sunset Drive, a 50-foot wide Local Street, is adequate in size and capacity to serve the proposed zoning district.

FINDINGS (VAR-76575 and VAR-76577)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a front yard wall that is taller than permitted in Title 19. Alternatively, a reduction of the front yard wall height to five feet would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-76576 and SDR-76578)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Heavy Machinery and Equipment (Storage) uses are not compatible with adjacent development, particularly with the adjoining rural land use designation and R-E (Residence Estates) zoning district to the west. Variances are required for both developments as the heights of the front yard walls exceed Title 19 standards.

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

   The proposed development is not consistent with Title 19 Development Standards, as it requires Variances for front yard wall heights. In addition, 1616 Sunset Drive does not comply with the lot width standards set out in Title 19.

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

   Access to the sites is provided by Sunset Drive. Circulation around the site is acceptable.

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

   No buildings are proposed as part of the development. Detailed landscape plans, designed to be compliant with the landscape standards of Title 19.08, will be required prior to the issuance of building permits.

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

   No buildings are proposed as part of the Heavy Machinery and Equipment (Storage) uses.

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

   Development of the site will be subject to inspections, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/31/18	A Code Enforcement case (#185849) was initiated for vehicles (cars and trucks) parked on site, broken windows, and the possible operation of a landscape business at 1630 Sunset Drive. The case is yet to be resolved.
01/31/18	A Code Enforcement case (#185850) was initiated for vehicles (cars and trucks) parked on site, broken windows, and the possible operation of a landscape business at 1622 Sunset Drive. The case is yet to be resolved.
01/31/18	A Code Enforcement case (#185851) was initiated for vehicles (cars and trucks) parked on site, broken windows, and the possible operation of a landscape business at 1616 Sunset Drive. The case is yet to be resolved.
07/09/19	The Planning Commission voted (6-0) to hold in abeyance GPA-76573, ZON-76574, VAR-76575, VAR-76577, SDR-76576 and SDR-76578 [PRJ-76322].

Most Recent Change of Ownership	
07/16/10	A deed was recorded for a change in ownership (1616 Sunset Drive).
02/15/07	A deed was recorded for a change in ownership (1622 and 1630 Sunset Drive).

Related Building Permits/Business Licenses	
c.1954	First record of construction on 1616 Sunset Drive.
06/24/05	A building permit (#C-45645) was issued for demolition at 1630 Sunset Drive. The permit was abandoned.
05/26/11	A building permit (#C-188574) was issued to demolish a house but retain a casita at 1616 Sunset Drive. The permit was abandoned.

Pre-Application Meeting	
04/17/19	A pre-application meeting was conducted with the applicants to discuss the submittal requirements of a General Plan Amendment, Rezoning, Variances and Site Development Plan Reviews.

Neighborhood Meeting	
07/01/19	A mandatory neighborhood meeting was held at the Amalgamated Safety Company, 2222 W. Bonanza Road in Las Vegas to discuss the project. No members of the public, two (2) applicants, one (1) consultant, and one (1) staff member of the Department of Planning were in attendance. No concerns or issues were raised during the meeting.

Field Check	
05/23/19	A number of vehicles, shipping containers and materials were observed behind chain link fencing across the three subject sites during a routine field check. 1616 Sunset Drive also contained a building which appeared to be a house with a detached casita to the rear, although it was unclear if the building was in use.

Details of Application Request	
Site Area	
Gross Acres	1.28

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Storage Yard	GC (General Commercial)	C-2 (General Commercial)
North	Mini-Storage	GC (General Commercial)	C-2 (General Commercial)
South	Retail Office 2 x Single Family, Detached	GC (General Commercial)	C-2 (General Commercial)
East	Storage Yard Retail 2 x Single Family, Detached	GC (General Commercial)	C-2 (General Commercial)
West	Single Family, Detached	R (Rural)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 70 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
M (Industrial)	N/A	N/A
General Plan	***Permitted Density***	***Units Allowed***
GC (General Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
LI/R (Light Industry/Research)	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards (SDR-76576 – APN 139-19-812-011)				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	7 Trees	N
• South	1 Tree / 20 Linear Feet	8 Trees	6 Trees	N
• East	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• West	1 Tree / 20 Linear Feet	3 Trees	5 Trees	Y
TOTAL PERIMETER TREES		**25 Trees**	**22 Trees**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
WALL HEIGHT				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	5 Feet		8 Feet	N**

* A condition will be imposed requiring the submission of a detailed landscape plan, compliant with the standards of Title 19.08, prior to the issue of a business license.
** A Variance (VAR-76575) is requested to allow an eight-foot tall front yard wall where five foot is the maximum allowed.

Landscaping and Open Space Standards (SDR-76578 – APNs 139-19-812-012 & 013)				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	5 Trees	N
• South	1 Tree / 20 Linear Feet	10 Trees	7 Trees	N
• East	1 Tree / 20 Linear Feet	9 Trees	7 Trees	N
• West	1 Tree / 20 Linear Feet	5 Trees	7 Trees	Y
TOTAL PERIMETER TREES		**31 Trees**	**26 Trees**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
WALL HEIGHT				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	5 Feet		8 Feet	N**

* A condition will be imposed requiring the submission of a detailed landscape plan, compliant with the standards of Title 19.08, prior to the issue of a business license.
** A Variance (VAR-76577) is requested to allow an eight-foot tall front yard wall where five feet is the maximum allowed.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sunset Drive	Local Street	Title 13	50	Y

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

Parking Requirement (SDR-76576 – APN 139-19-812-011)							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Heavy Machinery and Equipment (Storage)	Zero	One space per employee on the largest shift, plus one space per facility vehicle.	0				
TOTAL SPACES REQUIRED			0		4		Y

Parking Requirement (SDR-76578 – APNs 139-19-812-012 & 013)							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Heavy Machinery and Equipment (Storage)	Zero	One space per employee on the largest shift, plus one space per facility vehicle.	0				
TOTAL SPACES REQUIRED			0		6		Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVACCESS.com Phone (702) 461-3121

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

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

City Official **Partner(s)**

Partner(s)

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

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Property Owner Signature

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

Print Name George T. López

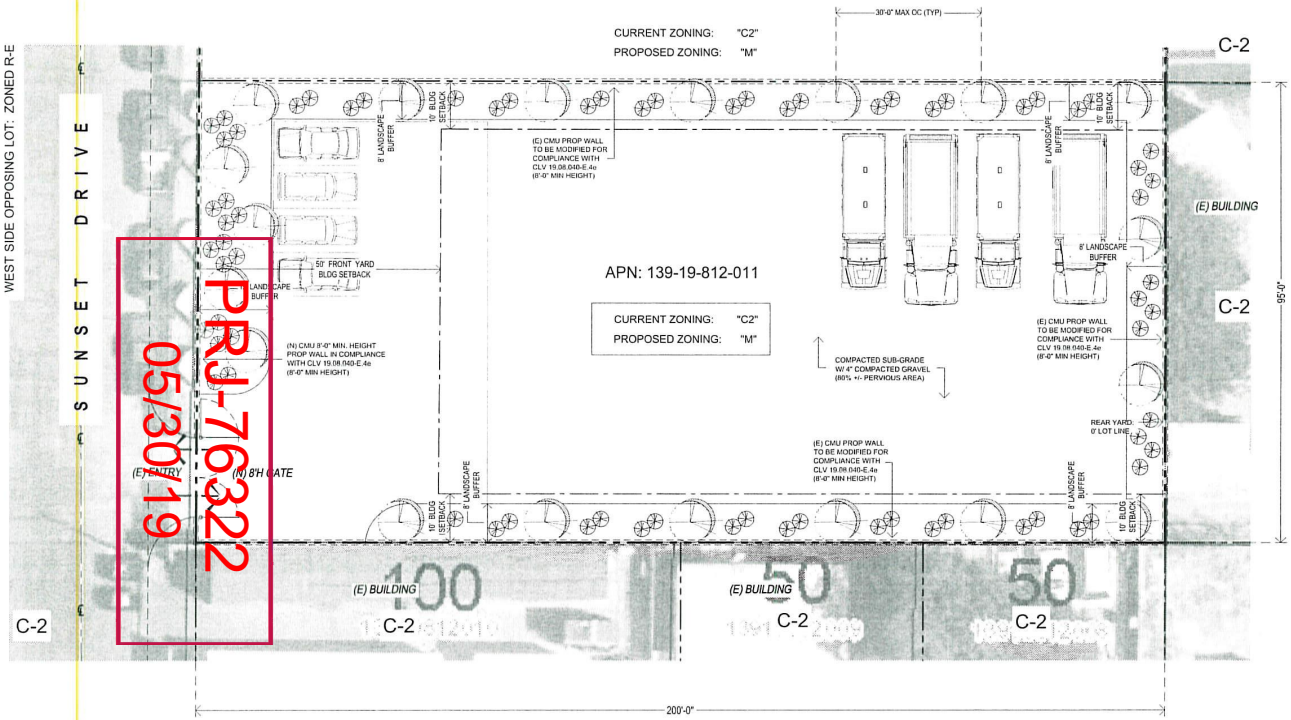
Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19



PRJ-76322
05/30/19

PROJECT SITE DATA:

NAME OF PROJECT: SUNSET MAINTENANCE YARD - SOUTH
ADDRESS: 1616 SUNSET DRIVE LAS VEGAS, NV
APN # (S): 139-19-812-011
SITE AREA CALC: # 011: 0.44 ACRES (19,166 S.F.)

ZONING CLASSIFICATION PER CLV UMC & LAND USE:
CURRENT: "C-2" (GENERAL COMMERCIAL)
PROPOSED: "M" (INDUSTRIAL)
FRONT YARD: 50'-0" (WHERE ADJACENT TO OR ACROSS STREET FROM ANY RESIDENTIAL USE)
SIDE YARD: 15'-0" (NO ADJACENCY TO RESIDENTIAL USES)
REAR YARD: 0'-0" LOT LINE (NO ADJACENCY TO RESIDENTIAL USES)

PROPOSED USE PER CLV UMC 19.12.010 - TABLE 2:
"CONTRACTOR'S PLANT, SHOP & STORAGE YARD" (CLV 19.12.010)
PARKING: (1) SPACE PER 500 SF OF ANY ONSITE BLDG G.F.A.
"OUTDOOR STORAGE" (CLV 19.12.010)
PARKING: NO REQUIREMENT OTHER THAN THAT REQ'D BY THE PRINCIPAL USE

LANDSCAPING PER CLV UMC 19.08.040(F) - TABLE 2:
FRONTAGE BUFFER: (1) 24" BOX TREE AT @ 20' O.C. W/ (4) FIVE GALLON SHRUBS EACH TREE
SIDE / REAR BUFFER: (1) 24" BOX TREE AT @ 30' O.C. (WHERE ADJACENT TO OTHER "C" OR "M" USES) W/ (4) FIVE GALLON SHRUBS EACH TREE



SITE AREA REFERENCE MAP

EXISTING SITE AREA PLAN

3/32" = 1'-0"

WINSTON H. HENDERSON ARCHITECTS
8658 WEST SAHARA AVE. STE. #100. LAS VEGAS, NV 89117
OFFICE (702) 893-3700 FAX (702) 893-3797

SUNSET MAINTENANCE YARD - SOUTH LOT
1616 SUNSET DRIVE - APN: 139-19-812-011
LAS VEGAS, NEVADA 89108

EXISTING OVERALL SITE PLAN

Date: 01 / 03 / 19
Job No.: 19010
Designed: WHH
Drawn: TEP
Update:
Checked: TEP

Sheet AS1.0 of

© 2019 WINSTON H. HENDERSON ARCHITECTS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holding, LLC Contact DENNIS MESERVY

Address 601 E CHARLESTON STE 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV ACCESS LLC Contact Ricki BARLOW

Address 3172 N. RAINBOW Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone (702) 461-3121

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name William Ross

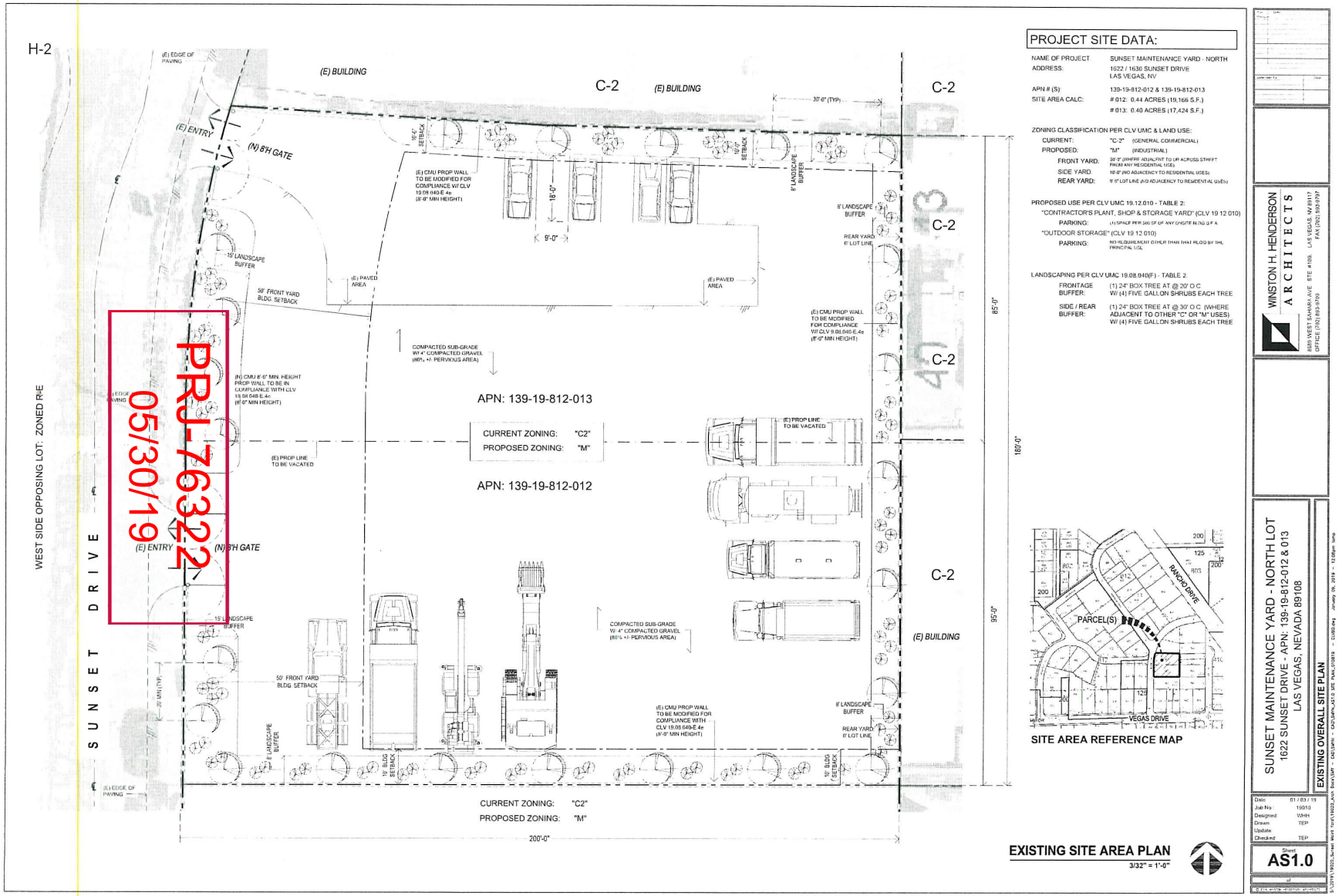
Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19



PROJECT SITE DATA:

NAME OF PROJECT	SUNSET MAINTENANCE YARD - NORTH
ADDRESS:	1622 / 1630 SUNSET DRIVE LAS VEGAS, NV
APN # (S)	139-19-812-012 & 139-19-812-013
SITE AREA CALC:	# 012: 0.44 ACRES (19,166 S.F.)
	# 013: 0.40 ACRES (17,424 S.F.)

ZONING CLASSIFICATION PER CLV UMC & LAND USE:

CURRENT:	"C-2" (GENERAL COMMERCIAL)
PROPOSED:	"M" (INDUSTRIAL)
FRONT YARD:	50'-0" (WHERE ADJACENT TO OR ACROSS STREET FROM ANY RESIDENTIAL USE)
SIDE YARD:	10'-0" (NO ADJACENCY TO RESIDENTIAL USES)
REAR YARD:	0' 0" LOT LINE (NO ADJACENCY TO RESIDENTIAL USES)

PROPOSED USE PER CLV UMC 19.12.010 - TABLE 2:

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"OUTDOOR STORAGE" (CLV 19.12.010)

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LANDSCAPING PER CLV UMC 19.08.040(F) - TABLE 2:

FRONTAGE BUFFER:	(1) 24" BOX TREE AT @ 20' O C W/ (4) FIVE GALLON SHRUBS EACH TREE
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SITE AREA REFERENCE MAP

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3/32" = 1'-0"

WINSTON H. HENDERSON ARCHITECTS
8280 WEST SAHARA AVE STE #100, LAS VEGAS, NV 89117
OFFICE (702) 893-9700 FAX (702) 893-9797

SUNSET MAINTENANCE YARD - NORTH LOT
1622 SUNSET DRIVE - APN: 139-19-812-012 & 013
LAS VEGAS, NEVADA 89108

EXISTING OVERALL SITE PLAN

Date: 01 / 03 / 19
Job No.: 19010
Designed: WHH
Drawn: TEP
Update:
Checked: TEP

Sheet
AS1.0

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holdings, LLC Contact Dennis Meservy

Address 601 E. Charleston Ste 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3272 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail Ricki Barlow@LVAccess.com Phone (702) 461-3121

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Subscribed and sworn before me

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Notary Public in and for said County and State

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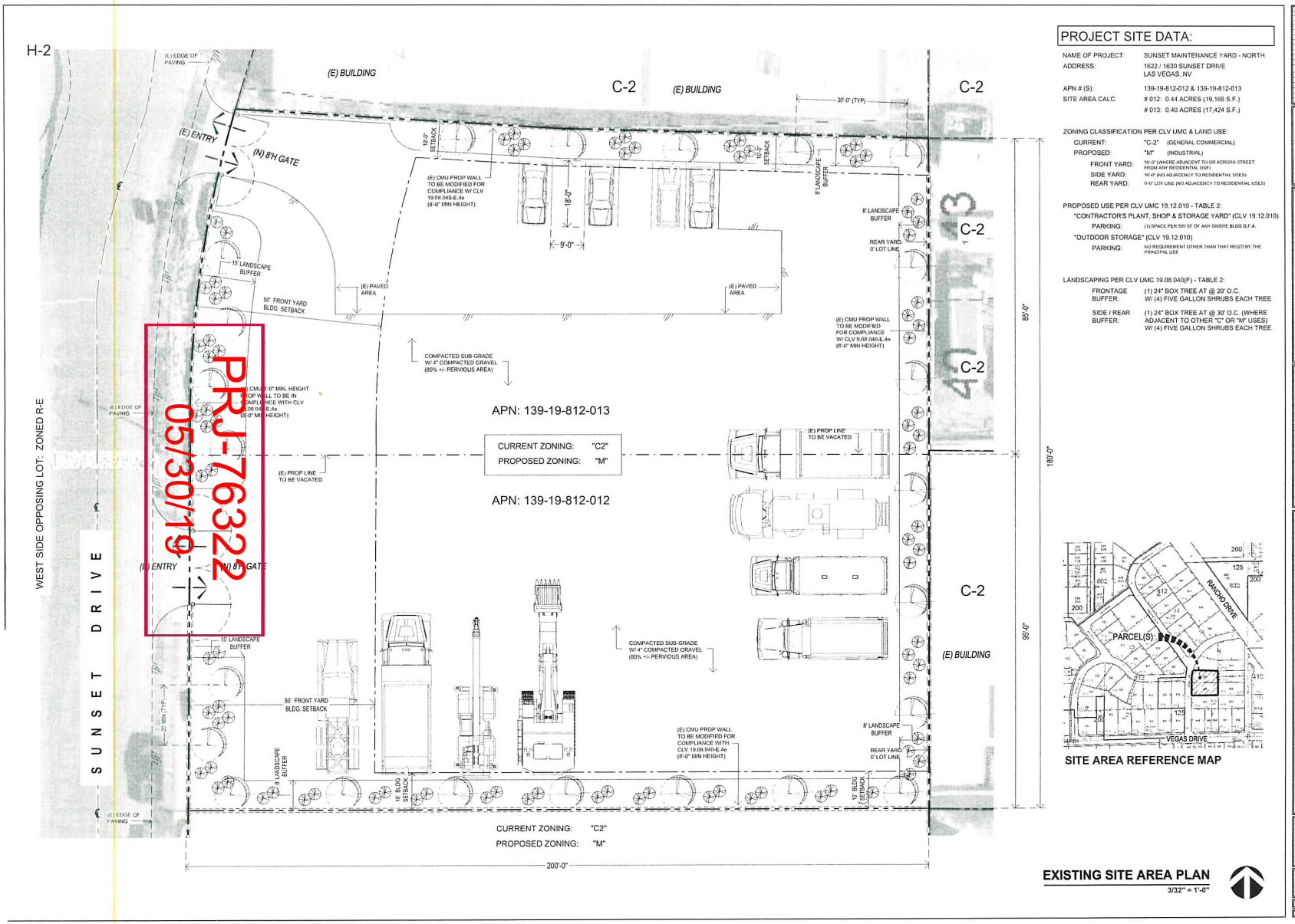
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19



PRJ-76322
05/30/19

PROJECT SITE DATA:

NAME OF PROJECT: SUNSET MAINTENANCE YARD - NORTH
ADDRESS: 1622 / 1630 SUNSET DRIVE LAS VEGAS, NV
APN # (S): 139-19-812-012 & 139-19-812-013
SITE AREA CALC: # 012: 0.44 ACRES (19,166 S.F.)
013: 0.40 ACRES (17,424 S.F.)

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CURRENT: "C-2" (GENERAL COMMERCIAL)
PROPOSED: "M" (INDUSTRIAL)
FRONT YARD: 5'-0" (WHERE ADJACENT TO OR ACROSS STREET FROM ANY RESIDENTIAL USE)
SIDE YARD: 16'-0" (NO ADJACENCY TO RESIDENTIAL USES)
REAR YARD: 0'-0" LOT LINE (NO ADJACENCY TO RESIDENTIAL USES)

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3/32" = 1'-0"

WINSTON H. HENDERSON ARCHITECTS
8669 WEST SAHARA AVE. STE. #100, LAS VEGAS, NV 89117
OFFICE (702) 893-9700 FAX (702) 833-9797

SUNSET MAINTENANCE YARD - NORTH LOT
1622 SUNSET DRIVE - APN: 139-19-812-012 & 013
LAS VEGAS, NEVADA 89108

EXISTING OVERALL SITE PLAN

Date: 01 / 03 / 19
Job No.: 19010
Designed: WHH
Drawn: TEP
Update:
Checked: TEP

Sheet AS1.0 of

© 2019 WINSTON HENDERSON ARCHITECTS



GPA-76573 [PRJ-76322] - GENERAL PLAN AMENDMENT RELATED TO ZON-76574, VAR-76575, SDR-76576, VAR-76577 AND SDR-76578 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL
1616, 1622 AND 1630 SUNSET DRIVE

05/23/19



GPA-76573 [PRJ-76322] - GENERAL PLAN AMENDMENT RELATED TO ZON-76574, VAR-76575, SDR-76576, VAR-76577 AND SDR-76578 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL
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1616, 1622 AND 1630 SUNSET DRIVE

05/23/19

LV ACCESS LLC.

3172 N. Rainbow Blvd. Suite 202 | 702-461-3121 | RickiBarlow@LVAccess.com

May 16, 2019

To: City of Las Vegas

As the representative of the said Parcel's: 139-19-812-011, I am requesting the land use be rezoned from Commercial (C2) to Industrial (M) zone for the sole purpose of "Light Industrial/Storage Yard use."

The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations to include zoning designations all of which will be compatible with the existing adjacent land uses or zoning districts. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed GPA and conforms to other applicable adopted plans and policies. The landscape, wall and buffer standards and most importantly ingress/egress, do not negatively impact adjacent roadways or neighborhood traffic.

We have spoken with the adjacent neighbors to the north, south, east and west property lines and none have opposed this application as the applicant works toward improving and beautifying the said property.

Should you require any further information, please contact me accordingly.

Sincerely,

Ricki Y. Barlow, MBA
LVAccess.com
702-461-3121

PRJ-76322
05/30/19

LV ACCESS LLC.

3172 N. Rainbow Blvd. Suite 202 | 702-461-3121 | RickiBarlow@LVAccess.com

May 16, 2019

To: City of Las Vegas

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Sincerely,

Ricki Y. Barlow, MBA
LVAccess.com
702-461-3121

PRJ-76322
05/30/19

Supplemental Staff Report
July 9, 2019 - Planning Commission Meeting

BACKGROUND

Neighborhood Meeting	
07/01/19	A mandatory neighborhood meeting was held at the Amalgamated Safety Company, 2222 W. Bonanza Road in Las Vegas to discuss the project. No members of the public, two (2) applicants, one (1) consultant, and one (1) staff member of the Department of Planning were in attendance. No concerns or issues were raised during the meeting.

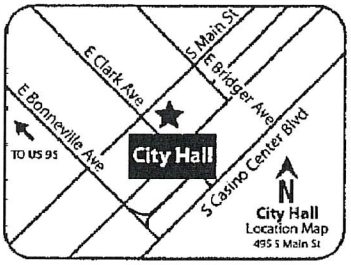
Submitted after final agenda
Items: 45-50

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

Families w/small children live in this area. Their walk to & From school on Sunset Dr. goes right past this property. Heavy Machinery being moved on/off this property's a safety hazzard for these children.

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76573 and ZON-76574 [PRJ-76322]
Planning Commission Meeting of **07/09/2019**

PRJ-76322
13919812043
ARROYO MICHAEL P & LAURA M
3879 MOUNTAIN TRL
LAS VEGAS NV 89108-1914

RECEIVED
JUL 0 8 2019
Dept of Planning
City of Las Vegas

99 ORIGINAL

45-46P

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

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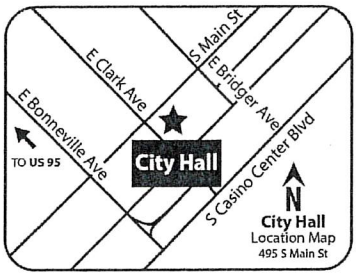
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 06 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76573 and ZON-76574 [PRJ-76322]

Planning Commission Meeting of **07/09/2019**

PRJ-76322
13929111083
KETTLER LANCE
150 N MANSFIELD AVE
LOS ANGELES CA 90036-3021

34 DRDGNP1

45P
46P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
27

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

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

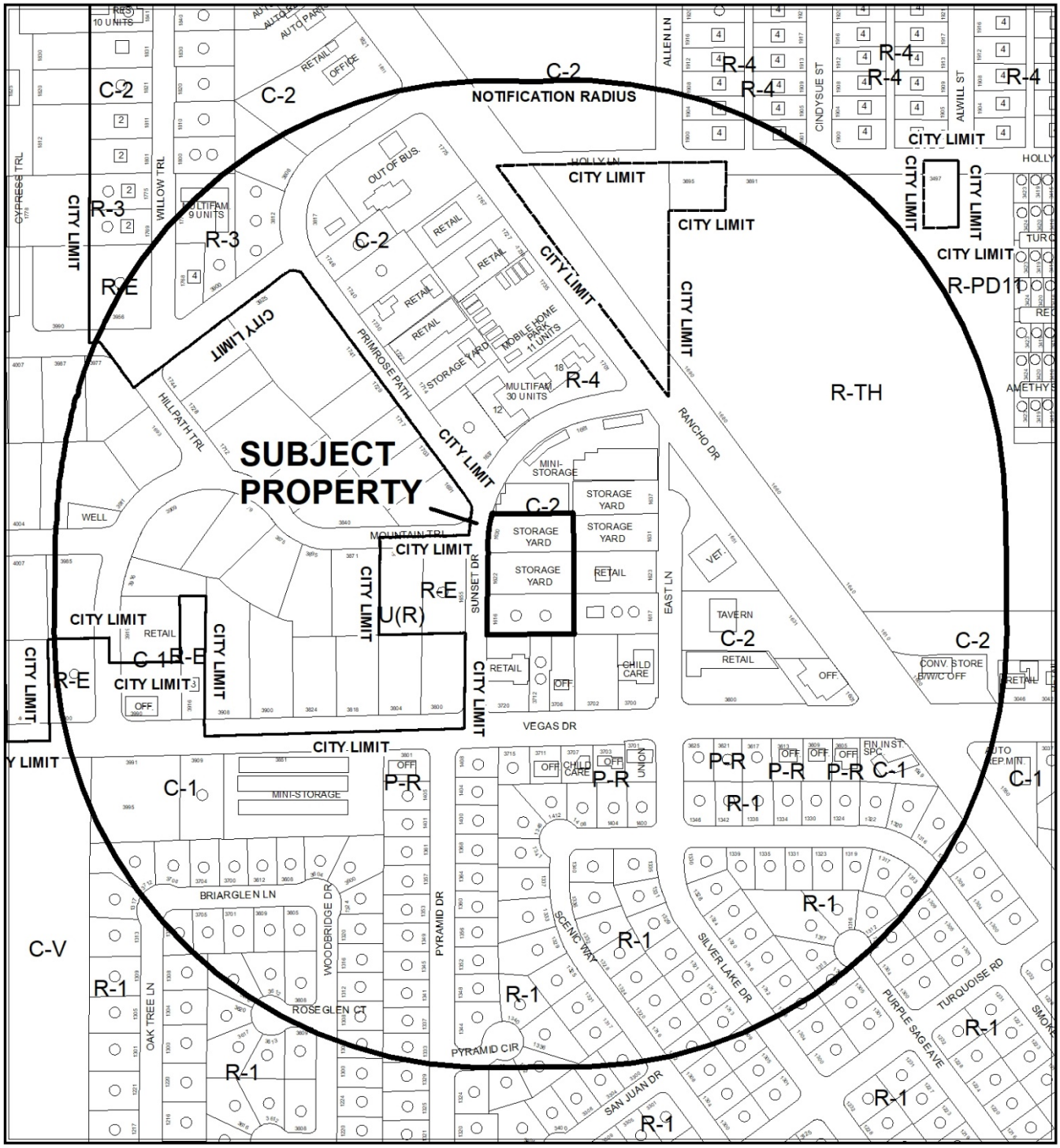
C.C.: 09/18/2019

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation

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



CASE: **ZON-76574 (PRJ-76322)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



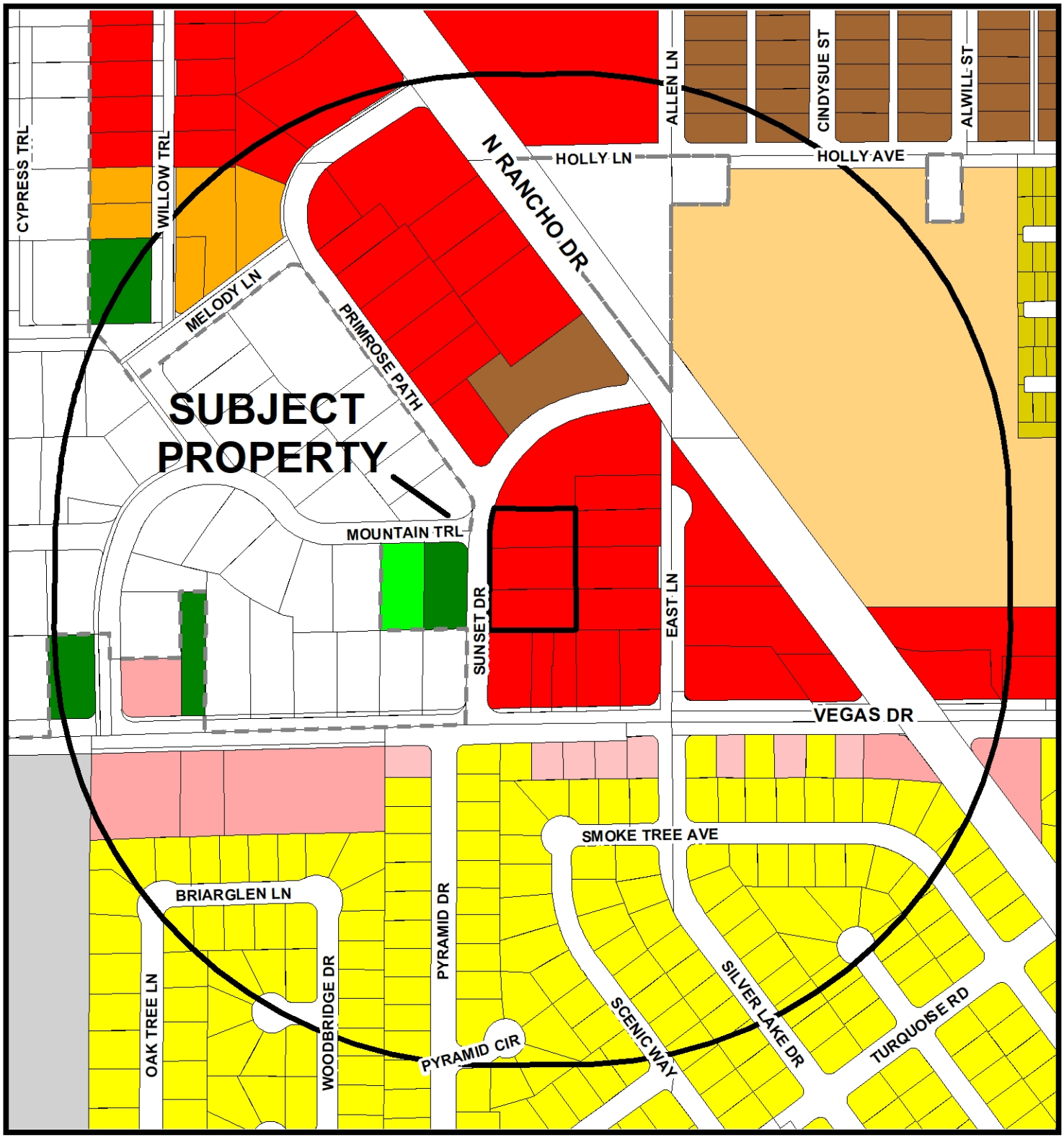
CASE: **ZON-76574 (PRJ-76322)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

ZON-76574



Zoning

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

FROM C-2 TO M

Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, May 28, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVACCESS.com Phone (702) 461-3121

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

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

Print Name George T. López

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holding, LLC Contact DENNIS MESERVY

Address 601 E CHARLESTON STE 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV ACCESS LLC Contact Ricki BARLOW

Address 3172 N. RAINBOW Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVAccess.com Phone (702) 461-3121

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name William Ross

Subscribed and sworn before me

This 16th day of May, 20 19

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Application / Petition Form & Statement of Financial Interest

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

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

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PRJ-76322
05/30/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
28

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

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

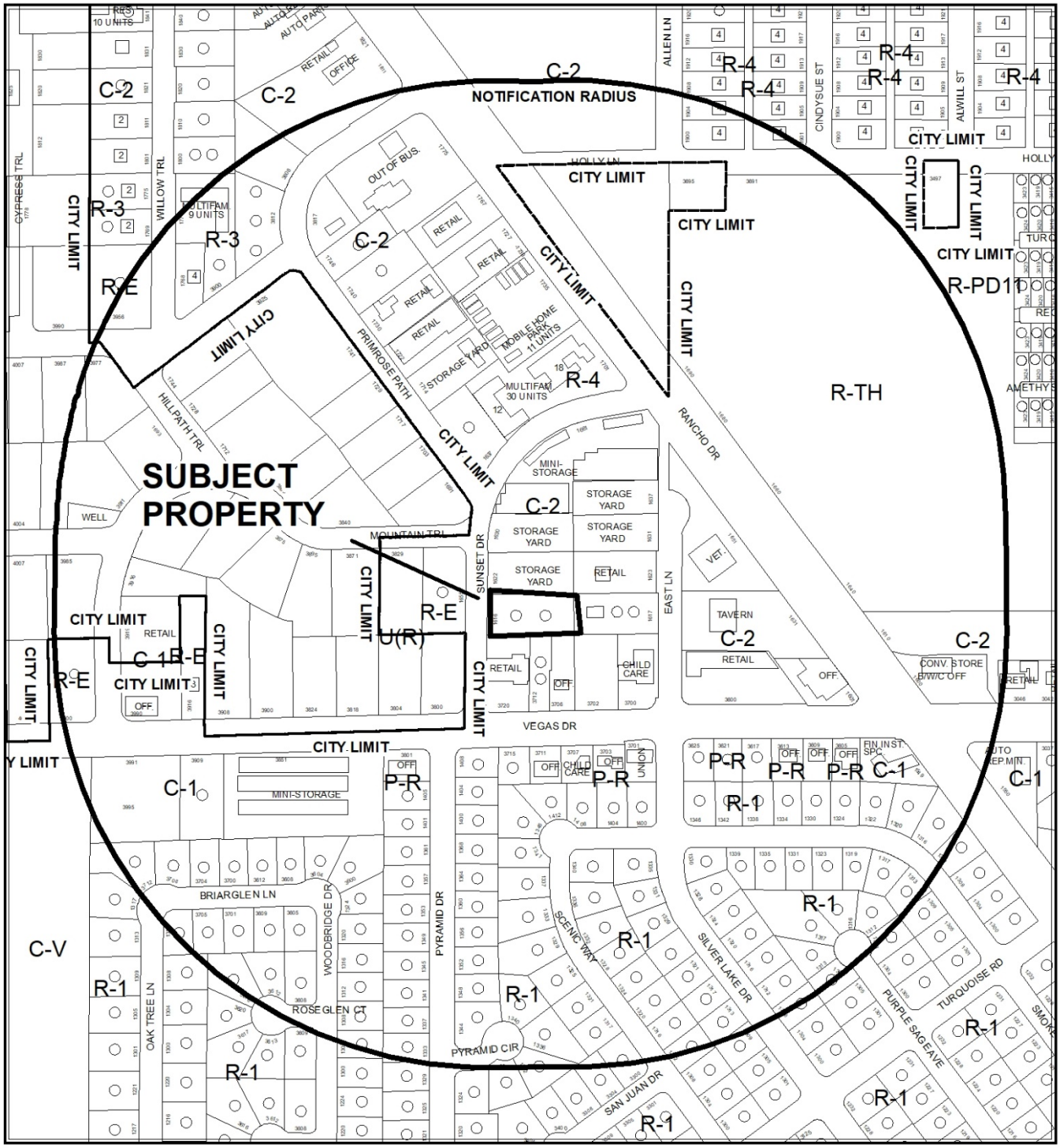
C.C.: 09/18/2019

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - VAR-76575 and SDR-76576 [PRJ-76322]
3. Supporting Documentation - GPA-76573, ZON-76574, VAR-76575, SDR-76576, VAR-76577 and SDR-76578 [PRJ-76322]
4. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting

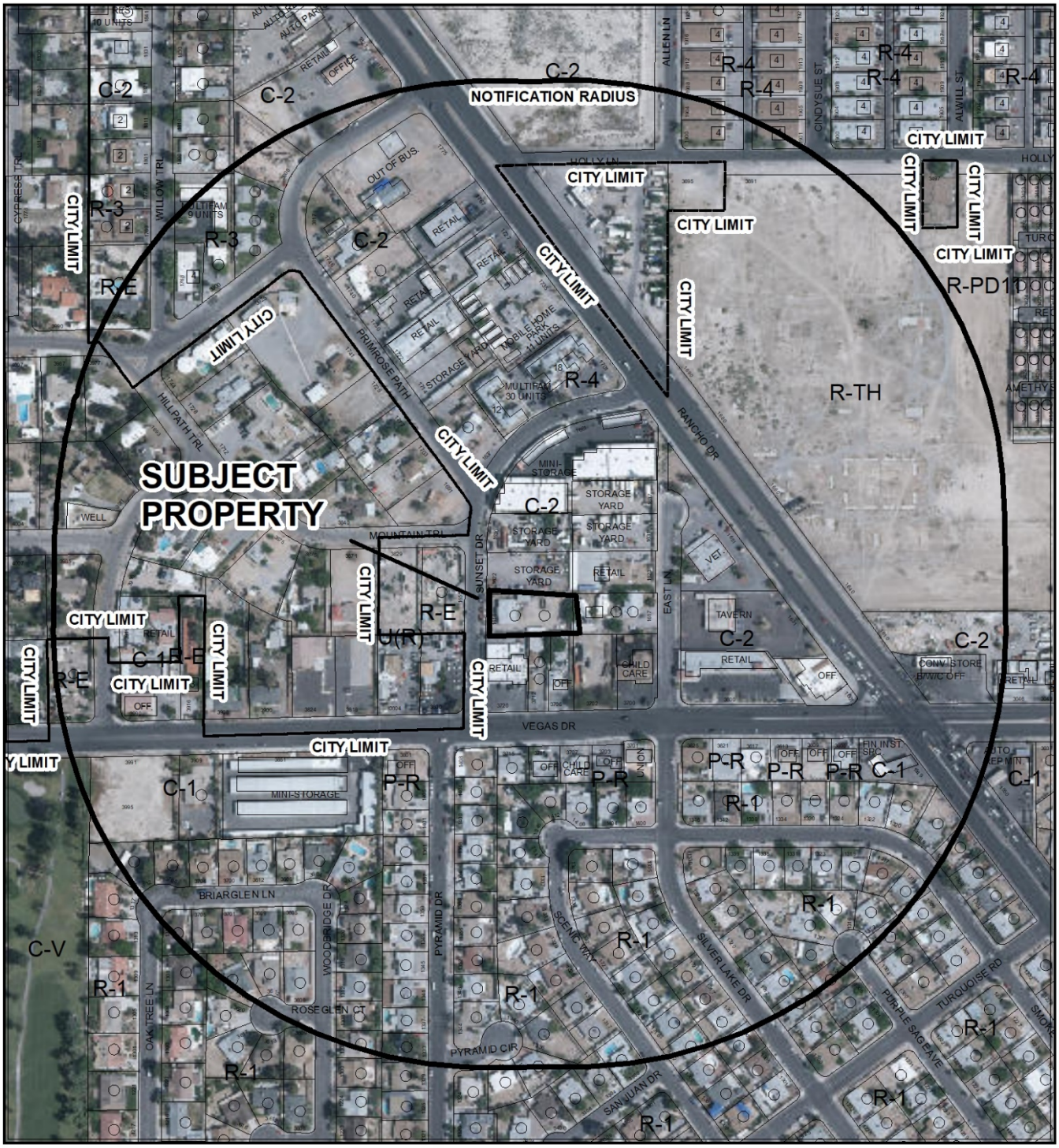
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **VAR-76575, SDR-76576 (PRJ-76322)**

RADIUS: 1000 FEET

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



CASE: **VAR-76575, SDR-76576 (PRJ-76322)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

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Print Name George T. López

Subscribed and sworn before me

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STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA/ZON

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

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

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

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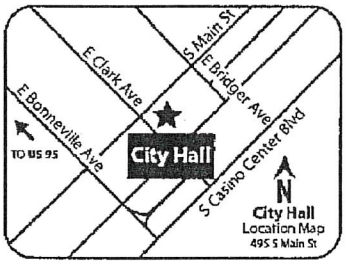
PRJ-76322
05/30/19

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

Families w/small children live in this area. Their walk to & from school on Sunset Dr. goes right past this property. Heavy Machinery being moved on/off this property is a safety hazzard for these children.

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 08 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76575 and SDR-76576 [PRJ-76322]
Planning Commission Meeting of **07/09/2019**

PRJ-76322
13919812043
ARROYO MICHAEL P & LAURA M
3879 MOUNTAIN TRL
LAS VEGAS NV 89108-1914

99 ORIGINAL

Submitted after final agenda

47-48P

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

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

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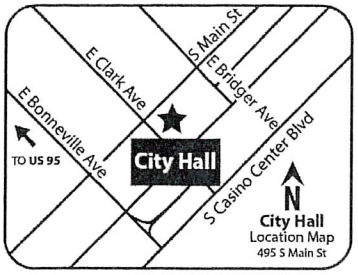
Official Notice of Public Hearing



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VAR-76575 and SDR-76576 [PRJ-76322]

Planning Commission Meeting of **07/09/2019**

PRJ-76322
13929111083
KETTLER LANCE
150 N MANSFIELD AVE
LOS ANGELES CA 90036-3021

34 ORDGNP1

47P
48P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
29

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

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

C.C.: 09/18/2019

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

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E-mail GITTO1.LV@Gmail.com Phone

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PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

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Case #	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA/ZON

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

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Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
30

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

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

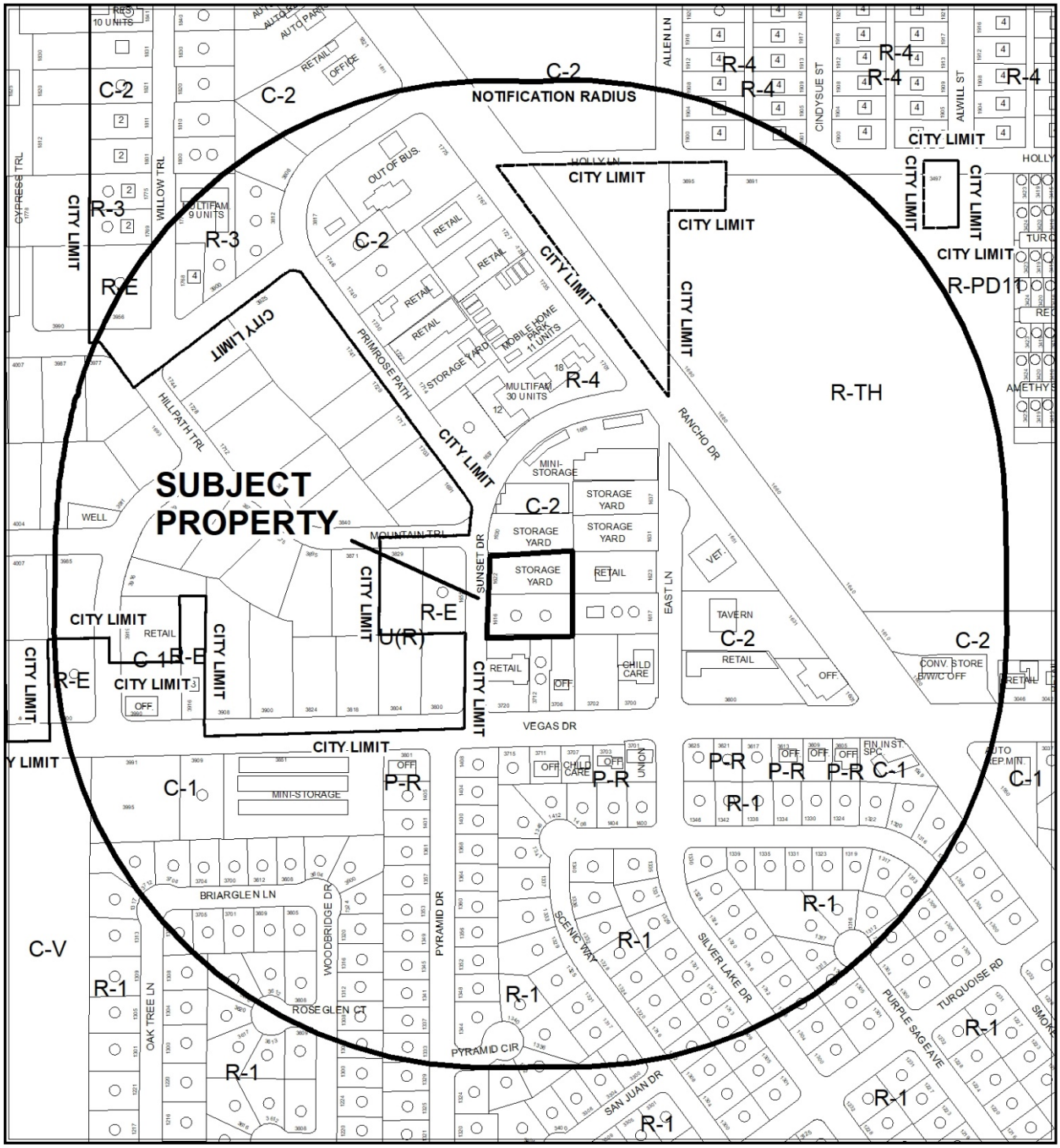
C.C.: 09/18/2019

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - VAR-76577 and SDR-76578 [PRJ-76322]
3. Supporting Documentation
4. Backup Documentation Submitted for the July 9, 2019, Planning Commission Meeting

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



CASE: **VAR-76577, SDR-76578 (PRJ-76322)**

RADIUS: 1000 FEET

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



CASE: **VAR-76577, SDR-76578 (PRJ-76322)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

Address 3172 N. Rainbow Blvd. #202 City LV State NV Zip 89108

E-mail RickiBarlow@LVACCESS.com Phone (702) 461-3121

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

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Partner(s)

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Print Name George T. López

Subscribed and sworn before me

This 16th day of May, 20 19

Notary Public in and for said County and State

TATIANA JIMENEZ
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holding, LLC Contact DENNIS MESERVY

Address 601 E CHARLESTON STE 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV ACCESS LLC Contact Ricki Barlow

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PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Mistteerose Holdings, LLC Contact Dennis Meservy

Address 601 E. Charleston Ste 101 City LV State NV Zip 89104

E-mail Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

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COUNTY OF CLARK
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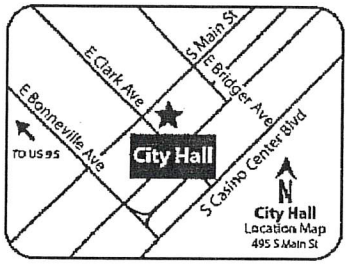
PRJ-76322
05/30/19

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

Families w/small children live in this area. Their walk to & from school on Sunset Dr. goes right past this property. Heavy Machinery being moved on/off this property is a safety hazzard for these children.

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 0 8 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76577 and SDR-76578 [PRJ-76322]
Planning Commission Meeting of **07/09/2019**

PRJ-76322
13919812043
ARROYO MICHAEL P & LAURA M
3879 MOUNTAIN TRL
LAS VEGAS NV 89108-1914

99 DRDCNP1

Submitted after final agenda

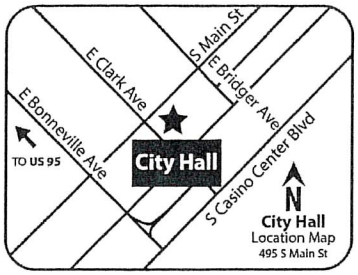
49-50P

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

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
JUL 08 2019
Dept of Planning
City of Las Vegas



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VAR-76577 and SDR-76578 [PRJ-76322]

Planning Commission Meeting of **07/09/2019**

PRJ-76322
13929111083
KETTLER LANCE
150 N MANSFIELD AVE
LOS ANGELES CA 90036-3021

34 DRDGNP1

497
SOP

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
31

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

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

C.C.: 09/18/2019

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1616 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-011 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

Property Owner Drea 357, LLC Contact

Address 1528 Castle Crest Dr City State Zip

E-mail GITTO1.LV@Gmail.com Phone

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative LV Access + Associates Contact Ricki Barlow

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Print Name George T. López

Subscribed and sworn before me

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STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp.: 02-06-2021
Certificate No: 12-8238-1

PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1622 SUNSET DRIVE

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-012 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

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PRJ-76322
05/30/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1630 Sunset Drive

Project Name Sunset Drive **Proposed Use** Storage Yard

Assessor's Parcel #(s) 139-19-812-013 **Ward #** 5

General Plan: Existing GC Proposed LI/R **Zoning:** Existing C2 Proposed M

Additional Information

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PRJ-76322
05/30/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
32

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

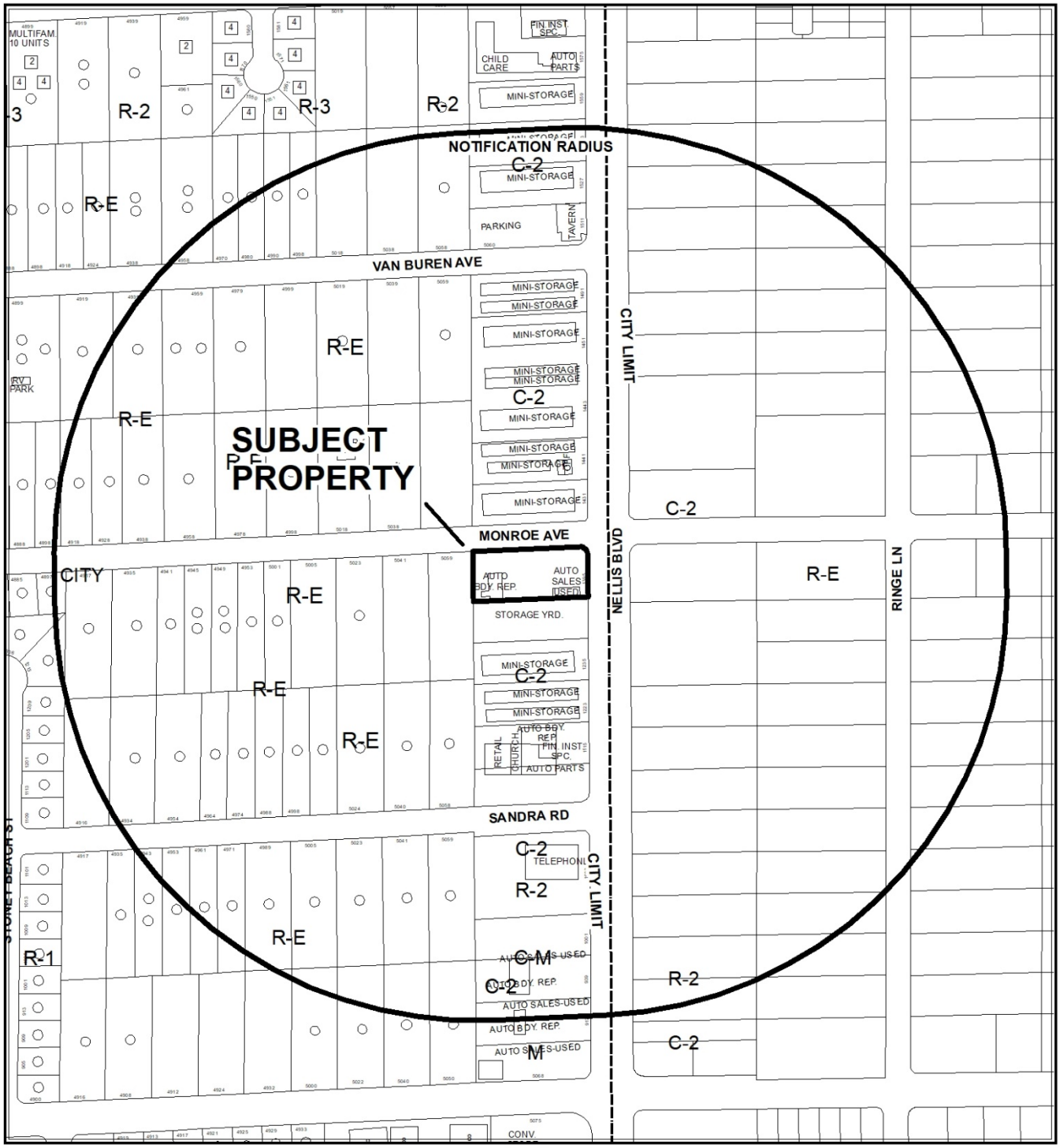
SUBJECT:
ABEYANCE - VAR-76590 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Variance TO ALLOW 39 PARKING SPACES WHERE 50 PARKING SPACES ARE REQUIRED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial)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

May go to City Council on: 09/18/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
2. Conditions and Staff Report - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
3. Supporting Documentation - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
4. Photo(s) - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
5. Justification Letter - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
6. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting
7. Submitted after Final Agenda - Abeyance Request Letter Submitted by Richard Gallegos for VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]



CASE: **VAR-76590, VAR-76594, SUP-76595, SDR-76597 (PRJ-76300)**

RADIUS: 1000 FEET

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



CASE: **VAR-76590, VAR-76594, SUP-76595, SDR-76597 (PRJ-76300)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RUBIO RAMIREZ, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76590	Staff recommends DENIAL, if approved subject to conditions:	
VAR-76594	Staff recommends DENIAL, if approved subject to conditions:	VAR-76590
SUP-76595	Staff recommends DENIAL, if approved subject to conditions:	VAR-76590 VAR-76594
SDR-76597	Staff recommends DENIAL, if approved subject to conditions:	VAR-76590 VAR-76594 SUP-76595

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED
135 - VAR-76590 and VAR-76594
135 - SUP-76595
135 - SDR-76597

PROTESTS
0 - VAR-76590 and VAR-76594
0 - SUP-76595
0 - SDR-76597

APPROVALS
0 - VAR-76590 and VAR-76594
0 - SUP-76595
0 - SDR-76597

JB

**** CONDITIONS ****

VAR-76590 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590), Special Use Permit (SUP-76595) and Site Development Plan Review (SDR-76597) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-61064).

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

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

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

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

VAR-76594 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590), Special Use Permit (SUP-76595) and Site Development Plan Review (SDR-76597) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-61064).

JB

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

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

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

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

SUP-76595 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Auto Repair Garage (Major) use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590), Variance (VAR-76594) and Site Development Plan Review (SDR-76597) shall be required.

3. Conformance to the approved conditions for Special Use Permit (SUP-61064).

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

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

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

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

SDR-76597 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590, Variance (VAR-76594) and Special Use Permit (SUP-76595) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-61064).

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

4. All development shall be in conformance with the site plan date stamped 06/12/19; and landscape plan and building elevations date stamped 05/20/19, except as amended by conditions herein.

5. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required; a one-foot buffer along a portion of the north perimeter and seven-foot buffer along a portion of the east perimeter where 15 feet is required.

6. A Waiver from Title 19.08.040(B)(4)(e) is hereby approved, to allow a service bay door to face the right-of-way where such is not allowed.

7. A Waiver from Title 19.08.040(B)(2)(a) is hereby approved, to allow building facades with no visual interest where such is required.

8. An Exception from Title 19.08.040 is hereby approved, to allow zero interior parking lot islands and end caps with 24-inch box trees where 14 are required.

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

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

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

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

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

Public Works

14. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk along Nellis Boulevard adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant a Public Pedestrian Access Easement for any public sidewalk that is outside of the public right-of-way. The driveway on Nellis Boulevard may need to be replaced to accommodate the crash gate at the back of sidewalk.

15. Construct all incomplete half-street improvements on East Monroe Avenue to meet City standards concurrent with on-site development activities.

16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements within NDOT jurisdiction, if any.

17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

18. The proposed gate at the entrance from Nellis Boulevard shall remain closed except for emergency access.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (SDR-76597) for a proposed 8,228 square-foot Auto Repair Garage (Major) facility with an existing 1,308 square-foot Motor Vehicle Sales (Used) building and parking lot reconfiguration on 0.78 acres located at 1385 and 1395 North Nellis Boulevard.

ISSUES

- The proposed Auto Repair Garage, Major use is a conditional land use in the C-2 (General Commercial) zoning designation. However, a Special Use Permit (SUP-76595) is required because Conditions #5 and #7 listed in Title 19.12 will not be met; to allow vehicles to be parked on the premise for sale which is prohibited and to allow the use adjacent to property zoned R-E (Residence Estates) where such is prohibited.
- A Variance (VAR-76590) has been requested to allow 39 parking spaces where 50 parking spaces are required. Staff recommends denial of this request.
- A Variance (VAR-76594) has been requested to allow a zero-foot side yard where 10 feet is required, a zero-foot rear yard setback where 20 feet is required, to allow a zero-foot residential adjacency setback where 70 feet is required and to allow a six-foot tall front yard wall/fence where a maximum of five feet with a two-foot solid base is allowed. Staff recommends denial of this request.
- A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required; a one-foot buffer along a portion of the north perimeter and seven-foot buffer along a portion of the east perimeter where 15 feet is required. Staff recommends denial of this request.
- A Waiver from Title 19.08.040(B)(4)(e) has been requested, to allow a service bay door to face the right-of-way where such is not allowed. Staff recommends denial of this request.
- A Waiver from Title 19.08.040(B)(2)(a) is hereby approved, to allow building facades with no visual interest where such is required. Staff recommends denial of this request.
- The applicant has requested an Exception to allow zero trees in the interior parking lot area where 14 trees are required within parking lot islands or at the end of a row of parking. Staff recommends denial of this request.

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ANALYSIS

The subject 0.78-acre site is comprised of one parcel, which is zoned C-2 (General Commercial) with a General Plan designation of GC (General Commercial). Currently, the site contains two nonconforming structures (one on the east perimeter and one on the west perimeter) that do not comply with current side yard setback requirements, which require a 10-foot setback from the side yard property line.

The applicant has proposed to retain the existing 1,308 square-foot structure on the eastern perimeter of the subject site. Currently, the structure and the eastern perimeter of the site are utilized as Motor Vehicle Sales (Used) use pursuant to approved Special Use Permit (SUP-61064), which was approved by the City of Las Vegas Planning Commission on 10/13/15. The applicant has proposed to demolish the structure on the western perimeter of the subject site and replace it with a new 8,228 square-foot structure, which is proposed to be utilized as an Auto Repair Garage (Major) use. The submitted elevations indicate the structure will be 23.25 feet tall with bland and expressionless CMU masonry block building facades. Title 19.08.040(B)(a) indicates, “Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual interest.” A waiver has been requested from Title 19.08.040, to allow the building facades to have no visual interest where such is required.

The C-2 (General Commercial) zoning district is intended to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments and allows the proposed Auto Repair Garage, Major use as a conditional land use in the C-2 (General Commercial) zoning designation. However, a Special Use Permit (SUP-76595) is required because Conditions #5 and #7 listed in Title 19.12 cannot be met. There are no Special Use Permit requirements for this use.

An Auto Repair Garage (Major) use is described in Title 19.12 as: “A facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. This use includes a facility that provides collision services, including body, frame, or fender straightening, repair and painting of vehicles in an appropriate paint booth, and a facility that performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds..” Per the submitted justification letter date stamped 05/20/19 the applicant indicates they intend to use the new 8,228 square-foot building to conduct major automotive repairs.

Auto Repair Garage, Major Conditional Use Regulations:

1. All repair and service work shall be performed within a completely enclosed building.

The applicant has agreed to adhere to this condition and has indicated that all service work will be performed inside the enclosed building.

2. All disabled vehicles shall be stored on a concrete or asphalt surface in an area which is screened from view from the surrounding properties and adjoining streets, pursuant to LVMC 19.08.040.

The applicant has proposed to install a six-foot tall perimeter screening wall/fence adjacent to the Monroe Avenue and Nellis Boulevard rights-of-way, which surrounds the north and east perimeter of the subject site. Also, existing CMU screen wall is located on the west and south perimeter of the site. Furthermore, the submitted site plan indicates all surface areas within the development will be paved.

3. Outdoor hoists are prohibited.

No outdoor hoists are proposed with this project.

4. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

The applicant has indicated that they will conform to all applicable Federal, State and local regulations and will provide proper handling for all toxic substances and any hazardous materials.

5. No vehicle may be parked on the premises for the purpose of offering the vehicle for sale.

The applicant has requested a waiver of this condition. Currently, there is an existing Motor Vehicle Sales (Used) use located on the east perimeter of the subject site, which was approved via Special Use Permit (SUP-61064) on October 13th, 2015 by the City of Las Vegas Planning Commission. A business license (G67-02225) was issued for Automotive Sales with Minor Repair (KGC Auto Sales, LLC) at 1385 North Nellis Boulevard on March 28th, 2019. The license is still active.

JB

6. Outdoor bells and loudspeakers are prohibited.

The applicant has indicated there will be no outdoor bells or loudspeakers used in this project.

7. This use shall not be located adjacent to any property zoned R-E, R-D, R-1 or R-CL unless that property has been developed with a nonresidential use. (C-2 only)

The proposed Auto Repair Garage, Major use does not comply with this condition. The subject site is zoned C-2 (General Commercial) and is located adjacent to property zoned R-E (Residence Estates) on the western perimeter of the subject site; the applicant has requested a Special Use Permit (SUP-76595) since this condition cannot be met.

The applicant has requested a Variance (VAR-76594) to allow a zero-foot side yard where 10 feet is required, a zero-foot rear yard setback where 20 feet is required, to allow a zero-foot residential adjacency setback where 70 feet is required from the existing R-E (Residence Estates) zoned property located on the west perimeter of the site for the new proposed 8,228 square-foot building. In addition, the applicant has proposed to install a six-foot tall wall/fence adjacent to Monroe Avenue and Nellis Boulevard, which encroaches into the front-yard setback area adjacent to Nellis Boulevard. The applicant has also requested a Variance (VAR-76594) to allow the proposed six-foot tall front yard wall/fence where a maximum of five feet with a two-foot solid base is allowed.

The applicant has proposed Waivers from Title 19.08.080 development standards to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required along the interior property lines. Also, the applicant has requested a one-foot landscape buffer along a portion of the north perimeter and seven-foot landscape buffer along a portion of the east perimeter where 15 feet is required adjacent to the Monroe Ave and Nellis Boulevard right-of-way. The submitted landscape plan indicates the proposed landscaping buffers adjacent to the Monroe Ave and Nellis Boulevard provide with a combination of 24-inch box Shoestring Acacia trees and Evergreen Euony, Burford Holly, Rio Bravo Sage, Lowboy Pyracantha and Dwarf Indian Hawthorn five-gallon shrubs.

Pursuant to approved Special Use Permit (SUP-61064) the existing Motor Vehicle Sales (Used) use requires a minimum of three parking spaces, and the additional parking spaces can be utilized for display and sales of vehicles. According to Title 19.12, the proposed 8,228 square-foot Auto Repair Garage (Major) use will require an additional 47 parking spaces, for a total of 50 required onsite parking spaces. The applicant has requested Variance (VAR-76590) to allow 39 parking spaces where 50 are required. The submitted site plan indicates the site will provide 39 parking spaces, including three ADA

parking spaces and seven dedicated vehicle display spaces on the northeast perimeter of the site. The parking area also provides space for one proposed trash enclosure. The applicant has requested an Exception of Title 19.08.040 development standards to allow zero trees within the interior parking lot area where 14 trees are required within parking lot islands or at the end of a row of parking. Staff denies the Exception as the site can physically accommodate these trees.

Also, the applicant has proposed to install a service bay door on the north perimeter of the existing structure, which will allow vehicles to enter the building. Pursuant to Title 19.08.040(B)(4)(e), "If service or wash bay doors are provided, openings to the bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties." The Planning Commission or City Council may grant a waiver to this standard as part of a Site Development Plan Review if the applicant can show through convincing and substantial evidence that the waiver will not compromise the objective of the City in safeguarding the interests of the City, the proposed project will substantially meet the intent of the standard, and the granting of the waiver will not detrimentally affect the public health, safety or general welfare. As such, the applicant has requested a waiver to allow a service bay door to face the right-of-way where such is not allowed associated with Site Development Plan Review (SDR-76597).

This parcel has a domestic water service, but the service does not have the required backflow prevention per NAC 445A.67195. Civil and plumbing plans will need to be submitted to the Las Vegas Valley Water District (LVVWD) for domestic meter sizing, fire flow availability and backflow retrofit. Additionally, the Department of Public Works estimates this project will add approximately 134 trips per day on Monroe Avenue, Nellis Boulevard and Washington Avenue. Currently, Nellis Boulevard is at about 81 percent of capacity and Washington Avenue is at about 29 percent of capacity. With this project, Nellis Boulevard is expected to remain unchanged and Washington Avenue will increase by about 30 percent of capacity. Traffic counts are unavailable in this vicinity for Monroe Avenue, but it is believed to be under capacity.

The proposed development fails to comply with the minimum parking standards, building setbacks, residential adjacency, front yard wall height, landscape buffer, building façade and service door development standards outlined in Title 19. In addition, the proposed Auto Repair Garage (Major) land use fails to comply with Conditional Use Regulations #5 and #7 outlined in Title 19.12, which prohibits vehicles to be parked on the premise for sale and to allow the use adjacent to property zoned R-E (Residence Estates). As such, the required Variances and Waivers further reinforce the unsuitability of this site for the proposed 8,228 square-foot Auto Repair Garage (Major) land use with the surrounding commercial and residential developments in the area. Therefore, staff recommends denial of the project and all associated land use entitlement applications.

FINDINGS (VAR-76590)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a land use which does not comply with Title 19.12 parking requirements. An alternative land use would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-76594)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to orient the proposed structure zero feet away from the side and rear property line. Alternative building placement would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-76595)

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

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

   The proposed use requires a Variance to address insufficient onsite parking and a Waiver to allow a service bay door to face the right-of-way where such is not allowed; which reinforces the unsuitability of this site for the proposed Auto Repair Garage (Major) use. In addition, the proposed Auto Repair Garage (Major) land use fails to comply with conditional use regulations #5 and #7 outlined in Title 19.12, which prohibits vehicles to be parked on the premise for sale and to allow the use adjacent to property zoned R-E (Residence Estates).The use cannot be conducted in a manner that is harmonious or compatible with the surrounding uses.

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

The proposed development fails to comply with the minimum parking standards, building setback, residential adjacency, front yard wall height, landscape buffer, building façade and service door development standards outlined in Title 19, which reinforces the unsuitability of the subject sit e for the proposed Auto Repair Garage (Major) use.

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

   Access to the site is provided from Monroe Avenue a 60-foot Local Street and Nellis Boulevard a 100-foot Primary Arterial, as designated by Title 13 and the Master Plan of Streets & Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

   The proposed Auto Repair Garage (Major) use will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public's health, safety or general welfare, or the overall objectives of the General Plan.

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

   There are no specific Special Use Permit conditions associated with the Auto Repair Garage (Major) use.

FINDINGS (SDR-76597)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   Staff has determined the proposed project is not compatible with surrounding development in the area, and will have a negative impact to the adjacent residential and commercial developments as evidenced by the requested Variances and Waivers.

JB

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

The proposed development is not compatible with surrounding development in the area as evidenced by the requested Variances and Waivers to address insufficient parking building setbacks, residential adjacency, front yard wall height, landscape buffer, building façade and service door development standards outlined in Title 19; and will have a negative impact to the adjacent commercial developments.

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

Access to the site is provided from Monroe Avenue a 60-foot Local Street and Nellis Boulevard a 100-foot Primary Arterial, as designated by Title 13 and the Master Plan of Streets & Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

The project design and style are not appropriate for the subject location and will not be harmonious with buildings in the surrounding area. The submitted elevations indicate the building facades will be constructed with CMU masonry blocks. A waiver has been requested from Title 19.08.040, to allow the building facades to have no visual interest where such is required. The submitted landscape plan indicates the proposed landscaping buffers adjacent to the Monroe Ave and Nellis Boulevard provide with a combination of 24-inch box Shoestring Acacia trees and Evergreen Euony, Burford Holly, Rio Bravo Sage, Lowboy Pyracantha and Dwarf Indian Hawthorn five-gallon shrubs, which are consistent with the Southern Nevada Regional Plant List.

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

The applicant has requested a Waivers to allow a service bay door to face the right-of-way where such is not allowed and to allow the building facades to have no visual interest where such is required, which are inconsistent with the development standards outlined in Title 19.08.040(B)(4)e. Staff has determined the proposal is not compatible with surrounding development in the area, and will have a negative impact to the adjacent residential and commercial developments.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/15/04	A Code Enforcement case (#13107) was processed for code violations at 1395 North Nellis Boulevard. The complaint was resolved on 06/30/04.
01/25/11	A Code Enforcement case (#97592) was processed for sign violations at 1395 North Nellis Boulevard. The complaint was resolved on 03/17/11.
06/27/13	A Code Enforcement case (#130524) was processed for large piles of scrap tires at 1395 North Nellis Boulevard. The complaint was resolved on 08/14/13.
10/13/15	The Planning Commission approved a request for a Special Use Permit (SUP-61064) for a proposed Motor Vehicle Sales (Used) use with a waiver to allow 10,478 square feet of area dedicated to the use where 25,000 square feet is the minimum required at 1385 North Nellis Boulevard. Staff recommended denial of the request.
01/09/17	A Code Enforcement case (#173595) was processed for sign compliance survey (animated signs) at 1395 North Nellis Boulevard. The complaint was resolved on 02/08/17.
03/07/18	A Code Enforcement case (#186509) was processed for sign violations at 1395 North Nellis Boulevard. The complaint was resolved on 05/08/18.
08/29/18	A Code Enforcement case (#192422) was processed for people living in trailers on the commercial property, debris and other violations at 1395 North Nellis Boulevard. The complaint was resolved on 03/17/11.
07/09/19	The Planning Commission voted (6-0) to hold in abeyance VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300].

Most Recent Change of Ownership	
11/25/14	A deed was recorded for a change in ownership.

JB

Related Building Permits/Business Licenses	
1963	The buildings were constructed.
10/08/92	A business license (A60-00038) was issued for Automotive Repair Garage - Major (Murray Buck) at 1395 North Nellis Boulevard. The license is still active.
10/27/15	A business license (G63-04401) was issued for Automotive Sales with Minor Repair (Diamond Auto Sales) at 1385 North Nellis Boulevard. The license was marked inactive on 09/05/17.
09/06/17	A business license (G65-06366) was issued for Automotive Sales with Minor Repair (Odiaga Auto Sales) at 1385 North Nellis Boulevard. The license was marked to expire on 03/01/19.
10/25/17	A business license (G65-07572) was issued for Automobile Leasing (Odiaga Auto Sales) at 1385 North Nellis Boulevard. The license was marked inactive on 03/19/19.
01/03/18	A business license (G65-09155) was issued for Business Support Service (Silver State taxes and Multi-services) at 1385 North Nellis Boulevard. The license was marked inactive on 03/18/19.
03/28/19	A business license (G67-02225) was issued for Automotive Sales with Minor Repair (KGC Auto Sales, LLC) at 1385 North Nellis Boulevard. The license is still active.

Pre-Application Meeting	
04/17/19	Staff met with the applicant and discussed the submittal requirements for a Variance, Special Use Permit and Site Development Plan Review for a proposed Auto Repair Garage (Major) addition to the existing commercial development.

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

Field Check	
05/23/19	During a routine site visit staff observed the subject staff as a well maintained existing commercial development with a Motor Vehicles Sales use on the east perimeter and Auto Repair Garage use on the west perimeter of the site. Staff noted that currently there is no existing sidewalk improvements on the Monroe Avenue right-of-way alignment; the area is filled with high weeds.

JB

Details of Application Request	
Site Area	
Net Acres	0.78

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Auto Repair Garage (Minor) Motor Vehicle Sales (Used)	GC (General Commercial)	C-2 (General Commercial)
North	Mini-Storage	GC (General Commercial)	C-2 (General Commercial)
South	Storage Yard	GC (General Commercial)	C-2 (General Commercial)
East	Auto Repair Garage (Minor)	CG (Commercial General) – Clark County	C-2 (General Commercial) – Clark County
West	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)

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

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.080, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	120 Feet	Y
Min. Setbacks			
• Front	10 Feet	105 Feet	Y
• Side	10 Feet	0 Feet	N*
• Corner	10 Feet	15 Feet	Y
• Rear	20 Feet	0 Feet	N*
Max. Lot Coverage	50 %	28 %	Y
Max. Building Height	N/A	23.33 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*The applicant has requested a Variance (VAR-76594) to allow a zero-foot side yard where 10 feet is required, a zero-foot rear yard setback where 20 feet is required.

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	70 Feet	0 Feet	N*
Trash Enclosure	50 Feet	170 Feet	Y

*The applicant has requested a Variance (VAR-76594) to allow a zero-foot residential adjacency setback where 70 feet is required.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• South	1 Tree / 20 Linear Feet	9 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	3 Trees	4 Trees	Y
• West	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*

JB

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
TOTAL PERIMETER TREES		**28 Trees**	**14 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	14 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		1 Feet	N***
• South	8 Feet		0 Feet	N***
• East	15 Feet		7 Feet	N***
• West	8 Feet		0 Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested a Variance (VAR-76594) to allow a zero-foot side yard (south) setback where 10 feet is required, a zero-foot rear yard (west) setback where 20 feet is required.
** The applicant has request an Exception to allow zero trees where 14 trees are required within parking lot islands or at the end of a row of parking spaces.
***The applicant has requested a Waiver from Title 19.08.080 to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required; a one-foot buffer along a portion of the north perimeter and seven-foot buffer along a portion of the east perimeter where 15 feet is required

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Nellis Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Monroe Avenue	Local Street	Title 13	60	Y

JB

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Repair Garage (Major) – Proposed	8,228 SF	5 Spaces + 1:200	47				
Motor Vehicle Sales (Used)	1,308 SF	1:500	3				
TOTAL SPACES REQUIRED			50		39		N*
Regular and Handicap Spaces Required			48	2	36	3	N*
Loading Spaces	Less than 10,000 SF	1			0		N*
Percent Deviation			22%				

*A Variance (VAR-76590) has been requested to allow 39 parking spaces where 50 parking spaces are required. Staff recommends denial of this request.

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot landscaping buffer is required along all interior lot lines.	To allow a zero-foot landscape buffer on a portion of the south perimeter.	Denial
	To allow a zero-foot landscape buffer on the west perimeter.	Denial
A 15-foot landscaping buffer is required along the right-of-way.	To allow a one-foot landscape buffer on a portion of the north perimeter.	Denial
	To allow a seven-foot landscape buffer on a portion of the east perimeter.	Denial

JB

Waivers		
Requirement	***Request***	***Staff Recommendation***
If service or wash bay doors are provided, openings to the bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.	To allow a service bay door to face the right-of-way where such is not allowed.	Denial
Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual interest.	To allow building facades with no visual interest where such is required	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow zero trees within the interior parking lot, where 14 trees should be required within parking lot islands or at the end of a row of parking spaces	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

General Plan: Existing GC **Proposed** Same **Zoning: Existing** C-2 **Proposed** Same

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail _____ Phone _____

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN SUITE 5 City Las Vegas State NV Zip 89119

E-mail richardg@pacdesignconcepts.com Phone 702-524-0054

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	

(No notes for this action)

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

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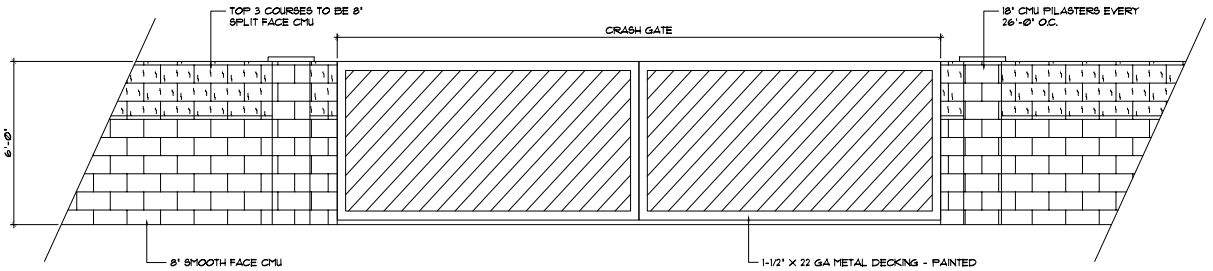
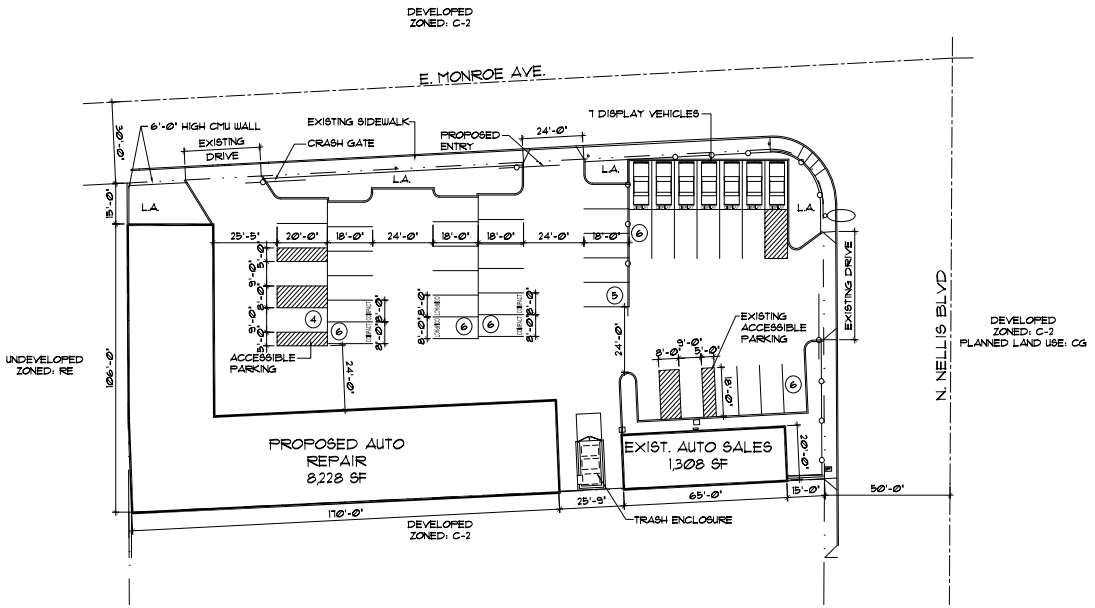
05/20/19



1 AS1.01 WALL / GATE ELEVATION

SCALE: 1/2"=1'-0"



A AS1.01 ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

PROJECT DATA:

PREVIOUS APPLICATION NUMBERS:		SUP-61064
BUILDING SQUARE FOOTAGE: 1,308 SF PARKING: 3 REQUIRED WITH 10 FOR DISPLAY VEHICLES		
ASSESSORS PARCEL NUMBER:		140-29-601-001
SITE AREA:		33,976.8 SF. (0.78 ACRES)
CURRENT ZONING:		C-2
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	10'-0"	15'-0"
SIDES:	10'-0"	0'-0", 15'-0
REAR:	20'-0"	0'-0"
RESIDENTIAL ZONE BOUNDARY:	10'-0"	0'-0"
BUILDING AREA:		9,628 SF.
AUTOMOTIVE REPAIR		8,228 SF.
EXISTING AUTO SALES		1,308 SF.
LOT COVERAGE:		28.3%
PARKING CALCULATIONS:		
REQUIRED:		50 SPACES
AUTO REPAIR: 5 SPACES + 1/200 SF		47 SPACES
AUTO SALES:		3 SPACES
PROVIDED: INCLUDING 3 HANDICAP SPACES AND 7 DISPLAY VEHICLES		39 SPACES

PROJECT LOCATION:



GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

pacific design concepts, llc
1489 w. warm springs road, suite 110
henderson, nevada 89014
(702) 454-5842

project title:
RUBIO RAMIRES AUTOMOTIVE GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
ARCHITECTURAL SITE PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
AS1.01

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06/12/2019

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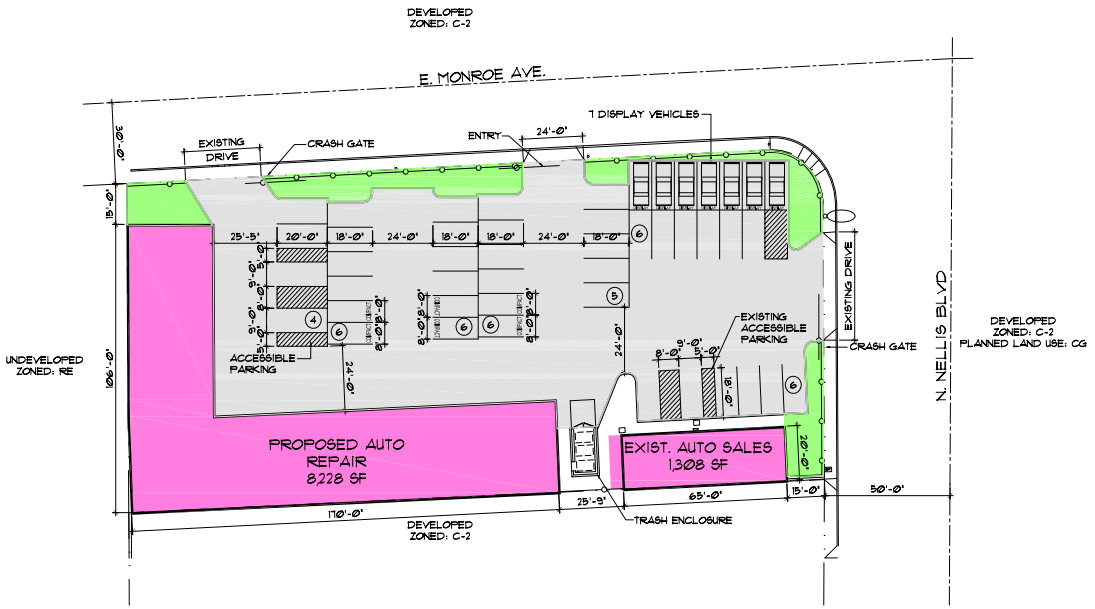

PROJECT DATA:

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INCLUDING 3 HANDICAP SPACES AND 7 DISPLAY VEHICLES		

PROJECT LOCATION:



GENERAL NOTES:

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A AS1.01 ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

NORTH

PRJ-76300
05/20/19

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(702) 454-5842

project title:
RUBIO RAMIRES AUTOMOTIVE GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
ARCHITECTURAL SITE PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
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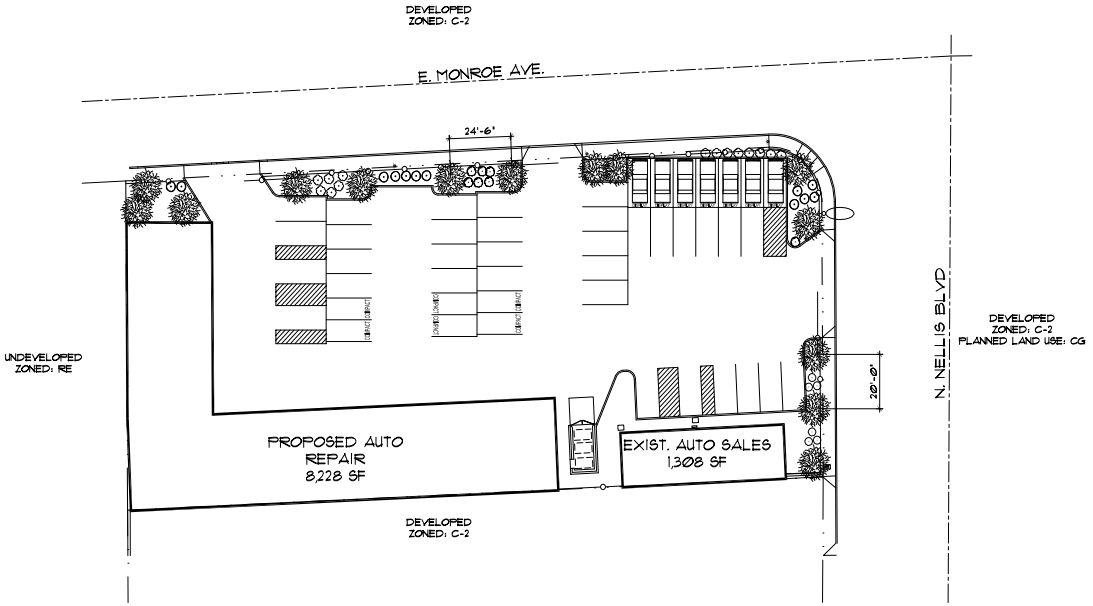
LANDSCAPE LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	TREES			
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	STANDARD TRUNK
	SHRUBS			
○	EUONYMUS JAPONICA	EVERGREEN EUONYMOUS	5 GAL.	
⊖	ILEX CORNUTA 'BURFORD'	BURFORD HOLLY	5 GAL.	
⊙	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	5 GAL.	
⊙	PYRACANTHA COCCINEA 'LOUBOT'	LOUBOT PYRACANTHA	5 GAL.	
●	RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	5 GAL.	



A AS1.01 ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

NORTH

PRJ-76300
05/20

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henderson, nevada 89014
(702) 454-5842

project title:
RUBIO RAMIRES AUTOMOTIVE GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
LANDSCAPE PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
L1.01

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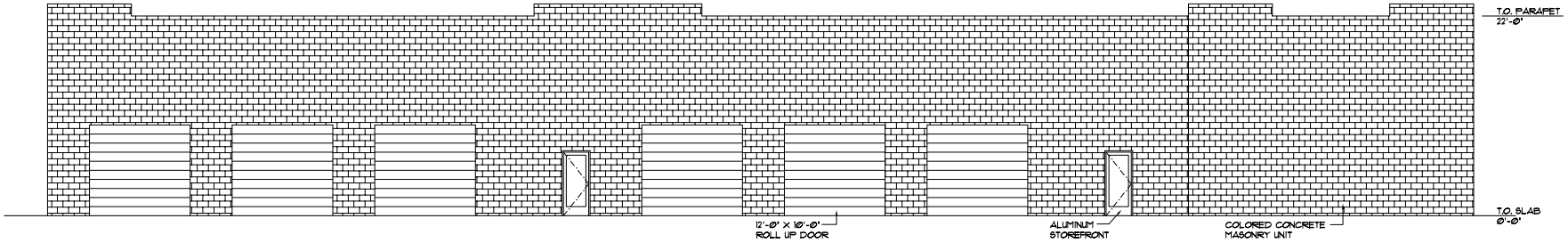

1 A6.01 NORTH ELEVATION
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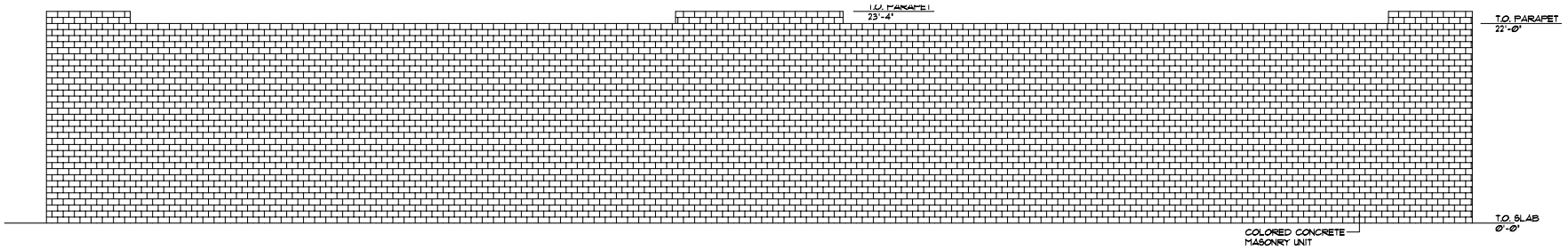
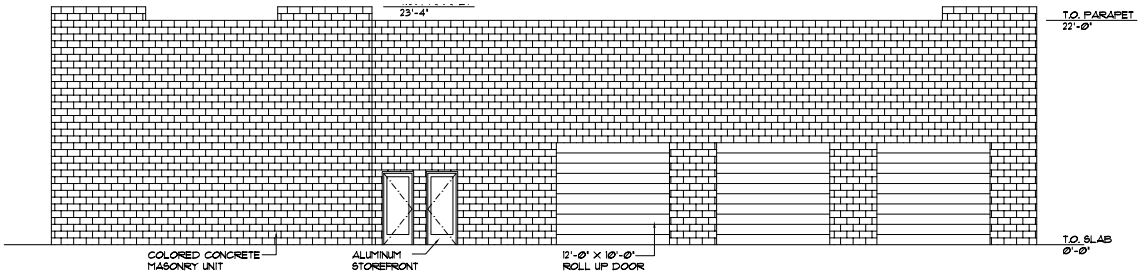
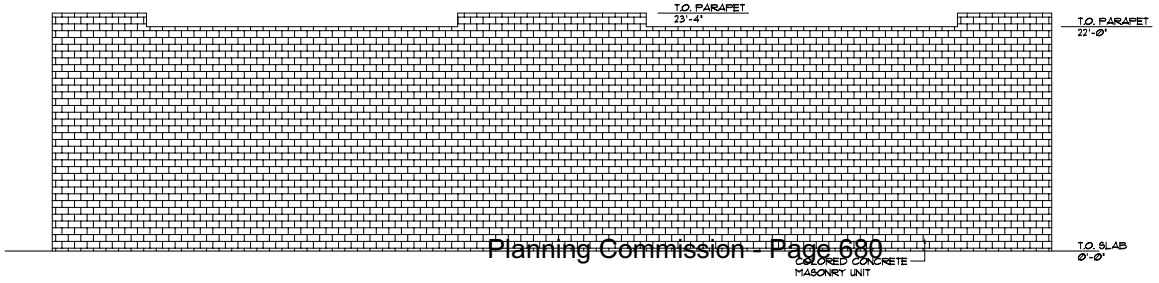


2 A6.01 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3 A6.01 EAST ELEVATION
SCALE: 3/16"=1'-0"



4 A6.01 WEST ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR FINISH LEGEND:

CONCRETE MASONRY UNITS: ORCO SPLIT FACED BLOCK - 30% RED BROWN MW, 10% WHITE MW, 60% TAN MW.

STOREFRONT: CLEAR ANODIZED

ROLL UP, MAN DOORS: SHERWIN WILLIAMS SW6328 - FIREWEED

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05/20/19

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(702) 454-5842

project title:
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SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
EXTERIOR ELEVATIONS

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
A6.01

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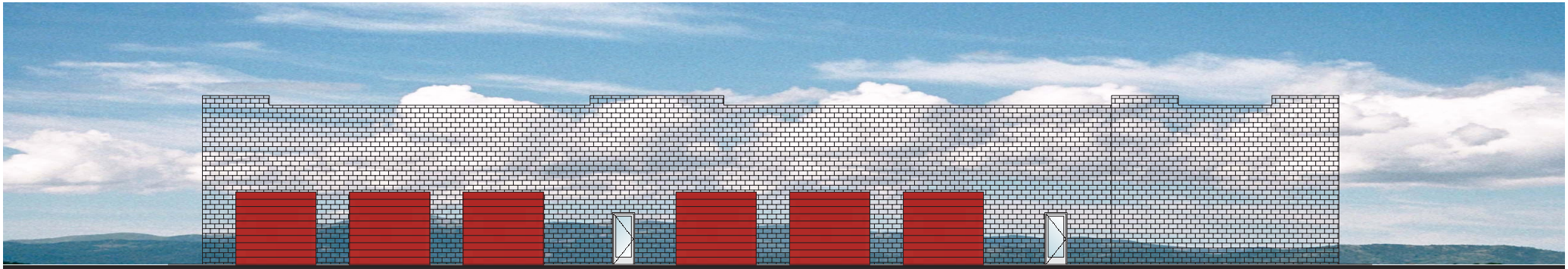
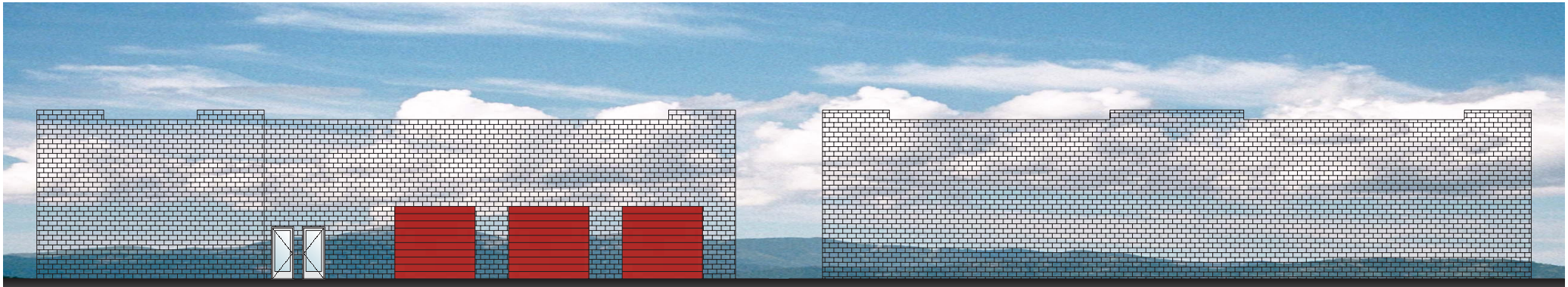
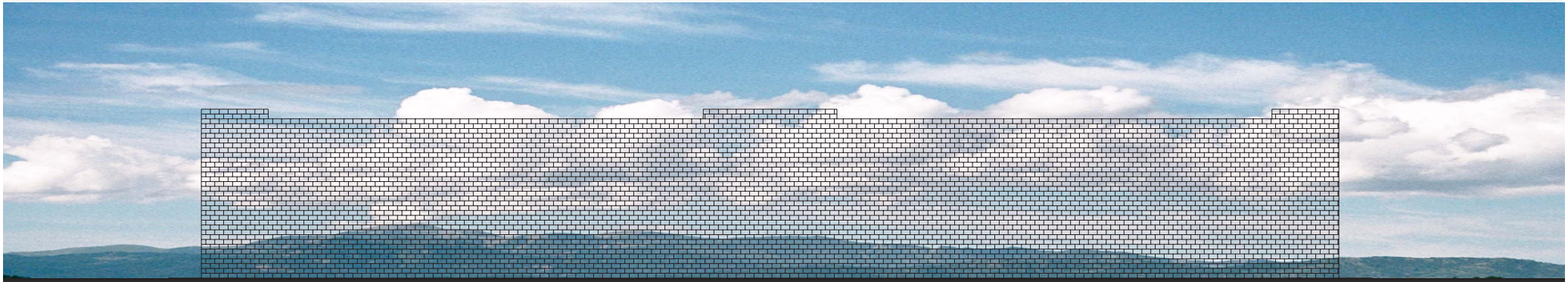


North Elevation



East Elevation

West Elevation



South Elevation

PRJ-76300
05/20/19

Nellis - Monroe Auto Repair

pacific design concepts, llc
architecture & planning



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

NORTH

PRJ-76300
05/20

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henderson, nevada 89014
(702) 454-5842

project title:
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SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
FLOOR PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
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pacific design concepts, llc
6725 S Eastern, Suite 5, las vegas, nv 89119

PDC

March 20, 2019 *Revised April 02, 2019 Revised May 6, 2019

City of Las Vegas Department of Planning & Zoning
333 Rancho Drive
Las Vegas, NV 89103

Attn: Jonathan Boyles

RE: NELLIS AND MONROE AUTO REPAIR
APN: 140-29-601-001
SITE DEVELOPMENT PLAN REVIEW & VARIANCE & SUP
JUSTIFICATION LETTER

Dear Jonathan,

We respectfully request favorable consideration for the above referenced project for a Site Development Plan Review and Variance.

The proposed Site Development Plan Review is for a 8,228 sq. ft. single story automotive repair shop facility on .78 acre in a C-2 zoning district. This is in conjunction with an existing auto sales lot. The existing auto sales building is approximately 1308 square feet with waivers to allow a zero foot landscape buffer along the south and west perimeters where 8 feet is required and a 3 foot landscape buffer along a portion of the north perimeter where 15 feet is required. The auto repair shop will be conducting major repairs, however there will not be any auto body or painting services. We are also seeking a waiver of the landscaping terminal islands in the parking lot to be able to provide maximum parking and a waiver to allow roll-up service doors to face right of way where not allowed.

The Variance #1 request is to allow 39 parking stalls where 53 are required. (26.4% reduction) The preliminary parking analysis based on ITE standards suggest adequate parking is provided.

The Variance #2 request is to allow a zero foot side setback where 10 feet is required and zero rear setback where 20 feet is required adjacent to a R-E zoning district. The setback reduction is necessary to provide a barrier between the commercial use and residential use.

The Special Use Permit is to allow a 8,228 sq. ft. auto repair service garage (major) use with a waiver to allow vehicles to be parked on the premise for sale which is prohibited. This use was previously approved and is existing under SUP-61064.

We believe the best site use and building planning will be to orient the roll-up doors away from residential uses. This will also provide the necessary buffer for sound attenuation and noise will be directed to the streets where noise already exists.
The proposed development will clean up the existing property and provide the much needed enclosed space for proper use.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.

2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, Wall and buffer Standards, and other duly adopted city plans, policies and standards.

PRJ-76300
05/20/19

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

4. Building and landscape materials are appropriate for the area and for the city.

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

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

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

Richard C. Gallegos
Project Director

PRJ-76300
05/20/19

pacific design concepts, llc
6725 s eastern ave., suite 5, henderson, nv 89119 (702) 524-0054

PDC

July 08, 2019

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JUL 0 9 2019
Dept of Planning
City of Las Vegas

City of Las Vegas
333 S. Rancho Drive
Las Vegas, NV 89106

Attn: Jonathan Boyles

RE: CITY OF LV PLANNING COMMISSION AGENDA 07/07/19 ITEMS 56, 57, 58 & 59
NELLIS AND MONROE - AUTO REPAIR
VAR-76590
VAR-76594
SUP-76595
SDR-76597

Dear Jonathan,

We respectfully request to hold our above referenced items until the August 13, 2019 Planning Commission Agenda to work on staff's conditions and comments. We appreciate the additional time.

Should you require additional information or have any questions please contact me at 702.524.0054.

Sincerely,

Richard Gallegos
Project Director

Submitted after final agenda

Items 56-59

Page:1/3
To:7024647499
JUL-01-2019 11:13 From:Safe Money Advisors 7028388591

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

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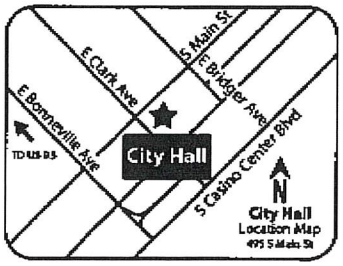

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If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76590 and VAR-76594 [PRJ-76300]
Planning Commission Meeting of 07/09/2019

PRJ-76300
14028110030
THOMAS FAMILY TRUST
THOMAS RODNEY L & KIMBERLY E TRS
1498 RINGE LN
LAS VEGAS NV 89110-1631

103 DRDGMP1

Submitted after final agenda

5e-57P

City of Las Vegas
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Las Vegas, Nevada 89106

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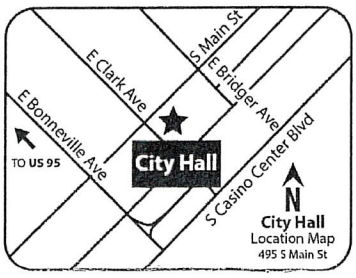

too much!

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76590 and VAR-76594 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612006
HERNANDEZ RICARDO & AMALIA
4953 E MONROE AVE
LAS VEGAS NV 89110-1586

103 DRDGNP1

S6P
S7P

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76590 and VAR-76594 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612008
JACKS JOYCE R LIVING TRUST
JACKS JOYCE R TRS
P O BOX 1104
LOGANDALE NV 89021

43 ORDGNP1

SGP
STP

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

we can't improve the east side when people don't want follow guidelines & improvements. Set backs are there for a reason. It is already difficult to see if traffic is coming with the wrought iron fence that is currently there. It's been non into & not replaced

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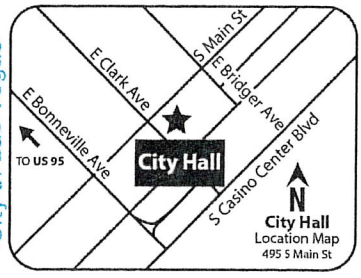
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76590 and VAR-76594 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029510084
MARTIN FAMILY TRUST
MARTIN TIMM WAYNE & CRYSTAL DAWN
5018 E MONROE AVE
LAS VEGAS NV 89110-1585

30 What makes you think they will make it better with these variances?

S6P
S7P

pacific design concepts, llc
6725 s eastern ave., suite 5, henderson, nv 89119 (702) 524-0054

PDC

August 12, 2019

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AUG 13 2019
Dept of Planning
City of Las Vegas

City of Las Vegas
333 S. Rancho Drive
Las Vegas, NV 89106

Attn: Planning Staff

RE: CITY OF LV PLANNING COMMISSION AGENDA 08/13/19 ITEMS 32, 33, 34 & 35
NELLIS AND MONROE - AUTO REPAIR
VAR-76590
VAR-76594
SUP-76595
SDR-76597

Dear Staff,

We respectfully request to hold our above referenced items for 30 days or until the September 10, 2019 Planning Commission Agenda to meet with Planning Commissioners and continue to work on staffs comments. We appreciate the additional time.

Should you require additional information or have any questions please contact me at 702.524.0054.

Sincerely,

Richard Gallegos
Project Director

Submitted after final agenda

Items 32-35

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
33

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

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

May go to City Council on: 09/18/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved; subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

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

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

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

Project Address (Location) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

General Plan: Existing GC **Proposed** Same **Zoning: Existing** C-2 **Proposed** Same

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail _____ Phone _____

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN SUITE 5 City Las Vegas State NV Zip 89119

E-mail richardg@pacdesignconcepts.com Phone 702-524-0054

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	

(No notes for this action)

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

PRJ-76300
05/20/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
34

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

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

May go to City Council on: 09/18/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

General Plan: Existing GC **Proposed** Same **Zoning: Existing** C-2 **Proposed** Same

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail — Phone —

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN SUITE 5 City Las Vegas State NV Zip 89119

E-mail richardg@pacdesignconcepts.com Phone 702-524-0054

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
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State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

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☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
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Zip Code:	89183	Country:	
Status:	Active	Email:	
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Address 1:	10485 RANCHO DESTINO RD	Address 2:	
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Zip Code:	89183	Country:	
Status:	Active	Email:	

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PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
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15-16			

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Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
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Action Type:	Annual List		
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File Date:	11/28/2018	Effective Date:	
18-19			

PRJ-76300
05/20/19

PAGE 01/03
07/04/2019 04:16PM 7024523189 RICK F

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Las Vegas, Nevada 89106

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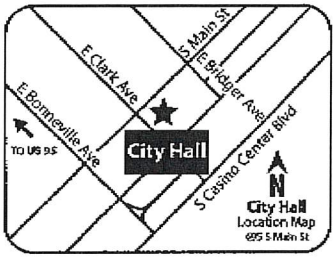

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76595 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14028210018
FELKINS RICKEY E
1283 RINGE LN
LAS VEGAS NV 89110-1626

1 03 ERDCNP 1

Submitted after final agenda

58P

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

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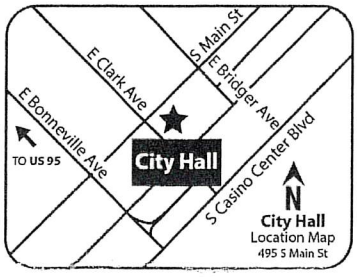

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☒ I OPPOSE this Request

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SUP-76595 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612006
HERNANDEZ RICARDO & AMALIA
4953 E MONROE AVE
LAS VEGAS NV 89110-1586

103 ORDGNP1

582

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

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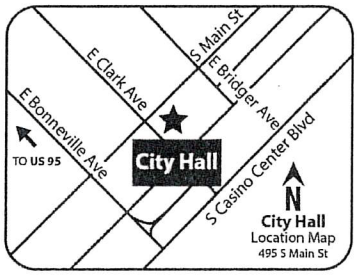

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76595 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612008
JACKS JOYCE R LIVING TRUST
JACKS JOYCE R TRS
P O BOX 1104
LOGANDALE NV 89021

43 DRDGMP1

S&P

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

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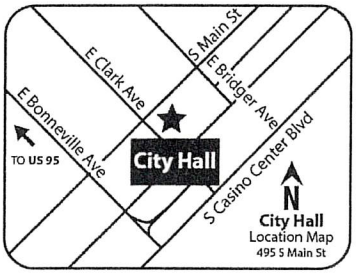

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76595 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029510084
MARTIN FAMILY TRUST
MARTIN TIMM WAYNE & CRYSTAL DAWN
5018 E MONROE AVE
LAS VEGAS NV 89110-1585

103 ORDGNP1

S8P

JUL-01-2019 11:13 From:Safe Money Advisors 7028388591 To:7024647499 Page:2/3

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

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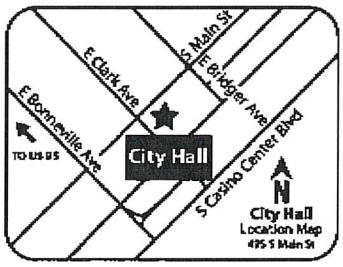

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76595 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14028110030
THOMAS FAMILY TRUST
THOMAS RODNEY L & KIMBERLY E TRS
1498 RINGE LN
LAS VEGAS NV 89110-1631

1 003 DRDGNP1

58P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
35

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

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

May go to City Council on: 09/18/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

General Plan: Existing GC **Proposed** Same **Zoning: Existing** C-2 **Proposed** Same

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail _____ Phone _____

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN SUITE 5 City Las Vegas State NV Zip 89119

E-mail richardg@pacdesignconcepts.com Phone 702-524-0054

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	

(No notes for this action)

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

PRJ-76300
05/20/19

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Department of Planning
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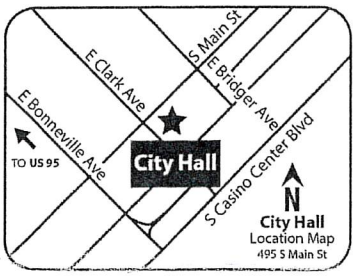

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76597 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612006
HERNANDEZ RICARDO & AMALIA
4953 E MONROE AVE
LAS VEGAS NV 89110-1586

103 DRDGNP1

Submitted after final agenda

S9P

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

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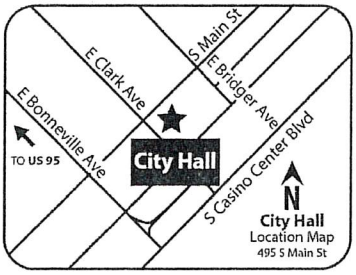

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-76597 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029612008
JACKS JOYCE R LIVING TRUST
JACKS JOYCE R TRS
P O BOX 1104
LOGANDALE NV 89021

43 DRDGNP1

SQP

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

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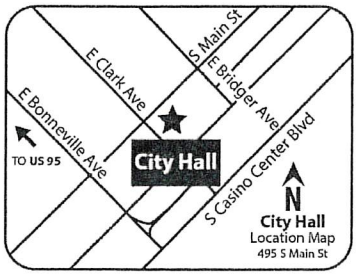

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76597 [PRJ-76300]

Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029510084
MARTIN FAMILY TRUST
MARTIN TIMM WAYNE & CRYSTAL DAWN
5018 E MONROE AVE
LAS VEGAS NV 89110-1585

103 DRDGNP1

S9P

JUL-01-2019 11:13 From:Safe Money Advisors 7028388591 To:7024647499 Page:3/3

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

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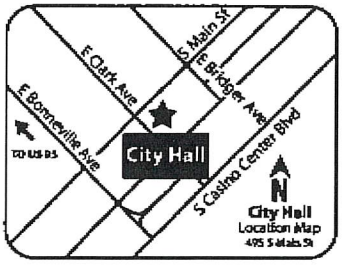

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-76597 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14028110030
THOMAS FAMILY TRUST
THOMAS RODNEY L & KIMBERLY E TRS
1498 RINGE LN
LAS VEGAS NV 89110-1631

103 DRDGNP1

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
36

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

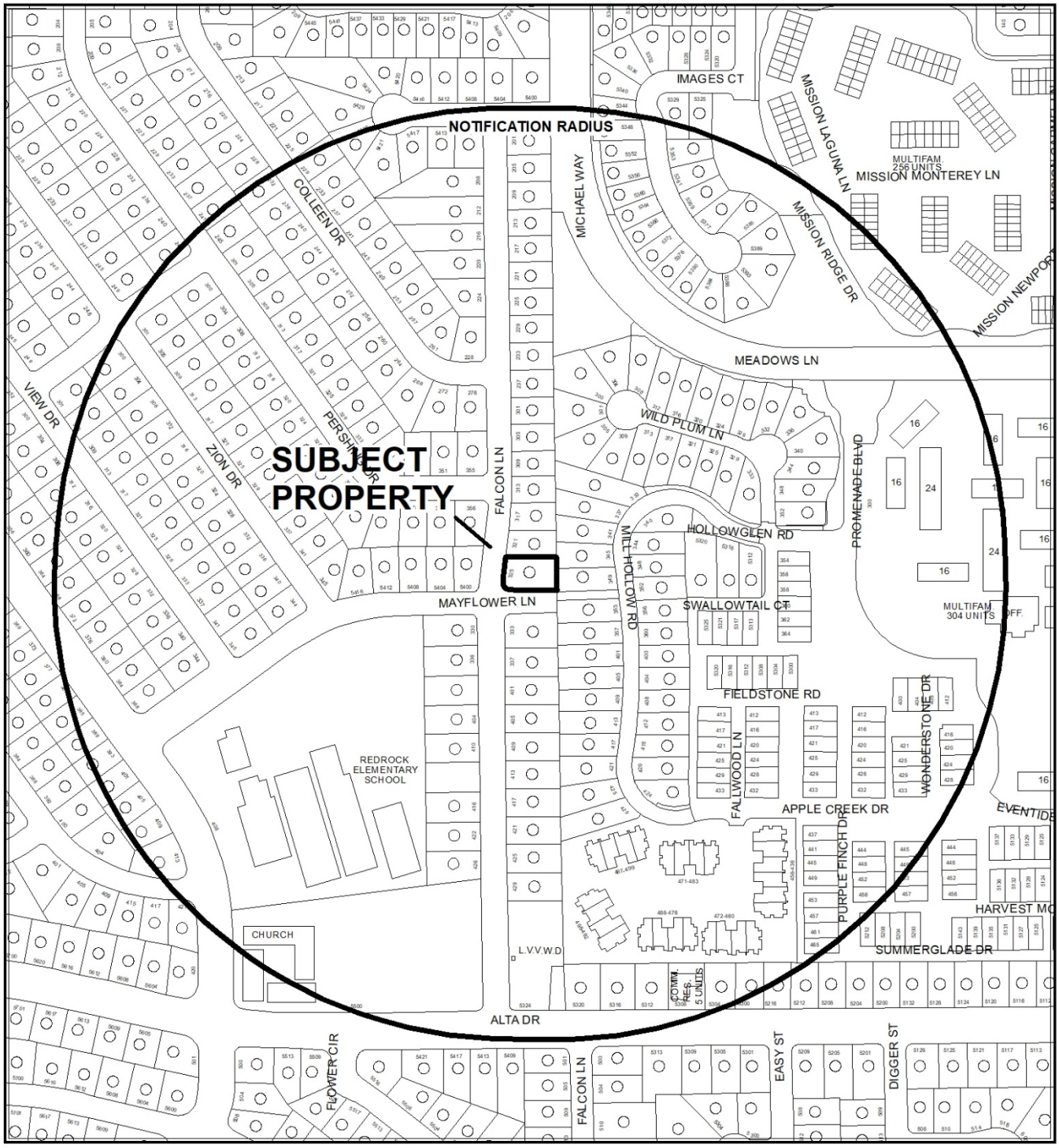
SUBJECT:
ABEYANCE - VAR-76601 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL PERIMETER WALL WHERE 12 FEET IS REQUIRED; TO ALLOW A 13-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	9	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

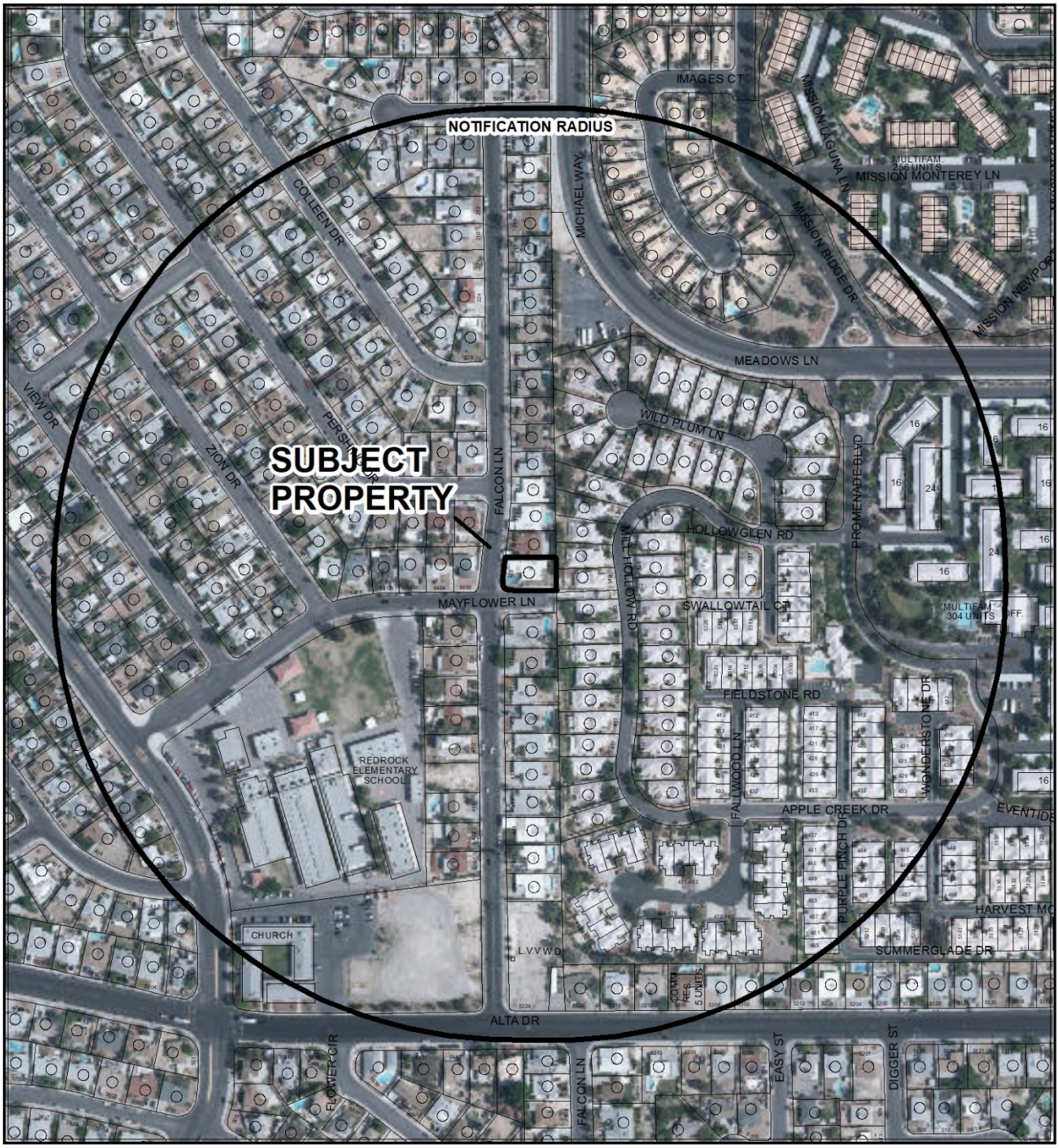
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting
7. Submitted after Final Agenda - Protest Postcards



CASE: **VAR-76601 (PRJ-76570)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: **VAR-76601 (PRJ-76570)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76601	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 595

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

VAR-76601 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has constructed a perimeter wall of varying height up to 16 feet tall to the west and south of the residence at 325 Falcon Lane. In addition to the wall height, the wall does not comply with the building material standards.

ISSUES

- A five-foot tall corrugated metal fence was constructed on top of an existing concrete block retaining wall of varying height along the west and south property lines. The wall currently does not comply with Title 19.06.070 perimeter wall requirements, nor have any building permits been obtained.
- Code Enforcement have a case open pertaining to the construction of a fence without a permit (#199521), triggering the submission of this Variance application.
- A Variance is requested at 325 Falcon Lane for the following:
  - To allow a 16-foot tall perimeter wall and retaining wall where 12 feet is the maximum height allowed;
  - To allow a 13-foot tall front yard wall/fence where a maximum of five feet with a two-foot solid base is allowed;
  - To allow a corrugated metal fence where such building materials are prohibited;

  Staff recommend denial of the Variance request.

ANALYSIS

This is a request for a Variance to allow an existing perimeter wall along the west and south property lines with a maximum height of 16 feet at 325 Falcon Lane, which does not comply with Title 19.06.070 perimeter wall development standards. The subject property is zoned R-1 (Single Family Residential) and contains a single family, detached building with a pool in the southwest corner.

An existing retaining wall of concrete block construction, ranging from a height of two feet at the wall's northern extent on Falcon Lane, to 11 feet at the wall's eastern extent on Mayflower Lane, was approved via a Variance application (V-0050-75) in 1975; in the same application, a three-foot tall 70% open fence was constructed on top of the retaining wall, however this component of the perimeter wall has since been replaced by the applicant with a five-foot tall corrugated metal fence.

The current perimeter wall height ranges from seven feet to 10 feet on the west property line fronting Falcon Lane and complies with the perimeter wall height standards set in Title 19.06.070. However, the perimeter wall height on the south property line fronting Mayflower Lane exceeds the 12-foot maximum perimeter wall height standard over a length of approximately 100 feet and does not comply with the perimeter wall standards in Title 19.06.070.

The applicant's Justification Letter states that the existing three-foot tall open fence on the south and west property lines provide little to no privacy with direct views from the public street to the pool area. The applicant further proposes to affix lightweight rectangular planters and metal ornamental artwork pieces to the corrugated metal fence to provide visual interest and contrast. On the basis of the above information, the hardship is self-imposed and; therefore, staff recommends denial of this request.

FINDINGS (VAR-76601)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a perimeter wall that exceeds the maximum height allowed in an R-1 (Single Family Residential) zone, with a building material that is not supported. Alternatively, modifying the height of the perimeter wall and reconstructing the wall with an approved building material would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/02/75	The Board of Zoning Adjustment approved a request for a Variance (V-0050-75) to allow the construction of a carport four-foot from the front property line where 20 feet is required, and to allow a five-foot high fence in the front yard area with the top three feet 70 percent open where a four feet fence with the top two feet 50 percent open is the maximum allowed with a 30 inch height limitation at the street intersection as required by the Traffic Engineer at the northeast corner of Falcon Lane and Mayflower Lane. Staff recommended denial.
10/26/98	The City Council denied a request for a Razor Wire Review (RW-0001-98) to allow the placement of one foot of barbed wire on top of a proposed six foot chain link fence along portions of the west and south property lines of an existing single family and multi-family residential development on property located on the south side of Meadows Lane, north of Alta Drive, east of Falcon Lane. The Planning Commission recommended denial.
07/09/19	The Planning Commission voted (6-0) to hold in abeyance VAR-76601, a request for a Variance TO ALLOW A 16-FOOT TALL PERIMETER WALL WHERE 12 FEET IS REQUIRED; TO ALLOW A 13-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED; AND TO ALLOW A CORRUGATED METAL FENCE WHERE SUCH BUILDING MATERIALS ARE NOT ALLOWED on 0.20 acres at 325 Falcon Lane (APN 138-36-219-004), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76570].

Most Recent Change of Ownership	
05/13/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/29/05	A Code Enforcement case (#34076) was initiated for three vehicles without tags in yard at 325 Falcon Lane. The case was resolved on 10/03/05.
05/04/09	A Code Enforcement case (#77775) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 05/27/09.
10/19/09	A Code Enforcement case (#83303) was initiated for a vacant house, not secure with broken windows at 325 Falcon Lane. The case was resolved on 10/21/09.
04/21/10	A Code Enforcement case (#89506) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 05/27/09.
01/10/11	A Code Enforcement case (#97196) was initiated for a vacant house with graffiti at 325 Falcon Lane. The case was resolved on 01/25/11.
02/14/11	A Code Enforcement case (#98061) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 02/15/11.
07/06/11	A Code Enforcement case (#103548) was initiated for the construction of a fence without a permit at 325 Falcon Lane. The case was resolved on 07/07/11.
08/04/11	A Code Enforcement case (#104449) was initiated for miscellaneous junk in the carport and front yard at 325 Falcon Lane. The case was resolved on 08/16/11.
10/20/11	A Code Enforcement case (#107031) was initiated for outdoor storage and refuse at 325 Falcon Lane. The case was resolved on 11/17/11.
01/23/12	A Code Enforcement case (#109559) was initiated for trash, weeds and an unkempt sidewalk at 325 Falcon Lane. The case was resolved on 01/24/12.
07/11/12	A Code Enforcement case (#116826) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 07/12/12.
07/31/12	A Code Enforcement case (#117778) was initiated for trash and weeds / palm tree growing out of the sidewalk at 325 Falcon Lane. The case was resolved on 08/01/12.
07/09/13	A Code Enforcement case (#130772) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 07/22/13.
05/11/15	A Code Enforcement case (#154615) was initiated for a green pool at 325 Falcon Lane. The case was resolved on 05/18/15.
04/30/19	A Code Enforcement case (#199521) was initiated for the construction of a fence without a permit at 325 Falcon Lane. The case has yet to be resolved.

Pre-Application Meeting	
05/13/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Variance.

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

Field Check	
05/23/19	During a routine site visit staff observed a dwelling on the subject site, with a corrugated metal and CMU block perimeter wall on the west and south property lines.

Details of Application Request	
Site Area	
Gross Acres	0.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	ML (Medium Low Density)	R-PD8 (Residential Planned Development – 8 Unit per Acre)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Wall Height				
Perimeter	*Material*	*Max. Height Allowed*	*Proposed Height*	*Compliance*
West	Corrugated Metal and CMU Block	5 Feet	13 Feet	N*
South	Corrugated Metal and CMU Block	12 Feet	16 Feet	N**

*The proposed front yard wall/fence featuring corrugated metal does not comply with Title 19.06 development standards. The applicant has requested a Variance (VAR-76601) to allow a 13-foot tall front yard wall/fence where five feet is the maximum height allowed, and to allow a corrugated metal fence on the west property line where such materials are prohibited.

**The proposed perimeter wall featuring corrugated metal does not comply with Title 19.06 development standards. The applicant has requested a Variance (VAR-76601) to allow a 16-foot tall perimeter wall with a slope greater than 2% along a portion of the south property line where 12 feet is the maximum height, and to allow a corrugated metal fence on the south property line where such materials are prohibited.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Falcon Lane	Local Street	Title 13	52	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

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

Project Address (Location) 325 FALCON LANE, LV, NV 89107

Project Name SZUSTER WALL Proposed Use R1

Assessor's Parcel #(s) 138-36-219-004 Ward # 1

General Plan: Existing ✓ Proposed _____ Zoning: Existing _____ Proposed _____

Additional Information _____

PROPERTY OWNER DANUTA SZUSTER + LAURA ST JAMES

Address 325 FALCON LANE, L.V. State NV Zip 89107

E-mail laurastjames@gmail.com Phone 323-273-3330

APPLICANT SAME AS ABOVE - PROPERTY OWNERS

Address _____ State _____ Zip _____

E-mail _____ Phone _____

REPRESENTATIVE _____

Address _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

City Official _____ Partner(s) _____

Partner(s) _____

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

Property Owner Signature D Szuster

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

Print Name DANUTA SZUSTER / LAURA ST JAMES

Subscribed and sworn before me

this 10 day of May, 20 19

Notary Public in and for said County and State

STEPHANIE BRIANNA CERVANTES
Notary Public, State of Nevada
No. 15-1580-1
My Appt. Exp. March 13, 2023

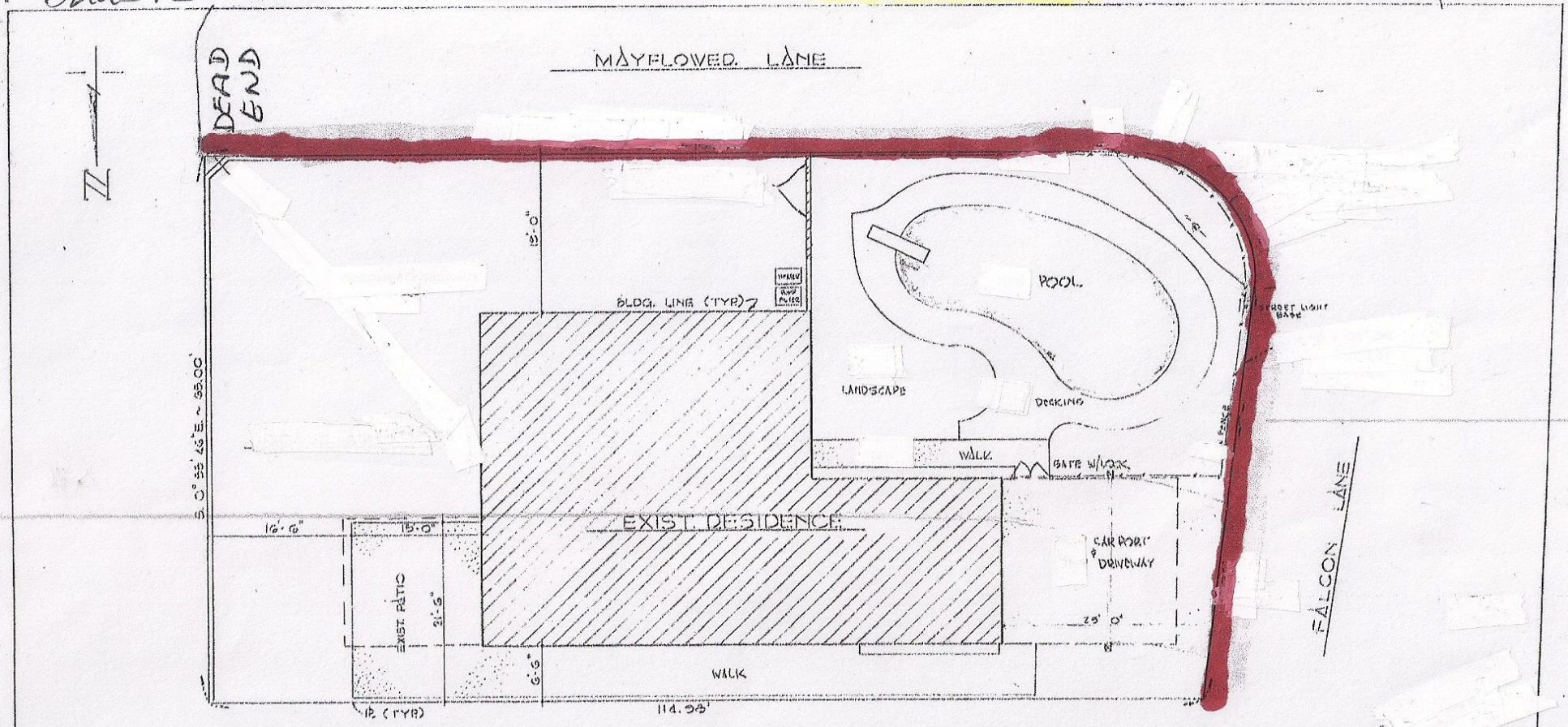
PRJ-76570
05/30/19

PRS - 76570

SZUSTER WALL

325 FALCON LANE

SITE PLAN



SZUSTER WALL - PRJ 76570

PROPOSED LANDSCAPE PLAN

SCALE: 1" = 5'-0"

PRJ-76570
05/30/19

325 FALCON LANE
LAS VEGAS NEVADA
CHARLESTON ESTATES
89107

NEW

RED LINE REPRESENTS "LIVING WALL" - CONSISTING OF: CORRUGATED METAL (BACKDROP) TO HOLD ① PLANTERS W/ LIVING PLANTS (SMALL SUCCULENT TYPE) ② METAL SCULPTURES RESEMBLING MUSICAL INSTRUMENTS & MUSICAL SCALE... COMBINING ART & NATURE, WHILE PROVIDING SAFETY, SECURITY, PRIVACY & BEAUTY.

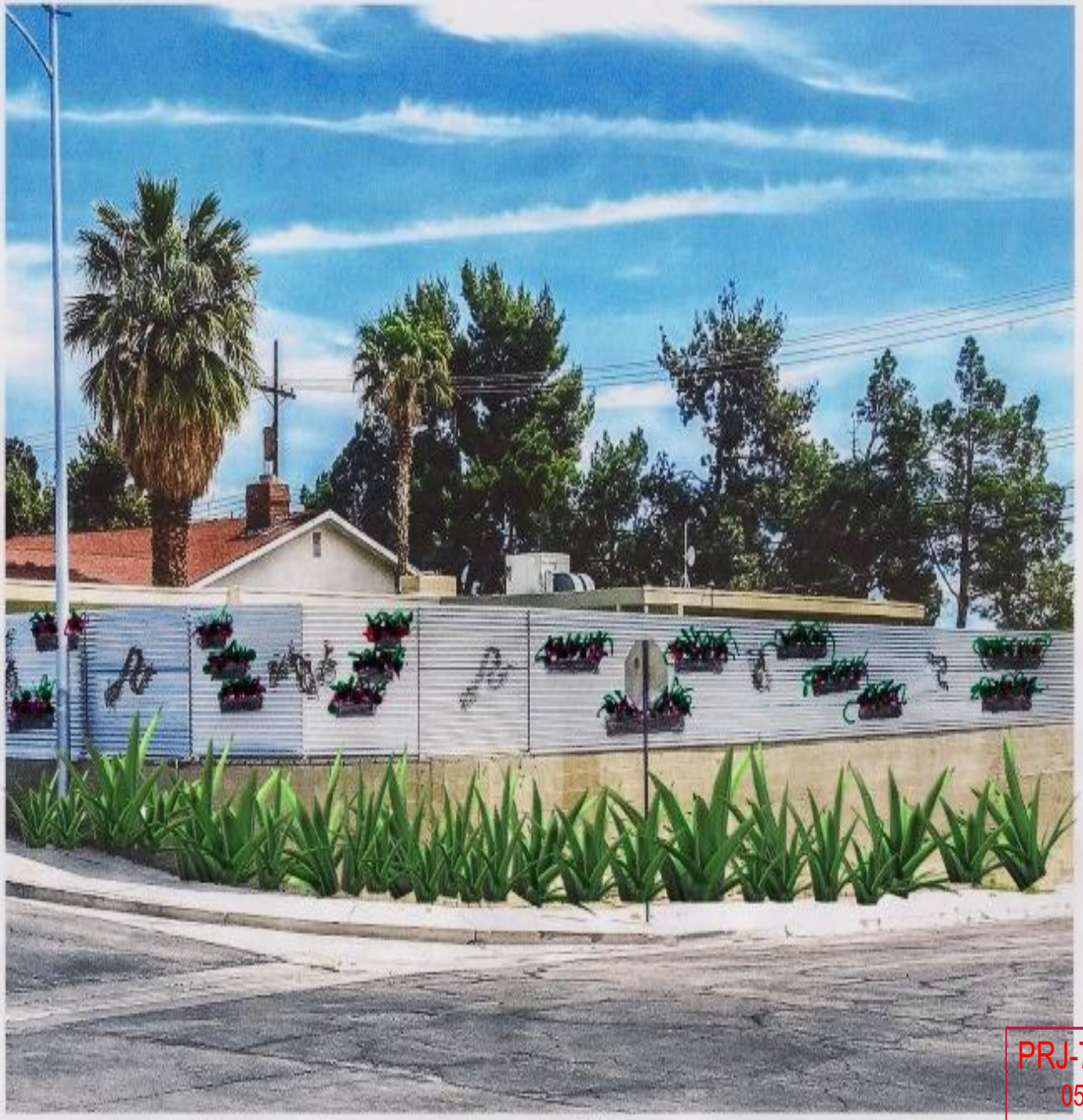
325 FALCON LANE 89107

SZUSTER WALL
PRJ-76570

BUILDING ELEVATIONS



PRJ-76570
05/30/19



PRJ-76570
05/30/19

PRJ 16570 SZUSTER "LIVING WALL" CONCEPT 325 FALCON LANE


PRJ-76570
05/30/19
3863 S Harvard Bl, LA, CA 90062 - March 2003
CLAW
MLS


3863
PRJ-76570
05/30/19
3863 S Harvard Blvd, LA, CA 90062 - March 2019



LIVING WALL THAT LAURA ST JAMES CREATED TO HIDE LARGE RECYCLE, GARBAGE AND YARD DEBRIS CANS AT 3863 S HARVARD BLVD IN LOS ANGELES, CA . PROVIDES PRIVACY AND AESTHETICALLY IS BEAUTIFUL.

PRJ-76570
05/30/19



VAR-76601 [PRJ-76570] - VARIANCE - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES
325 FALCON LANE

05/23/19



VAR-76601 [PRJ-76570] - VARIANCE - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES
325 FALCON LANE

05/23/19



VAR-76601 [PRJ-76570] - VARIANCE - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES
325 FALCON LANE

05/23/19

Original Justification Letter submitted - 5/3/19
(Updated - 5/20/19)

Updated Justification Letter

- On 3/20/19 this home was purchased by Laura St James and Danuta Szuster (ages 71 and 58) to reside in and enjoy as our home.
- The property is a corner lot on Falcon Lane @ Mayflower St.
- There is a 16,000-gallon swimming pool in the FRONT YARD.
- It is ½ block away from a pre-school/elementary school.
- The pool gate was not code compliant. (We brought it up to code)
- Front and side fence provided no privacy for swimming or children drowning.
- Front and side fence allowed intruders to break into our property days after we bought it.
- The noise is also a big issue with school buses, large trucks, speeding autos and motorcycles roaring by at all hours of the day and night.

Unfortunately, just after taking possession of the home, we realized that the existing fence was inadequate for keeping intruders, potential rapists, meter readers, children or anyone else from climbing over and potentially doing property damage or causing us bodily harm or drowning in the pool.

Also, the metal portion of the fence was a safety hazard, as it was rusted, dilapidated and had broken welds in many sections.

The open fence concept (iron bars), provided zero privacy for us to enjoy our pool and front yard, leaving us visible to our close neighbors and the general public as they walk or drive by. The noise from local traffic was at times extremely loud and unbearable (engine fumes too).

Justification for Materials Used

- Our goal is to restore and fully update this Mid-Century Modern home with typical period characteristics. This includes straight clean lines, gentle organic curves and the use of different materials (metals, etc.).
- Our vision (in keeping with the mid-century modern motif) was to make the replacement fence a “Living Wall”, being functional (pool safety, privacy, noise abatement) and aesthetically beautiful.
- The material we chose to replace the metal part of the fence is also metal. It is corrugated sheets. We installed them horizontally on 2”x2” square posts spaced appx 71” apart. Every other post (where the sheets overlap) is attached to a second metal post anchored (driven) into the ground and these are secured (attached) through the concrete wall with 2 and 3 lag bolts driven through the 8” blocks. This was to make the fence incredibly sturdy and able to endure heavy winds and all the elements of the Las Vegas weather.

Aesthetically, we are (and will) utilize the corrugated metal to affix lightweight rectangular planters filled with flora and musical instrumental metal artwork for interest and beauty (the children love the pieces we have affixed so far). We will be forwarding comments and feedback from neighbors and passing motorists as we receive them.

The fence now provides privacy, safety, reduced street noise, serenity and beauty…and will for many years to come. We hope our fence will be something all Las Vegans who see it will enjoy and appreciate.

Thank You,
Danuta Szuster and Laura St James

PRJ-76570
05/30/19

SUMMARY OF JUSTIFICATION LETTER for VARIANCES

UNIQUE PROPERTY CHARACTERISTICS

- FRONT YARD POOL – IN-GROUND 16,000+ GALLON 10FT DEEP
- PRE-SCHOOL AND ELEMENTARY SCHOOL - ½ BLOCK FROM PROPERTY – DROWNING HAZARD
- FENCE HEIGHT - INADEQUATE ALLOWING CHILDREN AND OTHERS TO CLIMB OVER
- INTRUDERS BROKE IN – UTILITY PERSONNEL JUMP THE FENCE TO READ METERS
- EXISTING METAL FENCE – DILAPIDATED - COMING APART AT SEVERAL WELDS
- CORNER LOT – VERY NOISY 4 WAY – VERY BUSY WITH SCHOOL BUSES, LARGE TRUCKS, SPEEDING CARS & VANS AND BIKERS

END RESULT

- MID-CENTURY MODERN JEWEL
- 'LIVING WALL' FEATURING PLANTS AND ARTWORK
- PRIVACY TO SWIM AND ENJOY OUR FRONT YARD AND POOL WITHOUT PUBLIC THE WATCHING
- NO THREAT OF CHILDREN DROWNING
- NO THREAT OF INTRUDERS
- NOISE AT A LIVABLE LEVEL

**SEE 'LIVING WALL' CONCEPT PICTURE INCLUDED.

PRJ-76570
05/30/19

5/18/19

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

To whom it may concern;

Re: 325 Falcon Lane Las Vegas, NV 89107

I live at 317 Falcon Lane, 2 doors away. My mom has lived here since 1962. I have lived here since 2005. We think what Laura has done to her property is incredible.

Because the pool is in the front of the house, her new fencing provides safety and much needed privacy. Recently she added brass artwork to the fence which makes it even more attractive. As a neighbor on the same block I strongly support her Upgrades.

As a secondary note, my sister was visiting from California and thought the fence and artwork was very unique and very practical given the location of the pool.

Sincerely,

Melanie A. Johnson
317 Falcon Lane
Las Vegas, NV 89107
Mrsdj2006@gmail.com

PRJ-76570
05/30/19

5/20/19

8:15 AM (5 hours ago)

to me

Good morning,
I an writing this letter pertaining to my neighbors wall, I believe that it will be improving everyone's property value. I feel that it is a safety wall from anyone drowning in a pool there are many children in neighborhood it is close to a school. It is a great idea and the fact that their is art work just makes it even more beautiful. I believe anyone who has a pool in front needs to have a protective wall. Everyone deserves privacy I think it is a splendid solution wish more people could put this type of wall up.
Any questions please let me know
740 487 5235.
Sincerely,

Mike Bunker

PRJ-76570
05/30/19

Gmail

Laura Bluezbaby <laurastjames@gmail.com>

Fence

1 message

J S Ruby <jsruby41@gmail.com>
To: laurastjames@gmail.com

Sun, May 19, 2019 at 10:14 AM

To whom it may concern: The fence that was recently put up brings some class to the neighborhood. Everyday I drive by and watch the progress being made. Can't wait to see what else is being planned by the owner. Janet Hopper

PRJ-76570
05/30/19

5/20/2019

5/20/19

Tracy Bunker <tbunker43@gmail.com> 8:09 AM (5 hours ago)

to me

This letter is to inform you that I believe the fence is an amazing idea. It protects children from getting into a dangerous situation I have seen many kids looking into old fence as they walk to and from to school and could of been a problem. I also feel that if you have a pool you should have privacy. I feel my property value will go up. I actually enjoy the pretty art work on the wall. I LIVE on a corner lot and I'm tired of all the trash people throw in my yard I am considering the same type of wall as I have children and don't need bottles thrown at them.
If you have any questions or concerns please call me 740 562 7845.
Sincerely,

Tracy Bunker

PRJ-76570
05/30/19

Forwarded message --------- From: Camille <cccrg@cox.net> Date: Thu, May 23, 2019 at 6:42 PM Subject: Wall To: laurastjames@gmail.com <laurastjames@gmail.com>

I'm writing this letter in support of Laura & Noosha's wall. I've lived on this block for almost 15 yrs and have seen a lot of changes some for the good but mostly for the bad. When Laura was first building her wall I thought it was going to be an eye sore so I stopped bye one day to find out what exactly she was doing. After she explained what she was doing I thought what a great idea because there have been several people who lived in that house over the past 15 yrs. who never tried to fix the house up and make it look good so I welcomed the idea of her wall along with her trying to fix her property up. The house is on a corner with the pool in the front facing Falcon Lane which is a busy street. You can't blame them for wanting their privacy, but most of all they are taking pride in making their house look good and in turn it makes my property value go up!! I really wish more of my neighbors would follow Laura & Noosha lead and just maybe my home value might go up again. Please let the wall stay up it really does make a difference for the home value's on our block plus it looks good!!! Thanks Roosevelt Gulley 400 Falcon Lane Las Vegas Nv. 89107 Ph 702-413-0604

PRJ-76570
05/30/19

July 01, 2019

City of Las Vegas
Department of Planning
333 N Rancho Drive 3rd Floor
Las Vegas. NV 89106

Re: Variance on perimeter wall for 325 Falcon Lane
For Laura St James and Danuta Szuster

To Whom It may concern;

I live at 330 Falcon Lane across from the above address and have no problem with the Height of the fence nor the corrugated metal that it is made out of. It is a much better And safer from the previous wall considering their pool is in the front yard and kids have Jumped over the old wall in the past. I don't think it looks bad and it gives them the privacy they need.

I support their request for a variance.

Sincerely,

Ruth A Hayton

Ruth A. Hayton
330 Falcon Lane
Las Vegas, NV 89107
702-487-1093

Submitted At Meeting
Date 7/9/19 Item 65

DeDe Orlov
330 Falcon Lane
Las Vegas, NV 89107
~~(702) 55-0363~~
(702)505-0363

July 1, 2019

City of Las Vegas
Department of Planning
333 N Rancho Drive
Las Vegas, NV89106

RE: Variance on perimeter wall for Laura St. James and Danuta Szuster
325 Falcon Lane
Las Vegas, NV 89107

To Whom It may concern

I support the above request for a variance on the perimeter wall 100%. Since they have a pool in the front yard, I can understand them wanting a higher wall for privacy. I have no objection to the way it looks. Also, it is a lot safer for the neighborhood kids as they can't climb over it to swim when no one is home; something that happened several times with the other fence when the house was vacant.

Sincerely,

DeDe Orlov

Margot Wolfson
434 S. Elias Avenue
Tucson, AZ 85701

May 31, 2019

RE: SZUSTER WALL- PRJ 76570 325 Falcon Lane, 89107

To Whom It May Concern:

My name is Margot Wolfson and I have known Laura and Danuta for 30+ years. When I heard they were working with the City of Las Vegas to make improvements to their new house, I asked if I could write a letter in support of them. I recently visited their property and was immediately impressed with what they have done, including the installation of a corrugated metal privacy fence around the front yard swimming pool.

Coming from Tucson, where corrugated fencing is all the rage, I was struck by how stylish the fence is. Not only does the corrugated evoke a clean, modern look, but the artistic adornments that they secured on top of the corrugated are simply delightful. Laura and Danuta shared renderings for their ultimate plans with me, which included plans for a series of planters to be mounted on the fence, and the look is incredible.

When Laura and Danuta showed me "before pictures" of their pool area. Prior to adding the corrugated metal fencing, I was pretty shocked at how exposed the pool area was. Frankly it was not a good look. What they have done already has MUCH improved the overall aesthetic, function and safety of the area, both inside and outside of their property. Not only does the fencing improve the look of their residence, but it is a work that the whole community can enjoy.

Over the years I have seen first-hand that Laura and Danuta's passion, good instincts and hard work as homeowners consistently result in long lasting aesthetically pleasing improvements to their properties. I know the Falcon Lane home will be no exception.

Thank you so much for your time.

Margot Wolfson

(520) 388-9885

Gmail **Laura Bluezbaby <laurastjames@gmail.com>**

Fence

1 message

J S Ruby <jsruby41@gmail.com> Sun, May 19, 2019 at 10:14 AM
To: laurastjames@gmail.com

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MIKE

5/20/19

8:15 AM (5 hours ago)

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Mike Bunker

5/18/19

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333 N Rancho Drive
Las Vegas, NV 89106

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Melanie A. Johnson
317 Falcon Lane
Las Vegas, NV 89107
Mrsdj2006@gmail.com

5/20/19

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

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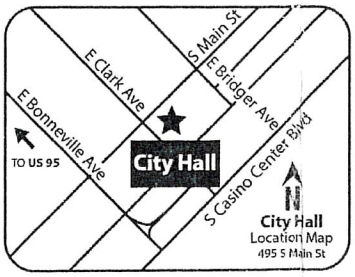
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 08 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

Not appropriate for area.

PRJ-76570
13836513047
FRANE P & D FAMILY TRUST
FRANE DANIEL L & PATRICIA K TRS
8681 BEL AIR ST
BUENA PARK CA 90620-4003

48 *DRDCNP1

Submitted after final agenda

657

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

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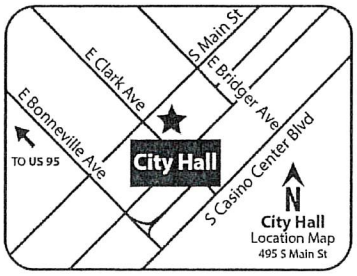

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VAR-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836612020
JOHNSON CLARENCE M & YVONNE B
460 FALLWOOD LN
LAS VEGAS NV 89107-2847

97 ORDGNP1

GSP

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

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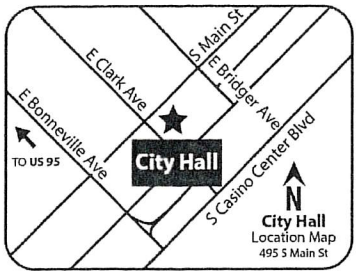
Official Notice of Public Hearing



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☐ I SUPPORT this Request

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Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836120047
KETTLER LANCELOT
FORESTER JULIA
150 N MANSFIELD AVE
LOS ANGELES CA 90036-3021

34 ORDCNP1

GSP

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

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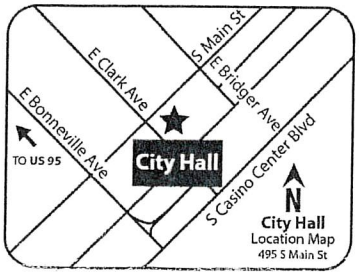

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JUL 03 2019
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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836612015
NICOLA KURT
480 FALLWOOD LN
LAS VEGAS NV 89107-2847

97 ORDGNP1

65P

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

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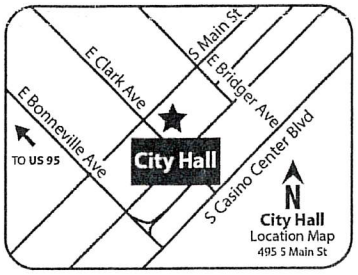

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836610044
P J M INVESTMENTS L P
353 MILL HOLLOW RD
LAS VEGAS NV 89107-2839

ST ORDCNP1

CSP

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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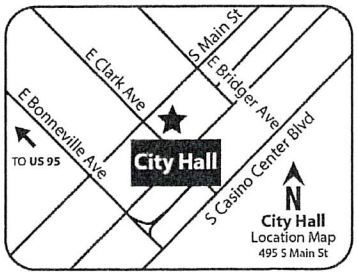

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836610032
PALMER ROSEMARY LIVING TRUST
PALMER ROSEMARY TRS
309 WILD PLUM LN
LAS VEGAS NV 89107-2822

97 ORDGNP1

6SP

y of Las Vegas
partment of Planning
velopment Services Center
3 North Rancho Drive, 3rd Floor
s Vegas, Nevada 89106

7/8/19

I OPPOSE

They Already Attached Corrigated metal sheets to brick wall. It's Already A HIGH ENOUGH MONSTROSITY. You Can't SEE IN the side YARD AT Pool AREA.

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Las Vegas, NV
Permit No. 1630

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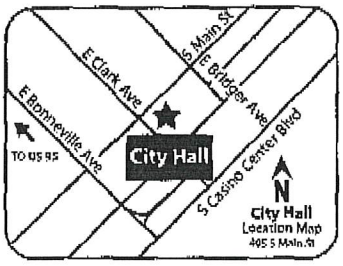
Official Notice of Public Hearing



Anna Rodriguez
702-301-6821

you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the epartment of Planning at the address listed above, fax this side of this card to '02) 464-7499 or make your comments at www.lasvegasnevada.gov. If you ould like to contact your Council Representative, please call (702) 229-405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

'lease use available blank space on card for your comments.

'AR-76601 [PRJ-76570]

'lanning Commission Meeting of **07/09/2019**

PRJ-76570
13836215018
RODRIGUEZ ANNA MARIE
341 ZION DR
LAS VEGAS NV 89107-2649

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City of Las Vegas

NO

97 DRDGNP1

65P

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

6/30/19

I have no problem with the wall they put up. It doesnt bother me in the least. I live Caty corner from their house so I Look out my window and see it. It Looks fine

Thank you
Ruth Hayton

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Las Vegas, NV
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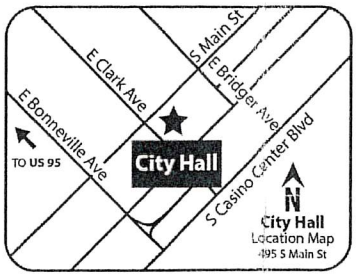

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]
Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836201002
HAYTON CARL & RUTH
330 FALCON LN
LAS VEGAS NV 89107-2810

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City of Las Vegas

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702-870-4006

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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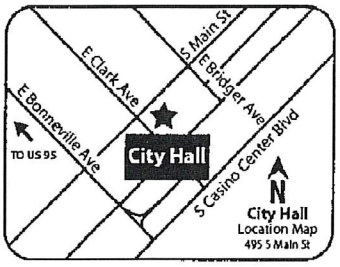

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City of Las Vegas

Anthony Kurilla

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836201003
KURILLA ANTHONY P & KIMBER LEE
336 FALCON LN
LAS VEGAS NV 89107-2810

Jul 08 19 01:03p

97 DRDCMP1

65A

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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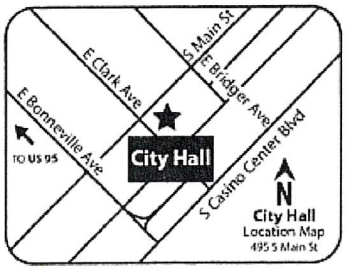

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Dept of Planning
City of Las Vegas

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PRJ-76570
13836218004
JOHNSON LIVING TRUST
JOHNSON RAYMOND W & ELAINE L TRS
317 FALCON LN
LAS VEGAS NV 89107-2865

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

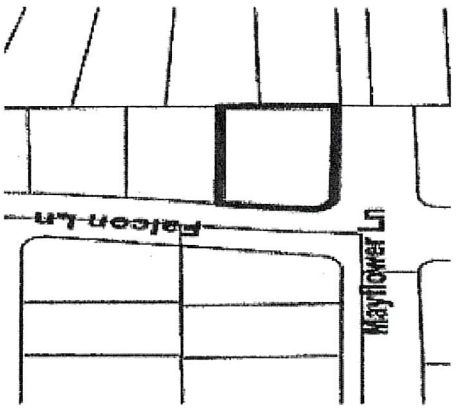
97 ORDCNP 1

Application Information

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

It is an upgrade to the neighborhood. Stylish, unique. Provides privacy for the residents. Love it, let it remain!!

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***07/09/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

65A

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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PRJ-76570
13836219002
JOHNSON LIVING TRUST
JOHNSON RAYMOND W & ELAINE L TRS
317 FALCON LN
LAS VEGAS NV 89107-2865

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

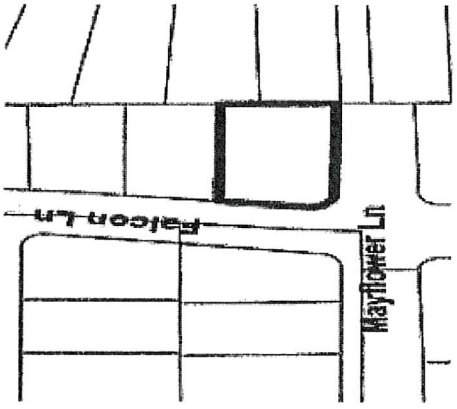
VAR-76601 [PRJ-76570]
Planning Commission Meeting of **07/09/2019**

97 DRDCNP1

Application Information

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

Application Location



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GSA

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 1, 2019 4:08 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/01/19 4:08 PM

Meeting Date:	Tuesday, July 9, 2019
Project Number:	var-76601
Position:	I OPPOSE the project and all related applications.
Name:	Esther Lucibello
Residential or Business Address:	5425 Banjo St LAS VEGAS, NV 89107
Phone:	(702) 561-5643
Email:	estherlucibello@aol.com
Comments:	This fence is already up...and it look like hell....stick to the current zoning codes and take this DOWN...

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

65P

Telephone Protest/ Approval Log

Meeting Date: 07/09/19 **Case Number:** PRJ-76570
VAR-76001

Date: 07/09/19 PC
Name: John B. Wisniewski
Address: 6513 Hyde Avenue
LV NV 89105
Phone: (702) 877-2321

☐ PROTEST ☒ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:

☐ PROTEST ☐ APPROVE

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Phone:

☐ PROTEST ☐ APPROVE

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Department of Planning
Development Services Center
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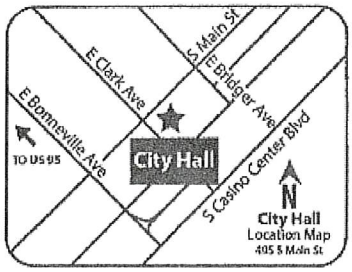

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]
Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836213062
AMBROSE MARY SUSAN
393 UPLAND BLVD
LAS VEGAS NV 89107-2648

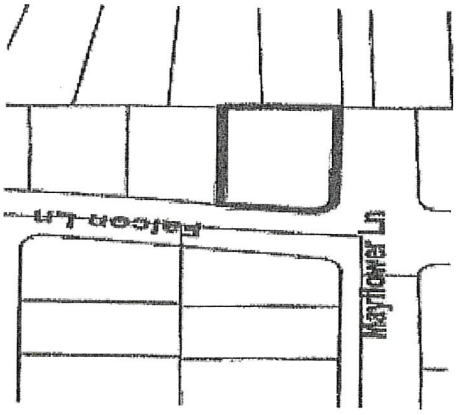
37 ORIGINAL

Application Information

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

Comments: This sounds like a real eyesore that would conflict with the established continuity. A big "NO" from me. M.S. Ambrose

Application Location



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Date:	***07/09/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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Submitted after final agend

36P

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

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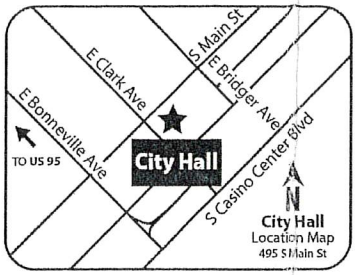

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76601 [PRJ-76570]

Planning Commission Meeting of **07/09/2019**

PRJ-76570
13836515407
ACOFF AMOS
P O BOX 86606
LOS ANGELES CA 90086

34 DRDGNP1

36P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
37

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

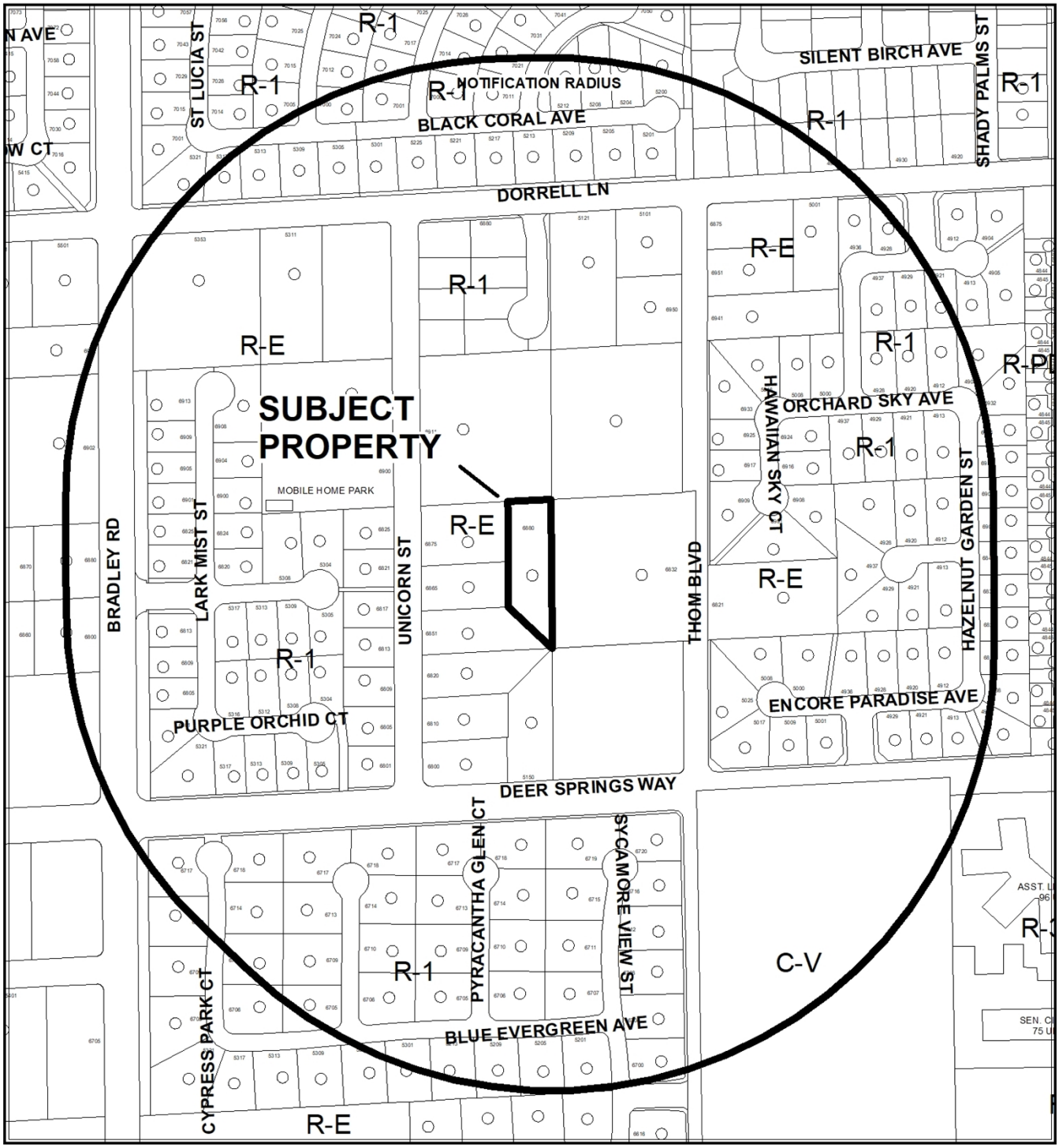
SUBJECT:
VAR-76816 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY GIROD - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING 1,261 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [DETACHED SHADE STRUCTURE] on 0.79 acres at 6880 Unicorn Street (APN 125-24-602-020), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-76032]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76816 and SUP-76817 [PRJ-76032]
2. Conditions and Staff Report - VAR-76816 and SUP-76817 [PRJ-76032]
3. Supporting Documentation - VAR-76816 and SUP-76817 [PRJ-76032]
4. Photo(s) - VAR-76816 and SUP-76817 [PRJ-76032]
5. Justification Letter - VAR-76816 and SUP-76817 [PRJ-76032]
6. Submitted after Final Agenda - Protest/Support Postcards for VAR-76816 and SUP-76817 [PRJ-76032]
7. Submitted at Meeting - Documentation Not Vetted - Support Letters Submitted by Larry Sanchez



CASE: **VAR-76816, SUP-76817 (PRJ-76032)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES



0 260 520 Feet

CASE: **VAR-76816, SUP-76817 (PRJ-76032)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ANTHONY D. AND KIM R. GIROD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76816	Staff recommends DENIAL, if approved subject to conditions:	
SUP-76817	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 205

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

VAR-76816 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.

SUP-76817 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. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance (VAR-76816) to allow an existing 1,261 square-foot Accessory Structure (Class II) [Detached Shade Structure] to be located zero feet from the side property line where five feet is the minimum required. In addition, the applicant has requested a Special Use Permit (SUP-76817) for a proposed 1,480 square-foot Accessory Structure (Class I) [Casita] use at 6880 Unicorn Street.

ISSUES

- A Variance is required to allow an Accessory Structure (Class I) to be zero feet from the side property line where five feet is minimum required by Title 19.06.060.
- A Code Enforcement case (#178736) was processed for accessory structures constructed without building permits at the subject site. The case has not been resolved.
- A Special Use Permit is required to allow an Accessory Structure (Class I) that provides living quarters including full kitchen facilities within the R-E (Residence Estates) zoning district per Title 19.12.

ANALYSIS

This application is a request for a Variance (VAR-76816) to allow an existing 7.50-foot tall, 1,261 square-foot Accessory Structure (Class II) [Detached Shade Structure] to be located zero feet from the side property line where five feet is the minimum required by Title 19.06.060.

In addition, the applicant has requested a Special Use Permit (SUP-76817) to allow a proposed 1,480 square-foot Accessory Structure (Class I) [Casita] with full kitchen facilities on the subject site. The subject site is located at 6880 Unicorn Street, in an R-E (Residence Estates) zoning district. The subject site is 0.79 acres which equates to approximately 34,412 square feet in area, exceeding the 18,000 square-foot minimum lot size outlined in Title 19.06.060. The proposed Accessory Structure (Class I) [Casita] structure complies with all applicable Title 19.08.060 development standards.

An Accessory Structure (Class I) is described in Title 19.12 as: “An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provide living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests.

JB

Minimum Special Use Permit Requirements:
* 1. The size of the lot or parcel must exceed 6500 square feet.

The subject site is 0.62 acres which equates to approximately 34,412 square feet in area, which exceeds the 6,500 square-foot minimum parcel 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 applicant has indicated in the submitted justification letter that the structure will be utilized as living space for an elderly family member and will not be occupied as a rental unit.

According to the submitted justification letter and floor plan, the proposed use meets the definition outlined above. The submitted elevations and floor plan indicate that the proposed one-story structure will be 10 feet in height measured to the midpoint of the rooftop eave and be utilized as a casita with full kitchen facilities, which require the approval of a Special Use Permit per Title 19.12. The accessory structure has been designed to aesthetically match the principal dwelling with exterior stucco and tile roof to match the existing residence.

Title 19.06.060 requires accessory structures in the R-E (Residence Estates) zoning district to maintain a minimum distance separation of five feet from the side and rear property lines. Staff finds no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing an Accessory Structure (Class II) [Detached Shade Structure] zero feet from the west property line without proper building permits; therefore staff recommends denial of the proposed Variance (VAR-76816) request. However, the proposed 1,480 square-foot Accessory Structure (Class I) [Casita] structure adheres to all Title 19.06.060 development standards and Title 19.12 minimum special use permit requirement and has been deemed suitable for the subject site; therefore, staff recommends approval of Special Use Permit (SUP-76817) with conditions.

FINDINGS (VAR-76816)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a detached accessory structure zero feet from the west property line without proper building permits. An alternative location of the detached accessory structure would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-76817)

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 Accessory Structure (Class I) use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

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

   The subject site is 0.79 acres which equates to approximately 34,412 square feet in area and is physically suitable for the intensity of the proposed land use.

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

Access to the site will not change. Vehicles may enter the property from Unicorn Street, a 60-foot Local Street as classified by the Master Plan of Streets and Highways.

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

   Approval of this Special Use Permit will not compromise the public health, safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

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

   The proposed use meets all applicable conditions of approval for an Accessory Structure (Class I) use per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
Circa 05/64	The Board of City Commissioners approved a request to Annex (A-0003-64) approximately 5,000 acres of property located north of Lone Mountain Road and west of Decatur Boulevard.
10/19/16	The City Council approved a Petition to Vacate (VAC-65723) Jarrett Avenue. The Planning Commission and Staff recommended approval of the request.

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

Related Building Permits/Business Licenses	
06/07/07	A Code Enforcement case (#54205) was processed for running a business out of a residential dwelling at 6880 Unicorn Street. The case was resolved on 06/20/07.
04/09/09	A Code Enforcement case (#76631) was processed for running a business out of a residential dwelling at 6880 Unicorn Street. The case was resolved on 06/12/09.

Related Building Permits/Business Licenses	
09/25/09	A Code Enforcement case (#82433) was processed for running a business out of a residential dwelling at 6880 Unicorn Street. The case was resolved on 09/29/09.
10/05/09	A Code Enforcement case (#82689) was processed for running a business out of a residential dwelling at 6880 Unicorn Street. The case was resolved on 10/13/09.
03/28/17	A building permit (#338779) was issued for a pool/spa at 6880 Unicorn Street.
05/15/17	A Code Enforcement case (#178736) was processed for accessory structures constructed without building permits at 6880 Unicorn Street. The case has not been resolved.

Pre-Application Meeting	
03/11/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit and Variance for an existing Accessory Structures (Class I & II).

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

Field Check	
07/02/19	During a routine site inspection staff observed a well maintained single-family residential dwelling.

Details of Application Request	
Site Area	
Net Acres	0.79

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	ML (Medium Low 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 19.06.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks (Accessory Structure Class II – Shade Structure)			
• Side	5 Feet	0 Feet	N*
• Rear	5 Feet	165 Feet	Y
Min. Setbacks (Accessory Structure Class I – Casita/Garage)			
• Side	5 Feet	5 Feet	Y
• Rear	5 Feet	82 Feet	Y
Min. Distance from Main Buildings	6 Feet	42 Feet	Y
Max. Lot Coverage	50% of the side and rear yard areas	9%	Y

JB

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Building Height (Accessory Structure Class II – Shade Structure)	Two Stories or 35 Feet	7.50 Feet	Y
Max. Building Height (Accessory Structure Class I – Casita/Garage)	Two Stories or 35 Feet	10.00 Feet	Y

*The applicant has requested a Variance (VAR-76816) to allow a zero-foot side yard setback where five feet is required for an existing 1,261 square-foot accessory structure (Class II) [detached shade structure].

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Unicorn Street	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 6880 UNICORN ST.

Project Name GIROD DETACHED STRUCTURE Proposed Use R-3

Assessor's Parcel #(s) 125-24-602-010 Ward # _____

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

Additional Information _____

Property Owner TONY GIROD — Contact LARRY J. SANCHEZ
Address 6880 UNICORN ST. — City LV State NV Zip 89131
E-mail LARRY7405@YAHOO.COM — Phone 702-340-7927

Applicant TONY GIROD — Contact LARRY J. SANCHEZ
Address 6880 UNICORN ST. — City LV State NV Zip 89131
E-mail LARRY7405@YAHOO.COM — Phone 702-340-7927

Representative LARRY J. SANCHEZ — Contact LARRY J. SANCHEZ
Address 6880 UNICORN ST. — City LV State NV Zip 89131
E-mail LARRY7405@YAHOO.COM — Phone 702-340-7927

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 owner's agent (or option holder) of the property involved in the application, or that 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 Anthony Girod
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Anthony Girod

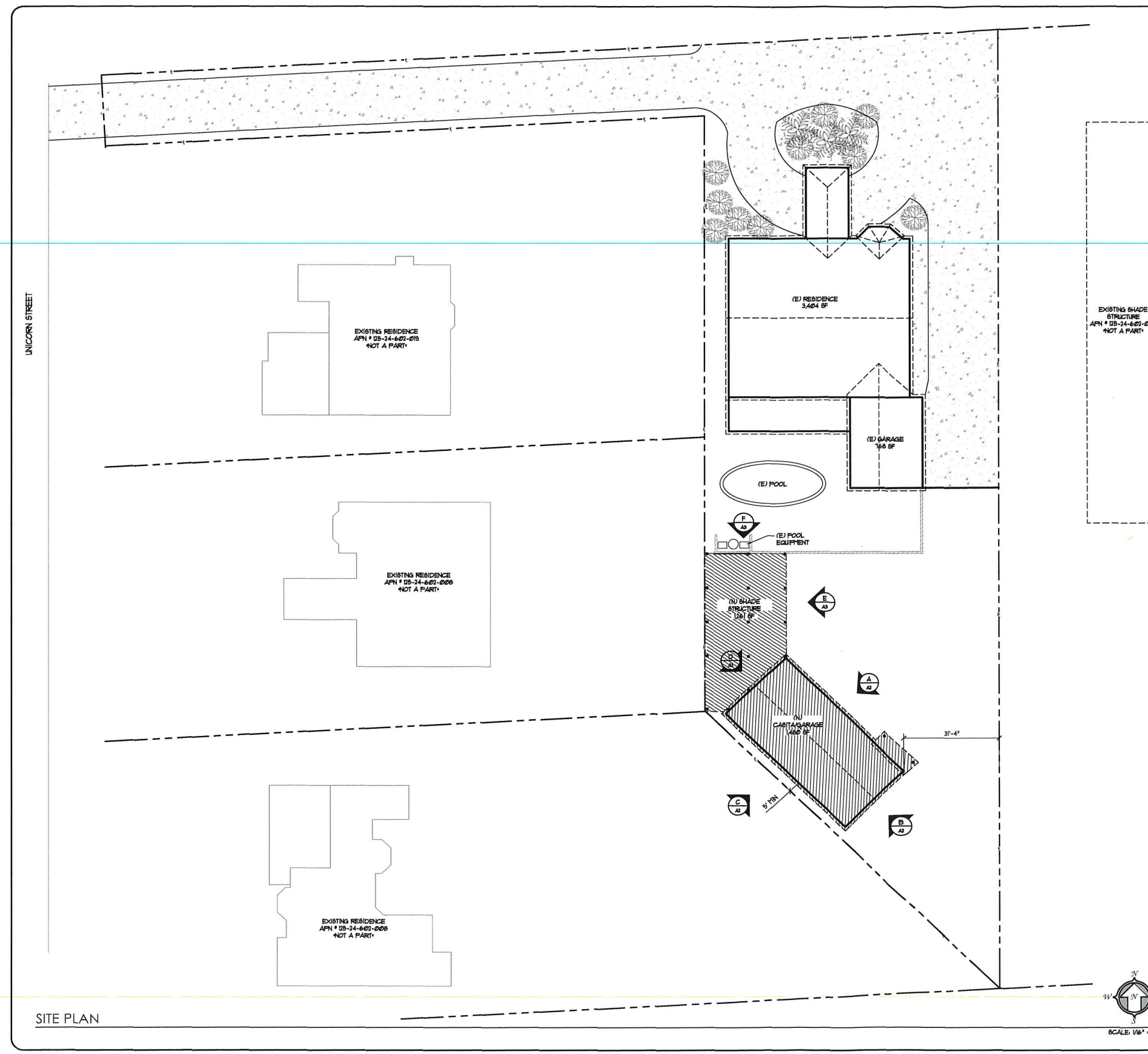
Subscribed and sworn before me

This 25th day of April, 2019

Katie Schumacher
Notary Public in and for said County and State

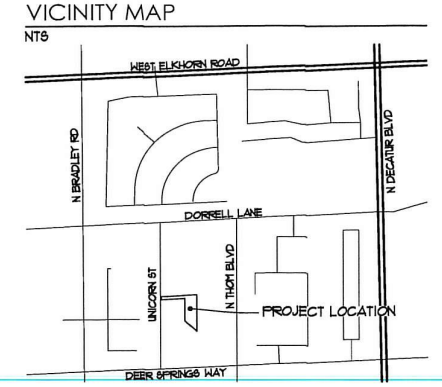
KATIE SCHUMACHER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-25-2020
Certificate No: 97614-1

PRJ-76032
06/17/19



VICINITY MAP

NTS



SCOPE OF WORK

PROPOSED (N) CASITA (1,480 SF) & (N) BATTING CAGES (960 SF) & (N) CARPORT (1,261 SF) LOCATED AT THE REAR SIDE OF AN (E) RESIDENCE (3,404 SF).

SHEET INDEX

A0	SITE PLAN & CODE ANALYSIS
A1	CASITA & BATTING CAGES FLOOR PLANS
A2	CARPORT FLOOR PLAN
A3	ELEVATIONS
S0	DETAILS & STRUCTURAL NOTES
S1	CASITA & BATTING CAGES STRUCTURAL PLAN
S2	CARPORT STRUCTURAL PLANS
P0	PLUMBING SITE PLAN & GENERAL NOTES
P1	DOMESTIC WATER & SANITARY SEWER PLAN
E0	ELECTRICAL SITE PLAN
E1	ELECTRICAL FLOOR PLAN

CODE ANALYSIS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2018 IBC	2018 UPC
2018 IRC	2017 NEC
2018 UMC	2018 IECC

AND THE SOUTHERN NEVADA CODE AMENDMENTS

LOT LOCATION:	6680 UNICORN STREET LAS VEGAS, NV 89131
PARCEL:	125-24-602-010
ESTIMATED LOT SIZE:	0.81 ACRES
JURISDICTION:	CITY OF LAS VEGAS
ZONING CLASSIFICATION:	RESIDENCE ESTATES DISTRICT (R-E)
OCCUPANCY CLASSIFICATION:	R-3
CONSTRUCTION TYPE:	V-B
HEIGHT: ACTUAL:	14'
HEIGHT: ALLOWABLE:	25'
STORIES: ACTUAL:	(1)
STORIES: ALLOWABLE:	(2)
AREA: (N) CASITA:	1,480 SF
AREA: (N) BATTING CAGE:	960 SF
AREA: (N) CARPORT:	1,261 SF
AREA: (E) 1ST FLOOR:	3,404 SF
AREA: (E) GARAGE:	768 SF
AREA: TOTAL ADDITIONAL:	3,873 SF
LOT COVERAGE:	18.11%

PRJ-76032
06/17/19

SANCHEZ CIVIL ENGINEERING
7844 SOARING BROOKS ST.
LAS VEGAS, NV 89131
#702.340.7927

ENGINEER

CONSULTANT

NEW CASITA/GARAGE

PROJECT:
125-24-602-010
6680 UNICORN STREET
LAS VEGAS, NV 89131

CLIENT:
ANTHONY & KIM GIROD
6680 UNICORN STREET
LAS VEGAS, NV 89131

THESE BLUEPRINTS ARE & STRICTLY PROTECTED EXCEPT WITH WRITTEN CONSENT OF THE ENGINEER. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE ENGINEER. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLANS AND FIELD CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE PRECAUTIONS AND PROGRAMS SHALL COMPLY WITH ANY APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT SITES AND UTILITIES. THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE ORIGINAL APPROVED PLANS, SPECIFICATIONS, SHOP DRAWINGS AND OTHER APPROVED SUBMITTALS IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THESE SHALL BE AVAILABLE TO THE ENGINEER OR REPRESENTATIVE AT ALL TIMES. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE AND SHALL REMAIN THE ENGINEER'S PROPERTY. THEY ARE NOT TO BE USED BY THE OWNER OR ANY OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE SET FOR EACH CONTRACT, THEY ARE TO BE RETURNED UPON REQUEST. ALL REPRODUCTIONS OF THESE DRAWINGS, SPECIFICATIONS OR COPIES THEREOF FURNISHED BY THE ENGINEER ARE TO BE DESTROYED OR RETURNED UPON COMPLETION OF THE PROJECT. ALL VISUAL CONTACTS WITH THESE DRAWINGS INCLUDE, BUT ARE NOT LIMITED TO, MENTAL PERCEPTION, MEMORIZING, USE AS AN INSTRUMENT OF PRODUCTION AND OBSERVATION OF SERVICE FURNISHED BY OTHERS. ALL RIGHTS RESERVED UNDER FEDERAL COPYRIGHT LAWS.

PROJECT NO#:	2873
DRAWN BY:	DRC
CHECKED BY:	LJS
DWG FILE NO#:	A0

REV	DATE	DESCRIPTION

SHEET TITLE
SITE PLAN
CODE ANALYSIS

SHEET
A0
1 OF 11

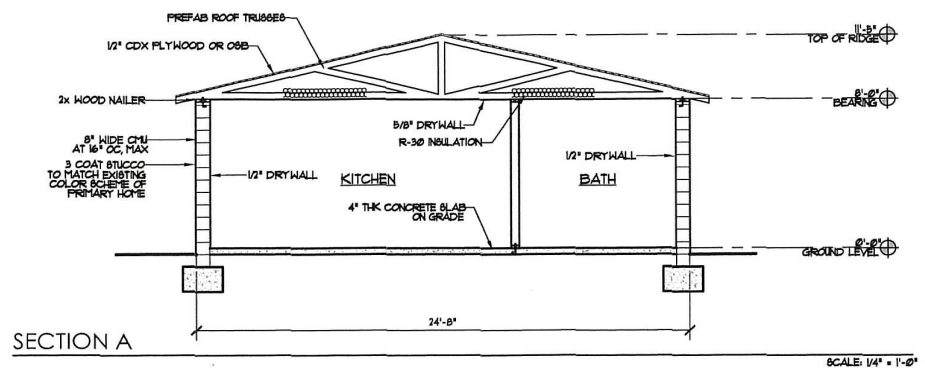
DATE: 3/18/2019

Planning Commission - Page 781

WALL LEGEND

NEW 8" CMU WALLS: 3 COAT STUCCO OVER 1/2" PLYWOOD WITH R-19 INSULATION WITH 1/2" GYPBOARD INSIDE FACE.

NEW 4" WIDE INTERIOR WOOD WALLS: 3 COAT STUCCO OVER 1/2" PLYWOOD WITH R-19 INSULATION ON 2 X 4 STUDS AT 16" OC WITH 1/2" GYPBOARD INSIDE FACE.



SECTION A

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

NATURAL LIGHT CALCULATION

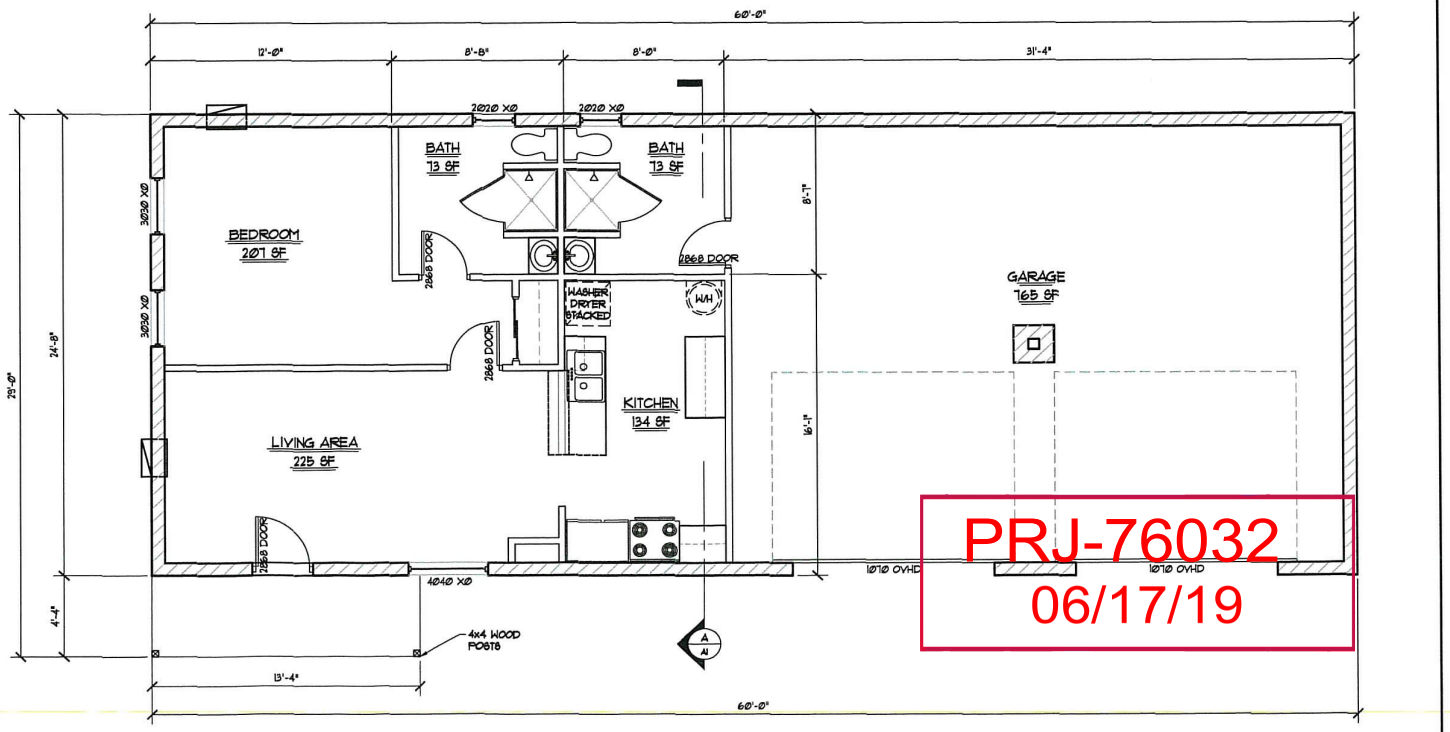
TYPE	AREA	REQUIRED	ACTUAL
LIVING ROOM	207 SF	16.56 SF	37.00 SF
BEDROOM	225 SF	18.00 SF	18.00 SF
BATH	73 SF	5.84 SF	4.00 SF
BATH	73 SF	5.84 SF	4.00 SF

ROOF VENTILATION CALCULATION

ROOF VENTILATION 2013 IRC, SEC R806			
ROOM DESC	ATTIC	FACTOR	REQUIRED
NEW CASITA	1400 SQ FT	/ 150 =	9.86 SQ FT
	SQ FT	BAY(S)	SQ FT
1 (BAY) = 24" OC (3' H X 2' W)	0.025 SQ FT	x 22 =	11 150 FT

NOTES:

1. SEE DETAIL 2/01 ON SHEET 81



FLOOR PLAN

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

2018 BUILDING IECC CODE RQMT

CONSTRUCTION DOCUMENTATION: AN ENERGY CODE COMPLIANCE REPORT MUST ACCOMPANY PLANS FOR REVIEW. THE INFORMATION IN THIS DOCUMENT MUST BE ACCURATELY REFLECTED ON THE BUILDING PLANS. ALL INFORMATION PROVIDED WILL BE FIELD VERIFIED BY THE INSPECTOR.

INSULATION: ALL INSULATION SHALL BE LABELED. FOR BLOW-IN PRODUCTS, ONE PACKAGE MUST BE SAVED FOR FIELD VERIFICATION. BLOW-IN INSULATION CERTIFICATION MUST BE PROVIDED PRIOR TO BUILDING FINAL INSPECTION. BATTS SHALL NOT BE COMPRESSED, AND SHALL BE SPLIT AT ELECTRICAL WIRING AND PIPING INTERRUPTIONS. INSULATION SHALL BE INSTALLED IN SUBSTANTIAL CONTACT WITH THE AIR BARRIER. BATTS INSTALLED IN WALLS WITH ONE SIDE OPEN SHALL BE PERMANENTLY HELD IN PLACE BY WIRES STRAPPING OR STAPLES.

WINDOWS: ALL NEW WINDOWS AND DOOR MUST DISPLAY NFRC LABELS, CLEARLY DISPLAYING U-VALUES AND SHGC COEFFICIENTS (FOR GLAZED AREAS) FOR FIELD VERIFICATION. RE-USED/UNLABELED WINDOWS AND DOORS MUST MEET MINIMUM DEFAULT VALUES LISTED IN CODE.

CAULKING AND SEALANTS: EXTERIOR JOINTS, SEAMS AND PENETRATIONS IN THE AIR BARRIER THAT ARE SOURCES OF AIR LEAKAGE, SHALL BE SEALED WITH DURABLE CAULKING MATERIALS, CLOSED WITH GASKETING SYSTEMS, TAPED OR COVERED WITH MOISTURE VAPOR-PERMEABLE HOUSEWRAP. PROVIDE CAULKING AND SILL SEAL AT JOINT BETWEEN ILL. PLATES OF FRAMED EXTERIOR WALLS AND FOUNDATION. THE SPACE BETWEEN FRAMED ROUGH OPENING AND DOOR OR WINDOWS FRAMES MUST BE FOAM INSULATED OR CAULKED. SEAL RECESSED LIGHTING, PLUMBING, ELECTRICAL BOX AND WIRING PENETRATIONS IN HE AIR BARRIER AGAINST AIR INFILTRATION. EXTERIOR DOORS MUST BE WEATHER-STRIPPED. ATTIC ACCESS OPENING COVERS MUST BE GASKETED O PREVENT AIR LEAKAGE.

HVAC SYSTEM: MECHANICAL EFFICIENCY AND CAPACITY OF NEW UNITS MUST APPEAR ON EQUIPMENT.

THERMOSTATS: DEVICES SHALL HAVE A DEADBAND RANGE OF 5 F WITHIN HICH THE SUPPLY OF HEATING AND COOLING ENERGY IS SHUT OFF OR REDUCED TO A MINIMUM.

HEAT PUMPS: SYSTEMS HAVING SUPPLEMENTARY ELECTRICAL RESISTANCE HEATERS SHALL HAVE CONTROLS THAT PREVENT THE HEATER OPERATION WHEN THE HEATING LOAD IS CAPABLE OF BEING ST BY THE PUMP.

DUCTS AND PLENUMS: ALL SUPPLY AND RETURN-AIR PLENUMS SHALL HAVE ALL JOINTS AND CONNECTIONS SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS OR APPROVED TAPES.

DUCTS AND PLENUM INSULATION: UNLESS LOCATED N CONDITIONED SPACE, ALL SUPPLY DUCTS AND PLENUMS SHALL BE INSULATED WITH MINIMUM R-6 INSULATION.

SANCHEZ CIVIL ENGINEERING
7844 SOARING BROOKS ST.
LAS VEGAS, NV 89131
#702.340.7927

ENGINEER

CONSULTANT

NEW CASITA/GARAGE

CLIENT:
ANTHONY & KIM GIROD
6880 LINCOLN STREET
LAS VEGAS, NV 89131

PROJECT:
175-24-602-010
6880 LINCOLN STREET
LAS VEGAS, NV 89131

THE ARCHITECT IS ENTITLED TO COPYRIGHT PROTECTION FOR THESE PLANS AND NOTHING SHALL BE USED, ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE AND SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER UNLESS WITH THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE SHALL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO THE ARCHITECT. THE USE OF THESE PLANS IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN THE ARCHITECT AND THE OWNER. ANY USE OF THESE PLANS IN VIOLATION OF THE AGREEMENT IS PROHIBITED AND SUBJECT TO LEGAL ACTION BY THE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. FIGURED DIMENSIONS SHALL BE ACCEPTED PRIOR TO THE PREPARATION OF SHOP DRAWINGS. ANY WORK DONE WITHOUT SUCH VERIFICATION AND ACCEPTANCE SHALL BE AT CONTRACTOR'S RISK. ANY ITEMS NOTED ON DRAWINGS OR IN SPECIFICATIONS SHALL BE PROVIDED BY CONTRACTOR UNLESS NOTED OTHERWISE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE WORK. ANY QUESTIONS REGARDING THE PLANS OR SPECIFICATIONS SHALL BE RESOLVED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY ITEMS NOT SPECIFICALLY MENTIONED IN THE PLANS OR SPECIFICATIONS BUT NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM SHALL BE PROVIDED BY CONTRACTOR AS PART OF THE CONTRACT. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER. CONTRACTOR SHALL PROTECT ADJACENT PROPERTY AND SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK AREA AND SHALL REMOVE ALL DEBRIS AND WASTE MATERIALS FROM THE SITE ON A REGULAR BASIS. CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES AND SHALL NOT INTERFERE WITH THEIR WORK UNNECESSARILY. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND SHALL PAY ALL ASSOCIATED FEES. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CHANGES IN THE WORK THAT MAY AFFECT THE DESIGN INTENT OF THE PROJECT. CONTRACTOR SHALL NOT MAKE ANY CHANGES TO THE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTIONS OF ALL SUBCONTRACTORS AND SHALL ENSURE THAT THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE INSURANCE COVERAGE FOR ALL WORK PERFORMED ON THE PROJECT. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK. CONTRACTOR SHALL NOT ASSIGN THIS CONTRACT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CONTRACTOR SHALL NOT USE THE ARCHITECT'S NAME OR LOGO IN ANY ADVERTISING OR PROMOTIONAL MATERIALS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CONTRACTOR SHALL NOT USE THE ARCHITECT'S NAME OR LOGO IN ANY ADVERTISING OR PROMOTIONAL MATERIALS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CONTRACTOR SHALL NOT USE THE ARCHITECT'S NAME OR LOGO IN ANY ADVERTISING OR PROMOTIONAL MATERIALS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PROJECT NO:	2813
DRAWN BY:	DRC
CHECKED BY:	LJB
DWG FILE NO:	A1

REV	DATE	DESCRIPTION

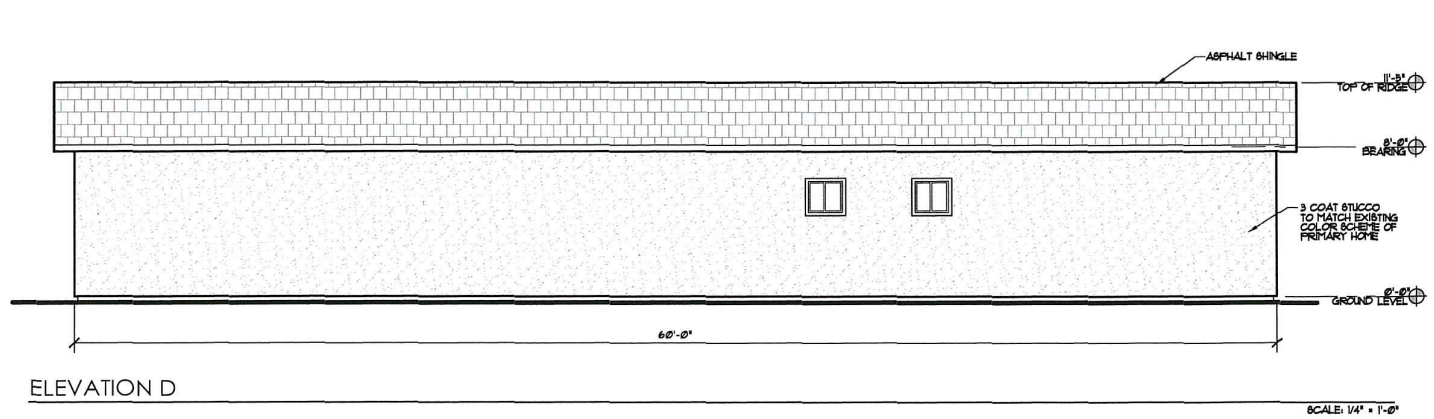
PRJ-76032
06/17/19

SHEET TITLE
FLOOR PLAN
SECTION

SHEET
A1

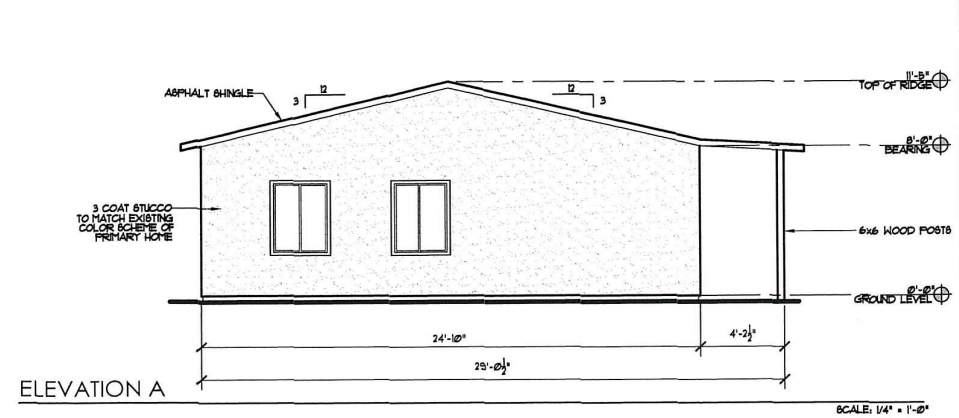
2 OF 11

DATE: 3/15/2019



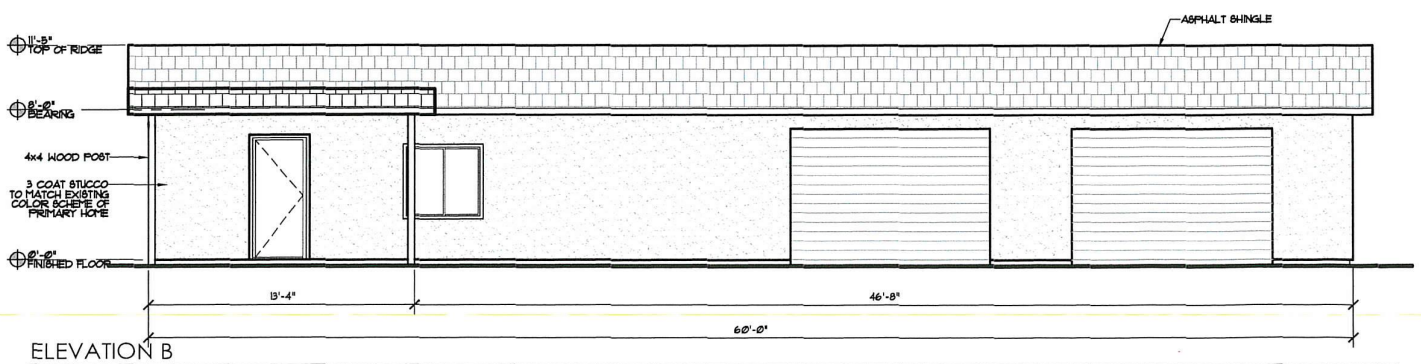
ELEVATION D

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



ELEVATION A

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



ELEVATION B

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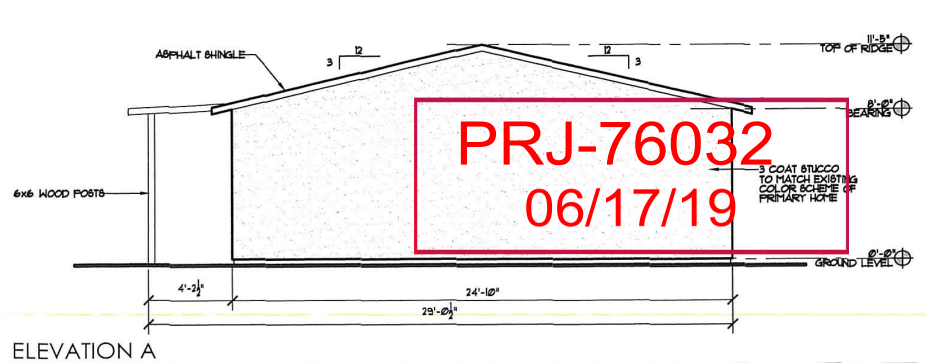

ELEVATION A

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

PRJ-76032
06/17/19

SANCHEZ CIVIL ENGINEERING
7844 SOARING BROOKS ST.
LAS VEGAS, NV 89131
#702.340.7927

ENGINEER

CONSULTANT

NEW CASITA/GARAGE

CLIENT:
ANTHONY & KIM GIROD
6880 LINCOLN STREET
LAS VEGAS, NV 89131

PROJECT:
125-24-601-020
6880 LINCOLN STREET
LAS VEGAS, NV 89131

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PROJECT NO:	2813
DRAWN BY:	DRC
CHECKED BY:	LJB
DWG FILE NO:	A3

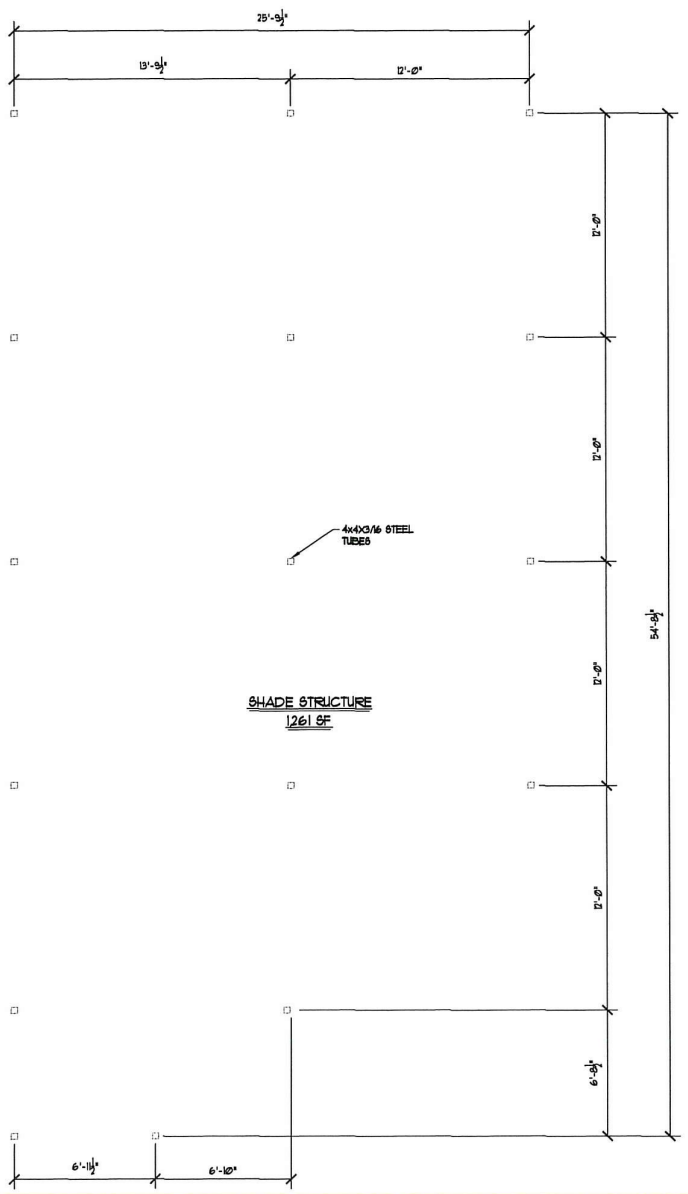
REV	DATE	DESCRIPTION

SHEET TITLE
ELEVATIONS

SHEET
A3
4 OF 11

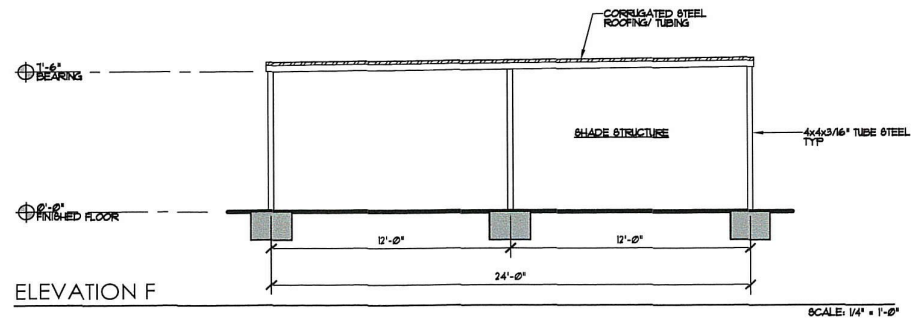
DATE: 3/15/2019

Planning Commission - Page 782



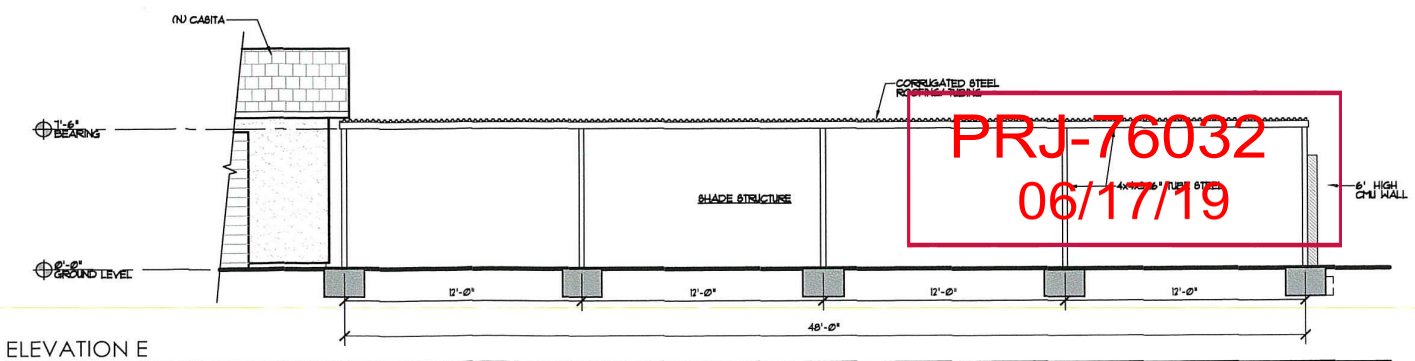
FLOOR PLAN

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



ELEVATION F

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



ELEVATION E

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

PRJ-76032
06/17/19

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PROJECT NO:	2873
DRAWN BY:	DRC
CHECKED BY:	LJB
DWG FILE NO:	A2

REV	DATE	DESCRIPTION

SHEET TITLE
ELEVATIONS

SHEET
A2
3 OF 11

DATE: 3/15/2019

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BASIS FOR DESIGN

1. BUILDING CODE: 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC)
2. ROOF LOADS: LIVE LOAD (PSF): 20
   DEAD LOAD (PSF): 14
3. WIND LOAD: 95 MPH BASIC WIND SPEED! EXPOSURE:C
   P = 28 PSF
   INTERNAL PRESSURE COEFFICIENT (GCpi)
   = ØJB
   IMPORTANCE FACTOR = 1.0
   COMPONENT AND CLADDING WIND PRESSURE = 20 PSF
4. SEISMIC LOAD: SEISMIC DESIGN CATEGORY = D
   SITE CLASS = D
   RISK CATEGORY: II
   EQUIVALENT LATERAL FORCE PROCEDURE:
   LIGHT FRAME WALLS W/ SHEAR PANELS
   V = ØJ2IW CS = ØJ2I2 R = 6.5
   I = 1.0
   Sa = Ø.482g Sds = Ø.386g
   SI = Ø.165g Sd1 = Ø.180g

FOUNDATION NOTES

1. GEOTECHNICAL REPORT: ARROYO ENGINEERING CONSULTANTS, INC
   JOB #: 68-16168
   DATED: DECEMBER 3, 2018
2. FOOTING DEPTH: 12 INCHES BELOW GRADE (SEE BELOW FOR DEFINITION OF GRADE.
3. ALLOWABLE FOOTING BEARING: 2000 PSF.
4. SLAB-ON-GRADE SUPPORT: 2 INCHES OF SAND + INCH LAYER OF SELECT GRANULAR FILL MATERIAL PLACED OVER 10 MIL MINIMUM VISQUEEN MEMBRANE.
5. SOIL SULFATE EXPOSURE: SEVERE SULFATES.
6. ALL FOOTINGS SHALL EXTEND TO DEPTH NOTED ABOVE UNO PLANS OR DETAIL. GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS, AND LOWEST ADJACENT COMPACTED SUBGRADE (PAD GRADE BEFORE LANDSCAPING) OR NATURAL GRADE WITHIN 5 FEET OF BUILDING FOR PERIMETER FOOTINGS. GRADE IS DEFINED AS TOP OF EXTERIOR PAVING OR CONCRETE WHERE EXTERIOR PAVING OR CONCRETE IS PERMANENTLY LOCATED DIRECTLY ADJACENT TO BUILDING AND EXTENDS AT LEAST 5 FEET FROM BUILDING. LOCATION OF FOUNDATIONS NEAR SLOPES SHALL COMPLY WITH IBC 1806.4 FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE FROM LOOSE DEBRIS, STANDING WATER, OR UNCOMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.
7. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL REPORT, CONCRETE SLABS ON GRADE SHALL BE SUPPORTED ON SELECT FILL MATERIAL AS NOTED ABOVE. FILL MATERIAL SHOULD BE MOISTENED, BUT NOT SATURATE JUST PRIOR TO PLACING CONCRETE. CARE SHALL BE TAKEN IN PLACING SLABS ON GRADE SO AS NOT TO DISTURB FILL MATERIAL OR REINFORCING.

CONCRETE NOTES

1. MINIMUM 28 DAY STRENGTH (f'c) SHALL BE 4000 PSI, W/C RATIO = .45 *
   * DESIGN STRENGTH SHALL BE 2500 PSI
2. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY AND APPROVED BY THE ENGINEER.
3. ALL CONCRETE SHALL BE REGULAR WEIGHT OF 145 POUNDS PER CUBIC FOOT USING HARDROCK AGGREGATES. AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33, CONCRETE AGGREGATES.
4. MAXIMUM SLUMP FOR EXTERIOR SLABS SHALL BE 6 INCHES. MAXIMUM SLUMP FOR ALL OTHER CONCRETE SHALL BE 5 INCHES. WATER SHALL BE CLEAN AND POTABLE.
5. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED FOR CONCRETE IN CONTACT WITH EARTH. TYPE II CEMENT MAY BE USED ELSEWHERE. MAXIMUM CHLORIDE ION, PERCENT BY WEIGHT OF CEMENT, SHALL NOT EXCEED Ø.06.
6. NO MORE THAN 30 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT, UNLESS APPROVED BY THE ENGINEER OR AUTHORIZED TESTING AGENCY.
7. CONCRETE MIXING, PLACEMENT AND QUALITY SHALL BE PER ACI 318-11 CHAPTER 5. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT SLABS ON GRADE NEED ONLY BE VIBRATED OR THOROUGHLY ROD DED AROUND EMBEDDED STRAPS OR HARDWARE, BOLTS FOR HOLDOWNS, CURBS AND EDGES OF SLAB STEPS AND UNDER FLOOR DUCTS OR SIMILAR ELEMENTS. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET. CARE SHALL BE TAKEN IN PLACING SLABS ON GRADE SO AS NOT TO DISTURB FILL MATERIAL.
8. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC. SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.
9. CONCRETE SLAB ON GRADE CONTROL JOINTS SHALL BE AS SHOWN ON THE FOUNDATION PLAN OR TYPICAL DETAILS. WHERE CONTROL JOINTS ARE NOT SHOWN ON PLANS, ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY KEYED, DOWELED OR SAW-CUT CONTROL JOINTS SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 360 SQUARE FEET. RATIO OF BOUNDARY DIMENSIONS SHALL NOT EXCEED 1.5:1. KEYED OR DOWELED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING. ALL OTHER JOINTS MAY BE SAW CUT.
10. PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER. MAXIMUM PIPE SIZE SHALL BE 1/3 OF THE SLAB THICKNESS AND LOCATED AT THE MID-DEPTH. MINIMUM SPACING SHALL BE 3 TIMES THE PIPE DIAMETER. PIPES SHALL NOT IMPAIR THE STRENGTH OF THE MEMBER.
11. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH DUE TO COLD OR HOT WEATHER IN ACCORDANCE WITH ACI 318-11 CHAPTER 5, SECTION 5.12 AND 5.13.

WOOD NOTES

1. SAWN FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. SAWN LUMBER SHALL HAVE THE FOLLOWING MINIMUM GRADE (UNLESS NOTED OTHERWISE):

2X4 STUDS UP TO 10'-0"	DOUGLAS FIR STUD GRADE
2X4 STUDS OVER 10'-0"	DOUGLAS FIR STANDARD GRADE
2X4 TOP OR BOTTOM PLATES	DOUGLAS FIR STANDARD GRADE
2X6 STUDS UP TO 10'-0"	DOUGLAS FIRE STUD GRADE
2X6 STUDS OVER 10'-0"	DOUGLAS FIR NO. 2 GRADE
2X6 TOP OR BOTTOM PLATES	DOUGLAS FIR NO. 2 GRADE
2X4 OR 2X6 BLOCKING	DOUGLAS FIR STANDARD, STUD, NO2
2X8, 2X10, 2X12 (ALL APPLICATIONS)	DOUGLAS FIR NO 2 GRADE
4X4 (ALL APPLICATIONS)	DOUGLAS FIR NO. STANDARD GRADE
4X6, 4X8, 4X10, 4X12 (ALL APPLICATIONS)	DOUGLAS FIR NO. 2 GRADE
6X6, 6X8, 6X10, 6X12 (ALL APPLICATIONS)	DOUGLAS FIR NO. 1 GRADE

2. ALL PLYWOOD SHALL BE C-D OR C-C SHEATHING CONFORMING TO IBC STANDARD 23-2 AND 23-3. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE BLOCKING AT PANEL EDGES WHERE INDICATED ON PLANS. ALL PLYWOOD SHALL CONFORM TO THE FOLLOWING NOMINAL THICKNESS, SPAN RATING AND NAILING PATTERN UNLESS NOTED OTHERWISE:

THICKNESS:	SPAN RATING:	EDGE NAILING:	FIELD NAILING:
3/8"	24/0	8d AT 6" OC	8d AT 12"OC
7/16"	24/16	8d AT 6" OC	8d AT 12"OC
15/32" (1/2")	32/16	8d AT 6" OC	8d AT 12"OC

   UNLESS NOTED OTHERWISE ON PLAN (SEE PLAN), ROOF SHEATHING SHALL BE 15/32" MIN. AT PANELIZED CONSTRUCTION LAY UP PLYWOOD WITH FACE GRAIN PARALLEL TO SUPPORTS USING 3-PLY PLYWOOD.
3. AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATED SHEATHING (OSB) MAY BE USED AS AN ALTERNATE TO PLYWOOD WITH PRIOR APPROVAL OF OWNER AND ARCHITECT. RATED SHEATHING SHALL COMPLY WITH ICC REPORT NO. NER-108 AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS (WITHIN 1/32") SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. DIMENSIONS OF NAILS SHALL CONFORM WITH THE FOLLOWING TABLE:

NAIL SIZE:	SHANK DIA:	LENGTH:
16d COMMON	.162"	3-1/2"
16d SINKER	.148"	3-1/4"
16d BOX	.135"	3-1/2"
P-NAIL	.131"	3-1/4"
10d COMMON	.148"	3"
8d COMMON	.131"	2-1/2"

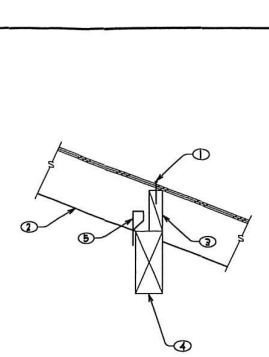
   NAILS ONLY NOTED AS 16d MAY BE COMMON, SINKER OR P-NAIL UNLESS NOTED SPECIFICALLY AS COMMON, SINKER OR P-NAIL. NAILS NOTED ON PLANS OR NOTES AS 10d OR 8d SHALL BE COMMON ONLY. ALL NAILING NOT NOTED SHALL BE ACCORDING TO IBC TABLE 2304.9.1.
5. DO NOT NOTCH, SLOPE CUT, OR DRILL JOISTS, BEAMS OR LOAD-BEARING STUDS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT UNLESS SPECIFIC DETAILS ARE PROVIDED. DOUBLE UP FLOOR JOISTS AND BLOCKING UNDER WALLS THAT RUN PARALLEL TO THE JOISTS. PROVIDE 2" (NOMINAL) SOLID BLOCKING BETWEEN JOISTS AT SUPPORTS.
6. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY WITH CURRENT ICC APPROVAL. ATTACH FRAMING ANCHORS TO WOOD PER MANUFACTURER'S RECOMMENDATIONS. USE MAXIMUM NUMBER AND SIZE OF FASTENER WHERE NOT SPECIFICALLY NOTED. USE OF ALTERNATE HARDWARE MANUFACTURER REQUIRES WRITTEN APPROVAL OF THE ENGINEER. VERIFY LOCATION OF HOLDOWNS, POST BASES, ETC. WITH FRAMING TO ENSURE PROPER AND ACCURATE INSTALLATION.
7. ALL BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16 INCH LARGER THAN THE DIAMETER OF THE BOLT. BOLTS AND NUTS BEARING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. DING THREADS TO PREVENT LOOSENING. LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES BY TURNING WITH A WRENCH.
8. DRAWINGS AND DETAILS DO NOT NECESSARILY INDICATE NONSTRUCTURAL BLOCKING, BRACING, DRYWALL BACKING, ETC. ALL SUCH ITEMS SHALL BE ADEQUATELY SECURED TO FRAMING.

CONCRETE MASONRY UNITS NOTES

1. COMPRESS STRENGTH OF CONCRETE MASONRY CONSTRUCTION (CMU) SHALL BE AS FOLLOWS (PSI). MASONRY STRENGTH NOT SPECIFICALLY NOTED ON PLAN SHALL BE (F'm) 1500 PSI

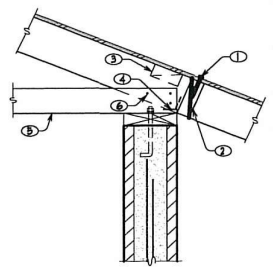
MASONRY STRENGTH(F'm DESIGN)	BLOCK STRENGTH
1500	1900
MORTAR STRENGTH	GROUT STRENGTH
1800	2000

2. CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO IBC STANDARD 21-4 AND ASTM C90, GRADE N-II. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION (UNLESS OTHERWISE NOTED) WITH ALL VERTICAL CELLS IN ALIGNMENT.
3. MORTAR MIX SHALL CONFORM TO REQUIREMENTS OF IBC STANDARD 21-19, TYPE M OR S. TYPE M MORTAR SHALL BE USED WHERE MASONRY IS IN CONTACT WITH SOIL.
4. GROUT SHALL CONFORM TO REQUIREMENTS OF IBC STANDARD 21-19. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINFORCING SHALL BE FILLED SOLID WITH GROUT. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. HOLD GROUT DOWN 1-1/2" BELOW TOP OF BLOCK AT GROUT LIFT JOINTS AND AT CONCRETE PLACED OVER MASONRY.
5. MINIMUM WALL VERTICAL REINFORCING, UNLESS NOTED OTHERWISE ON PLANS OR DETAILS, SHALL BE #5 BAR VERTICAL FULL HEIGHT IN CENTER OF GROUTED CELL AT ALL WALL INTERSECTIONS, CORNERS, ALL ENDS, JAMBS AT WALL OPENINGS, EACH SIDE OF CONTROL JOINTS, AND AT INTERVALS NOT TO EXCEED 48 INCHES ON CENTER. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE OR EQUIVALENT. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH AND LAP VERTICAL REINFORCING.
6. MINIMUM WALL HORIZONTAL REINFORCING, UNLESS NOTED OTHERWISE ON PLANS OR DETAILS, SHALL BE (2) #5 BARS IN CENTER OF 16 INCH DEEP (MINIMUM) CONTINUOUS GROUTED BOND BEAM AT ELEVATED FLOOR AND ROOF LINES AND SINGLE #5 BAR IN CENTER OF 8 INCH DEEP CONTINUOUS GROUTED BOND BEAM AT TOP OF PARAPET OR FREE STANDING WALL AND AT INTERVALS NOT TO EXCEED 10'-0" OC. PLACE BARS AT ELEVATED FLOOR AND ROOFLINES CONTINUOUS THROUGH CONTROL JOINTS. PROVIDE BENT BARS PER TYPICAL DETAILS TO MATCH AND LAP HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND WALL INTERSECTIONS TO MAINTAIN BOND BEAM CONTINUITY. USE BOND BEAM UNITS AT HORIZONTAL REINFORCING.
7. MINIMUM LINTEL, WHERE NOT NOTED ON PLANS, SHALL HAVE A MINIMUM OF (2) #5 CONTINUOUS HORIZONTAL BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUTED SOLID TO A MINIMUM DEPTH OF 24 INCHES. ALL LINTEL REINFORCING AND GROUT SHALL EXTEND 2 FEET MINIMUM PAST JAMBS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
8. LAP REINFORCING 48 BAR DIAMETERS FOR GRADE 60 AND 40 BAR DIAMETERS FOR GRADE 40 BARS. STAGGER LAP SPLICES A MINIMUM OF ONE LAP LENGTH.
9. RETAINING WALLS, BASEMENT WALLS, ETC. SHALL BE ADEQUATELY WATERPROOFED AND DRAINED AS SPECIFIED BY OTHERS. IF NOT SPECIFIED BY OTHERS UNLESS NOTED OTHERWISE, DRAINAGE THROUGH RETAINING WALLS SHALL BE PROVIDED BY MEANS OF 1-1/2" DIA HOLE AT 4 FEET CC AT LOW GRADE LEVEL. PROVIDE 2' GRAVEL COVER WITH FABRIC COVER AT DRAIN HOLES.
10. MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALL FRAMING WITH 3" DIA WALL TIES OR DOVETAIL-TYPE METAL TIES OF EQUIVALENT STIFFNESS EMBEDDED INTO HORIZONTAL MORTAR JOINTS. MAX VERTICAL SPACING OF TIES SHALL BE 16". MAX HORIZONTAL SPACING SHALL BE 24" TIES IN ALTERNATE COURSES SHALL BE STAGGERED. PROVIDE #9 WIRE REINFORCING IN HORIZONTAL MORTAR JOINTS AT 16" OC ENGAGE #9 WIRE WITH WALL ANCHOR TIES. CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE LOCATED PER THE ARCHITECTURAL DRAWINGS.



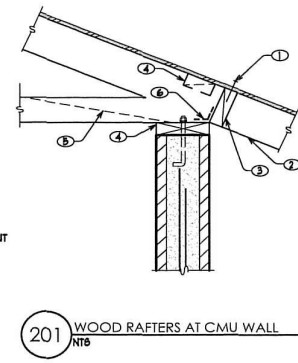
1. EDGE NAILING
2. WOOD JOIST PER PLAN. NOTCH OVER WALL. DO NOT OVER CUT
3. SOLID 2X BLOCKING
4. BEAM PER PLAN
5. H25 AT 24" TO MATCH RAFTER SPACING

205 WOOD JOIST AT WOOD BEAM NTS



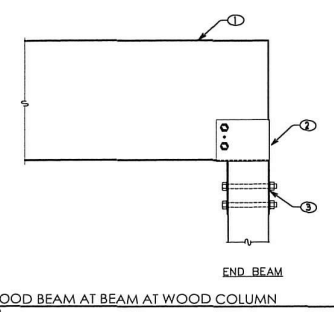
1. EDGE NAILING
2. SOLID 2X BLOCKING
3. WHERE VENTING IS REQUIRED BY ARCHITECTURAL EVERY OTHER BLOCK MAY BE FLAT (TYP.)
4. SHEAR TRANSFER BY ONE OF 2 OPTIONS UNLESS NOTED OTHERWISE ON PLANS
5. 2X CEILING JOISTS PER PLAN AS OCCURS
6. (3) 1/4" DIA X 3" LAG SCREW AT RAFTER/JOIST CONNECTION
   A. SIMPSON A35 AT 24" OC BEND AS REQUIRED. (2)A35 AT 48" OC WHERE FLAT BLOCK FOR VENTING IS USED
   B. PLACE BLOCK VERTICAL OVER TOP PLATE. (3)16d TOENAIL BLOCK TO PLATE. DO NOT USE FLAT VENT BLOCKING

201 WOOD JOISTS AT MASONRY WALL NTS



1. EDGE NAILING
2. TRUSS EXTENSION AS OCCURS. SEE ARCHITECTURAL
3. SOLID 2X BLOCKING
4. WHERE VENTING IS REQUIRED BY ARCHITECTURAL EVERY OTHER BLOCK MAY BE FLAT (TYP.)
5. LINE OF SCISSOR TRUSS AS OCCURS
6. SHEAR TRANSFER BY ONE OF 2 OPTIONS UNLESS NOTED OTHERWISE ON PLANS
   A. SIMPSON A35 AT 24" OC BEND AS REQUIRED. (2)A35 AT 48" OC WHERE FLAT BLOCK FOR VENTING IS USED
   B. PLACE MITERED BLOCK VERTICAL OVER TOP PLATE. (3)16d TOENAIL BLOCK TO PLATE. DO NOT USE FLAT VENT BLOCKING

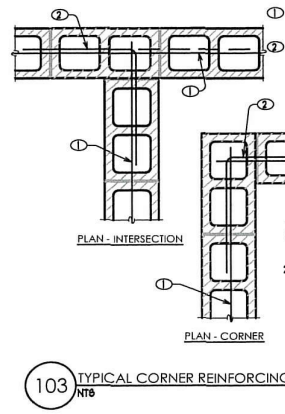
201 WOOD RAFTERS AT CMU WALL NTS



1. BEAM PER PLAN
2. SIMPSON ECC66 POST CAP
3. 8x8 WOOD POSTS, TYP STUDS W/ 16d AT 6" OC STAGGERS

END BEAM

204 WOOD BEAM AT BEAM AT WOOD COLUMN NTS



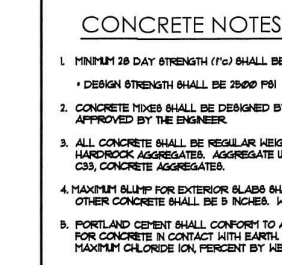
1. HORIZ REINFORCING PER G6N OR PLAN OR DETAIL
2. CORNER BARS SAME SIZE AND SPACING AS HORIZ REINFORCING. LAP PER G6N OR SCHEDULE. PROVIDE STANDARD HOOK AND ALTERNATE BEND DIRECTION AT INTERSECTION

PLAN - INTERSECTION

PLAN - CORNER

NOTE:
1. VERT REINFORCING AND GROUT NOT SHOWN FOR CLARITY
2. AT DOUBLE HORIZ REINFORCING PROVIDE CORNER BAR FOR EACH HORIZ BAR

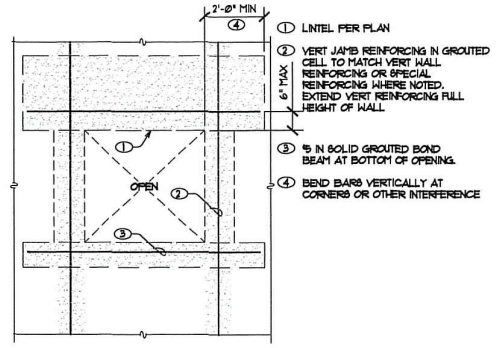
103 TYPICAL CORNER REINFORCING IN MASONRY NTS



1. #4 CONT. TOP & BOTT

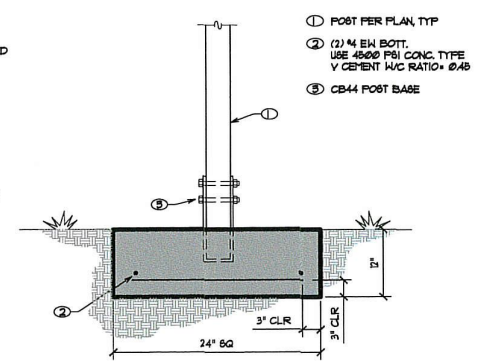
MARK	HORT REINF	VERT REINF	DEPTH
L1	(2) #5 CONT BOTT.	#5 AT 16" OC	24"

207 MASONRY LINTEL DETAIL NTS



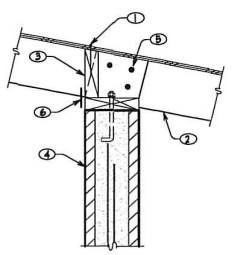
1. LINTEL PER PLAN
2. VERT JAMB REINFORCING IN GROUTED CELL TO MATCH VERT WALL REINFORCING OR SPECIAL REINFORCING WHERE NOTED. EXTEND VERT REINFORCING FULL HEIGHT OF WALL
3. 16 IN SOLID GROUTED BOND BEAM AT BOTTOM OF OPENING.
4. BEND BARS VERTICALLY AT CORNERS OR OTHER INTERFERENCE

203 (ELEVATION) TYPICAL OPENING AT MASONRY WALL NTS



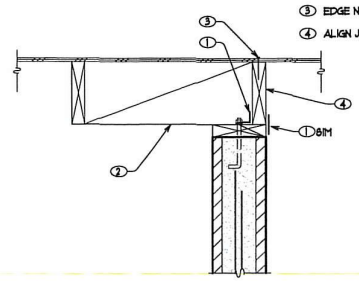
1. POST PER PLAN, TYP
2. (2) #4 EW BOTT. USE 4500 PSI CONC. TYPE V CEMENT W/C RATIO = .45
3. CB44 POST BASE

102 NEW COLUMN FOOTING NTS



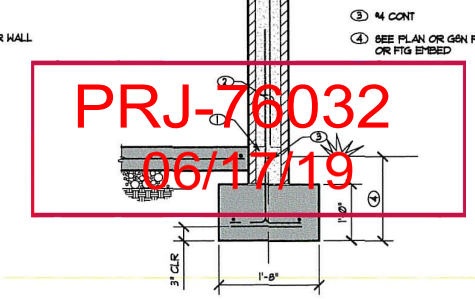
1. EDGE NAILING
2. LAP WOOD JOISTS PER PLAN. NOTCH OVER WALL. DO NOT OVER CUT
3. SOLID 2X BLOCKING
4. NEW 8" WIDE MASONRY WALL
5. (3) 16d COMMON NAILS
6. SHEAR TRANSFER BY ONE OF 2 OPTIONS UNLESS NOTED OTHERWISE ON PLANS
   A. SIMPSON A35 AT 24" OC BEND AS REQUIRED. (2)A35 AT 48" OC WHERE FLAT BLOCK FOR VENTING IS USED
   B. PLACE BLOCK VERTICAL OVER TOP PLATE. (3)16d TOENAIL BLOCK TO PLATE. DO NOT USE FLAT VENT BLOCKING

206 WOOD JOISTS AT MASONRY WALL NTS



1. SIMPSON A35 AT 32" OC
2. BLOCKING BETWEEN JOIST AT 48" OC (1 BAY)
3. EDGE NAILING
4. ALIGN JOIST OVER WALL

202 WOOD JOIST AT MASONRY WALL NTS



1. GROUT SOLID BELOW GRADE
2. DOWEL TO MATCH AND LAP VERT REINFORCING. ALTERNATE BENDS
3. #4 CONT
4. SEE PLAN OR G6N FOR TOF OR FTG EMBED

101 MASONRY WALL AT CONT FOOTING NTS

PRJ-76032
06/17/19

SANCHEZ CIVIL ENGINEERING
7844 SOARING BROOKS ST.
LAS VEGAS, NV 89131
#702.340.7927

ENGINEER

CONSULTANT

NEW CASITA/GARAGE

CLIENT:
ANTHONY & KIM GIROD
6880 UNICORN STREET
LAS VEGAS, NV 89131

PROJECT:
125-24-602-010
6880 UNICORN
STREET
LAS VEGAS, NV 89131

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PROJECT NO#:	2813
DRAWN BY:	DRC
CHECKED BY:	LJB
DWG FILE NO#:	S0

REV	DATE	DESCRIPTION

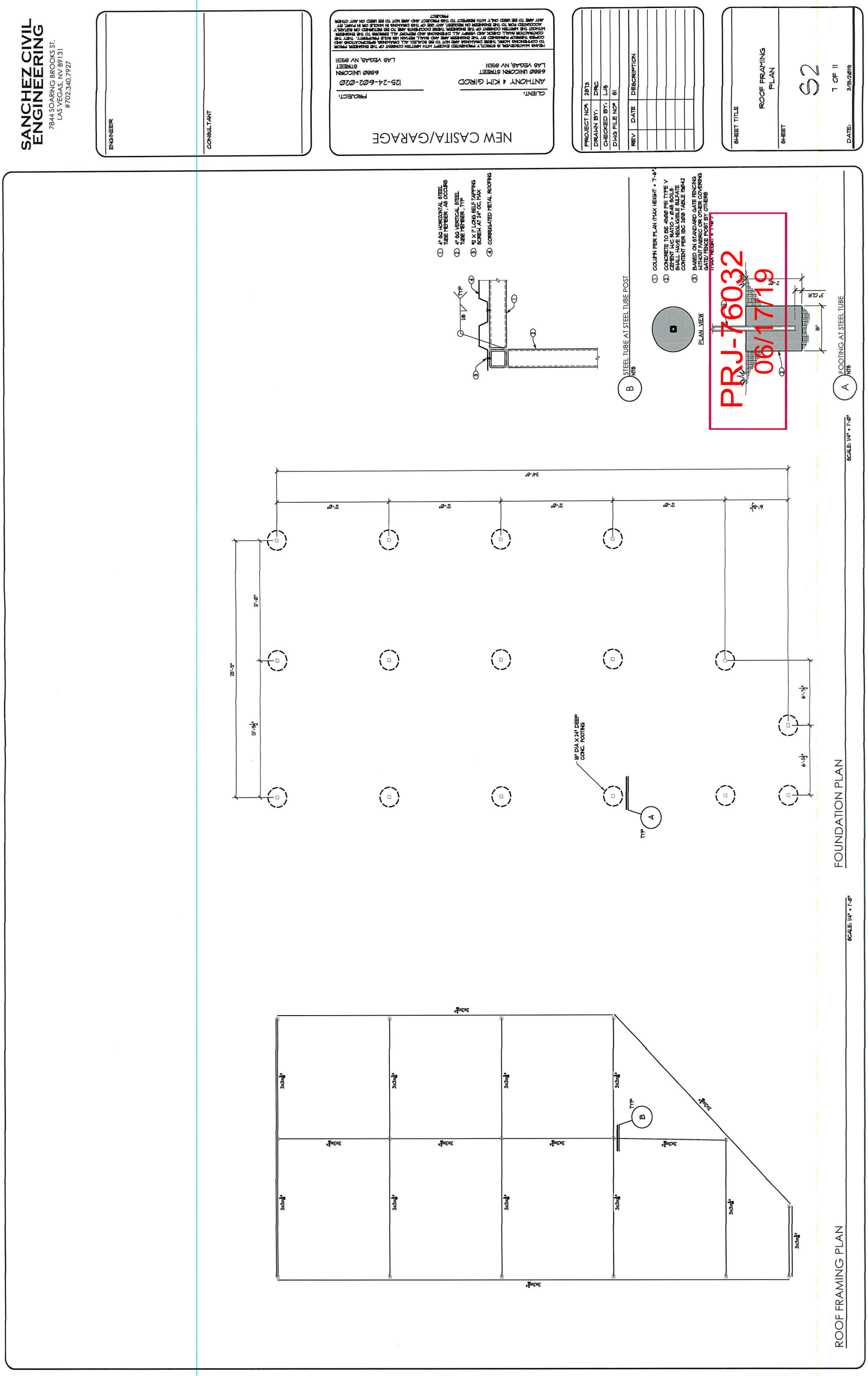
SHEET TITLE
ELEVATIONS

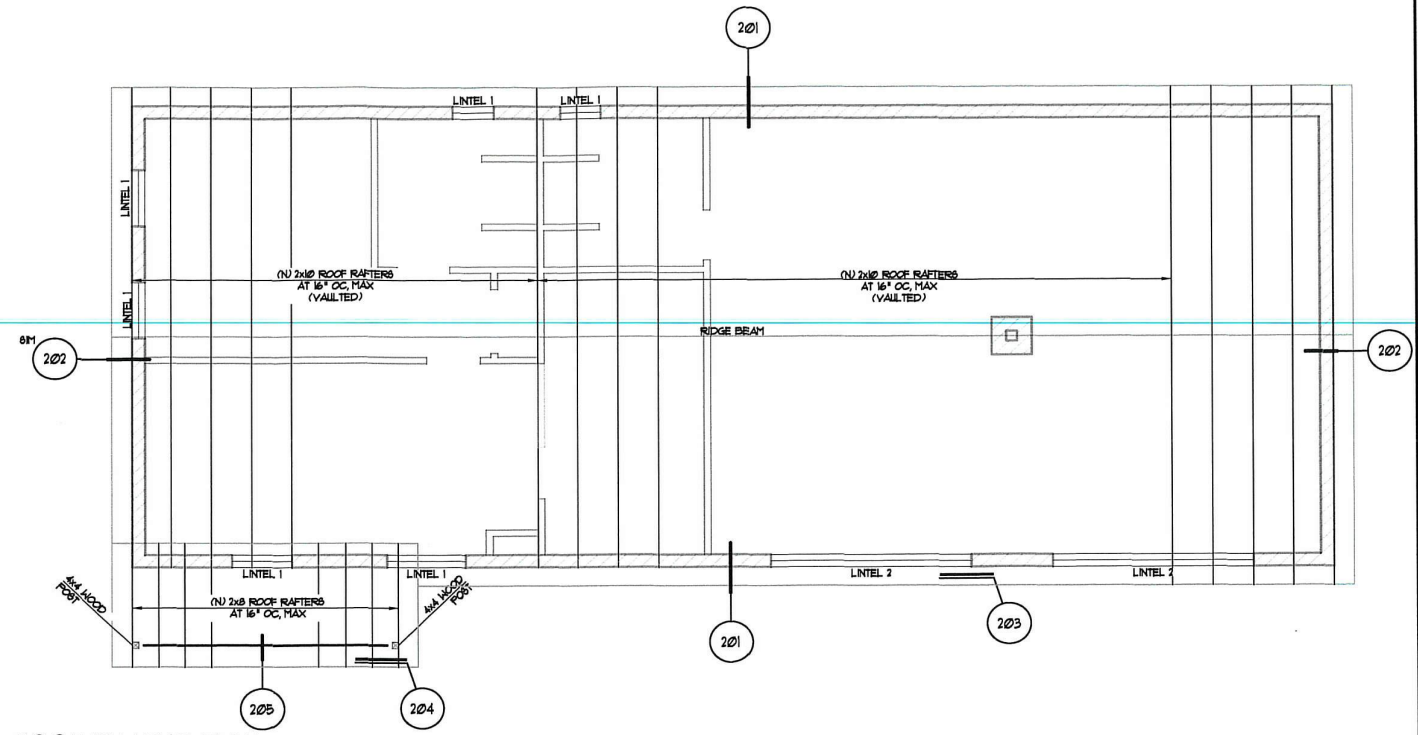
SHEET
S0

5 OF 11

DATE: 3/15/2019

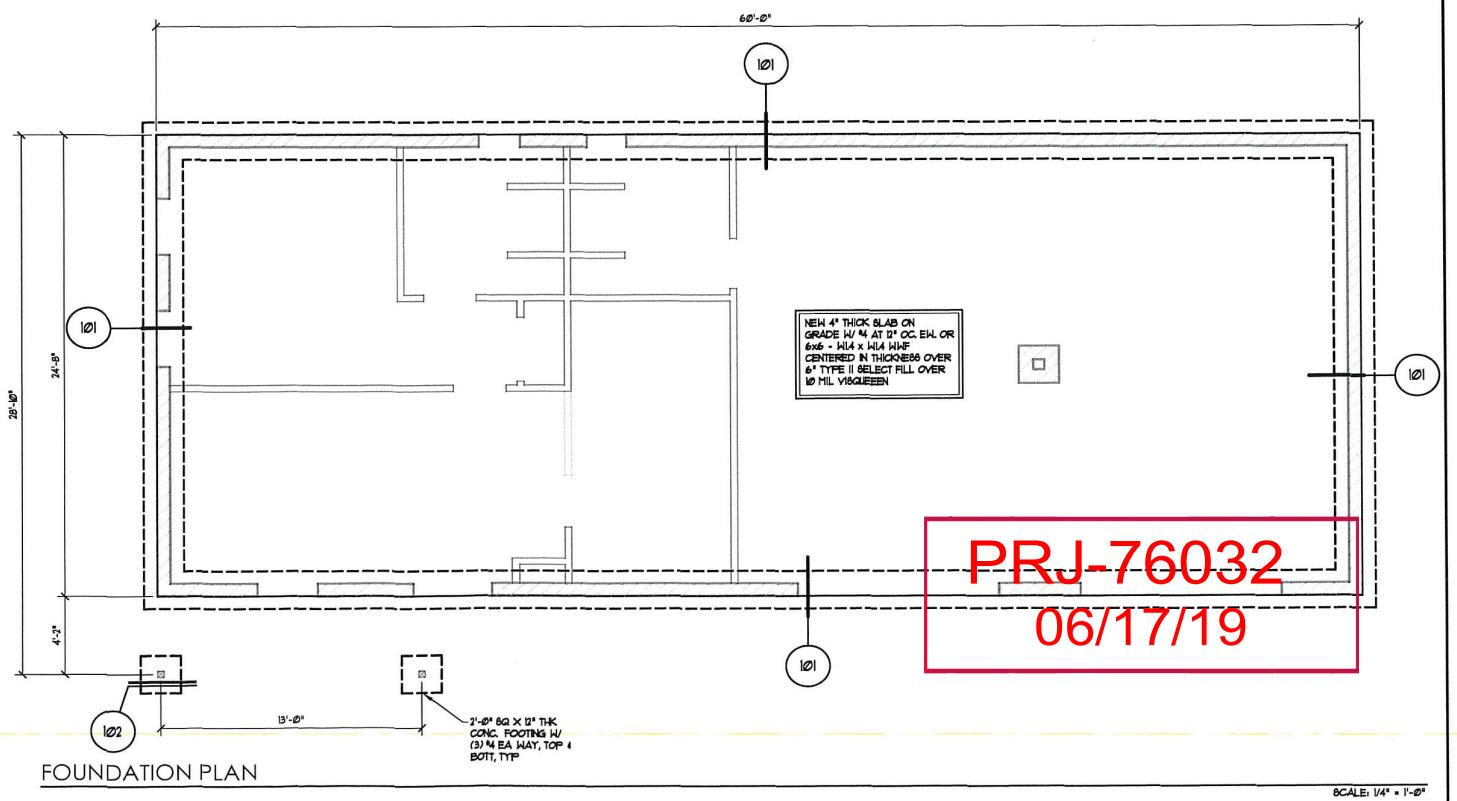
Planning Commission - Page 784


SANCHEZ CIVIL ENGINEERING
7844 SOARING BROOKS ST.
LAS VEGAS, NV 89131
#702.340.7927
ENGINEER
CONSULTANT
NEW CASITA/GARAGE
CLIENT:
ANTHONY & KIM GIROD
6880 UNICORN STREET
LAS VEGAS, NV 89131
PROJECT:
125-24-602-020
6880 UNICORN STREET
LAS VEGAS, NV 89131
PROJECT NO: 2873
DRAWN BY: DRC
CHECKED BY: LJS
DWG FILE NO: 81
REV
DATE
DESCRIPTION
SHEET TITLE
ROOF FRAMING PLAN
SHEET
S2
1 OF 11
DATE: 3/15/2019
STEEL TUBE AT STEEL TUBE POST
PLAN VIEW
FOOTING AT STEEL TUBE
PRJ-76032
06/17/19
FOUNDATION PLAN
ROOF FRAMING PLAN



ROOF FRAMING PLAN

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



FOUNDATION PLAN

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

PRJ-76032
06/17/19

SANCHEZ CIVIL ENGINEERING
7844 SOARING BROOKS ST.
LAS VEGAS, NV 89131
#702.340.7927

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6880 UNICORN STREET
LAS VEGAS, NV 89131

PROJECT NO:	2873
DRAWN BY:	DRC
CHECKED BY:	LJB
DWG FILE NO:	81

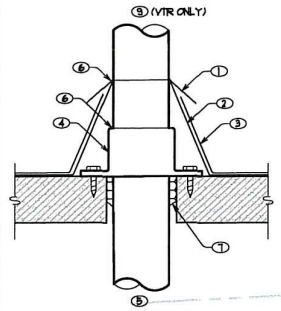
REV	DATE	DESCRIPTION

SHEET TITLE
FOUNDATION
ROOF FRAMING
PLAN

SHEET
S1
6 OF 11

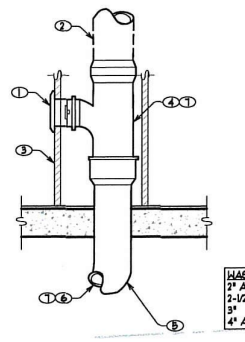
DATE: 3/15/2019

THESE DRAWINGS ARE WRITTEN DOCUMENTS OF THE ENGINEER, PREPARED FOR THE SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER PROJECT. THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS, SPECIFICATIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE ANY ENGINEERING OR CONSTRUCTION IS STARTED. ALL DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL CHECK AND REVIEW ALL SHOP DRAWINGS AND SUBMIT THEM TO THE ENGINEER FOR REVIEW. ANY USE OF THESE DRAWINGS IN ANGLE OR IN PART BY ANY CONTRACTOR OR SUBCONTRACTOR WITHOUT THE ENGINEER'S REVIEW AND ACCEPTANCE PRIOR TO THE ENGINEER'S REVIEW,



① COUNTER FLASHING
② CONICAL FLASHING
③ FLASHING (BY G.C.)
④ PIPE SUPPORT COLLAR-ANCHOR TO ROOF STRUCTURE
⑤ SEE FLOOR PLANS FOR CONT.
⑥ 100% MILDEW-RESISTANT SILICONE SEALANT OR EQUAL
⑦ SEAL ANNULAR SPACE WITH MINERAL WOOL OR EQUAL
⑧ THIS DETAIL IS APPLICABLE FOR:
•VENT-THRU-ROOF (VTR)
•CONDENSATE DRAIN
•GAS LINE
•SEE PLANS FOR ADD. PIPE PENETRATION APPLICATIONS
⑨ VTR SHALL EXTEND MIN.6" ABV ROOF SURFACE

NO PIPE-ROOF PENETRATION
1-1/2" = 1'-0"

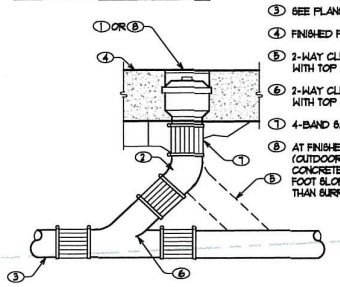


① CHROME WALLCOVER & SCREW
② MAY EXTEND AS A WASTE OR VENT. (USING APPROVED SANITARY FITTINGS ONLY)
③ WOOD STUD WALL
④ PLUGGED TEE W/ CLEANOUT
⑤ 1/8" SANITARY SEWER BEND
⑥ SEE PLANS FOR SIZE
⑦ CAST IRON WASTE/VENT SHOWN. SEE SPECS FOR ADDITIONAL ALLOWABLE MATERIALS

WASTE SIZE	CLEAN-OUT SIZE
2" AND LESS	1-1/2"
2-1/2" - 3"	1-1/2"
3"	2-1/2"
4" AND MORE	3-1/2"

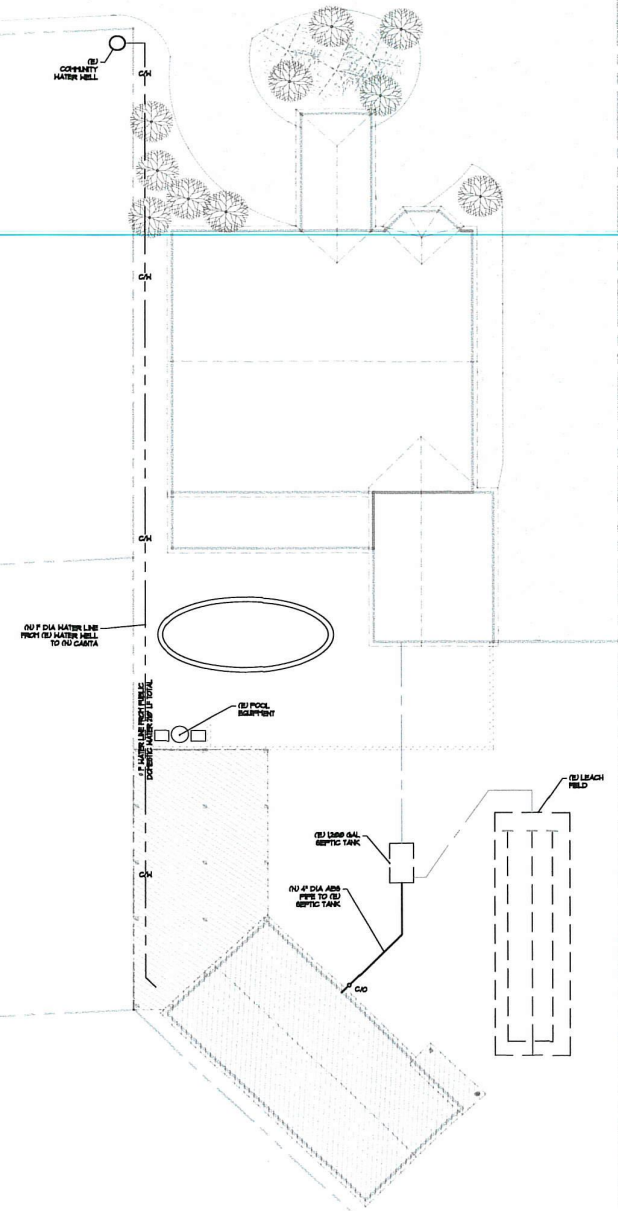
NO WALL CLEAN-OUT DETAIL
1-1/2" = 1'-0"

WASTE SIZE	CLEAN-OUT SIZE
2" AND LESS	1-1/2"
2-1/2" - 3"	1-1/2"
3"	2-1/2"
4" AND MORE	3-1/2"



① ADJUSTABLE CLEANOUT AND ACCESS COVER. TOP OF COVER TO BE FLUSH WITH TOP OF FIN. FLOOR/GRADE
② 1/8" C.I. BEND
③ SEE PLANS FOR SIZE AND MATERIAL
④ FINISHED FLOOR/GRADE LINE
⑤ 2-WAY CLEANOUT WITH TOP OF FIN. FLOOR/GRADE
⑥ 2-WAY CLEANOUT WITH TOP OF FIN. FLOOR/GRADE
⑦ 4-BAND S.S. CLAMP COUPLING
⑧ AT FINISHED SOIL OR GRAVEL GRADES (OUTDOORS) PROVIDE 2' ± (O.A.) CONCRETE APRON WITH MIN 1/4" PER FOOT SLOPE. TOP SHALL BE HIGHER THAN SURROUNDING GRADE.

NO GRADE CLEAN-OUT DETAIL
1-1/2" = 1'-0"



SITE PLAN-PLUMBING LAYOUT PLAN

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

PLUMBING MATERIALS

1. PLUMBING FIXTURES SHALL BE AS SCHEDULED ON PLANS. EQUIPMENT BY OTHERS SHALL BE ROUGHED-IN, AND FINAL CONNECTIONS MADE.
2. PIPING MATERIALS:
   a.) DOMESTIC WATER PIPING ABOVE GRADE:
      1. COPPER TUBING: ASTM B-88, TYPE "L", HARD DRAWN FITTINGS: ASME B16.18 CAST COPPER ALLOY SOLDER JOINT PRESSURE FITTINGS OR WROUGHT COPPER AND COPPER ALLOY SOLDER JOINT PRESSURE FITTINGS ASME B16.22. SOLDER AND FLUXES SHALL BE LEAD-FREE.
   b.) SANITARY SEWER AND VENT: ABS-DWV OR PVC-DWV WHERE PROHIBITED BY CODE OR BUILDING TYPE, PLASTIC PIPING SHALL NOT BE USED.
      2. ABC PIPING SHALL COMPLY WITH ASTM D2261-96 OR D2751-96, JOINTS: SOLVENT WELD. ASTM D2235-96a.
      3. PVC PIPING SHALL COMPLY WITH ASTM D2665-97a, JOINTS: SOLVENT WELD ASTM D2564-96a.
   c.) CONDENSATE AND INDIRECT DRAINS:
      1. COPPER TUBING: ASTM B306, DWV. FITTINGS: ASME 16.23 CAST BRONZE, OR ASME b16.29, WROUGHT COPPER, JOINTS: ASTM b32, SOLDER GRADE 50b. (1) WHERE BRANCH DRAINS ARE SMALLER THAN AVAILABLE SIZES IN DWV, USE ASTM B88, TYPE M COPPER TUBING.
   d.) GAS PIPING SHALL BE SCHEDULE 40 STEEL SCREWED OR WELDED FITTINGS, AND/OR CORRUGATED STAINLESS-STEEL TUBING (CSST) BY GASTITE, GAS LINES BELOW GRADE SHALL BE POLYETHYLENE TUBING BY GASTITE, AND INSTALLED IN A PVC CONDUIT, MIN 1Sx LARGER THAN THE PIPE SO AS TO BE REMOVABLE.
3. VALVES AND PIPING SPECIALTIES SHALL BE PROVIDED AS FOLLOWS:
   a.) BALL VALVES SHALL BE 2-PIECE BRASS OR BRONZE BODY WITH STAINLESS STEEL BALL, TFE SEAT, AND LEVER OPERATOR FOR SCREWED OR SOLDERED CONNECTION BY NIBCO. PROVIDE LEVER ARM EXTENSION TO CLEAR INSULATION ON ALL PIPING TYPES.
   b.) ESCUTCHEONS SHALL BE CHROME PLATED BRASS OR STAINLESS STEEL.
   c.) WATER ANGLE STOPS SHALL BE CHROME PLATED BRASS BODY WITH PROFLO PF/FPH SERIES.
4. INSULATE ALL DOMESTIC HOT AND RECIRCULATING WATER PIPING WITH MIN. ½"-INCH THICK MOLDED FIBERGLASS WITH FACTORY JACKET HAVING SELF SEALING LAPS. AT PIP SUPPORTS, PROVIDE WOOD DOWEL OR CALCIUM SILICATE INSERTS AND 16 GA. GALVANIZED STEEL SADDLES, 12 INCHES LONG, OR B-LINE FIG. B3151 INSULATION PROTECTION SHIELD WITH " LOC" TABS.
5. PIPE HANGERS SHALL B-LINE FIG. B3100 OR EQUIVALENT PIPE HANGER WITH MAXIMUM SPACING OF SIX FEET FOR ½"-INCH SIZE, EIGHT FEET FOR UP TO 2-INCH SIZE, AND TEN FEET FOR 1-1/4" INCH OR LARGER. PROVIDE DIELECTRIC SPACERS FOR USE WITH COPPER PIPING.

GENERAL PLUMBING NOTES

1. THE WORK INCLUDED CONSISTS OF FURNISHING LABOR, MATERIALS AND EQUIPMENT FOR THE INSTALLATION AND PLACING INTO OPERATION A COMPLETE, BALANCED AND OPERABLE PLUMBING SYSTEM AS SPECIFIED AND SHOWN, INCLUDING, BUT NOT LIMITED TO, PLUMBING EQUIPMENT PIPING, CONTROLS, VALVES, AND ACCESSORIES, EXCEPT AS OTHERWISE NOTED.
2. ENTIRE INSTALLATION SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH THE ADAPTED VERSIONS OF 2018 UPC, UMC, IBC, AND 2011 NEC, WITH LOCALLY ADOPTED AMENDMENTS. NO WORK INDICATED ON DRAWINGS OR SPECIFICATIONS SHALL BE PERFORMED WITHOUT PLAN CHECK APPROVAL AND VALID PERMITS.
3. THE CONTRACTOR SHALL GUARANTEE THE COMPLETE WORK FOR A PERIOD OF ONE YEAR. THE CONTRACTOR SHALL REPAIR OR REPLACE ANDY DEFECTIVE ITEM(S) WITHIN ONE (1) YEAR FROM THE WORK WAS SUBSTANTIALLY COMPLETED AND PLACED INTO OPERATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, AND INSPECTIONS REQUIRED TO COMPLETE THE MECHANICAL WORK.
5. DESIGN DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED ONLY TO DEFINE THE BASIC FUNCTIONS REQUIRED. PROVIDE LABOR, MATERIAL, ETC., NECESSARY TO ACCOMPLISH THESE REQUIREMENTS. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK INCLUDED. HOWEVER, NO CHANGES THAT AFTER THE CHARACTER OF THE WORK WILL BE PERMITTED.
6. DO NOT SCALE THE DESIGN DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING TO COMPLETE THE INSTALLATION OF THE MECHANICAL WORK. ALL EXPOSED FINISHED AREAS THAT ARE DAMAGED AS A RESULT OF THIS WORK SHALL BE REFINISHED.
8. ALL CONSTRUCTION SITES SHALL BE PROPERLY PROTECTED WITH BARRICADES, WARNING FLAGS, FENCING, AND LIGHTS AS REQUIRED BY OSHA AND STATE REQUIREMENTS. PROVIDE SHORING, BRACING, AND ACCESS LADDERS. CONTRACTOR SHALL RETAIN A CONSTRUCTION ENGINEER WHENEVER DEEMED NECESSARY TO ENHANCE THIS CONSTRUCTION ENVIRONMENT.
9. ALL UTILITY SHUT-DOWNS SHALL BE SCHEDULE AT LEAST (2) DAYS IN ADVANCE WITH THE OWNER.
10. SHOP DRAWINGS AND PROPOSED MATERIAL LISTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AT LEAST TWENTY (20) DAYS PRIOR TO THE START OF WORK.
11. IF THE CONTRACTOR'S USE OF SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS OF INSTALLATIONS REQUIRES ANY CHANGES IN OTHER TRADE(S) WORK FROM THAT SHOWN ON THE DRAWINGS, THE EXTRA COST OF THE OTHER TRADE(S) WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INITIATING THE SUBSTITUTION.
12. CONTRACTOR SHALL SUPPORT ALL SUBSTITUTION REQUEST WITH SUFFICIENT INFORMATION/TEST DATA TO PERMIT THE ENGINEER TO EXAMINE THE MERITS OF THE PROPOSED SUBSTITUTION. INSUFFICIENT SUBMITTAL DATA WILL RESULT IN REJECTION. ANY ITEM BY A MANUFACTURER OTHER THAN THOSE SPECIFIED, OR OF BRAND NAME OR MODEL NUMBER, OR OF GENERIC SPECIES OTHER THAN THOSE SPECIFIED, WILL BE CONSIDERED A SUBSTITUTION. ENGINEER WILL BE THE SOLE JUDGE OF WHETHER OR NOT THE SUBSTITUTION IS EQUAL IN EQUALITY, UTILITY AND ECONOMY TO THAT SPECIFIED.
13. THE CONTRACTOR SHALL SUBMIT TWO (2) COMPLETE SETS OF AS-BUILT DRAWINGS, OPERATION/MAINTENANCE MANUALS TO THE OWNER AS PERMANENT RECORDS OF SUCCESSFUL COMPLETION OF WORK, BEFORE FINAL PAYMENT CAN BE APPROVED BY THE OWNER(S) REPRESENTATIVE.

PRJ-76032
06/17/19

ENGINEER

CONSULTANT

NEW CASITA/GARAGE

PROJECT:
125-24-6.02-0210
6880 W. ICORN STREET
LAS VEGAS, NV 89131

CLIENT:
ANTHONY + KIM GIROD
6880 W. ICORN STREET
LAS VEGAS, NV 89131

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PROJECT NO:	2813
DRAWN BY:	DRC
CHECKED BY:	LJB
DWG FILE NO:	P2

REV	DATE	DESCRIPTION

SHEET TITLE

DOMESTIC WATER
SANITARY SEWER
PLAN

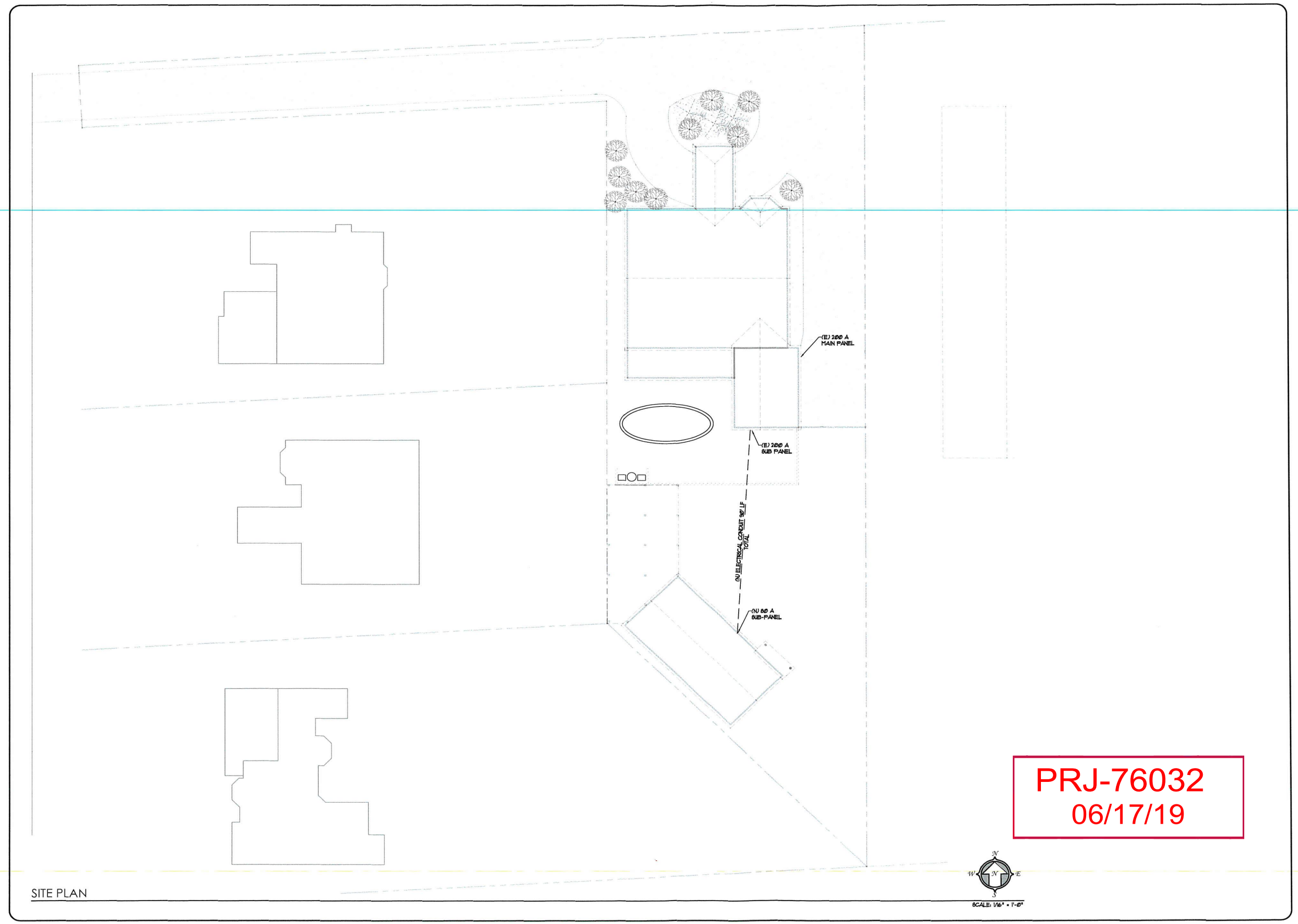
SHEET

P0

8 OF 11

DATE: 3/18/2019

Planning Commission - Page 787



SITE PLAN

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

PRJ-76032
06/17/19

ENGINEER

CONSULTANT

NEW CASITA/GARAGE

PROJECT:
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6880 LINCOLN
STREET
LAS VEGAS, NV 89131

CLIENT:
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LAS VEGAS, NV 89131

PROJECT NO:	2873
DRAWN BY:	DRC
CHECKED BY:	LJB
DWG FILE NO:	E0

REV	DATE	DESCRIPTION

SHEET TITLE
ELECTRICAL
SITE PLAN

SHEET
E0
10 OF 11

DATE: 3/19/2019

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Planning Commission - Page 788<

Planning Commission - Page 789

ELECTRICAL LOAD CALCULATIONS

CASITA (100 A)	
TYPE	CASITA
GENERAL LIGHT (864 SQ. FT. X 3 VA/SQ FT.)	2,592 VA (A)
SMALL APPLIANCE (1500 VA EACH-MINIMUM 2)	3,000 VA (B)
LAUNDRY CIRCUIT	1,500 VA (C)
TOTAL.. (ADD LINES A-C)	7,092 VA
FIRST 3000 VA 100%	3,000 VA (D)
3001-12,000 @ 35% (TOTAL VA-3000 = 4,092 X 35	1,432 VA (E)
TOTAL GENERAL LOAD.. (ADD LINES D & E)	4,432 VA (1)
WATER HEATER (4500 VA+)	4500
DISHWASHER (1500 VA+)	1500
GARBAGE DISPOSAL (960 VA+)	960
MICROWAVE (1500 VA+)	1500 VA
TOTAL FASTENED IN PLACE APPLIANCE LOAD OR 75% OF TOTAL IF FOUR OR MORE (12,840)	6,345VA (2)
ITEMS BELOW ARE NOT CONSIDERED FASTENED IN PLACE APPLIANCES	
RANGE (8,000 VA+) GAS	0 VA (3)
DRYER (5,000 VA+) GAS	5,000 VA (4)
AIR CONDITIONER (12000 VA+/TON) 2 TON	4,000 VA (5)
OTHER (VA+)	VA (6)
OTHER (VA+)	VA (7)
OTHER (VA+)	VA (8)
25% OF LARGEST MOTOR LOAD	1,586 VA (9)
TOTAL LOAD..(ADD LINES 1-9)	21,363 VA
SERVICE RATE (TOTAL VA/240 VOLTS)	89 AMPS
TOTAL SERVICE SIZE OF (NEW CASITA)	100 A

1. COMMON RATING- CAN USE ACTUAL NAME PLATE RATING OF APPLIANCES IF KNOWN

TABLE A (IF APPLICABLE)

FEEDER SIZE	3 #, 1 #6 GND
CONDUCTOR TYPE	COPPER 600V
PIPE SIZE	1-2" PVC (UNDER GROUD)
TOTAL LENGTH	3 #, 1 #6 GND

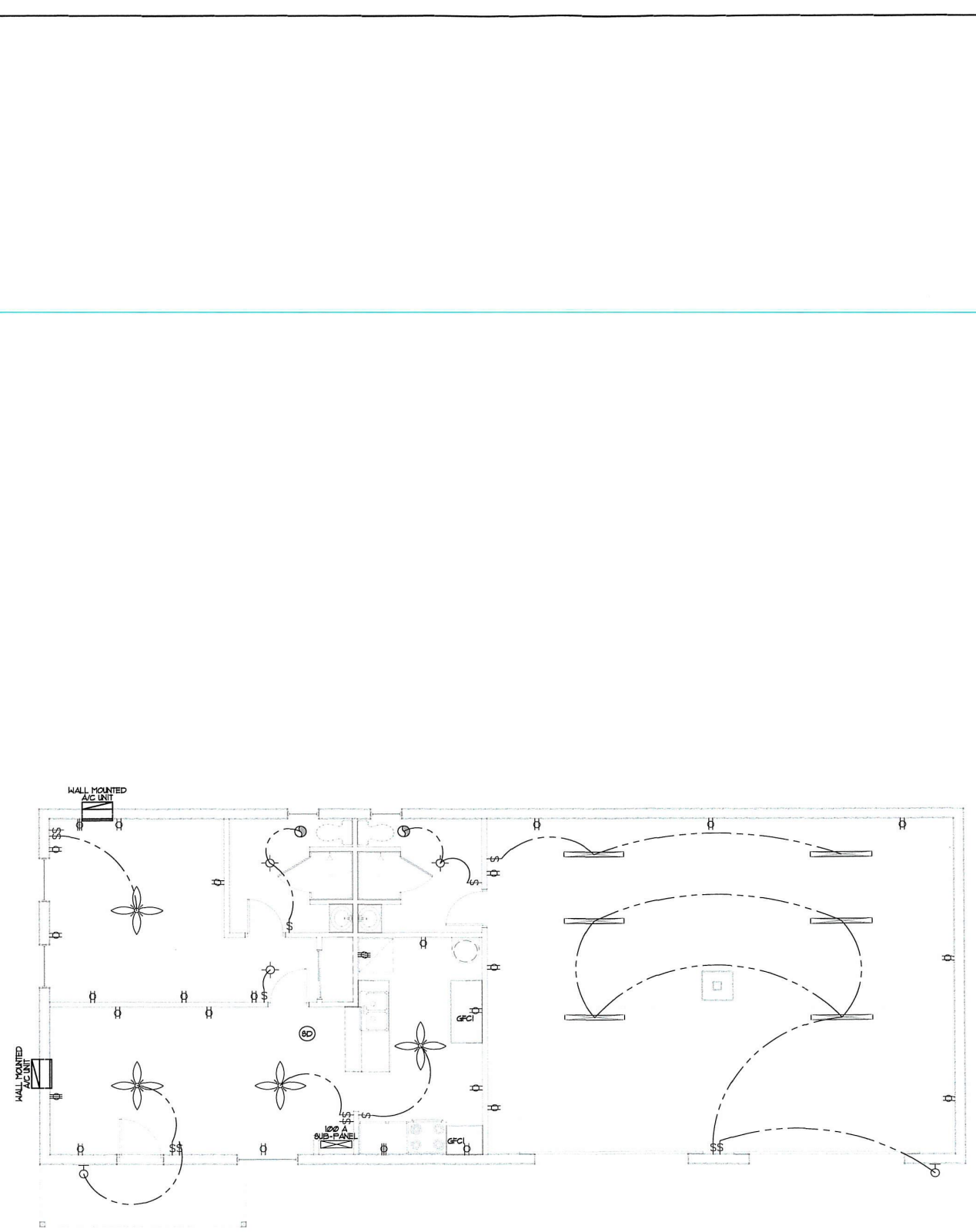
ELECTRICAL NOTES

1. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.%NEC ARTICLE 210.12(A)%
2. ALL SMOKE DETECTORS SHALL BE HARD WIRED. HAVE BATTERY BACK UP AND BE INTERCONNECTED SO THAT AN ALARM SOUNDED IN ONE WILL SOUND IN ALL OTHERS.
3. CONCRETE ENCASED GROUNDING ELECTRODE REQUIRED AS DESCRIBED IN ARTICLE 250.52(A)(3) SHALL BE REQUIRED FOR NEW BUILDING AND STRUCTURES THAT ARE SUPPLIED WITH ELECTRICAL POWER AND HAVE CONCRETE FOOTINGS OR FOUNDATIONS.
4. ALL RECEPTACLES SPECIFIED IN NEC CODE 210.52 THAT ARE NON-LOCKING SHALL BE TAMPER-RESISTANT RECEPTACLES (NEC406.12)
5. A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS (IECC 404.1)
6. RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURE HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. A WALL SPACE SHALL INCLUDE ANY SPACE 2 FEET OF MORE WIDTH.
7. ALL LUMINARIES PERMITTED TO BE INSTALLED WITHIN A ZONE MEASURE 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE PROTECTED AND IN CGCI CIRCUIT.

PLANNING 06/17/19

ELECTRICAL LEGEND

- $ — LIGHT SWITCH
- — WALL MOUNTED LIGHT FIXTURE
- SD — SMOKE DECTECTOR
- — CEILING FAN W/ LIGHT, UNO
- — CEILING LIGHT FIXTURE
- CM — CARBON MONOXIDE
- — ELECTRICAL OUTLET
- — GFCI OUTLET
- — GFCI OUTLET
- — EXHAUST FAN
- — DISCONNECT
- — RECESSED CAN LIGHTING
- — CHANGE OVER



ELECTRICAL PLAN

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

ENGINEER

CONSULTANT

NEW CASITA/GARAGE

CLIENT:
ANTHONY & KIM GIROD
6880 UNICORN STREET
LAS VEGAS, NV 89131

PROJECT:
175-24-602-010
6880 UNICORN STREET
LAS VEGAS, NV 89131

THESE DRAWINGS ARE STRICTLY PROHIBITED EXCEPT IN RELATION TO CONSTRUCTION OR RENOVATION OF THE BUILDING FOR WHICH THEY WERE PREPARED AND COPYRIGHT PROTECTION IS CLAIMED BY THE ARCHITECT. ALL RIGHTS RESERVED. ANY REPRODUCTION, PUBLICATION OR USE OF THESE DRAWINGS IN WHOLE OR IN PART, BY ANY METHOD, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ANY USE OF THIS DRAWING

PLUMBING FIXTURE SCHEDULE

TAG	TYPE	COLD/HOT WATER		SANITARY WASTE		TRAP	V	TAG	NOTES
		SIZE	FU	SIZE	FU	SIZE	SIZE		
WC-1	WATER CLOSET	1/2	2.5	3	3.0	INT	2	WC-1	FLOOR MOUNTED, FLUSH TANK, 1.6 GPF, BY AMERICAN STANDARD OR EQUAL
L-1	LAVATORY	1/2	1.0	1-1/2	1.0	1-1/4 X 1-1/2	1-1/4	L-1	COUNTER-MOUNTED, VIT. CHINA/PORCELAIN, BY AMERICAN STANDARD OR EQUAL
SH-1	SHOWER	3/4	2.0	2	2.0	2	1-1/2	SH-1	ASSE 1016 COMPLIANT SHOWER VALVE, SHOWER DRAIN BY AMERICAN STANDARD OR EQUAL. TRIM BY OTHERS
BT-1	BATHTUB	3/4	4.0	2	2.0	2	1-1/2	BT-1	ASSE 1016 COMPLIANT SHOWER VALVE, TUB SPOUT, TUB DRAIN BY AMERICAN STANDARD OR EQUAL. TRIM BY OTHERS.
S-1	SINK	3/4	1.5	2	2.0	1-1/2	1-1/2	S-1	SELF RIM SINK BY AMERICAN STANDARD, FAUCET BY OTHERS

EXECUTION

1. INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER RECOMMENDED INSTALLATION PROCEDURES AND LISTING(S).
2. PERFORM WORK IN ACCORDANCE WITH THE BEST TRADE PRACTICES. INSTALL MATERIALS AND EQUIPMENT LINES. PROVIDE RIGID PERMANENT BASES AND SUPPORT FOR WORK. CONSTRUCT AND BRACE EQUIPMENT, PIPING ETC. SO THAT THERE WILL BE NO VIBRATION AND OR RATTLING WHEN THE SYSTEM IS IN OPERATION.
3. ALL PIPING SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE ONLY, (NOT FROM OTHER PIPING OR AIR CONDITIONING DUCTWORK)
4. HOLD PIPING TIGHT TO UNDERSIDE OF STRUCTURE ABOVE TO MAXIMIZE FREE SPACE IN CEILING OR CEILING PLENUM. COORDINATE LOCATION OF PIPING TO AVOID CREATING INTERFERENCES WITH OTHER TRADES SUCH AS FIRE PROTECTION, ELECTRICAL, LIGHT, ETC.
5. PROVIDE HANGERS TO SUPPORT PLUMBING AND EQUIPMENT. DUCT AND PIPE HANGER CONSTRUCTION, MATERIALS ATTACHMENT TO THE STRUCTURE, AND OVERALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE ADOPTED CODES.
6. SANITARY SEWERS BELOW GRADE: LAY PIPING AT UNIFORM SLOPE. MAKE JOINTS CLOSE AND SQUARE; COMPACT TRENCHES PRIOR TO LAYING PIPING.
7. PROVIDE REQUIRED CLEANOUTS AS SHOWN ON DRAWINGS AND/OR, PER APPLICABLE SECTIONS OF ADOPTED PLUMBING CODE, WHICHEVER IS MOST STRINGENT.
8. MAINTAIN OCCUPANCY AND FIRE-WALL SEPARATION INTEGRITY AS REQUIRED, REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF FIRE-WALLS, FIRE RATE WALLS, FLOORS AND CEILING AND DETAILS OF CONSTRUCTION. PROVIDE ALL NECESSARY AHJ APPROVED LISTED FIRE PROOFING PENETRATIONS, SLEEVES, CAULKING, DETAILS OR ASSEMBLIES.
9. TEST PLUMBING SYSTEMS IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC. APPLICABLE FOR ALL DOMESTIC HOT/COLD WATER, SANITARY SEWER/VENT, AND GAS PIPING, TESTS SHALL BE REPEATED UNTIL SYSTEMS PASS.
10. DISINFECT ALL DOMESTIC WATER PIPING SYSTEMS IN STRICT CONFORMANCE WITH THE ADOPTED PLUMBING CODES, STATE REQUIREMENTS, OR AWWA STANDARDS, WHICHEVER IS MOST STRINGENT.
11. AT THE COMPLETION OF THE WORK , ALL FIXTURES, VALVES, PIPES, AND FITTINGS SHALL BE THOROUGHLY CLEANED AND READY FOR PAINT (AS APPLICABLE). LABEL VALVES AND SPECIALTIES, ETC., WHETHER EXPOSED OR CONCEALED, PER OSHA AND ANSI REGULATIONS. IDENTIFY PIPE WITH "BRADY-PERMA" CODE PIPE TAPE OR EQUAL INDICATING SIZE, SERVICE AND FLOW DIRECTIONS. PROVIDE PERMANENTLY ATTACHED LAMINATED PHENOLIC NAMEPLATES WITH BEVELED EDGES AND WHITE LETTERS ON BLACK BACKGROUND, ON ALL EQUIPMENT PER SCHEDULE ID.

UTILITIES SCHEDULE

UTILITY	WATER	SEWER	GAS
TOTAL CFH			
FIXTURE UNITS	18.5	15	
EQUIV. (GPM)	15		
MISC. (GPM)	0		
TOTAL (GPM)	15		
METER SIZE (IN)	EXIST 3/4		
BLDG. SEWER (IN)		4"	

QTY	PLUMBING GROUPS	WSFU	DFU
1	*3 BATHROOM GROUPS	9	9
1	EXISTING BAR SINK	1	1
1	EXISTING KITCHEN GROUP	2	2
1	EXISTING LAUNDRY GROUP	3	3
1	EXISTING HOSE BIBB	2.5	-
1	EXISTING ADDITIONAL HOSE BIBB	1	-
TOTAL		18.5	15

NOTES:

1. TWO EXISTING BATHROOM GROUPS AND ONE NEW BATH GROUP

WATER SIZING TABLE

(ALL PRESSURES & LOSSES IN PSI)		NOTES
DAILY MIN. STREET WATER PRESSURE	40.0	PER LVWD
RPPA PRESSURE LOSS	10.0	-.-
WATER METER PRESSURE LOSS	3.0	-.-
REGULATOR FALL-OFF PRESSURE LOSS	0.0	-.-
DESIGN WATER PRESSURE AT SITE ENTRANCE	37.0	-.-
RESIDUAL PRESSURE AT FARTHEST FIXTURE	15.0	-.-
BUILDING HEIGHT (FT.)	12.0	-.-
LOSS DUE TO ELEVATION	5.2	-.-
TOTAL DEV. PIPING (METER TO FIX.) (FT.)	8.3	-.-
AVAILABLE PRESSURE FOR PIPE FRICTION	16.5	-.-
AVAILABLE FRICTION LOSS PER 100 FL. TOL	11.5	-.-
DESIGN FRICTION LOSS PER 100 FT TOL	12.0	-.-

PIPING SIZING SCHEDULE

NOMINAL PIPE DIAMETER	FIXTURE UNITS ALLOWED	
	FLUSH TANK	FLUSH VALVE
1/2"	4.0	-.-
3/4"	14.0	-.-
1"	31.0	-.-
1-1/4"	56.0	14

NOTES:

1. BASED UPON TYPE L COPPER PIPING MATL, AT DESIGN FRICTION LOSS SHOWN ABOVE.
2. COPPER AND ALLOY TUBING WATER VELOCITIES NOT TO EXCEED 8 FT/S(COLD), AND 5FT/S (HOT)
3. FORGOING SCHEDULES ARE NOT VALID FOR PLASTIC PIPING NOM. SIZES.

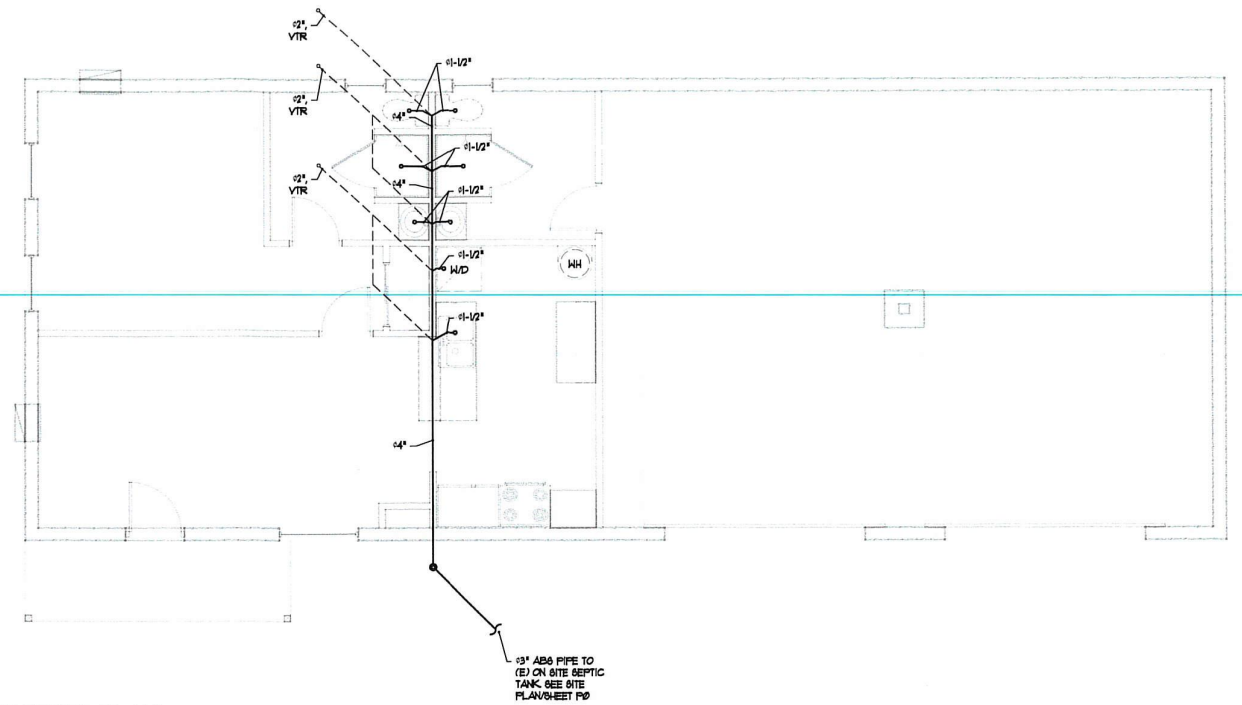
FIXTURE UNIT CALCULATIONS

(-)

WSFU CALCULATIONS & DRAINAGE LOAD (UPC 2018, TABLE 6103, '021, & TABLE C4.1)

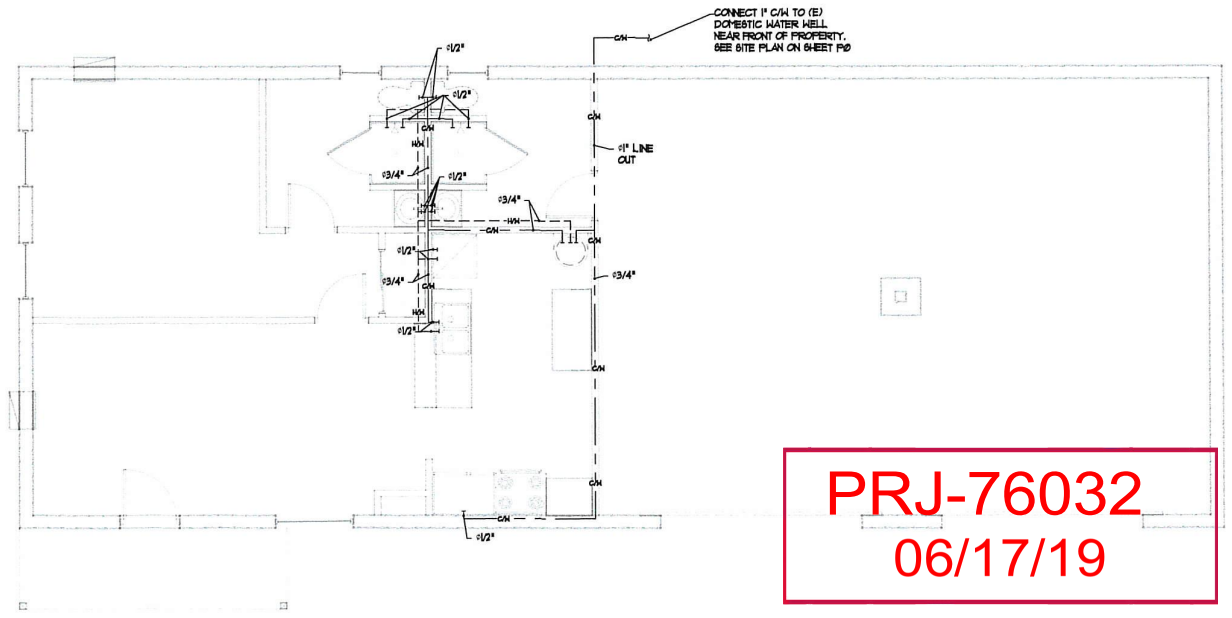
# OF FIXT.	FIXTURE TYPE	WATER		WASTE	
		UNITS	TOTAL	UNITS	TOTAL
-					
2	WATER CLOSET	2.5	5.0	3.0	6.0
2	VANITY	2.0	6.0	1.0	3.0
2	SHOWER	2.0	2.0	2.0	2.0
1	WASHER	4.0	4.0	2.0	2.0
1	KITCHEN SINK	1.5	1.5	2.0	2.0
SUB-TOTAL			18.5		15.0

SUB-TOTAL			-	-
TOTAL UNITS	WSFU	18.5	DFU	15.0



SANITARY SEWER PLAN

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



PRJ-76032
06/17/19

DOMESTIC WATER PLAN

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

ENGINEER

CONSULTANT

NEW CASITA/GARAGE

PROJECT:
125-24-6601-0110
6880 UNICORN
STREET
LAS VEGAS, NV 89131

CLIENT:
ANTHONY & KIM GIROD
6880 UNICORN STREET
LAS VEGAS, NV 89131

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PROJECT NO#:	2813
DRAWN BY:	DRC
CHECKED BY:	LJB
DWG FILE NO#:	P1

REV	DATE	DESCRIPTION

SHEET TITLE

DOMESTIC WATER
SANITARY SEWER
PLAN

SHEET

P1

9 OF 11

DATE: 3/15/2019

Planning Commission - Page 790



VAR-76816 [PRJ-76032] - VARIANCE RELATED TO SUP-76817 - APPLICANT/OWNER: ANTHONY GIROD
6880 UNICORN STREET

07/02/19

PLANNING:

WE WOULD LIKE TO APPLY FOR (2) VARIANCES:

1. WE HAVE BUILT A DETACHED CASITA 5' OFF THE REAR/SIDE PROPERTY LINE.

2. WE HAVE INSTALLED AN OPEN SHADE STRUCTURE (STEEL) 0' OFF THE SIDE PROPERTY LINE. CURRENTLY, WE HAVE SUPPORT OF ADJACENT NEIGHBOR.

WE ARE ASKING FOR FORGIVENESS FOR SUCH NOVS AND WANT TO RECTIFY SUCH ACCESSORY STRUCTURES WITH BLDG PERMITS. THE USE OF CASITA IS FOR FAMILY GUESTS AND WE DON'T HAVE ANY OTHER ROOM TO PLACE STORAGE/SHADE STRUCTURE. THIS IS MADE OUT OF NON-COMBUSTIBLE STEEL.

REGARDS.

PRJ-76032
06/17/19

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

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FIRST CLASS MAIL
U.S. Postage
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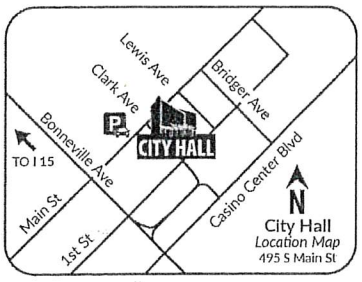
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76816 and SUP-76817 [PRJ-76032]

Planning Commission Meeting of **08/13/2019**

PRJ-76032
12524710055
BUGLEWICZ MICHAEL J & MARGARET S
6720 SYCAMORE VIEW ST
LAS VEGAS NV 89131-2757

Submitted after final agenda

37P
38P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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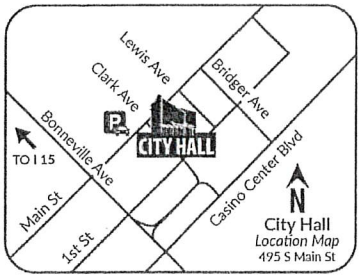
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76816 and SUP-76817 [PRJ-76032]

Planning Commission Meeting of **08/13/2019**

RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

PRJ-76032
12524710058
CROWTHER TED P
6708 SYCAMORE VIEW ST
LAS VEGAS NV 89131-2757

37 P
38 P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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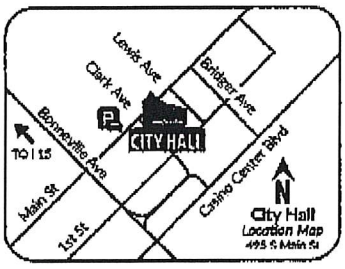
Official Notice of Public Hearing



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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76816 and SUP-76817 [PRJ-76032]
Planning Commission Meeting of **08/13/2019**

PRJ-76032
12524602015
YUHAS RONALD JOHN & RAE ANN
5150 W DEER SPRINGS WAY
LAS VEGAS NV 89131

Submitted after final agenda

37-36 A

July 9, 2019

Clark County
Department of Building Safety
4701 W. Russell Road

Attention:	**Neighbor's Consent**
Subject:	**New Assessory Building and Shade Structure**
PAC #:	**6880 Unicorn Street Las Vegas, NV. 89131**

Dear Planning Commission:

As the home owner to the above address, I would like your support for a new accessory casita and shade structure at rear fence wall. Currently, the structures are inside the rear setback distance of 5' and I am asking to allow these structures on 3' and 0 lot line distances. Thus, I am applying for a **waiver**.

Please sign below if you are in favor of such entitlement.

John W. Peters

Should you have any further questions regarding this matter, please do not hesitate to contact me at (913) 220-8823.

Sincerely,
Steve Wichmann

Submitted at Planning Commission
Larry Sanchez
Date 8/13/2019 Item 37-38

July 9, 2019

Clark County
Department of Building Safety
4701 W. Russell Road

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Subject: **New Assessory Building and Shade Structure**
PAC #: **6880 Unicorn Street Las Vegas, NV. 89131**

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Please sign below if you are in favor of such entitlement.

6865 Unicorn St. Las Vegas, NV 89131

Should you have any further questions regarding this matter, please do not hesitate to contact me at (913) 220-8823.

Sincerely,
Steve Wichmann

Submitted at Planning Commission
Larry Scheer
Date 8/13/2019 Item 37-38

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
38

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76817 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY GIROD - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,480 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 6880 Unicorn Street (APN 125-24-602-020), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-76032]. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) 6880 UNICORN ST.

Project Name GIROD DETACHED STRUCTURE Proposed Use R-3

Assessor's Parcel #(s) 125-24-602-010 Ward # _____

General Plan: Existing _____ Proposed _____ Zoning: Existing _____ Proposed _____

Additional Information _____

Property Owner TONY GIROD — Contact LARRY J. SANCHEZ
Address 6880 UNICORN ST. — City LV State NV Zip 89131
E-mail LARRY7405@YAHOO.COM — Phone 702-340-7927

Applicant TONY GIROD — Contact LARRY J. SANCHEZ
Address 6880 UNICORN ST. — City LV State NV Zip 89131
E-mail LARRY7405@YAHOO.COM — Phone 702-340-7927

Representative LARRY J. SANCHEZ — Contact LARRY J. SANCHEZ
Address 6880 UNICORN ST. — City LV State NV Zip 89131
E-mail LARRY7405@YAHOO.COM — Phone 702-340-7927

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 owner's agent (or option holder) of the property involved in the application, or that 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 Anthony Girod
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Anthony Girod

Subscribed and sworn before me

This 25th day of April, 2019

Katie Schumacher
Notary Public in and for said County and State

KATIE SCHUMACHER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4-25-2020
Certificate No: 07-7614-1

PRJ-76032
06/17/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
39

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

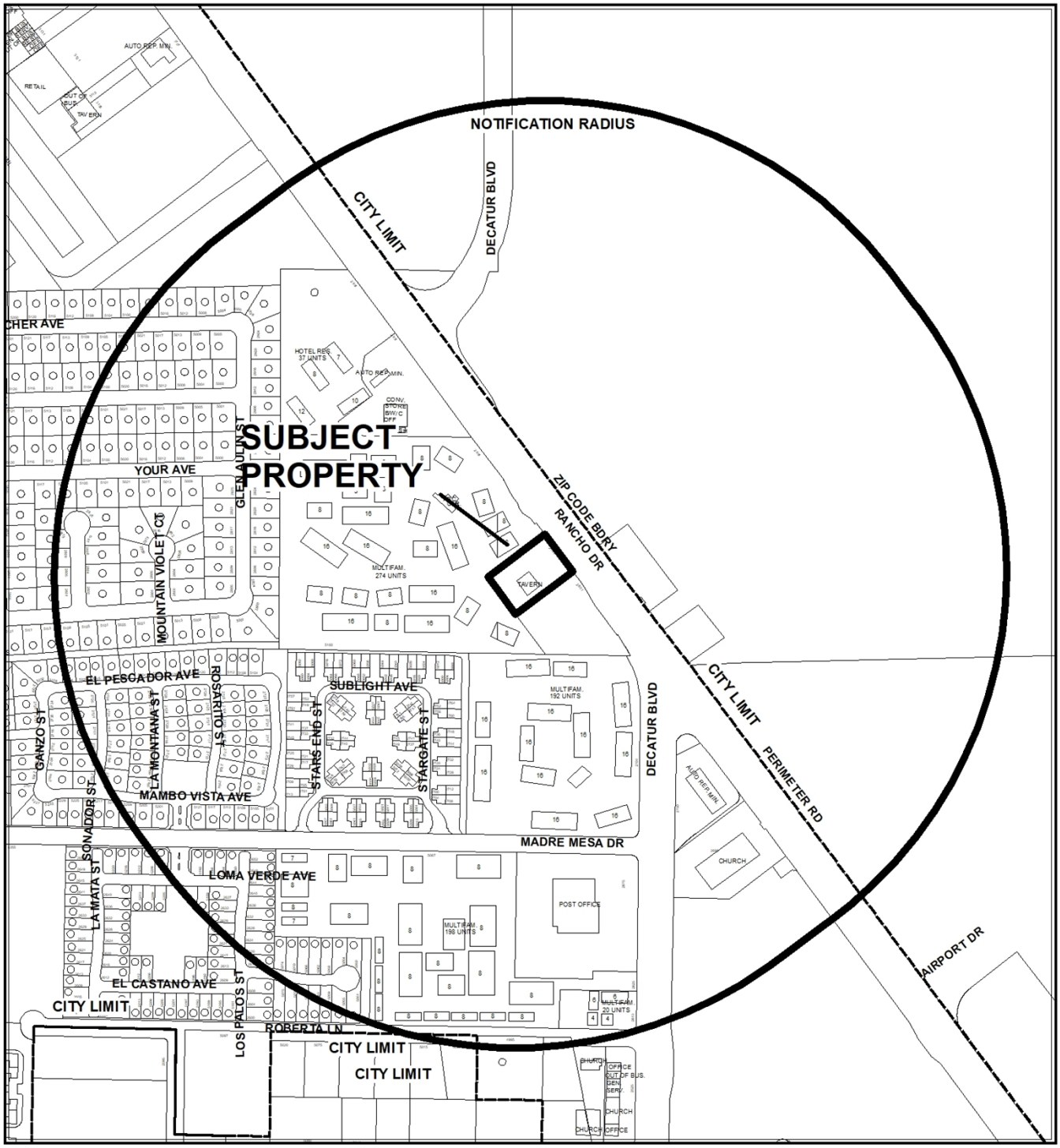
SUBJECT:
VAR-76903 - VARIANCE - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Variance TO ALLOW 35 PARKING SPACES WHERE 146 SPACES ARE REQUIRED on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

May go to City Council on: 09/18/2019
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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618]
2. Conditions and Staff Report - VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618]
3. Supporting Documentation - VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618]
4. Photo(s) - VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618]
5. Justification Letter - VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618]
6. Submitted after Final Agenda - Protest Postcards for VAR-76903 and SUP-76904 [PRJ-76618]



0 395 790 Feet

CASE: **VAR-76903, SUP-76904, SDR-76905 (PRJ-76618)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



CASE: **VAR-76903, SUP-76904, SDR-76905 (PRJ-76618)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76903	Staff recommends DENIAL, if approved subject to conditions:	
SUP-76904	Staff recommends DENIAL, if approved subject to conditions:	VAR-76903
SDR-76905	Staff recommends DENIAL, if approved subject to conditions:	VAR-76903 SUP-76904

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED
329 - VAR-76903 and SUP-76904
329 - SDR-76905

PROTESTS
0 - VAR-76903 and SUP-76904
0 - SDR-76905

APPROVALS
0 - VAR-76903 and SUP-76904
0 - SDR-76905

CS

** CONDITIONS **

VAR-76903 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76904) and Site Development Plan Review (SDR-76905) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-76904 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. If approved, Special Use Permit (U-0040-95) shall be expunged.

3. Approval of and conformance to the Conditions of Approval for Variance (VAR-76903) and Site Development Plan Review (SDR-76905) shall be required.

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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 a 638 square-foot distance separation for a Church where 1,500 feet is required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

8. Approval of this Special Use Permit does not constitute approval of a liquor license.

9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-76905 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76903) and Special Use Permit (SUP-76904) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, date stamped 06/25/19, except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a Liquor Establishment (Tavern) use with an outdoor seating area that does not meet the minimum parking requirements at 2851 North Rancho Drive.

ISSUES

- Variance (VAR-76903) is requested to allow 35 parking spaces where 146 spaces are required. Staff does not support the request.
- Special Use Permit (SUP-76904) is requested to allow a 3,470 square-foot Liquor Establishment (Tavern) use with a 5,025 square-foot outdoor seating area. Staff does not support the request.
- Site Development Plan Review (SDR-76905) is requested to allow a 5,025 square-foot outdoor seating area addition to an existing 3,470 square-foot commercial building. Staff does not support the request.
- A Waiver is requested to allow a 638-foot distance separation from a church where 1,500 feet is required. Staff does not support the request.

ANALYSIS

The subject site is zoned C-2 (General Commercial) and subject to Title 19 development standards. It is home to an existing Liquor Establishment (Tavern) use, approved by the City Council in 1995. Since this initial approval, a church was established within the required 1,500-foot distance separation area. As such, the current Special Use Permit (U-0040-95) for a Liquor Establishment (Tavern) use has been classified as a non-conforming use. Title 19 defines a non-conforming use as, “Any legally pre-existing use of land which is inconsistent with the provisions of this Title, or an amendment thereto.”

The applicant now proposes to expand the current Tavern use with a 5,025 square-foot outdoor seating area. Per the submitted justification letter, this area would be utilized to host outdoor events such as corn-hole tournaments. However, due to the classification of the current Tavern Special Use Permit (U-0040-95) as a non-conforming use, it is limited to a maximum expansion size of 50 percent and unable to request any changes that require approval of a Variance. The existing use is 3,470 square feet which would allow a maximum outdoor seating area expansion size of 1,735 square feet.

CS

In order to expand the outdoor seating area greater than the allowed 1,735 square feet, the applicant requests the approval of a new Special Use Permit (SUP-76904), with a waiver to allow a distance separation of 638 feet from a church where 1,500 feet is required. If approved, the original Special Use Permit (U-0040-95) will be expunged. The applicant also requests Variance (VAR-76903) to allow 35 parking spaces where 146 spaces are required. While no new permanent structures are proposed, whenever the operator hosts an outdoor event, parking spaces located in the rear of the site will be blocked off.

Per Title 19, the Liquor Establishment (Tavern) use is defined as "a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold." The proposed use meets the definition, as the establishment intends to sell alcoholic beverages for consumption on the premises.

The Minimum Special Use Permit Requirements for this use include:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement, as there is a church located 638 feet southwest of the property. This requirement is waivable under Special Use Permit Requirement 5e, as the protected use (church) is separated from the proposed Liquor Establishment (Tavern) by a minimum 100-foot right-of-way (Decatur Boulevard).

2. The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement since this is the measurement method used in determining compliance with Requirement Number One.

3. For the purpose of Requirement 2, and for that purpose only:
    a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
    b. The "property line" of a liquor establishment (tavern) refers to:
        i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or

        ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
            A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
            B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
            C. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
            D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

    The proposed use meets this requirement since this is the measurement method utilized in determining compliance with Requirement Number One.

4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

    This requirement does not apply, as neither circumstance applies to the subject establishment.

5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:
    a. Will be located on a parcel within the C-V District, the Parkway Center District within the Downtown Centennial Plan, the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;

    b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
    c. Will be located within a regional mall; or
    d. Will be located within a mixed-use development
        i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16;
        ii. That has a minimum net site area of 15 acres; and
        iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or
    e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet.

    This requirement applies, as a waiver of distance separation is necessary. The protected use (church) is separated from the proposed Liquor Establishment (Tavern) by a 100-foot right-of-way (Decatur Boulevard).

6. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

    The proposed use is required to comply with this requirement as a condition of approval.

Due to the associated requested Variance for parking and distance separation Waiver, staff recommends denial of all requested entitlements. If approved, original Special Use Permit (U-0040-95) will be expunged. If denied, Special Use Permit (U-0040-95) will remain intact with the allowance of a maximum 50 percent expansion.

FINDINGS (VAR-76903)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;

CS

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 an expansion without providing adequate parking that meets 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.

FINDINGS (SUP-76904)

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 land uses as evidenced by the requested Variance to allow a reduction in parking and a distance separation Waiver from an existing church.

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 proposed development due to the significant lack of required parking provided when outdoor events will be held.

CS

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Street access will remain from Rancho Drive, a primary arterial street as designated by the Master Plans of Streets and Highways, is adequate in size to service the proposed Liquor Establishment (Tavern) use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   If approved, the proposed Liquor Establishment (Tavern) use will be subject to building permit and licensing review and inspections, thereby safeguarding the health, safety and welfare of the public, as well as the objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use fails to meet the minimum parking requirement. Variance (VAR-76903) is requested to allow 35 parking spaces where 146 spaces are required. A Waiver is also requested to allow a 638-foot distance separation from a church where 1,500 feet is required. Staff does not support either request.

FINDINGS (SDR-76905)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with adjacent development in the area due to the needed approval of a 76 percent decrease in parking.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is not consistent with all City applicable codes as evidenced by the requested Variance for parking and distance separation Waiver.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

CS

Street access will remain from Rancho Drive, a primary arterial street as designated by the Master Plans of Streets and Highways, is adequate in size to service the proposed Liquor Establishment (Tavern) use. Circulation will be impacted when outdoor events are held causing a significant decrease in parking.

4. **Building and landscape materials are appropriate for the area and for the City;**

   There are no proposed changes to the existing building façade and landscaping.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   There are no new permanent structures proposed at this time.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/17/95	The City Council approved a Special Use Permit (U-0040-95) to allow a Tavern in conjunction with a proposed Restaurant on the corner of Rancho Drive and Decatur Boulevard. The Board of Zoning Adjustment and Staff recommended approval.
06/07/95	The City Council approved a Rezoning (Z-0021-95) from C-2 (General Commercial) and R-E (Residence Estates) to R-PD14 (Residential Planned Development – 14 Units per Acre) and R-PD20 (Residential Planned Development – 20 Units per Acre) and C-2 (General Commercial).
06/19/96	The City Council approved an Extension of Time [U-0040-95(1)] on an approved Special Use Permit which allowed a Tavern in conjunction with a proposed Restaurant in a proposed Shopping Center at the northwest corner of Rancho Drive and Decatur Boulevard.
06/03/97	The Board of Zoning Adjustment approved a Variance (V-0033-97) to allow 65 parking spaces where 83 parking spaces are required for an approved tavern. Staff had no objections.

Most Recent Change of Ownership	
05/02/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/18/18	A business license (L66-00051) was issued for a Liquor Establishment (Tavern) use with a full service restaurant and restricted gaming, tobacco, ATM, and several video games at 2851 N Rancho. The license is active as of 05/20/19.

Pre-Application Meeting	
05/22/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for proposed changes at the subject site.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
07/02/19	Staff conducted a routine field check and found an existing restaurant/bar establishment. Staff observed a church located on property south of the subject site.

Details of Application Request	
Site Area	
Net Acres	0.92

CS

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Tavern	LI/R (Light Industrial/Research)	C-2 (General Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)
South	Undeveloped	LI/R (Light Industrial/Research)	C-2 (General Commercial)
East	Airport	Clark County	M-2 [General (Industrial)]
West	Multi-Family Residential	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – (35 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Primary Arterial	Master Plan of Streets and Highways	125 Feet	Y

CS

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Liquor Establishment (Tavern) – Public Seating	6,843 SF	1:50 SF	137				
Liquor Establishment (Tavern) – Remaining GFA	1,652 SF	one space for each 200 square feet of the total remaining GFA	9				
TOTAL SPACES REQUIRED			146		35		N*
Regular and Handicap Spaces Required			141	5	33	2	N*
Percent Deviation			76 %				

* Variance (VAR-76903) is requested to allow 35 parking spaces where 146 spaces are required. Staff does not support the request.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 1,500 distance separation from any church	Allow a 638 distance separation from an existing church	Denial

CS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) 2851 N. RANCHO DR, LAS VEGAS, NV, 89130

Project Name # PRJ-76618 **Proposed Use** _____

Assessor's Parcel #(s) 139-18-201-002 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner 2851 North Rancho, LLC Contact Douglas DaSilva

Address 700 N. Main St. City Las Vegas State NV Zip 89101

E-mail dasilva55@yahoo.com Phone 702 539 2000

Applicant JOSEPH SIGNORE JR / SIG CITY OPERATING COMPANY, LLC dba JOE'S BAR & GRILL Contact JOSEPH SIGNORE JR

Address 3395 W. COUGAR AVE, LV, NV, 89139 City LAS VEGAS State NV Zip 89139

E-mail JSIG183487@AOL.COM Phone 702-236-7228

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 2851 North Rancho LLC, by Douglas DaSilva

STATE of NEVADA County of CLARK

Subscribed and sworn before me

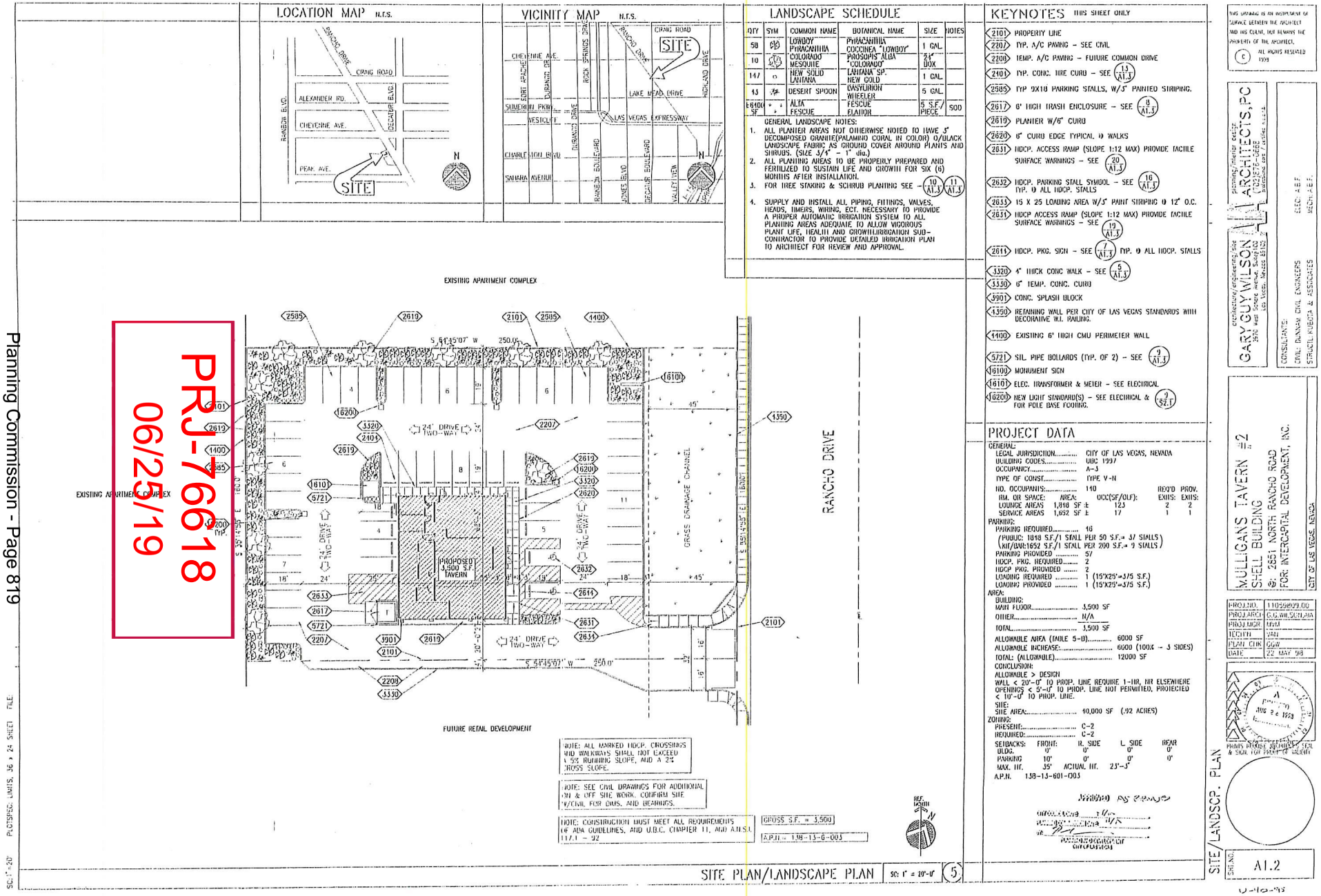
This 22ND day of JUNE, 20 19

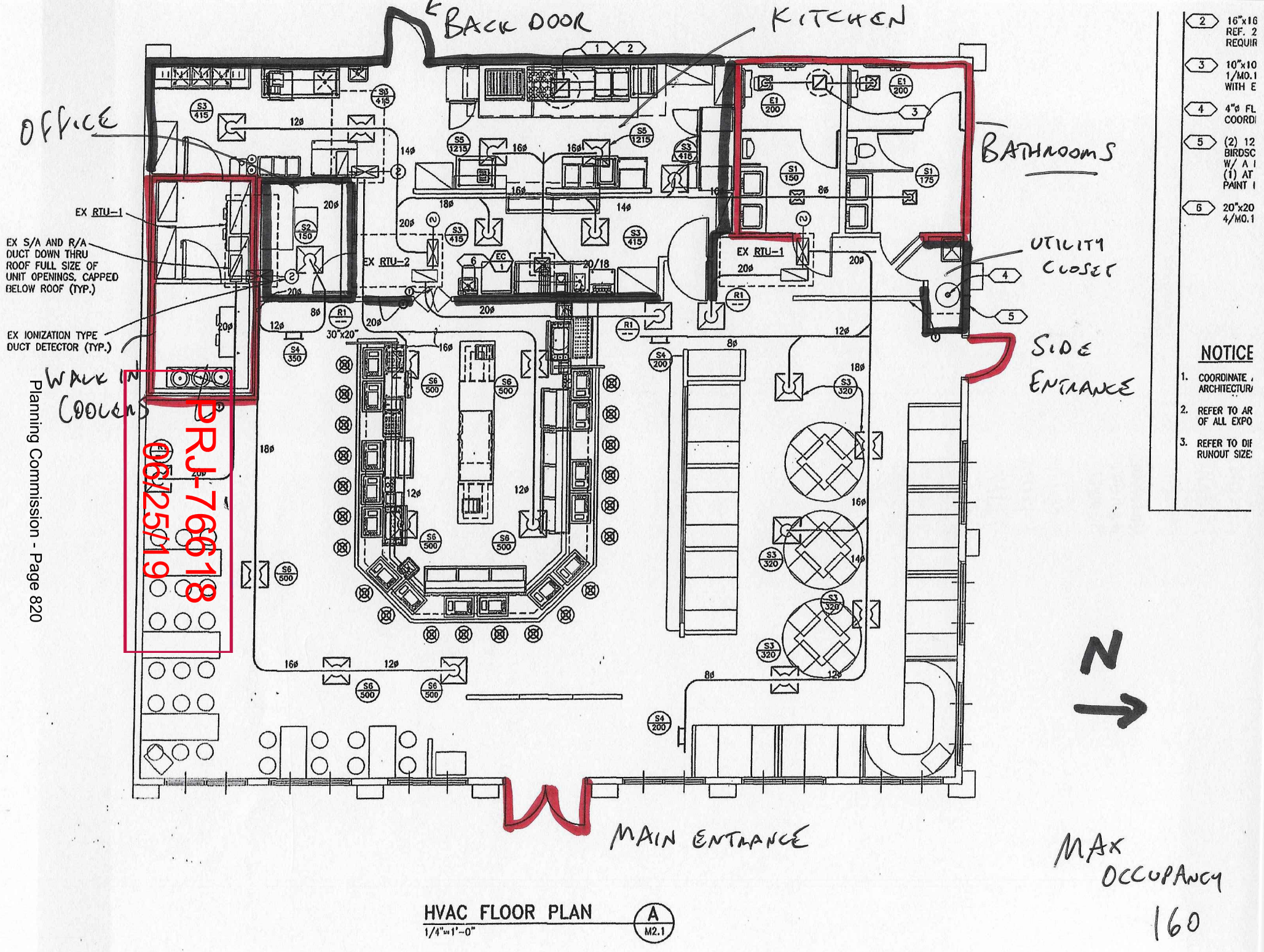
_____

Notary Public in and for said County and State

RICARDO AYALA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-22-2020
Certificate No: 12-8060-1

PRJ-76618
06/25/19


LOCATION MAP N.T.S.
RANCHO DRIVE
CRAIG ROAD
ALEXANDER RD.
CHEYENNE AVE.
DECATUR BLVD.
RAINBOW BLVD.
PEAK AVE.
SITE
VICINITY MAP N.T.S.
CRAIG ROAD
SITE
CHEYENNE AVE.
RANCHO DRIVE
LAKE MEAD DRIVE
HIGHLAND DRIVE
LAS VEGAS EXPRESSWAY
SUMERLIN PKWY
VESTAL PL.
CHARLESTON BLVD
SAHARA AVENUE
RAINBOW BOULEVARD
JONES BLVD.
DECATUR BOULEVARD
VALLEY VIEW
LANDSCAPE SCHEDULE
QTY SYM COMMON NAME BOTANICAL NAME SIZE NOTES
50 LONDON PHYNANTHUS COCCINEA "LONDON" 1 GAL.
10 COLORADO MESQUITE PROSOPIS ALBA "COLORADO" 24" BOX
147 NEW SOLID LANTANA LANTANA SP. NEW GOLD 1 GAL.
13 DESERT SPOON DASYLIRION WHEELER 5 GAL.
6400 SF ALTA FESCUE FESCUE ELATIOR 5 S.F./ PIECE SOD
GENERAL LANDSCAPE NOTES:
1. ALL PLANTER AREAS NOT OTHERWISE NOTED TO HAVE 3" DECOMPOSED GRANITE(PALAMINO CORAL IN COLOR) O/BLACK LANDSCAPE FABRIC AS GROUND COVER AROUND PLANTS AND SHRUBS. (SIZE 3/4" - 1" dia.)
2. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND FERTILIZED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION.
3. FOR TREE STAKING & SCHRUB PLANTING SEE - 10 A1.3 11 A1.3
4. SUPPLY AND INSTALL ALL PIPING, FITTINGS, VALVES, HEADS, TIMERS, WIRING, ECT. NECESSARY TO PROVIDE A PROPER AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS ADEQUATE TO ALLOW VIGOROUS PLANT LIFE, HEALTH AND GROWTH.IRRIGATION SUB-CONTRACTOR TO PROVIDE DETAILED IRRIGATION PLAN TO ARCHITECT FOR REVIEW AND APPROVAL.
KEYNOTES THIS SHEET ONLY
2101 PROPERTY LINE
2207 TYP. A/C PAVING - SEE CIVIL
2208 TEMP. A/C PAVING - FUTURE COMMON DRIVE
2401 TYP. CONC. VAR CURB - SEE 13 A1.3
2505 TYP 9X18 PARKING STALLS, W/5" PAINTED STRIPING.
2617 6' HIGH TRASH ENCLOSURE - SEE 8 A1.3
2619 PLANTER W/6" CURB
2620 6" CURB EDGE TYPICAL @ WALKS
2631 HDCP. ACCESS RAMP (SLOPE 1:12 MAX) PROVIDE TACTILE SURFACE WARNINGS - SEE 20 A1.3
2632 HDCP. PARKING STALL SYMBOL - SEE 16 A1.3 TYP. @ ALL HDCP. STALLS
2633 15 X 25 LOADING AREA W/5" PAINT STRIPING @ 12" O.C.
2634 HDCP ACCESS RAMP (SLOPE 1:12 MAX) PROVIDE TACTILE SURFACE WARNINGS - SEE 19 A1.3
2611 HDCP. PKG. SIGN - SEE 7 A1.3 TYP. @ ALL HDCP. STALLS
3320 4" THICK CONC WALK - SEE 5 A1.3
3330 6" TEMP. CONC. CURB
3901 CONC. SPLASH BLOCK
1390 RETAINING WALL PER CITY OF LAS VEGAS STANDARDS WITH DECORATIVE WI. RAILING.
1400 EXISTING 6' HIGH CMU PERIMETER WALL
5721 SIL. PIPE BOLLARDS (TYP. OF 2) - SEE 9 A1.3
6100 MONUMENT SIGN
6101 ELEC. TRANSFORMER & METER - SEE ELECTRICAL
6200 NEW LIGHT STANDARD(S) - SEE ELECTRICAL & 2 S2.1 FOR POLE BASE FOOTING.
EXISTING APARTMENT COMPLEX
EXISTING APARTMENT COMPLEX
S 54°45'07" W 250.0'
24' DRIVE TWO-WAY
PROPOSED 3,500 S.F. TAVERN
GRASS DRAINAGE CHANNEL
RANCHO DRIVE
S 54°45'07" W 250.0'
FUTURE RETAIL DEVELOPMENT
NOTE: ALL MARKED HDCP. CROSSINGS AND WALKWAYS SHALL NOT EXCEED A 5% RUNNING SLOPE, AND A 2% CROSS SLOPE.
NOTE: SEE CIVIL DRAWINGS FOR ADDITIONAL ON & OFF SITE WORK. CONFIRM SITE W/CIVIL FOR DIMS. AND BEARINGS.
NOTE: CONSTRUCTION MUST MEET ALL REQUIREMENTS OF ADA GUIDELINES, AND U.B.C. CHAPTER 11, AND A.N.S.I. 117.1 - 92
GROSS S.F. = 3,500
A.P.N. 138-13-6-003
REF. SITE PLAN
SITE PLAN/LANDSCAPE PLAN
SC: 1" = 20'-0"
5
PROJECT DATA
GENERAL:
LEGAL JURISDICTION..... CITY OF LAS VEGAS, NEVADA
BUILDING CODES..... UBC 1997
OCCUPANCY..... A-3
TYPE OF CONST..... TYPE V-N
NO. OCCUPANTS..... 140
RM. OR SPACE: AREA: OCC(SF/OLF): REQ'D EXITS: PROV. EXITS:
LOUNGE AREAS 1,848 SF ± 123 2 2
SERVICE AREAS 1,652 SF ± 17 1 1
PARKING:
PARKING REQUIRED..... 18
(PUBLIC: 1848 S.F./1 STALL PER 50 S.F.= 37 STALLS)
(KIT/BAR:1652 S.F./1 STALL PER 200 S.F.= 9 STALLS)
PARKING PROVIDED 57
HDCP. PKG. REQUIRED..... 2
HDCP PKG. PROVIDED 2
LOADING REQUIRED ..... 1 (15'X25'=375 S.F.)
LOADING PROVIDED ..... 1 (15'X25'=375 S.F.)
AREA:
BUILDING:
MAIN FLOOR..... 3,500 SF
OTHER..... N/A
TOTAL..... 3,500 SF
ALLOWABLE AREA (TABLE 5-B)..... 6000 SF
ALLOWABLE INCREASE:..... 6000 (100% - 3 SIDES)
TOTAL: (ALLOWABLE)..... 12000 SF
CONCLUSION:
ALLOWABLE > DESIGN
WALL < 20'-0" TO PROP. LINE REQUIRE 1-HR, NR ELSEWHERE
OPENINGS < 5'-0" TO PROP. LINE NOT PERMITTED, PROTECTED < 10'-0" TO PROP. LINE.
SITE:
SITE AREA..... 10,000 SF (.92 ACRES)
ZONING:
PRESENT:..... C-2
REQUIRED:..... C-2
SETBACKS: FRONT: R. SIDE L. SIDE REAR
BLDG. 0' 0' 0' 0'
PARKING 10' 0' 0' 0'
MAX. HT. 35' ACTUAL HT. 25'-3"
A.P.N. 138-13-601-003
APPROVED AS NOTED
CITY OF LAS VEGAS
PLANNING COMMISSION
DATE
PRJ-76618
06/25/19
Planning Commission - Page 819
THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT. © ALL RIGHTS RESERVED 1999
GARY GUY WILSON ARCHITECTS, P.C.
architecture/engineering/planning/interior design
3570 West Sahara Avenue, Suite 320
Las Vegas, Nevada 89102
(702) 876-0888
CONSULTANTS:
CIVIL: RANKIN CIVIL ENGINEERS
STRUCT: KUBOTA & ASSOCIATES
ELEC: A.E.P.
MECH: A.E.P.
MULLIGANS TAVERN #2
SHELL BUILDING
@: 2551 NORTH RANCHO ROAD
FOR: INTERCAPITAL DEVELOPMENT, INC.
CITY OF LAS VEGAS, NEVADA
PROJ.NO. 11099809.00
PROJ.ARCH G.G.WILSON,AIA
PROJ.MGR MVM
TECH'N VAN
PLAN CHK GGW
DATE 22 MAY 98
RIGHTS RESERVED AS NOTED & SIGN. FOR PRINTS OF RECORD
SITE/LANDSCP. PLAN
SHT.NO. A1.2
SC: 1" = 20' PLOTSPEC: LIMITS, 36 x 24 SHEET FILE:



HVAC FLOOR PLAN (A / M2.1)
1/4"=1'-0"

MAX OCCUPANCY 160

PRJ-76618
06/25/19

Planning Commission - Page 820

PRJ-76618
06/25/19

PRJ-76618
06/25/19



VAR-76903 [PRJ-76618] - VARIANCE RELATED TO SUP-76904 AND SDR-76905 - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC
2851 NORTH RANCHO DRIVE

07/02/19



VAR-76903 [PRJ-76618] - VARIANCE RELATED TO SUP-76904 AND SDR-76905 - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC
2851 NORTH RANCHO DRIVE

07/02/19

Hello,

My name is Joe Signore and I own Joe's Bar located at 2851 N Rancho Dr, Las Vegas, NV, 89130.

PRJ-76618
07/17/19

I would like to request a Variance, Site Development Plan Review and Special Use Permit for a Liquor Establishment with a Waiver of the distance separation requirement from a church. The use will include outdoor activities for events such as St Patrick's Day, Cinco de Mayo, Labor Day or even Memorial Day.

I would also like to start a Cornhole League. The Cornhole league will be held on Thursday's from approximately 7pm – 10pm and a season would last 12 weeks (weather permitting). I would also like to run periodic tournaments on either a Saturday or Sunday. The number of parking spots needed would be 10.

Other reasons as to why I would like to have the new entitlement:

-it would provide a unique experience that would bring in new customers. It will also allow me to stand out from other bars in the area.

-my customers simply love to play the game while having a cold drink and it is a game that is becoming very popular (ESPN has broadcast many tournaments).

-it would definitely help me bring repeat business to my establishment not just locals but with out of town guests.

-being able to have an outdoor area with alcohol, simply put, will help me keep my doors open in a very competitive industry.

Joseph Signore Jr

Pla

Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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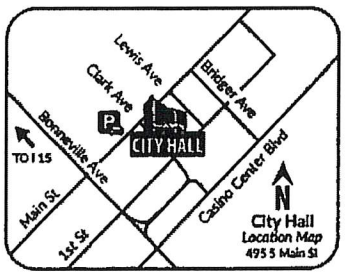
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76903 and SUP-76904 [PRJ-76618]

Planning Commission Meeting of **08/13/2019**

PRJ-76618
13813712046
SANDOVAR 1995 TRUST
SANDOVAR CARLOS A & NOEMI A CO-T
10255 RANCH DESTINO
LAS VEGAS NV 89183

135 FRDFNP1 89183

Submitted after final agenda

39-40P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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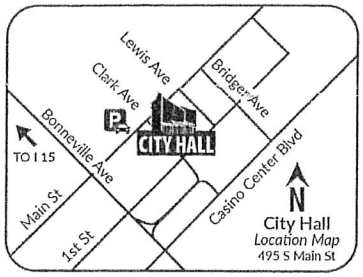

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76903 and SUP-76904 [PRJ-76618]
Planning Commission Meeting of **08/13/2019**

RECEIVED
AUG 1[illegible] 2019
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City of Las Vegas

PRJ-76618
13813612025
WAGNER FAMILY TRUST
WAGNER GERARD A & NANCY L TRS
2804 MOUNTAIN VIOLET
LAS VEGAS NV 89108-4077

89 PRPMP1 8910

39P
40P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
40

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76904 - SPECIAL USE PERMIT RELATED TO VAR-76903 - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A 3,470 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) AND A 5,025 SQUARE-FOOT OUTDOOR SEATING AREA WITH A WAIVER TO ALLOW A 638-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 1,500 FEET IS REQUIRED at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

May go to City Council on: 09/18/2019
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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



SUP-76904 (PRJ-76618)

Liquor Establishment (Tavern)

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility
- Private Schools

- City Limits
- Subject Property
- 1500 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, July 10, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) 2851 N. RANCHO DR, LAS VEGAS, NV, 89130

Project Name # PRJ-76618 **Proposed Use** _____

Assessor's Parcel #(s) 139-18-201-002 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner 2851 North Rancho, LLC Contact Douglas DaSilva

Address 700 N. Main St. City Las Vegas State NV Zip 89101

E-mail dasilva55@yahoo.com Phone 702 539 2000

Applicant JOSEPH SIGNORE JR / SIG CITY OPERATING COMPANY, LLC dba JOE'S BAR & GRILL Contact JOSEPH SIGNORE JR

Address 3395 W. COUGAR AVE, LV, NV, 89139 City LAS VEGAS State NV Zip 89139

E-mail JSIG183487@AOL.COM Phone 702-236-7228

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 2851 North Rancho LLC, by Douglas DaSilva

STATE of NEVADA County of CLARK

Subscribed and sworn before me

This 22ND day of JUNE, 20 19

_____

Notary Public in and for said County and State

RICARDO AYALA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-22-2020
Certificate No: 12-8060-1

PRJ-76618
06/25/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
41

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76905 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76903 AND SUP-76904 - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,025 SQUARE-FOOT OUTDOOR SEATING AREA ADDITION TO AN EXISTING 3,470 SQUARE-FOOT COMMERCIAL BUILDING on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

May go to City Council on: 09/18/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest/Support Postcards

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) 2851 N. RANCHO DR, LAS VEGAS, NV, 89130

Project Name # PRJ-76618 **Proposed Use** _____

Assessor's Parcel #(s) 139-18-201-002 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner 2851 North Rancho, LLC Contact Douglas DaSilva

Address 700 N. Main St. City Las Vegas State NV Zip 89101

E-mail dasilva55@yahoo.com Phone 702 539 2000

Applicant JOSEPH SIGNORE JR / SIG CITY OPERATING COMPANY, LLC dba JOE'S BAR & GRILL Contact JOSEPH SIGNORE JR

Address 3395 W. COUGAR AVE, LV, NV, 89139 City LAS VEGAS State NV Zip 89139

E-mail JSIG183487@AOL.COM Phone 702-236-7228

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 2851 North Rancho LLC, by Douglas DaSilva

STATE of NEVADA County of CLARK

Subscribed and sworn before me

This 22ND day of JUNE, 20 19

_____

Notary Public in and for said County and State

RICARDO AYALA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-22-2020
Certificate No: 12-8060-1

PRJ-76618
06/25/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Permit No. 1630

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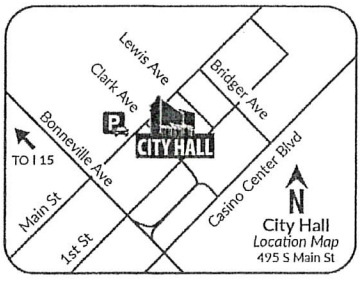

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76905 [PRJ-76618]
Planning Commission Meeting of **08/13/2019**

PRJ-76618
13813710061
HUDERSKI MARLENE
5037 STARFINDER AVE
LAS VEGAS NV 89108-4051

Submitted after final agenda

41P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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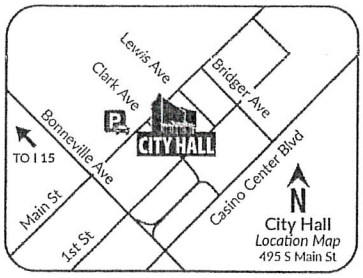

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76905 [PRJ-76618]

Planning Commission Meeting of **08/13/2019**

PRJ-76618
13813612025
WAGNER FAMILY TRUST
WAGNER GERARD A & NANCY L TRS
2804 MOUNTAIN VIOLET
LAS VEGAS NV 89108-4077

41P

Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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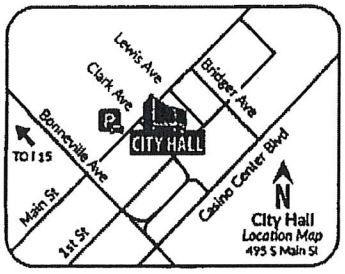
Official Notice of Public Hearing



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AUG 12 2019
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76905 [PRJ-76618]
Planning Commission Meeting of **08/13/2019**

PRJ-76618
13813712046
SANDOVAR 1995 TRUST
SANDOVAR CARLOS A & NOEMI A CO-T
10255 RANCH DESTINO
LAS VEGAS NV 89183

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor

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Submitted after final agenda

41A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
42

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

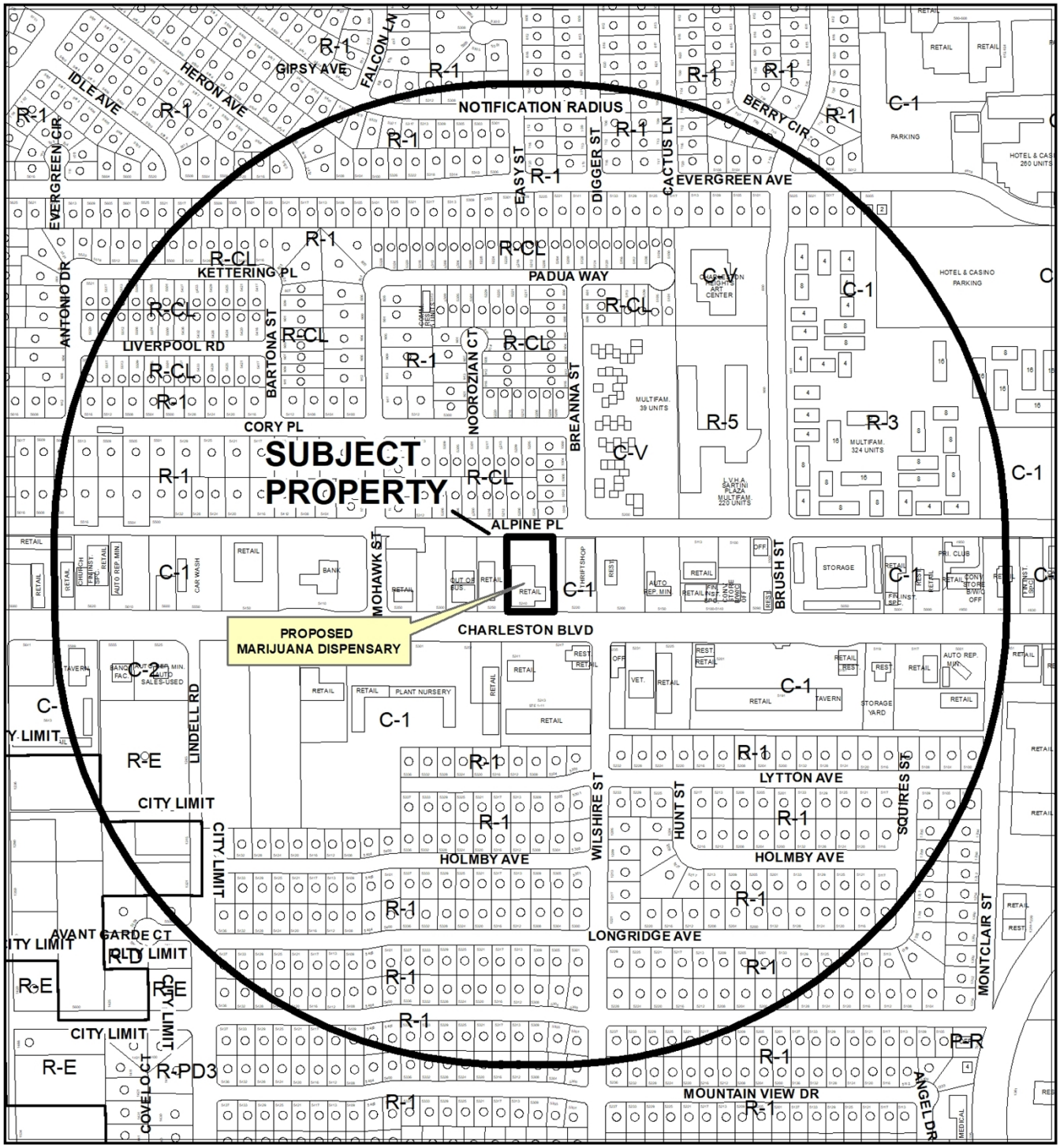
SUBJECT:
SUP-76892 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LONE MOUNTAIN PARTNERS, LLC - OWNER: MANAMED, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,784 SQUARE-FOOT MARIJUANA DISPENSARY USE at 5240 West Charleston Boulevard (APN 138-36-803-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76824]. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	18	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. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Protest/Support Postcards



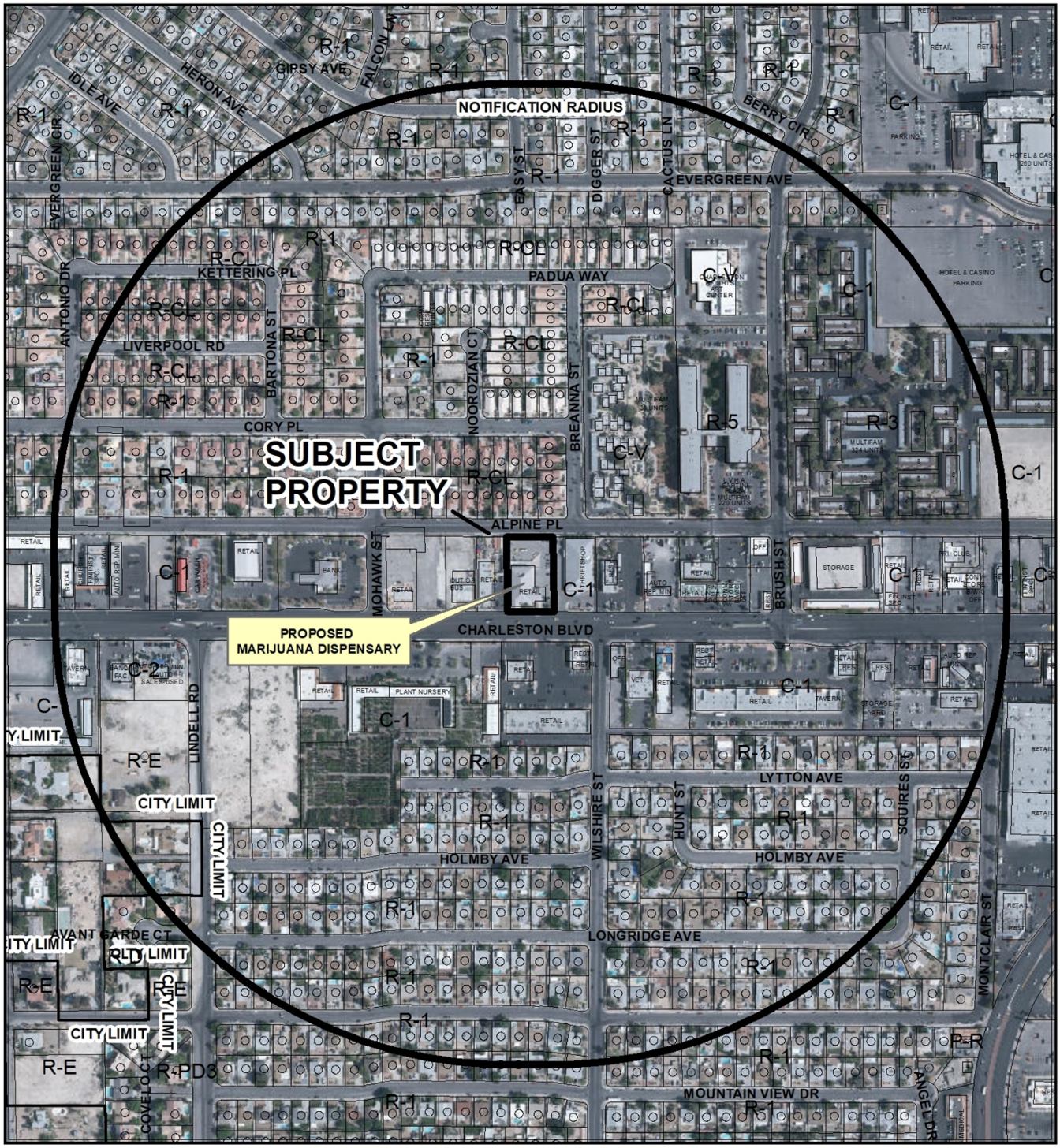
0 375 750 Feet

CASE: **SUP-76892 (PRJ-76824)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



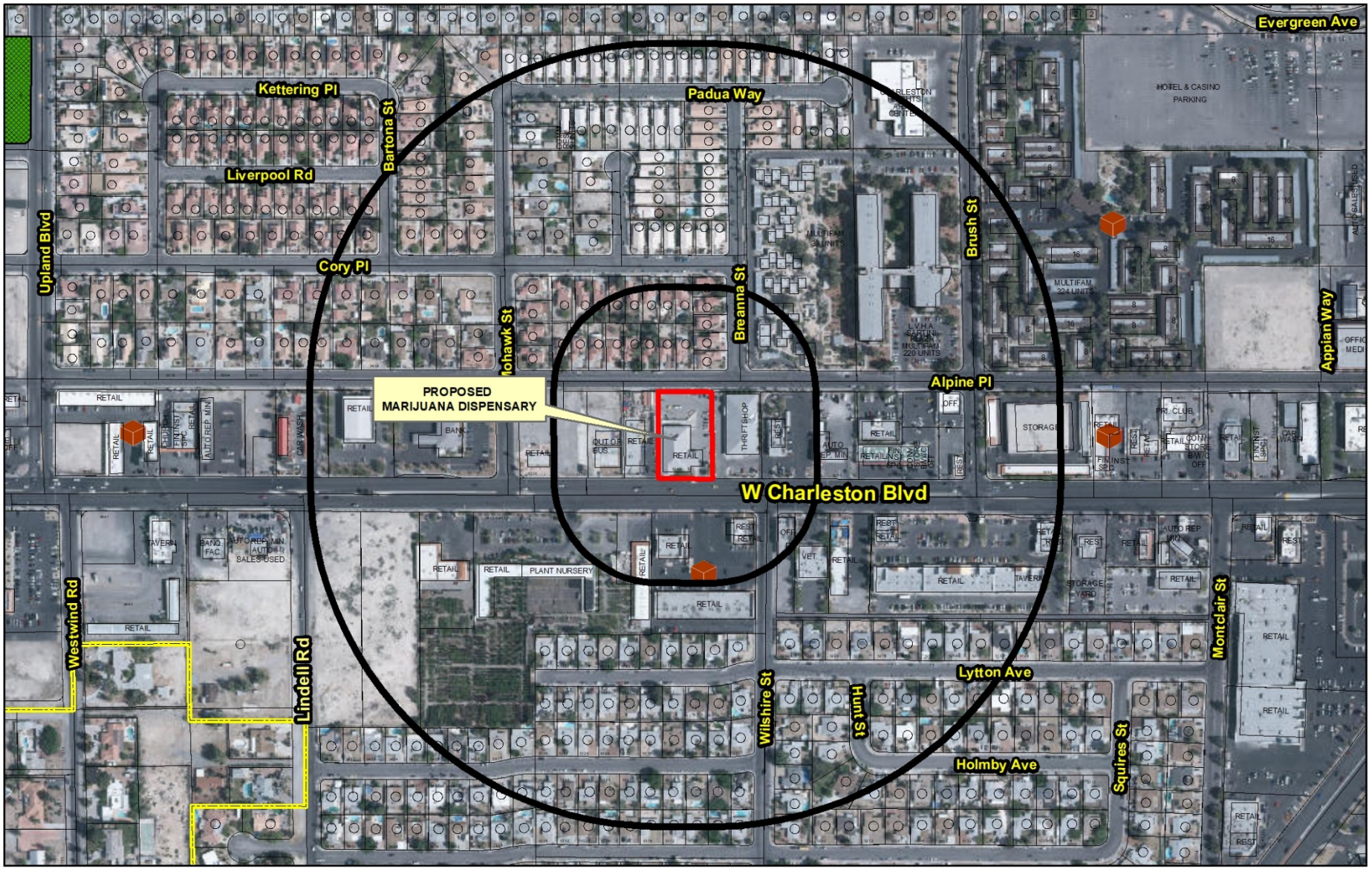
0 375 750 Feet

CASE: **SUP-76892 (PRJ-76824)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-76892 (PRJ-76824)

Marijuana Establishments

Recreational Marijuana
- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Social Use Venue

Marijuana
- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation
- Gaming Non restricted Limited
- Gaming Non restricted

Protected Uses
- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- SCHOOLS
- Teen Dance Center
- Child Care/ Children Facility
- Parks
- Martial Arts Instruction Business

Prohibited Areas
- Art District
- Fremont

Subject Property

300 and 1000 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, June 25, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LONE MOUNTAIN PARTNERS, LLC - OWNER: MANAMED, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76892	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 348

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SUP-76892 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Dispensary use.

2. This Special Use Permit shall be reviewed as a public hearing in two (2) years from the date of issuance of the Business License at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.

3. Approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and floor plan date stamped 06/24/19, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

7. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

9. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.

10. A Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

11. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

12. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

13. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

14. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a Marijuana Dispensary use at 5240 West Charleston Boulevard.

ISSUES

- The Marijuana Dispensary use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- There are no confirmed protected land uses located within the required distance separation area.
- An existing Martial Arts Studio which services adults and children equally is located within the required distance separation area.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. The applicant proposes to operate within an existing 3,784 square-foot commercial building. No new structural development is proposed.

The Marijuana Dispensary use is defined by Title 19.12 as “an establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials. This use includes a “medical marijuana dispensary,” as defined in NRS 453A.115 and a "retail marijuana store" as defined in NRS 453D.030.”

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a marijuana dispensary and certain other uses that should be protected from the impacts associated with a marijuana dispensary. Therefore, except as otherwise provided below, no marijuana dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses: A condition of approval has been added to address this issue.

a. City park;
b. Church/house of worship;
c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
d. Community recreational facility (public); or
e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

The proposed use meets this requirement as there are no confirmed protected land uses located within the required distance separation area. Per the submitted survey, an existing Martial Arts studio that services adults and minors equally is located within 300 feet of the subject site. This was validated by a City of Las Vegas Licensing Officer who interviewed the Martial Arts Studio's owner. The owner stated his customers were "about 50/50 children and adults."

Requirement 2: The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed marijuana dispensary which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed marijuana dispensary. The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement since this is the measurement method used in determining compliance with Requirement Number One.

Requirement 3: For the purpose of Requirement 2, and for that purpose only:
a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
b. The "property line" of a marijuana dispensary refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
        A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;

B. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;
C. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and

D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

The proposed use meets this requirement since this is the measurement method utilized in determining compliance with Requirement Number One.

Requirement 4: When a retail marijuana store authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a medical marijuana dispensary that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

This location was not licensed prior to July 1, 2017; as such Condition #4 is not applicable.

Requirement 5: The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

If approved, the proposed use will require approval of a business license and continual inspections to verify it is in compliance with Title 6 requirements.

Requirement 6: No outside storage shall be permitted, including the use of shipping containers for on-site storage.

The proposed use meets this requirement, as no outside storage including shipping containers has been denoted within the submitted site plan.

Requirement 7: Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted. A condition of approval has been added which will require the revised floor plan be submitted to the Planning Department prior the issuance of building permits.

The submitted floor plan depicts one primary point of entry and exit for public access.

Requirement 8: No drive-through facilities shall be permitted in conjunction with a marijuana dispensary.

The proposed use meets this requirement, as no drive-through facilities are proposed with this location.

Requirement 9: The Special Use Permit shall be void without further action if the uses ceases for a period exceeding 90 days.

The Department of Planning - Business Licensing division will monitor and require compliance with this requirement should the use cease.

Requirement 10: A marijuana dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The Department of Planning - Business Licensing division will coordinate with the State of Nevada to assure that this requirement is met prior to the issuance of a business license.

Requirement 11: No marijuana dispensary shall be located on any property which abuts Fremont Street west of 8th Street.

This condition is not applicable, as the subject site is not located on property which abuts Fremont Street west of 8th Street.

Requirement 12: No accessory uses are permitted in association with a marijuana dispensary unless such a use relates to providing education regarding the use of marijuana.

The applicant has not proposed any associated uses with the proposed Marijuana Dispensary use. The Department of Planning - Business Licensing division will assure all activities are in compliance with this condition.

The Las Vegas Valley Water (LVVWD) District has commented that the subject parcel is currently served by LVVWD but the existing domestic service does not have the backflow prevention required for this use per NAC 445A.67195. The applicant may apply for an over the counter Backflow by permit with LVVWD to retrofit the service.

FINDINGS (SUP-76892)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is home to an existing commercial building and is physically suitable to serve the proposed Marijuana Dispensary use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Access to the property is provided by Charleston Boulevard, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. This roadway is adequate in size to accommodate the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   If approved, the proposed Marijuana Dispensary use will be subject to business license requirements compliance which will assist with the protection of public health, safety and welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Marijuana Dispensary use meets all distance separation requirements per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/02/66	The Board of City Commissioners approved a request for a Rezoning (Z-0006-66) from R-1 (Single Family Residence) to C-1 (Limited Commercial) on the subject property as part of a larger request.
08/09/90	The Planning Commission approved a Plot Plan Review [Z-0006-66(33B)] for a proposed 20,862 square-foot retail building on the north side of Charleston Boulevard between Mohawk Street and Brush Street. Staff recommended approval.
12/19/96	The Planning Commission approved a Plot Plan Review [Z-0006-66(37)] for a proposed 18,359 square-foot retail building at 5220 West Charleston Boulevard. Staff recommended approval. A condition of approval required a joint parking and access agreement between 5220 and 5240 West Charleston to satisfy parking requirements for the retail store.
08/11/18	Special Use Permit (SUP-73889) request to allow a Food and Processing use at 5240 West Charleston Boulevard was withdrawn by the applicant.
	Rezoning (ZON-73886) request to rezone from C-1 (Limited Commercial) to C-2 (General Commercial) at 5240 West Charleston Boulevard was withdrawn by the applicant.

Most Recent Change of Ownership	
02/14/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/19/92	A building permit (#92139743) was issued for a retail building (furniture store) at 5240 West Charleston Boulevard. A final inspection was approved 08/27/92.
08/30/99	A business license (N36-00012) was issued for a nonprofit thrift store at 5220 West Charleston Boulevard. The license is still active.
01/03/17	A building permit (#329849) was issued for a tenant improvement for a change of occupancy from retail to office at 5240 West Charleston Boulevard. A final inspection was not completed and the permit expired 01/16/18.
There is no record of an active business license at 5240 West Charleston Boulevard.	

Pre-Application Meeting	
06/18/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit for a Marijuana Dispensary.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
06/11/19	Staff conducted a routine field check to verify the clientele age range of the existing Martial Arts Studio located at 5243 West Charleston Boulevard, Suite #3.
07/02/19	Staff conducted a routine field check a found an existing vacant commercial building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.86

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail, other than listed	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Thrift Shop	MXU (Mixed Use)	C-1 (Limited Commercial)
West	General Retail, other than listed	MXU (Mixed Use)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – (200 Feet)	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Marijuana Dispensary	3,784 SF	1:175 SF	22				
TOTAL SPACES REQUIRED			22		22		Y
Regular and Handicap Spaces Required			21	1	19	3	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use
Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 5240 West Charleston Blvd

Project Name Charleston Dispensary **Proposed Use** Retail Dispensary

Assessor's Parcel #(s) 138-36-803-005 **Ward #** 1

General Plan: Existing MXU Proposed MXU **Zoning:** Existing C-1 Proposed C-1

Additional Information state issued new licenses in December- this is one of the new retail licenses

Property Owner Manamed, Inc Contact Trevor Theriot

Address 10 Garden Rain Dr. City Las Vegas State NV Zip 89135

E-mail _____ Phone _____

Applicant Lone Mountain ~~Holdings~~ Partners, LLC Contact Adam Diltz

Address 2900 E Lone Mountain Rd, City N. Las Vegas State NV Zip 89081

E-mail adamdiltz@gmail.com Phone 913-488-3938

Representative LAS Consulting Contact Lucy Stewart

Address 1930 Village Center Circle Bldg 3-577 City Las Vegas State NV Zip 89134

E-mail stewplan@gmail.com Phone 702-499-6469

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 Trevor Theriot

Subscribed and sworn before me

This 20th day of June, 20 19

Notary Public in and for said County and State Clark County, Nevada

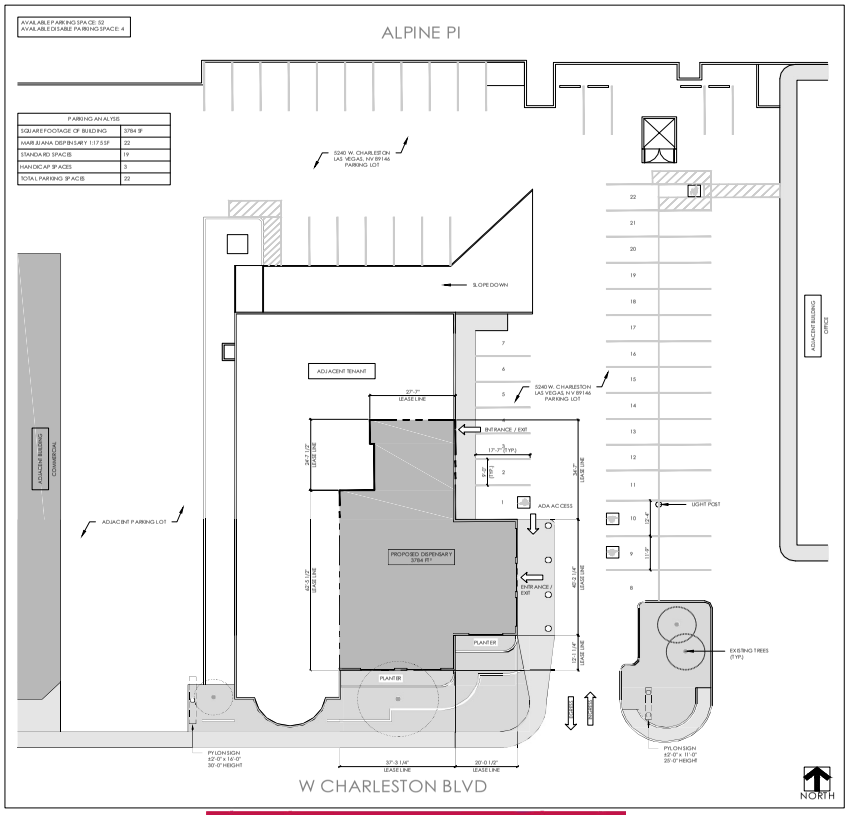
C. KLEIN
Notary Public State of Nevada
No. 16-1199-1
My Appt. Exp. January 12, 2020

PRJ-76824
06/24/19

Plan



VICINITY MAP 1
SCALE: N.T.S. SP001



SITE PLAN 2
SCALE: 1/16"=1'-0" SP001

PRJ-76824
06/24/19

Édifica

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dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel. 702 239-1818
Fax 702 642-8600

NOT FOR CONSTRUCTION

FOR DISCUSSION ONLY

NO.	DESCRIPTION	BY	DATE (YYYY/MM/DD)
10			
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05			
04			
03			
02	For Special Use Permit revision 2	M.-JL.	06-21-2019
01	For Special Use Permit revision	M.-JL.	06-17-2019

ISSUES

CLIENT

PROJECT
zenLEAF
5240 W. CHARLESTON BLVD
LAS VEGAS, NV
89146
HAHN-02-01

DRAWING
SITE PLAN

DRAWN BY
A.Y.G.C.
SCALE
AS SHOWN
DATE LAST MODIFIED
06-21-2019

PAGE
SP001

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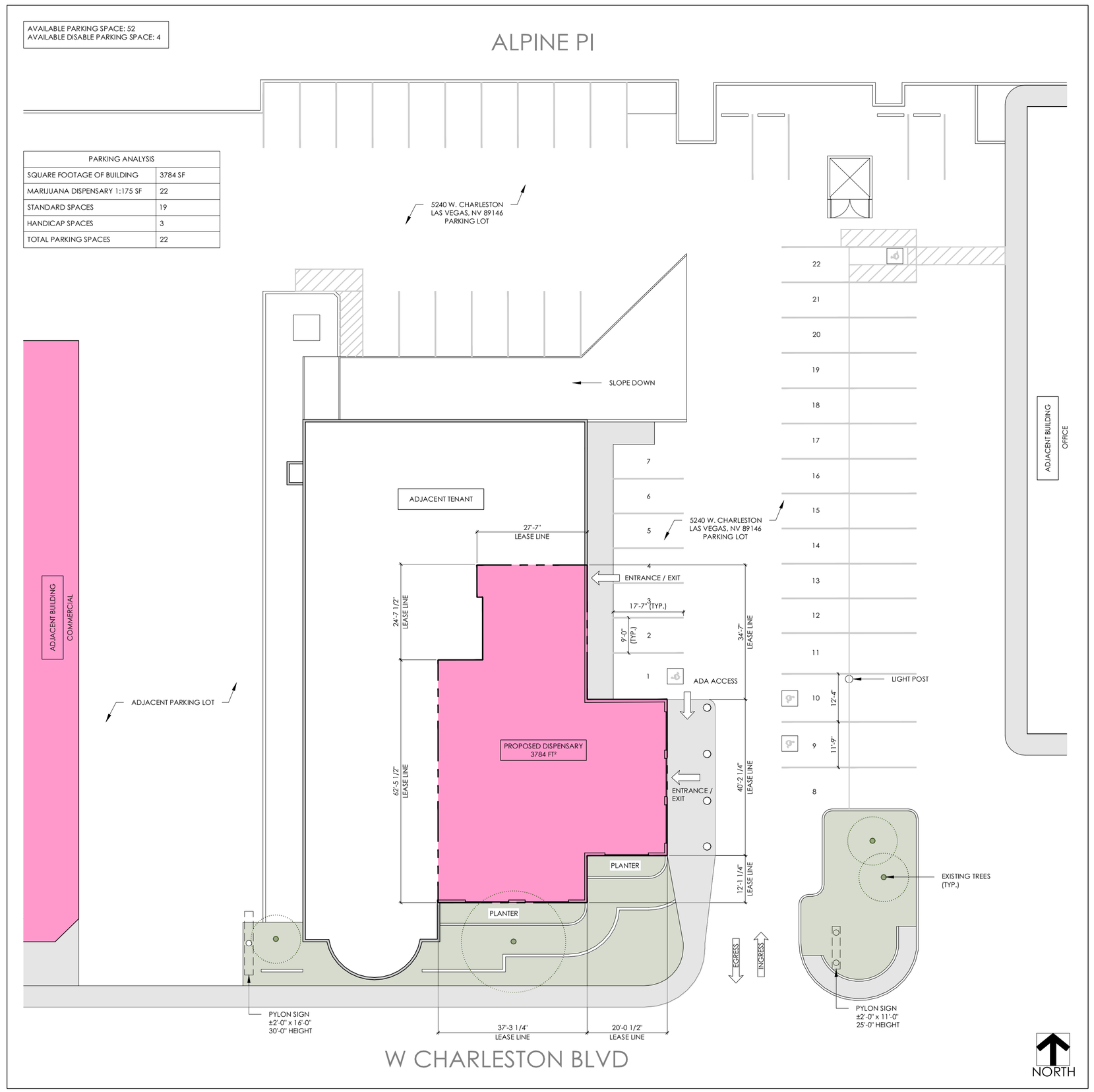
PROJECT
ZEN LEAF
5240 W. CHARLESTON BLVD
LAS VEGAS, NV
DRAWING
FLOOR PLANS
PAGE
FP001
OCCUPANT LOAD
EXISTING FLOOR PLAN
PROPOSED LAYOUT
NORTH
PRJ-76824
06/24/19

Plan

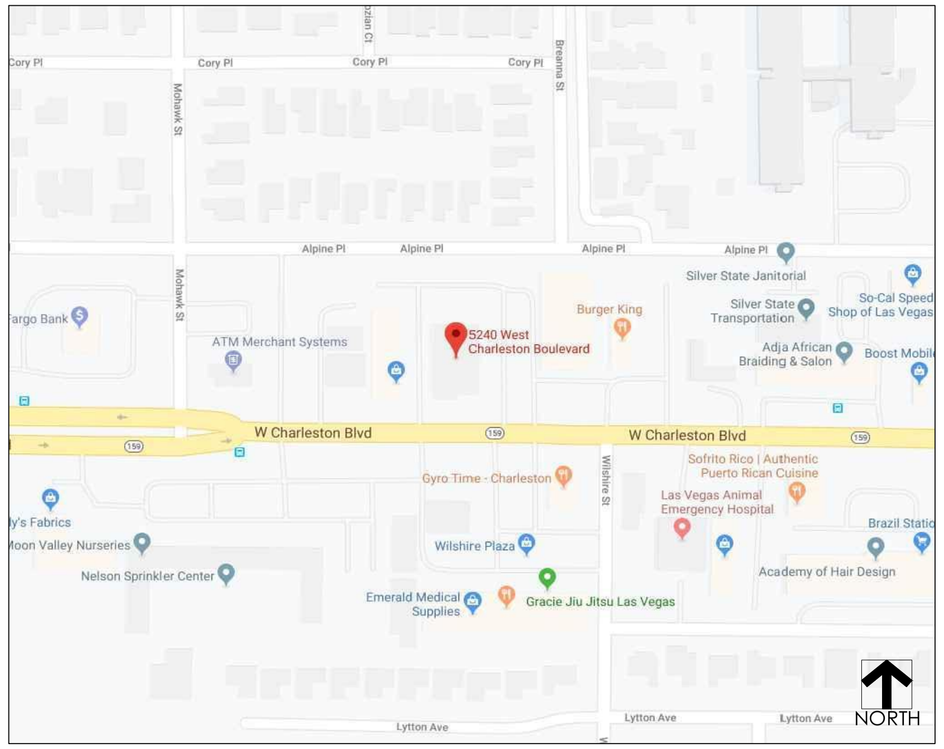
Planning Commission Page 856

AVAILABLE PARKING SPACE: 52
AVAILABLE DISABLE PARKING SPACE: 4

PARKING ANALYSIS	
SQUARE FOOTAGE OF BUILDING	3784 SF
MARIJUANA DISPENSARY 1:175 SF	22
STANDARD SPACES	19
HANDICAP SPACES	3
TOTAL PARKING SPACES	22



SITE PLAN 2
SCALE: 1/16"=1'-0"
SP001



VICINITY MAP 1
SCALE: N.T.S.
SP001

10 0 5 10 20 30 50
IN FEET
1/16" = 1'-0"

design consultants

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NO.	DESCRIPTION	VER. BY	DATE (YYYY-MM-DD)
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02	For Special Use Permit revision 2	M.J.L.	06-21-2019
01	For Special Use Permit revision	M.J.L.	06-17-2019

ISSUES

CLIENT

PROJECT

zenLEAF
5240 W. CHARLESTON BLVD
LAS VEGAS, NV
89146

HAHN-02-01

DRAWING

SITE PLAN

DRAWN BY
M.J.L.

SCALE
AS SHOWN

DATE LAST MODIFIED
06-21-2019

PAGE
SP001

PRJ-76824
06/24/19

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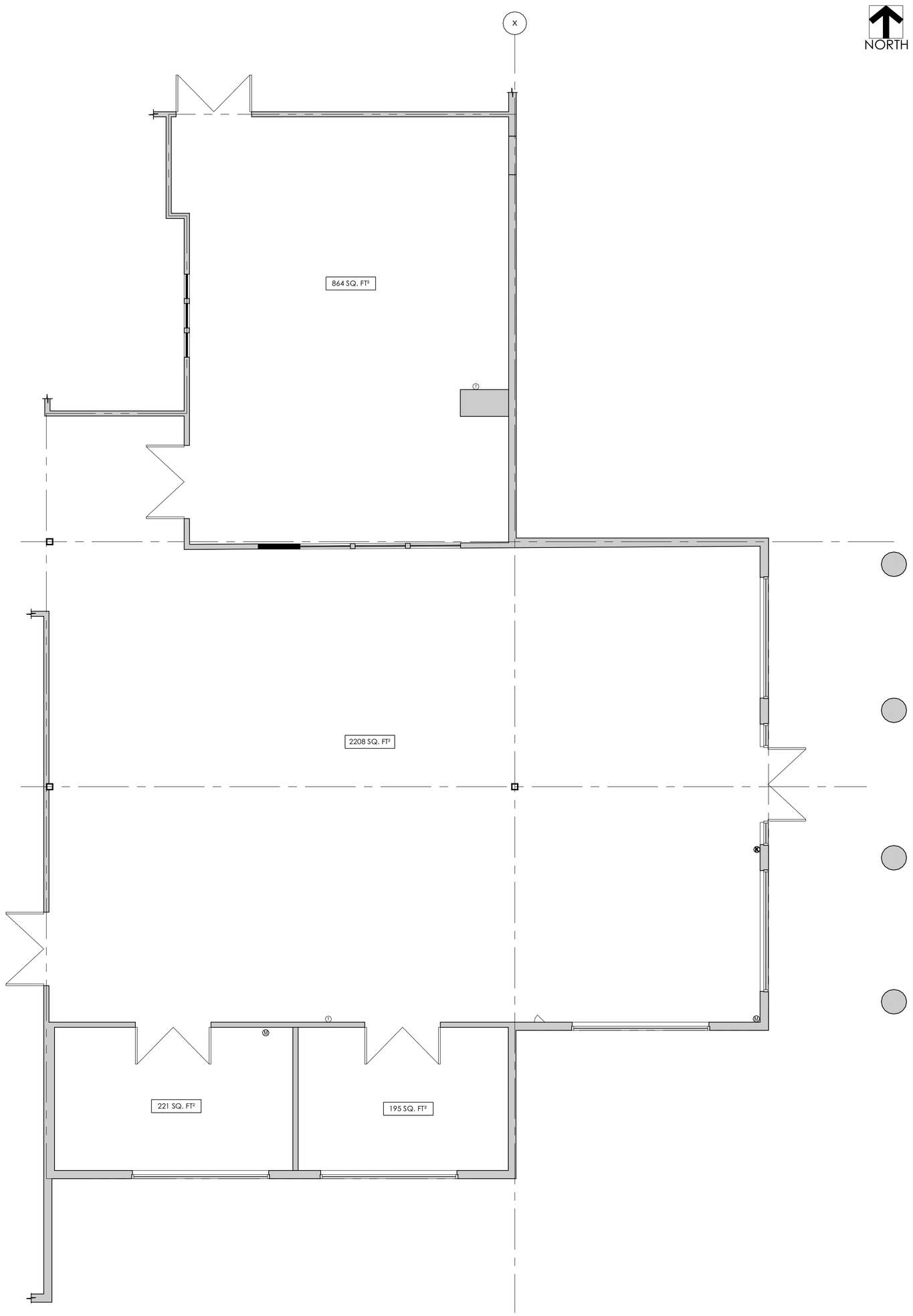
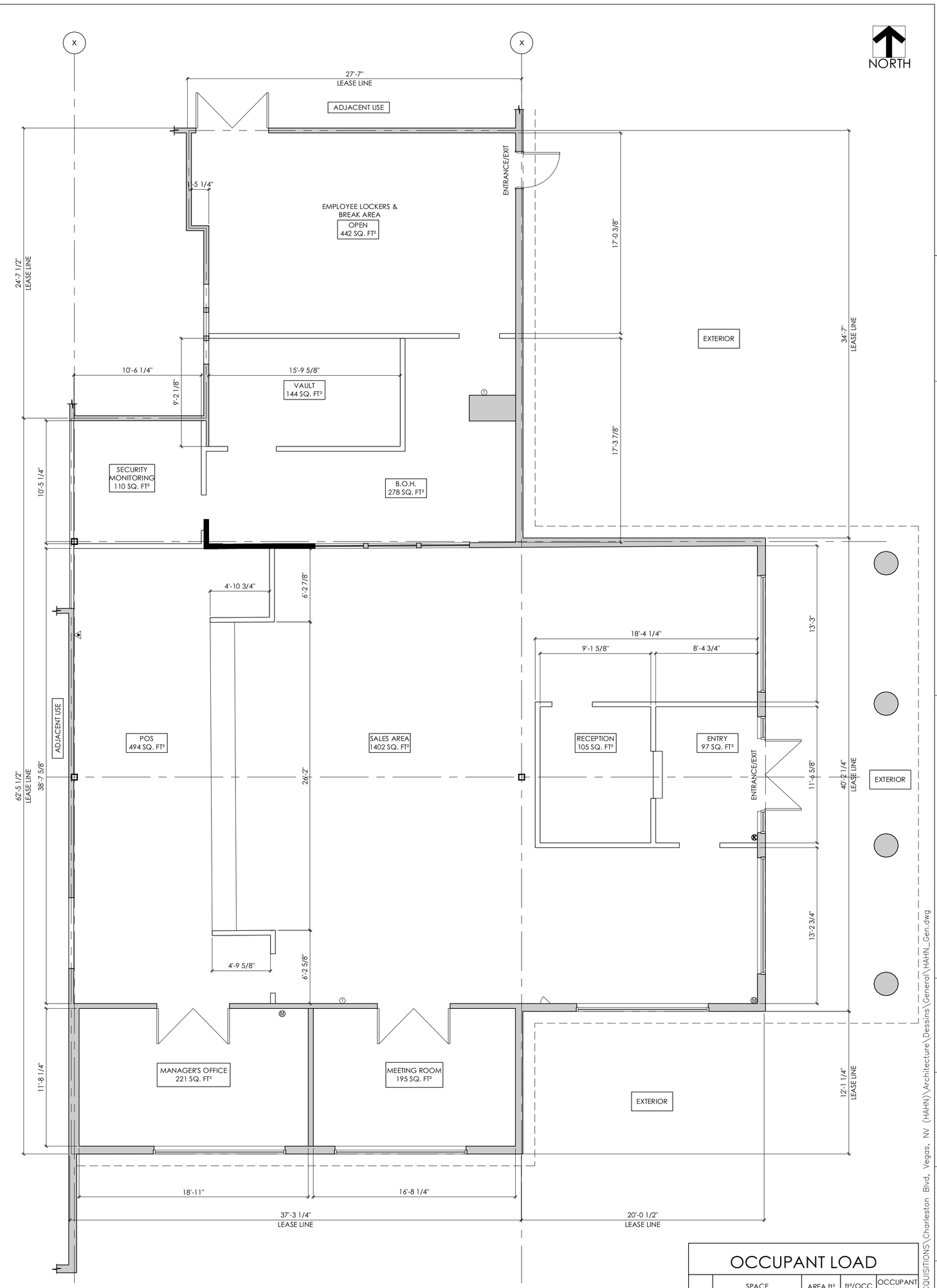


EXISTING FLOOR PLAN 1 FP001
SCALE: 3/16"=1'-0"



PROPOSED LAYOUT PLAN 2 FP001
SCALE: "=1'-0"

10 0 5 10 20
(IN FEET)
3/16" = 1'-0"

OCCUPANT LOAD

	SPACE	AREA ft²	ft²/OCC	OCCUPANT LOAD
	GROSS AREA			
A	MEETING ROOM	195	N/A	3
B	LOBBY, SALES AREA	1993	60	33
C	RECEPTION, SECURITY & MANAGER OFFICE	436	100	4
D	VAULT, BOH & OPEN	864	300	2
	TOTAL OCCUPANT LOAD			42

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01	For Special Use Permit revision	M.J.L.	06-17-2019

ISSUES

CLIENT

PROJECT

zenLEAF
5240 W. CHARLESTON BLVD
LAS VEGAS, NV
89146

HAHN-02-01

DRAWING

FLOOR PLANS

DRAWN BY
DWS
SCALE
AS SHOWN
DATE LAST MODIFIED
06-21-2019

PRJ-76824
06/24/19

PAGE
FP001

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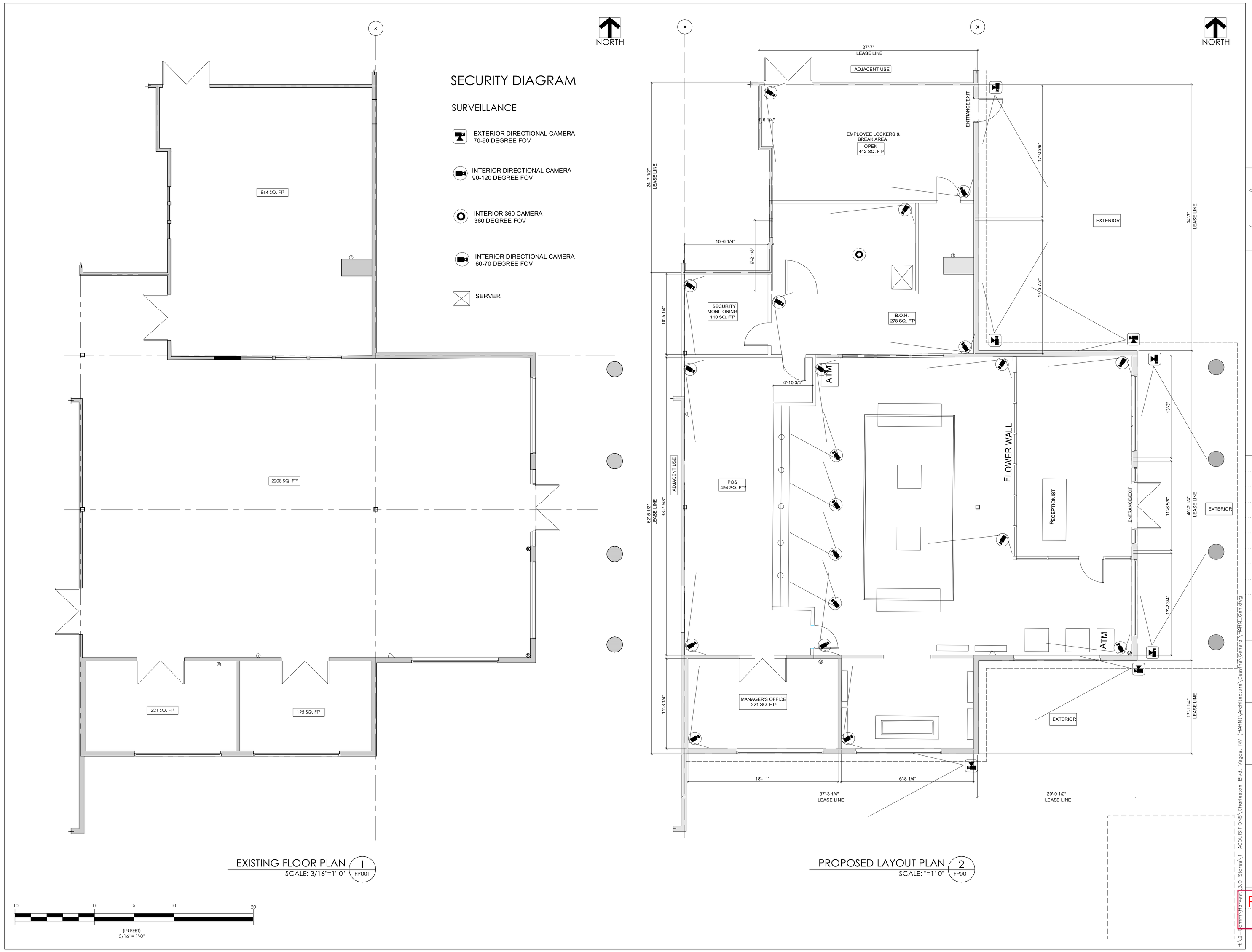
Planning Commission - Page 857</div>



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07			
06			
05			
04			
03			
02			
01	For Special Use Permit revision	M.J.L.	06-17-2019

ISSUES

CLIENT

PROJECT

Lone Mountain Partners LLC
5240 W. CHARLESTON BLVD
LAS VEGAS, NV
89146

HAHN-02-01

DRAWING

FLOOR PLANS

DRAWN BY
PRJ-76824
06/24/19

SCALE
AS SHOWN

DATE LAST MODIFIED
06-04-2019

PAGE
FP001

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SEPARATION DISTANCE SURVEY MARIJUANA DISPENSARY
5240 W. CHARLESTON BLVD.

Michael L Holton
Professional Land Surveyor
Nevada Certificate No. 13663
Expires: 06/30/2021

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
MICHAEL L. HOLTON
Exp: 6/30/21
No. 13663
6/20/2019

Separation Distance Survey for a Marijuana Dispensary. 5240 W. CHARLESTON BLVD.

Scale: 1" = 300'

- Radius of Circle Shown = 1,000, AND 300 FEET.
- Center of radii are exterior property corners of the Proposed Establishment.
- Current zoning classification: C-1 (Limited Commercial)

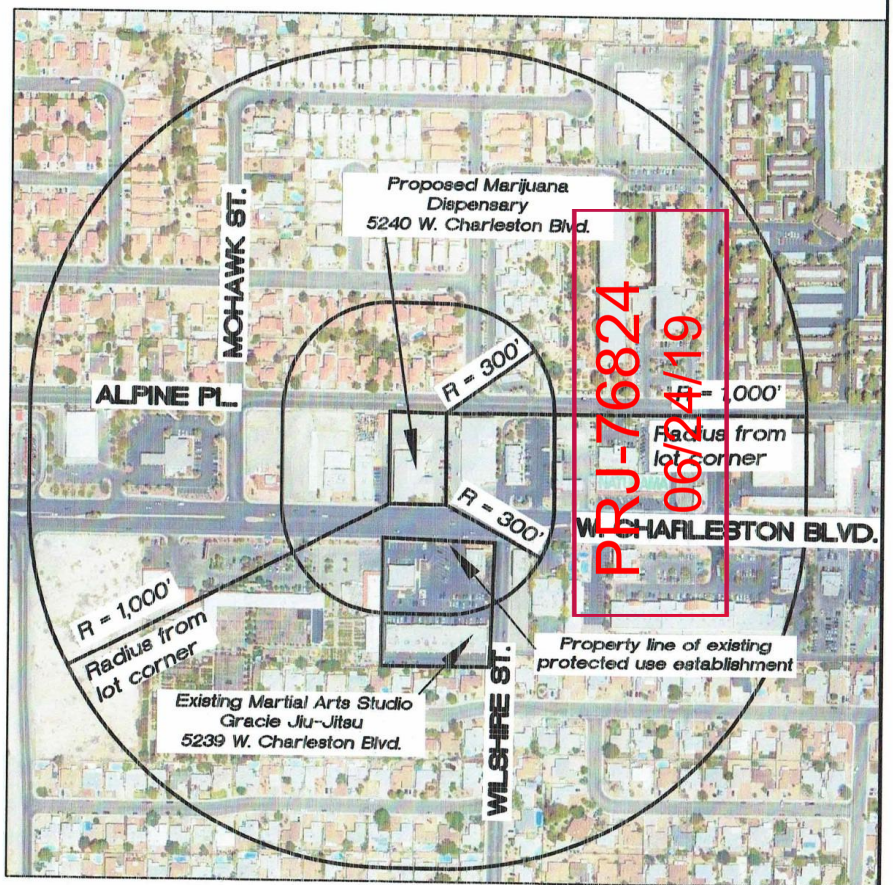
Pursuant to City of Las Vegas development code title 19, chapter 12, section 070 and NRS 453A AND 453D.

THERE ARE NO SCHOOLS LOCATED WITHIN 1,000' OF THE PROPOSED FACILITY.

There are no city parks, churches/houses of worship, individual care-family home, individual care-group home, or individual care centers (in each case licensed for the care of children), community recreational facilities (public) or any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance centers within 300 feet of the proposed Marijuana Dispensary.

NOTE: A MARTIAL ARTS STUDIO, GRACIE JIU-JITSU, IS LOCATED WITHIN 300 FEET OF THE PROPOSED MARIJUANA DISPENSARY AT 5239 W. CHARLESTON, STE. #3. THIS FACILITY PROVIDES INSTRUCTION TO BOTH ADULTS AND MINORS.

GRAPHIC SCALE
300 150 0 300
(IN FEET)
1 inch = 300 ft.



PRJ-76824
06/24/19

HLS SURVEYING
800 N. RAINBOW BLVD. #144
LAS VEGAS, NEVADA 89107
(702) 415-8337

DRAWING NAME:
5240 W. Charleston radius map

DATE	06/20/19
DRAWN	MLH
SURVEYED	MLH
CHECKED	MLH

SHEET NO. 1/1



SUP-76892 [PRJ-76824] - SPECIAL USE PERMIT - APPLICANT: LONE MOUNTAIN PARTNERS, LLC - OWNER: MANAMED, INC.
5240 WEST CHARLESTON BOULEVARD

07/02/19



SUP-76892 [PRJ-76824] - SPECIAL USE PERMIT - APPLICANT: LONE MOUNTAIN PARTNERS, LLC - OWNER: MANAMED, INC.
5240 WEST CHARLESTON BOULEVARD

07/02/19

LAS Consulting
1930 Village Center Circle Bldg. 3-577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

June 24, 2019

Courey Stewart, Planner II
City of Las Vegas Planning and Development
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Cannabis Dispensary-PRJ76824_JF001

Dear Mr. Stewart:

Please accept this letter as our request for a Special Use Permit for a new Marijuana dispensary located at 5240 West Charleston. The state of Nevada recently granted a new license to several medical marijuana licensees. Verano Holdings was one in the City of Las Vegas. They are proposing to remodel a lease space building on West Charleston.

-There has been no significant change in the area which would make the proposed "Retail Marijuana Store" incompatible with its surroundings.

-The proposed use shall be in harmony with the purpose, goals, objectives and standards of the plan and title. This proposed location meets all state requirements of NRS 453D and Proposed Tile 19 ordinance. It is zoned and is more than 1,000 feet from the closest school. It is also more than 300 feet from any protected use as defined in NRS 453A and Las Vegas Proposed BILL NO. 2017-21. There is a martial arts studio to the south, however, the majority of their instruction is for adults. They offer twenty-five classes per week of instruction. Of those twenty-five, only six are designed for children, less than %25 of their total classes.

-The proposed retail marijuana facility will be within an enclosed building and will acquire marijuana from licensed cultivation and production facilities within the State of Nevada. The proposed retail marijuana store will operate during authorized hours and does not have a drive through window.

-The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right of way, or other matters affecting the public health, safety, and general welfare.

PRJ-76824
06/24/19
1

We believe that the following items are consistent with Planning Commission and/or City Council provisions:

a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan*. A dispensary is compatible in this area.*
b. The subject site is physically suitable for the type and intensity of land use being proposed*; The site is a retail building. A dispensary is an appropriate use in a retail building.*

c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; *West Charleston Boulevard is an appropriate size street, and*

d. Approval 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. *A marijuana dispensary supports the general plan and the public health and safety and welfare. It provides jobs to the community and increases security in the area through cameras and security guards, making not only the dispensary a safe place to be but also the surrounding businesses.*

We respectfully request your approval to allow retail sales at this existing dispensary.

Yours truly,

Lucy Stewart

Lucy Stewart

PRJ-76824
06/24/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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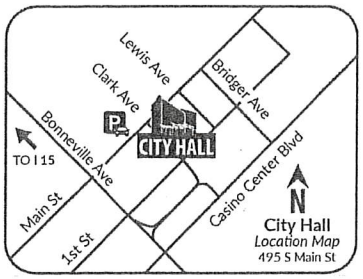

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

PRJ-76824
16301511018
PITTAN DONALD E
5309 LYTTON AVE
LAS VEGAS NV 89146

Submitted after final agenda

42P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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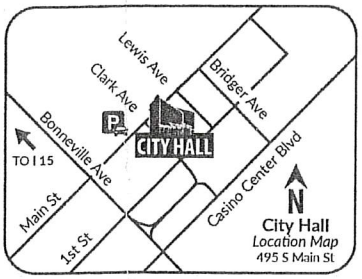

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76892 [PRJ-76824]
Planning Commission Meeting of **08/13/2019**

PRJ-76824
16301511028
MEJIA SATURNINO
5328 HOLMBY AVE
LAS VEGAS NV 89146

42P

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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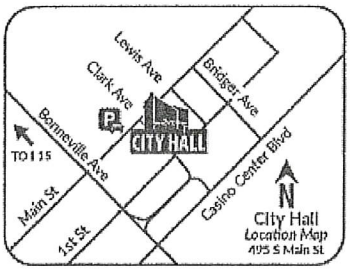

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76892 [PRJ-76824]
Planning Commission Meeting of **08/13/2019**

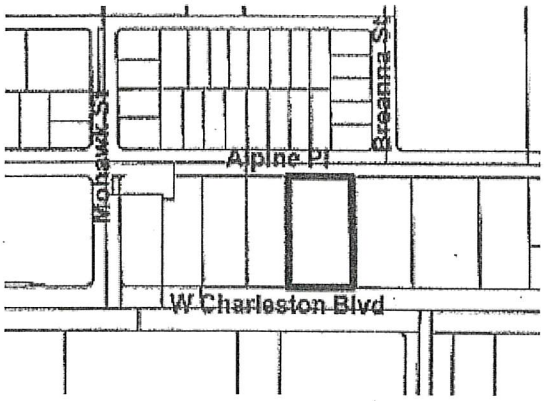
PRJ-76824
16301611017
WORONIECKI BOGDAN & MARINA
5324 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1314

Application Information

SUP-76892 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LONE MOUNTAIN PARTNERS, LLC - OWNER: MANAMED, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,784 SQUARE-FOOT MARIJUANA DISPENSARY USE at 5240 West Charleston Boulevard (APN 138-36-803-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76824].

HELL NO!
IT IS TOO MANY
ALREADY !!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*08/13/2019*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

42 P

City of Las Vegas
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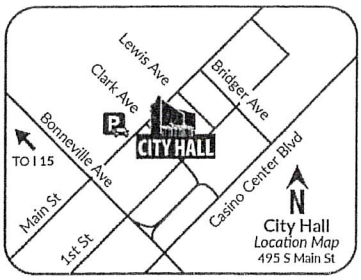

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76892 [PRJ-76824]
Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836810014
KHAMSAENG KANITA
1016 BREANNA ST
LAS VEGAS NV 89107-3779

42P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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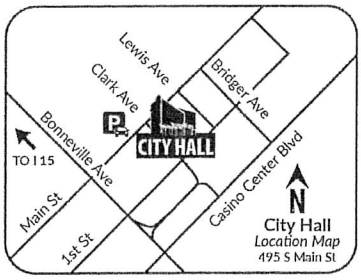

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

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City of Las Vegas

PRJ-76824
13836801015
WANG RITA AN & GEORGE SHUENN
901 NOOROZIAN CT
LAS VEGAS NV 89107

42P

ity of Las Vegas
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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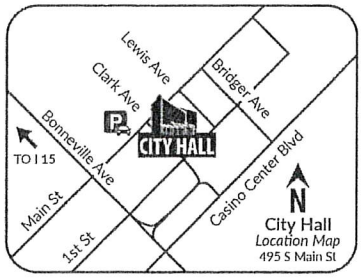

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

lease use available blank space on card for your comments.

UP-76892 [PRJ-76824]

lanning Commission Meeting of **08/13/2019**

PRJ-76824
13836412016
WRIGHT ROBERT W FAMILY TRUST
WRIGHT ROBERT W TRS
5428 LIVERPOOL RD
LAS VEGAS NV 89107-3750

97 PRPFMP1 89107

42P

City of Las Vegas
Department of Planning
Development Services Center
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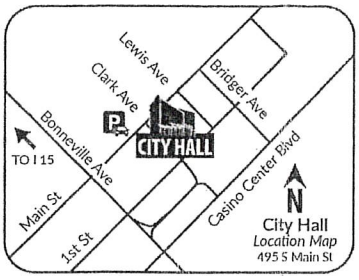

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836313095
LEUNG RESIDENCE TRUST
LEUNG ALBERT KIN TRS
PO BOX 293
MONTEREY PARK CA 91754

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City of Las Vegas
Department of Planning
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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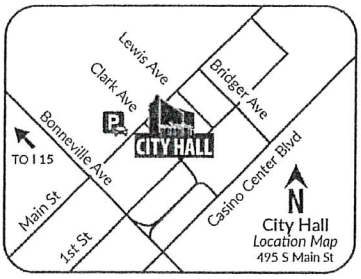

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76892 [PRJ-76824]
Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836812017
VIENTE SONIALITA R
5101 PADUA WAY
LAS VEGAS NV 89107-0401

ESTABLISHMENT LIKE THIS SHOULD NOT BE CLOSE TO RESIDENTIAL AREAS.

42P

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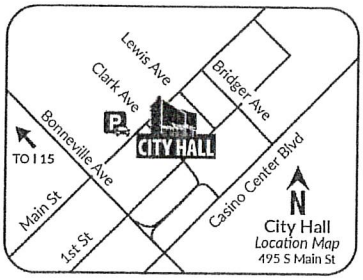

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

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City of Las Vegas

PRJ-76824
13836814011
RAMOS FAMILY TRUST
RAMOS FELIX S & SYLVIA O TRS
9126 DELPHIA AVE
DES PLAINES IL 60016

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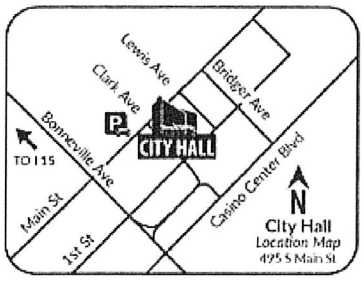

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City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76892 [PRJ-76824]
Planning Commission Meeting of **08/13/2019**

PRJ-76824
16301612020
RAWSON KELLY
5237 DEL REY AVE
LAS VEGAS NV 89146-1417

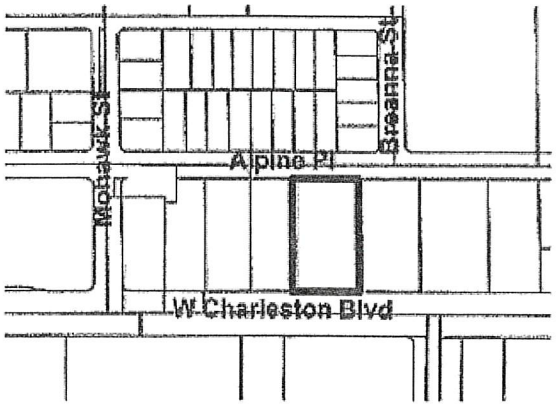
Application Information

SUP-76892 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LONE MOUNTAIN PARTNERS, LLC - OWNER: MANAMED, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,784 SQUARE-FOOT MARIJUANA DISPENSARY USE at 5240 West Charleston Boulevard (APN 138-36-803-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76824].

I opposed this request by MANAMED! There are too numerous of dispensaries already. Many even have delivery service. This area of town (my neighborhood) is already riddled with high crime, gangs, bums, beggars, homeless and boozers that sit around loitering and drinking. We do not need the added injury of a drug outlet. If this is such a much needed drug MAKE IT AVAILABLE IN/AT A pharmacy. I HIGHLY OPPOSE!!!

Kelly Rawson – Native LasVegan / Home owner this neighborhood since 1983

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***08/13/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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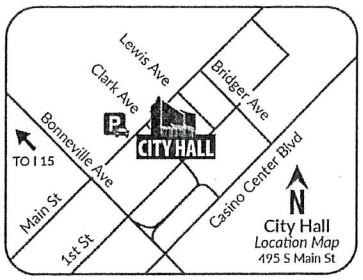

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836407013
JAUREGUI MIGUEL Y & OLGA M
5417 CORY PL
LAS VEGAS NV 89107-3785

427

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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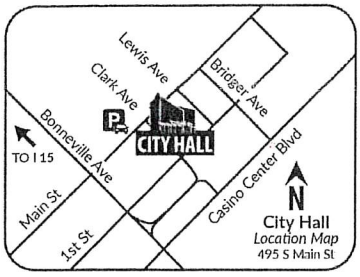

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836407012
JAUREGUI MIGUEL Y
5417 CORY PL
LAS VEGAS NV 89107-3785

42P

City of Las Vegas
Department of Planning
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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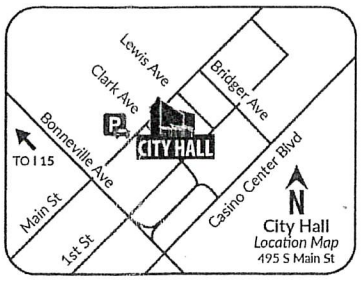

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836812029
CASTANEDA JUAN
5225 PADUA WAY
LAS VEGAS NV 89107-0403

42P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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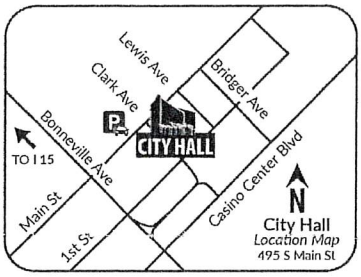

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SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836810013
HAASE KURT W LIVING TRUST
HAASE KURT W TRS
1012 BREANNA ST
LAS VEGAS NV 89107-3779

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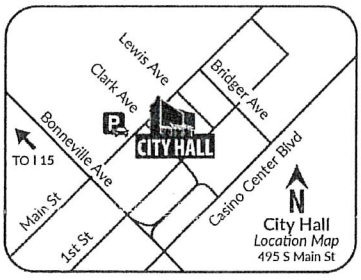

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SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836810012
FICEK JOANNE C REVOCABLE LIV TR
FICEK JOANNE C TRS
1008 BREANNA ST
LAS VEGAS NV 89107-3779

42P

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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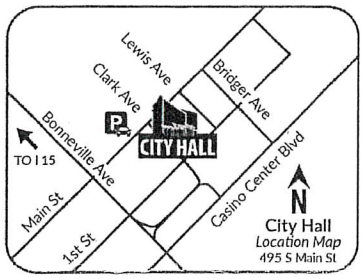

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SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836810015
HAASE KURT W LIVING TRUST
HAASE KURT W TRS
1012 BREANNA
LAS VEGAS NV 89107-3779

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Las Vegas, Nevada 89106

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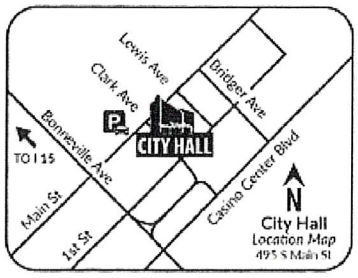

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☐ I SUPPORT this Request ☒ I OPPOSE this Request *

Please use available blank space on card for your comments.

SUP-76892 [PRJ-76824]

Planning Commission Meeting of **08/13/2019**

PRJ-76824
16301611016
YOUNG MARTIN D & LINDA K FAM TR
YOUNG MARTIN D & LINDA K TRS
5320 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1314

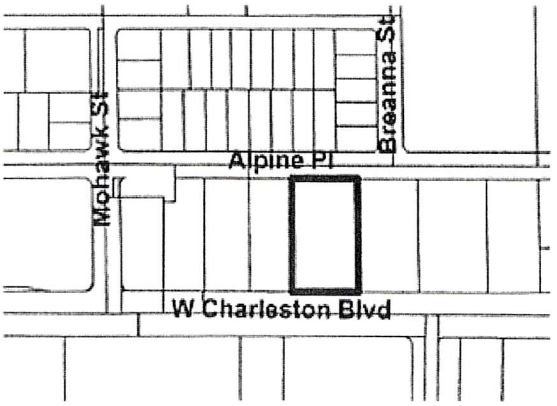
Application Information

SUP-76892 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LONE MOUNTAIN PARTNERS, LLC - OWNER: MANAMED, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,784 SQUARE-FOOT MARIJUANA DISPENSARY USE at 5240 West Charleston Boulevard (APN 138-36-803-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76824].

* So many "Dispensary" - like 7-11 one on each corner. When "you" started this is was to be Medical only - then weeks open it up to all - "you" never got "your" ducks in a row - just make up the rules as "you" go along. Now "you" want the community to solve "your" problems - "you" cause. medical was okay - the rest is a problem for all! Just like Dolly's one on every corner also.

Linda Young

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***08/13/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Pla Amendments and Rezonings will be determined by the City Council. Other matters may be heard by the Planning Commission or forwarded to the City Council. The date of th City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-630 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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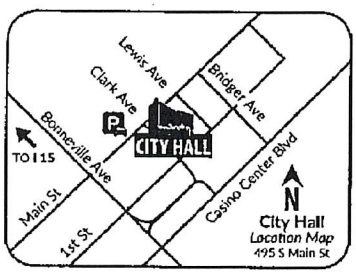

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76892 [PRJ-76824]
Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836313060
HENDRICKS TRUST
HENDRICKS THANE J TRS
7531 SPLASHING ROCK DR
LAS VEGAS NV 89131-2649

42P

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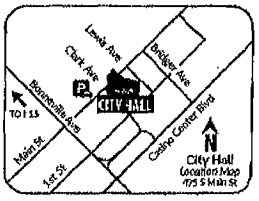

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SUP-76892 [PRJ-76824]
Planning Commission Meeting of **08/13/2019**

PRJ-76824
13836710040
UMANA DIANA
712 EASY ST
LAS VEGAS NV 89107-3821

Submitted after final agenda

42A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
43

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

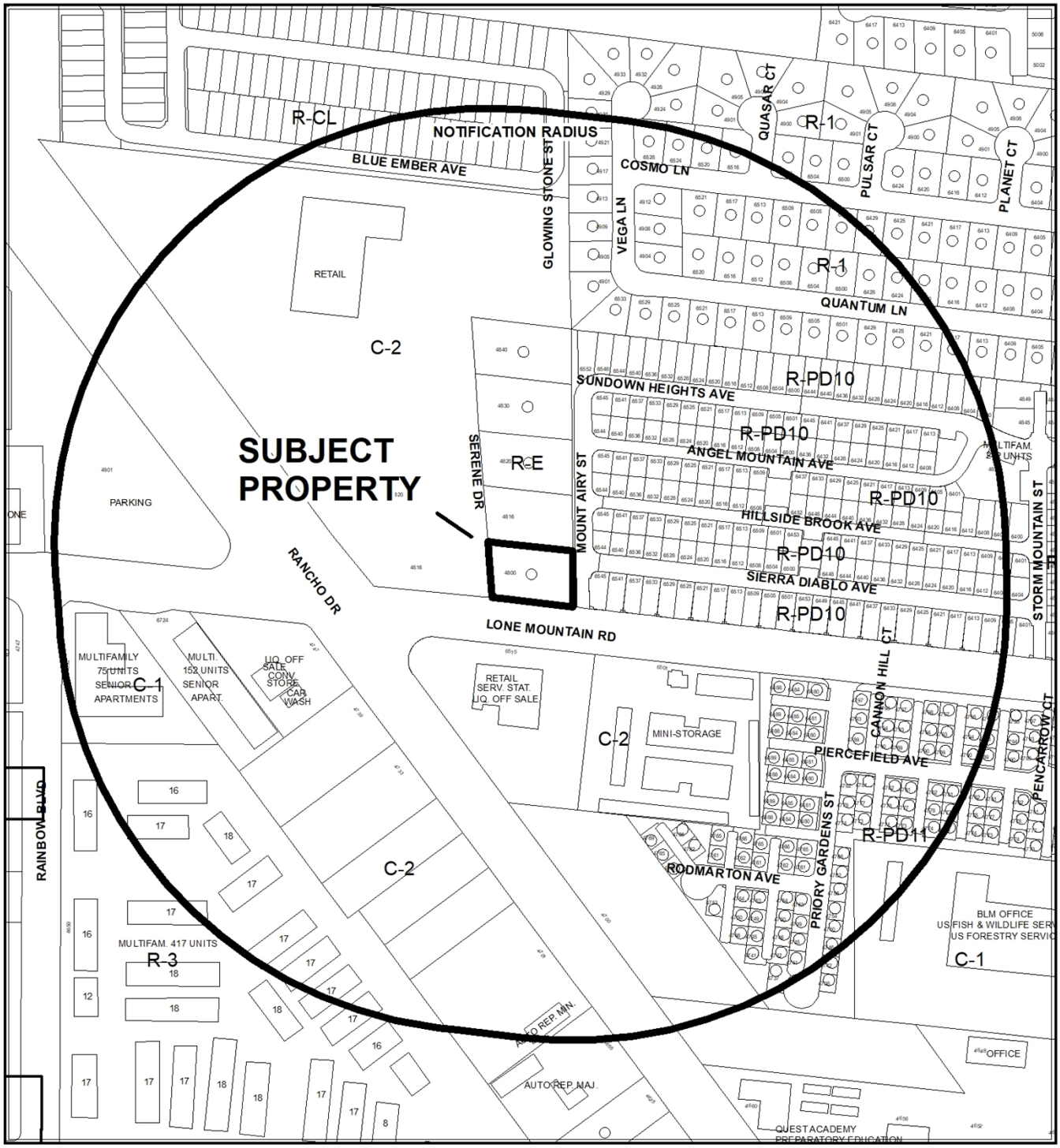
SUBJECT:
SDR-76877- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WADBOD FITNESS, LLC - OWNER: SUNSTONE BONITA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) DEVELOPMENT on 0.56 acres at 4800 Serene Drive (APN 125-35-401-012), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-76844]. Staff recommends APPROVAL.

May go to City Council on: 09/18/2019
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. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. Submitted after Final Agenda - Withdrawal Request Letter Submitted by Ryan Allord and Protest Postcards



0 262.5 525

Feet

CASE: **SDR-76877 (PRJ-76844)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 262.5 525 Feet

CASE: **SDR-76877 (PRJ-76844)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WADBOD FITNESS, LLC - OWNER: SUNSTONE BONITA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76877	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 389

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SDR-76877 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 07/03/19, except as amended by conditions herein.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. 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.

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on Lone Mountain Road adjacent to this site in accordance with code requirements of Title 13.56.040, if any, 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.

9. The proposed driveway on Lone Mountain Road shall be eliminated and replaced with curb, gutter and sidewalk unless otherwise allowed by the City of Las Vegas Traffic Engineer.

10. Abandon any individual sewage disposal systems on this site and connect to connect to the public sewer in Serene Drive at a location acceptable to the Sanitary Sewer Section of the Department of Public Works.

11. 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.

12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a proposed Commercial Recreation/Amusement (Indoor) [Gym] development to be located at 4800 Serene Drive.

ISSUES

- A condition of approval has been added by The Department of Public Works regarding the removal of the proposed driveway along Lone Mountain Road.

ANALYSIS

The subject site is zoned C-2 (General Commercial) and subject to Title 19 development standards. It is currently undeveloped and surrounded by Single Family, Attached dwelling units to the east and a Motor Vehicle Sales (Used) use to the west. The applicant proposes to develop the subject site with a commercial building to be utilized as a Commercial Recreation/Amusement (Indoor) use. The proposed use is permitted in the C-2 (General Commercial) zoning district.

Per Title 19, a Commercial Recreation/Amusement (Indoor) use is defined as, “An enclosed facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public for a fee. This use includes without limitation bowling alleys, indoor miniature golf courses, roller and ice skating rinks, game courts, swimming pools, walk-in movie theaters, physical fitness centers, gyms, billiard parlors/pool halls, and video arcades.” Per the submitted justification letter, the applicant intends to operate a CrossFit Gym within the proposed facility.

The submitted site plan, date stamped 07/03/19, depicts the proposed building oriented to the corner, complying with all Title 19 parking and landscaping design requirements. The Department of Public Works has commented that Serene Drive is a private drive and Public Works has no jurisdiction over its design. The proposed private drive design appears to meet the requirements of Title 19.04.080. A Condition of Approval has been added requiring the proposed driveway on Lone Mountain be eliminated and replaced with curb, gutter and sidewalk unless otherwise allowed by the City of Las Vegas Traffic Engineer.

The City Traffic Engineering Division has commented, "This project will add approximately 78 trips per day on Serene Drive, Lone Mountain Road and Rancho Drive. Currently, Lone Mountain Road is at about 45 percent of capacity and Rancho Drive is at about 53 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Serene Drive, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 6 additional peak hour trips, or about one every ten minutes."

As the proposed development complies with all applicable Title 19 development standard requirements, staff recommends approval of requested Site Development Plan Review (SDR-76877), subject to conditions.

FINDINGS (SDR-76877)

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 existing adjacent development in the area. The residential area adjacent to the east is buffered by existing landscaping and a wall.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development adheres to all applicable City Code requirements. No Variances or Waivers are requested.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access will be provided by Serene Drive, a private road, by way of Lone Mountain Boulevard, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways and Title 13, which are adequate to serve the proposed use.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed building materials consist of cement plaster which is appropriate for the area. The proposed landscape materials adhere to Title 19 development standards and the requirements of the Southern Nevada Regional Plant List.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations depict a building featuring recesses and pop-outs to give visual interest and to break up the massing. It is not obnoxious in appearance and will be compatible with the existing development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed commercial development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/14/64	The Board of Commissioners approved a request for Annexation (A-0003-64) of the subject site as part of a larger request.
04/02/03	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan and Southwest Sector Map General Plan Amendment (GPA-1363) from: GC (General Commercial), SC (Service Commercial), and DR (Desert Rural Density Residential) to: GC (General Commercial), O (Office), PF (Public Facilities), ML (Medium Low Density Residential), and DR (Desert Rural Density Residential) on property located on both sides of Rancho Drive from Vegas Drive to the northern City Limits at Moccasin Road. The Planning Commission and staff recommended approval.
03/21/16	A Code Enforcement case (#164640) was initiated due to heavy equipment being stored at 4800 Serene Drive. The case was resolved on 05/23/16.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/09/08	The Planning Commission approved a request for a Site Development Plan Review (SDR-29641) for a proposed two-story; 5,219 square-foot Building Maintenance Service and Sales structure at the northeast corner of Lone Mountain Road and Serene Drive. Staff recommended approval.
09/11/18	The Planning Commission voted to hold SUP-73890 and SDR-73891 [PRJ-73354] in abeyance to the October 9, 2018 Planning Commission meeting.
10/09/18	The Planning Commission voted to hold SUP-73890 and SDR-73891 [PRJ-73354] in abeyance to the November 13, 2018 Planning Commission meeting.

Most Recent Change of Ownership	
01/31/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1964	The single family dwelling at 4800 Serene Drive was constructed.
11/22/04	A building permit (#31090) was issued for a demolition of an existing single family dwelling at 4800 Serene Drive.
11/04/08	A building permit (#127524) was issued for a chain link fence for dust control at 4800 Serene Drive. The permit was finalized on 11/18/18.

Pre-Application Meeting	
06/19/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
07/02/19	Staff conducted a routine field check and found an undeveloped lot surrounded by a fence.

Details of Application Request	
Site Area	
Net Acres	0.56

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	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
South	General Retail Store, Other than Listed	GC (General Commercial)	C-2 (General Commercial)
East	Single Family, Attached	MLA (Medium-Low Attached Density Residential)	R-PD10 (Residential Planned Development – 10 units per acre)
West	Motor Vehicle Sales (Used)	GC (General Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	129 Feet	Y
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side	10 Feet	78 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	20 Feet	77 Feet	Y
Max. Building Height	175 Feet	36 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 / 20 Linear Feet	8 Trees	Trees	Y
• South	1 Tree / 20 Linear Feet	8 Trees	Trees	Y
• East	1 Tree / 20 Linear Feet	5 Trees	Trees	Y
• West	1 Tree / 20 Linear Feet	5 Trees	Trees	Y
TOTAL PERIMETER TREES		**26 Trees**	**Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	Trees	Trees	
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	10* Feet		10 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	

* When a principle structure is built at a less restrictive building setback, the setbacks shall prevail.

CS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lone Mountain Road	Primary Arterial	Master Plan of Streets and Highways	100	Y
Serene Drive	Local Street	Title 13	40	Y

Pursuant to Title 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	
Commercial Recreation/ Amusement (Indoor)	2,700 SF	1:200 SF	14				
TOTAL SPACES REQUIRED			14		20		Y
Regular and Handicap Spaces Required			13	1	19	1	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 4800 Serene Drive, Las Vegas, NV 89130

Project Name WADBOD Crossfit **Proposed Use** Mixed-Use

Assessor's Parcel #(s) 125-35-401-012 **Ward #** 4

General Plan: Existing GC Proposed no change **Zoning:** Existing C-2 Proposed no change

Additional Information new ground-up construction.

Property Owner Rodney Atamian - Sunstone Bonita, LLC Contact Rod Atamian

Address 1930 Village Center Circle, #861 City Las Vegas State NV Zip 89134

E-mail rod@citysunstone.com Phone (702) 405.0333

Applicant John Jvadines - WADBOD Fitness LLC Contact John Jvadines

Address 3744 Copper Keg Ct. City LV State NV Zip 89129

E-mail johnny@wadbod.com Phone 702-324-7949

Representative RAD Studio LLC Contact

Address 197 E. California Ave. Suite 300 City Las Vegas State NV Zip 89104

E-mail ryan@radstudiolv.com or yanina@radstudiolv.com Phone 702-340-6180

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 Rod Atamian

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name RODNEY ATAMIAN

STATE OF NEVADA, COUNTY OF CLARK

Subscribed and sworn before me

This 21ST day of JUNE, 20 19 BY RODNEY ATAMIAN

Notary Public in and for said County and State

PRJ-76844 06/21/19

MARILOU HASMAN
Notary Public-State of Nevada
APPT. NO. 19-1638-1
My Appt. Expires 02-19-2023

Planning Commission - Page 897



Site Data

JURISDICTION:	CITY OF LAS VEGAS	
PARCEL #: ZONING CLASSIFICATION:	125-35-401-012 C-2 (GENERAL COMMERCIAL)	NO CHANGE
TOTAL BUILDING AREA:	2,700 SF	
PARCEL AREA:	0.56 ACRES	
COVERAGE AREA:	50% ALLOWED (12,197 SF) - 2,700 S.F. TOTAL COVERAGE	
PROPOSED USE:	COMMERCIAL RECREATION/AMUSEMENT (INDOOR)	
BUILDING HEIGHT:	25'-0"	

Parking Analysis

COMMERCIAL RECREATION/ AMUSEMENT (INDOOR)	**2,700 sf** total 1 SPACE PER 200 SF =	**14 STALLS REQ.**
TOTAL PARKING STALLS PROVIDED		20 PROVIDED
ACCESSIBLE PARKING STALLS REQUIRED ACCESSIBLE PARKING STALLS PROVIDED		1 STALL REQUIRED 1 STALL PROVIDED

Landscape Legend

Symbol	Common Name	Botanical Name	Size
TREES			
	PALO VERDE	PARKINSONIA	24" Box
	PALE YUCCA	YUCCA PALLIDA	2 GALLON
	GOLDEN BARREL	ECHINOCACTUS GRUSONII	1 GALLON
	TOOTHLESS SPOON	ENCELIA FARINOSA	1 GALLON
	AUTUMN SAGE (RED)	SALVIA GREGGI	1 GALLON
	DECOMPOSED GRAVEL		

Vicinity Map



rad studio
ARCHITECTURE | PLANNING | INTERIORS
197 E. California Ave. Suite 300
e: Ryan@RADstudiolv.com
p: 702-340-6180

WADBOD Crossfit - Schematic Site Plan/ Landscape Plan

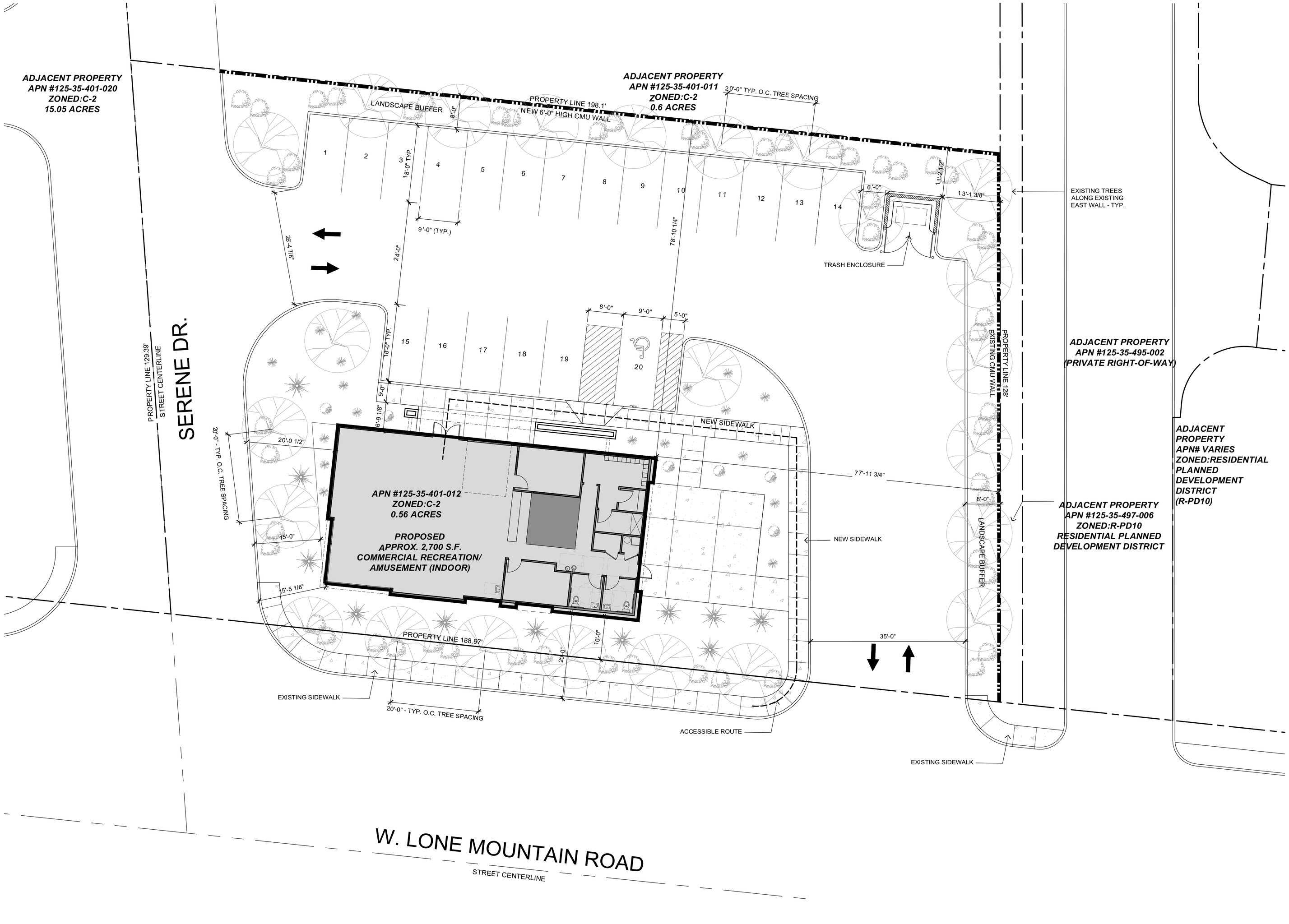
4800 Serene Dr.
Las Vegas, Nevada 89130

PLAN NORTH

PRJ-76844
07/03/19

Date: July 2, 2019
Scale: 3/32" = 1'-0"

Planning Commission - Page 898



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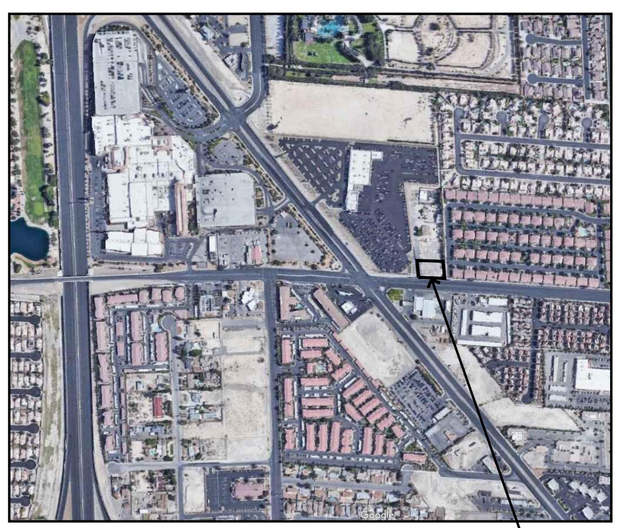
	DECOMPOSED GRAVEL		

Vicinity Map



rad studio
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e: Ryan@RADstudiolv.com
p: 702-340-6180

WADBOD Crossfit - Schematic Site Plan/ Landscape Plan

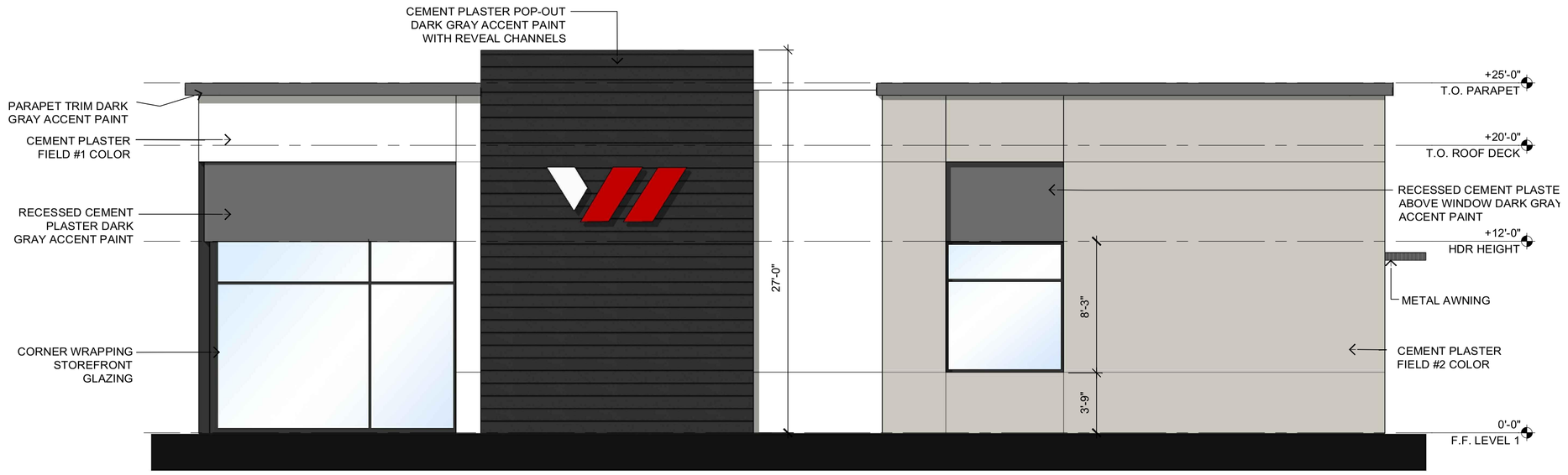
4800 Serene Dr.
Las Vegas, Nevada 89130

PLAN NORTH

0 2' 4' 8'

PRJ-76844
07/03/19

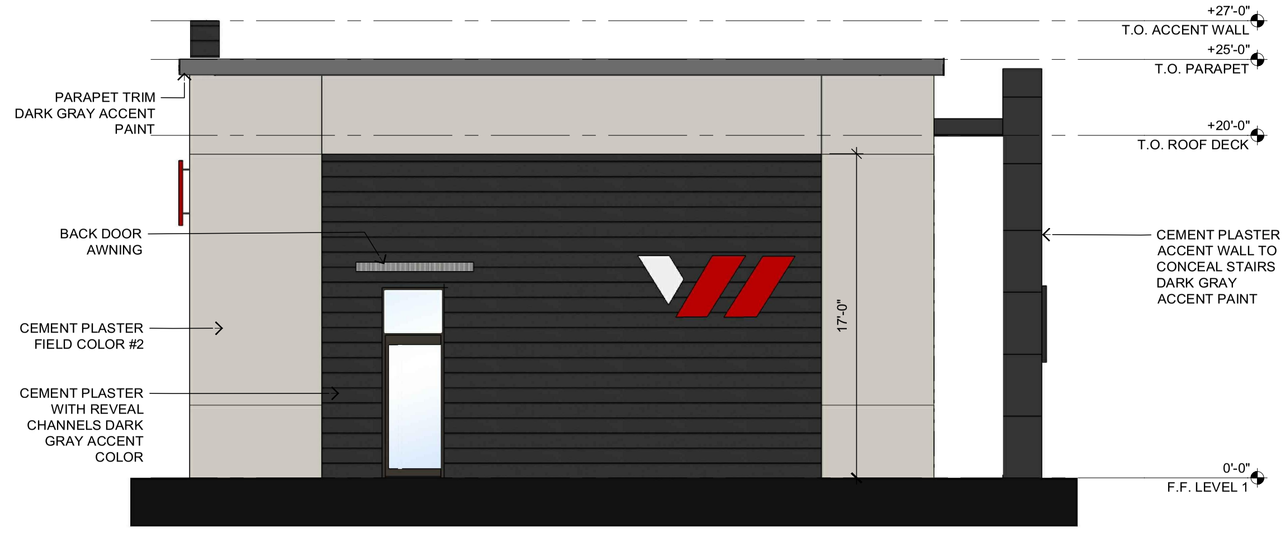
Date: July 2, 2019
Scale: 3/32" = 1'-0"



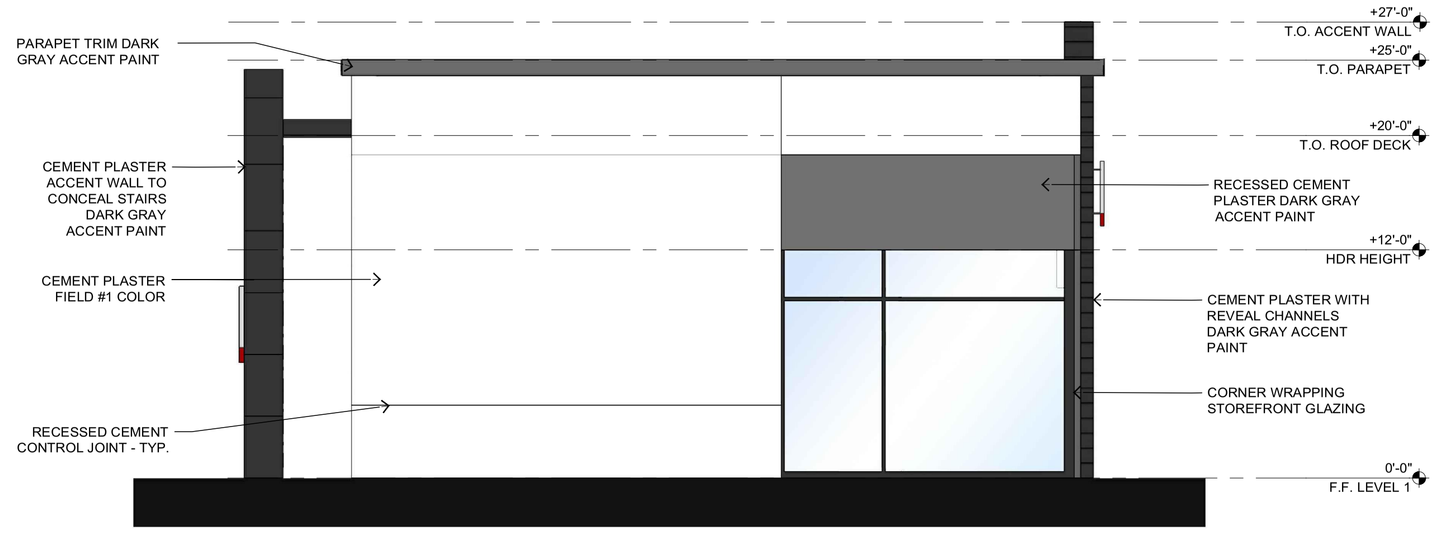
Front (South) Elevation



Back (North) Elevation



Side (East) Elevation



Side (West) Elevation

rad studio
ARCHITECTURE | PLANNING | INTERIORS
197 E. California Ave. Suite 300
e: Ryan@RADstudiolv.com
p: 702-340-6180

WADBOD Crossfit - Conceptual Elevations

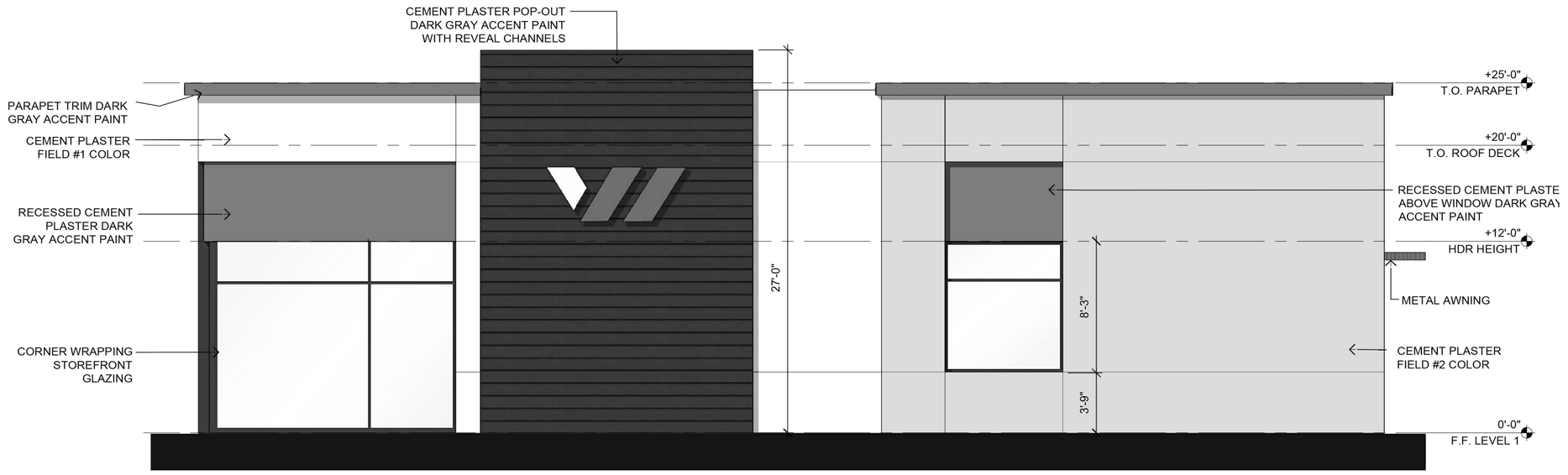
4800 Serene Dr.
Las Vegas, Nevada 89130

PRJ-76844
07/03/19

Date: July 2, 2019
Scale: 1/16" = 1'-0"

0 2' 4' 8'

Planning Commission Page 899



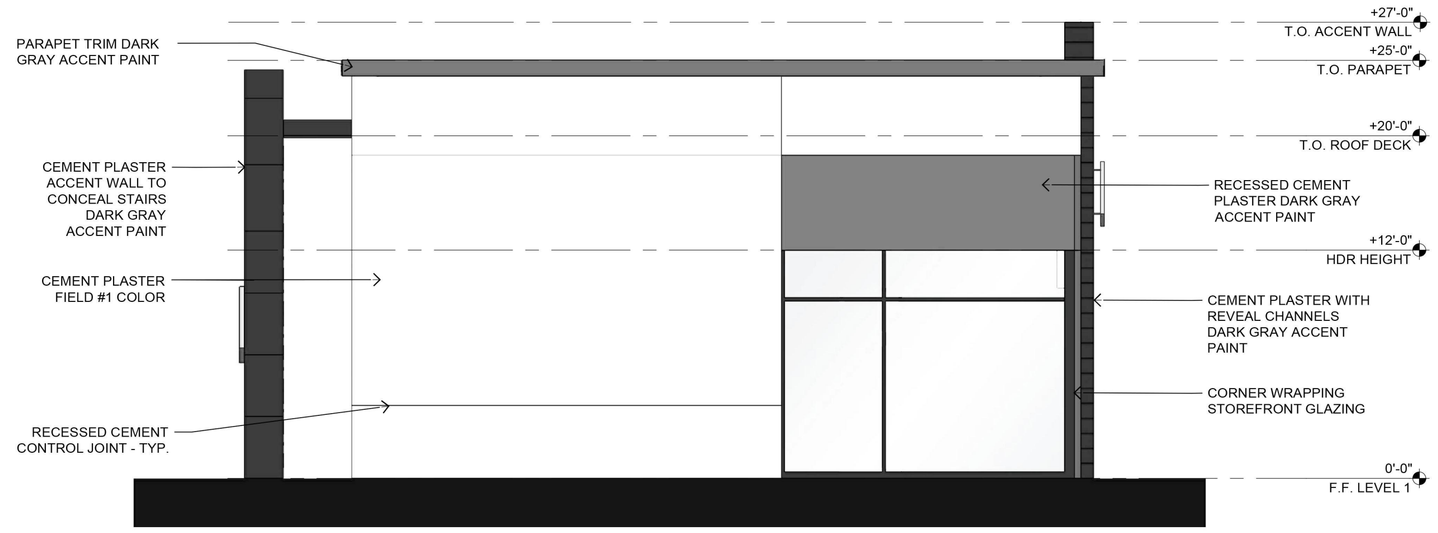
Front (South) Elevation



Back (North) Elevation



Side (East) Elevation



Side (West) Elevation

rad studio
ARCHITECTURE | PLANNING | INTERIORS
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WADBOD Crossfit - Conceptual Elevations

4800 Serene Dr.
Las Vegas, Nevada 89130

PRJ-76844
07/03/19

Date: July 2, 2019
Scale: 1/16" = 1'-0"

0 2' 4' 8'



South West View



South East View



North East View

MATERIAL LEGEND

Cement Plaster - Sand Finish



Field Paint 1:



Accent Paint 1:



Cement Plaster - Sand Finish
with Reveal Channels at accent walls



Field Paint 2:



Accent Paint 2:



WADBOD CROSSFIT

WADBOD Crossfit

4800 Serene Drive

CONCEPTUAL EXTERIOR PERSPECTIVES AND MATERIAL BOARD

rad studio

www.RADstudiolv.com

PRJ-76844
07/03/19

Planning Commission Page 901



SDR-76877 [PRJ-76844] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: WADBOD FITNESS, LLC - OWNER: SUNSTONE BONITA, LLC
4800 SERENE DRIVE

07/02/19



SDR-76877 [PRJ-76844] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: WADBOD FITNESS, LLC - OWNER: SUNSTONE BONITA, LLC
4800 SERENE DRIVE

07/02/19

rad studio
Architecture | Planning | Interiors

July 2, 2019

The City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: **Justification Letter – Site Development Plan**
Project Number: **PRJ76844**
Parcel Number: 125-35-401-012
Address: 4800 Serene Dr., Las Vegas, NV 89130

To Whom It May Concern:

On behalf of the applicant, we respectfully request your review and approval of this application for a Site Development Plan Review pertaining to Title 30 parking, landscape & design standard requirements for the above mentioned parcel number. The proposed project will be a new single-story stand-alone crossfit gym under the commercial recreation/amusement (indoor) use in a C-2 zoning designation. No zone change is being proposed. Commercial recreation/amusement (indoor) is considered a permissible use per Title 30.19.12.010 Land Use Table, and no waivers are being requested for this project.

The site is a corner lot located at the south west corner of W. Lone Mountain Road and Serene Drive and is currently vacant and undeveloped. The adjacent property to the north and west are also C-2 designations, and to the east is a residential planned development district zoned R-PD10. To the south and west are major crossroads and being a corner lot the building has been placed to the far southwest corner to have frontage on both streets. An 8'-0" landscape buffer has been provided along the north property line and 15 foot landscape buffers on the south and west adjacent to the major roads. The east perimeter has an existing cmu wall and mature trees which is the desire to keep to satisfy the tree and landscape buffer requirement. New 24" box trees spaced 20'-0" on center have been provided along the south, west, and north perimeter within the landscape buffer zones. Parking has been satisfied with 20 spaces provided including an ADA space where 14 spaces are required. Again, no waivers are being requested for this project.

We offer that the projects design, proposed use, and character are compatible with immediately adjacent developments. The material and finish of our proposal is cement plaster with recesses and pop-outs to give the building visual interest and break up the massing. We feel this project will be a great contribution to the area and we would appreciate the acceptance of our proposal.

Thank you in advance for your consideration. If you should have any questions or would like any clarification to our requests, please do not hesitate to contact me.

Thank you,

Ryan Allord, RA, NCARB



RADstudio LLC
197 E. California St., Suite 300
Las Vegas, Nevada 89104
702.360.4180
www.RADstudiolv.com

PRJ-76844
07/03/19

SDR 76877
Wadbod Fitness, LLC

4800 Serene Drive

Proposed 2.7 thousand square foot recreational/amusement building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	2.7	28.82	**78**
AM Peak Hour			1.76	**5**
PM Peak Hour			2.31	**6**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Lone Mountain Road

Average Daily Traffic (ADT)	15,582
PM Peak Hour	1247

(heaviest 60 minutes)

Rancho Drive

Average Daily Traffic (ADT)	28,086
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Lone Mountain Road	34,645
Rancho Drive	53,445

This project will add approximately 78 trips per day on Serene Dr., Lone Mountain Rd. and Rancho Dr. Currently, Lone Mountain is at about 45 percent of capacity and Rancho is at about 53 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Serene, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 6 additional peak hour trips, or about one every ten minutes.

Note that this report assumes all traffic from this development uses all named streets.

RECEIVED

AUG 1 2 2019

Dept of Planning
City of Las Vegas

rad studio
Architecture | Planning | Interiors

August 12, 2019

The City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: **Withdrawal request**
Project Number: **PRJ76844**
Parcel Number: 125-35-401-012
Address: 4800 Serene Dr., Las Vegas, NV 89130

To Whom It May Concern:

The applicant, John Juadines with WADBOD Crossfit is requesting, through the listed representative RADstudio, to pull this application in its entirety. We will not be moving forward with the land use entitlement at this time, for the above referenced property.

If you should have any questions or would like any clarification to our requests, please do not hesitate to contact me.

Thank you,

Ryan Alford, RA, NCARB

RADstudio LLC
197 E. California St., Suite 300
Las Vegas, Nevada 89104
702.360.4180

www.RADstudiolv.com

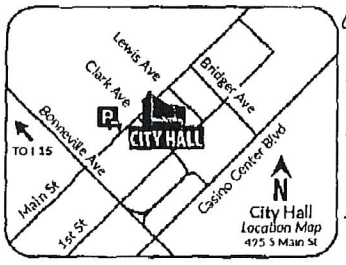
Submitted after final agenda Item 43

p.1
702 658-0787
Robert Blackman
Aug 04 19 01:30a

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76877 [PRJ-76844]

Planning Commission Meeting of **08/13/2019**

No!! Absolutey Not! This lot isn't big enough for a gym or a parking lot. There is already too much traffic noise and congestion. Car Max built their company on the corner lot and took over a year to complete. Construction went on all hours of the day and NIGHT! Now they think the middle of Lone Mountain Road is their staging area for unloading their cars. KB Home is building north of Car Max, more construction more noise. There is a gym at the Rancho Sierra Shopping Center, less than a mile from this location. NO NO NO!!!

PRJ-76844
12535415045
BLACKMAN ROBERT K & CRISTINE L
6545 SIERRA DIABLO AVE
LAS VEGAS NV 89130-1869

RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

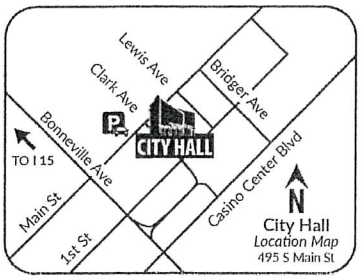
Submitted after final agenda

43P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76877 [PRJ-76844]

Planning Commission Meeting of **08/13/2019**

PRJ-76844
12535414036
CIMINO KIM E TRUST
CIMINO KIM E TRS
621 EDGEBROOK DR
LAS VEGAS NV 89145-8808

45 FROM 89145

43P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
44

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

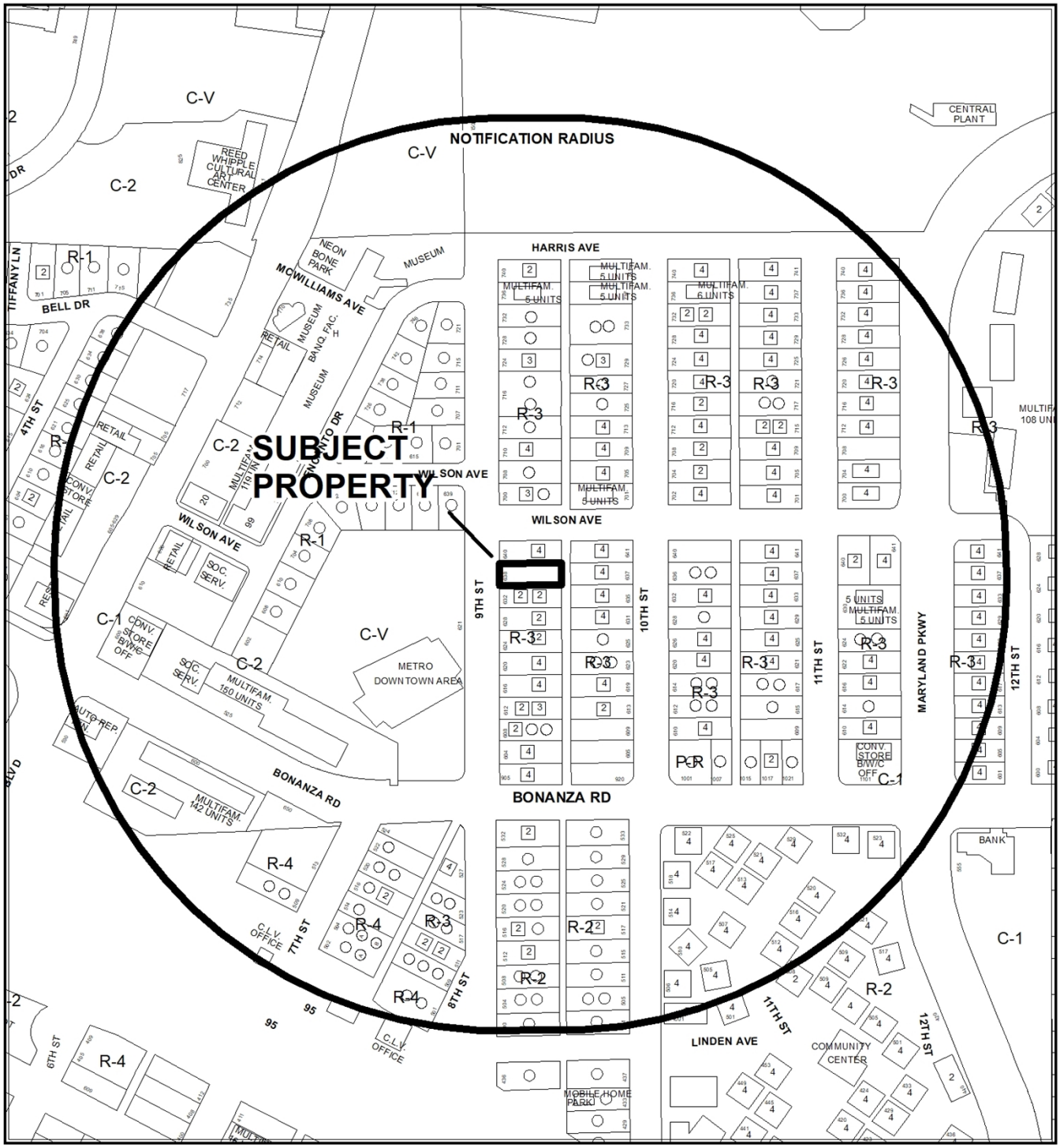
SUBJECT:
SDR-76888 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806]. Staff recommends DENIAL.

May go to City Council on: 09/18/2019
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 DENIAL, if approved, subject to conditions:

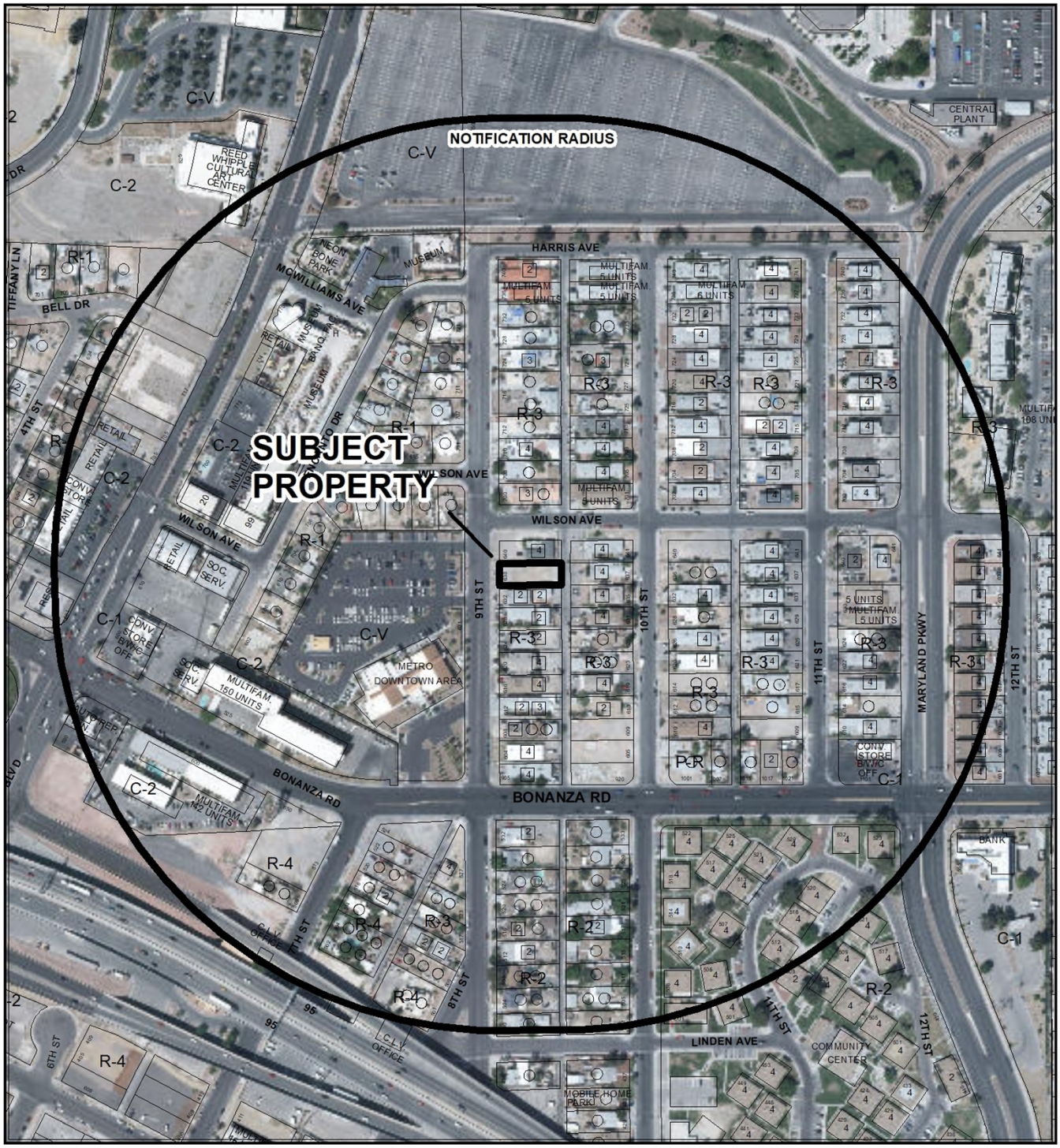
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Clark County School District School Tracking Form
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
8. Submitted after Final Agenda - Protest Postcards



CASE: **SDR-76888 (PRJ-76806)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



CASE: **SDR-76888 (PRJ-76806)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76888	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 207

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

SDR-76888 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 07/16/19, except as amended by conditions herein.

3. A Waiver from Title 19.12 is hereby approved, to allow six parking spaces where 12 parking spaces are required.

4. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot wide landscape buffer along the north and south property lines where six feet is required.

5. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot wide landscape buffer along the east and west property lines where 10 feet is required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

9. All utility or mechanical equipment shall comply with the provisions of the Appendix F, Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

12. 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.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The Waiver for the use of one continuous driveway is hereby approved.

15. The proposed sidewalk and driveway along Ninth Street shall be constructed per the American's with Disabilities Act (ADA) in accordance with code requirements of Title 13.56.040, if any, 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.

16. The parking stalls along the alley shall be a minimum of 22-feet in length.

17. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit a License Agreement for landscaping and private improvements in the Ninth Street 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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct an eight-unit apartment building that does not meet the minimum parking and landscaping requirements at 638 9th Street.

ISSUES

- A Site Development Plan Review is requested for a proposed two-story, 28-foot tall, and 8,020 square-foot multi-family residential building containing eight units.
- A Waiver is requested to allow six parking spaces where 12 spaces are required for a multi-family residential development containing eight one-bedroom units. Staff does not support the request.
- Waivers are requested to allow zero-foot landscape buffer widths along the north and south property lines where six feet is required. Staff does not support the request.
- Waivers are requested to allow zero-foot landscape buffer widths along the east and west property lines where 10 feet is required. Staff does not support the request.

ANALYSIS

The subject site is located within the R-3 (Medium Density Residential) zoning district and is subject to Title 19 development standards. The proposed eight-unit Multi-Family Residential use is a permitted use in the R-3 (Medium Density Residential) zoning district. The subject site is currently an undeveloped parcel located within an existing residential neighborhood. While an apartment building is an appropriate use, the submitted eight-unit apartment building is excessive for the size of the parcel.

The submitted elevations and site plan depict a two-story, 8,020 square-foot apartment building. The building façade will have an EFIS finish and tile roof. Internal staircases are provided to reach the second floor units. The submitted floor plan depicts two levels with four one-bedroom units on each floor. The applicant has requested Waivers to allow zero-foot landscape buffer widths along the north and south property lines where six feet is required for interior lot lines, and zero-foot landscape buffer widths along the east and west property lines where 10 feet is required for lot lines adjacent to right-of-ways. The proposed landscaping materials adhere to the Southern Nevada Regional Plant List.

A total of six parking spaces are provided. The site plan shows provision of four 90 degree parking spaces abutting the 9th Street frontage, and two 90 degree parking spaces (including a handicapped parking space) abutting the rear alleyway. A Waiver is requested to allow six parking spaces where 12 are required. Per the submitted justification letter, "This property is within 300 feet of Bonanza Road with mass transit available for transportation. Also within a quarter mile of the Fremont East District."

The City of Las Vegas Public Works - Engineering Department has commented, "The applicant is asking for City of Las Vegas approval for one continuous driveway along the 9th Street frontage. Per code, this is not allowed but given that many other residences in the area have the same configuration, the Department of Public Works has no objection to the Waiver."

The Parking and Transportation department assessed the project and provided the following information: "This project will add approximately 82 trips per day on 9th St., Bonanza Rd. and Las Vegas Blvd. Currently, Bonanza is at about 69 percent of capacity and Las Vegas is also at about 69 percent of capacity. With this project, Bonanza is expected to be at about 70 percent of capacity and Las Vegas is expected to remain unchanged."

The Clark County School District projects that approximately one additional secondary school student will be generated by the proposed development on this site. Of the three levels of schools serving the area (Squires Elementary School, Martin Middle School and Rancho High School), Rancho High School were over capacity for the 2018-2019 school year.

The Las Vegas Valley Water District (LVVWD) provided the following comments: "This parcel is not currently served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. SNWA Regional Connection Charges will be assessed on a per unit basis for the 8 total residential units and all fees must be paid prior to civil plan approval and building permit issuance. The main available to serve the development is in 9th Street."

Due to the proposed parking and landscape buffer Waivers, staff finds that the proposed development is not appropriate for the subject site as submitted; therefore, staff recommends denial. If approved, the entitlement is subject to conditions.

FINDINGS (SDR-76888)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with the adjacent development in the area due to the lack of parking provided.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the MXU (Mixed Use) land use plan designation. However, the proposed development is not consistent with Title 19 development standards. The proposal fails to meet the minimum parking and landscaping requirements.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided by 9th Street, a 78-foot local street, adequate in size to serve the subject site. Rear access is also available via an alleyway on the east side of the lot. All proposed parking spaces have been designed as continuous driveways, with four spaces accessing 9th Street and two spaces accessing the rear alleyway. However, the lack of proposed onsite parking will negatively impact the adjacent roads.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed Exterior Insulation and Finish System (EFIS) façade is compatible with the existing building materials of surrounding developments. The proposed landscape materials adhere to 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 submitted building elevation design characteristics are not unsightly, undesirable or obnoxious in appearance. The proposed EFIS façade is compatible with existing development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

If approved, the proposed development will be subject to building permits, thereby ensuring the protection of public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/03/04	A Code Enforcement case (#10691) was initiated for trash/debris at 638 North 9th Street. The case was resolved on 03/12/04.
05/18/04	A Code Enforcement case (#15153) was initiated for a motor home on a vacant lot at 638 North 9th Street. The case was resolved on 05/23/04.
05/12/05	A Code Enforcement case (#29926) was initiated for junk vehicles, high weeds and trash at 638 North 9th Street. The case was resolved on 07/12/05.
01/09/08	A Code Enforcement case (#61175) was initiated as part of a sweep at 638 North 9th Street. The case was resolved on 01/11/08.
03/28/17	A Code Enforcement case (#176696) was initiated as part of a sweep at 638 North 9th Street. The case was resolved on 05/31/17.
09/05/18	The City Council approved a request for a General Plan Amendment (GPA-73547) from PF (Public Facilities) to MXU (Mixed Use) at 638 North 9th Street. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/11/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses were found relating to the subject site.

Pre-Application Meeting	
06/13/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Site Development Plan Review.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
07/02/19	An undeveloped site was observed during a routine field check. Some trash and debris was found scattered within the subject parcel.

Details of Application Request	
Site Area	
Gross Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	R-3 (Medium Density Residential)
North	Multi-Family Residential	PF (Public Facility)	R-3 (Medium Density Residential)
South	Single Family, Attached	PF (Public Facility)	R-3 (Medium Density Residential)
East	Multi-Family Residential	PF (Public Facility)	R-3 (Medium Density Residential)
West	Government Facility	PF (Public Facility)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
Downtown North Land Use Plan	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Cashman District)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.110, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,969 SF	Y
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Side (East)	5 Feet	5 Feet	Y
• Side (West)	5 Feet	5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	55 Feet	28 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Y	Y

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	2 Trees	2 Trees	Y
• South	1 Tree / 30 Linear Feet	2 Trees	2 Trees	Y
• East	1 Tree / 30 Linear Feet	0 Tree	0 Trees	Y
• West	1 Tree / 30 Linear Feet	0 Tree	0 Trees	Y
TOTAL PERIMETER TREES		**4 Trees**	**4 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	4 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		Zero Feet	N*
• South	6 Feet		Zero Feet	N*
• East	10 Feet		Zero Feet	N*
• West	10 Feet		Zero Feet	N*

*Waivers have been requested in conjunction with the subject Site Development Plan Review (SDR-76888) to allow reduced landscape buffer widths.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
9th Street	Local Street	Title 13	78	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	
Multi-Family Residential	8 One-Bedroom Units	1.25 spaces per unit	10				
	Guest Space	1 space per 6 units	2				
TOTAL SPACES REQUIRED			12		6		N*
Percent Deviation			50%				

*A Waiver is requested in conjunction with the Site Development Plan Review (SDR-76888) to allow six parking spaces where 12 spaces are required.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide 12 parking spaces for a Multi-Family Residential development featuring eight one-bedroom units.	To allow six parking spaces for a Multi-Family Residential development featuring eight one-bedroom units.	Denial
Provide 6-foot landscape buffers along interior property lines.	To allow a zero-foot landscape buffer width along the north and south property lines.	Denial
Provide 10-foot landscape buffer adjacent to the Right-of-Ways.	To allow a zero-foot landscape buffer width along the east and west property lines.	Denial

CC

DEPARTMENT OF PLANNING | Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan

Project Address (Location) 638 9th St

Project Name 9th St Apartments **Proposed Use** Residencial

Assessor's Parcel #(s) 139-26-410-012 **Ward #** 3

General Plan: Existing Undeveloped Proposed 8 Plex **Zoning:** Existing R-3 Proposed N/A

Additional Information

Property Owner Square Trade Holdings Contact Dave Walnum
Address 4345 Corporate Center Dr. Ste 200 City Las Vegas State NV Zip 89030
E-mail dave@westerntrades.net Phone 702-238-5211

Applicant Square Trade Holdings Contact Charlie Concoby
Address 4345 Corporate Center Dr. Ste 200 City Las Vegas State NV Zip 89030
E-mail Charlie@westerntrades.net Phone 702-277-5245

Representative Square Trade Holdings Contact Chrisi Reyes
Address 4345 Corporate Center Dr. Ste 200 City Las Vegas State NV Zip 89030
E-mail chrisi@westerntrades.net Phone 702-469-2543

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 David Walnum
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name David Walnum

Subscribed and sworn before me
This 24 day of June, 20 19

Notary Public in and for said County and State

CHRISI REYES
Notary Public, State of Nevada
Appointment No. 12-9354-1
My Appt. Expires Jun 26, 2020

PRJ-76805
06/27/19

PROJECT NAME

SPECIAL USE PERMIT FOR:

9TH STREET 8 PLEX

638 N. 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-26-410-012

PROJECT INFORMATION

OWNER NAME(S):
SQUARE TRADE HOLDINGS LLC

SITE ADDRESS:
638 N 9TH ST, LAS VEGAS NV 89101

ASSESSORS PARCEL NUMBER:
13926410012

JURISDICTION:
LAS VEGAS

ZONING CLASSIFICATION:
LIMITED MULTIPLE RESIDENCE DISTRICT (R-3)

ESTIMATED LOT SIZE:
0.16 ACRES (6,969 SQ. FT.)

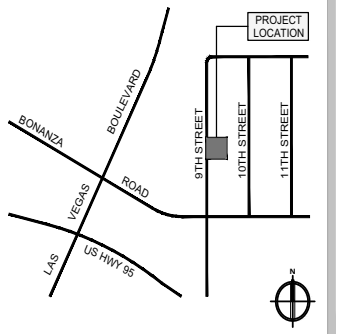
BUILDING AREA:
1ST FLOOR (4 UNITS) – 5,664 SQ. FT.
2ND FLOOR (4 UNITS) – 5,664 SQ. FT.
TOTAL – 11,328 SQ. FT.

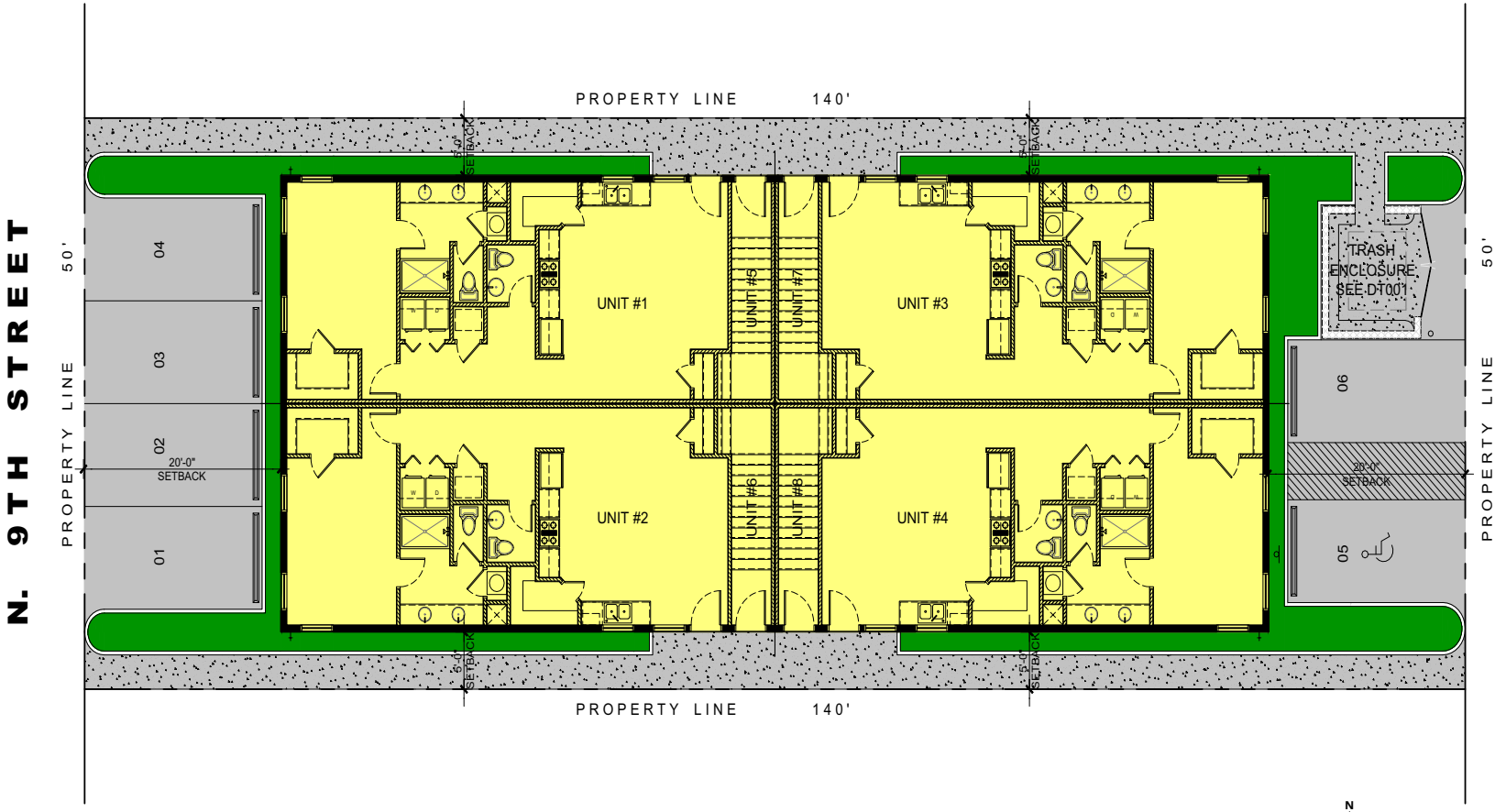
LOT COVERAGE:
81%

REQUIRED PARKING STALLS
7 STANDARD STALLS | 1 HANDICAP STALL = 8 TOTAL STALLS

PROVIDED PARKING STALLS
5 STANDARD STALLS | 1 HANDICAP STALL = 6 TOTAL STALLS

LOCATOR MAP





1 SP001 **PROPOSED SITE PLAN**

SCALE: 3/16" = 1'-0"

N

PRJ-76806
07/16/19

STAMP:

PLEASE RECYCLE

REVISIONS:

Rev	Date	Description
1	06/21/2019	Original

DESIGN REVIEW SET FOR:
9TH STREET
8 PLEX
638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-264-10-012

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WESTERN TRADES
CONSTRUCTION, INC.
4345 CORPORATE CENTER DR. #200
N. LAS VEGAS, NV 89030
Phone: (702) 238-5211
Fax: (702) 543-4356

PROJECT:
9TH STREET
8 PLEX

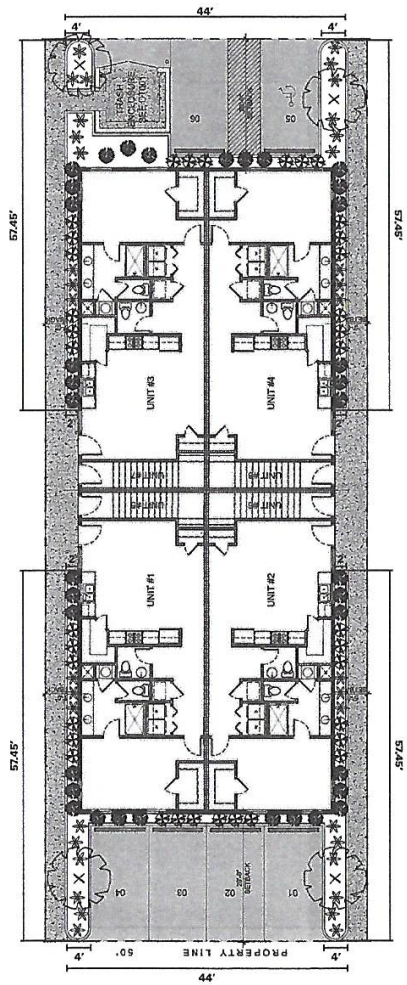
SHEET CONTENT:
SITE PLAN

DATE:
JUNE 21, 2019

JOB NUMBER:
003-19008

SHEET:
SP001

PRJ-76806
07/25/19



SCALE: 1" = 8'

Unique-scape & Design

PLANS BY: RUSSELL WILLIAMS DESIGN

9TH STREET 8 PLEX				
TYPE	SCALE	DATE	REVISION	APPROVED BY
COMPLEX EXTERIOR LANDSCAPING	1"=8'	7/15/19	2	

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Prunus cerasifera	PURPLE LEAF PLUM	24" BOX	4

SHRUB SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Leucophyllum frutescens 'Green Cloud'	GREEN CLOUD TEXAS RANGER	5 GAL.	36
	Lantana montevidensis	TRAILING LANTANA	5 GAL.	36
	Pittosporum tobira 'Wheeler's Dwarf'	DWARF MOCK ORANGE	5 GAL.	36

LEGEND:

3/4" MINUS "APACHE GOLD" ROCK MULCH

NOTES:

1. Install a 2" layer of 3/4" Screened Rock Mulch in all Landscape areas.
2. All flat work, pathways, curb, gutter planters& bituminous surface and CMU walls to be constructed builder per approved plans
3. All lot grading and hose placement shall be done by builder per approved plans
4. A new irrigation system will be installed

Designs are property of Unique-Scape & Design and may not be used by anyone without written consent by Unique-Scape & Design. These plans are schematic in nature only and are a general representation of the completed product. They will vary due to the site conditions.

4 0 8
SCALE FEET

FINISH LEGEND

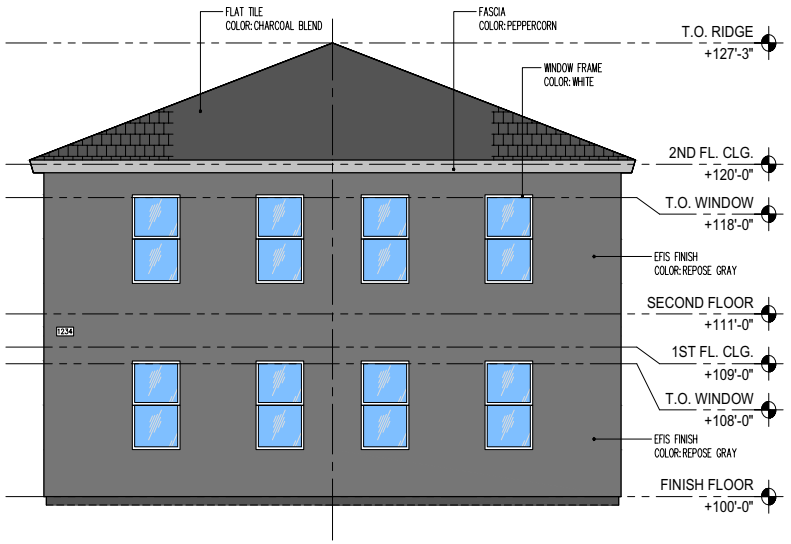
EXTERIOR PRIMARY FACE:
EFIS FINISH
REPOSE GRAY – SW 7015

FASCIA:
EFIS FINISH
PEPPERCORN – SW 7674

TRIM ACCENTS:
MINK – SW 6004

ENTRY DOOR ACCENT
BLACK BEAN – SW 6006

EXTERIOR PRIMARY FACE:
CHARCOAL BLEND
1FBCF1430



1 EV001 WEST-EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 EV001 NORTH-SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

PRJ-76806
07/16/19

STAMP:

PLEASE RECYCLE

REVISIONS:

Rev	Date	Description
1	06/21/2019	Original

DESIGN REVIEW SET FOR:
9TH STREET
8 PLEX
638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-264-10-012

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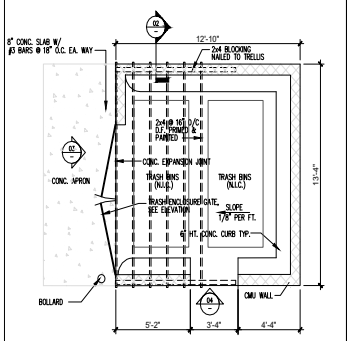
PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
BUILDING
ELEVATIONS

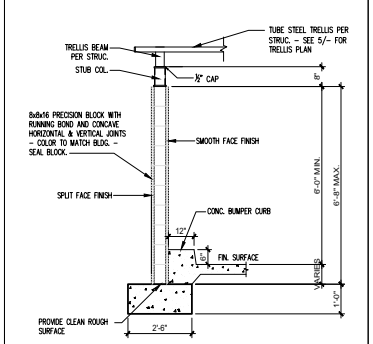
DATE:
JUNE 21, 2019

JOB NUMBER:
003-19008

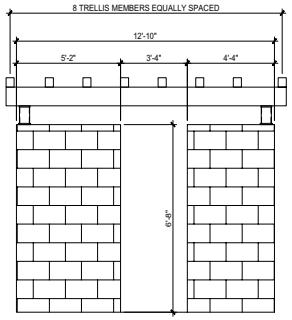
SHEET:
EV001



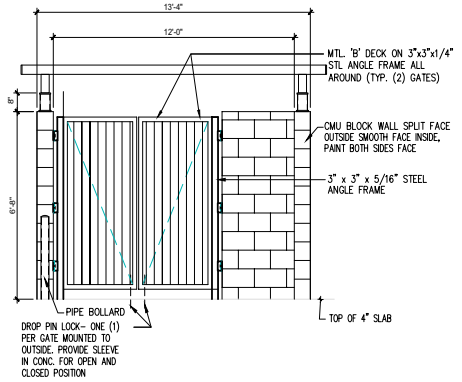
TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



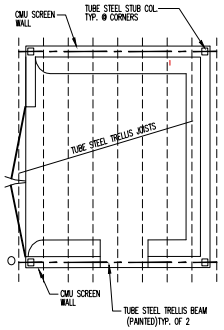
02 TRASH ENCLOSURE WALL
A1.01 SCALE: 1/4" = 1'-0"



03 TRASH ENCLOSURE SIDE ELEVATION
A1.01 SCALE: 1/4" = 1'-0"



04 TRASH ENCLOSURE FRONT ELEVATION
A1.01 SCALE: 1/4" = 1'-0"



05 TRELLIS PLAN
A1.01 SCALE: 1/4" = 1'-0"

STAMP:

PLEASE RECYCLE

REVISIONS:

Rev	Date	Description
1	06/21/2019	Original

DESIGN REVIEW SET FOR:

9TH STREET
8 PLEX

638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-264-10-012

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PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
TRASH ENCLOSURE DETAILS

DATE:
JUNE 21, 2019

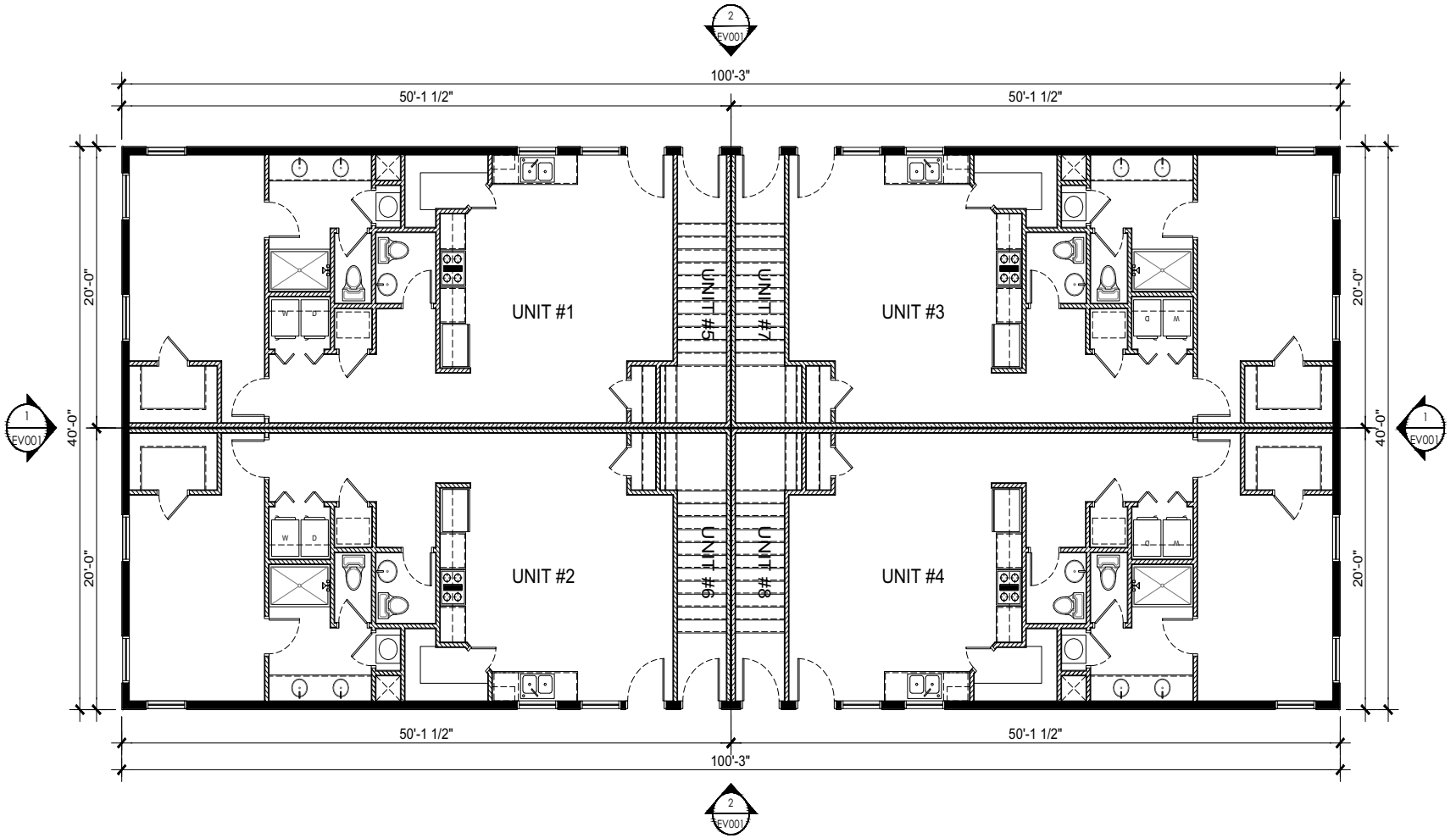
JOB NUMBER:
003-19008

SHEET:
DT001

PRJ-76806
07/16/19

FLOOR AREA CALCULATION

BUILDING AREA:	
1ST FLOOR (UNITS 1–4)	5,664 SQ. FT.
2ND FLOOR (UNITS 5–8)	5,664 SQ. FT.
TOTAL	11,328 SQ. FT.
UNIT 1	1,194 SQ. FT.
UNIT 2	1,194 SQ. FT.
UNIT 3	1,194 SQ. FT.
UNIT 4	1,194 SQ. FT.
UNIT 5	1,416 SQ. FT.
UNIT 6	1,416 SQ. FT.
UNIT 7	1,416 SQ. FT.
UNIT 8	1,416 SQ. FT.



1 FP001 PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PRJ-76806
07/16/19

STAMP:

PLEASE RECYCLE

REVISIONS:

Rev	Date	Description
1	06/21/2019	Original

DESIGN REVIEW SET FOR:

9TH STREET
8 PLEX
638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-264-10-012

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Phone: (702) 238-5211
Fax: (702) 543-4356

PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
PROPOSED 1ST
FLOOR PLAN

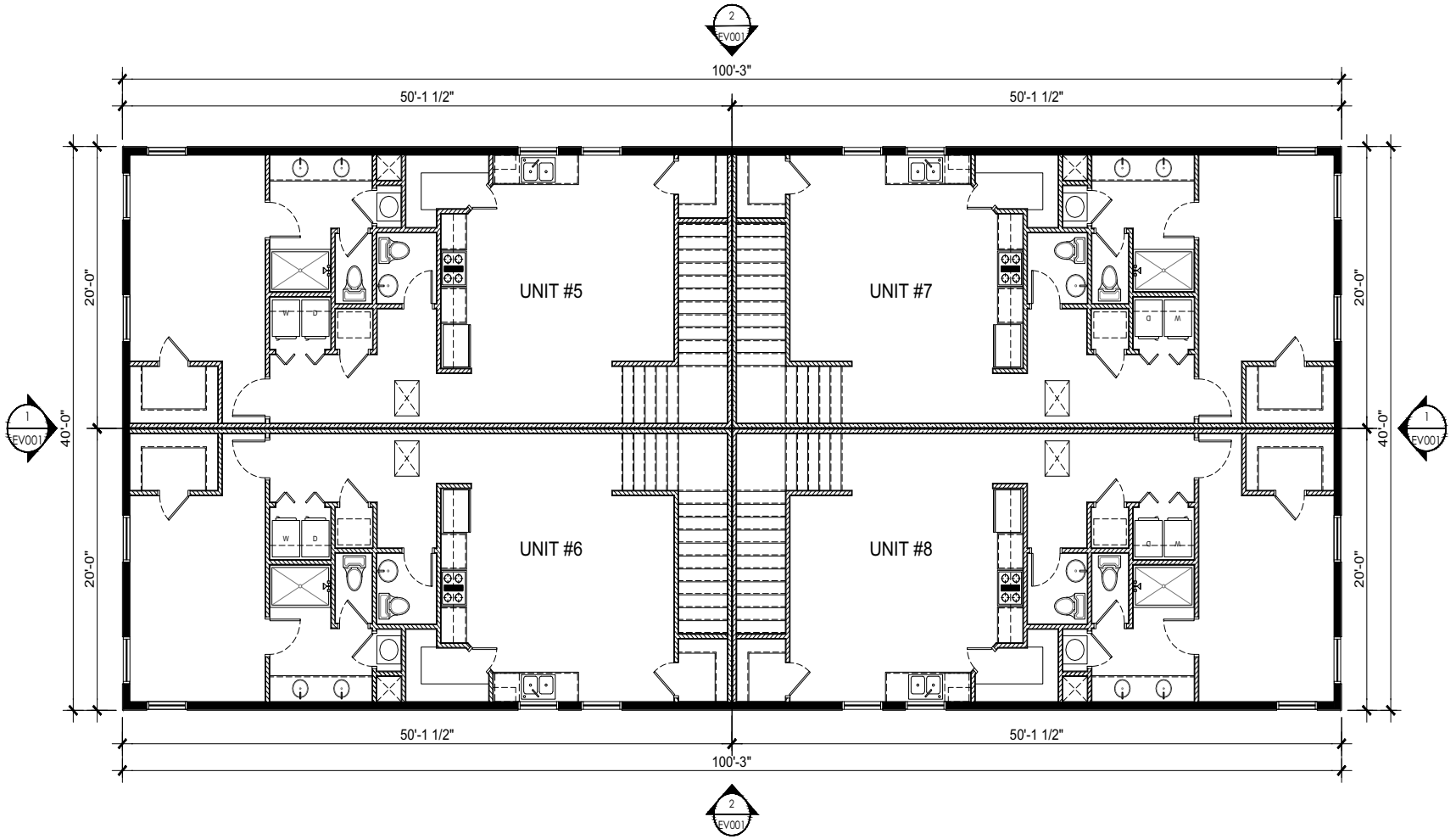
DATE:
JUNE 21, 2019

JOB NUMBER:
003-19008

SHEET:
FP001

FLOOR AREA CALCULATION

BUILDING AREA:	
1ST FLOOR (UNITS 1–4)	5,664 SQ. FT.
2ND FLOOR (UNITS 5–8)	5,664 SQ. FT.
TOTAL	11,328 SQ. FT.
UNIT 1	1,194 SQ. FT.
UNIT 2	1,194 SQ. FT.
UNIT 3	1,194 SQ. FT.
UNIT 4	1,194 SQ. FT.
UNIT 5	1,416 SQ. FT.
UNIT 6	1,416 SQ. FT.
UNIT 7	1,416 SQ. FT.
UNIT 8	1,416 SQ. FT.



1 PROPOSED SECOND FLOOR PLAN
FP002

SCALE: 1/4" = 1'-0"

PRJ-76806
07/16/19

PLEASE RECYCLE

STAMP:

REVISIONS:

Rev	Date	Description
1	06/21/2019	Original

DESIGN REVIEW SET FOR:

9TH STREET
8 PLEX
638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-264-10-012

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PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
PROPOSED 2ND
FLOOR PLAN

DATE:
JUNE 21, 2019

JOB NUMBER:
003-19008

SHEET:
FP002



SDR-76888 [PRJ-76806] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC
638 NORTH 9TH STREET

07/02/19



SDR-76888 [PRJ-76806] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC
638 NORTH 9TH STREET

07/02/19



SDR-76888 [PRJ-76806] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC
638 NORTH 9TH STREET

07/02/19

May 1st, 2019

City of Las Vegas
Planning and Development Department
333 N Rancho Dr.
Las Vegas, NV 89106

Subject: Parking, Landscape, and Turf Coverage Waiver for 638 N 9th St., Las Vegas, NV 89101

To whom it may concern:
This letter shall act to document the justification request for a Parking Waiver, Landscape Waiver, and Turf CoverageWaiver for the above referenced property.

Issue: We are requesting a waiver to the Permissible use Requirments. The current property is vacant land zoned R3, Mixed use. We intend to use the property to build an 8 plex apartment building. We would like to reduce the parking space requirements from 12 spaces to 6 spaces. We would also like to request an exception to the design of parking areas. All adjacent properties allow backing into abutting streets. See attached pictures of surrounding properties. This property is with in 300 feet of Bonanza Road with mass transit available for transportation. Also within ¼ mile of the Fremont East District.
We are requesting a Waiver to the landscape standards from 6 feet to 2 feet on the North and South ends of the property; from 6 feet to 4 feet on the East end of the property; and from 10 feet to 4 feet on the West end of the property.
We are requesting a Waiver of turf coverage from 30% to 0% of lanscapable area.

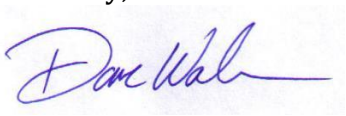
Information:

- Western Trades Construction LLC, and Square Trade Holdings, LLC, Owner, are owned and operated by Dave Walnum. Our focus is to buid affortable housing to meet the needs of our growing community. We have recently purchased multiple lots and are building new single family home and town homes throughout the Las Vegas area. We have specifically chosen these infill lots to support the communities and assist in the revitalization of these areas.
- Western Trades Construction LLC is a licensed contractor, B-2# 73190, and has been in business for 10 years.

Findings:

- The requested change is compatible with the existing adjacent land use designations.
- The requested change is compatablie with the existing zoning of R3.

Thank you for taking the time to review our request.
Sincerely,



Dave Walnum
Square Trade Holdings, LLC

4345 Corporate Center Dr. Suite # 200
N. Las Vegas, NV 89030
(702) 238-5211
F (702) 543-4356

PRJ-76806
07/25/19

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 07/09/2019 **Application Number** SDR-76888 **Entity** LV

Company Name Square Trades Holdings

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone **Mobile** **Fax** **Email**

Project Name 9th Street Apartments

Project Description 8 multi-family residential units

APN's 139-26-410-012

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.196 = 0	x 0.101 = 0	x 0.137 = 0
Multi-Family Units (2)	8	x 0.140 = 1	x 0.058 = 0	x 0.064 = 0
Resort Condo Units (3)				
Total		1	0	0

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(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
Squires ES	1312 E Tonopah Ave	K-5	900	709	05/01/19
Martin MS	200 N 28th St	6-8	1,662	1520	05/01/19
Rancho HS	1900 Searles Ave	9-12	2453	3210	05/01/19

*** CCSD Comments** Rancho HS was over capacity for the 2018-19 school year. Rancho HS was at130.86% of program capacity.

☐ Approved ☐ Disapproved

SDR 76888
Square Trade Holdings, LLC

638 N 9th Street

Proposed 8 unit multi-family development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	8	7.32	**59**
AM Peak Hour			0.46	**4**
PM Peak Hour			0.56	**4**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Bonanza Road	
Average Daily Traffic (ADT)	23,473
PM Peak Hour	1878

(heaviest 60 minutes)

Las Vegas Boulevard	
Average Daily Traffic (ADT)	23,167
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	33,800
Las Vegas Boulevard	33,800

This project will add approximately 82 trips per day on 9th St., Bonanza Rd. and Las Vegas Blvd. Currently, Bonanza is at about 69 percent of capacity and Las Vegas is also at about 69 percent of capacity. With this project, Bonanza is expected to be at about 70 percent of capacity and Las Vegas is expected to remain unchanged.

Based on Peak Hour use, this development will add into the area roughly 4 additional peak hour trips, or about one every fifteen minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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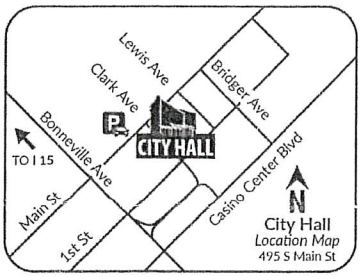
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76888 [PRJ-76806]

Planning Commission Meeting of **08/13/2019**

PRJ-76806
13927812033
WOLF PAC FAMILY TRUST
AUSTIN LINDA LOU TRS
PO BOX 19425
JEAN NV 89019-9425

1.33 FROM 1 89019

Submitted after final agenda

44P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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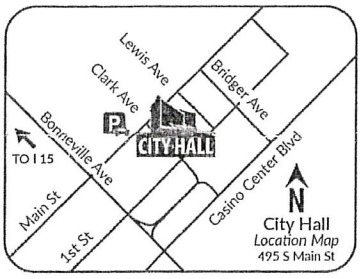

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76888 [PRJ-76806]

Planning Commission Meeting of **08/13/2019**

PRJ-76806
13935110009
IAMELE LUIGI TRUST
IAMELE LUIGI TRS
761 SANDY DR
HENDERSON NV 89002

15 FRDFNP1 89002

44P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
45

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
TXT-76973 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Development Uses section of the Town Center Development Standards Manual to allow the Auto Sales Showroom and Valet Parking uses, and to provide for other related matters. Staff has NO RECOMMENDATION.

THIS ITEM IS TO BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-76973	Staff has no recommendation.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Notification Only

APPROVALS 0

PROTESTS 0

SG

** PROPOSED AMENDMENTS **

1. The Town Center Development Standards Manual, Section B: Development Uses is hereby amended by amending the following:

   A. The Permitted Uses Table 1 shall be amended to add Auto Sales Showroom as a use that can be approved as follows:

	GC	SC	UC	SX	MS	L	ML	MLA	M	PF	EC	MC
Auto Sales Showroom	P	S	P	S							P	S

   B. Section 4B: Minimum Requirements shall be amended as follows:

      6) AUTO SALES SHOWROOM [Renumber subsequent uses in this section accordingly]

         1. The use shall comply with all minimum conditions, standards and requirements applicable to the use “Auto Sales Showroom,” as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

2. The Town Center Development Standards Manual, Section B: Development Uses is hereby amended by amending the following:

   A. The Permitted Uses Table 1 shall be amended to add Valet Parking as a use that can be approved as follows:

	GC	SC	UC	SX	MS	L	ML	MLA	M	PF	EC	MC
Valet Parking	C	C	C	C	C					C	C	C

   B. Section 3B: Conditions shall be amended as follows:

      31) VALET PARKING

         1. The use shall comply with all minimum conditions, standards and requirements applicable to the use “Valet Parking,” as that use is permitted under LVMC Chapter 19.12.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend the Town Center Development Standards Manual to add Auto Sales Showroom and Valet Parking as uses that are permitted within the Town Center Master Plan area. The uses, as defined in LVMC Title 19.18.020 Words and Terms Defined, would be added to the manual subject to all minimum conditions, standards and requirements applicable to those uses pursuant to LVMC Title 19.12.

ANALYSIS

This Text Amendment would add Auto Sales Showroom as a use that is permitted by right within the General Commercial, Urban Center Mixed Use and Employment Center Mixed Use Special Land Use districts. Additionally, the proposed use could be approved via a Special Use Permit in the Service Commercial, Suburban Mixed Use and Montecito Special Land Use districts. The minimum Special Use Permit requirements would be identical to the requirements for the use as it appears in LVMC Title 19.12, including business licensing and permitting requirements. The Special Land Use districts in which the use is proposed to be allowed are comparable to the zoning districts in Title 19 where the use is currently allowed. As such, the use would be compatible with other uses within those districts, subject to the minimum requirements.

This Text Amendment would also add Valet Parking as a use that can be approved conditionally in the General Commercial, Service Commercial, Urban Center Mixed Use, Suburban Mixed Use, Main Street Mixed Use, Public Facilities, Employment Center Mixed Use and Montecito Special Land Use Districts. The minimum Conditions for approval would be identical to the requirements for the use as it appears in LVMC Title 19.12, including limits on the number of overall parking spaces that can be converted to valet spaces, administrative review of the site layout and operations, business licensing, and permitting requirements. The Special Land Use districts in which the use is proposed to be allowed are comparable to the zoning districts in Title 19 where the use is currently allowed. As such, the use would be compatible with other uses within those districts, subject to the minimum conditions.

FINDINGS

This amendment will accomplish the following:

1. Add Auto Sales Showroom as a use that is permitted by right within the General Commercial, Urban Center Mixed Use and Employment Center Mixed Use Montecito Special Land Use Districts. Additionally, the proposed use could be approved via a Special Use Permit in the Service Commercial, Suburban Mixed Use and Montecito Special Land Use Districts.
2. Add Valet Parking as a use that can be approved conditionally in the General Commercial, Service Commercial, Urban Center Mixed Use, Suburban Mixed Use, Main Street Mixed Use, Public Facilities, Employment Center Mixed Use and Montecito Special Land Use Districts.
3. Both uses would be subject to the same minimum conditions, standards and requirements applicable to those uses pursuant to LVMC Title 19.12.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 13, 2019

Agenda Item No.:
46

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.