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 27, 2019
6:00 PM

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of July 23, 2019.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

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. EOT-76915 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: SAMARITAN HOUSE, INC. - For possible action on a request for a first Extension of Time of an approved Variance (VAR-67949) TO ALLOW SIX PARKING SPACES WHERE 11 SPACES ARE REQUIRED on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
8. EOT-76938 - EXTENSION OF TIME RELATED TO EOT-76915 - VARIANCE - APPLICANT/OWNER: SAMARITAN HOUSE, INC. - For possible action on a request for a first Extension of Time of an approved Variance (VAR-69804) TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET FROM A PARKING AREA WHERE SUCH IS NOT ALLOWED on 0.19 acres at the northest corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
9. EOT-76937 - EXTENSION OF TIME RELATED TO EOT-76915 AND EOT-76938 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SAMARITAN HOUSE, INC. - For possible action on a request for a first Extension of Time of an approved Site Development Plan Review (SDR-67950) FOR A PROPOSED 3,060 SQUARE-FOOT BUILDING on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Crear). 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.

10. SUP-76974 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL DORADO TIVOLI 55, LLC - OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,266 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE INCLUDING 447 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #110 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman) [PRJ-76899]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

11. ABEYANCE - GPA-75954 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL

DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.

12. ABEYANCE - ZON-75955 - REZONING RELATED TO GPA-75954 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.

13. ABEYANCE - VAR-76696 - VARIANCE RELATED TO GPA-75954 AND ZON-75955 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6 - For possible action on a request for a Variance TO ALLOW 36 PARKING SPACES WHERE 65 ARE REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

14. ABEYANCE - VAR-76697 - VARIANCE RELATED TO GPA-75954, ZON-75955 AND VAR-76696 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6 - For possible action on a request for a Variance TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

15. ABEYANCE - SDR-76698 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75954, ZON-75955, VAR-76696 AND VAR-76697 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6 - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,632 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 1,400 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH LANE WITH WAIVERS TO ALLOW THE BUILDING NOT TO BE ORIENTED TO THE STREET FRONTAGE WHERE SUCH IS REQUIRED; A FIVE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED; A SIX-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A 10-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

16. ABEYANCE - GPA-76723 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) AND DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street (APNs 138-06-801-010 and a portion of 138-06-301-013), Ward 4 (Anthony) [PRJ-76649]. Staff recommends DENIAL.

17. ABEYANCE - ZON-76724 - REZONING RELATED TO GPA-76723 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL)] GENERAL PLAN DESIGNATION TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street (APNs 138-06-801-010 and a portion of 138-06-301-013), Ward 4 (Anthony) [PRJ-76649]. Staff recommends DENIAL.

18. ZON-76993 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 9.19 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), Ward 6 (Fiore) [PRJ-76906]. Staff recommends APPROVAL.

19. SUP-76994 - SPECIAL USE PERMIT RELATED TO ZON-76993 - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL - For possible action on a request for a Special Use Permit FOR HIGH DENSITY (25+ DWELLING UNITS PER ACRE) - SINGLE USE on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-76906]. Staff recommends APPROVAL.

20. SDR-76995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76993 AND SUP-76994 - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL - For possible action on a request for a

Site Development Plan Review FOR A PROPOSED FOUR STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER URBAN ZONE DEVELOPMENT STANDARDS on 9.18 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-76906]. Staff recommends APPROVAL.

21. VAR-76991 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE 17 ARE REQUIRED on 0.19 acres at 1821 Santa Paula Drive (APN 162-03-313-010), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-76966]. Staff recommends DENIAL.

22. SDR-76992 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76991 - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.19 acres at 1821 Santa Paula Drive (APN 162-03-313-010), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-76966]. Staff recommends DENIAL.

23. VAR-76984 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED at 7012 Arabian Ridge Street (APN 125-22-511-048), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-76540]. Staff recommends DENIAL.

24. VAR-76985 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED at 7024 Falabella Ridge Avenue (APN 125-22-511-025), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-76910]. Staff recommends DENIAL.

25. VAR-77083 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SETH T. FLOYD - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY DWELLING; AND A FIVE-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED WITH A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.54 acres at 1760 Belcastro Street (APN 163-03-605-005), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77082]. Staff recommends DENIAL.

26. SUP-76975 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CONCORD, LLC - For possible action on a request for a Special Use Permit FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT USE at 1934 North Decatur Boulevard (APN 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76909]. Staff recommends DENIAL.

27. SDR-76976 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76975 - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CONCORD, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT DEVELOPMENT on 0.44 acres at 1934 North Decatur Boulevard (APN 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76909]. Staff recommends DENIAL.

28. SUP-77155 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RG HIGHLAND ENTERPRISES, INC. - OWNER: 1916 HIGHLAND PROPERTIES, LTD. - For possible action on a request for a Special Use Permit FOR A PROPOSED 17,754 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 3020 and 3030 South Valley View Boulevard (APN 162-08-302-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77140]. Staff recommends APPROVAL.

29. SDR-77057 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HELLFIRE MEDIA, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-76062) TO AMEND A PREVIOUSLY APPROVED WAIVER TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET WAS APPROVED on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz) [PRJ-77039]. Staff recommends APPROVAL.

Citizens Participation:

30. 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 27, 2019

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE
Planning Commission
Meeting of: August 27, 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 27, 2019

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 23, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
6

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 27, 2019

Agenda Item No.: **7**

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

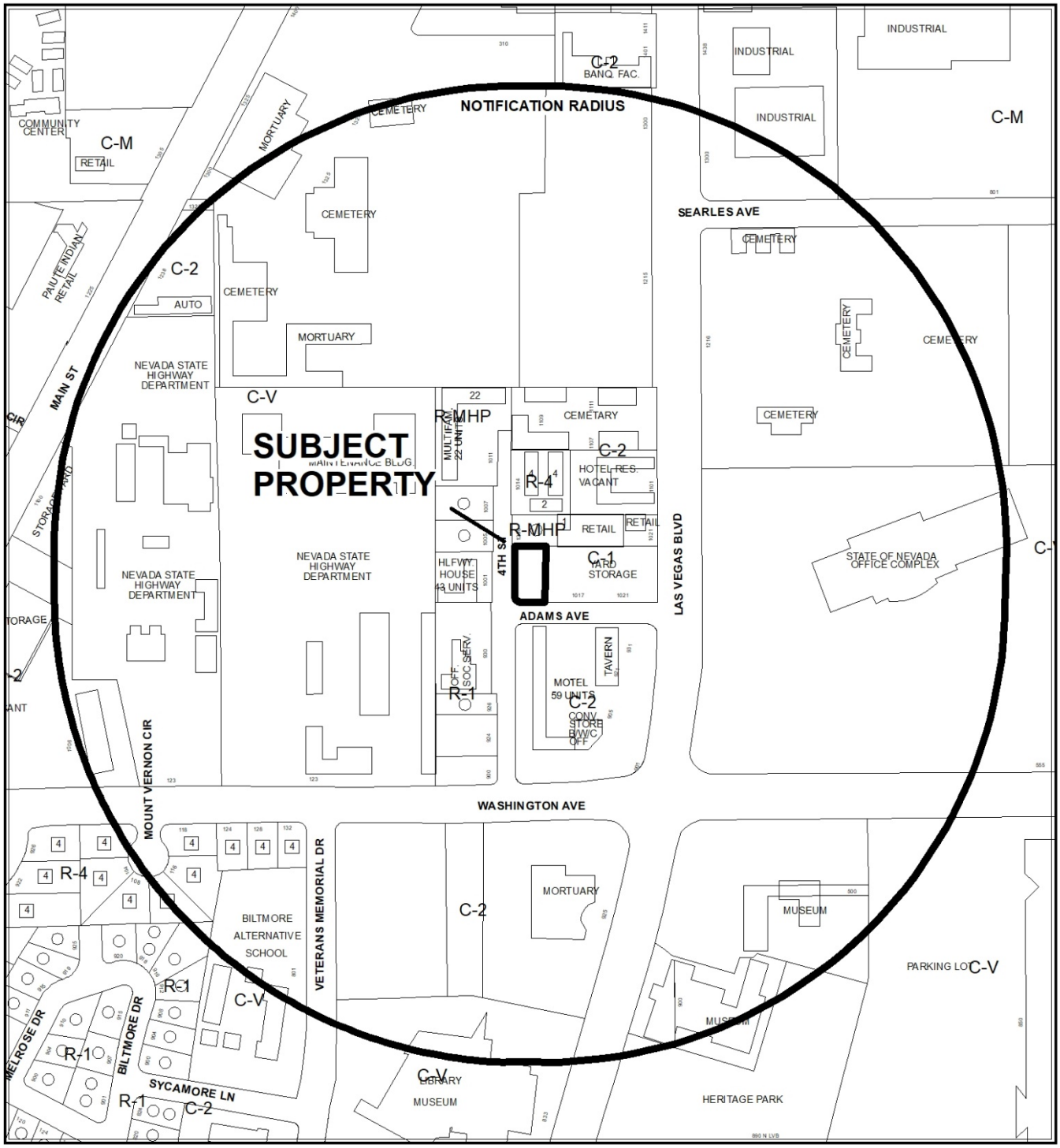
SUBJECT:
EOT-76915 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: SAMARITAN HOUSE, INC. - For possible action on a request for a first Extension of Time of an approved Variance (VAR-67949) TO ALLOW SIX PARKING SPACES WHERE 11 SPACES ARE REQUIRED on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

C.C.: 10/02/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - EOT-76915, EOT-76938 and EOT-76937
2. Conditions and Staff Report - EOT-76915, EOT-76938 and EOT-76937
3. Supporting Documentation - EOT-76915, EOT-76938 and EOT-76937
4. Photo(s) - EOT-76915, EOT-76938 and EOT-76937
5. Justification Letter - EOT-76915, EOT-76938 and EOT-76937
6. Action Letter for VAR-67949 [PRJ-67708]



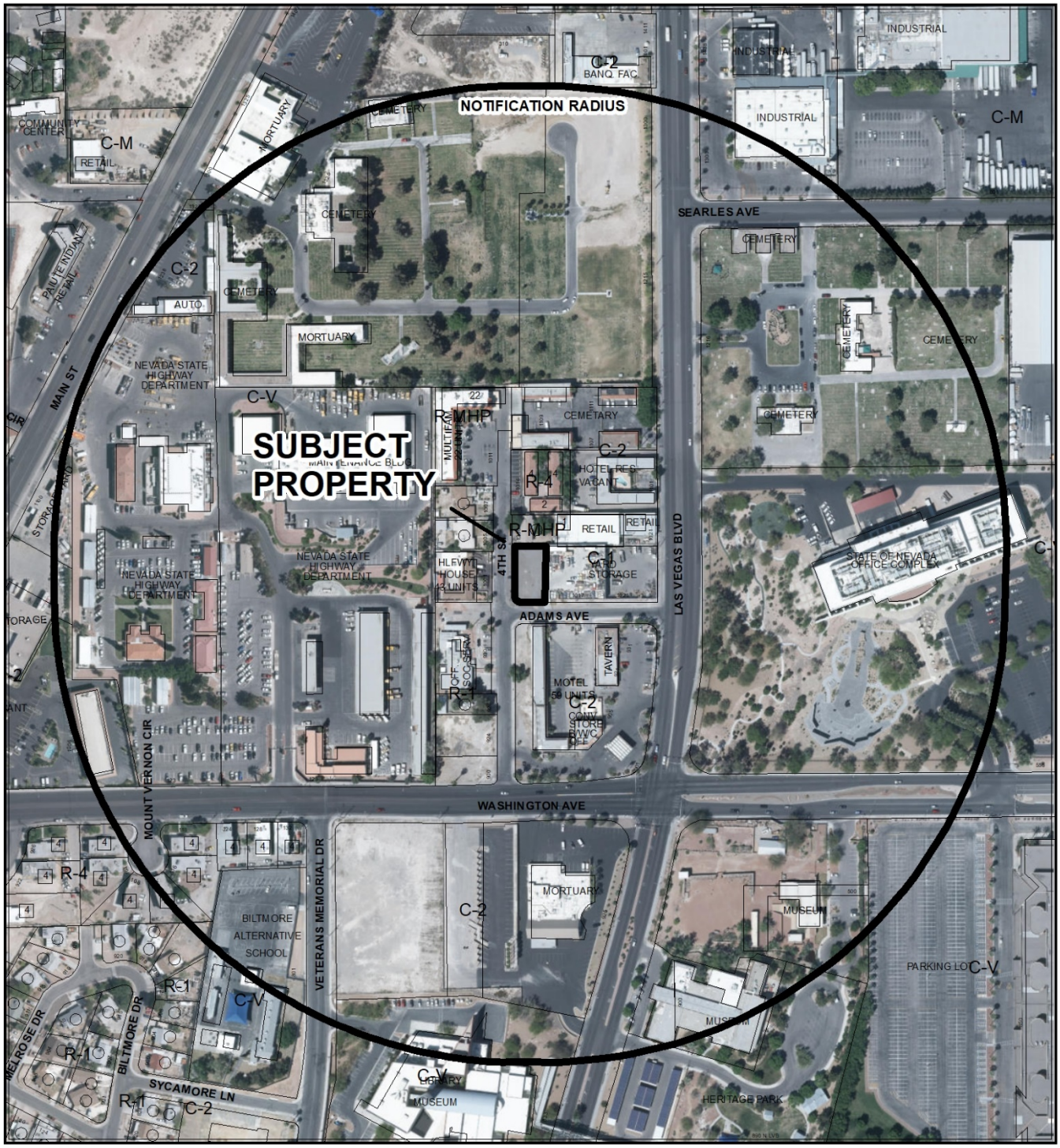
0 245 490 Feet

CASE: **EOT-76938, EOT-76915, EOT-76937**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 245 490 Feet

CASE: **EOT-76938, EOT-76915, EOT-76937**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SAMARITAN HOUSE, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-76915	Staff recommends APPROVAL, subject to conditions:	
EOT-76938	Staff recommends APPROVAL, subject to conditions:	EOT-76915
EOT-76937	Staff recommends APPROVAL, subject to conditions:	EOT-76915 EOT-76938

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

EOT-76915 CONDITIONS

Planning

1. This approval shall expire August 8, 2021 unless another Extension of Time is approved by the City Council.

2. Conformance to the approved conditions for Variance (VAR-67949).

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

EOT-76938 CONDITIONS

Planning

1. This approval shall expire August 8, 2021 unless another Extension of Time is approved by the City Council.

2. Conformance to the approved conditions for Variance (VAR-69804).

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

EOT-76937 CONDITIONS

Planning

1. This approval shall expire August 8, 2021 unless another Extension of Time is approved by the City Council.

2. Conformance to the approved conditions for Site Development Plan Review (SDR-67950).

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting Extensions of Time for approved entitlements related to a proposed 3,060 square-foot building with waivers of perimeter landscape standards at the northeast corner of Adams Avenue and 4th Street.

ISSUES

- These are the first Extension of Time requests for the related approvals.
- No building permits or business licenses have been issued related to this site since approval.

ANALYSIS

The following approvals are requested for extension:

- A Variance (VAR-67949) to allow six onsite parking spaces where 11 spaces are required;
- A Variance (VAR-69804) to allow the backing of any motor vehicle onto a public street from a parking area where such is not allowed; and
- A Site Development Plan Review (SDR-67950) for a proposed single-story, 3,060 square-foot building.

The proposed development on this site would be operated by the same entity that operates the residential rehabilitation facility across the street at 1001 North 4th Street. When both sites were rezoned to C-V (Civic) in 2002, the use was termed a “Special Care Facility.” Neither term is used by the current version of Title 19. The proposed building would be used as a gathering place for group meetings and special activities, characteristics that are similar to an office use.

No building permits or business licenses have been issued since approval on August 8, 2017. The applicant states in the justification letter that a contract had been secured for a civil engineer; however, those obligations could not be fulfilled, causing a delay. Another engineer has been selected, and construction plans are expected to be ready in the near future.

The surrounding area remains similar in land use and zoning to the time of approval of the original applications. A single family dwelling is located to the north, a Social Service Provider lies to the west and commercial uses are located to the south and east.

FINDINGS (EOT-76915, EOT-76938 and EOT-76937)

Since the original approval, there have been no significant changes in land use that would render the approved development incompatible with the surrounding land uses and zoning districts. Staff therefore recommends approval of the requested Extensions of Time for two years with conditions. If denied, the approved entitlements will expire August 8, 2019.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/25/68	The Board of City Commissioners approved a Special Use Permit (U-0025-68) for an Alcohol Rehabilitation Center for 20 persons in the R-3 zoning district at 1001 North 4th Street. Staff recommended approval.
06/05/02	The City Council approved a General Plan Amendment (GPA-0005-02) from H (High Density Residential) and GC (General Commercial) to PF (Public Facilities) on 0.55 acres on the west and east sides of 4th Street, approximately 400 feet north of Washington Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (Z-0020-02) from R-3 (Medium Density Residential) to C-V (Civic) on 0.55 acres on the west and east sides of 4th Street, approximately 400 feet north of Washington Avenue. The maximum number of beds allowed in the existing "Special Care Facility" was 43. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review and reduction of onsite landscaping [Z-0020-02(1)] for a proposed parking lot on 0.55 acres on the west and east sides of 4th Street, approximately 400 feet north of Washington Avenue. The approval expired 06/05/04.
10/24/02	The Planning Commission approved a Review of Condition [Z-0020-02(3)] of an approved Rezoning (Z-0020-02) to delete Condition Number 5, which required the construction of half street improvements on Adams Avenue and 4th Street on 0.55 acres adjacent to the east and west sides of Fourth Street, approximately 400 feet north of Washington Avenue. Staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/21/03	The City Council approved a General Plan Amendment (GPA-2249) to adopt the Downtown North Land Use Plan on 514 acres generally located south of Owens Avenue, east of Interstate 15, north of Interstate 15 and west of Bruce Street, Sagman Street and 9th Street. The Planning Commission and staff recommended approval. As part of this request, the General Plan designation of the subject property was amended from PF (Public Facilities) to M (Medium Density Residential).
06/20/06	Code Enforcement opened a Case (43590) for a complaint about cabinets and junk in the front of the property at 1002 North 4th Street. The Case was resolved 07/31/06.
09/21/06	The Planning Commission approved a request for a Site Development Plan Review (SDR-15764) for a proposed parking lot on 0.19 acres at 1002 North 4th Street. Staff recommended approval. The approval expired 09/21/08.
11/19/08	The City Council approved a General Plan Amendment (GPA-29886) to amend the Downtown North Land Use Plan. The land use designation of the subject site was not affected by the amendment. The Planning Commission and staff recommended approval.
08/08/17	The Planning Commission approved a request for a Variance (VAR-67949) to allow six parking spaces where 11 spaces are required on 0.19 acres at the northeast corner of Adams Avenue and 4th Street. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-69804) to allow the backing of a motor vehicle onto a public street from a parking area where such is not allowed on 0.19 acres at the northeast corner of Adams Avenue and 4th Street. Staff recommended denial.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-67950) for a proposed 3.060 square-foot building on 0.19 acres at the northeast corner of Adams Avenue and 4th Street. Staff recommended denial.

Most Recent Change of Ownership	
12/17/71	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/30/01	A building permit (#01009512) was issued for a 3-foot to 9-foot engineered block wall at 1002 North 4th Street. A final inspection was completed 09/24/01.

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

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

Field Check	
07/18/19	The site consists of a vacant, unpaved lot. Several vehicles were parked on the lot and appeared to be encroaching into the right-of-way. The lot also contained several junked items. A temporary construction sign indicating the future development also appears to be located within the right-of-way.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	C-V (Civic)
North	Manufactured Home (Qualifying for treatment as Single Family Dwelling)	M (Medium Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
South	Hotel, Residence Liquor Establishment (Tavern)	GC (General Commercial)	C-2 (General Commercial)
East	Outdoor Storage	SC (Service Commercial)	C-1 (Limited Commercial)
West	Social Service Provider	M (Medium Density Residential)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
Downtown North Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
C-V (Civic) 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 19.10, development standards for properties zoned C-V are determined and evaluated through a Site Development Plan Review. The following standards were proposed through the approved Site Development Plan Review (SDR-67950):

Standard	***Provided***
Min. Lot Size	8,276 SF
Min. Lot Width	65 Feet
Min. Setbacks • Front • Side • Corner • Rear	 24 Feet 6 Feet 23 Feet 6 Feet
Max. Lot Coverage	37 %
Max. Building Height	17 Feet
Trash Enclosure	Screened, Gated w/ a Roof or Trellis
Mech. Equipment	Screened

Pursuant to Title 19.10, landscaping standards are not automatically applicable to the subject property. However, the following the following were indicated by the approved site development plans through SDR-67950:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	N/A	N/A	0 Trees	N/A
• South	N/A	N/A	0 Trees	N/A
• East	N/A	N/A	0 Trees	N/A
• West	N/A	N/A	0 Trees	N/A
TOTAL PERIMETER TREES			**0 Trees**	**N/A**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		0 Feet	N/A
• South	N/A		0 Feet	N/A
• East	N/A		0 Feet	N/A
• West	N/A		0 Feet	N/A
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 3'-9' decorative retaining/screen wall on north perimeter (5.5' on subject property side)	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Adams Avenue	Minor Street	Title 13.12	30	N/A
4th Street	Minor Street	Title 13.12	30	N/A

Pursuant to Title 19.12 and Title 19.18, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	3,060 SF	1 space per 300 SF GFA	11				
TOTAL SPACES REQUIRED			11		6		Y*
Regular and Handicap Spaces Required			10	1	5	1	Y*
Deviation from Title 19					45%		Y*

*A Variance (VAR-67949) to allow a reduction in the number of required parking spaces for this site was approved on 08/08/17.

EOT-76915

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	EOT-76915
Meeting Da	Aug 27 2019
Total Fee	$800
Received By/Date	A Strawser Jun 27 2019

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) EOT-VAR-67949

Project Address (Location) 100 N 4th St

Project Name Samaritan House **Proposed Use** meeting Hall

Assessor's Parcel #(s) 139-27-603-014 **Ward #** _____

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

Additional Information _____

Property Owner Samaritan House Contact Kathy Mason

Address 1001 N 4th St City Las Vegas State NV Zip 89101

E-mail KATHY@cloudskywest.com Phone 702-738-1238

Applicant _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Kathy Mason Contact _____

Address 7780 Hacienda St City Las Vegas State NV Zip 89123

E-mail KATHY@cloudskywest.com Phone 702-738-1238

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) _____

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- 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 Kevin Denny

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

Print Name Kevin Denny

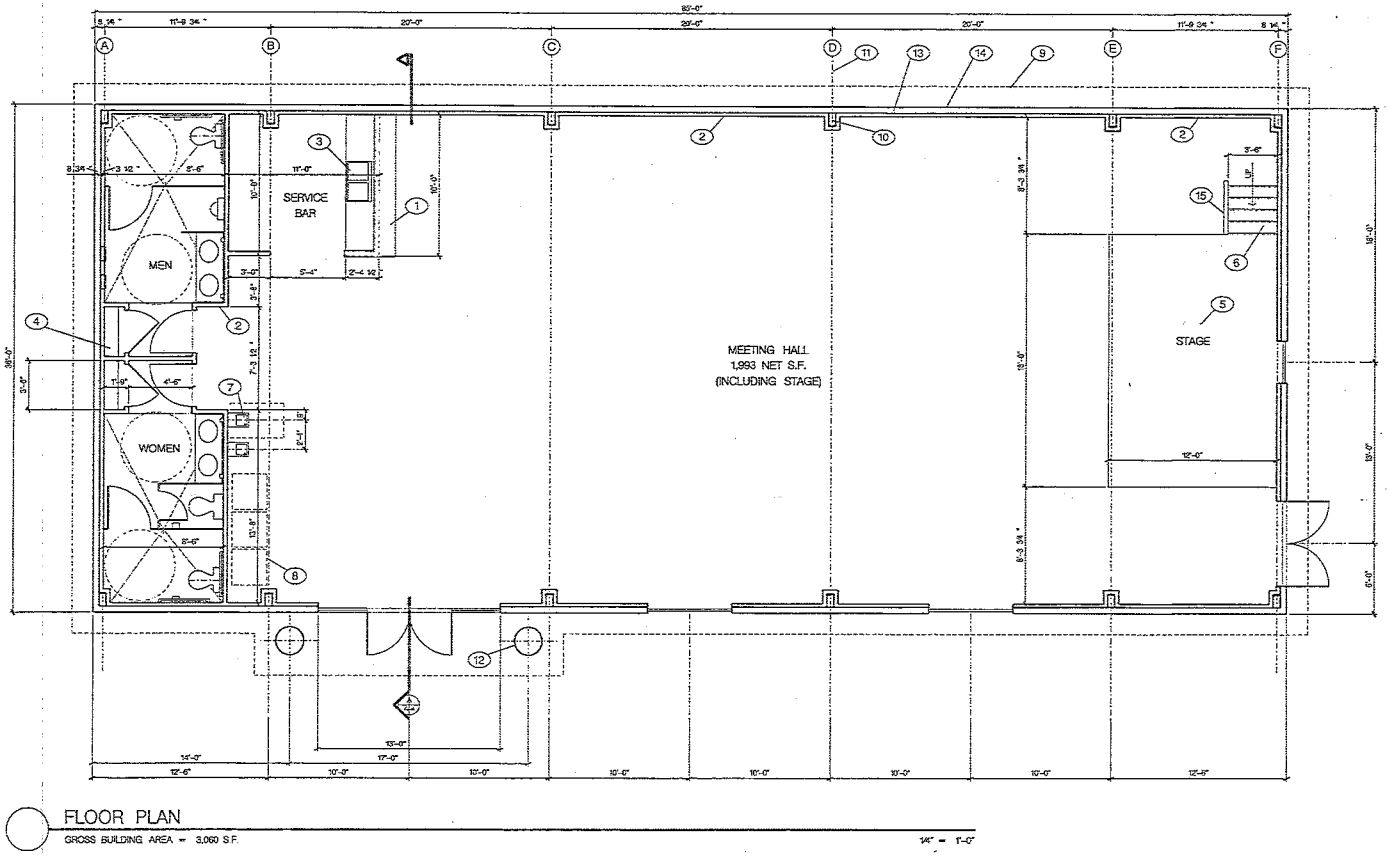
Subscribed and sworn before me

This 26 day of June, 20 19

Amanda Miller Clark County, Nevada

Notary Public in and for said County and State

AMANDA MILLER
NOTARY PUBLIC
STATE OF NEVADA
Certificate No: 17-2712-1
My Commission Expires: 06-07-21



FLOOR PLAN

GROSS BUILDING AREA = 3,060 S.F.

1/4" = 1'-0"

NORTH

KEYNOTES

1. COUNTER @ 42" A.F.F.
2. METAL STUD PARTITION
3. COUNTER @ 36" A.F.F.
4. 5 SHELVES
5. TOP OF STAGE @ 30" A.F.F.
6. STAIR
7. DRINKING FOUNTAINS
8. VENDING MACHINES (N.I.C.)
9. ROOF OVERHAND ABOVE
10. STEEL MOMENT FRAME COLUMN
11. COLUMN CENTERLINE
12. 2' DIAMETER CONC. COLUMN
13. STEEL PURLINS
14. CORRIGATED STEEL SIDING
15. HANDRAIL
16. STAINLESS STEEL SINK

REVISIONS | BY

SAMARITAN HOUSE
MEETING HALL BUILDING
1002 NORTH 4TH STREET
LAS VEGAS, NV 89101

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax: 382-9952
add@lvcoxmail.com

2760 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

FLOOR PLAN

DATE 6/5/17
SCALE 1/4" = 1'-0"
DRAWN
JOB
SHEET A-2 OF 3

PRJ-67708
06/28/17

EOT-76938
EOT-76915
EOT-76937

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VAR-67949, VAR-69804 and SDR-67950 - REVISED

DR-6/7/18

DR-6/20/17

EOT-76938 EOT-76915 EOT-76937

VAR-67949, VAR-69804 and SDR-67950 - REVISED

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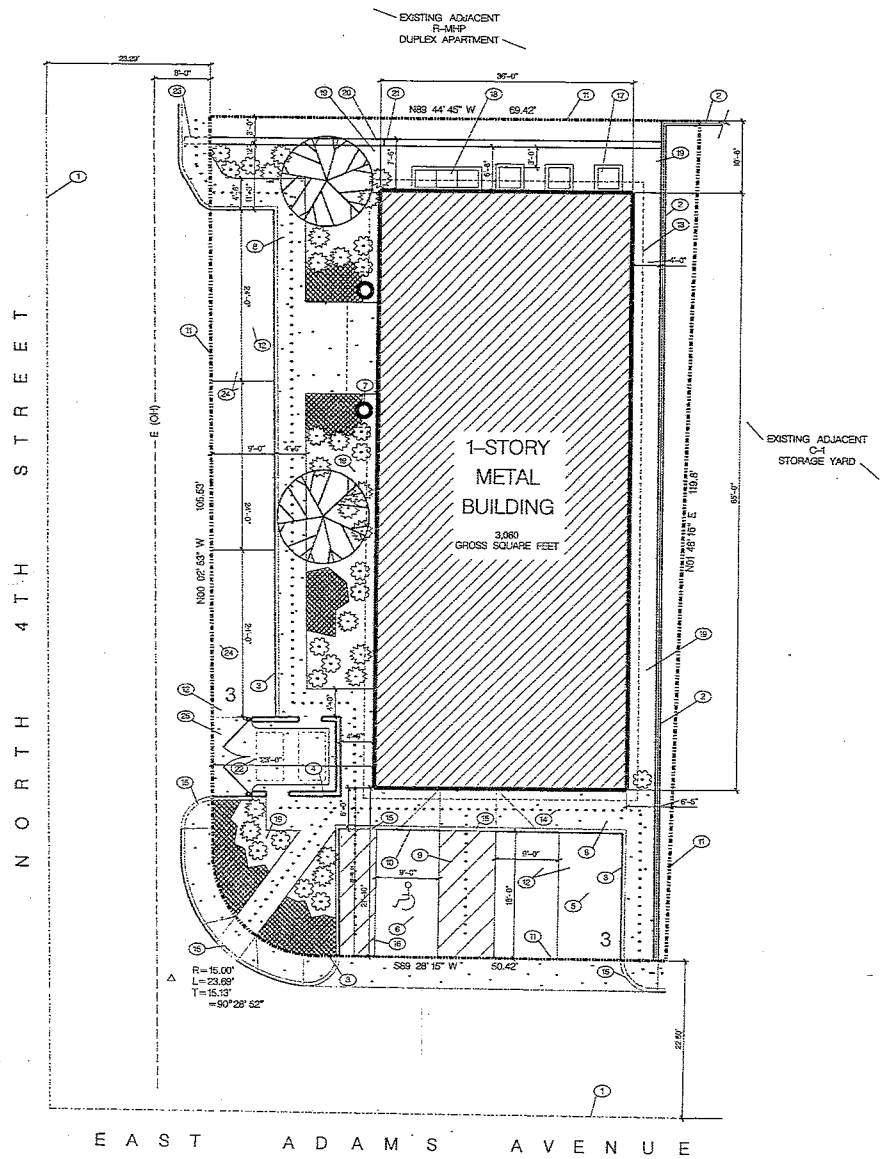
City of Las Vegas

NORTH

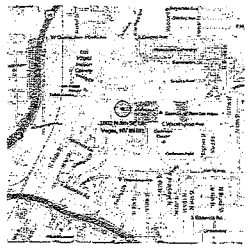
DESERT PLANT SCHEDULE			
SYMBOL	NAME	SIZE	QUANTITY
	JUNIPERUS CHINENSIS PROCUMBENS (JAPENESE GARDEN JUNIPER)	FLATS	
	LEUOPHYLLUM ZYGOPHYLLUM (BLUE RANGER)	5 GAL.	17
	ENCELIA FARINOSA (BRITTLE BUSH)	5 GAL.	20
	PROSOPSIS CHILENSIS (CHILEAN MESQUITE)	24" BOX	1



SITE PLAN / LANDSCAPE PLAN

1/8" = 1'-0"

NORTH



VICINITY MAP

LIST OF DRAWINGS

A-1 SITE & LANDSCAPE PLAN
A-2 FLOOR PLAN
A-3 EXTERIOR BUILDING ELEVATIONS

SITE ANALYSIS

- APN 139-27-603-014
- ZONED C-V
- .19 ACRES
- BUILDING AREA = 3,060 GROSS SQUARE FEET
- NO SETBACKS REQUIRED
- PARKING CALCULATION
  - ONE SPACE FOR EACH 300 G.S.F. (3,060 G.S.F./300) = 11 PARKING SPACES REQUIRED
  - 6 PARKING SPACES PROVIDED (INCLUDING 1 ACCESSIBLE VAN SPACE)

KEYNOTES

1. CENTERLINE OF STREET
2. EXIST. 7' HIGH 8" CMU WALL W/3' HIGH STEE RAILING
3. CONC. CURB
4. COVERED TRASH ENCLOSURE
5. 9'-0" x 18'-0" TYPICAL REGULAR HEAD-IN PARKING SPACE
6. 9'-0" x 18'-0" ACCESSIBLE VAN PARKING SPACE
7. 24" DIAMETER CONC. COLUMN
8. CONC. SIDEWALK
9. 8'-0" WIDE AREA W/PAINTED STRIPES AT ACCESSIBLE AISLE
10. ACCESSIBLE PARKING SPACE SIGN
11. PROPERTY LINE
12. ASPHALT PAVED PARKING AREA
13. TYP. 1'-6" ROOF OVERHANG ABOVE
14. ACCESSIBLE PEDESTRIAN ROUTE
15. ACCESSIBLE DEPRESSED CURB AT SIDEWALKS
16. 5'-0" WIDE AREA W/PAINTED STRIPES AT ACCESSIBLE AISLE
17. HVAC UNIT ON 6" HIGH CONC. PAD
18. SWITCH GEAR ON 6" HIGH CONC. PAD
19. 3/4" DECOMPOSED GRANITE
20. EXIST. 3' HIGH 12" CMU WALL
21. EXIST. 5' HIGH 12" CMU WALL
22. TRASH CONTAINER
23. REMOVE PART OF EXIST. 3' HIGH 12" CMU WALL
24. 9'-0" x 24'-0" TYPICAL REGULAR PARALLEL PARKING SPACE
25. CONC. APRON @ TRASH ENCLOSURE

PRJ-67708
06/28/17

REVISIONS	BY

SAMARITAN HOUSE
MEETING HALL BUILDING
1002 NORTH 4TH STREET
LAS VEGAS, NV 89101

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax. 382-9952
add@lvcoxmail.com

2180 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

SITE PLAN
LANDSCAPE PLAN
& NOTES

Date: 3/20/17
REV. 4/12/17
Scale: 1/8" = 1'-0"
Drawn:
Job:
Sheet: A-1
OF 3

EOT-76938
EOT-76915
EOT-76937

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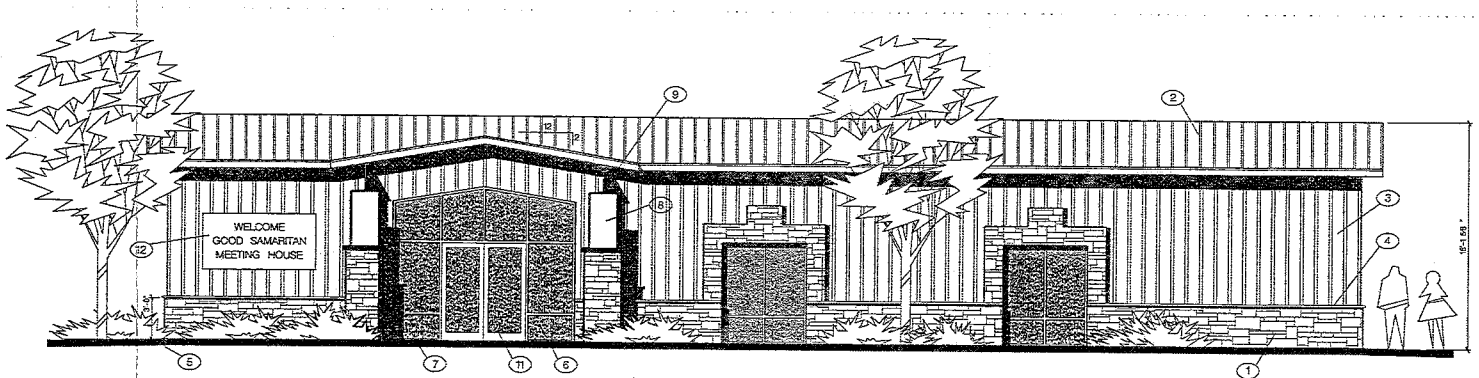
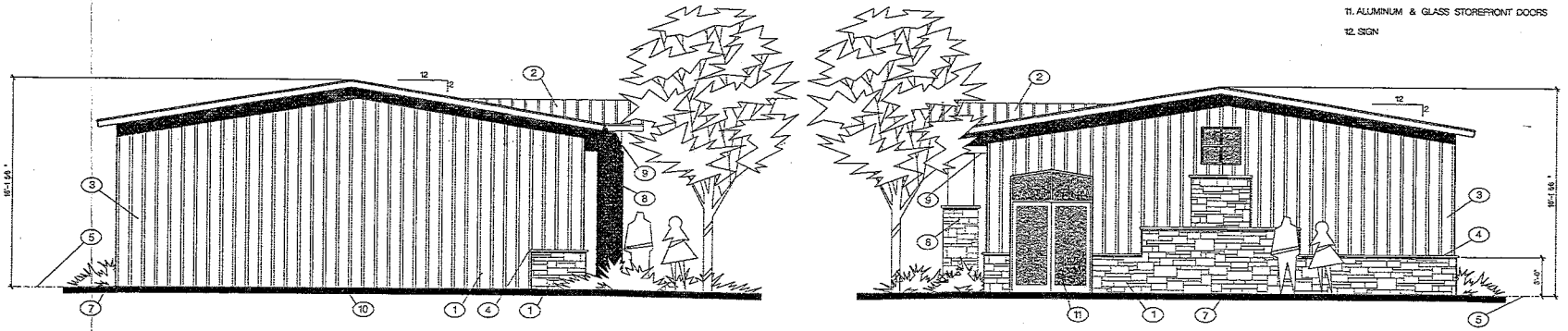
VAR-67949, VAR-69804 and SDR-67950 - REVISED

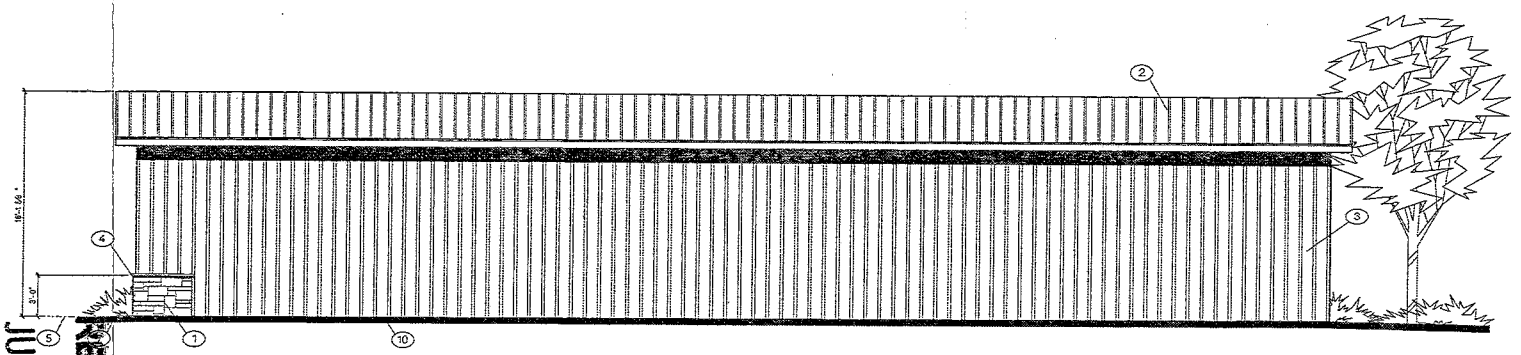


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

KEYNOTES

1. SIMULATED STONE VENEER – "CULTURED STONE" – PRO-FIT LEDGESTONE (FF-8015) OR EQUAL
2. CORRIGATED STEEL ROOF – COLOR TO BE "PREMIER BUILDING SYSTEMS, INC." COLONY GREEN
3. CORRIGATED STEEL SIDING – COLOR TO BE "PREMIER BUILDING SYSTEMS, INC." SADDLE TAN
4. PRE-CAST CONC. CAP
5. TOP OF CONC. SLAB
6. ALUMINUM & GLASS STOREFRONT
7. 4" CONC. WALK – SLOPE AWAY FROM BUILDING
8. 2' DIAMETER CONC. COLUMN – PAINT GREEN TO MATCH ROOF
9. STEEL I-BEAM – PAINT GREEN TO MATCH ROOF
10. 3/4" DECOMPOSED GRAVEL
11. ALUMINUM & GLASS STOREFRONT DOORS
12. SIGN

REVISIONS	BY

SAMARITAN HOUSE
MEETING HALL BUILDING
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LAS VEGAS, NV 89101

ARCHITECTURE
DESIGN AND
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2300 W. Charleston Blvd. Suite J
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BUILDING ELEVATIONS

Date 6/5/17
Scale 1/4" = 1'-0"
Drawn
Job
Sheet A-3 of 3

PRJ-67708
06/28/17

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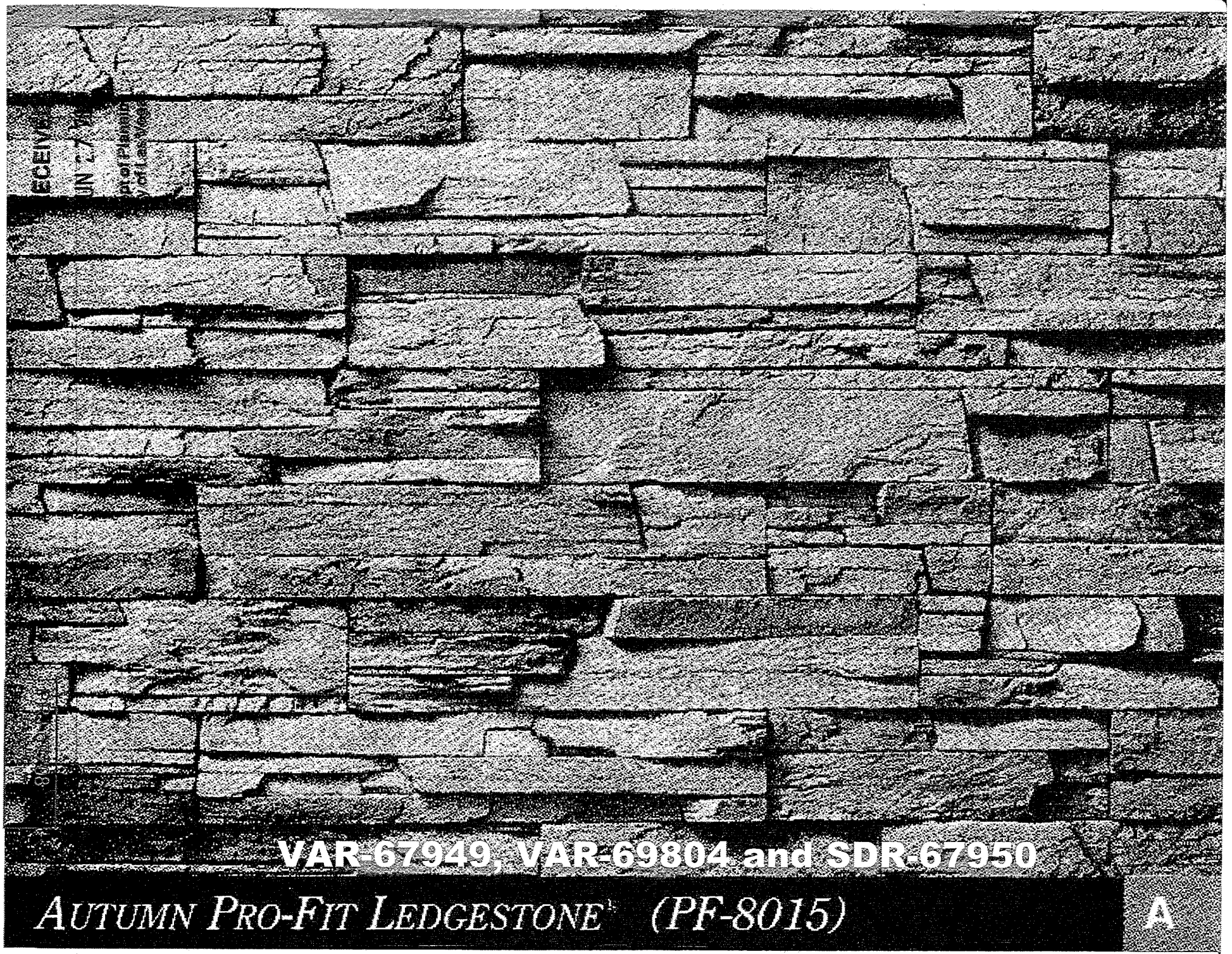
EOT-76938 EOT-76915 EOT-76937

VAR-67949, VAR-69804 and SDR-67950 - REVISED

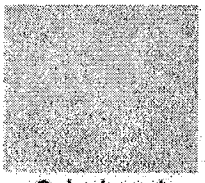


EOT-76938 EOT-76915 EOT-76937

SILICONE POLYESTER-SMP

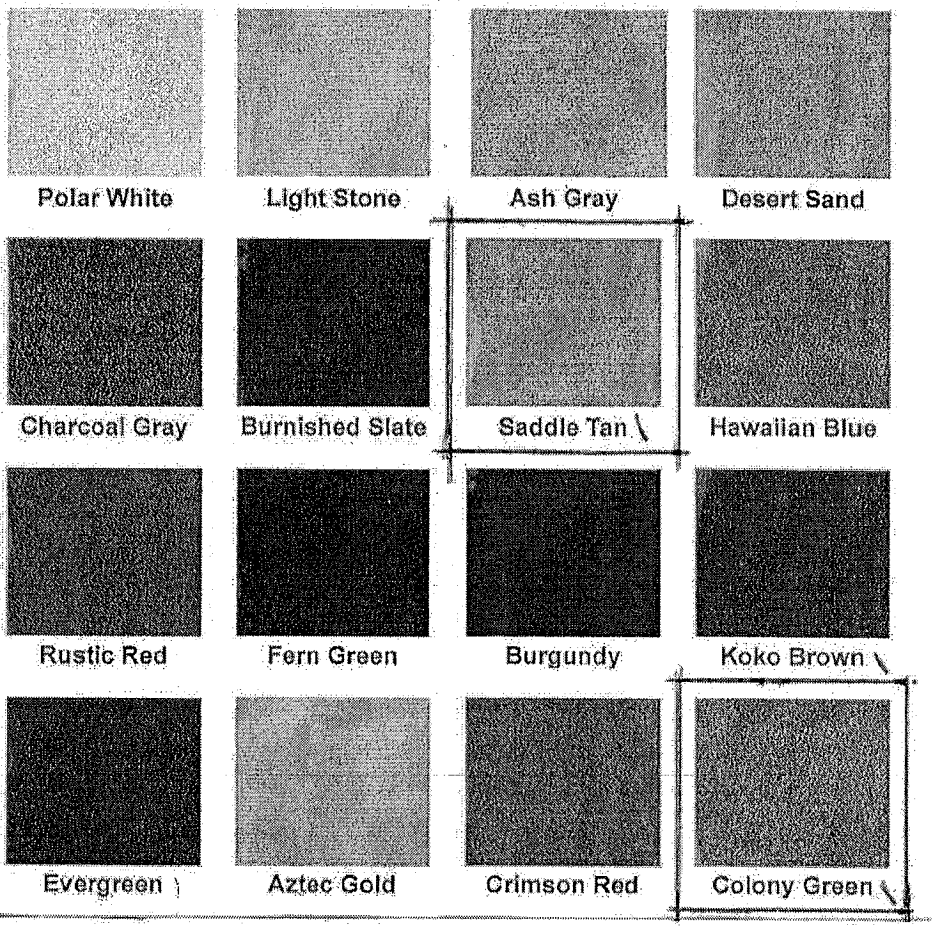
Standard Colors

Premier Building Systems, Inc. offers a wide array of the best silicone polyester coatings available on the market today. These coating options are comprised of the same top quality ceramic and other select inorganic pigments that are found in our premium fluoropolymer coatings in order to maximize color retention. A unique silicone polyester resin system process binds the chemistry together to minimize chalking and fading. This color process option is recommended for panels that are exposed to low or moderate ultraviolet light.



Galvalume*

**Standard Roof Color*



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EOT-76915
EOT-76937

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PRJ-67708
03/27/17

VAR-67949, VAR-69804 and SDR-67950



EOT-76915 - EXTENSION OF TIME - VARIANCE RELATED TO EOT-76938 AND EOT-76937 - APPLICANT/OWNER: SAMARITAN HOUSE, INC.
NORTHEAST CORNER OF ADAMS AVENUE AND 4TH STREET

07/18/19



EOT-76915 - EXTENSION OF TIME - VARIANCE RELATED TO EOT-76938 AND EOT-76937 - APPLICANT/OWNER: SAMARITAN HOUSE, INC.
NORTHEAST CORNER OF ADAMS AVENUE AND 4TH STREET

07/18/19



EOT-76915 - EXTENSION OF TIME - VARIANCE RELATED TO EOT-76938 AND EOT-76937 - APPLICANT/OWNER: SAMARITAN HOUSE, INC.
NORTHEAST CORNER OF ADAMS AVENUE AND 4TH STREET

07/18/19

June 25, 2019

Department of Planning
Extension of Time

To Whom It May Concern:

We are requesting an extension of time on the following variances: VAR-69804, VAR-67949, SDR-67950. The reason we are requesting this extension is that we hired a civil engineering company, Preator Consulting, and they were unable to fulfill their contract with us and we are unable to get the plans completed through them. At this time, we have hired a new civil engineering company and the plans should be done in a timely manner and turned in as soon as possible. For any questions, please contact Kathleen Mason at 702.738.1238 or kathy@cloudskywest.com.

Thank you for your consideration.

Sincerely,

Kathy Mason

EOT-76938
EOT-76915
EOT-76937

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City of Las Vegas

Samaritan House, Inc. Non-Profit Charitable Corporation
Tax ID #88-0096054
1001 N. 4th Street, Las Vegas, NV 89101-1002

05/01/2017

Justification Letter

The Samaritan House's intent for the parcel (139-27-603-014) is to assemble a steel building that is 3,060 square feet for activities/meetings with six parking spaces instead of 11 and three spaces that back out into Adams Avenue. This structure will serve as a 12 step/recovery meeting space for the residents of the Samaritan House which is located directly across the street from the parcel.

No one will be living on the property as it is intended for meetings/activities only and will not have any employees or residents onsite. This building will be operated and managed by the Samaritan House management. The hours of operation will be from 9:00am to 9:00pm. There are no existing similar uses owned or operated by the Samaritan House and their location.

There is no required state license specific to the use requested. The proposed development is compatible with adjacent development (Samaritan House) and development in the area such as West Care and two other recovery homes in the area (one at the end of the block and one behind West Care).

Kathleen Mason — Kathleen Mason

5/1/17 — Date

EOT-76938
EOT-76915
EOT-76937

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JUN 27 2019
Dept of Planning
City of Las Vegas

August 9, 2017

Las Vegas
City Council
Carolyn G. Goodman
Mayor
Lois Tarkanian
Mayor Pro Tem
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Steven G. Seroka
Michele Fiore

Office of the
City Manager
Scott D. Adams
City Manager

Samaritan House
1001 North 4th Street
Las Vegas, Nevada 89101

RE: ABEYANCE - VAR-67949 [PRJ-67708] - VARIANCE RELATED TO VAR-69804 AND SDR-67950
PLANNING COMMISSION MEETING OF AUGUST 8, 2017

Dear Applicant:

Your request for a Variance TO ALLOW SIX PARKING SPACES WHERE 11 SPACES ARE REQUIRED on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-67708], was considered by the Planning Commission on August 8, 2017.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-69804) and Site Development Plan Review (SDR-67950) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning (Z-0020-02).

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.

This action by the Planning Commission on **August 8, 2017** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 21, 2017***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Scott Ruedy, AICP
Sr. Management Analyst
Case Planning Division

SR:nl

cc:

Ms. Kathy Mason
7780 La Cienega Street
Las Vegas, Nevada 89123

EOT-76915

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.: **8**

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

SUBJECT:
EOT-76938 - EXTENSION OF TIME RELATED TO EOT-76915 - VARIANCE - APPLICANT/OWNER: SAMARITAN HOUSE, INC. - For possible action on a request for a first Extension of Time of an approved Variance (VAR-69804) TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET FROM A PARKING AREA WHERE SUCH IS NOT ALLOWED on 0.19 acres at the northest corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

C.C.: 10/02/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Action Letter for VAR-69804 [PRJ-67708]

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

EOT-76938

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	EOT-76938
Meeting Date	Aug 21 2019
Total Fee	$800
Received By/Date	Astraw Jun 27 2019

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) EOT-VAR-69804

Project Address (Location) 1001 N 4th St

Project Name Samaritan House **Proposed Use** Meeting Hall

Assessor's Parcel #(s) 139-27-603-014 **Ward #** _____

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

Additional Information _____

Property Owner Samaritan House **Contact** Kathy Mason

Address 1001 N 4th St City Las Vegas State NV Zip 89101

E-mail KATY@cloudskywest.com Phone 702-738-1238

Applicant _____ **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Kathy Mason **Contact** _____

Address 7780 W Cienega City Las Vegas State NV Zip 89123

E-mail _____ Phone 702 738 1238

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) _____

RECEIVED
JUN 27 2019
Dept of Planning
City of Las Vegas

- 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 Kevin Denny

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

Print Name Kevin Denny

Subscribed and sworn before me

This 26 day of June, 20 19

Amanda Miller Clark County, Nevada

Notary Public in and for said County and State

AMANDA MILLER
NOTARY PUBLIC
STATE OF NEVADA
Certificate No: 17-2712-1
My Commission Expires: 06-07-21

RECEIVED
JUN 27 2019
Dept of Planning
City of Las Vegas

August 9, 2017

Las Vegas
City Council
Carolyn G. Goodman
Mayor
Lois Tarkanian
Mayor Pro Tem
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Steven G. Seroka
Michele Fiore

Office of the
City Manager
Scott D. Adams
City Manager

Samaritan House
1001 North 4th Street
Las Vegas, Nevada 89101

RE: ABEYANCE - VAR-69804 [PRJ-67708] - VARIANCE RELATED TO VAR-67949 AND SDR-67950
PLANNING COMMISSION MEETING OF AUGUST 8, 2017

Dear Applicant:

Your request for a Variance TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET FROM A PARKING AREA WHERE SUCH IS NOT ALLOWED on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-67708], was considered by the Planning Commission on August 8, 2017.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-67949) and Site Development Plan Review (SDR-67950) shall be required, if approved.

2. Conformance to the approved conditions for Rezoning (Z-0020-02).

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.

EOT-76938

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

This action by the Planning Commission on **August 8, 2017** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 21, 2017***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Scott Ruedy, AICP
Sr. Management Analyst
Case Planning Division

SR:nl

cc:

Ms. Kathy Mason
7780 La Cienega Street
Las Vegas, Nevada 89123

EOT-76938

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.: **9**

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

SUBJECT:
EOT-76937 - EXTENSION OF TIME RELATED TO EOT-76915 AND EOT-76938 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SAMARITAN HOUSE, INC. - For possible action on a request for a first Extension of Time of an approved Site Development Plan Review (SDR-67950) FOR A PROPOSED 3,060 SQUARE-FOOT BUILDING on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

C.C.: 10/02/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Action Letter for SDR-67950 [PRJ-67708]

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.

EOT-76937

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	EOT-76937
Meeting Date	Aug 27 2019
Total Fee	$800
Received By/Date	A. Strawser Jun 27 2019

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) EOT-SDR-67950

Project Address (Location) 1002 N 4th St

Project Name Samaritan House **Proposed Use** Meeting Hall

Assessor's Parcel #(s) 139-27-603-014 **Ward #** _____

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

Additional Information _____

Property Owner Samaritan House **Contact** Kathy Mason

Address 1001 N 4th St City Las Vegas State NV Zip 89101

E-mail KAthy@cloudskywest.com Phone _____

Applicant _____ **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Kathy Mason **Contact** _____

Address 7780 LA Cienega City Las Vegas State NV Zip 89123

E-mail _____ Phone 702-738 1238

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) _____

RECEIVED
JUN 27 2019
Dept of Planning
City of Las Vegas

- 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 Kevin Denny

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

Print Name Kevin Denny

AMANDA MILLER
NOTARY PUBLIC
STATE OF NEVADA
Certificate No: 17-2712-1
My Commission Expires: 06-07-21

Subscribed and sworn before me

This 26 day of June, 20 19

Amanda Miller Clark County, Nevada

Notary Public in and for said County and State

Las Vegas
City Council
Carolyn G. Goodman
Mayor
Lois Tarkanian
Mayor Pro Tem
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Steven G. Seroka
Michele Fiore

Office of the
City Manager
Scott D. Adams
City Manager

August 9, 2017

RECEIVED
JUN 27 2019
Dept of Planning
City of Las Vegas

Samaritan House
1001 North 4th Street
Las Vegas, Nevada 89101

RE: ABEYANCE - SDR-67950 [PRJ-67708] - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-67949 AND VAR-69804 PLANNING COMMISSION MEETING OF AUGUST 8, 2017

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 3,060 SQUARE-FOOT BUILDING on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-67708], was considered by the Planning Commission on August 8, 2017.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-67949 and VAR-69804) 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 and landscape plan, date stamped 06/28/17 and building elevations, date stamped 06/28/17, 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.

For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 21, 2017***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Scott Ruedy, AICP
Sr. Management Analyst
Case Planning Division

SR:nl

cc:

Ms. Kathy Mason
7780 La Cienega Street
Las Vegas, Nevada 89123

EOT-76937

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
10

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

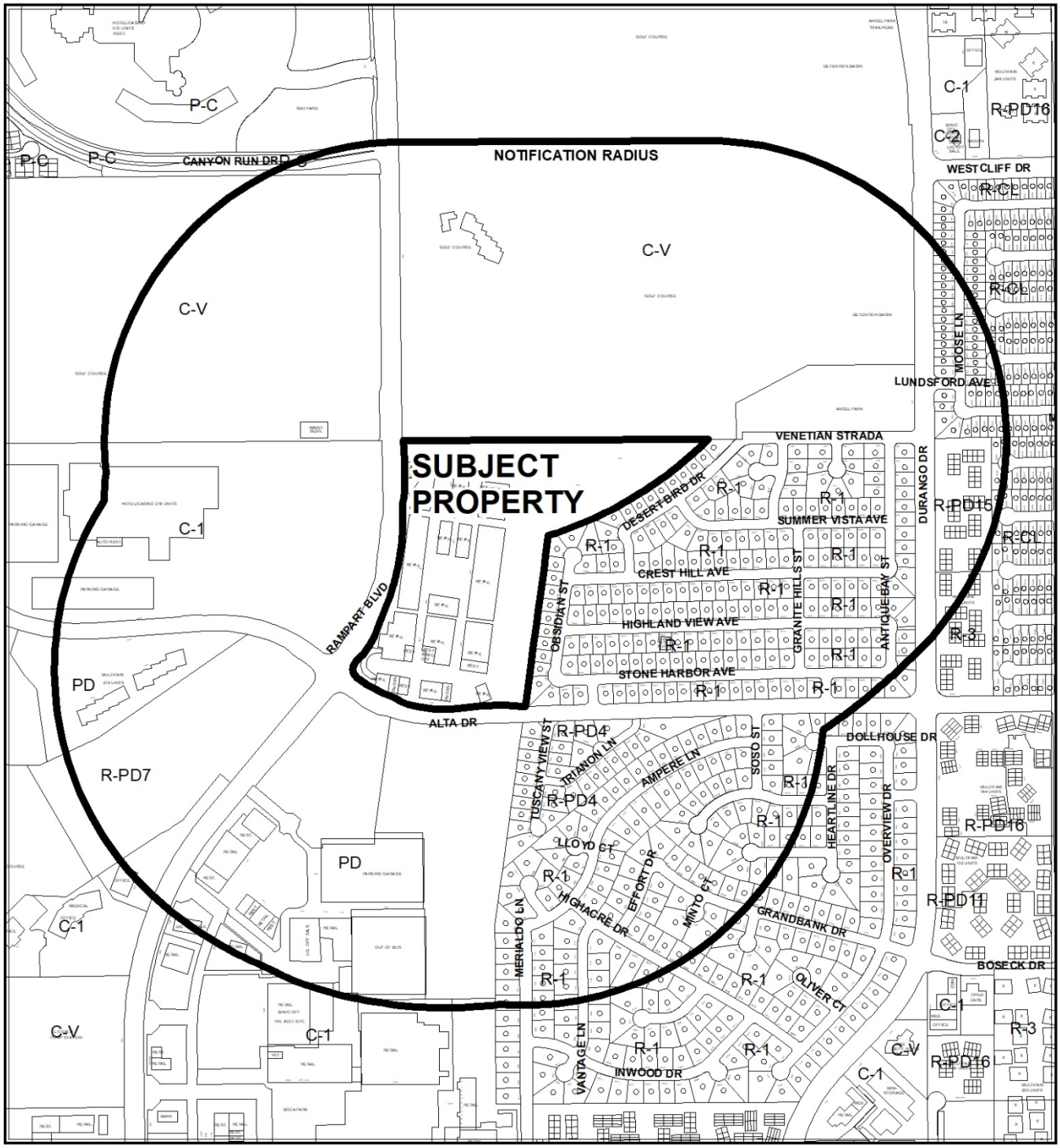
SUBJECT:
SUP-76974 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL DORADO TIVOLI 55, LLC - OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,266 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE INCLUDING 447 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #110 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman) [PRJ-76899]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	16
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-76974 (PRJ-76814)**

RADIUS: 1500 FEET

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



0 550 1,100 Feet

CASE: **SUP-76974 (PRJ-76814)**

RADIUS: 1500 FEET

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

N



SUP-76974 (PRJ-76814)

Package Liquor 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, July 8, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: EL DORADO TIVOLI 55, LLC - OWNER: GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76974	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 826

PROTESTS 1

APPROVALS 12

NE

**** CONDITIONS ****

SUP-76974 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Restaurant with Alcohol use.

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

3. A Waiver from Title 19.12 is hereby approved, to allow a 141-foot distance separation from a City park where 400 feet is required.

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow Restaurant with Alcohol at 430 South Rampart Boulevard, Suite #110.

ISSUES

- A Waiver is requested to allow a 141-foot distance separation from a City park where 400 feet is required. Staff supports this request.

ANALYSIS

The subject site is a 28 acre mixed-use development located at the northeast corner of Alta Drive and Rampart Boulevard. Tivoli Village, as it is known today, provides area residents a variety of services including, retail stores, personal services such as beauty and barber shops, restaurants, and taverns.

The applicant has proposed a 232 seat Restaurant with Alcohol to be operated out of building address 430 South Rampart Boulevard, in the far southwest corner of the mixed use development.

The Restaurant with Alcohol use is defined by Title 19.12 as “a restaurant and bar operation with alcoholic beverage sales in which:

1. The actual seating available at all times within the dining area will accommodate at least 100 persons. For purposes of this requirement, the “dining area” does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area;

2. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;

3. Full-course meals are available during all hours the bar area is open to the public;

4. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and

5. The restaurant operation is the principal portion of the business.”

The Minimum Special Use Permit Requirements for this use include:

1. **Requirement 1**: No restaurant with alcohol use shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement as there is a City park (Angel Park) 141 feet east of the subject site.

2. **Requirement 2**: Except as otherwise provided in Requirement 3 below, the minimum 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 restaurant with alcohol 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 restaurant with alcohol. 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 utilized to determine the distance separation for Requirement 1.

3. **Requirement 3**: In the case of a restaurant with alcohol 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 restaurant with alcohol will be located, without regard to intervening obstacles; or

   b. In the case of a proposed restaurant with alcohol 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 restaurant with alcohol will be located, without regard to intervening obstacles.

This requirement is not applicable.

4. **Requirement 4**: When considering a Special Use Permit application for a restaurant with alcohol 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.

   Angel Park was established prior to the approval of Tivoli Village in 2006 by the City Council. The City Council deemed the development harmonious and capable with the adjacent uses at the time approval with the understanding that future land uses within the mixed-use development would include alcohol. In addition, there is no direct access to Angel Park from Tivoli Village. A patron of Tivoli Village would need to travel east on Alta Drive to Durango Drive and then head north to access Angel Park. For these reasons, staff is able to recommend approval of the requested Waiver.

5. **Requirement 5**: The minimum distance requirement in Requirement 1 does not apply to 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.

   This requirement is not applicable.

6. **Requirement 6**: The parcel or use is operated or controlled by an agency or subdivision of local, state or federal government. (C-V only)

   This requirement is not applicable.

7. **Requirement 7**: All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

   The proposed use meets this requirement as the restaurant with alcohol will be subject to regular inspections by a variety of governmental agencies to ensure compliance.

Staff finds the requested Special Use Permit with Waiver can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses and is recommending approval of the request with conditions.

FINDINGS (SUP-76974)

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.**

   Tivoli Village is a mixed-use development designed to accommodate a variety of land uses including a restaurant with alcohol, and is compatible with the existing surrounding land uses.

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

   The subject site is a mixed-use development designed to accommodate the type and intensity of the land use proposed.

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

   Alta Drive and Rampart Boulevard 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.**

   Regular inspections by numerous governmental agencies will ensure the public health, safety and welfare are protected.

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

   Except for the Waiver requested for the distance separation requirement, the proposed use meets all other Title 19.12 requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/19/06	The City Council approved a request for a Site Development Plan Review (SDR-10770) for a 10-story Mixed-Use Development consisting of 699,000 square feet of commercial space and 340 residential units and a Variance (VAR-10773) to allow 3,995 parking spaces where 4,961 parking spaces are required at the northeast corner of Rampart Boulevard and Alta Drive. Planning Commission recommended approval. Staff recommended denial.
05/10/11	The Planning Commission approved a request for a Special Use Permit (SUP-40748) for a Liquor Establishment (Tavern), located at located at 430 South Rampart Boulevard, Suites #B160, B170 and B181 and a Special Use Permit (SUP- 40749) for a Liquor Establishment (Tavern) at 430 South Rampart Boulevard, Suite #B130. Staff recommended approval.
07/10/12	The City Council approved a request for a Special Use Permit (SUP-45533) to reduce the building area of an approved Liquor Establishment (Tavern) within a 28.44 acre mixed-use development from 9,330 square feet to 3,285 square feet at 430 South Rampart Boulevard, Suite 170. Staff recommended approval.
09/11/12	The Planning Commission approved a request for a Special Use Permit (SUP-46271) for a proposed 7,401 square-foot Supper Club with a Waiver to allow a 141-foot distance separation from a City park where 400 feet is required at 430 South Rampart Boulevard, Suite 110. Staff recommended approval of the request.
12/13/12	The Planning Department administratively approved a request for a Minor Amendment (SUP-47491) of a previously approved Special Use Permit (SUP-45533) to add 444 square feet of additional outdoor seating to an existing 3,285 square-foot Liquor Establishment (Tavern) within a 28.44 acre mixed-use development at 430 South Rampart Boulevard, Suite #170.
07/09/13	The Planning Commission approved a request for an Extension of Time (EOT-49284) of an approved Special Use Permit (SUP-41304) for a proposed 13,122 square-foot Liquor Establishment (Tavern) within a 28.44-acre mixed-use development with Waivers to allow a distance separation of 141 feet from a park where 1,500 feet is required and no distance separation from a similar use where 1,500 feet is required at 430 South Rampart Boulevard, Suites #150 and #230. Staff recommended approval of the request.
12/18/13	The City Council approved a request for a Master Sign Plan (MSP-50954) for a Major Amendment of an approved Master Sign Plan (MSP-40230) for an existing mixed-use development on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard. Staff recommended denial of the request.
	The City Council approved a request for a Variance (VAR-50955) to allow 10 proposed freestanding signs to be spaced 35 feet apart where six signs spaced at least 100 feet apart are allowed on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard. Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/14/19	The Planning Commission approved a request for a Special Use Permit (SUP-76046) for a proposed 1,389 square-foot Beer/Wine/Cooler On-Sale Establishment use including 447 square feet of outdoor seating area with a Waiver to allow a 141-foot distance separation from a City park where 400 feet is required at 430 South Rampart Boulevard, Suite #190.

Most Recent Change of Ownership	
01/16/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/01/19	A building permit (C19-02239) was issued for a tenant improvement at 430 South Rampart Boulevard, Suite #110. The permit is active as of 07/29/19.

Pre-Application Meeting	
06/25/19	Staff conducted a pre-application meeting via email and telephone to discuss the submittal

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

Field Check	
07/22/19	Staff observed the vacant suite within Tivoli Village during a routine field check. Staff did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Net Acres	28.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use Development	GC (General Commercial)	C-2 (General Commercial)
North	Commercial Recreation/Amusement (Outdoor)	PR-OS (Park, Recreation, Open Space)	C-V (Civic)
South	Undeveloped [Mixed-Use and Multi-Family Development]	SC (Service Commercial)	PD (Planned Development)
East	Single Family, Detached Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel, Motel or Hotel Suites	SC (Service Commercial)	C-1 (Limited Commercial)

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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rampart Boulevard	Primary Arterial	Master Plan of Streets & Highways	100	Y
Alta Drive	Major Collector	Master Plan of Streets & Highways	80	Y

Parking Requirement							
Use	***Gross Floor Area or # of Units***	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mixed-Use	775,890		3,760				
TOTAL SPACES REQUIRED			3,760		3,877		Y
Regular and Handicap Spaces Required			3,712	48	3,817	60	Y

**Parking established by Variance (VAR-10773) approved on 04/19/06.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
No restaurant with alcohol use shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.	To allow a 141-foot distance separation from a City park.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit - Restaurant with Alcohol

Project Address (Location) 430 S. Rampart. Blvd. Suite 110, Las Vegas, NV 89145

Project Name El Dorado Tivoli 55 LLC **Proposed Use** Restaurant with Alcohol

Assessor's Parcel #(s) 138-32-615-001 **Ward #** 2

General Plan: Existing GC Proposed GC **Zoning:** Existing C-2 Proposed C-2

Additional Information

Property Owner Great Wash Park LLC Contact Philip Knott

Address 420 S. Rampart Drive, Suite 240 City Las Vegas State NV Zip 89145

E-mail pknott@tivolilv.com Phone 702-534-0010

Applicant El Dorado Tivoli 55 LLC Contact E. Joe Cain

Address 650 S. Main Street City Las Vegas State NV Zip 89101

E-mail joe.cain@finelv.com Phone 702-334-2232

Representative 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 Philip Knott

Subscribed and sworn before me

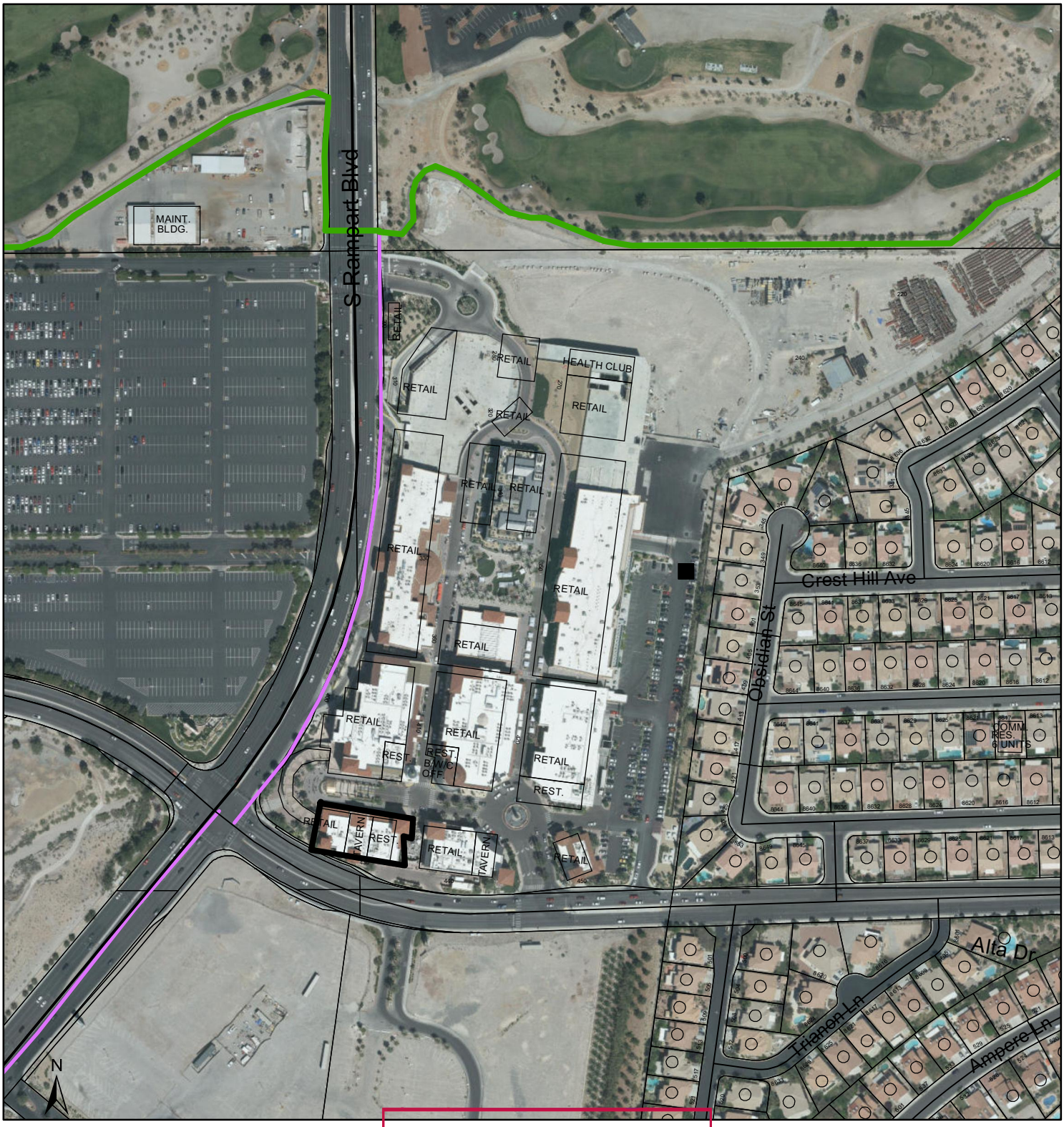
This 28th day of June, 2019

Notary Public in and for said County and State

TAMICA EVANS
Notary Public State of Nevada
No. 04-89147-1
My Appt. Exp. March 6, 2020

PRJ-76899
07/03/19

SUP-76974



PRJ-76899
07/18/19

0 75 150 300 Feet

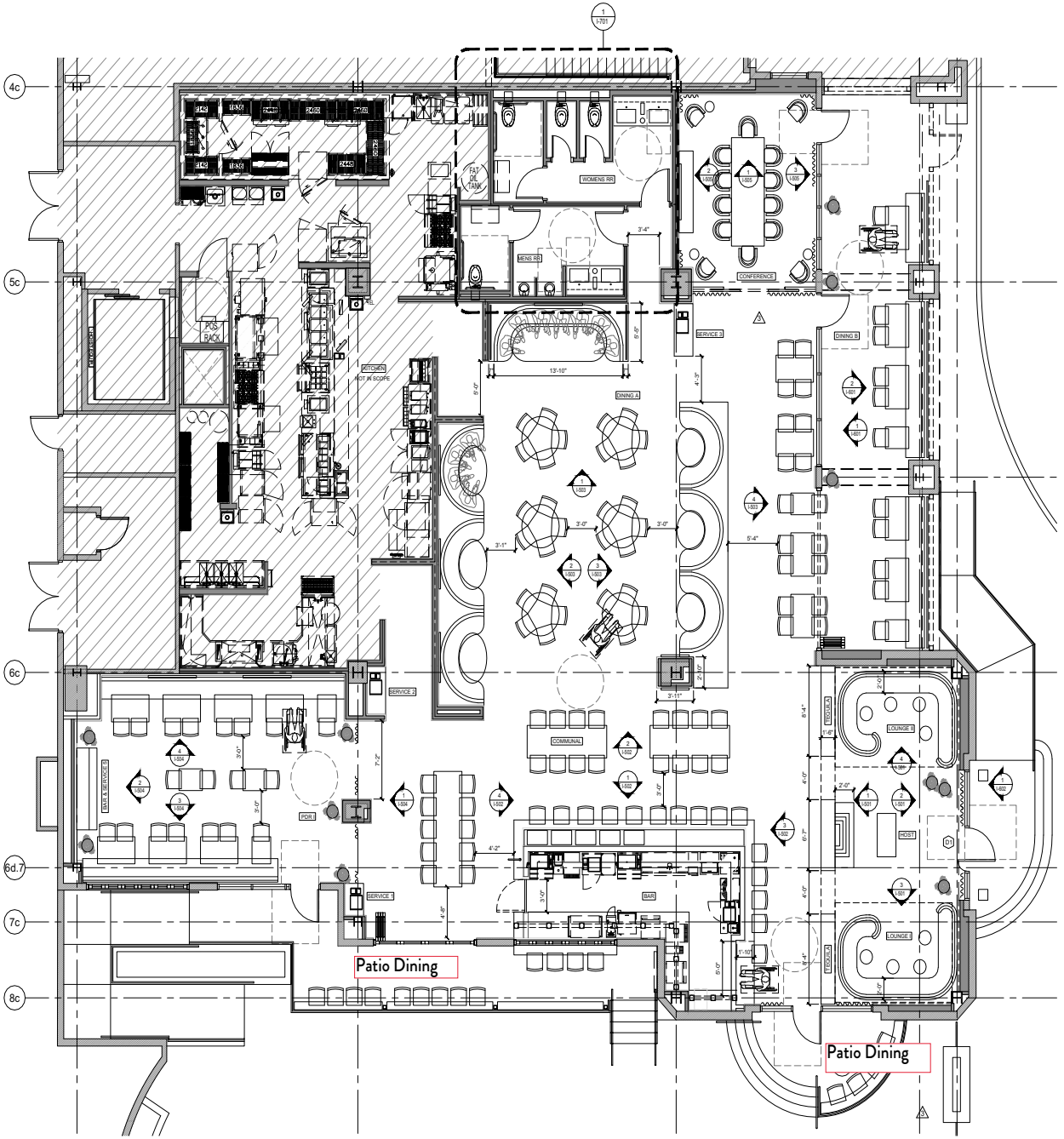
Subject Property

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 18, 2019

Seat Count

Lounge I&II	20
Bar with Communal	42
Dining A	79
Dining B	24
PDR I	36
Conference	14
Patio	17
Total	232



REFERENCE FLOOR PLAN 1

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

EL DORADO CANTINA

TIVOLI VILLAGE, BUILDING 9 SUITE 110
430 S. RAMPART BLVD, LAS VEGAS, NV 89145

-THIS IS ONLY A SCHEMATIC TO ILLUSTRATE AKDN DESIGN INTENT. IT IS THE ARCHITECT'S RESPONSIBILITY TO PROVIDE NECESSARY DRAWINGS FOR CONSTRUCTION
-PROVIDE ALL NECESSARY DWGS/MATERIAL/FINISH SAMPLES FOR DESIGNER TO REVIEW AND APPROVE PRIOR TO ANY INSTALLATION

REVISIONS

#	DATE	
1	05/21/19	DD REVISION 1
2	05/31/19	DD REVISION 2
3	06/14/19	DD REVISION 3

SCALE: AS SHOWN

DATE: 06/14/2019

TITLE: REFERENCE FLOOR PLAN

SHEET: I-101

PRJ-76899
07/03/19



SUP-76974 [PRJ-76899] - SPECIAL USE PERMIT - APPLICANT: EL DORADO TIVOLI 55, LLC - OWNER: GREAT WASH PARK, LLC
430 SOUTH RAMPART BOULEVARD, SUITE #110

07/18/19



SUP-76974 [PRJ-76899] - SPECIAL USE PERMIT - APPLICANT: EL DORADO TIVOLI 55, LLC - OWNER: GREAT WASH PARK, LLC
430 SOUTH RAMPART BOULEVARD, SUITE #110

07/18/19

El Dorado Tivoli 55, LLC
650 S. Main Street
Las Vegas, NV 89101
(702) 933-7140

July 3, 2019

Via Submittal to E-Plan
City of Las Vegas

Re: 430 S. Rampart Blvd., Suite 110 - Justification letter for request for special use permit for Restaurant with Alcohol

To Whom It May Concern:

This justification letter accompanies our request for a special use permit to allow the operation of a Restaurant with Alcohol at 430 S. Rampart Blvd., Suite 110. El Dorado Tivoli 55, LLC has executed a lease with property owner Great Wash Park, LLC to operate a restaurant at this location and we would like the option to serve a full range of alcoholic beverages with a Restaurant with Alcohol license.

A Restaurant with Alcohol license for this location is consistent with past uses at this location, which until recently operated with a Restaurant with Alcohol license. The location is within the Tivoli Village mixed use development and is surrounded by similar and compatible issues and there is ample parking in the center. The layout of the space and square footage will be substantially similar to previous users and will be typical for a restaurant within Tivoli. We anticipate that our restaurant will be open 7 days a week from 11 a.m. to 11 p.m.

Lastly, as part of our request we would like to request a waiver of the distance separation requirement from a city park (Angel Park). As we are located within the large master-planned Tivoli Village center with mixed uses and multiple food & beverage outlets, a waiver is appropriate and consistent with current and past practices and uses.

Please let us know if you require additional information regarding our request.

Sincerely,

Joe Cain
Chief Legal Officer

PRJ-76899
07/03/19

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

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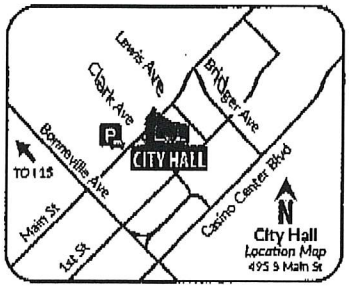

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832614001
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442

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PAGE 01/12
HENDERSON STEEL
08/19/2019 15:14 7025660957

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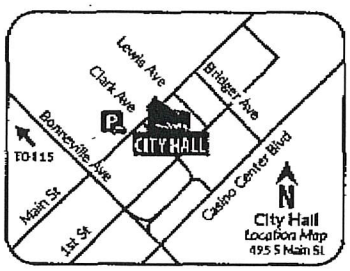

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SUP-76974 [PRJ-76814]

Planning Commission Meeting of **08/27/2019**

PRJ-76899
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DEHART PAUL B & VICKIE TRS
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

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PAGE 02/12
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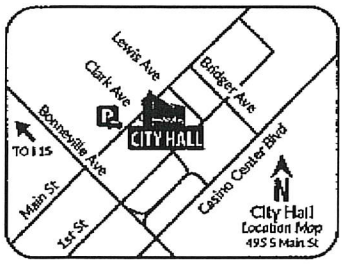

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SUP-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832213219
LOWIE YOHAN & MERAV NV RES TR
LOWIE YOHAN & MERAV TRS
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

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PAGE 03/12
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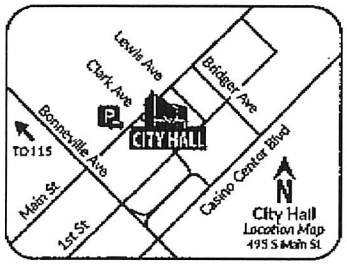

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

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Q TOWERS F12 L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

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Las Vegas, Nevada 89106

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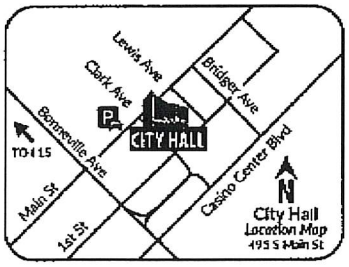

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832213152
JAKOBSOHN MEIR
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

53 FRDFNP1 89117

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PAGE 05/12
HENDERSON STEEL
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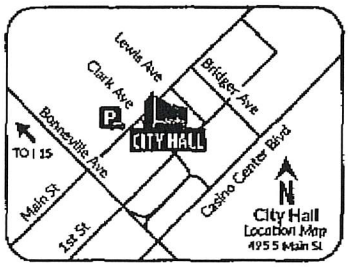

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SUP-76974 [PRJ-76814]

Planning Commission Meeting of **08/27/2019**

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13832213017
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LAS VEGAS NV 89117

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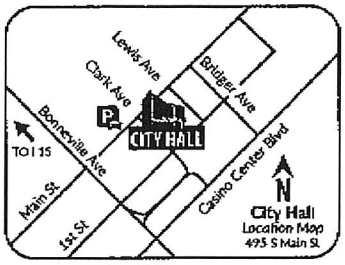

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SUP-76974 [PRJ-76814]

Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832213195
SUNFLOWER MANAGEMENT L L C
C/O S DAVIES
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

53 FRDFNP1 89117

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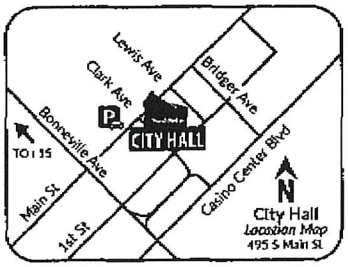

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SUP-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

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RISSIN LIOR & LIAT
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

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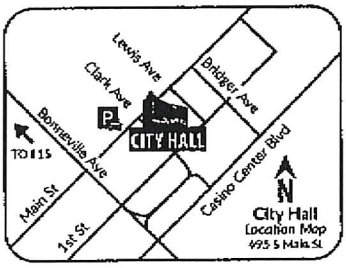

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SUP-76974 [PRJ-76814]

Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832213145
HARARI ALON
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

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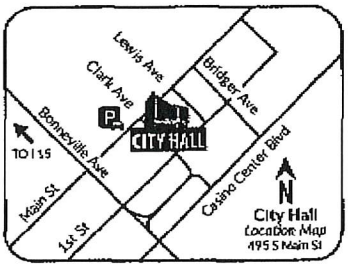

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SUP-76974 [PRJ-76814]

Planning Commission Meeting of **08/27/2019**

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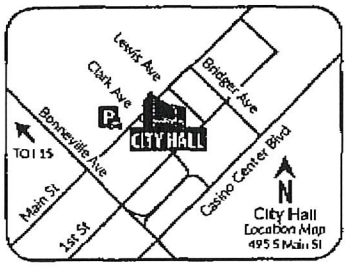

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832213058
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1215 S FORT APACHE RD #120
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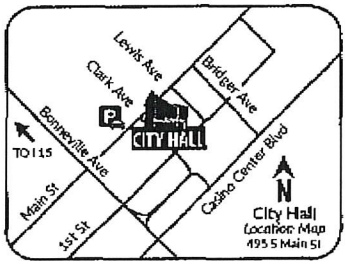

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

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LAS VEGAS NV 89117

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PAGE 12/12
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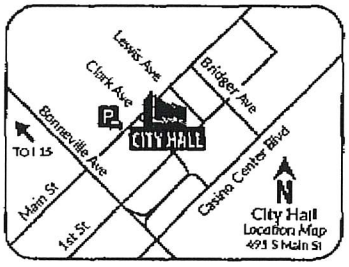

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Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832301005
SEVENTY ACRES L L C
C/O V DEHART
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

10A

Submitted after final agenda 8/27/19

Item 10



SUP-76974 (PRJ-76899)

Restaurant with Alcohol Use

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: Tuesday, August 27, 2019

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 2 1 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76974 [PRJ-76899] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: EL DORADO TIVOLI 55, LLC - OWNER: GREAT WASH PARK, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 27, 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 26, 2019.***

Signature

8/21/19.
Date

PHILIP KNOTT
Please Print Name

GREAT WASH PARK LLC
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda
8/27/19 **Item 10**

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 2 1 2019
Dept of Planning
City of Las Vegas

CASE: SUP-76974 [PRJ-76899] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: EL DORADO TIVOLI 55, LLC - OWNER: GREAT WASH PARK, LLC

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Signature

8-21-19
Date

Joe Cain
Please Print Name

El Dorado Tivoli 55, LLC
Company Name

Sincerely,

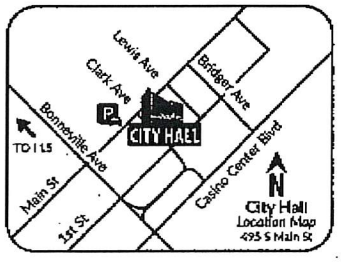
Eric McCammond
Senior Management Analyst
Case Planning Division

Item 10

0001/0001

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76974 [PRJ-76814]

Planning Commission Meeting of **08/27/2019**

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Dept of Planning
City of Las Vegas

PRJ-76899
13832611048
STEWART K A TRUST
STEWART KAREN A TRS
7591 ANITA LN
HUNTINGTON BEACH CA 92647

12/10/2032 8:13AM FAX

108 FRDFNP1 92647

Submitted after final agenda

8/27/19 10P

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

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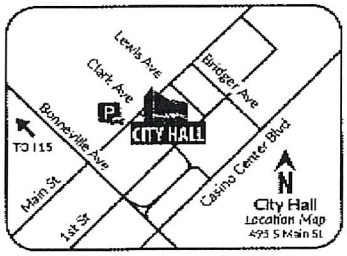

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Dept of Planning
City of Las Vegas

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SUP-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832812014
KOZLOWSKI-LEAVER KIMI L
LEAVER JOHN ANTHONY
724 VANTAGE LN
LAS VEGAS NV 89145-4819

10P

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

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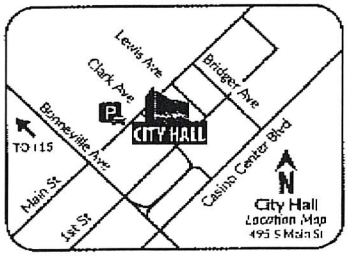

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SUP-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832812014
KOZLOWSKI-LEAVER KIMI L
LEAVER JOHN ANTHONY
724 VANTAGE LN
LAS VEGAS NV 89145-4819

10P

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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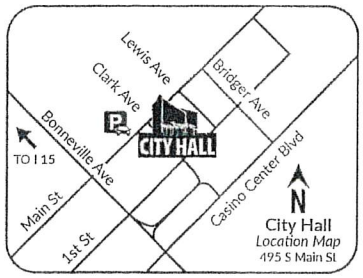

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AUG 28 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76974 [PRJ-76814]

Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832613059
VEDRAL JAMES & GWEN FAMILY TRUST
VEDRAL JAMES L & GWEN F TRS
8629 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5709

45 PROPNP1 89145

10P

Depart: Aug. 20. 2019 2:33PM
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

No. 0946 P. 1

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Las Vegas, NV
Permit No. 1630

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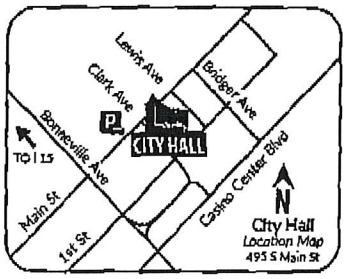
Official Notice of Public Hearing



RECEIVED
AUG 2 6 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-76974 [PRJ-76814]

Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832812017
GURULE J E LIVING REVOCABLE TRUS
GURULE JOSEPH E CO-TRS
725 VANTAGE LN
LAS VEGAS NV 89145-4820

10A

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

LAS VEGAS
NV 890
19 AUG '19
PM 5 L

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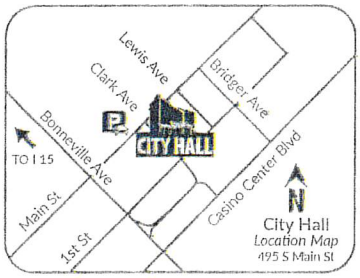
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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AUG 26 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-76974 [PRJ-76814]

Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832613049
KRAKER FAMILY TRUST
KRAKER EDWARD L TRS
8537 HIGHLAND VIEW AVE
LAS VEGAS NV 89145

45 FRDFNP1 89145

10A

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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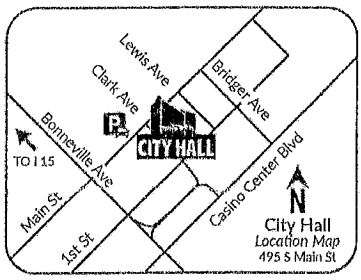
Official Notice of Public Hearing



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AUG 22 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-76974 [PRJ-76814]

Planning Commission Meeting of **08/27/2019**

PRJ-76899
13833221021
PETROSYAN KAREN
3409 AVONMORE ST #102
LAS VEGAS NV 89129

125 PRDFNP1 89129

10A

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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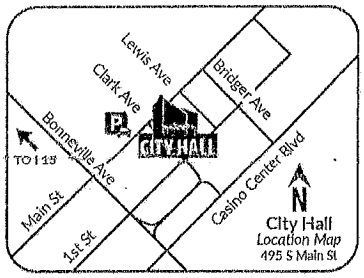
Official Notice of Public Hearing



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AUG 22 2019
Department 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-76974 [PRJ-76814]
Planning Commission Meeting of **08/27/2019**

PRJ-76899
13832614036
NARINIAN ROGER S & PATRICIA A RE
NARINIAN ROGER S & PATRICIA A TR
8612 STONE HARBOR AVE
LAS VEGAS NV 89145

45 PRPFNP1 89145

10A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
11

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

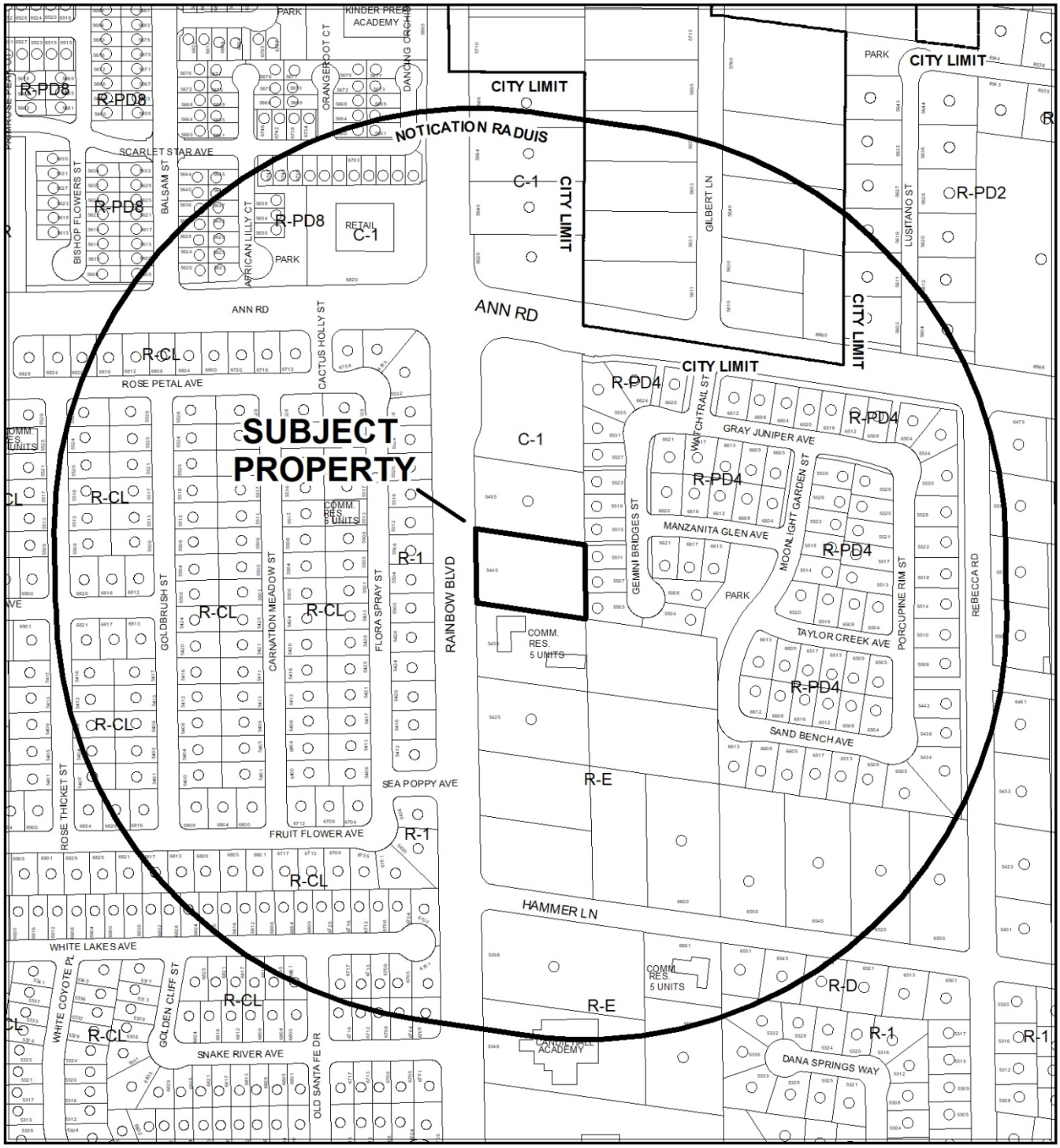
SUBJECT:
ABEYANCE - GPA-75954 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.

C.C.: 10/02/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-75954, ZON-75955, VAR-76696, VAR-76697 and SDR-76698 [PRJ-75934]
4. Supporting Documentation - GPA-75954, ZON-75955, VAR-76696, VAR-76697 and SDR-76698 [PRJ-75934]
5. Photo(s) - GPA-75954, ZON-75955, VAR-76696, VAR-76697 and SDR-76698 [PRJ-75934]
6. Justification Letter - GPA-75954, ZON-75955, VAR-76696, VAR-76697 and SDR-76698 [PRJ-75934]
7. Backup Submitted for the April 23, 2019 Planning Commission Meeting
8. Backup Submitted for the May 28, 2019 Planning Commission Meeting
9. Backup Submitted for the July 23, 2019 Planning Commission Meeting
10. Submitted after Final Agenda - Supplemental to Staff Report - Neighborhood Meeting Information Table for GPA-75954, ZON-75955, VAR-76696, VAR-76697 and SDR-76698 [PRJ-75934]

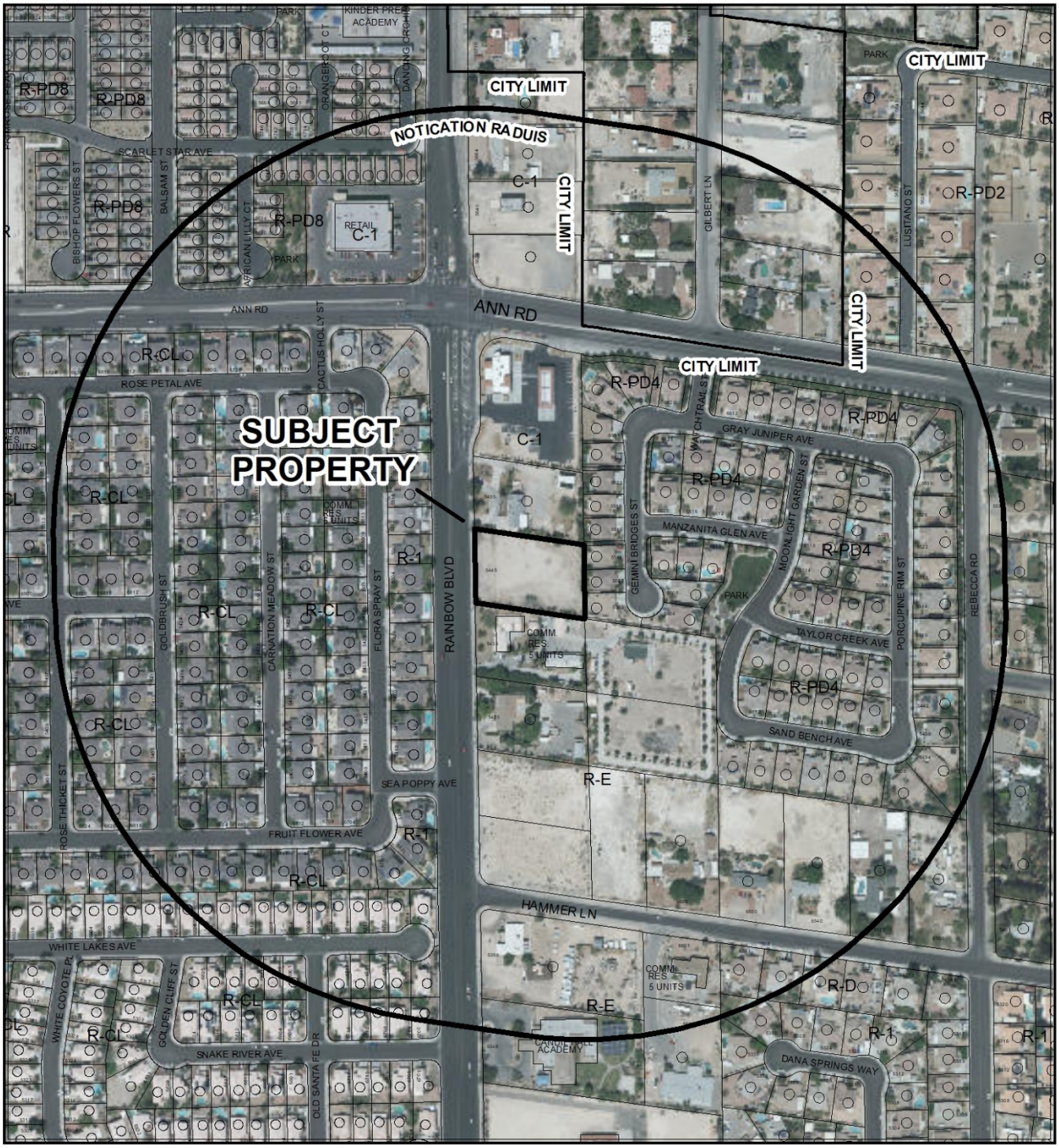


CASE: **GPA-75954 (PRJ-75934)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)



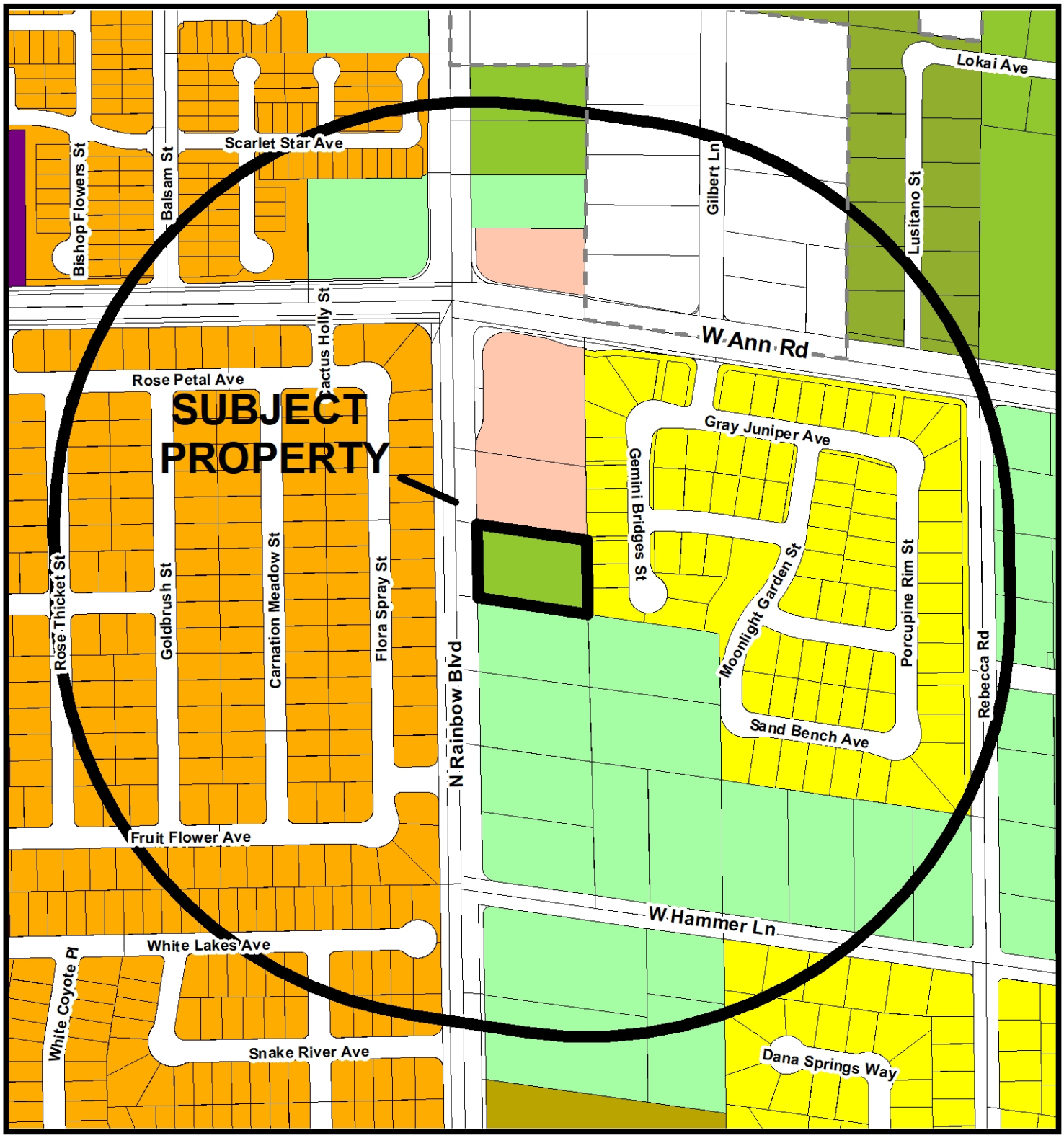
CASE: **GPA-75954 (PRJ-75934)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

GPA-75954



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 DR TO SC

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, March 26, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GOLD LT RE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-75954	Staff recommends APPROVAL.	
ZON-75955	Staff recommends APPROVAL.	GPA-75954
VAR-76696	Staff recommends DENIAL, if approved subject to conditions:	GPA-75954 ZON-75955
VAR-76697	Staff recommends DENIAL, if approved subject to conditions:	GPA-75954 ZON-75955 VAR-76696
SDR-76698	Staff recommends DENIAL, if approved subject to conditions:	GPA-75954 ZON-75955 VAR-76696 VAR-76697

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED
334 - GPA-75954 and ZON-75955
334 - VAR-76696 and VAR-76697
334 - SDR-76698

PROTESTS
0 - GPA-75954 and ZON-75955
0 - VAR-76696 and VAR-76697
0 - SDR-76698

APPROVALS
1 - GPA-75954 and ZON-75955
0 - VAR-76696 and VAR-76697
0 - SDR-76698

JAB

VAR-76696 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-75954) and Rezoning (ZON-75955), and conformance to the Conditions of Approval for Variance (VAR-76697) and Site Development Plan Review (SDR-76698) shall be required, if approved.

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

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

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

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

VAR-76697 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-75954) and Rezoning (ZON-75955), and conformance to the Conditions of Approval for Variance (VAR-76696) and Site Development Plan Review (SDR-76698) shall be required, if approved.

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

SDR-76698 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-75954) and Rezoning (ZON-75955), and conformance to the Conditions of Approval for Variance (VAR-76696) and Variance (VAR-76697) 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 stamped 08/13/19 except as amended by conditions herein.

4. A Waiver from Title 19.08.040(B) is hereby approved, to allow a building that is not oriented to the street frontage.

5. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot landscape buffer along the north and east property lines where eight feet is required; a six-foot landscape buffer along the south property line where eight feet is required; and a 10-foot landscape buffer along the west property line where 15 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. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

11. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Rainbow 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.

12. 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.

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.

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for two general retail buildings, one with drive through, on 1.06 undeveloped acres at 5445 North Rainbow Boulevard.

ISSUES

- On 07/23/19, the Planning Commission recommended a second neighborhood meeting. The meeting is scheduled for 08/22/19.
- A General Plan Amendment is requested to change the land use designation from DR (Desert Rural Density Residential) to SC (Service Commercial). Staff recommends approval.
- A Rezoning is requested from R-E (Residence Estates) to C-1 (Limited Commercial). Staff recommends approval.
- A Variance is requested to allow 37 parking spaces where 53 are required. Staff recommends denial.
- A Variance is requested to allow a 20-foot residential adjacency setback where 75 feet is required. Staff recommends denial.
- A Waiver of Title 19.08.040 is requested to not orient the building to the street where such is required. Staff recommends denial.
- A Waiver of Title 19.08.070 is requested to allow a five-foot wide landscape buffer along the north property line where eight feet is required; a six-foot landscape buffer along the south property line where eight feet is required; and a 10-foot landscape buffer along the west property line where 15 feet is required. Staff recommends denial.

ANALYSIS

The site is a 1.06-acre undeveloped parcel on the east side of Rainbow Boulevard, south of Ann Road. The parcel is currently zoned for residential use, and has never been developed. The site is adjacent to three different residential zones and a commercial zone to the north. The applicant proposes to amend the land use designation from DR (Desert Rural) to SC (Service Commercial) in order to accommodate commercial development. The applicant is proposing two commercial buildings totaling 6,914 square feet. In the justification letter stamped 08/13/19, the applicant states that the property has more potential as a commercial lot than a residential lot, and that the neighborhood is underserved regarding this kind of commercial use.

JAB

The proposed SC designation would allow for different commercial zones. The subject site is in the Rainbow Boulevard North Corridor Plan, and is part of the Ann-Rainbow section of the plan area. The intersection of Rainbow Boulevard and Ann Road is the single anchor to this entire section. This section of the Corridor Plan is the primary focus of future development because of unique vehicular patterns and large numbers of vacant parcels. The Ann-Rainbow section of the Corridor Plan recommends commercial development near the intersections and on vacant parcels most accessible to the surrounding residential subdivisions. Considering the high volume of traffic on Rainbow Boulevard, a 100-foot Primary Arterial, and no other access to the subject site except Rainbow Boulevard, staff supports the request to change the land designation to SC (Service Commercial).

The applicant is proposing to change the zoning from R-E (Residence Estates) to C-1 (Limited Commercial). The C-1 zone is appropriate for the proposed SC (Service Commercial) land use designation. The C-1 zone is intended to provide most retail shopping and personal services for residential neighborhoods and fulfills the intent of the Rainbow Boulevard North Corridor Plan. The parcel is adjacent to a commercial development to the north and is an appropriate zone for Rainbow Boulevard, a 100-foot Primary Arterial. The parcel to the south of the subject site is residential, but it is being used in a commercial capacity. Development factors in the area, like increased residential density and higher intensity of land uses, indicate the appropriateness for the subject site to be zoned commercial; therefore, staff supports the request to change the zoning from R-E (Residence Estates) to C-1 (Limited Commercial).

The subject site was annexed in 1964 and has never been developed. In the year 2000, the 2020 Master Plan was adopted, which serves as a guideline to how development and preservation should occur in this specific part of the City. In 2015, the Rainbow Boulevard North Corridor Plan was implemented to address a 1.6-mile stretch (506 acres) of North Rainbow Boulevard. The purpose of this plan is to balance increasing commerce with the overall community character of the area by designating particular growth areas and areas amenable to intensive commercial use. The plan encourages commercial use along the Rainbow corridor, especially near intersections. The plan, through many community workshops, describes that residential and commercial uses will often share adjacent property lines, and that the careful planning of the corridor would actually contribute to the needs of the neighborhood.

The applicant is proposing two single story buildings on the site. Near the front is a 1,400 square-foot restaurant with drive-through and in the rear is a 5,514 square-foot general retail building. The single drive-through will accommodate nine cars where six are required. This is an adequate number of stacking spaces for a restaurant/coffee shop that caters almost exclusively to drive-through customers. The drive-through is appropriately screened by a landscape buffer to mitigate any headlight pollution on neighboring residences. The retail store has four tenant spaces. The buildings have an architectural

character that meet the design guidelines for a commercial development, including a coherent design between the two buildings. Both single story structures provide façade articulation and visual interest. The materials consist of color coordinated stucco, aluminum storefront system, stucco pop outs, and decorative metal parapets and caps. The landscaping consists of drought-tolerant species, with nine more perimeter trees than required along the east property line to buffer the adjacent residential homes.

The site is shaped like a parallelogram, not a square parcel that is traditionally adjacent to major rights-of-way. For this reason, the site is a challenge for building orientation and efficient parking configurations. Consequently, the applicant is requesting a Variance for parking and residential adjacency, and a Waiver for building orientation and landscaping.

The parcel is 147 feet wide, and with a standard vehicle drive aisle from Rainbow Boulevard, it would be an inefficient use of space to orient the primary building to the road with parking in the rear. The drive-through must also be oriented for the most efficient on-site traffic circulation. In order to best manage the atypical shape of the site, the applicant is requesting a waiver to allow a five-foot wide landscape buffer along the north property line where eight feet is required; a six-foot landscape buffer along the south property line where eight feet is required; and a 10-foot landscape buffer along the west property line where 15 feet is required. Likewise, to allow the appropriate safety for trash collection, internal pedestrian access, drive-through stacking, handicapped parking, and drive aisles, the applicant is requesting a Variance (VAR-76696) to allow 37 parking spaces where 53 are required. This is 30 percent less parking than required by Title 19.12. In addition, the applicant is requesting a Variance (VAR-76697) to allow a 20-foot residential adjacency setback where 75 feet is required. Residential adjacency is one of many standards that ensures the scale of commercial development is compatible with surrounding land uses and provides a sensitive transition to less intense uses. The commercial building will be 26 feet high, so the applicant is providing additional 24-inch box trees to screen the site from the residences.

The applicant is requesting a Variance to allow less parking, a Variance to allow less residential adjacency, and waivers for reduced landscape buffers on three property lines. These Variances and Waivers could be eliminated by reducing the intensity of use at the subject site. The applicant is proposing a project that is too large and too intense for this particular parcel. By reducing the building square-footage or proposing a less intense use, then the proposal could comply with Title 19. Therefore, staff does not recommend approval of VAR-76696, VAR-76697, or SDR-76698.

This project will add approximately 867 trips per day on Rainbow Boulevard and Ann Road. Currently, Rainbow is at 37 percent capacity and Ann is at 62 percent capacity. With this project, Rainbow is expected to be at 43 percent capacity and Ann to be at 64 percent capacity. Based on Peak Hour use, this development will add into the area roughly 67 cars additional peak hour trips, or about one every minute.

The Rainbow Boulevard North Plan specifically encourages commercial development in the corridor adjacent to the subject site. The site is irregularly shaped, and is not conducive to standard development requirements. However, with a simple reduction of the size of the project or a less intense use, the applicant would meet Title 19 development standards. Therefore, staff recommends denial of these requests.

FINDINGS (GPA-75954)

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 General Plan Amendment from DR (Desert Rural Density Residential) to SC (Service Commercial) satisfies the intent of the Rainbow Boulevard North Corridor Plan and is compatible with other commercial land use designations in the area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning districts supported by the proposed SC (Service Commercial) General Plan Designation include the proposed C-1 (Limited Commercial) zone, which is compatible with existing adjacent zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation and utility facilities to accommodate commercial uses permitted by the SC (Service Commercial) General Plan designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment conforms to the intent and policies of the 2020 Master Plan.

JAB

FINDINGS (ZON-75955)

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

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

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

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The C-1 (Limited Commercial) zoning district allows for retail shopping and personal services for area residents and is compatible with surrounding land uses and zoning districts.

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

   The Rainbow Boulevard North Corridor Plan was created to manage and guide development in this particular area in response to the need for community services. Development factors in the area indicate the appropriateness for the subject site to be rezoned from a residential district to a commercial district.

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

   The site is adjacent to Rainbow Boulevard, a 100-foot primary arterial, and is adequate in size and capacity to serve the proposed C-1 (Limited Commercial) zoning district.

FINDINGS (VAR-76696 and VAR-76697)

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 project that is too large and too intense for the size of the parcel. In view of the absence of any hardships imposed by the site's physical characteristics, the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/12/64	The Board of Commissions approved an Annexation (A-0003-64) of the subject site.
04/23/19	The Planning Commission voted (4-0) to hold in ABEYANCE GPA-75954 and ZON-75955 [PRJ-75934] to the May 28, 2019 Planning Commission meeting.
05/28/19	The Planning Commission voted (5-0) to hold in ABEYANCE GPA-75954 and ZON-75955 [PRJ-75934] to the July 23, 2019 Planning Commission meeting.
07/23/19	The Planning Commission voted (6-0) to hold in ABEYANCE GPA-75954, ZON-75955, VAR-76696, VAR-76697 and SDR-76698 [PRJ-75934] to the August 27, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
12/14/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No related building permits/business licenses.

JAB

Pre-Application Meeting	
03/04/19	A pre-application meeting was conducted over the telephone with the applicant to discuss submittal requirements for a General Plan Amendment and Rezoning applications.

Neighborhood Meeting	
04/15/19	Centennial Hills Library 5:30 – 6:15pm 1 Consultant 1 Planning Staff Member 1 Member of the Public <u>Presentation</u> • No specific development yet, just General Plan Amendment and Rezoning • When developer has specific plan, neighborhood will receive notification • Will work with neighbors on future development <u>Public Questions, Concerns and Discussion</u> • Representative of neighborhood is very active in adjacent development projects • Has no specific comments on GPA and Rezone • Would like opportunity to speak with developer about any Site Development Plan Reviews • Wants to ensure developer balances commercial intent with reasonable amount of intensity on such a small lot <u>Take Away</u> • No issues with Rezone of single lot from residential to commercial • As in past projects, will motivate neighborhood to participate in commenting about a future, specific development
08/22/19	A second neighborhood meeting is scheduled at Centennial Hills Library at 5:30 pm.

Field Check	
03/13/19	Staff conducted a routine field check and found an undeveloped area within surrounded by residential and commercial developments. No trash or debris at the subject site.

JAB

Details of Application Request	
Site Area	
Net Acres	1.06

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Building Maintenance Service	SC (Service Commercial)	C-1 (Limited Commercial)
South	Community Residence	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family Dwelling, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
West	Single Family Dwelling, Detached	ML (Medium 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***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Centennial Hills Sector Plan	Y
Rainbow Blvd North Corridor Plan	Y
Northwest Sector Plan	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

JAB

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	147 Feet	Y
Min. Setbacks			
• Front	10 Feet	26 Feet	Y
• Side (north)	10 Feet	10 Feet	Y
• Side (south)	10 Feet	11 Feet	Y
• Rear	20 Feet	10 Feet	Y
Min. Distance Between Buildings	6 Feet	94 Feet	Y
Max. Lot Coverage	50 %	15 %	Y
Max. Building Height	N/A	25 Feet	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, gated, trellis	Y
Mech. Equipment	Screened	N/A	Y

**Building height is affected by residential adjacency standards in Title 19.08.040. The applicant is requesting a Variance (VAR-76697) for residential adjacency.*

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	75 Feet	20 Feet	N*
Adjacent development matching setback	23 Feet	20 Feet	N*
Trash Enclosure	50 Feet	100 Feet	Y

**The applicant is requesting a Variance (VAR-76697).*

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	13	13	Y
• South	1 Tree / 20 Linear Feet	13	13	Y
• East	1 Tree / 20 Linear Feet	9	18	Y
• West	1 Tree / 20 Linear Feet	7	7	Y
TOTAL PERIMETER TREES		**42 Trees**	**51 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces + 1 tree at end of each row of spaces	16	18	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		5 Feet	N*
• South	8 Feet		6 Feet	N*
• East	8 Feet		15 Feet	Y
• West	15 Feet		10 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

***The applicant is requesting a landscape Waiver.*

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

Parking Requirement							
Use	***Gross Floor Area or # of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed	5,514 SF	1:175 SF	32				
Restaurant	900 SF	1:50 SF of seating	18				
	500 SF	1:200 of remaining SF	3				
TOTAL SPACES REQUIRED			53		37		N*
Regular and Handicap Spaces Required			50	3	34	3	N*
Loading Spaces	6,914 SF		1		1		Y
Percent Deviation			30 %				

**The applicant is requesting a Variance (VAR-76696) to allow 37 parking spaces where 53 are required.*

JAB

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Blvd	Primary Arterial	Planned Streets and Highways	100	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings for stand alone projects should be located at the front of the site at the minimum setback line.	To allow a building that is not oriented to the street frontage.	Denial
Landscape buffer will be 8 feet along interior lot lines.	To allow a five-foot landscape buffer along the north property line where eight feet is required.	Denial
Landscape buffer will be 8 feet along interior lot lines.	To allow a six-foot landscape buffer along the south property line where eight feet is required.	Denial
Landscape buffer will be 15 feet adjacent to rights-of-way.	To allow a 10-foot landscape buffer along the west property line where 15 feet is 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) Rezoning & GPA

Project Address (Location) 5445 N Rainbow Blvd. Las Vegas, Nevada 89130

Project Name Gold LT RE LLC **Proposed Use** C-1

Assessor's Parcel #(s) 125-35-101-007 **Ward #** 4

General Plan: Existing _____ Proposed Service Comm **Zoning:** Existing R-E Proposed C-1

Additional Information To allow for apx 10,500 sf of retail/service consisting of two buildings.

Property Owner Gold LT LLC #6 **Contact** Eran Gold

Address 9159 West Flamingo #102 City Las Vegas State NV Zip 89147

E-mail eran@toffeyholdings.com Phone (702)232-2838

Applicant _____ **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative James P. Smith **Contact** _____

Address 9159 W Flamingo #100 City Las Vegas State Nv Zip 89147

E-mail james@sbrlv.net Phone (702-321-6000

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 Eran Gold

Subscribed and sworn before me

This MARCH, 04, 2019 day of MARCH, 20 2019

_____

Notary Public in and for said County and State LOS ANGELES / CALIFORNIA

LUIS GARCIA
Notary Public - California
Los Angeles County
Commission # 2241477
My Comm. Expires May 7, 2022

L.6. CONT'D ATTACH.

PRJ-75934
03/04/19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT — CIVIL CODE § 1189

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

State of California)
County of LOS ANGELES)

On MARCH, 04, 2019 (Date) before me, LUIS GARCIA, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared EBAN GOLD (Name(s) of Signer(s))

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

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

WITNESS my hand and official seal.

LUIS GARCIA
Notary Public - California
Los Angeles County
Commission # 2241477
My Comm. Expires May 7, 2022

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: PETITION FORM STATEMENT OF FINANCIAL INTEREST

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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PRJ-75934
03/04/19

GOLD LT RE LLC
9159 W FLAMINGO RD SUITE 102
LAS VEGAS NEVADA 89147
TEL (702)232-2838

03.04.2019

City of Las Vegas Planning Department
Attn: Jason Binks
Property APN: 125-35-101-007
Property Address: 5445 N Rainbow Blvd, Las Vegas NV 89130

Project Name:	**PREAPP2019 - 009999**

Dear Sirs,
Please be advised that I am the original buyer of this property, as well as GOLT LT RE LLC manager and owner.
Sincerely,

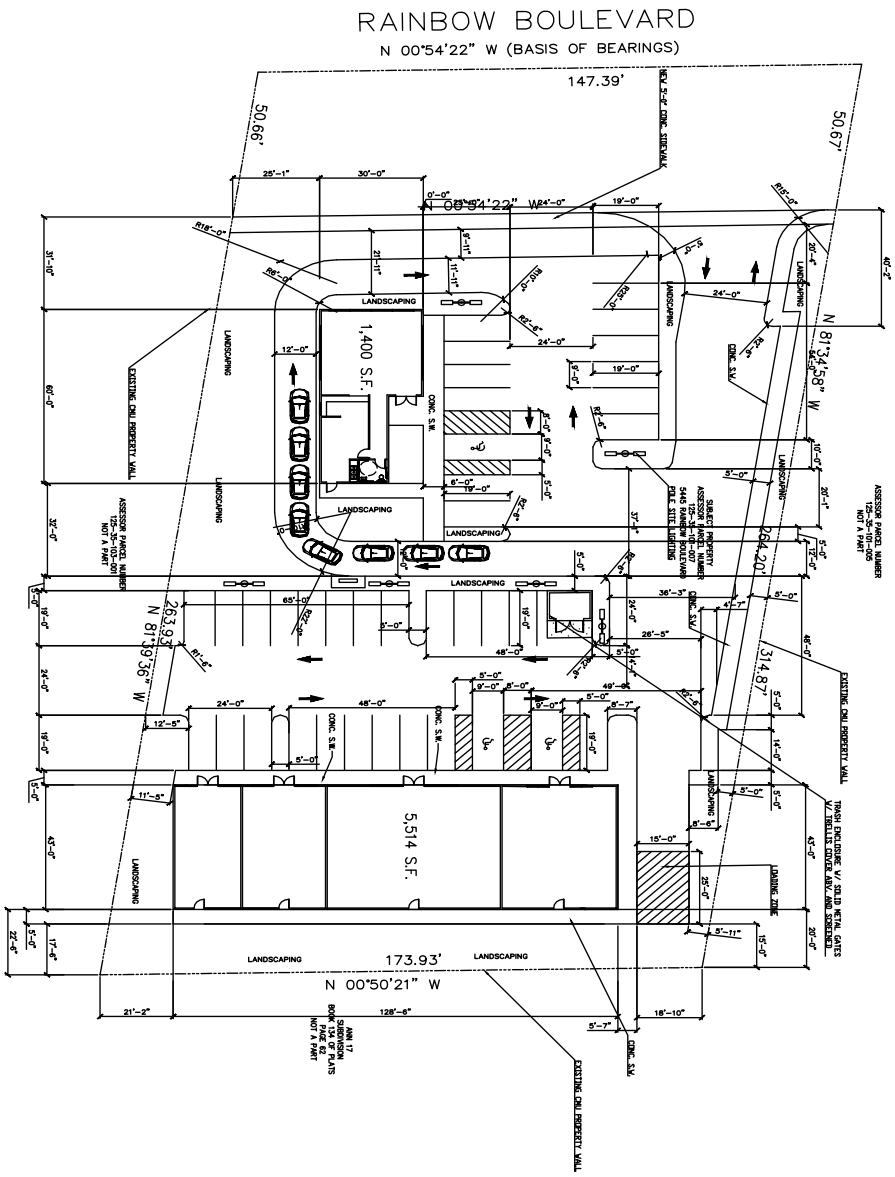
Eran Gold
LLC Manager & Property Owner
GOLD LT RE LLC

PRJ-75934
03/04/19

A SITE PLAN

SCALE: 1"=1'-0"

NORTH

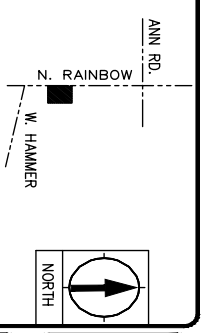


PARKING CALCULATION

BLDG.	SQ. FT.	PARKING REQ.
#1 RETAIL/ OFF.	5,514	32 SPACES
#2 RESTAURANT	1,400	21 SPACES

TOTAL SPACES REQ. = 53 REG./3 H.C.
TOTAL SPACES PROV. =38 (3 H.C.)
VARIANCE REQ.– 15 SPACES

VINCINTY MAP



A-1

DATE: 7/28/19
LATEST REVISION: △
SHEET NUMBER:

SHEET: SITE PLAN
PROJECT: SITE DEVELOPMENT REVIEW
5445 N. RAINBOW
LAS VEGAS, NV.

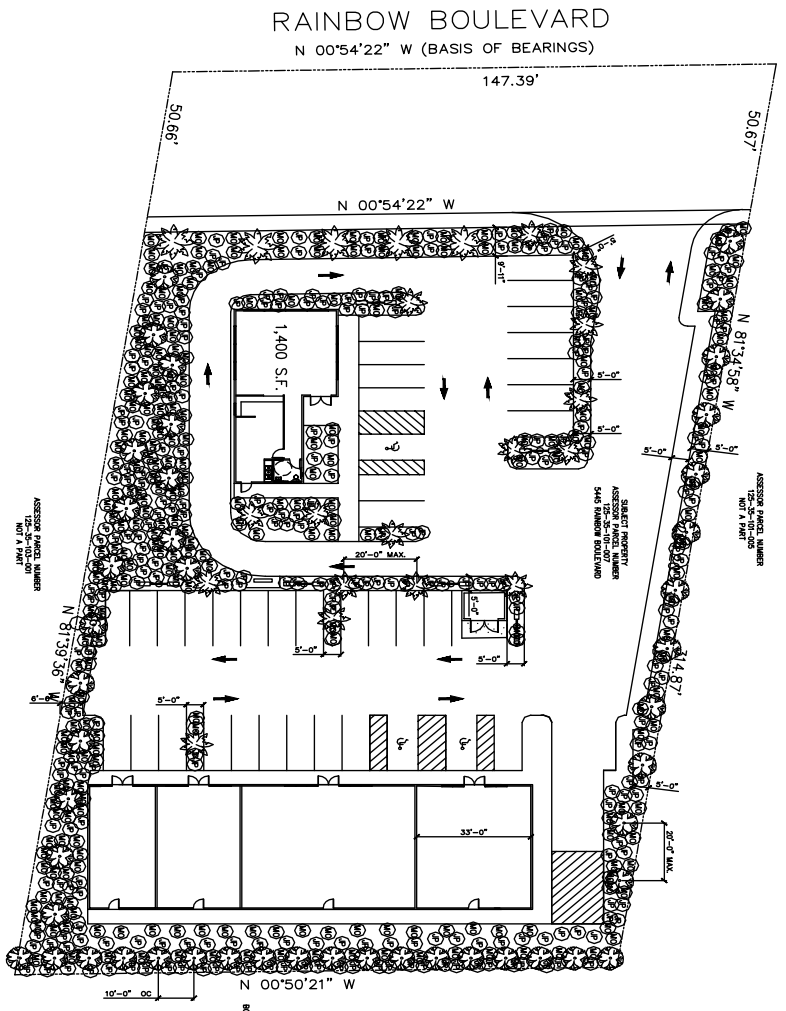
PR-75934

PRJ-75934
08/13/19

REVISIONS

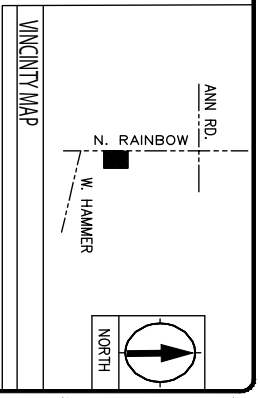
A LANDSCAPING PLAN

NORTH



LANDSCAPING LEGEND		
TREES		QNTY.
MONDELL PINE	24" BOX	47
MED. PALM	36" BOX	23
SHRUBS		
(JP) JAPANESE BOXWOOD	5 GAL.	294
(MO) MOCK ORANGE	5 GAL.	342
GROUND COVER		
GROUND COVER IN ALL PLANTERS TO BE 1/2" DESERT SUN ROCK		

VINCINTY MAP



L-1

DATE: 7/28/19
LATEST REVISION: △
DESIGN
SHEET NUMBER:

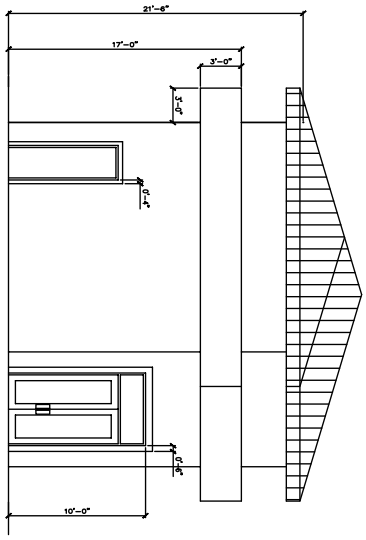
SHEET: LANDSCAPING PLAN
PROJECT: SITE DEVELOPMENT REVIEW
5445 N. RAINBOW
LAS VEGAS, NV.

PRJ-75934_LP004

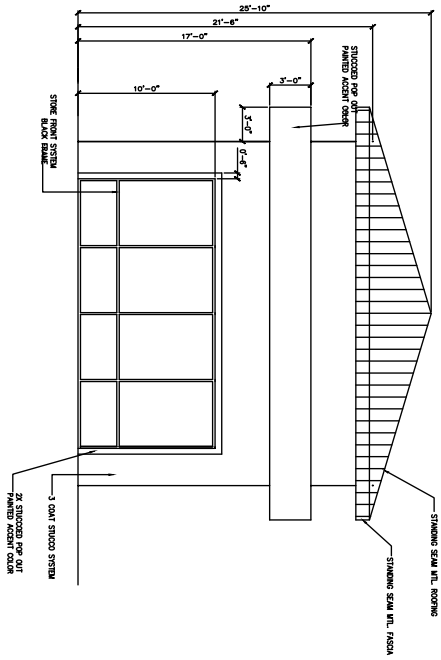
PRJ-75934
08/13/19

REVISIONS △

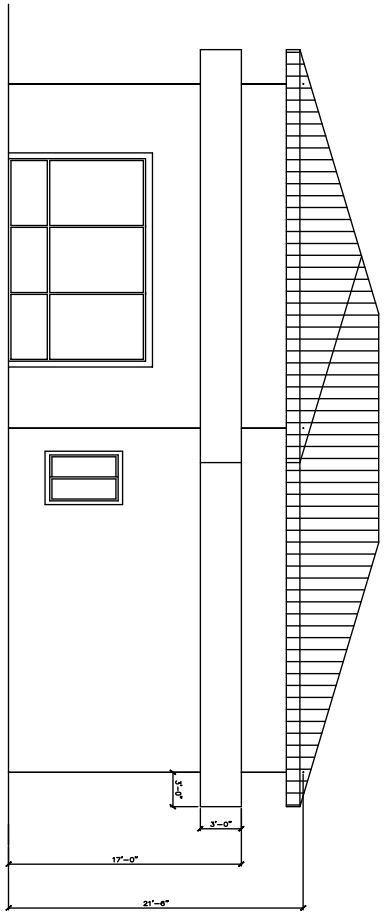
C REAR ELEVATION
SCALE: 1/4"=1'-0"



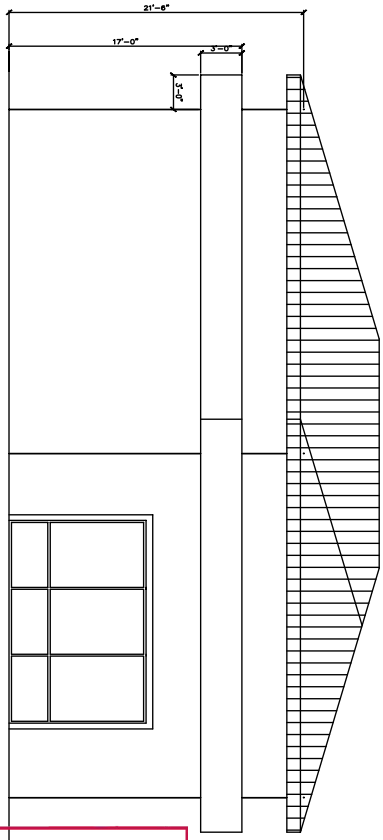
A FRONT ELEVATION
SCALE: 1/4"=1'-0"



D RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



B LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



PRJ-75934
08/13/19
PRJ-75934_EV004

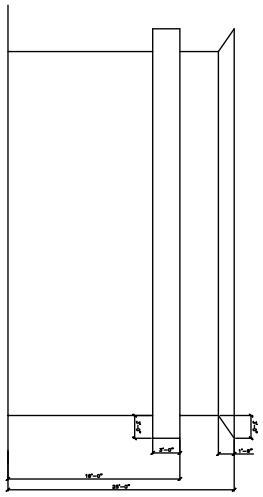
A-5

DATE: 2/8/19
LATEST REVISION: △
REVISION SHEET NUMBER:

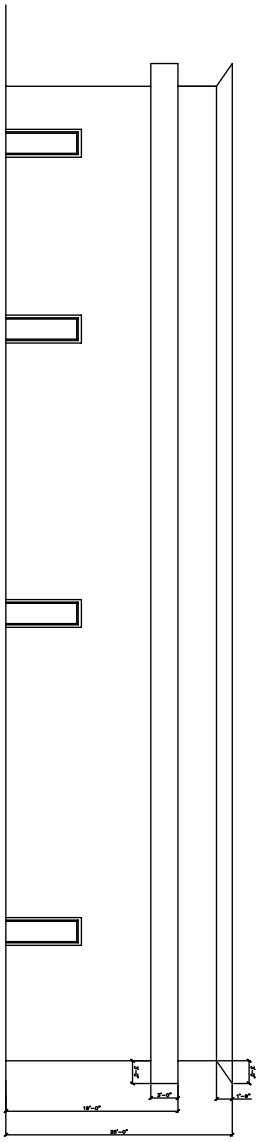
SHEET: BLDG 100 ELEVATIONS
PROJECT: SITE DEVELOPMENT REVEIW
5445 N. RAINBOW
LAS VEGAS, NV.

REVISIONS

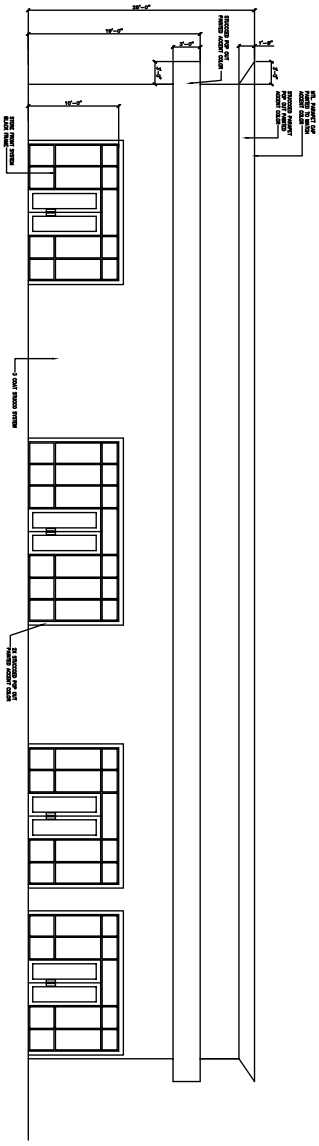
C LEFT SIDE ELEVATION



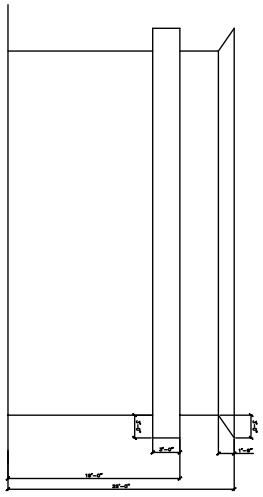
B REAR ELEVATION



A FRONT ELEVATION



D RIGHT SIDE ELEVATION



A-3

DATE: 7/28/19

LATEST REVISION FOR THIS SHEET NUMBER: △

SHEET: BLDG. 200 ELEVATIONS

PROJECT: SITE DEVELOPMENT REVIEW
5445 N. RAINBOW
LAS VEGAS, NV.

PRJ-75934_EV004

PRJ-75934
08/13/19

REVISIONS

A SITE PLAN

PRJ-75934
08/13/19
PRJ-75934_FP004

A-4

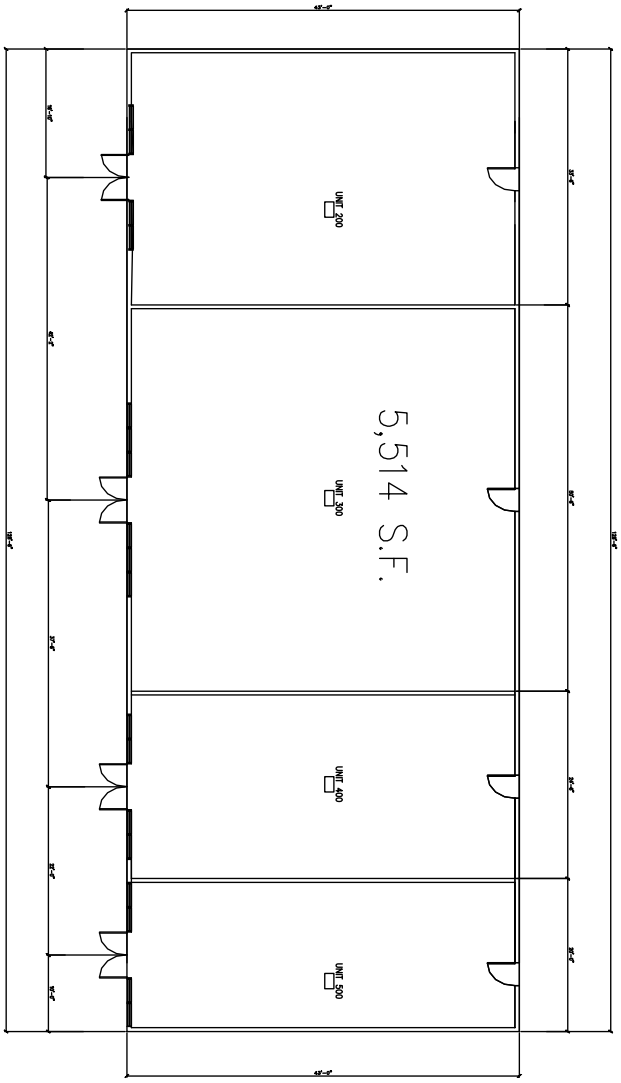
DATE: 2/8/19
LATEST REVISION:
SHEET NUMBER:

SHEET:
BLDG. 100 FLOR PLAN

PROJECT:
SITE DEVELOPMENT REVEIW
5445 N. RAINBOW
LAS VEGAS, NV.

REVISIONS

A FLOOR PLAN



A-2

DATE: 7/28/19

LATEST REVISION: △

SHEET NUMBER:

SHEET: BLDG. 200 FLOOR PLAN

PROJECT: SITE DEVELOPMENT REVIEW
5445 N. RAINBOW
LAS VEGAS, NV.

PRJ-75934_FP004

PRJ-75934
08/13/19

REVISIONS



ABEYANCE – GPA-75954 [PRJ-75934] – GENERAL PLAN AMENDMENT RELATED TO ZON-75955, VAR-76696, VAR-76697 AND SDR-76698 - APPLICANT/OWNER: GOLD LT RE, LLC
5445 NORTH RAINBOW BOULEVARD

03/13/2019

SMITH BROS. REALTY
9159 W. FLAMINGO ROAD
SUITE 100
LAS VEGAS, NV 89147

August 12, 2019

Robert Summerfield, Director
City of Las Vegas
Planning & Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter: (REVISED#2)
APN#125-35-101-007

Dear Mr. Summerfield:

Please accept this letter on behalf of our client, Eran Gold, to request entitlements on a parcel located on Rainbow Boulevard just south of Ann Road. We are requesting that the current zoning of R-E be rezoned to a Limited Commercial Zone (C-1). This application was heard on July 23, 2019, at the planning commission. *After hearing comments from the commission and in meetings with staff who feel the project is "too intense" we have redesigned the site with a 34% reduction of commercial square footage. In addition, we have increased the rear landscaping to the full 15' along the entire rear property line. We feel that this intense landscape buffer will serve to mitigate the adjacency setback variance that is also being considered.* The desired use of this property is for a 6,914 SF of retail/service consisting of two buildings. One building will have a drive thru (i.e. coffee drive thru) closer to the street. The second building in the rear (see attached site plan) will consist of a typical store front business. Proposed hours of operation will be 6 am-9 pm for the drive-thru and normal business hours for the rear building. We believe this area is underserved regarding this kind of commercial use and we believe it will be beneficial to the residents of the neighborhood and surrounding area.

We will work with our architect to make this project as aesthetically pleasing to the desert environment and resources we have available and will improve the quality of the neighborhood. The property to the North was recently rezoned from an R-E to a C-1 zoning. We also believe that after the recent adoption of the North Rainbow Corridor, our project will follow the guidance set forth in the corridor and will enhance the overall improvement of Rainbow Blvd once it is established.

The location of the site is approximately 400' to the south of Ann Road. Ann Road is a major roadway that serves as an arterial for residents of the Skye Canyon and Centennial Hills area.

PRJ-75934
08/13/19

9159 West Flamingo Road Las Vegas NV 89147 Phone 702.321.6000

SMITH BROS. REALTY
9159 W. FLAMINGO ROAD
SUITE 100
LAS VEGAS, NV 89147

The following changes are being requested:
*comprehensive plan
*zone change
*zoning variance

Comprehensive Plan Amendment:
-The intensity of the proposed General Plan Amendment is comparable with the existing adjacent land uses designations. The high volume of traffic on streets such as Rainbow and other major arterial streets is more suitable for the commercial property zoning that we are requesting.
-The proposed amendment will be compatible to the upcoming land uses that will take place with the improved corridor planned.
-There is adequate transportation support for increased traffic counts typically seen with a commercial zone.
-There are utilities and facilities adjacent to the site.
-This request conforms to other zoning plans adapted that are in very close proximity to subject site.

Zoning Classification
-Request from R-E to C-1. Subject property is vacant land that is abutting commercial development to the north.
-Rainbow Blvd and Ann Road are very busy arterials that can support a small additional retail component.
-There are utilities and facilities adjacent to the site.

Zoning Variance
-Parking variance is requested for 38 parking stalls where 53 parking stalls are required. It is our understanding that this corridor has not been used officially in a rezone request and we have been advised that we will need a general plan amendment as well. We do not believe the above requested changes will be detrimental in any way to the public. We believe it will enhance the live/work balance of the residents of this area. I am the representative of the owner of record, Eran Gold. I can be reached anytime on my cell (702) 321-6000 for any further clarifications. We are available anytime to meet with staff and discuss this project further.

Sincerely,
Smith Bros. Realty
James P. Smith
James P. Smith

PRJ-75934
08/13/19

9159 West Flamingo Road Las Vegas NV 89147 Phone 702.321.6000

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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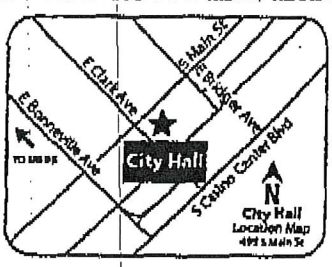

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you 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-75954 and ZON-75955 [PRJ-75934]
Planning Commission Meeting of **04/23/2019**

PRJ-75934
12526410005
TAYLOR LISA A & ADAM
5664 N RAINBOW
LAS VEGAS NV 89130-1236

127 BRDFNP1 89130

28-29A

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

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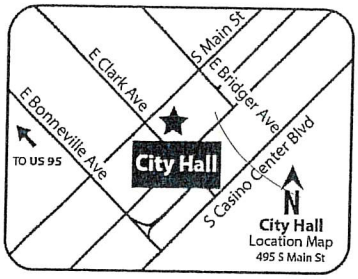

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APR 22 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75954 and ZON-75955 [PRJ-75934]

Planning Commission Meeting of **04/23/2019**

PRJ-75934
12535102014
BOWMAN-WALKIN ELVIRA
5517 REBECCA RD
LAS VEGAS NV 89130-1706

127 BRDFNP1 89130

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CRAMER ERNEST W
CRANMER-CRAMER JANIS C
5420 GOLDBRUSH ST
LAS VEGAS NV 89130

LAS VEGAS NV 890
18 MAR 2019 PM 1 L

FOREVER / USA

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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.

GPA-75954 and ZON-75955 [PRJ-75934]

Planning Commission Meeting of **04/23/2019**

PRJ-75934
12534511025

City of Las Vegas
Department of Planning
Development Services Center
333 No Rancho Dr 3rd floor
Las Vegas NV 89106

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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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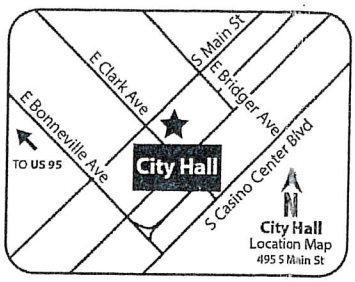

RECEIVED
[illegible]
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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75954 and ZON-75955 [PRJ-75934]

Planning Commission Meeting of **04/23/2019**

PRJ-75934
12526411017
HUDSON WILLIAM & C FAM TR
HUDSON CHARLAINE TRS
5619 LUSITANO ST
LAS VEGAS NV 89130-1262

127 BRDFNP1 89130

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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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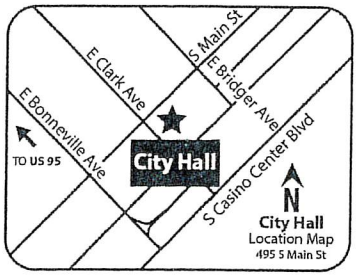

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75954 and ZON-75955 [PRJ-75934]

Planning Commission Meeting of **04/23/2019**

PRJ-75934
12534511048
MARCOM NORA H
5524 ROSE THICKET ST
LAS VEGAS NV 89130-1652

127 BRDFNP1 89130

28 P
2nd

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

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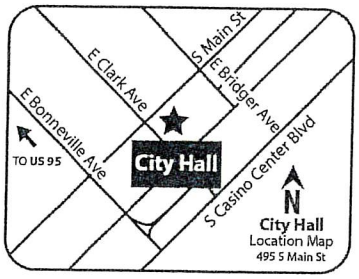

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75954 and ZON-75955 [PRJ-75934]

Planning Commission Meeting of **04/23/2019**

PRJ-75934
12535111053
SANDERELLA TRUST ETAL
MIRACLE JAMES STANLEY JR TRS
6613 SAND BEACH AVE
LAS VEGAS NV 89130

Do Not Want this!
Please Listen Do not Approve!

127 BRDFNP1 89130

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ty of Las Vegas
:partment of Planning
:velopment Services Center
3 North Rancho Drive, 3rd Floor
s Vegas, Nevada 89106

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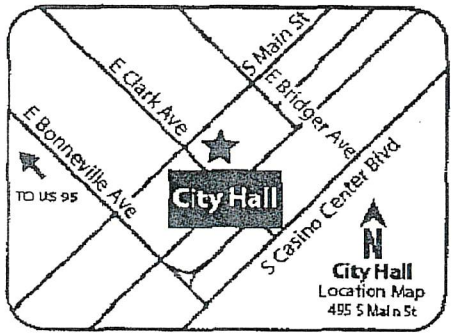
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

ase use available blank space on card for your comments.

'A-75954 and ZON-75955 [PRJ-75934]

nning Commission Meeting of **04/23/2019**

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PRJ-75934
12534514023
SPARKS CASEY JONAS & SACHA ELENA
5425 FLORA SPRAY ST
LAS VEGAS NV 89130-3840

RECEIVED
APR 23 2019
City of Las Vegas
Department of Planning

127 BRDFNP1 89130

04/19/2018 18:53 7022956607 HOS PAGE 02/03

28-29P

SMITH BROS. REALTY
9159 W. FLAMINGO ROAD
SUITE 100
LAS VEGAS, NV 89147

RECEIVED
MAY 28 2019
Dept of Planning
City of Las Vegas

5/28/19

Jason Binks
City of Las Vegas
Planning & Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: PRJ-75934

We request that this item be held in abeyance at tonight's meeting to coincide with a variance request that is currently being reviewed by staff on the same subject property. That request will be heard at the July 23 meeting and all items will be heard concurrently at that time.

Sincerely,
Smith Bros. Realty

James P. Smith

By: James P. Smith

Submitted after final agenda

Date 5/28/19 Item 25-26

Nora Lares

From: noreply@formstack.com
Sent: Friday, April 19, 2019 5:38 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 04/19/19 5:38 AM

Meeting Date:	Tuesday, April 23, 2019
Project Number:	75934
Position:	I OPPOSE the project and all related applications.
Name:	Eric Kraft
Residential or Business Address:	5514 Porcupine Rim St Las Vegas, NV 89130
Phone:	(757) 525-6043
Email:	eric.kraft@outlook.com

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

Submitted after final agenda
25-26 P

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 22, 2019 9:09 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/22/19 9:09 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	GPA-75954
Position:	I OPPOSE the project and all related applications.
Name:	Marin DuBois
Residential or Business Address:	6612 Gray Juniper Avenue Las Vegas, NV 89130
Comments:	We oppose the use of this property from a residential unit to a commercial property, particularly a "strip mall". We purchased our home in an area surrounded with housing for a reason. We want as little commercial activity up against our development as possible. We do not want a strip mall up against our homes and our neighborhood. We do not want the noise and traffic that it brings, not to mention the eyesore that these strip malls become as they become dilapidated and uncared for. We don't need a Starbucks behind our house and to have to listen to everyone's order all day, every day.

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Submitted after final agenda 30P

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 22, 2019 9:28 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/22/19 9:28 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	75934
Position:	I SUPPORT the project and all related applications.
Name:	Jakob & Justin Trust by Stephen Farr TR
Residential or Business Address:	31 Ewell Ave Lexington, MA 02421
Phone:	(702) 523-2159
Email:	swfarr@live.com
Comments:	I own abutting parcel # 12535103001 as part of 5435 N. Rainbow Blvd I did not receivel noticed card But now have updated the assessors office with my correct mailing address as shown above

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 Submitted after final agenda 30-34 A

Supplemental Staff Report
August 27, 2019 - Planning Commission Meeting

BACKGROUND

Neighborhood Meeting	
08/22/19	Rainbow Library 5:45 - 6:30 pm 1 Applicant Representative 1 Planning Staff Member 1 Planning Commissioner 1 Ward 4 Representative 2 Members of the Public <u>Presentation</u> • Explained General Plan Amendment, Rezoning, and the Site Development Plan Review • Discussed difficulties of this irregularly-shaped lot • Highlighted efforts to provide 'enhanced' landscaping between development and residential lots • Discussed appropriateness of this type of drive-through shop <u>Public Questions, Concerns and Discussion</u> • Levels of traffic • Amount of spill over light • Hours of operation • Future development along Rainbow Corridor <u>Take Away</u> • Neighbors extremely happy with enhanced landscaping • Neighbors have no further issues if development is approved as presented today

Submitted after final agenda
8/27/19
items 11-15

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
12

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

SUBJECT:
ABEYANCE - ZON-75955 - REZONING RELATED TO GPA-75954 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.

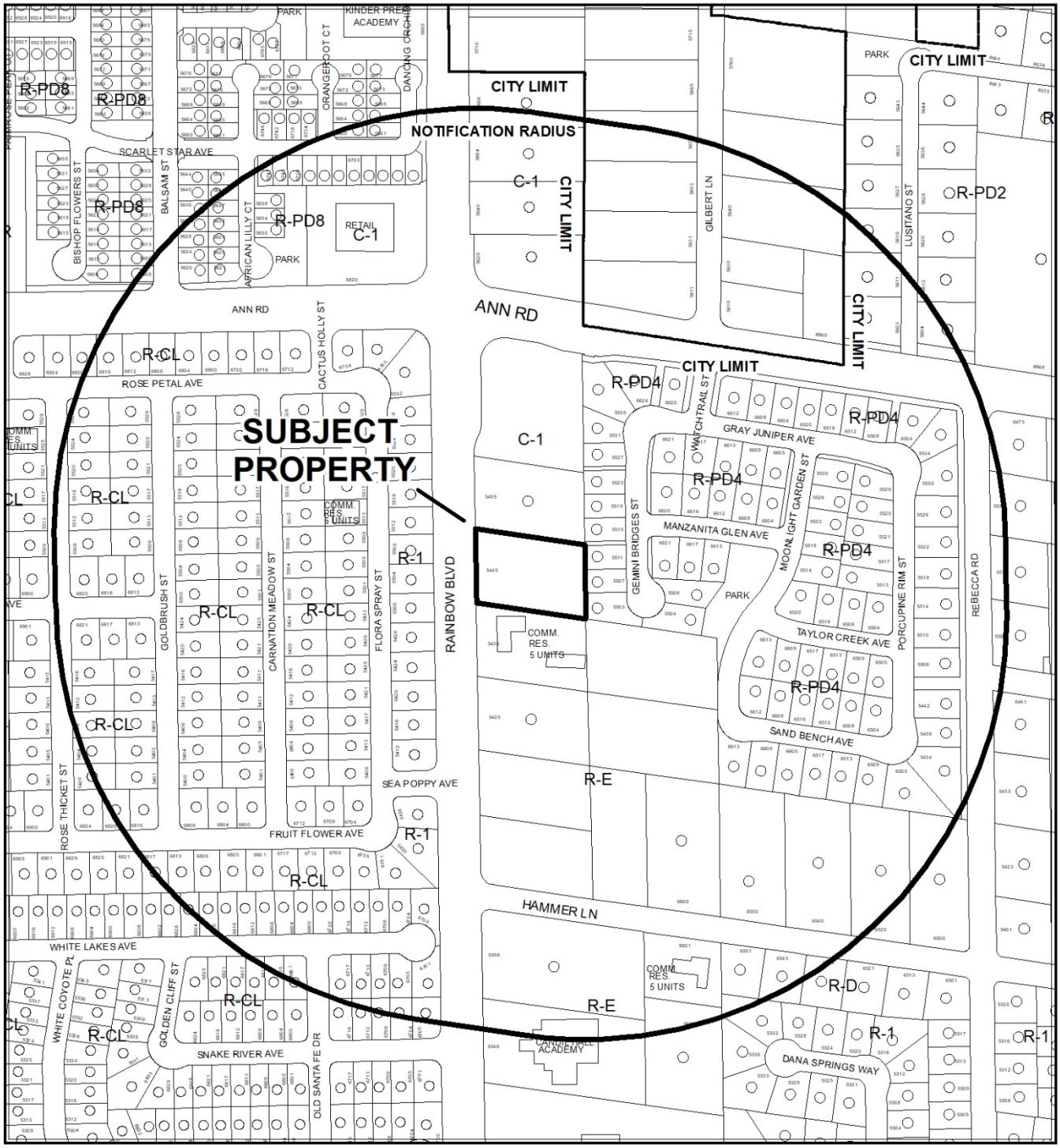
C.C.: 10/02/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-75955, VAR-76696, VAR-76697 and SDR-76698 [PRJ-75934]
3. Land Use Map
4. Supporting Documentation
5. Backup Submitted for the July 23, 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: **ZON-75955, VAR-76696, VAR-76697, SDR-76698, (PRJ-75934)**

0 270 540 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

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

N



0 270 540 Feet

CASE: **ZON-75955, VAR-76696, VAR-76697, SDR-76698, (PRJ-75934)**

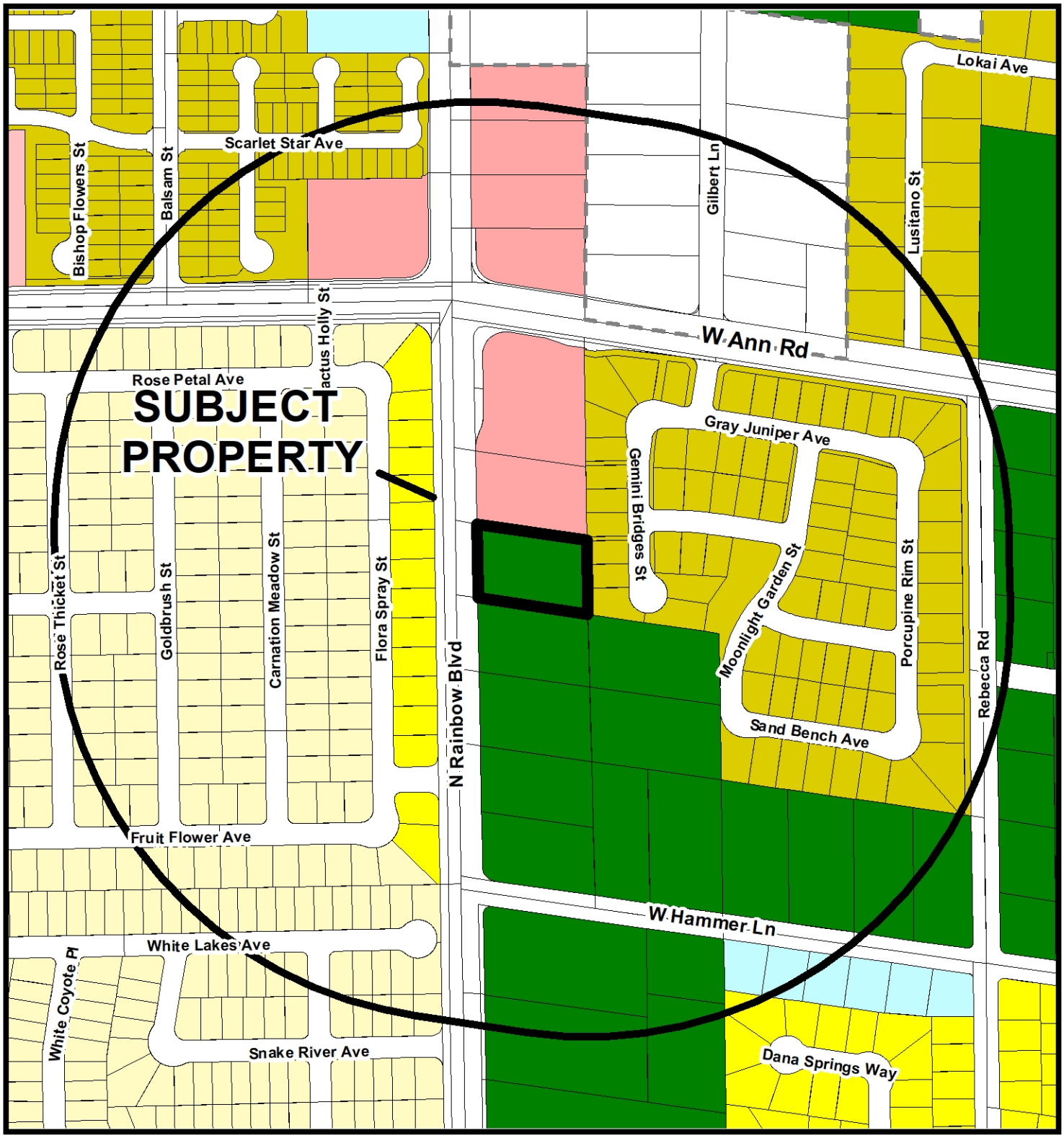
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

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

N

ZON-75955



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 RE 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: Tuesday, March 26, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5445 N Rainbow Blvd. Las Vegas, Nevada 89130

Project Name Gold LT RE LLC **Proposed Use** C-1

Assessor's Parcel #(s) 125-35-101-007 **Ward #** 4

General Plan: Existing _____ Proposed Service Comm **Zoning:** Existing R-E Proposed C-1

Additional Information To allow for apx 10,500 sf of retail/service consisting of two buildings.

Property Owner Gold LT LLC #6 **Contact** Eran Gold

Address 9159 West Flamingo #102 City Las Vegas State NV Zip 89147

E-mail eran@toffeyholdings.com Phone (702)232-2838

Applicant _____ **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative James P. Smith **Contact** _____

Address 9159 W Flamingo #100 City Las Vegas State Nv Zip 89147

E-mail james@sbrlv.net Phone (702-321-6000

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 Eran Gold

Subscribed and sworn before me

This MARCH, 04, 2019 day of MARCH, 20 2019

Notary Public in and for said County and State LOS ANGELES / CALIFORNIA

LUIS GARCIA
Notary Public - California
Los Angeles County
Commission # 2241477
My Comm. Expires May 7, 2022

L.6. CHECK ATTACH.

PRJ-75934
08/04/19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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

State of California)
County of LOS ANGELES)

On MARCH, 04, 2019 before me, LUIS GARCIA, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared EBAN GOLD
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

LUIS GARCIA
Notary Public - California
Los Angeles County
Commission # 2241477
My Comm. Expires May 7, 2022

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: PETITION FORM STATEMENT OF FINANCIAL INTEREST
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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PRJ-75934
03/04/19

GOLD LT RE LLC
9159 W FLAMINGO RD SUITE 102
LAS VEGAS NEVADA 89147
TEL (702)232-2838

03.04.2019

City of Las Vegas Planning Department
Attn: Jason Binks
Property APN: 125-35-101-007
Property Address: 5445 N Rainbow Blvd, Las Vegas NV 89130

Project Name:	**PREAPP2019 - 009999**

Dear Sirs,
Please be advised that I am the original buyer of this property, as well as GOLT LT RE LLC manager and owner.
Sincerely,

Eran Gold
LLC Manager & Property Owner
GOLD LT RE LLC

PRJ-75934
03/04/19

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 22, 2019 9:10 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/22/19 9:09 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	ZON-75955
Position:	I OPPOSE the project and all related applications.
Name:	Marin DuBois
Residential or Business Address:	6612 Gray Juniper Avenue Las Vegas, NV 89130
Comments:	We oppose the use of this property from a residential unit to a commercial property, particularly a "strip mall". We purchased our home in an area surrounded with housing for a reason. We want as little commercial activity up against our development as possible. We do not want a strip mall up against our homes and our neighborhood. We do not want the noise and traffic that it brings, not to mention the eyesore that these strip malls become as they become dilapidated and uncared for. We don't need a Starbucks behind our house and to have to listen to everyone's order all day, every day.

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Submitted after final agenda 3IP

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
13

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

SUBJECT:
ABEYANCE - VAR-76696 - VARIANCE RELATED TO GPA-75954 AND ZON-75955 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6 - For possible action on a request for a Variance TO ALLOW 36 PARKING SPACES WHERE 65 ARE REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

C.C.: 10/02/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	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 Submitted for the July 23, 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) Rezoning & GPA

Project Address (Location) 5445 N Rainbow Blvd. Las Vegas, Nevada 89130

Project Name Gold LT RE LLC **Proposed Use** C-1

Assessor's Parcel #(s) 125-35-101-007 **Ward #** 4

General Plan: Existing _____ Proposed Service Comm **Zoning:** Existing R-E Proposed C-1

Additional Information To allow for apx 10,500 sf of retail/service consisting of two buildings.

Property Owner Gold LT LLC #6 **Contact** Eran Gold

Address 9159 West Flamingo #102 City Las Vegas State NV Zip 89147

E-mail eran@toffeyholdings.com Phone (702)232-2838

Applicant _____ **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative James P. Smith **Contact** _____

Address 9159 W Flamingo #100 City Las Vegas State Nv Zip 89147

E-mail james@sbrlv.net Phone (702-321-6000

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☒ 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.

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Print Name Eran Gold

Subscribed and sworn before me

This MARCH, 04, 2019 day of MARCH, 20 2019

_____

Notary Public in and for said County and State LOS ANGELES / CALIFORNIA

LUIS GARCIA
Notary Public - California
Los Angeles County
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My Comm. Expires May 7, 2022

L.6. CONT'D ATTACH.

PRJ-75934
03/04/19

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State of California)
County of LOS ANGELES)

On MARCH, 04, 2019 (Date) before me, LUIS GARCIA, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared EBAN GOLD (Name(s) of Signer(s))

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

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

WITNESS my hand and official seal.

LUIS GARCIA
Notary Public - California
Los Angeles County
Commission # 2241477
My Comm. Expires May 7, 2022

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

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☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
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☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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PRJ-75934
03/04/19

GOLD LT RE LLC
9159 W FLAMINGO RD SUITE 102
LAS VEGAS NEVADA 89147
TEL (702)232-2838

03.04.2019

City of Las Vegas Planning Department
Attn: Jason Binks
Property APN: 125-35-101-007
Property Address: 5445 N Rainbow Blvd, Las Vegas NV 89130

Project Name:	**PREAPP2019 - 009999**

Dear Sirs,
Please be advised that I am the original buyer of this property, as well as GOLT LT RE LLC manager and owner.
Sincerely,
Eran Gold
LLC Manager & Property Owner
GOLD LT RE LLC

PRJ-75934
03/04/19

ity of Las Vegas
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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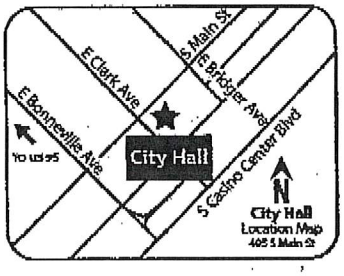

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City of Las Vegas

f 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.

VAR-76696 and VAR-76697 [PRJ-76652]
Planning Commission Meeting of **07/23/2019**

PRJ-75934
12534512008
LIM BOBBY D
6813 FRUIT FLOWER AVE
LAS VEGAS NV 89130

3 FRDFNP1

Submitted after final agenda 32-33P

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

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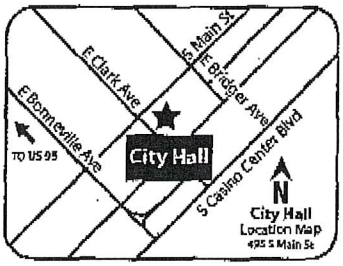
City of Las Vegas



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VAR-76696 and VAR-76697 [PRJ-76652]
Planning Commission Meeting of **07/23/2019**

PRJ-75934
12535101005
BAILEY JOHN M
5455 N RAINBOW BLVD
LAS VEGAS NV 89130-1608

32-33P

17024417008 From: Leia Primas
2019-07-15 10:05:25 PDT
To: Page 2 of 2

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

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Las Vegas, NV
Permit No. 1630

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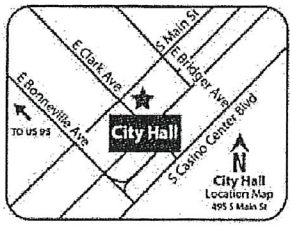

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76696 and VAR-76697 [PRJ-76652]
Planning Commission Meeting of **07/23/2019**

PRJ-75934
12535111034
DUKE CRAIG D & REGINA L
5521 PORCUPINE RIM ST
LAS VEGAS NV 89130

31 FEDFIMF1

32-33P

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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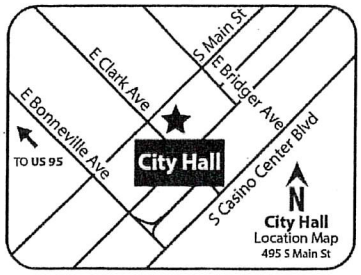

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76696 and VAR-76697 [PRJ-76652]

Planning Commission Meeting of **07/23/2019**

PRJ-75934
12534511025
CRAMER ERNEST W
CRANMER-CRAMER JANIS C
5420 GOLDBRUSH ST
LAS VEGAS NV 89130

31 PRDFNP1

32P
33P

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

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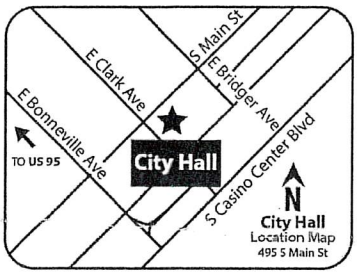

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76696 and VAR-76697 [PRJ-76652]

Planning Commission Meeting of **07/23/2019**

PRJ-75934
12526411013
HOFF-MCGARRY FAMILY TRUST
5612 LUSITANO ST
LAS VEGAS NV 89130

31 PRDFMP1

32P
33P

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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JUL
Dept of Planning
City of Las Vegas



(2) Not enough parking
(3) Reduced buffer with Residential property

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PRJ-75934
12535111047
REED THEODORE J & MARCIA A
6504 SAND BENCH AVE
LAS VEGAS NV 89130-4800

☐ I SUPPORT this Request ☒ I OPPOSE this Request

(4) The property is not adequate for builders plan.

Please use available blank space on card for your comments.

VAR-76696 and VAR-76697 [PRJ-76652]
Planning Commission Meeting of **07/23/2019**

Vote No

) If variances are needed this is not the correct location

32P
33P

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 22, 2019 9:10 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/22/19 9:10 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	YAR ~~ZON~~-76696
Position:	I OPPOSE the project and all related applications.
Name:	Marin DuBois
Residential or Business Address:	6612 Gray Juniper Avenue Las Vegas, NV 89130
Comments:	We oppose the use of this property from a residential unit to a commercial property, particularly a "strip mall". We purchased our home in an area surrounded with housing for a reason. We want as little commercial activity up against our development as possible. We do not want a strip mall up against our homes and our neighborhood. We do not want the noise and traffic that it brings, not to mention the eyesore that these strip malls become as they become dilapidated and uncared for. We don't need a Starbucks behind our house and to have to listen to everyone's order all day, every day.

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Submitted after final agenda 32P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
14

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

SUBJECT:
ABEYANCE - VAR-76697 - VARIANCE RELATED TO GPA-75954, ZON-75955 AND VAR-76696 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6 - For possible action on a request for a Variance TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

C.C.: 10/02/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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2. Supporting Documentation
3. Backup Submitted for the July 23, 2019 Planning Commission Meeting

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Case #	
Meeting Date	
Total Fee	
Received By/Date	

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

Project Address (Location) 5445 N Rainbow Blvd. Las Vegas, Nevada 89130

Project Name Gold LT RE LLC **Proposed Use** C-1

Assessor's Parcel #(s) 125-35-101-007 **Ward #** 4

General Plan: Existing _____ Proposed Service Comm **Zoning:** Existing R-E Proposed C-1

Additional Information To allow for apx 10,500 sf of retail/service consisting of two buildings.

Property Owner Gold LT LLC #6 **Contact** Eran Gold

Address 9159 West Flamingo #102 City Las Vegas State NV Zip 89147

E-mail eran@toffeyholdings.com Phone (702)232-2838

Applicant _____ **Contact** _____

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Notary Public - California
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PRJ-75934
03/04/19

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My Comm. Expires May 7, 2022

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: PETITION FORM STATEMENT OF FINANCIAL INTEREST

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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PRJ-75934
03/04/19

GOLD LT RE LLC
9159 W FLAMINGO RD SUITE 102
LAS VEGAS NEVADA 89147
TEL (702)232-2838

03.04.2019

City of Las Vegas Planning Department
Attn: Jason Binks
Property APN: 125-35-101-007
Property Address: 5445 N Rainbow Blvd, Las Vegas NV 89130

Project Name:	**PREAPP2019 - 009999**

Dear Sirs,
Please be advised that I am the original buyer of this property, as well as GOLT LT RE LLC manager and owner.
Sincerely,

Eran Gold
LLC Manager & Property Owner
GOLD LT RE LLC

PRJ-75934
03/04/19

Nora Lares

From: noreply@formstack.com
Sent: Monday, July 22, 2019 9:10 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/22/19 9:10 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	VAR ~~ZON~~-76697
Position:	I OPPOSE the project and all related applications.
Name:	Marin DuBois
Residential or Business Address:	6612 Gray Juniper Avenue Las Vegas, NV 89130
Comments:	We oppose the use of this property from a residential unit to a commercial property, particularly a "strip mall". We purchased our home in an area surrounded with housing for a reason. We want as little commercial activity up against our development as possible. We do not want a strip mall up against our homes and our neighborhood. We do not want the noise and traffic that it brings, not to mention the eyesore that these strip malls become as they become dilapidated and uncared for. We don't need a Starbucks behind our house and to have to listen to everyone's order all day, every day.

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Submitted after final agenda 33P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
15

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

SUBJECT:
ABEYANCE - SDR-76698 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75954, ZON-75955, VAR-76696 AND VAR-76697 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6 - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,632 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 1,400 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH LANE WITH WAIVERS TO ALLOW THE BUILDING NOT TO BE ORIENTED TO THE STREET FRONTAGE WHERE SUCH IS REQUIRED; A FIVE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED; A SIX-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A 10-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

C.C.: 10/02/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	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 Submitted for the July 23, 2019 Planning Commission Meeting
4. Submitted after Final Agenda – Documentation Not Vetted – Protest Comment Form

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5445 N Rainbow Blvd. Las Vegas, Nevada 89130

Project Name Gold LT RE LLC **Proposed Use** C-1

Assessor's Parcel #(s) 125-35-101-007 **Ward #** 4

General Plan: Existing _____ Proposed Service Comm **Zoning:** Existing R-E Proposed C-1

Additional Information To allow for apx 10,500 sf of retail/service consisting of two buildings.

Property Owner Gold LT LLC #6 **Contact** Eran Gold

Address 9159 West Flamingo #102 City Las Vegas State NV Zip 89147

E-mail eran@toffeyholdings.com Phone (702)232-2838

Applicant _____ **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative James P. Smith **Contact** _____

Address 9159 W Flamingo #100 City Las Vegas State Nv Zip 89147

E-mail james@sbrlv.net Phone (702-321-6000

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 Eran Gold

Subscribed and sworn before me

This MARCH, 04, 2019 day of MARCH, 20 2019

_____

Notary Public in and for said County and State LOS ANGELES / CALIFORNIA

LUIS GARCIA
Notary Public - California
Los Angeles County
Commission # 2241477
My Comm. Expires May 7, 2022

L.6. CONT'D ATTACH.

PRJ-75934
03/04/19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT — CIVIL CODE § 1189

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

State of California)
County of LOS ANGELES)

On MARCH, 04, 2019 (Date) before me, LUIS GARCIA, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared EBAN GOLD (Name(s) of Signer(s))

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

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

WITNESS my hand and official seal.

LUIS GARCIA
Notary Public - California
Los Angeles County
Commission # 2241477
My Comm. Expires May 7, 2022

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

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☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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PRJ-75934
03/04/19

GOLD LT RE LLC
9159 W FLAMINGO RD SUITE 102
LAS VEGAS NEVADA 89147
TEL (702)232-2838

03.04.2019

City of Las Vegas Planning Department
Attn: Jason Binks
Property APN: 125-35-101-007
Property Address: 5445 N Rainbow Blvd, Las Vegas NV 89130

Project Name:	**PREAPP2019 - 009999**

Dear Sirs,
Please be advised that I am the original buyer of this property, as well as GOLT LT RE LLC manager and owner.
Sincerely,
Eran Gold
LLC Manager & Property Owner
GOLD LT RE LLC

PRJ-75934
03/04/19

17024417008 From: Leia Primas
2019-07-15 10:04:15 PDT
To: Page 2 of 2

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76698 [PRJ-76652]
Planning Commission Meeting of **07/23/2019**

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City of Las Vegas

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Las Vegas, NV
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PRJ-75934
12535111034
DUKE CRAIG D & REGINA L
5521 PORCUPINE RIM ST
LAS VEGAS NV 89130

34 PRDFMP1

Submitted after final agenda 34 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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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-76698 [PRJ-76652]
Planning Commission Meeting of **07/23/2019**

PRJ-75934
12535101005
BAILEY JOHN M
5455 N RAINBOW BLVD
LAS VEGAS NV 89130-1608

34P

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

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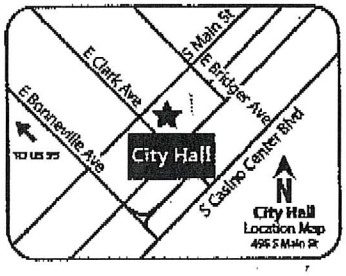

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76698 [PRJ-76652]
Planning Commission Meeting of **07/23/2019**

PRJ-75934
12534512008
LIM BOBBY D
6813 FRUIT FLOWER AVE
LAS VEGAS NV 89130

34P

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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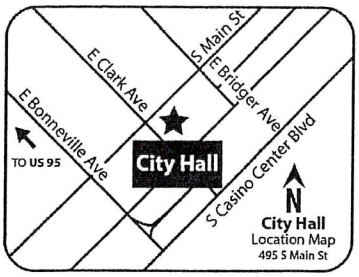
Official Notice of Public Hearing



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JUL 22 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-76698 [PRJ-76652]

Planning Commission Meeting of **07/23/2019**

PRJ-75934
12534511025
CRAMER ERNEST W
CRANMER-CRAMER JANIS C
5420 GOLDBRUSH ST
LAS VEGAS NV 89130

31 FRDFNP1

34P

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

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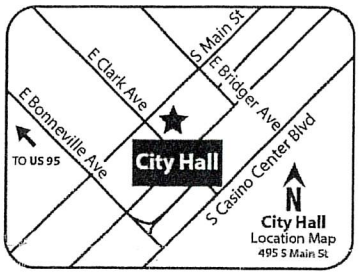
JUL 22 2019
Dept of Planning
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76698 [PRJ-76652]

Planning Commission Meeting of **07/23/2019**

PRJ-75934
12526411013
HOFF-MCGARRY FAMILY TRUST
5612 LUSITANO ST
LAS VEGAS NV 89130

31 FRDFNP1

34P

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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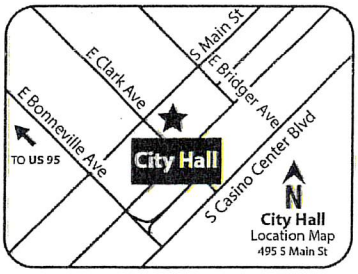

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JUL 17 2019
Dept of Planning
City of Las Vegas

Vote No for restaurant with drive through next to residential neighborhood. Restaurant will be upwind of the neighborhood.

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-76698 [PRJ-76652]

Planning Commission Meeting of **07/23/2019**

PRJ-75934
12535111047
REED THEODORE J & MARCIA A
6504 SAND BENCH AVE
LAS VEGAS NV 89130-4800

Not the correct property if Variances are required

31 PROFMP1

34P

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 26, 2019 10:25 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 08/26/19 10:24 AM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	SDR-76698
Position:	I OPPOSE the project and all related applications.
Name:	Dawn Prendes
Residential or Business Address:	5765 N Jensen St Las Vegas, NV 89149
Email:	dprendes@cox.net
Comments:	This project does not fit into the life style of our neighborhood. It is causing to much congestion and infrasture can not handle the increase in housing.

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

Submitted after final agenda

8/27/19 ISP

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
16

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

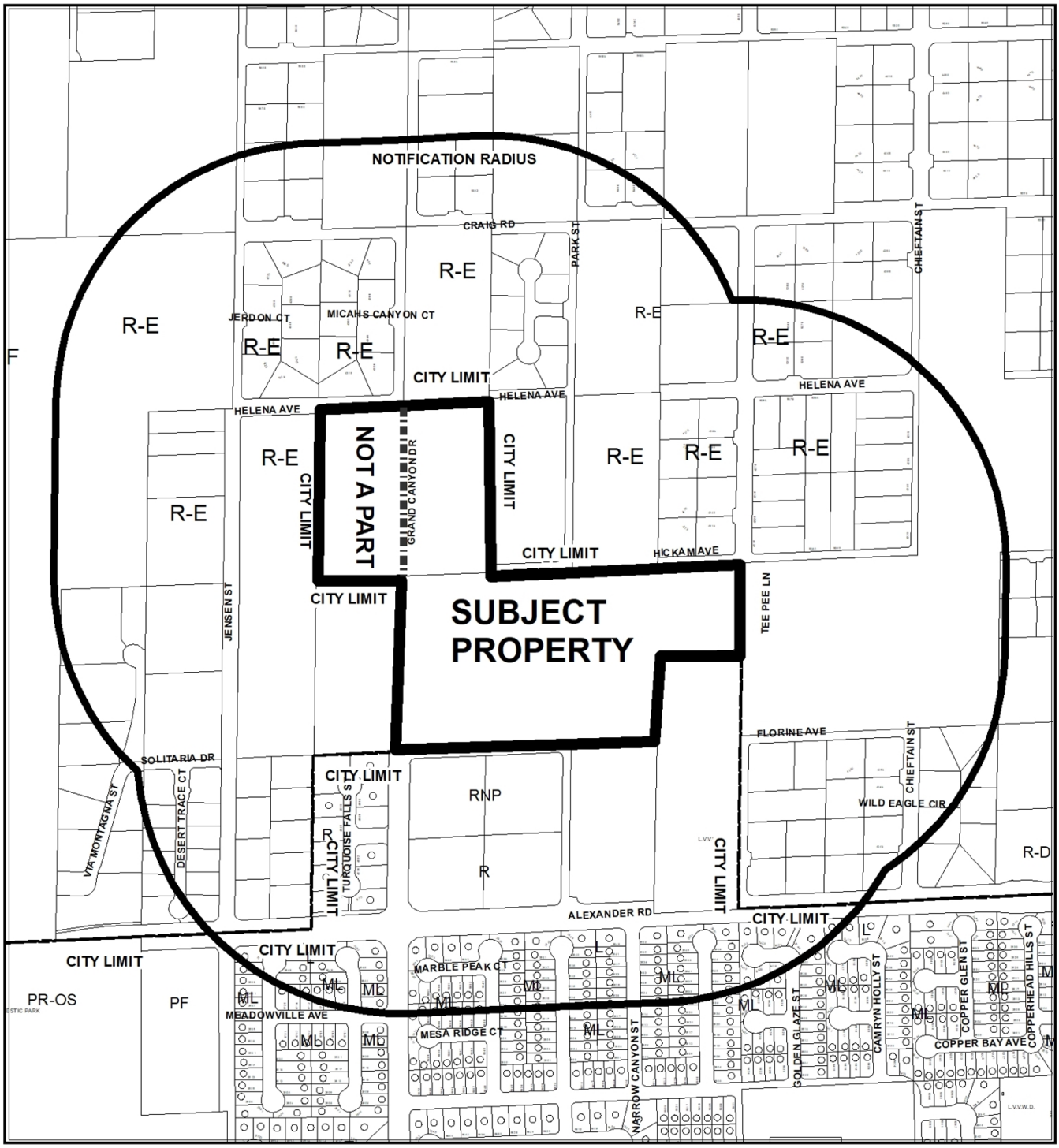
SUBJECT:
ABEYANCE - GPA-76723 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) AND DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street (APNs 138-06-801-010 and a portion of 138-06-301-013), Ward 4 (Anthony) [PRJ-76649]. Staff recommends DENIAL.

C.C.: 10/02/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	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. Staff Report - GPA-76723 and ZON-76724 [PRJ-76649]
4. Supporting Documentation - GPA-76723 and ZON-76724 [PRJ-76649]
5. Photo(s) - GPA-76723 and ZON-76724 [PRJ-76649]
6. Justification Letter - GPA-76723 and ZON-76724 [PRJ-76649]
7. Backup Submitted for the July 23, 2019 Planning Commission Meeting
8. Submitted after Final Agenda - Abeyance Letter by Taney Engineering and Documentation Not Vetted - Protest Comment Forms for GPA-76723 and ZON-76724 [PRJ-76649]
9. Submitted at Meeting - Documentation Not Vetted - Concern Letters by Linda Fionda and Matthew DeLoe for GPA-76723 and ZON-76724 [PRJ-76649]

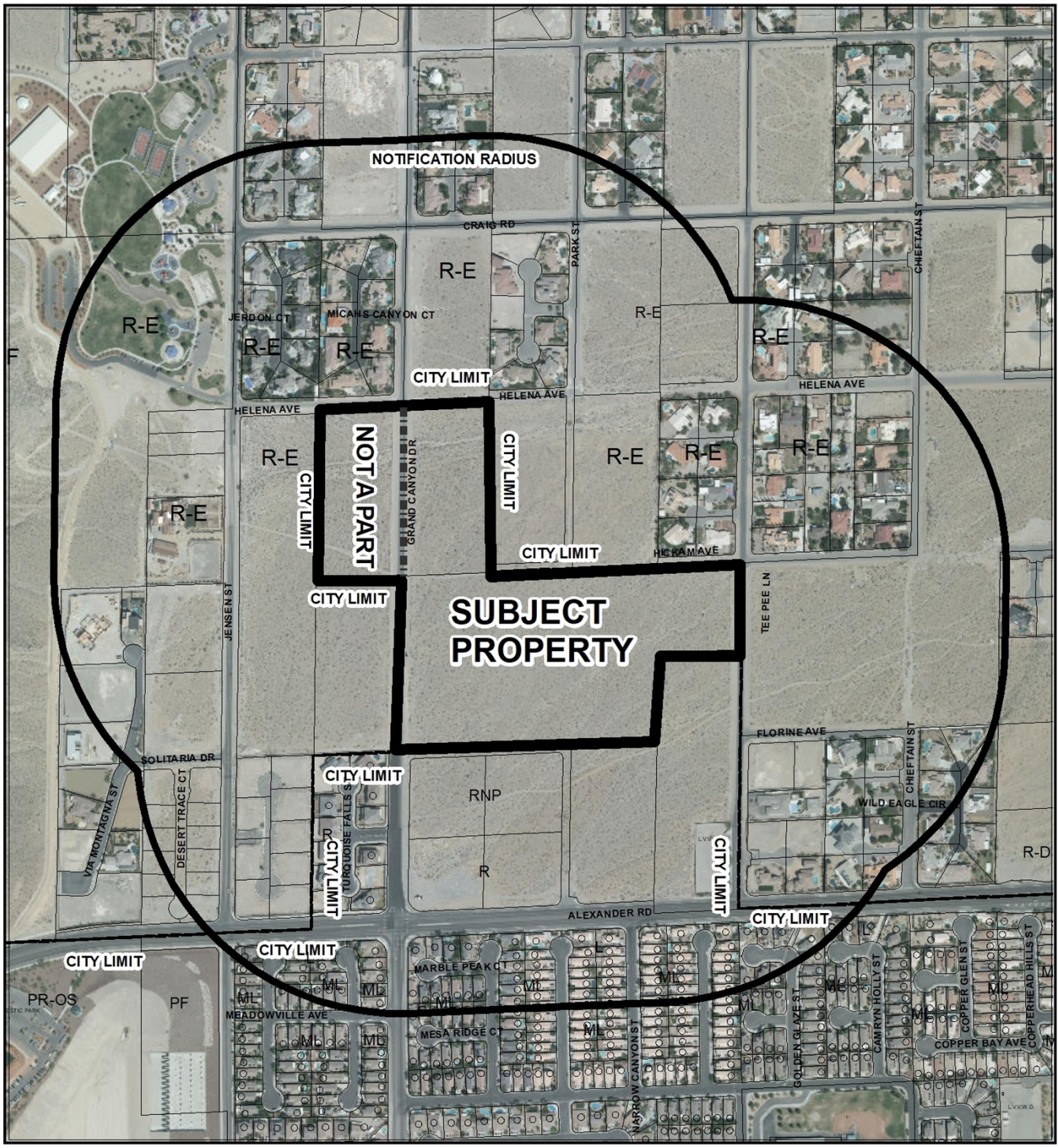


CASE: **GPA-76723 (PRJ-76649)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: RNP (RURAL NEIGHBORHOOD PRESERVATION) AND DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)



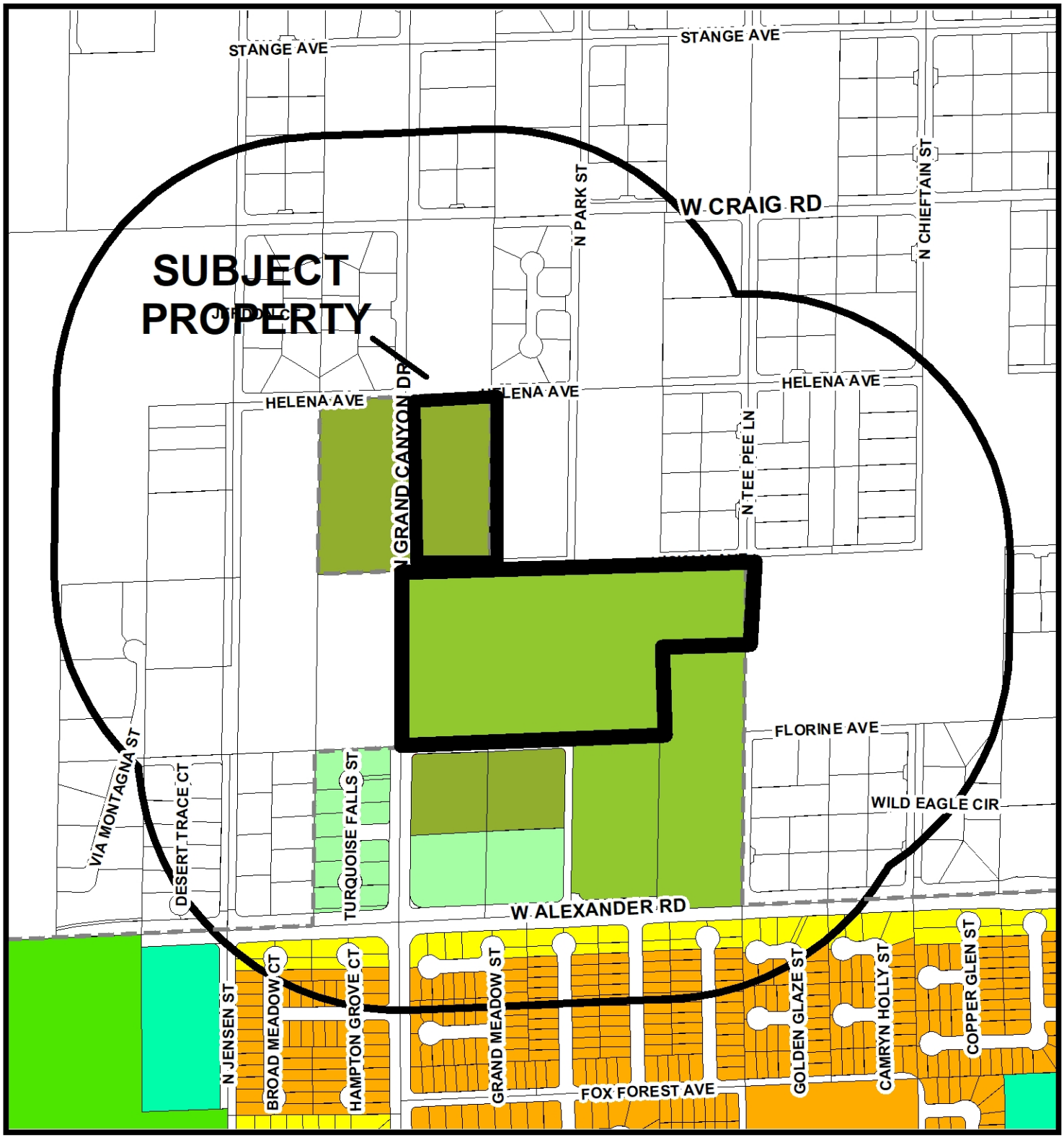
CASE: **GPA-76723 (PRJ-76649)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: RNP (RURAL NEIGHBORHOOD PRESERVATION) AND DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

GPA-76723



General Plan Amendment

FROM RNP TO DR TO R

- 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)

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, June 24, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-76723	Staff recommends DENIAL.	
ZON-76724	Staff recommends DENIAL.	GPA-76723

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 250 - GPA-76723 and ZON-76724

PROTESTS 8 - GPA-76723 and ZON-76724

APPROVALS 0 - GPA-76723 and ZON-76724

NE

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to amend and rezone a 22.46 acre portion of the Centennial Hills Sector Plan located on the east side of Grand Canyon Drive between Helena Avenue and the future alignment of Florine Avenue.

ISSUES

- The applicant is proposing to amend the General Plan designation from RNP (Rural Neighborhood Preservation) and DR (Desert Rural Density Residential) to R (Rural Density Residential). Staff does not support this request.
- A request to Rezone the subject site from U (Undeveloped) and R-E (Residence Estates) to R-D (Single Family Residential–Restricted). Staff does not support this request.

ANALYSIS

The subject site consists of one 9.92 acre lot and one 17.50 acre lot. The 9.92 acre portion is divided by Grand Canyon Drive with the western portion of the lot currently being mapped [Final Map (FMP-76364)] for a five-lot single-family residential subdivision. This portion will remain designated RNP with the R-E zoning district. The portion to be amended and rezoned as part of this application is on the east side of Grand Canyon Drive and is described as below:

PT. 138-06-301-013
LEGAL DESCRIPTION
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

NE

Interlocal Agreement
The subject site is part of Planning Area A2. During the term of the Interlocal Agreement, the areas identified as Planning Area Al and A2 must remain residential and designated at a density of no greater than 2.0 Units per Gross Acre on the respective comprehensive plans. The parties agree that they shall not accept any General Plan Amendments (GPA) nor amend their respective comprehensive plans, rezone such properties or approve special or conditional use permits to allow industrial or commercial uses or residential densities above 2.0 Units Per Gross Acre and each lot will maintain a minimum buildable net lot area of at least 18,000 square feet with a goal of at least 18,500 square feet.

The Interlocal Agreement states, “upon completion of the western beltway, both parties acknowledge the boundaries of Areas A2 and B may change between Ann Road and Lone Mountain at the western beltway.” In addition, the Interlocal Agreement states, “with agreement between the City, the County, and existing property owners, modifications to the Planning Areas may occur.”

General Plan Amendment
The applicant has proposed to amend the General Plan designation of the subject site from RNP (Rural Neighborhood Preservation) and DR (Desert Rural Density Residential) to R (Rural Density Residential). Staff does not support this request as the density allowed by the rural designation is greater than what is allowed by the Interlocal Agreement. The RNP and DR designations allow densities of 2.00 and 2.49 respectively. The proposed R density would allow a density of 3.59 dwelling units per acre which is more intense than what the Interlocal Agreement allows; therefore, staff recommends denial of the General Plan Amendment.

Rezoning
The applicant has proposed to rezone the subject site from R-E (Residence Estates) which requires a minimum lot size of 18,000 square feet, and U (Undeveloped) which requires a minimum lot size of 20,000 square feet, to R-D (Single Family Residential-Restricted) which allows a minimum lot size of 10,000 square feet. The proposed lot sizes are not compliant with the Interlocal Agreement and staff is recommending denial of the Rezoning request.

FINDINGS (GPA-76723)

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 surrounding properties include Rural Neighborhood Preservation designated properties within Clark County to the west, north and south, with two lots designated Public Facilities also with Clark County for future Clark County School District campuses. The properties to the south are within the City of Las Vegas jurisdiction and are designated as DR (Desert Rural Density Residential). Amending the subject site to Rural Residential Density will create an island with an allowed 3.59 dwelling units per acre where the surrounding residentially designated properties allow a density range from 2.00 to 2.49 dwelling units per acre. The proposal is not compatible and not in alignment with the Interlocal Agreement.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed Rural Density Residential supports the U (Undeveloped), R-E (Residence Estates), R-D (Single Family Residential-Restricted) and the R-1 (Single Family Residential) zoning districts. While the R-D and R-1 allow lot sizes of 10,000 square feet and 6,500 square feet respectively, ultimately the general plan designation will dictate the number of homes per acre. Which in this instance would be 3.59.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The transportation, recreation and utility facilities within the area are adequate to accommodate single family residences at a density of 3.59 dwelling units per acre.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment does not conform to the Interlocal Agreement which requires a minimum lot size of 18,000 square feet, which equates to approximately two dwelling units per acre as one acre consists of 43,560 square feet.

FINDINGS (ZON-76724)

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

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

   If approved, the proposed R-D zoning district would conform to the proposed Rural Residential Density.

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 R-D zoning district permits single family detached dwellings which is compatible with the existing single family residences in the area. The proposed zoning district is not compatible as it allows lot sizes significantly less than what exists in the area.

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

Growth and development factors in the area do not indicate the need or appropriateness of the proposed R-D zoning district as the surrounding area is primarily developed with lot sizes of ½ acre (20,000+ SF) or above.

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.

Street facilities providing access to the site is adequate in size to meet the requirements of the proposed R-D zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/06/19	Code Enforcement processed a complaint (#199712) for dumped refuse including furniture on the side of the road at Tee Pee Lane and Hickam Avenue. The case was resolved on 05/07/19.
05/07/19	Code Enforcement processed a complaint (#199868) for dumped refuse including furniture on the side of the road at Tee Pee Lane, north of Florine Avenue. The case was resolved on 05/20/19.
07/23/19	The Planning Commission voted (6-0) to hold in ABEYANCE GPA-76723 and ZON-76724 [PRJ-76649] to the August 27, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
09/13/18	A deed was recorded for a change in ownership for 138-06-301-013.
09/12/18	A deed was recorded for a change in ownership for 138-06-801-010.

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

Pre-Application Meeting	
05/29/19	Staff conducted a pre-application meeting to discuss the submittal requirements for a General Plan Amendment and Rezoning, including the subsequent Tentative Map.

Neighborhood Meeting	
07/11/19	A neighborhood meeting is scheduled for 6:00 p.m. at the Durango Hills Community Center YMCA at 3521 North Durango Drive, Las Vegas, NV 89129.

Field Check	
06/13/19	Staff performed a routine field check and observed the subject site. Nothing of concern was noted by staff at the time of the visit.

Details of Application Request	
Site Area	
Net Acres	22.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped)
		RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Single Family, Detached	PF (Public Facilities) Clark County	R-E (Rural Estates Residential District) Clark County
		RNP (Rural Neighborhood Preservation) Clark County	
South	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped)
		RNP (Rural Neighborhood Preservation)	

NE

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Undeveloped	PF (Public Facilities) Clark County RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
West	Undeveloped	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the proposed R-D zoning district:

Standard	***Required/Allowed***
Min. Lot Size	10,000 SF
Min. Lot Width	80 Feet
Min. Setbacks • Front • Side • Corner • Rear	 25 Feet 5 Feet 15 Feet 30 Feet
Max. Building Height	35 Feet / 2 Stories

NE

22.46 Acres or 978,358 Square Feet

Existing General Plan	***Permitted Density***	***Units Allowed***
RNP (Rural Neighborhood Preservation)	2.00	44.92
DR (Desert Rural Density Residential)	2.49	55.93
Proposed General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59	80.63
Existing Zoning	***Permitted Density***	***Units Allowed***
U (Undeveloped)	20,000 SF Lots	48.92
R-E (Residence Estates)	18,000 SF Lots	54.35
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-D (Single Family Residential-Restricted)	10,000 SF Lots	97.84

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/TM/Variance/Vacation/Rezoning

Project Address (Location) Jensen & Helena

Project Name Jensen & Helena Area 6 & 7 **Proposed Use**

Assessor's Parcel #(s) 138-06-801-010 & 136-06-301-013 **Ward #** 6

General Plan: Existing RNP Proposed R **Zoning:** Existing U Proposed R-D

Additional Information

Property Owner Lone Mountain Estates, LLC Contact Kris Templeton
Address 3311 S. Rainbow Blvd. Ste 225 City Las Vegas State NV Zip 89146
E-mail KT@KTRI.biz Phone 702-873-6700

Applicant Lone Mountain Estates, LLC Contact Kris Templeton
Address 3311 S. Rainbow Blvd. Ste 225 City Las Vegas State NV Zip 89146
E-mail KT@KTRI.biz Phone 702-873-6700

Representative Taney Engineering Contact Elisha Scrogum
Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118
E-mail elishas@taneycorp.com Phone 702-362-8844

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

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

City Official **Partner(s)**

Partner(s)

• I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or 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.

Lone Mountain Estates, LLC
By: NSM, LLC, Manager

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

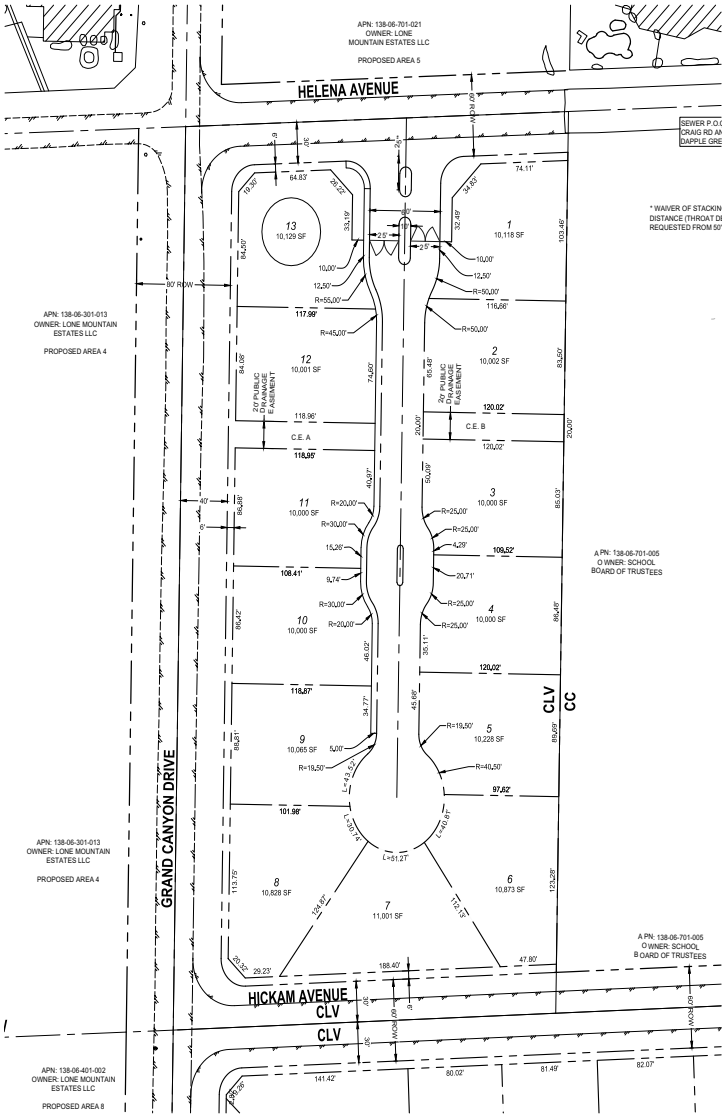
Print Name By: Kenneth L Templeton, Manager

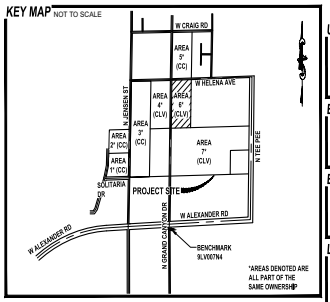
Subscribed and sworn before me
This 3rd day of June, 20 19

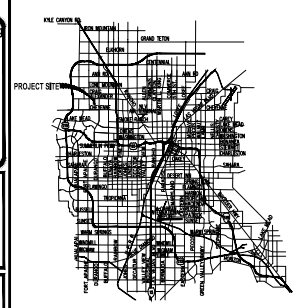
Notary Public in and for said County and State

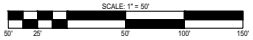
SUSAN BERGER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 18-3807-1
MY APPT. EXPIRES FEBRUARY 21, 2022

PR-17-649
06/04/19









Call before you DIG
Avoid cutting underground utility lines. It's costly.
CALL
811
OR
1-800-227-2600

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

BUILDING SETBACKS

FRONT:	25'
INTERIOR SIDE:	5'
CORNER SIDE:	15'
REAR:	30'
MAX HEIGHT:	35'

OWNER

LONE MOUNTAIN ESTATES, LLC
3311 S. RAINBOW BLVD., STE 205
LAS VEGAS, NV 89146
(702) 873-6700 EXT 123

DEVELOPER

TEMPLETON DEVELOPMENT CORPORATION
3311 S. RAINBOW BLVD., STE 205
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DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLETED IN A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES AT THE SURFACE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
4. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	A PORTION OF 138-06-301-013
PROPOSED USE OF PROPERTY:	RURAL NEIGHBORHOOD PRESERVATION
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-D
TOTAL PROPOSED LOTS:	13 LOTS (TYP) / 2 COMMON LOT
GROSS ACREAGE:	4.97 ACRES
NET ACREAGE:	3.96 ACRES
DENSITY (BASED ON GROSS ACREAGE):	2.62 LOTS/ACRE
SMALLEST LOT SIZE:	10,000 SF
LARGEST LOT SIZE:	11,001 SF
MINIMUM HEIGHT ALLOWED:	18 FT
MAXIMUM HEIGHT ALLOWED:	35 FT

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
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HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE		
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

UTILITY DISCLAIMER

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

BASIS OF BEARING

NORTH 00°54'51" EAST, BEING THE BEARING OF EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN FILE 101, PAGE 86 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER

BENCHMARK

CITY OF LAS VEGAS BENCHMARK
MONUMENT ID NUMBER 9LV007N4
RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & GRAND CANYON DRIVE
ELEVATION 792.842 METERS (NAVD88) 2601.18 FEET

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) ALL IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D. B. & M., CLARK COUNTY, NEVADA.

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

LONE MOUNTAIN ESTATES LLC
3311 S. RAINBOW BLVD, STE 205
LAS VEGAS, NV 89146
FAX:

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-9233

EST. 2000

JENSEN & HELENA AREA 6
SINGLE FAMILY RESIDENTIAL
SITE PLAN

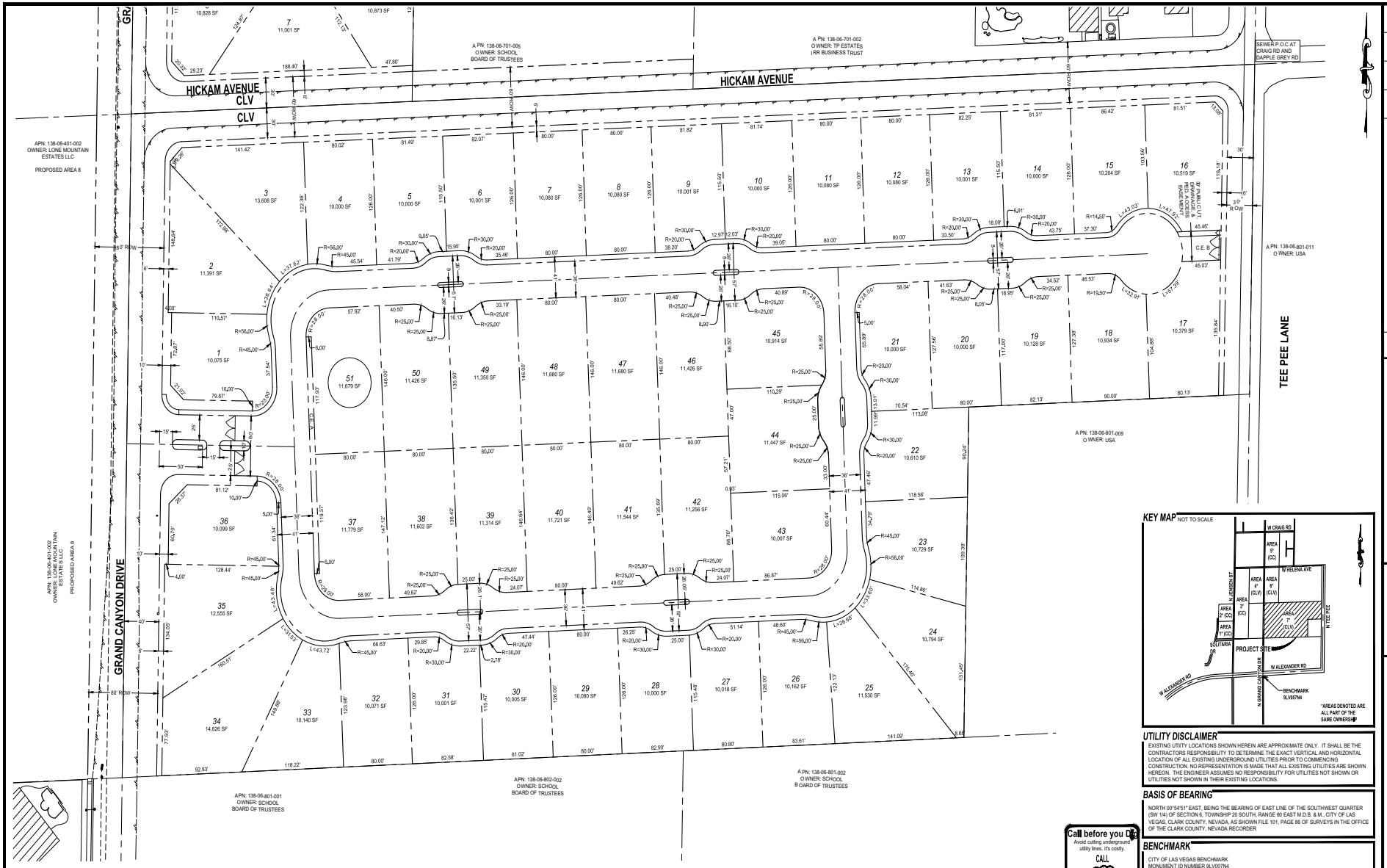
DATE: 6/3/2019
SCALE: 1=50'
JOB NO.: LMT-18-001
DESIGNED BY: NB
CHECKED BY: RC
SHEET NAME: SP
SHEET NUMBER: 1 OF 1

CLV

PRJ-76649
06/04/19

Planning Commission - Page 187

LAST PLOT: Nicol Bakyol
FILE NAME: S:\A CTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELEN\ENGINEERING\TITLE\MENTS\TM\TENTATIVE\MAP_AREA6-7.DWG



KEY MAP
NOT TO SCALE

*AREAS DENOTED ARE ALL PART OF THE SAME OWNERSHIP

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LEGEND

	EXISTING	PROPOSED
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CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
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BOUNDARY LINE		
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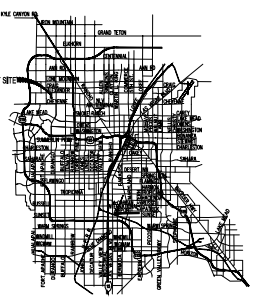
PROPOSED ZONING:	R-D
TOTAL PROPOSED LOTS:	51 LOTS (TYP) / 2 COMMON LOT
GROSS ACREAGE:	17.50 ACRES
NET ACREAGE:	15.66 ACRES
DENSITY (BASED ON GROSS ACREAGE):	2.91 LOTS/ACRE
SMALLEST LOT SIZE:	10,000 SF
LARGEST LOT SIZE:	14,626 SF
MINIMUM HEIGHT ALLOWED:	18 FT
MAXIMUM HEIGHT ALLOWED:	35 FT

VICINITY MAP
NOT TO SCALE



SCALE: 1" = 50'
50' 25' 50' 100' 150'

UTILITIES

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WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
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DEVELOPER
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NO.	DESCRIPTION	BY	APPR.	DATE
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EST. 2000

JENSEN & HELENA AREA 7
SINGLE FAMILY RESIDENTIAL
SITE PLAN

DATE: 6/3/2019
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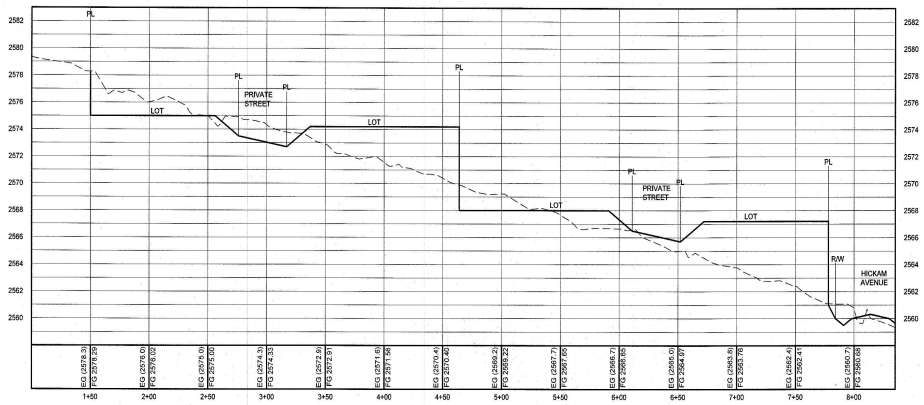
JOB NO.: LMT-18-001
DESIGNED BY: NB
CHECKED BY: RC
SHEET NAME: SP
SHEET NUMBER: 1 OF 1

PRJ-76649
06/04/19

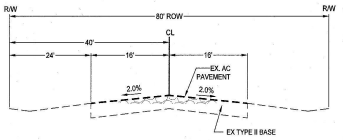
Planning Commission - Page 188

CLV

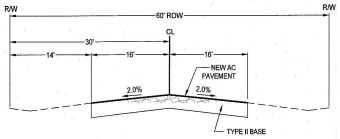
LAST PLOT: Nivel Balvoni
FILE NAME: S:\ACTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELEN\ENGINEERING\TITLE\MENTS\TM\TENTATIVEMAP_AREA#7.DWG



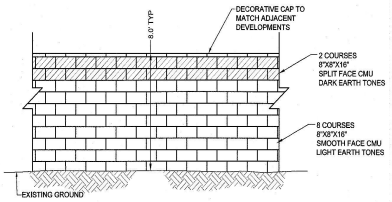
SECTION A STA: 1+00 TO 8+35
1"=50' HORIZONTAL
1"=5' VERTICAL



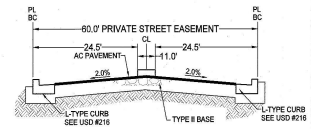
TYPICAL 80' ROW (GRAND CANYON DR)
NTS



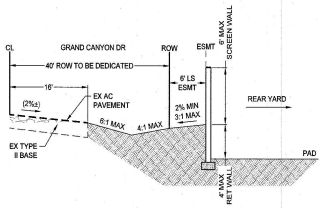
TYPICAL 60' ROW (HELENA AVE, HICKAM AVE, & TEE PEE LN)
NTS



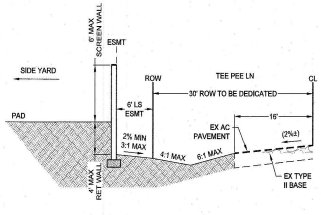
PERIMETER DECORATIVE BLOCK
WALL SECTION
NTS



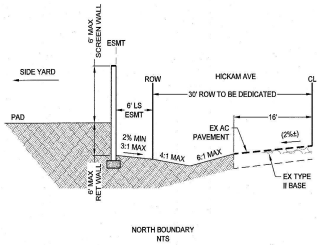
60-FT PRIVATE ENTRANCE
NTS



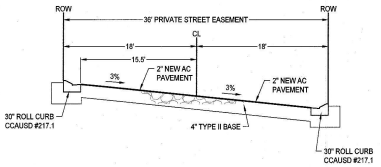
WEST BOUNDARY
NTS



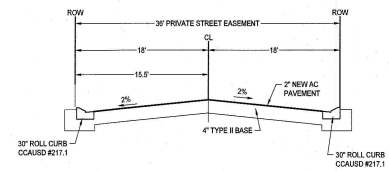
EAST BOUNDARY
NTS



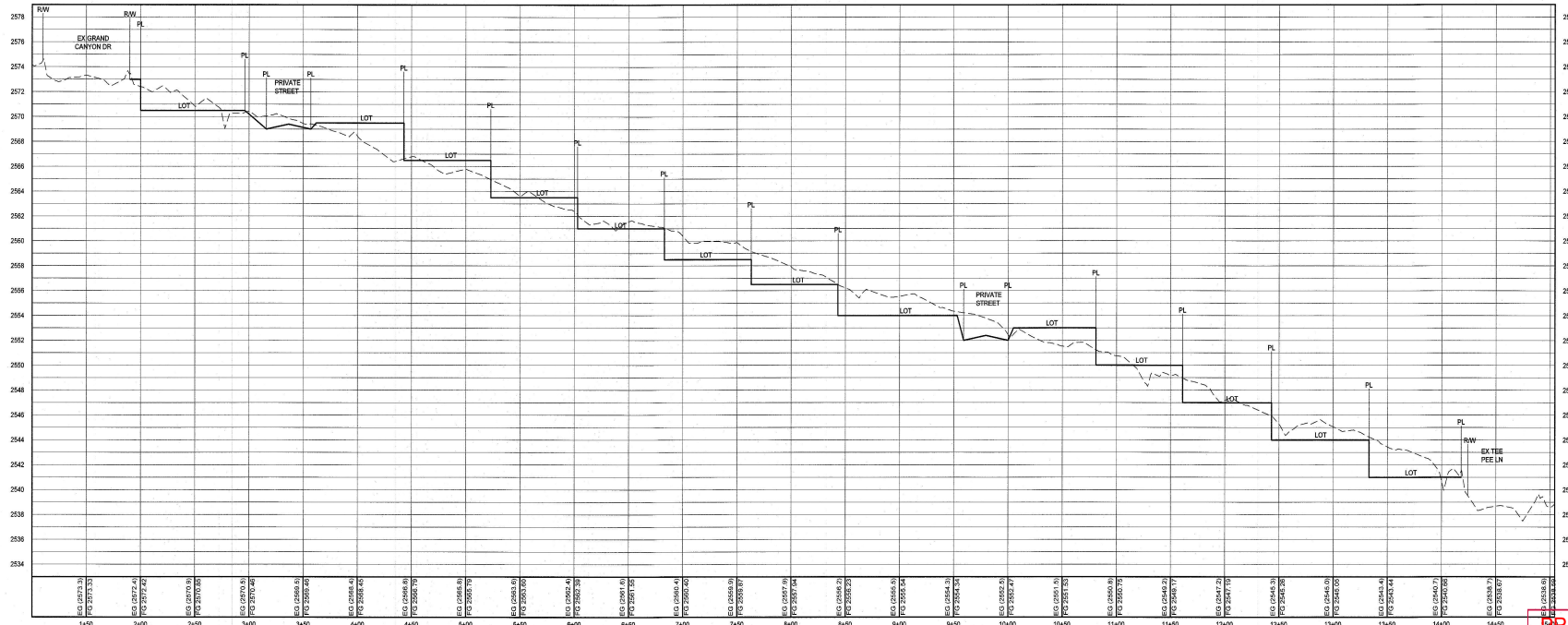
NORTH BOUNDARY
NTS



TYPICAL INTERIOR PRIVATE STREET
CROSSFALL
NTS



TYPICAL INTERIOR PRIVATE STREET
STANDARD CROWN
NTS



SECTION B STA: 1+00 TO 16+00
1"=50' HORIZONTAL
1"=5' VERTICAL

PRJ-76649
06/04/19

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

REVISIONS

LONE MOUNTAIN ESTATES LLC
3311 S. RAINBOW BLVD. STE 205
LAS VEGAS, NV 89146
FAX:

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

EST. 2000

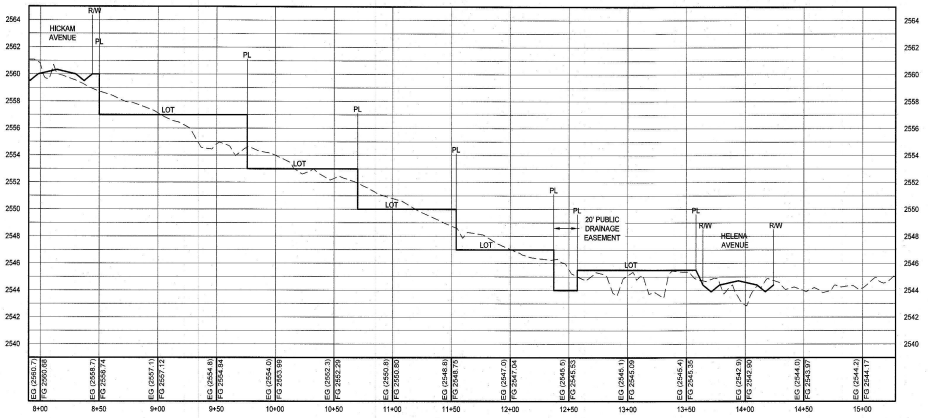
JENSEN & HELENA AREA 7
SINGLE FAMILY RESIDENTIAL
SECTIONS & DETAILS

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726
STATE OF NEVADA
6-3-19

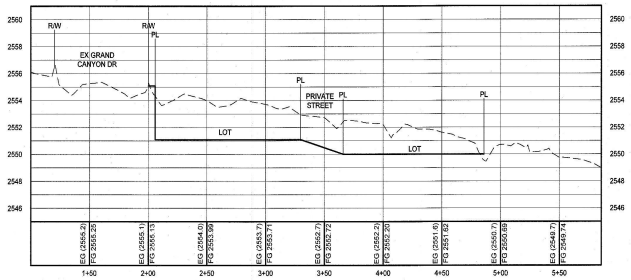
DATE:	6/3/2019
SCALE:	1=50'
JOB NO:	LMT-18-001
DESIGNED BY: NB	CHECKED BY: RC
SHEET NAME:	TM
SHEET NUMBER:	2 OF 2

CLV

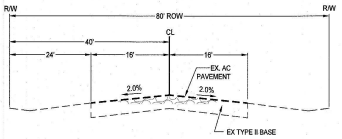
LAST PLOT: Noel Balayot
FILE NAME: S:\ACTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELENA\ENG\ENTITLEMENTS\TM\TENTATIVE\MAP_AREA6-7.DWG



SECTION A STA: 7+90 TO 15+27.95
1"=50' HORIZONTAL
1"=5' VERTICAL



SECTION B STA: 1+00 TO 5+85.90
1"=50' HORIZONTAL
1"=5' VERTICAL



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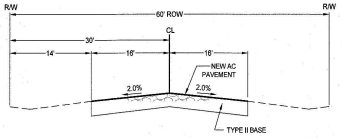
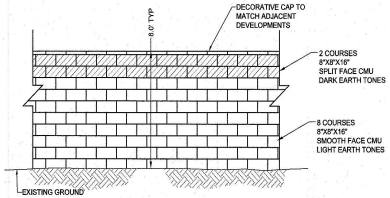
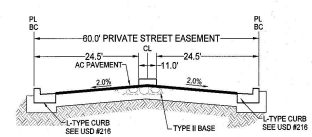
NTS



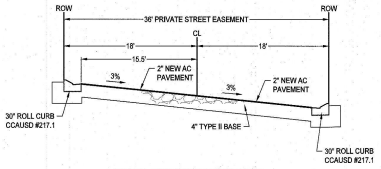
TYPICAL 60' ROW (HELENA AVE & HICKAM AVE)
NTS



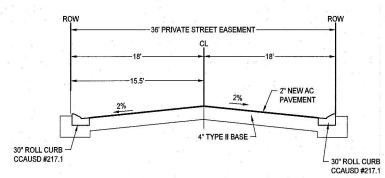
PERIMETER DECORATIVE BLOCK
WALL SECTION
NTS



60-FT PRIVATE ENTRANCE
NTS



TYPICAL INTERIOR PRIVATE STREET
CROSSFALL
NTS



TYPICAL INTERIOR PRIVATE STREET
STANDARD CROWN
NTS

PRJ-76649
06/04/19

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

REVISIONS

LONE MOUNTAIN ESTATES LLC
3311 S. RAINBOW BLVD. STE 205
LAS VEGAS, NV 89146
FAX:

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233

EST. 2000

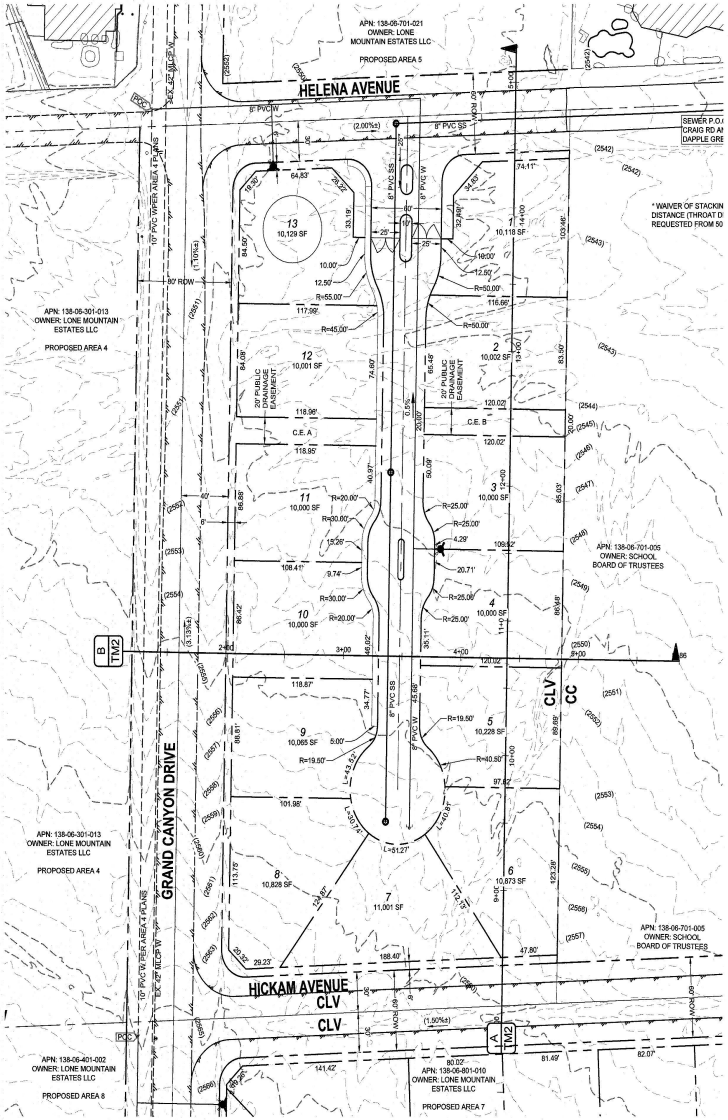
JENSEN & HELENA AREA 6
SINGLE FAMILY RESIDENTIAL
SECTIONS & DETAILS

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726
STATE OF NEVADA
6-3-19

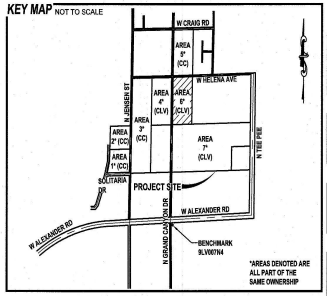
DATE:	6/3/2019
SCALE:	1=50'
JOB NO:	LMT-18-001
DESIGNED BY: NB	CHECKED BY: RC
SHEET NAME:	TM
SHEET NUMBER:	2 OF 2

CLV

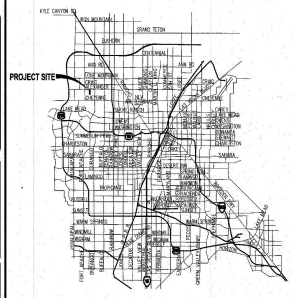
LAST PLOT: Noel Balayot
FILE NAME: S:\ACTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELENA\ENGINEERING\TITLEMENTS\TM\TENTATIVE\MAP_AREA6-7.DWG



KEY MAP NOT TO SCALE



VICINITY MAP NOT TO SCALE



Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-221-2600

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

BUILDING SETBACKS

FRONT:	25'
INTERIOR SIDE:	5'
CORNER SIDE:	15'
REAR:	30'
MAX HEIGHT:	35'

SCALE: 1" = 50'
50' 25' 50' 100' 150'

OWNER
LONE MOUNTAIN ESTATES, LLC
3311 S. RAINBOW BLVD., STE 205
LAS VEGAS, NV 89146
(702) 873-6700 EXT 123

DEVELOPER
TEMPLETON DEVELOPMENT CORPORATION
3311 S. RAINBOW BLVD., STE 205
LAS VEGAS, NV 89146
(702) 873-6700 EXT 123

DEVELOPMENT NOTES
1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE CONVEYED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND IS NOT LOCATED WITHIN A FLOOD ZONE. THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
4. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	A PORTION OF 138-06-301-013
PROPOSED USE OF PROPERTY:	RURAL NEIGHBORHOOD PRESERVATION
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-D
TOTAL PROPOSED LOTS:	13 LOTS (TYP) / 2 COMMON LOT
GROSS ACREAGE:	4.97 ACRES
NET ACREAGE:	3.96 ACRES
DENSITY (BASED ON GROSS ACREAGE):	2.62 LOTS/ACRE
SMALLEST LOT SIZE:	10,000 SF
LARGEST LOT SIZE:	11,001 SF
AVERAGE LOT SIZE:	10,044 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

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

BASIS OF BEARING
NORTH 00°54'51" EAST, BEING THE BEARING OF EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN FILE 101, PAGE 86 OF SURVEYS IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK
MONUMENT ID NUMBER 9LV00744
RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & GRAND CANYON
ELEVATION 792.842 METERS (NAVD88) 2601.15 FEET

LEGAL DESCRIPTION
THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼;) AND THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼;) AND THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼;) ALL IN SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D. B. & M., CLARK COUNTY, NEVADA.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE		
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

LONE MOUNTAIN ESTATES LLC
3311 S. RAINBOW BLVD, STE 205
LAS VEGAS, NV 89146
FAX:

TANEY ENGINEERING
8530 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89139
(702) 362-8844 FAX: (702) 362-8333

EST. 2000

JENSEN & HELENA AREA 6
SINGLE FAMILY RESIDENTIAL

TENTATIVE MAP

PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No 15725
STATE OF NEVADA

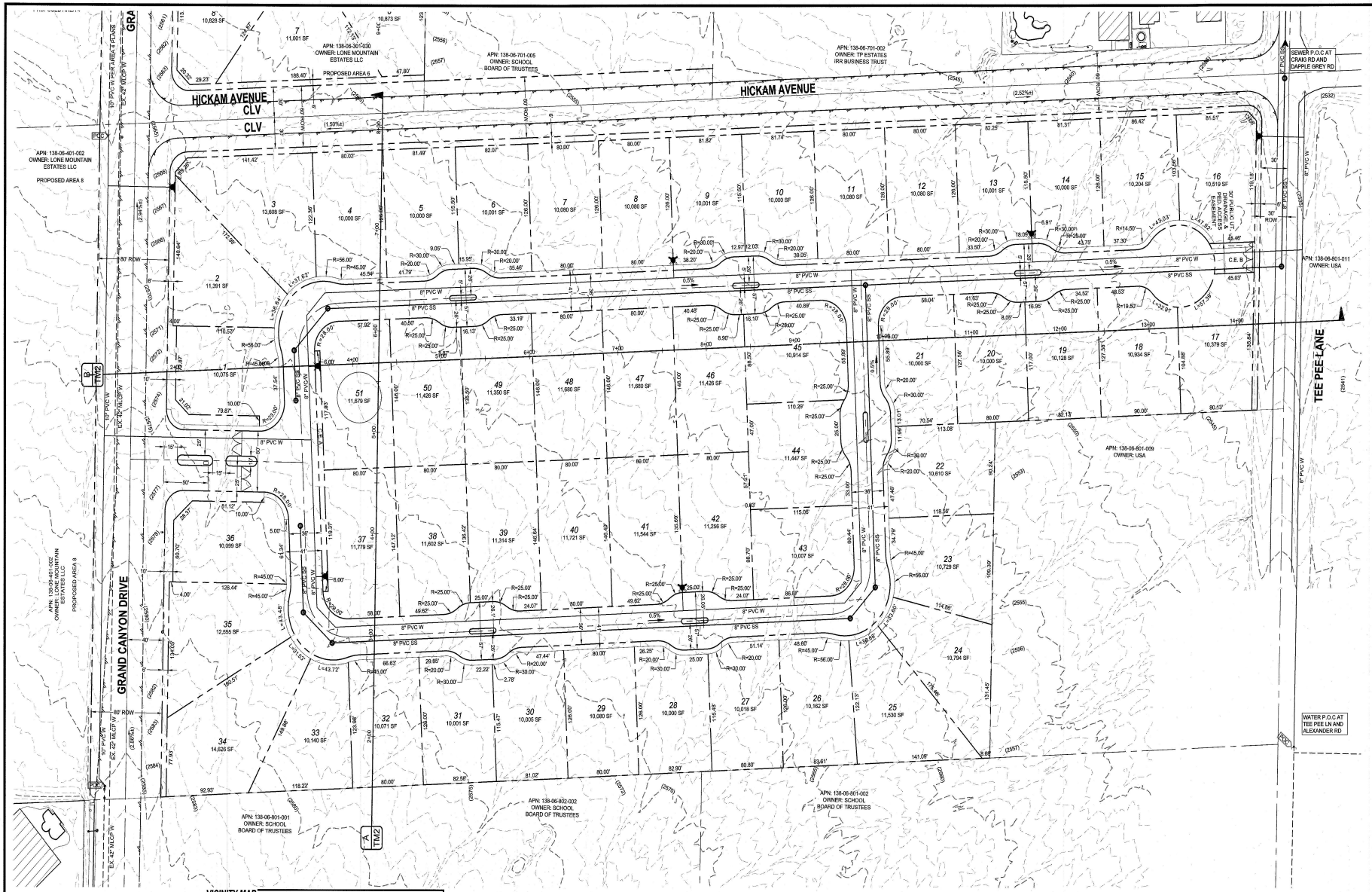
6/3/19

DATE: 6/3/2019
SCALE: 1=50'
JOB NO: LMT-18-001
DESIGNED BY: NB CHECKED BY: RC
SHEET NAME: TM
SHEET NUMBER: 1 OF 2

CLV

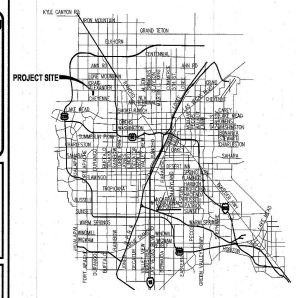
PRJ-76649
06/04/19

LAST PLOT: Noel Balcuyot
FILE NAME: J:\ACTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELENA\ENGINEER\ENTITLEMENTS\TM\TENTATIVEMAP_AREA6-7.DWG



VICINITY MAP

NOT TO SCALE



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UTILITIES

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WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
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TELEPHONE:	CENTURYLINK

BUILDING SETBACKS

FRONT:	25'
INTERIOR SIDE:	5'
CORNER SIDE:	15'
REAR:	30'
MAX HEIGHT:	35'

SCALE: 1" = 50'
50' 25' 50' 100' 150'

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LONE MOUNTAIN ESTATES, LLC
3311 S. RAINBOW BLVD., STE 205
LAS VEGAS, NV 89146
(702) 873-6700 EXT 123

DEVELOPER

TEMPLETON DEVELOPMENT CORPORATION
3311 S. RAINBOW BLVD., STE 205
LAS VEGAS, NV 89146
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DEVELOPMENT NOTES

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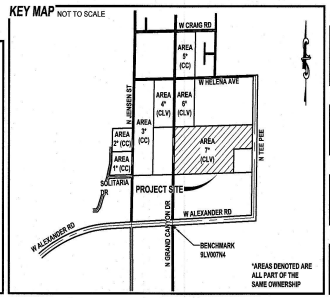
2. THE SITE CONTAINS NO KNOWN FAULTS AND IS NOT LOCATED IN A FLOOD ZONE. THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
4. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	138-06-801-010
PROPOSED USE OF PROPERTY:	RURAL NEIGHBORHOOD PRESERVATION
EXISTING ZONING:	U(DR)
PROPOSED ZONING:	R-D
TOTAL PROPOSED LOTS:	51 LOTS (TYP) / 2 COMMON LOT
GROSS ACREAGE:	17.50 ACRES
NET ACREAGE:	15.66 ACRES
DENSITY (BASED ON GROSS ACREAGE):	2.91 LOTS/ACRE
SMALLEST LOT SIZE:	10,000 SF
LARGEST LOT SIZE:	14,626 SF
AVERAGE LOT SIZE:	10,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

KEY MAP

NOT TO SCALE



*AREAS DENOTED ARE ALL PART OF THE SAME OWNERSHIP

UTILITY DISCLAIMER

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK
MONUMENT ID NUMBER 9LV007N4
RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & GRAND CANYON
ELEVATION 792.842 METERS (NAVD88) 2601.18 FEET

PR-L-76649
06/04/19

LEGAL DESCRIPTION

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Planning Commission - Page 192

REVISIONS

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

LONE MOUNTAIN ESTATES LLC
3311 S. RAINBOW BLVD, STE 205
LAS VEGAS, NV 89146
FAX:

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-8333

EST. 2000

JENSEN & HELENA AREA 7
SINGLE FAMILY RESIDENTIAL
TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15775
STATE OF NEVADA

6.5.19

DATE: 6/3/2019
SCALE: 1=50'
JOB NO: LMT-18-001
DESIGNED BY: NB
CHECKED BY: RC
SHEET NAME: TM
SHEET NUMBER: 1 OF 2

CLV

LAST PLOT: Noel Balcyrat
FILE NAME: S:\ACTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELENA\ENGEN\TITLEMENTS\TMTENTATIVEMAP_AREA6-7.DWG



GPA-76723 [PRJ-76649] – GENERAL PLAN AMENDMENT RELATED TO ZON-76724 - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC
SOUTH SIDE OF HELENA AVENUE, EAST OF JENSEN STREET

06/13/2019



GPA-76723 [PRJ-76649] – GENERAL PLAN AMENDMENT RELATED TO ZON-76724 - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC
SOUTH SIDE OF HELENA AVENUE, EAST OF JENSEN STREET

06/13/2019



GPA-76723 [PRJ-76649] – GENERAL PLAN AMENDMENT RELATED TO ZON-76724 - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC
SOUTH SIDE OF HELENA AVENUE, EAST OF JENSEN STREET

06/13/2019

Residential Sprinkler Memorandum of Understanding

Per Fire Department request, all items being used have been highlighted.

This Memorandum of Understanding will serve to document the mutually agreed upon items between the City of Las Vegas (CLV) and the Southern Nevada Home Builders Association (SNHB) for the installation of Residential Fire Sprinkler systems within single family homes to coordinate with the successful passage and subsequent adoption of City of Las Vegas Bill # 2017-19. City Staff agrees to the items discussed in this MOU and agrees to support their adoption into their respective codes. The adoption of any proposed amendments to existing or newly adopted City Code is subject to the public hearing process and ultimately the discretion of the City Council. State law limits the ability of a local government to require sprinklers without first making a finding via independent report that the benefits of the sprinkler system to a homeowner outweigh its cost. This MOU is designed to supplement such a report.

Items prefaced with an * are intended to be incorporated into the 2018 code adoption process to include but not limited to: 2018 International Fire Code, 2018 International Building Code, 2018 International Residential Code, Regional Transportation Commission Standards, and Las Vegas Municipal Code, Title 19.

Through stakeholder discussion, the following had been agreed upon.

1. Updated Cost Benefit analysis based on agreement with Southern Nevada Home Builders Association and other industry stakeholders. Said report will be coordinated with the UNLV Adjunct staff Cost benefit analysis.

2. City of Las Vegas will continue to collect empirical and searchable data with parameters for code inforce, age of dwelling, reported fire injuries or deaths, and whether the dwelling protected by fire sprinklers had smoke alarms in place.

3. *Hydrant Spacing requirements will be as per prescribed adopted code.

4. * Minimum streets widths as described within gated private community interior streets as follows:
    a. 24' with no parking on either side measured to face of curb
    b. 28' with parking restricted to one side measured to face of curb
    c. 33' with parking for parking on both sides measured to face of curb

5. * Cul-de-sac radius reduction to 40.5' back of curb and allow such to occur up to 600' in length.

PRJ-76649
06/04/19

6. *Reduction of secondary emergency access width to 18' for specific locations. Locations with less than 200 homes do not require secondary access point per code.

7. *Reduced fire flow required for communities entirely protected by fire sprinklers from 1,500 GPM to 1,000 gpm for residences less than 3,000 sq. ft.

8. *Authorized use of hammerheads standard 212.1.S1 street termination without waiver on private residential streets up to 250'. Over 250' will require that an approved emergency access point.

9. *Sidewalk required on one side of interior private gated streets in compliance with one of the above street sections referenced to in item # 4.

10. *Allow for narrower private drainage easement details approved for use in RNP for use in all zones where it meets CFS needs of the community.

11. *Sprinkler installation requirements will follow the base NFPA 13D requirements for such locations.

12. Elimination of epoxy inspection by CLV Building & Safety staff and will utilize third party certification process.

13. Elimination of drywall nail inspections for conditions other than:
    a. Inspections of lathing or gypsum board or gypsum panel products where fire-resistive-rated construction required between dwelling units or due to location on property
    b. At the dwelling/garage separations
    c. Where gypsum board or panels are used as lateral force resisting system(s) in the building or structure.

14. City of Las Vegas agrees that for Single Family Dwellings provided with fire sprinklers, there will be no additional fee for the fire sprinkler review, permit or inspections.

15. Plans for Residential fire sprinklers will be part of the standard plan submittal for Single Family Dwelling tract or production home.

16. * Elimination of the 10 psi safety margin as required by current State of Nevada requirement.

17. No net increase in Enterprise fund for implementing the installation of fire sprinkler systems within Single family dwelling tract or production homes.

PRJ-76649
06/04/19

18. *Hydrant spacing requirement at "all intersections." Minimum spacing and required locations will be in accordance with adopted code.

19. Items reflected within this MOU for all projects permitted will be effective and enforceable with the adoption of 2018 International Residential Code as the code of record; or effective date of the Title 19 changes, whichever is later.

20. Street lights on private streets within single family subdivisions shall not be required.

21. Single family developments with a tentative map approved prior to the effective date of this MOU shall be exempt from residential fire sprinkler requirements.

Nat Hodgson

Executive Director Southern Nevada Home Builders

2/12/18

Scott Adams

City Manager, City of Las Vegas

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

July 17, 2019

RECEIVED
JUL 17 2019
Dept of Planning
City of Las Vegas

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

RE: Jensen & Helena (PRJ76649)
Abeyance Request: GPA and Rezoning

Dear Mr. Boyles:

Taney Engineering, on behalf of Lone Mountain Estates, is respectfully requesting that the following application (PRJ-76649) be held in abeyance from the July 23, 2019 Planning Commission meeting to the August 27, 2019 Planning Commission meeting.

Thank you for your attention to this request. If you have any questions or require any additional information please feel free to contact us at (702) 362-8844.

Sincerely,
TANEY ENGINEERING

Elisha Scrogum

Elisha Scrogum
Project Coordinator

Submitted after final agenda
Items 41-42

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

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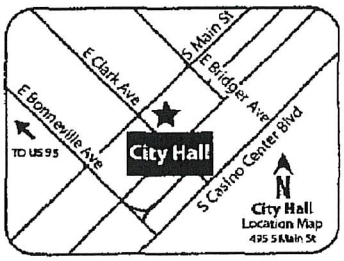

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AUG 12 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13806413010
FAFALIOS MILTON & MARIE
213 FAIRFIELD LN
HILLSBOROUGH NJ 08844

SO PRDFMP1

16-17P

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

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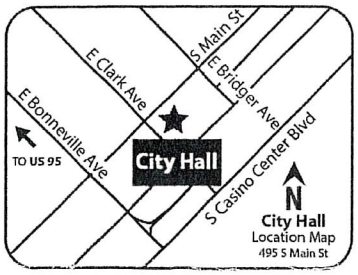

Keep all zoning preserved, protected, and rural.

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-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]

Planning Commission Meeting of **07/23/2019**

PRJ-76649
13807110016
LUNDGREN DAVID L
3948 BROAD MEADOW CT
LAS VEGAS NV 89129-7916

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JUL 23 2019
Dept of Planning
City of Las Vegas

125 FRDFNP1

16-17P

7/21/19

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

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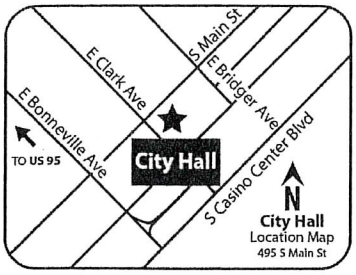

Attention Councilman Anthony,
We kindly ask that you deny this request as it is NOT in compliance with the 2016 inter-local agreement signed by then-commissioner Steve Sisolak. This developer must maintain 2 dwelling units per acre (NRS 278.0177).

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-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13806710003
HALVERSON JEFF & CANDICE
2576 SABLE RIDGE ST
HENDERSON NV 89044

Thank you for your support,
Jeff & Candice Halverson

65 FRDFTNP1

16-17P

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

7/18/19
Agree w/ STAFF
on Denial of
Both Items,

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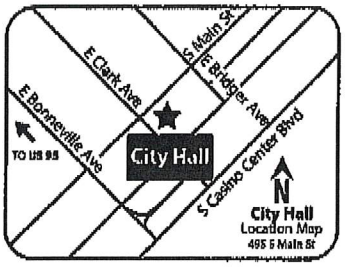

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13806413011
• POPE WADE
CHALUPKA-POPE CAROLYN
4016 TURQUOISE FALLS ST
LAS VEGAS NV 89129

Submitted after final agenda 41-42P

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

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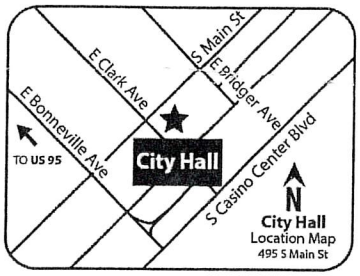

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]

Planning Commission Meeting of ~~**07/23/2019**~~ 08/13/2019

PRJ-76649
13806701019
PINCHART RICKY M & BRENDA K
4215 TEE PEE LN
LAS VEGAS NV 89129-2628

125 FRDFNP1

417
429

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

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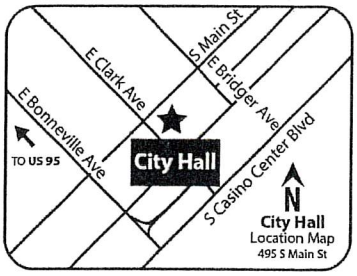

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JUL 22 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13806202016
MILLER SCOTT B LIVING TRUST
MILLER SCOTT B TRS
9680 W CRAIG RD
LAS VEGAS NV 89129-1610

125 FRDFNP1

41P
42P

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

We choose to live in this Area because of the ½ Acre lots + higher. Provide Space. Any development less than the ½ Acre per home will lower our property values + increase traffic in our rural neighborhood

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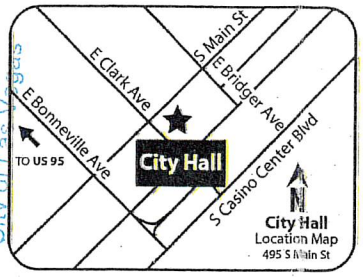

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13806702012
HANSEN KELLEE ANN & GRANT
9360 HELENA AVE
LAS VEGAS NV 89129

This will change the character of our neighborhood — NO to Anything less than 1 home per ½ Acre!

Thanks —

125 PROFNP1

41 P
42 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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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-76723 [PRJ-76649] and ZON-76724 [PRJ-76655]
Planning Commission Meeting of **07/23/2019**

PRJ-76649
13807510070
LYONS CECIL & SUSAN M
8504 GOLD FLASH AVE
LAS VEGAS NV 89129-7659

125 PROFNP1

412
429

Nora Lares

From: noreply@formstack.com
Sent: Saturday, July 20, 2019 9:37 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/20/19 9:36 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Greg Byrne
Residential or Business Address:	4240 N. Tee Pee Lane Las Vegas, NV 89129
Phone:	(702) 262-2008
Email:	gdbyrne@hotmail.com

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

Submitted after final agenda 41-42P

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/20/19 9:33 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Katie Byrne
Residential or Business Address:	4240 N. Tee Pee Lane Las Vegas, NV 89129
Phone:	(702) 262-2008
Email:	spottedangel2@gmail.com

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41-42P

Nora Lares

From: noreply@formstack.com
Sent: Friday, July 19, 2019 9:42 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/19/19 9:41 AM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Peter Filiberti
Residential or Business Address:	9975 W. Azure Drive Las Vegas, NV 89149
Email:	pfiliberti@gamail.com
Comments:	Dear Mr. Perrigo, Yesterday evening I attended a meeting in regards to an application made to the City of Las Vegas for General Plan Amendment and Zoning changes in the County RNP, specifically GPA-76723, ZON-76724, along with Variance VAR-76849. During this meeting it was apparent that the GPA and Zoning changes requested are incompatible with the Interlocal Agreement between the County of Clark and the City of Las Vegas specifically in areas A1 and A2. When this was mentioned

Pg 1 of 2
41-42 P

to City Staff why this was even allowed to be submitted, the staff worker replied that there is a section in the inter local agreement (D.) which stated that when the Western Beltway was complete that these areas could be changed.

That statement was completely false and incorrect. I have read the interlocal and the exact wording is as follows:

D. Upon completion of the western beltway, both parties acknowledge the boundaries of areas A2 and B may change between Ann Road and Lone Mountain at the western beltway.

These applications don't even reside between Ann Road and Lone Mountain and are nowhere near the western beltway. I'm truly confused as to why the City would even accept these applications fully knowing that it would be impossible to allow these. I'm convinced that there needs to be better education for Staff at the City, wether in Planning or whoever accepts these applications so that time and money is not wasted hearing these.

The City Staff that was at the meeting did inform the group that obviously there position was to recommend denial. The group felt that it should not even be allowed to be heard by Planning or even get any further.

Can you please explain how something like this could happen, and how, or what we can do to deal with these type of applications that are contention with the spirit of the inter local agreement. Is there a way to inform this applicant of the mistakes that were made and to resubmit a more compatible request so that they don't waste their time and energy as well.

Sincerely,

Peter Filiberti

Tel: 702-378-0002

CC: Larry Brown

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Pg 2 of 2
41-42

Nora Lares

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Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/18/19 8:20 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Brian Munch
Residential or Business Address:	8460 Helena Ave Las Vegas, NV 89129
Phone:	(702) 259-6528
Email:	bcmunch@aol.com
Comments:	I also oppose PRJ-76655. We were promised that single-family lot sizes in this area would always be half acre lots. It is why we bought our home here. Smaller lots would reduce privacy and cheapen the neighborhood. Please do not allow higher density housing in this area.

41-42P

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/18/19 5:47 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Jody Rael
Residential or Business Address:	8585 W. Craig Rd. Las Vegas, NV 89129
Phone:	(702) 596-0940
Email:	jodyrael@me.com

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 07/18/19 3:45 PM

Meeting Date:	Tuesday, July 23, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Erin Zielinski-DeLoe
Residential or Business Address:	4265 N Chieftain St Las Vegas, NV 89129
Phone:	(702) 234-9472
Email:	matthewanderin@cox.net
Comments:	I request this correspondence be added to the formal record as Opposition to the above project. This project goes completely against the Interlocal Agreement signed between the City of Las Vegas and Clark County several years ago. The residents of the Rural Neighborhood Preservation Area live in this area BECAUSE of its low density. Many have bought property and invested their life's savings into this area because of the promise made my our government to honor their agreement to keep it the way that it is. My husband and I saved for 10 YEARS to

Pg 1 of 2
41-42P

buy in this area, knowing more than 15 years ago that this is the area that we wanted to call home. By allowing this type of project in our neighborhood the City of Las Vegas will completely DESTROY everything that lures homebuyers and residents to the area. How many areas of town do we have left that are like this? How many areas are left where people can talk to neighbors while passing by on horseback or can trade their chicken's eggs for the fruit off another neighbor's trees? The answer is a resounding NONE. There is no other area in town that has not been infiltrated by increased density and subsequently negatively impacted. Our property values will plummet, much like they have in the Southwest area of town. There is no reason to back away from promises made. A developer will become even more wealthy while leaving the rest of us, our elected official's constituents, with the fallout.

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Pg 2 of 2
41-42

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

August 22, 2019

RECEIVED
AUG 2 6 2019
Dept of Planning
City of Las Vegas

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

RE: Jensen & Helena (PRJ76649)
Abeyance Request: GPA and Rezoning

Dear Mr. Eddowes:

Taney Engineering, on behalf of Lone Mountain Estates, is respectfully requesting that the following application (PRJ-76649) be held in abeyance from the August 27, 2019 Planning Commission meeting to the September 24, 2019 Planning Commission meeting.

Thank you for your attention to this request. If you have any questions or require any additional information please feel free to contact us at (702) 362-8844.

Sincerely,
TANEY ENGINEERING

Elisha Scrogum

Elisha Scrogum
Project Coordinator

Submitted after final agenda
Items 16-17

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 26, 2019 10:26 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/26/19 10:25 AM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	GPA-76723
Position:	I OPPOSE the project and all related applications.
Name:	Dawn Prendes
Residential or Business Address:	5765 N Jensen St Las Vegas, NV 89149
Email:	dprendes@cox.net
Comments:	This project does not fit into the life style of our neighborhood. It is causing to much congestion and infrasture can not handle the increase in housing.

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

Submitted after final agenda

Date 8/27/19 Item 16P

Nora Lares

From: noreply@formstack.com
Sent: Saturday, August 24, 2019 8:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/24/19 8:23 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Beau England
Residential or Business Address:	9360 Hickam Avenue Las Vegas, NV 89129
Phone:	(702) 461-4191
Email:	england.beau@gmail.com
Comments:	I oppose allowing the lots in the proposed development to be half the size of the required half acre lot. I realize houses will be built, but they need to follow the current codes and policies for the area

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

Submitted after final agenda

Date 8/27/19 Item 5 16-17P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 2:13 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 2:13 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Cynthia Salaices
Residential or Business Address:	8605 Queens Brook Court Las vegas, NV 89129
Phone:	(702) 419-6661
Email:	cynderella618@gmail.com
Comments:	I oppose any development involving lots less than 1/2 acre.

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16-17 P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 2:45 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 2:44 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Kristin Vargas
Residential or Business Address:	8980 Fisher Ave LAS Vegas, NV 89149
Phone:	(702) 629-0344
Email:	kristinleevargas@gmail.com
Comments:	I am against any increase in density in our rural neighborhood. I believe that a minimum of 1/2 acre parcel per home should be upheld, along with no sidewalks or streetlights. Amending this would erode the rural aesthetic and lifestyle that most of us value and have invested in with the purchase of our homes in this area. There are very few pockets of these rural spaces left in the valley and I feel they should be protected and no amendments to density should be approved.

16-17 P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 4:12 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 4:11 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Linda Fionda
Residential or Business Address:	9390 Helena Ave Las Vegas, NV 89129
Phone:	(702) 340-8936
Email:	fiondal@wellsfargo.com
Comments:	This application is out of compliance with the inter-local agreement which requires lot sizes of 20,000 square feet. Staff recommends denial for the same reasons

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16-NP

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 3:49 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 3:49 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Cindy Salerno
Residential or Business Address:	7744 Painted Sunset Las Vegas , NV 89149
Phone:	(702) 534-6516
Email:	10s4cs@gmail.com
Comments:	Y'all just keep letting the density grow and you are destroying our neighborhood and the sad thing is you don't care.

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16-17P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 3:34 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 3:34 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Jessica England
Residential or Business Address:	Residential 9360 Hickam Ave Las Vegas, NV 89129
Phone:	(702) 460-1728
Email:	jessicacarolengland@gmail.com

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16-17P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 3:20 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 3:19 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76649
Position:	I OPPOSE the project and all related applications.
Name:	Brinton Marsden
Residential or Business Address:	4270 N. Tee Pee Ln. Las Vegas, NV 89129
Phone:	(818) 825-8662
Email:	cmssecrty@aol.com
Comments:	As per the agreement signed by the county, only 2 homes per acre are allowed! Taney Engineering KNOWS this, but does not care, and is trying to ram this through over our objections. Please deny their request.

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16-17P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 7:57 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019

Submitted at 08/22/19 7:56 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Howard Croop
Residential or Business Address:	4915 N. Juliano Road Las Vegas, NV 89149
Phone:	(702) 296-5120
Email:	hnc3@yahoo.com
Comments:	OPPOSE!!!!

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16-17 P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 6:58 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 6:57 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Constance Clark
Residential or Business Address:	8885 W. La Mancha ave Las Vegas , NV 89149
Phone:	(702) 645-0062
Email:	c6clark@gmail.com
Comments:	Please keep our area rural and 1/2 acre or more, we have horses and animals, don't need more homes and traffic added. Go elsewhere!

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

16-17P

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 23, 2019 6:46 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/23/19 6:46 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Candice Halverson
Residential or Business Address:	Candice Halverson 4399 Maltese Crest Circle, NV 89044
Phone:	(702) 219-4735
Email:	Chalverson91913@gmail.com
Comments:	Our biggest concern is that the proposed project does not abide by the two dwelling units per acre as set forth by the existing interlocal agreement. We bought in this area because of its rural appeal - as there are not many more such areas like it left in Las Vegas. What this developer presented at the neighborhood meeting is just another typical cookie-cutter track home

Pg. 1 of 2
16-17P

development Las Vegas is known for, albeit up-scale and classy as it may be. I realize that those concerns are a rather moot point, but please, at least support the residence in this area and make the developer adhere to the requirements outlined in the interlocal agreement.

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Pg. 2 of 2
16-17

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 26, 2019 4:26 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/26/19 4:25 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76649
Position:	I OPPOSE the project and all related applications.
Name:	Matthew DeLoe
Residential or Business Address:	4265 North Chieftain Street North Chieftain Street Las Vegas, NE 89129
Phone:	(702) 431-2893
Email:	matthewdeloe@cox.net
Comments:	My neighbors and I are 100% opposed to any reductions in lot size below what has been laid out in the Inter Local Agreement. Any reduction in lot size below that would be a breech of that legal agreement. What the developer has in mind with 10,000 – 12,000 square foot lots erodes the character of our neighborhood and decreases our property values. If this one developer is allowed to change the rules that the rest of us have had to abide by it will give the green light to other

Pg 1 of 2
16-17 P

developers to do the same thing. The result would be that the unique nature of our neighborhood would be stripped away forever. I asking that you please deny the developers request to increase density beyond what is allowed in the Inter Local Agreement. Thank you for your time.

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

Pg 2 of 2
16-17

PLEASE FORWARD TO THE ATTENTION OF PLANNING COMMISSIONER DONNA TOUSSAINT AND ALSO LAS VEGAS COUNCILMAN STAVROS ANTHONY

REQUEST FOR ANOTHER PUBLIC MEETING ON ITEMS **GPA76723** AND **ZON-76724** PRIOR TO DATE OF PLANNING COMMITTEE MEETING ON AUGUST 27, 2019

DEAR MADAM COMMISSIONER DONNA TOUSSAINT:

Thank you for your kindness at last Tuesdays Planning Council meeting. As I mentioned in the meeting, since the staff has recommended denial on the above two items, I would ask that the developer think about redesigning his plan for lots sizes of 20,000 square feet rather than the 10,000 square feet proposed.

When the last meeting was held, approximately 50 neighbors were in attendance. We did not expect the developer to show up and were not surprised when the presentation was left to the engineer. Some of the facts that the engineer used to try to sway us were:

- We are using a blended approach to the layout
- It will be really beautiful just like Summerlin
- The Interlocal agreement was cancelled once all the infrastructure was in place
- These will be million dollar homes (mostly 2 story I might add)

Fortunately, many of us have lived in our homes for 30 years and had been working to preserve our area for years. I,myself, have been in my home off TeePee and Helena for 25 years. My husband and I were very active in the Northwest Citizens Association and worked with Larry Brown and Chip Maxfield on the Interlocal Agreement and Rural Neighborhood Preservation area.

We had an opportunity to live in Summerlin when we moved here. That was not our style of living. Our homes have similar value to what the developer is touting. There are still individuals who re-locate from rural areas that want to live in our area just because of its rural vibe and are willing to pay for the larger lots. With larger lots, homes don't have to be 2 story to achieve the desired square footage and it gives a more spacious overall view.

The greatest thing about Las Vegas is the fact that there are various areas within the city and surroundings that can appeal to a number of different lifestyles. Those around us have horses, many pets, some poultry and a multitude of wild rabbits.

I was appreciative when I saw staff's recommendation. I would think the developer would either withdraw or rework his map to be 20,000 square foot lots. The reason I am asking for a meeting is to give us time to digest the plan prior to Planning Commission.

Thank you for your time. I appreciate what our officials in both the City and County to make this a better community.

Sincerely,
Linda V Fionda

Linda V. Fionda
9390 Helena Ave
Las Vegas, NV 89129
702-340-8936 (cell)

I object to this application
- Not consistent with neighborhood
- Violates Inter-local agreement

Linda V Fionda
8-22-19

Submitted at Planning Commission
Planning Commission - Page 231
Date 8/27/19 Item 5
for 16417

What the developer has ~~they have~~ planned is a density increase of nearly 100% that will erode the character of our neighborhood and undermine our home values. If approved a development like this will give the green light to every developer that they can come into the Rural Neighborhood Preservation area and do what ever they want. My neighbors and myself have either bought, built or intend to build homes that comply with the current zoning and the interlocal agreement and Ken Templeton Realty and Investment should do the same. Maybe they could follow the lead of the many developers building tract homes in our area with none of them having asked to cut lot sizes down from what is allowed in the interlocal agreement

On a personal note I'd like to mention it's disappointing that we even have to be here tonight for this. This developer is wasting our time and right now I'd like to how with my family. So at this point I hope the developer will do what is right for the neighborhood and comply with the interlocal agreement and stop trying to skirt the rules.

Submitted at Planning Commission
Date 8/27/19 Item 5 16 & 17
by Matthew DeLoe

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
17

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

SUBJECT:
ABEYANCE - ZON-76724 - REZONING RELATED TO GPA-76723 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL)] GENERAL PLAN DESIGNATION TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street (APNs 138-06-801-010 and a portion of 138-06-301-013), Ward 4 (Anthony) [PRJ-76649]. Staff recommends DENIAL.

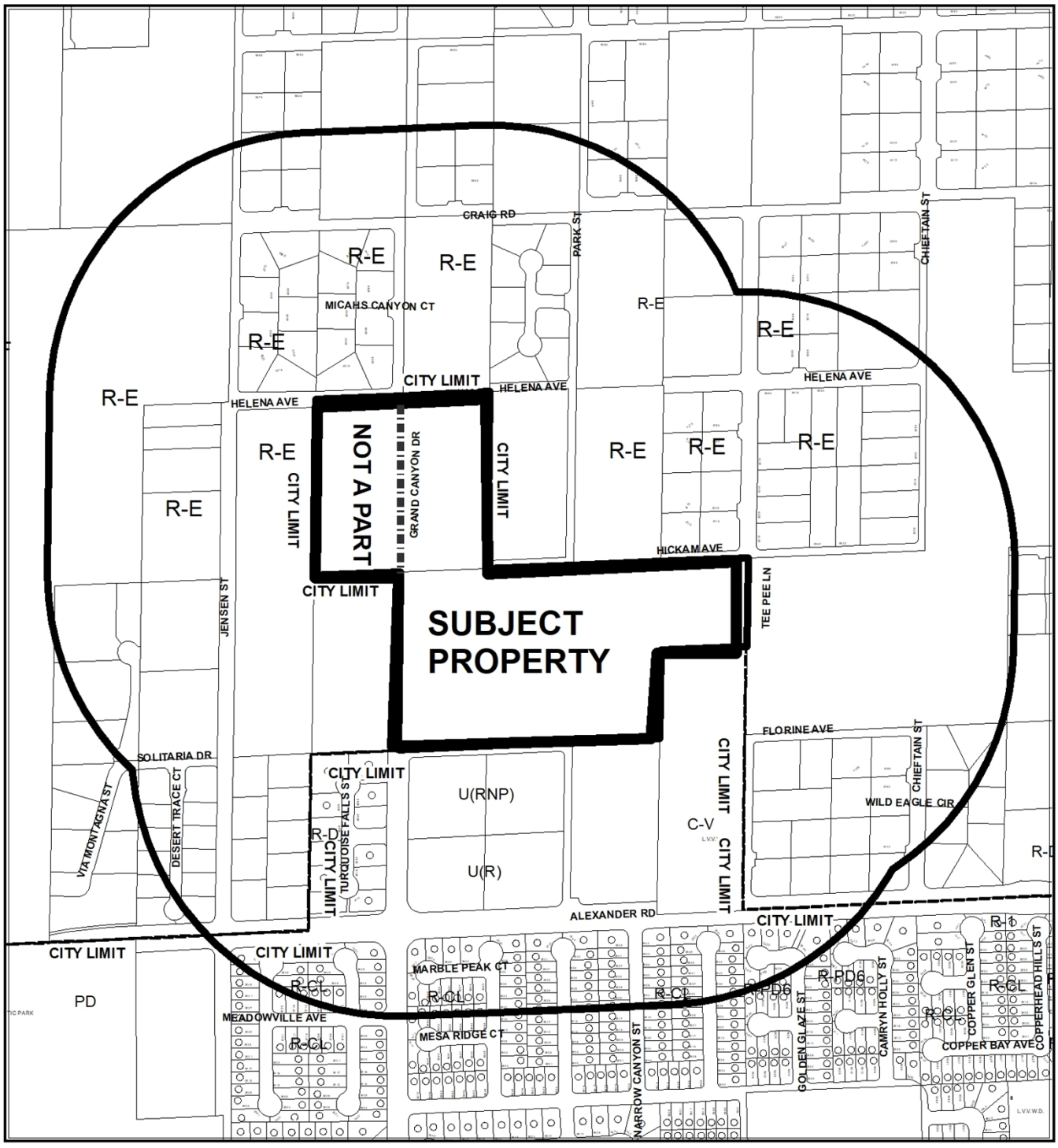
C.C.: 10/02/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	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
3. Supporting Documentation
4. Backup Submitted for the July 23, 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.

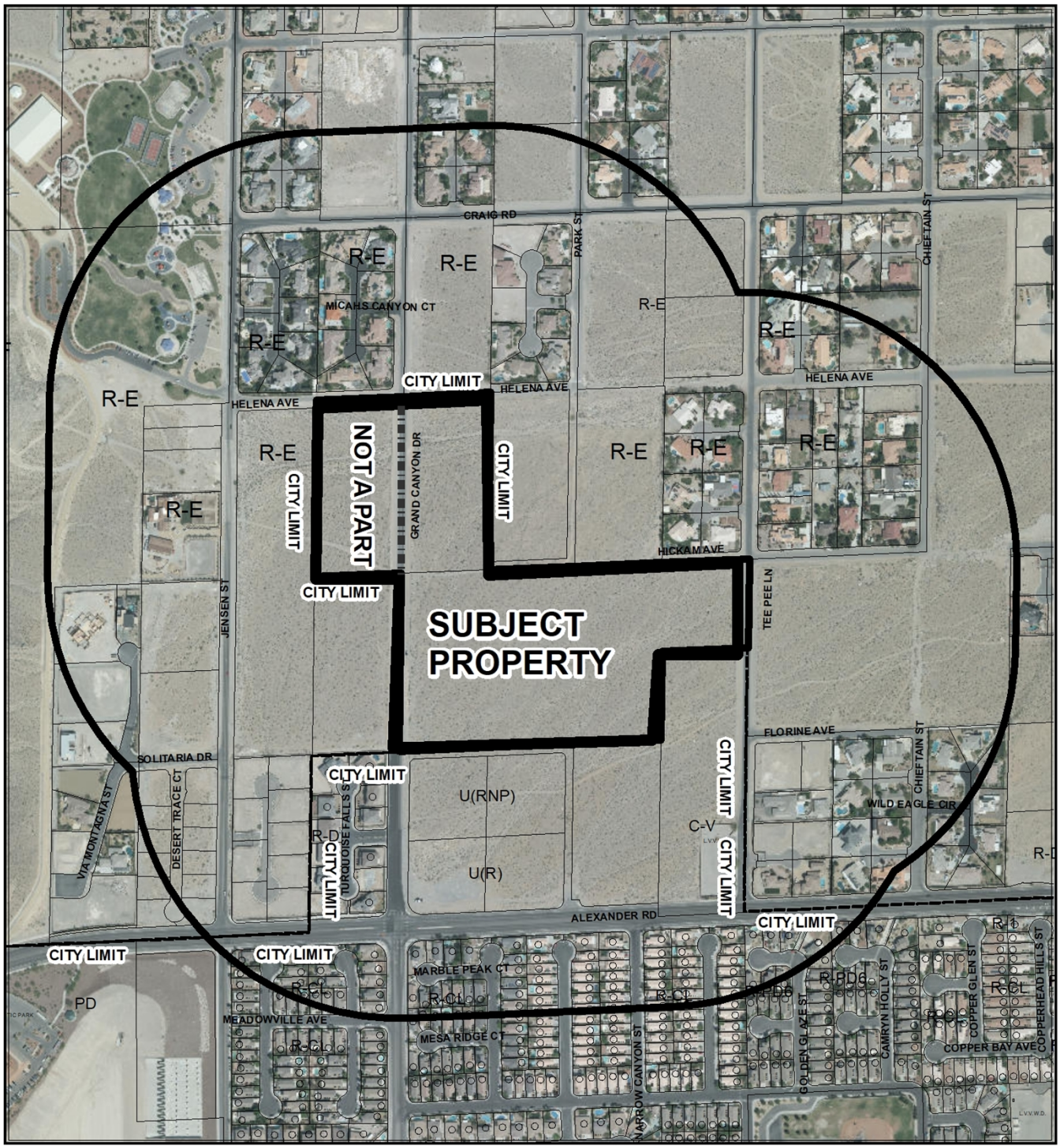


CASE: **ZON-76724 (PRJ-76649)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN

PROPOSED ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED)



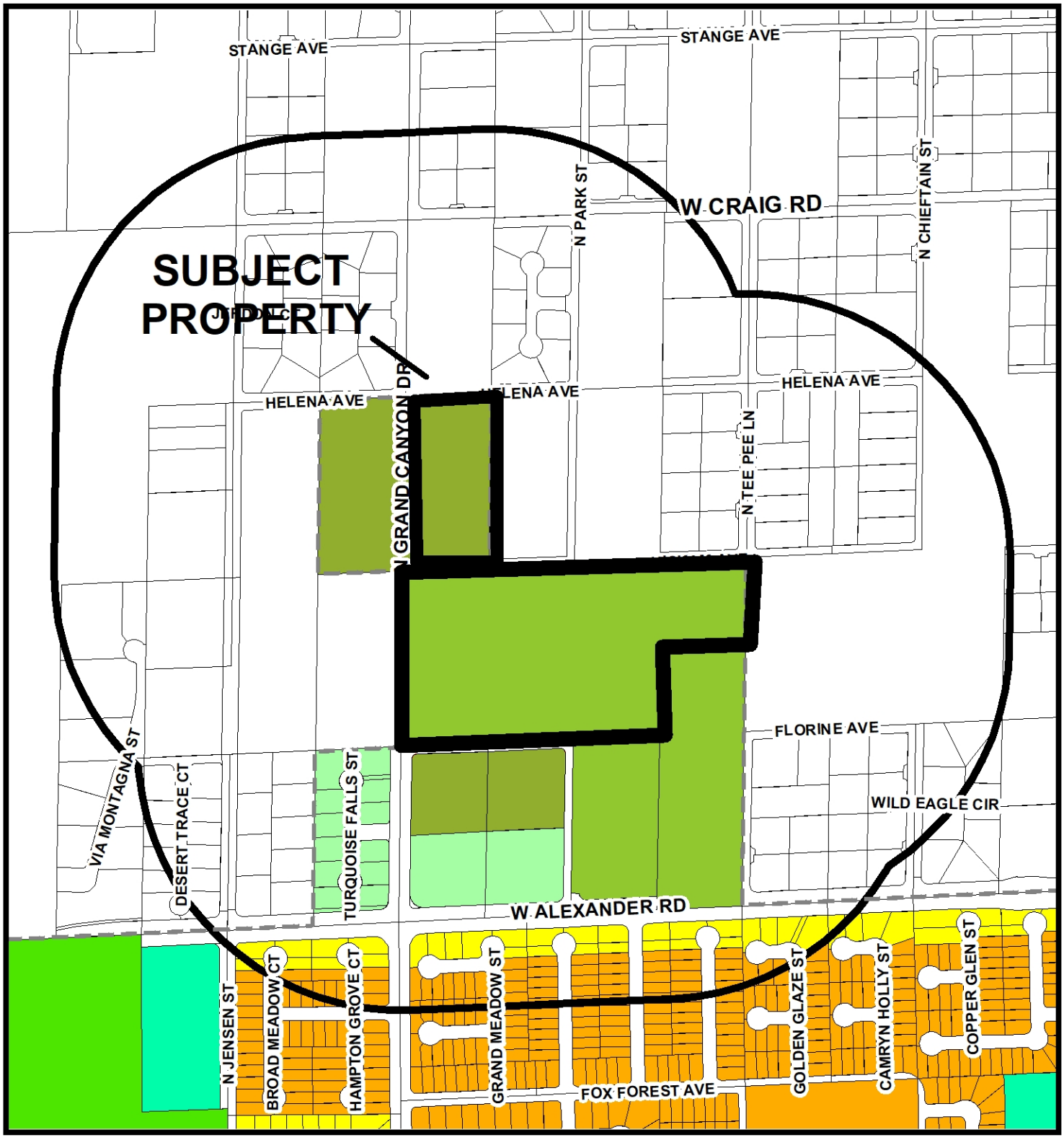
CASE: **ZON-76724 (PRJ-76649)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN

PROPOSED ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED)

ZON-76724



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

FROM R-E AND U TO R-D

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, June 24, 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) GPA/TM/Variance/Vacation/Rezoning

Project Address (Location) Jensen & Helena

Project Name Jensen & Helena Area 6 & 7 **Proposed Use**

Assessor's Parcel #(s) 138-06-801-010 & 136-06-301-013 **Ward #** 6

General Plan: Existing RNP Proposed R **Zoning:** Existing U Proposed R-D

Additional Information

Property Owner Lone Mountain Estates, LLC Contact Kris Templeton
Address 3311 S. Rainbow Blvd. Ste 225 City Las Vegas State NV Zip 89146
E-mail KT@KTRI.biz Phone 702-873-6700

Applicant Lone Mountain Estates, LLC Contact Kris Templeton
Address 3311 S. Rainbow Blvd. Ste 225 City Las Vegas State NV Zip 89146
E-mail KT@KTRI.biz Phone 702-873-6700

Representative Taney Engineering Contact Elisha Scrogum
Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118
E-mail elishas@taneycorp.com Phone 702-362-8844

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

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or 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.

Lone Mountain Estates, LLC
By: NSM, LLC, Manager

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

Print Name By: Kenneth L Templeton, Manager

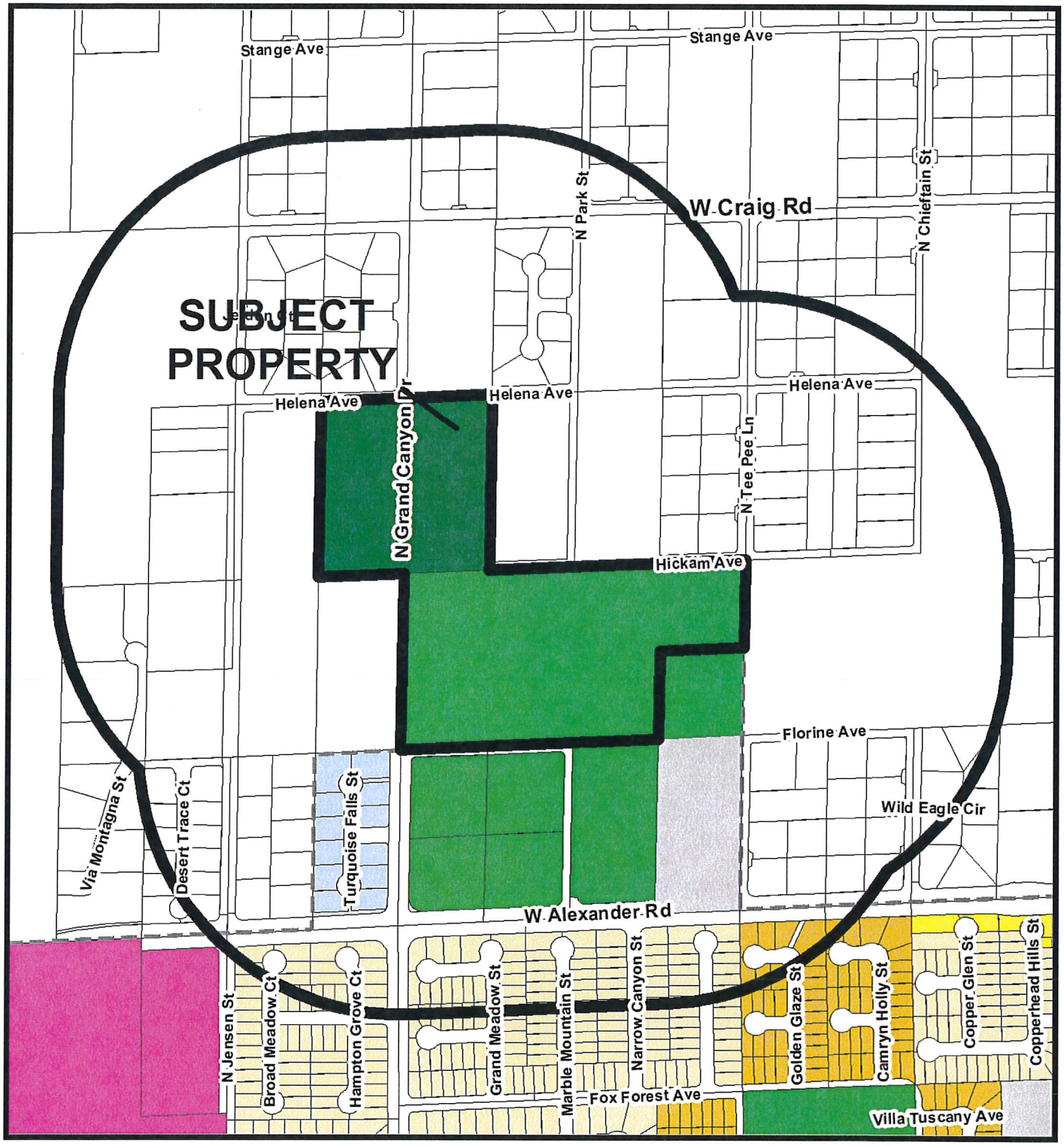
Subscribed and sworn before me
This 3rd day of June, 20 19

Susan Berger
Notary Public in and for said County and State

SUSAN BERGER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 18-3807-1
MY APPT. EXPIRES FEBRUARY 21, 2022

PR-17-649
06/04/19

ZON-76724



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 General
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM RE AND U TO R-D

7/23/19
Submitted after final agenda

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, July 23, 2019

Item 42

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
18

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

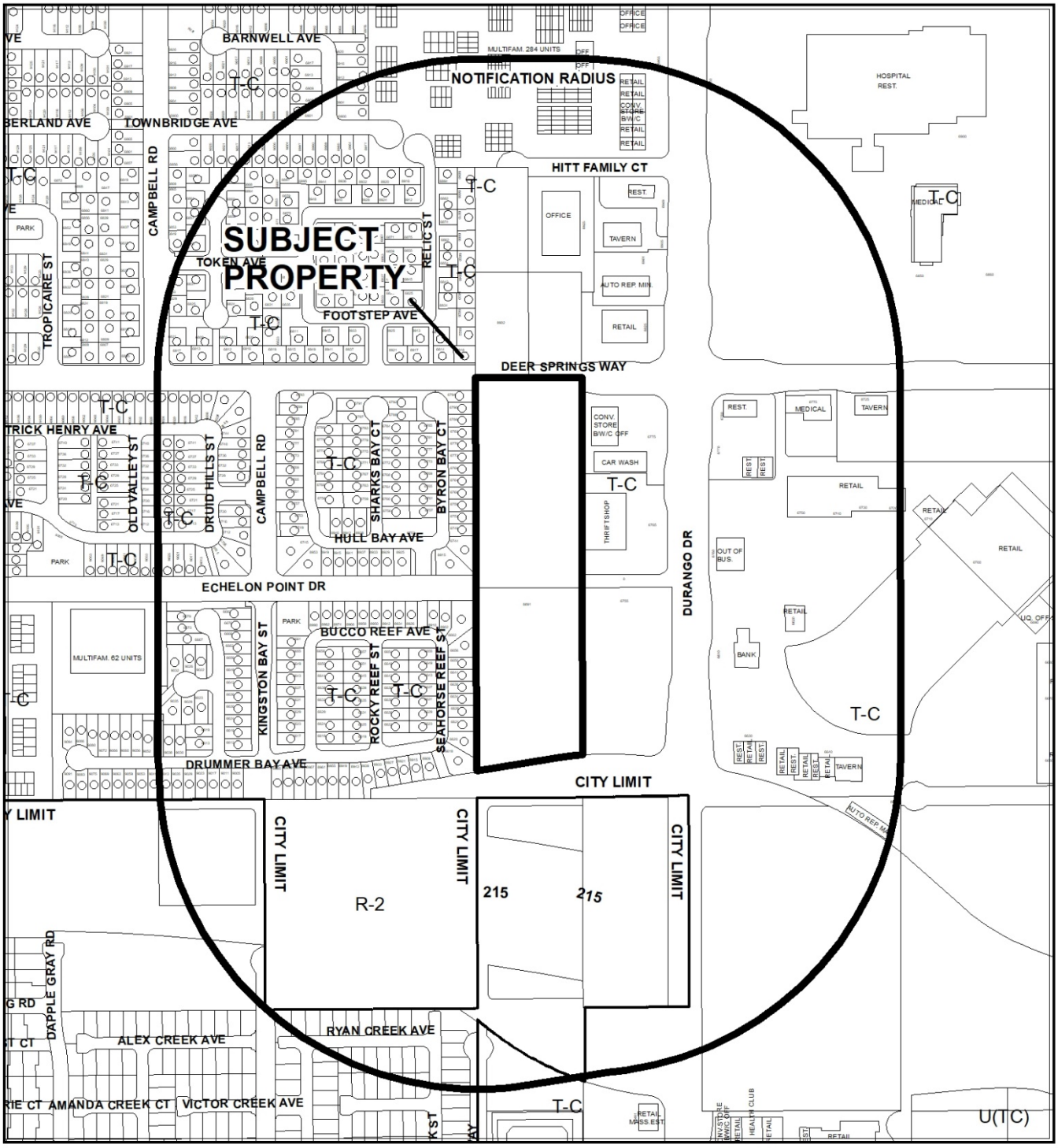
SUBJECT:
ZON-76993 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 9.19 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), Ward 6 (Fiore) [PRJ-76906]. Staff recommends APPROVAL.

C.C.: 10/02/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-76993, SUP-76994 and SDR-76995 [PRJ-76906]
2. Land Use Map
3. Conditions and Staff Report - ZON-76993, SUP-76994 and SDR-76995 [PRJ-76906]
4. Supporting Documentation - ZON-76993, SUP-76994 and SDR-76995 [PRJ-76906]
5. Photo(s) - ZON-76993, SUP-76994 and SDR-76995 [PRJ-76906]
6. Justification Letter - ZON-76993, SUP-76994 and SDR-76995 [PRJ-76906]
7. Documentation Not Vetted - Protest Comment Form for ZON-76993, SUP-76994 and SDR-76995 [PR-76906]
8. Submitted after Final Agenda - Protest Postcards for ZON-76993 and SUP-76994 [PR-76906] and Documentation Not Vetted - Protest Comment Forms for ZON-76993, SUP-76994 and SDR-76995 [PR-76906]
9. Submitted at Meeting - Documentation Not Vetted - Protest Comments from Daniel and Jessica Mack by Daniel Spargur for ZON-76993, SUP-76994 and SDR-76995 [PR-76906]



0 360 720 Feet

CASE: **ZON-76993, SUP-76994, SDR-76995 (PRJ-76906)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N



0 360 720 Feet

CASE: **ZON-76993, SUP-76994, SDR-76995 (PRJ-76906)**

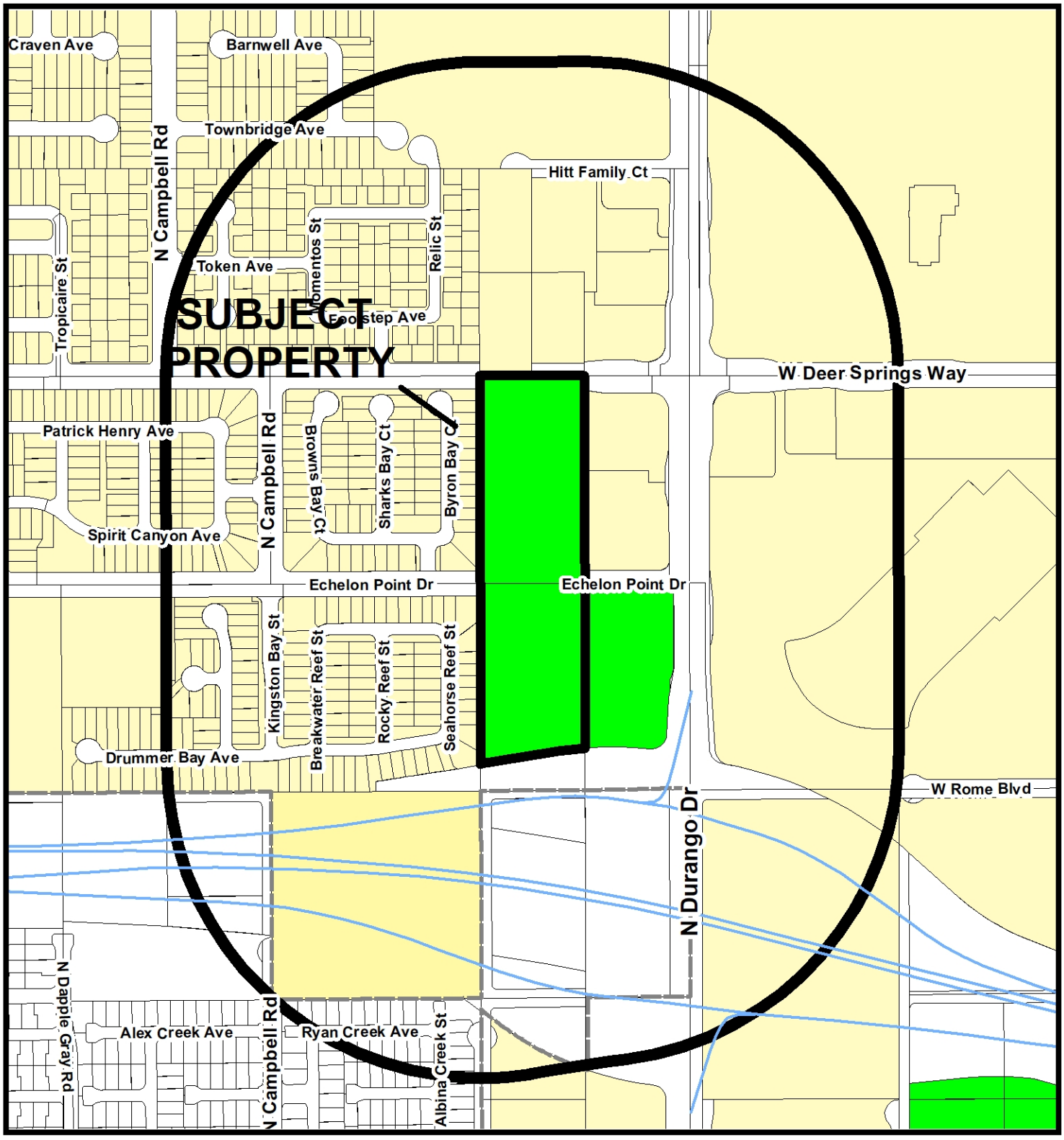
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

ZON-76993



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 U TO T-C

Subject Property

1000ft Buffer

City Limits

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

Date: Wednesday, July 10, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-76993	Staff recommends APPROVAL.	
SUP-76994	Staff recommends APPROVAL, subject to conditions:	ZON-76993
SDR-76995	Staff recommends APPROVAL, subject to conditions:	ZON-76993 SUP-76994

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 1104 - ZON-76993 and SUP-76994
1104 - SDR-76995

PROTESTS 0 - ZON-76993 and SUP-76994
0 - SDR-76995

APPROVALS 0 - ZON-76993 and SUP-76994
0 - SDR-76995

NE

** CONDITIONS **

SUP-76994 CONDITIONS

Planning

1. Approval of Rezoning (ZON-76993) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-76995) 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 Town Center Development Standards, City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-76995 CONDITIONS

Planning

1. Approval of Rezoning (ZON-76993) and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76994) 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.

Conditions Page Two
August 27, 2019 - Planning Commission Meeting

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/29/19, 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 include the following changes from the conceptual landscape plan:
    - Landscape buffers adjacent to right-of-way shall be screened in accordance with the Town Center Development Standards Manual which states, "*parking lot which abuts a public street shall be screened by landscaping, decorative walls and landscaped berms with a minimum height of three feet above the finished grade at the rear of the setback area, or any combination thereof*."
    - One, 24-inch box tree shall be planted every 30 linear feet in the southernmost landscape buffer adjacent to Clark County 215 in accordance with Title 19.06 for standard tree spacing for multi-family.
    - Two, 12-foot to 25-foot tall palm trees (varying height for interest), and one 24-inch box shade tree to alternate every 35 linear feet on center shall be planted within the landscape buffer areas adjacent to Deer Springs Way in accordance with the Town Center Development Standards Manual.
    - One, 24-inch box canopy street tree shall be planted every 30 linear feet on center within both landscape buffer areas adjacent to Echelon Point Drive in accordance with the Town Center Development Standards Manual.

7. A Waiver of the Town Center Development Standards Manual is hereby approved to allow a zero percent built-to-line where 60 percent is required.

8. A Waiver of the Town Center Development Standards Manual is hereby approved to allow the surface parking to be adjacent to the right-of-way where parking shall be located on the side and/or rear side of the structures they serve.

9. A Waiver of the Town Center Development Standards Manual is hereby approved to allow surface parking to be located eight to ten feet from the property line where 15 feet is required.

10. A Waiver of the Town Center Development Standards Manual is hereby approved for the northern portion of the development to allow a 10-foot wide landscape buffer adjacent to the north property line where 15 feet is required, and to allow an eight-foot wide landscape buffer adjacent to the south property line where 15 feet is required.

11. A Waiver of the Town Center Development Standards Manual is hereby approved for the southern portion of the development to allow an eight-foot wide landscape buffer adjacent to the north property line where 15 feet is required, and to allow a 10-foot wide landscape buffer adjacent to the south property line where 15 feet is required.

12. A Waiver of the Town Center Development Standards Manual is hereby approved for the northern portion of the development to allow 34 parking lot trees where 61 are required.

13. A Waiver of the Town Center Development Standards Manual is hereby approved for the southern portion of the development to allow 29 parking lot trees where 42 are required.

14. Handicap parking stalls shall be provided for and striped in accordance with Title 19.08.110.

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

16. 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.

17. All Town Center Development Standards, City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Dedicate 80-feet of right-of-way adjacent to this site for Echelon Point Drive and 40-feet of right-of-way for Deer Springs Way prior to the issuance of any permits.

19. Concurrent with development of this site, construct all incomplete half street improvements on Echelon Point Drive and Deer Springs Way per Town Center Standards.

20. Prior to the submittal of any construction drawings, meet with the Sanitary Sewer Section of the Department of Public Works to determine an acceptable connection point to public sewer.

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

22. 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.

23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site

development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct two multi-family residential buildings containing a total of 334 units on 9.18 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive.

ISSUES

- A Rezoning is requested from U (Undeveloped) to T-C (Town Center). Staff supports this request.
- A Special Use Permit is requested to allow a High Density (25 + du/ac) – Single Use. Staff supports this request.
- A Waiver is requested to allow a zero percent built-to-line where 60 percent is required. Staff supports this request.
- A Waiver is requested to allow surface parking to be located eight to ten feet from the property line where 15 feet is required. Staff supports this request.
- A Waiver is requested to allow the surface parking to be adjacent to the right-of-way where parking shall be located on the side and/or rear side of the structure they serve. Staff supports this request.
- A Waiver is requested for the northern portion of the development to allow a 10-foot wide landscape buffer adjacent to the north property line where 15 feet is required, and to allow an eight-foot wide landscape buffer adjacent to the south property line where 15 feet is required. Staff supports this request.
- A Waiver is requested for the southern portion of the development to allow an eight-foot wide landscape buffer adjacent to the north property line where 15 feet is required, and to allow a 10-foot wide landscape buffer adjacent to the south property line where 15 feet is required. Staff supports this request.
- A Waiver is requested for the northern portion of the development to allow 34 parking lot trees where 61 are required. Staff supports this request.
- A Waiver is requested for the southern portion of the development to allow 29 parking lot trees where 42 are required. Staff supports this request.

ANALYSIS

Rezoning

The applicant is proposing to rezone the subject site from U (Undeveloped) to T-C (Town Center). The U District functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

The Town Center (T-C) District is established to permit and encourage the development of a mixed-use employment center which will provide economic stability and diversification for the City of Las Vegas. The primary objective of the T-C District concept is to provide employment for in excess of 100,000 individuals while, at the same time, creating a unique blending of human habitation and economic activity. The proposed T-C District is consistent with the subject sites current land use designation of Town Center and staff recommends approval of the rezoning request.

Special Use Permit

In accordance with the Town Center Development Standards, the applicant is requesting a Special Use Permit to allow a high density, single use development within the UC-TC District of Town Center.

The intent of the Urban Center Mixed Use District is to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the city. Development within this land use designation will typically be multi-storied, having ground floor offices and/or retail, with similar or residential uses utilizing the upper floors. There are no density limitations in the UC-TC District. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. While this district prefers a multi-family residential use incorporated into a mixed-use development, a single use multi-family development is allowed within the district with the approval of a Special Use Permit.

The Town center Development Standards Manual does not provide land use definitions and refers to Title 19 for such definitions. The High Density (25 + du/ac) – Single Use is defined by Title 19 as a “multi-family residential structure used or designed as a residence for three or more families or households living independently of each other.”

There are no Minimum Special Use Permit Requirements for the High Density (25 + du/ac) – Single Use. The Town Center Development Standards Manual states, “Single purpose high density residential uses in the Urban Center and Suburban Mix Districts will be reviewed and conditions imposed on a case-by-case basis.”

Staff finds the proposed high density - single use, or multi-family development can be conducted in a manner that is harmonious and compatible with the existing surrounding area and is recommending approval of the Special Use Permit.

Site Development Plan Review

The subject site is a 9.18 acre site bisected by Echelon Point Drive. The applicant is proposing to construct 178 multi-family residential units on the northern portion of the site, and 156 multi-family residential units on the southern portion of the site. The unit mixture consists of 221 one-bedroom units and 113 two-bedroom units. Each building is a mixture of two, three and four stories ranging in height between 25 and 54 feet.

Although not a requirement in Town Center, the applicant has taken into consideration the subject sites direct adjacency to single family homes to the west and has provided the necessary setbacks to meet Residential Adjacency Standards. The two and three story sections of the proposed buildings are closest to the west, near the existing single family homes. The following chart depicts the setbacks in relation to the each story of the proposed development:

Stories	Building Height	Residential Adjacency Setback	Setback Provided
2	20 Feet	60 Feet	62.50 Feet
3	30 Feet	90 Feet	93.87 Feet
4	40 Feet	120 Feet	121.77 Feet

In addition to providing residential adjacency setbacks, the proposed stepbacks provide visually interesting building elevations and reduce the street canyon effect and comply with the stepback requirements of the Town Center Development Standards manual.

As a result of the applicant positioning the building to the center of the site in order to provide adequate setbacks for the adjacent residences to the west, the applicant is not able to meet the Town Center Development Standards for 60 percent of a building to be built on the property line, for the parking lot to be set back 15 feet from the property line and for the parking lot to be located at the side or rear of the building it serves. The applicant is requesting a waiver for each, which staff supports.

A minimum of 20 percent of the gross property area proposed to be added to or developed within the T-C District shall consist of any combination of open space, recreation facilities, multi-purpose trails, pedestrian and bikeway facilities, other common community facilities and landscaped areas in public rights-of-way. Any private recreation facility which serves more than one individual lot may be counted as a part of the minimum requirement. Specific open space and landscaped area requirements are as set forth in the Town Center Development Standards Manual. The parking lot landscaping, landscaped areas, buffers and landscaping in setback areas, together with the above, will account for the required open space. The following is chart depicting the areas provided for open space:

Open Space – Town Center					
Total Acreage	***Required***		***Provided***		***Compliance***
	Percent	***Area***	***Percent***	***Area***	
435,600 SF	20	87,120 SF	20	87,400 SF	Y
Location			***Square Feet***		
North Pool			14,500		
Leasing			7,000		
North Interior Open			7,700		
North Exterior Open			18,000		
South Pool			9,000		
South Social			2,200		
South Interior Open			10,000		
South Exterior Open			19,000		

The goals, objectives, policies and programs for the Centennial Hills Town Center Plan require multi-family developments to be compatible with adjoining mixed uses and single-family uses through site planning and building design, setback and height requirements, landscape and wall buffers, and other buffers to adjoining uses. Specifically, design criteria for the Urban Center Mixed Use District specifies higher density residential land uses which establish and maintain a respective distinct urban development lifestyle.

The proposed development meets the goals and objectives of the Urban Center Mixed Use District of Town center by providing a multi-family development that is compatible with the adjacent single family homes to the west as well as the existing commercial land uses to the east. Staff is recommending approval of the Site Development Plan Review with Waivers.

FINDINGS (ZON-76993)

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 subject site is designated TC (Town Center). Rezoning the subject site to T-C (Town Center) conforms to the existing TC 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.**

NE

The type of land uses allowed in the UC-TC district include, but are not limited to restaurants, senior citizen apartments, general personal services and general retail uses. Staff finds the uses by right are compatible with the surrounding land uses and zoning districts.

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

   The existing Undeveloped district is a holding district utilized until property is ready for development to a more intense, permanent use. Development factors in the area indicate the need for the subject site to be in conformance with the General Plan Designation of Town center.

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.**

   Durango Drive, Deer Springs Way and Echelon Pointe Drive are adequate in size to meet the requirements of the proposed use.

FINDINGS (SUP-76994)

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 single purpose high density residential use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses.

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

   The subject site is physically suited for the type and intensity of the land use proposed.

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

   Durango Drive, Deer Springs Way and Echelon Pointe Drive are adequate in size to meet the requirements of the proposed use.

NE

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 development will be subject to building permit review and regular inspections during construction to ensure the public health, safety and welfare are not compromised.

5. **The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

   The Town Center Development Standards Manual states, "*Single purpose high density residential uses in the Urban Center and Suburban Mix Districts will be reviewed and conditions imposed on a case-by-case basis*." This review satisfies that requirement.

FINDINGS (SDR-76995)

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 applicant has positioned the buildings to meet residential adjacency requirements although not required in Town Center. This allows the proposed development to be compatible with the existing single family residences to the west.

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

   The applicant is requesting Waivers in order to create a development that is compatible with the existing single family residences to the west. This supports the Town Center land use plan which strives to "provide a variety of housing types which are not found elsewhere in the City, as well as employment opportunities and commercial services to achieve a balanced community for individuals and families of wide variety of ages, sizes and levels of income."

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

   Site access is provided by Echelon Pointe Drive with site circulation that does not negatively impact the adjacent roadways.

NE

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

The proposed building and landscape materials are appropriate for the City and satisfy the requirements of the Town Center Development Standards Manual.

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 and design characteristics of the proposed development create an aesthetically pleasing environment and is compatible with the surrounding area.

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

If approved, the proposed development will be subject to building permit review and regular inspections during construction to ensure the public health, safety and welfare are not compromised.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/13/07	The Planning Commission approved a request to Table a request for a Rezoning (ZON-21702) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town center) on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive.
	The Planning Commission approved a request to Table a request for a Variance (VAR-21703) to allow a Residential Adjacency setback of 10 feet where 603 feet is the minimum required for a proposed 201-foot tall building on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive.
	The Planning Commission approved a request to Table a request for a Special Use Permit (SUP-21704) for High Density (25+ Dwelling Units per Acre) – Single Use on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/13/07	The Planning Commission approved a request to Table a request for a Site Development Plan Review (SDR-21700) for a proposed maximum 12-story mixed-use development to include 444 residential condominium units, 439,200 square feet of office space, 41,000 square feet of commercial space and an 11-story parking structure, with Waivers to allow a building height of 12 stories in the Urban Zone where a maximum height of seven stories is required and to allow no building step back where an eight-foot step back above three stories is required on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive.

Most Recent Change of Ownership	
03/22/12	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
06/25/19	Staff conducted a pre-application meeting to discuss the submittal requirements for a multi-family development in Town Center.

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

Field Check	
07/25/19	Staff observed the subject site during a routine field check. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Gross Acres	9.18

NE

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TC (Town Center)	U (Undeveloped)
North	Undeveloped	TC (Town Center)	T-C (Town Center)
South	CC 215	Right-of-Way	Right-of-Way
East	Convenience Store with Fuel Pumps and Car Wash / Secondhand Store	TC (Town Center)	T-C (Town Center)
	Undeveloped		U (Undeveloped)
West	Single Family, Detached	TC (Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Center	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
Trails	
Deer Springs Way - Town Center Arterial Trail	Y
Echelon Point Drive – Town Center Collector Trail	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

NE

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual for the Town Center Urban Zone, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Built-to-Line	60%	0%	N
Remaining Square Feet	40%	0%	N
Stepback	8' – 4' – 8'	37'- 22'	Y
Max. Building Height	7 Stories	4 Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	By Condition
Mech. Equipment	Screened	By Condition	By Condition

Standards for Building Height, Stepbacks and Built-to-Line Standards supersede Commercial Development Standards in the Town Center Urban Zone.

Pursuant to the Town Center Development Standards Manual, Title 19.06* and Title 19.08,* the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • East • West • CC 215	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 30 Linear Feet	 52 Trees 52 Trees 10 Trees	 52 Trees 52 Trees 8 Trees	 Y Y N***
TOTAL PERIMETER TREES		**104 Trees**	**104 Trees**	**Y**
Parking Area Trees – North Building	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	61 Trees	34 Trees	N
Parking Area Trees – South Building	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	42 Trees	29 Trees	N
LANDSCAPE BUFFER WIDTHS FOR NORTHERN PORTION				
Min. Zone Width • North • South • East • West	 15 Feet** 15 Feet** 8 Feet 8 Feet		 10 Feet 8 Feet 10 Feet 10 Feet	 N N Y Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing	Existing

NE

Pursuant to the Town Center Development Standards Manual, Title 19.06* and Title 19.08,* the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS FOR SOUTHERN PORTION				
Min. Zone Width				
• North	15 Feet**		8 Feet	N
• South	15 Feet**		10 Feet	N
• East	8 Feet		10 Feet	Y
• West	8 Feet		10 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing	Existing

**With regard to any issue pertaining to land use and development that is not addressed or provided for specifically in these standards or by a development agreement entered into pursuant to LVMC 19.16.150 and NRS 278.0201 through NRS 278.0207, the applicable regulations and standards contained in the Unified Development Code of the city of Las Vegas will apply.*
***Per Title 19.06, when adjacent to or across the street from an existing single-family residential use or zoning district, the buffer shall be increased to 15 feet.*
**** A Condition of Approval has been added to ensure compliance with Title 19.06.*

Town Center Streetscape Standards:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Deer Springs Way	Two palm trees and one shade tree to alternate every 35 feet on center.	Alternating tree species every 40 feet on center.	N*
Echelon Point Drive	Large canopy street trees every 30 feet on center.	Alternating tree species every 40 feet on center.	N**

**A Condition of Approval has been added to ensure compliance with the Town Center Development Standards Manual, Figure 27 for a Town Center Arterial.*
*** A Condition of Approval has been added to ensure compliance with the Town Center Development Standards Manual, Figure 33 for a Town Center Collector.*

NE

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Town Center Arterial	Town Center Development Standards Manual	80	N*
Durango Drive	Town Center Parkway	Town Center Development Standards Manual	130	Y
Echelon Point Drive	Town Center Collector	Town Center Development Standards Manual	80	N*
Clark County 215	Expressway	Master Plan of Streets and Highways	150+	Y

**If approved, half street improvements will be required for right-of-way adjacent to the subject site.*

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	
Studio & 1 Bedroom Units	221	1:1.25 Per Unit	276.25				
2 Bedroom Unit	113	1:1.75 Per Unit	197.75				
Guest Parking	334	1:6 Units	55.67				
TOTAL SPACES REQUIRED			529.67		530		Y
Regular and Handicap Spaces Required			529.67	10.59	519	11	Y

NE

Waivers		
Requirement	***Request***	***Staff Recommendation***
60% built-to-line requirement.	To allow a zero percent built-to-line.	Approval
Surface parking to be located 15 feet from the property line.	To allow surface parking to be located eight feet from the property line.	Approval
Parking shall be located on the side and/or rear side of the structure they serve.	To allow the surface parking to be adjacent to the right-of-way.	Approval
For the northernmost building, a 15-foot wide landscape buffer is required adjacent to Deer Springs Way (north property line) and Echelon Point Drive (south property line).	To allow a 10-foot wide landscape buffer adjacent to the north property line (Deer Springs Way) and an eight-foot wide landscape buffer adjacent to the south property line (Echelon Point Drive).	Approval
For the southernmost building, a 15-foot wide landscape buffer is required adjacent to Echelon Point Drive (north property line) and a 15-foot wide landscape buffer is required adjacent to Clark County 215 (south property line).	To allow an eight-foot wide landscape buffer adjacent to the north property line (Echelon Point Drive) and a 10-foot wide landscape buffer adjacent to the south property line (Clark County 215).	Approval
For the northernmost building, one tree is required for every six uncovered parking spaces plus one at the end at each row of parking.	To allow 34 parking lot trees where 61 are required.	Approval

Waivers		
Requirement	***Request***	***Staff Recommendation***
For the southernmost building, one tree is required for every six uncovered parking spaces plus one at the end at each row of parking.	To allow 29 trees where 42 are required.	Approval

Proposed 343 Multi-Family Units:					
Student Yield		**Elementary School**	**Middle School**	**High School**	
Multi-Family Units (334)		334 x 0.140	334 x 0.058	334 x 0.064	
Total Additional Students		45	19	21	
Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Marshall Darnell Elementary School	9480 West Tropical Parkway	Kindergarten – 5th Grade	686 Students	639 Students	05/01/19
Edmundo Escobedo Junior High School	9501 Echelon Point Drive	6th – 8th Grade	1,594 Students	1,204 Students	05/01/19
Centennial High School	10200 Centennial Parkway	9th - 12th Grade	2,559 Students	2,944 Students*	05/01/19

**Centennial HS was over capacity for the 2018-19 school year. It was 115.04% of program capacity.*

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Property Owner Jerome Depalma et al Contact

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Notary Public in and for said County and State

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[signature]
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ZULEIKA JIMENEZ-SOTO
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 10-7495-3 - Expires Oct. 05, 2020

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City Official **Partner(s)**

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- 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 consistancy with the Zoning Ordinance.

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

Print Name Albert Massi

STATE OF NEVADA COUNTY OF WASHOE
Subscribed and sworn before me
This 2nd day of July, 2019

Notary Public in and for said County and State

ZULEIKA JIMENEZ-SOTO
Notary Public - State of Nevada
Appointment Recorded in Carson City
No. 15-1496-3 Expires Oct. 05, 2020

PRJ-76906
07/09/19

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- CURB & GUTTER
- LOW WALL W/ W.I. FENCE
- WROUGHT IRON FENCE
- 6' DECORATIVE WALL
- TRASH ENCLOSURE

TYPICAL PARKING SPACE



PROJECT INFORMATION

SITE DATA:

APN NUMBER:	125-20-301-008, 020
ZONING: EXISTING:	U(TC)
NET AREA:	8.24 AC±
GROSS AREA:	9.18 AC±
TOTAL NUMBER OF UNITS:	334
DENSITY (GROSS):	36 UNITS / AC±
BUILDING CODE:	2015 IBC
CONSTRUCTION TYPE:	VA
OCCUPANCY:	RESIDENTIAL (R-2)

PARKING REQUIRED

STUDIO UNITS	40	x 1.25 PER UNIT =	50.00 SPACES
1-BEDROOM UNITS	181	x 1.25 PER UNIT =	226.25 SPACES
2-BEDROOM UNITS	113	x 1.75 PER UNIT =	197.75 SPACES
GUEST	334	/ 6 PER UNIT =	55.67 SPACES
TOTAL PARKING REQUIRED:			530.00 SPACES
ACCESSIBLE PARKING REQUIRED: 501 TO 1,000 = 2% OF OVERALL			11
VAN ACCESSIBLE PARKING REQUIRED: 1 FOR EVERY 6 ACCESSIBLE			2

PARKING PROVIDED

COVERED PARKING		0 SPACES
GARAGE PARKING		30 SPACES
OPEN PARKING		488 SPACES
ACCESSIBLE PARKING	10 SPACES + 2 VAN SPACES	12 SPACES
TOTAL PARKING PROVIDED:		530 SPACES
OVER:		0 SPACES
PARKING RATIO:		1.57 PER UNIT

BUILDING MATRIX

BLDG-1	0A UNIT	1A UNIT	1C UNIT	1D UNIT	2A UNIT	2AE UNIT	2B UNIT	2C UNIT	TOTAL UNITS
LEVEL 4	0	19	4	4	5	–	9	–	41
LEVEL 3	6	20	4	4	5	–	7	–	46
LEVEL 2	6	20	4	4	5	–	12	–	51
LEVEL 1	6	15	4	4	5	–	6	–	40
TOTAL:	18	74	16	16	20	–	34	–	
	1-BEDROOMS: 124			69%	2-BEDROOMS: 54			31%	178

BLDG-2	0A UNIT	1A UNIT	1C UNIT	1D UNIT	2A UNIT	2AE UNIT	2B UNIT	2C UNIT	TOTAL UNITS
LEVEL 4	1	11	4	4	8	–	6	–	34
LEVEL 3	7	11	4	4	8	–	6	–	40
LEVEL 2	7	11	4	4	8	–	11	–	45
LEVEL 1	7	10	4	4	7	–	5	–	37
TOTAL:	22	43	16	16	31	–	28	–	
	1-BEDROOMS: 97			62%	2-BEDROOMS: 59			38%	156

TOTAL:									
	40	117	32	32	51	–	62	28	
	1-BEDROOMS: 221			66%	2-BEDROOMS: 113			34%	334
				66%	34%				

UNITS: 334 MIX: 221/113 UPA: 36

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

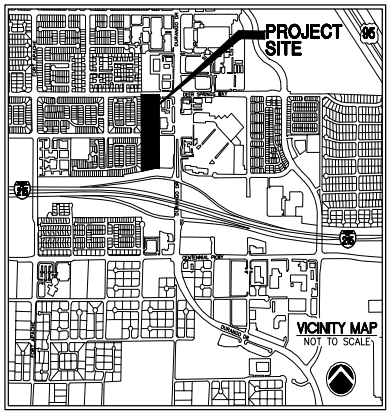
OVATION

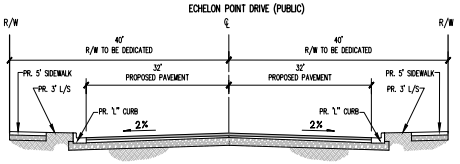
OVATION DEVELOPMENT
6021 SOUTH FORT APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

$$I = \int F \cdot dt$$

OPEN SPACE

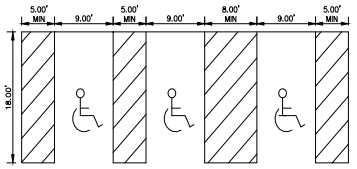
REQUIRED: 20% OF SITE – 0.20 * 435,600 SF =	87,120 SF
PROVIDED:	87,400 SF
NORTH POOL	14,500
LEASING	7,000
NORTH INTERIOR OPEN	7,700
NORTH EXTERIOR OPEN	18,000
SOUTH POOL	9,000
SOUTH SOCIAL	2,200
SOUTH INTERIOR OPEN	10,000
SOUTH EXTERIOR OPEN	19,000

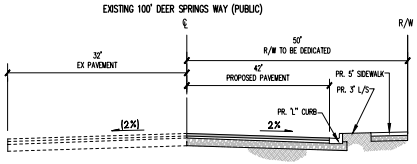




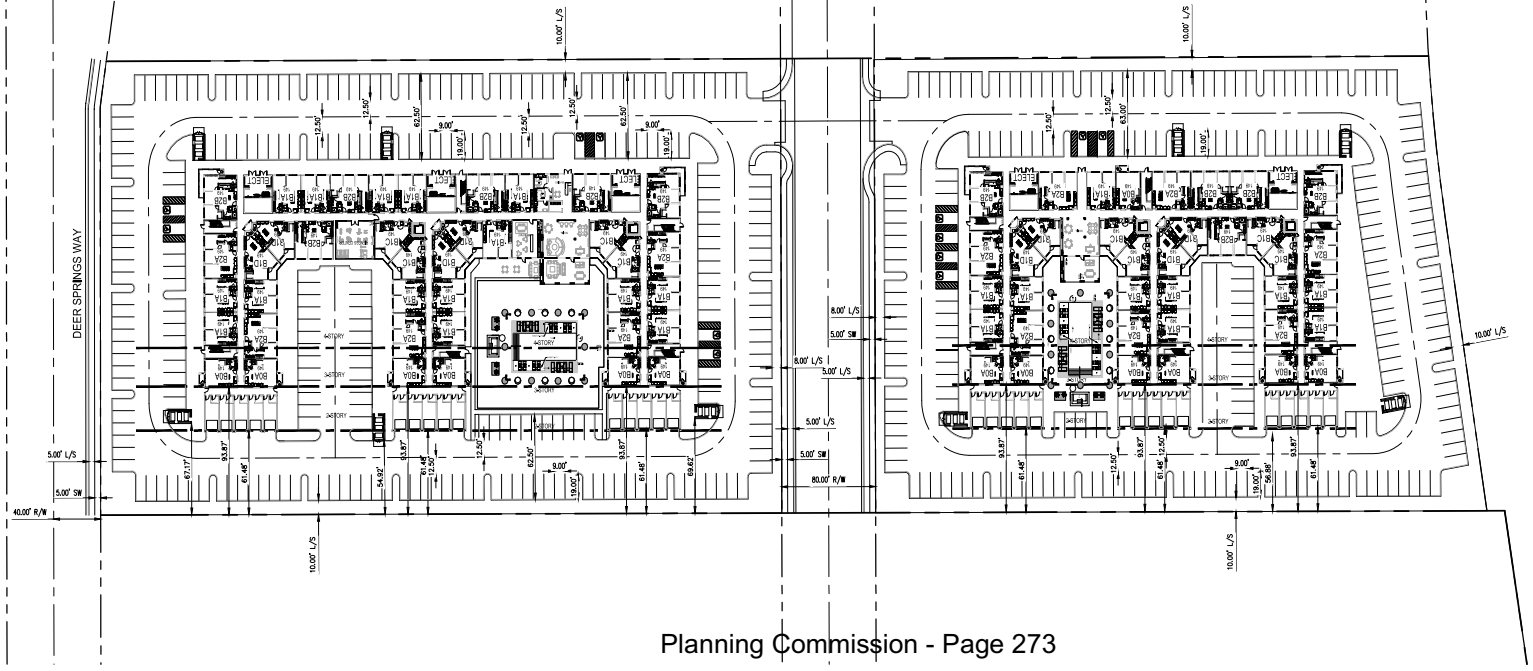
80' PUBLIC STREET SECTION
NOT TO SCALE

TYPICAL HANDICAPPED PARKING





100' PUBLIC STREET SECTION
NOT TO SCALE



TITLE: SITE PLAN

PROJECT: DEER SPRINGS - DURANGO
CITY OF LAS VEGAS, NEVADA

REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

PRJ-76906
07/29/19

Impulse
Civil Engineering & Planning
CIVIL ENGINEERS • PLANNERS
7980 WEST ALEXIE DRIVE, SUITE 200
LAS VEGAS, NEVADA 89130
PHONE (702) 875-0720
FAX (702) 804-0935

W.O. # : 407-1946
BY : SLM
DATE : 6/5/2019
SCALE : 1"=50'

SHEET 1 OF 1 SHEETS

File: P:\Clients\Ovation\MISC\Deer Springs - Durango\site plan\MISC\00-SITEPLAN.dwg Sheet: Layout1 Date: 02-Jul-19 11:06:51am

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- CURB & GUTTER
- LOW WALL W/ W.I. FENCE
- WROUGHT IRON FENCE
- 6' DECORATIVE WALL
- TRASH ENCLOSURE

GRAPHIC SCALE

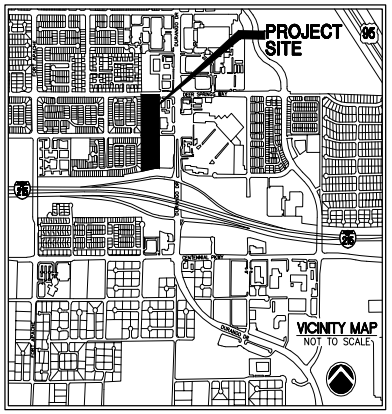
30 0 15 30 60 120

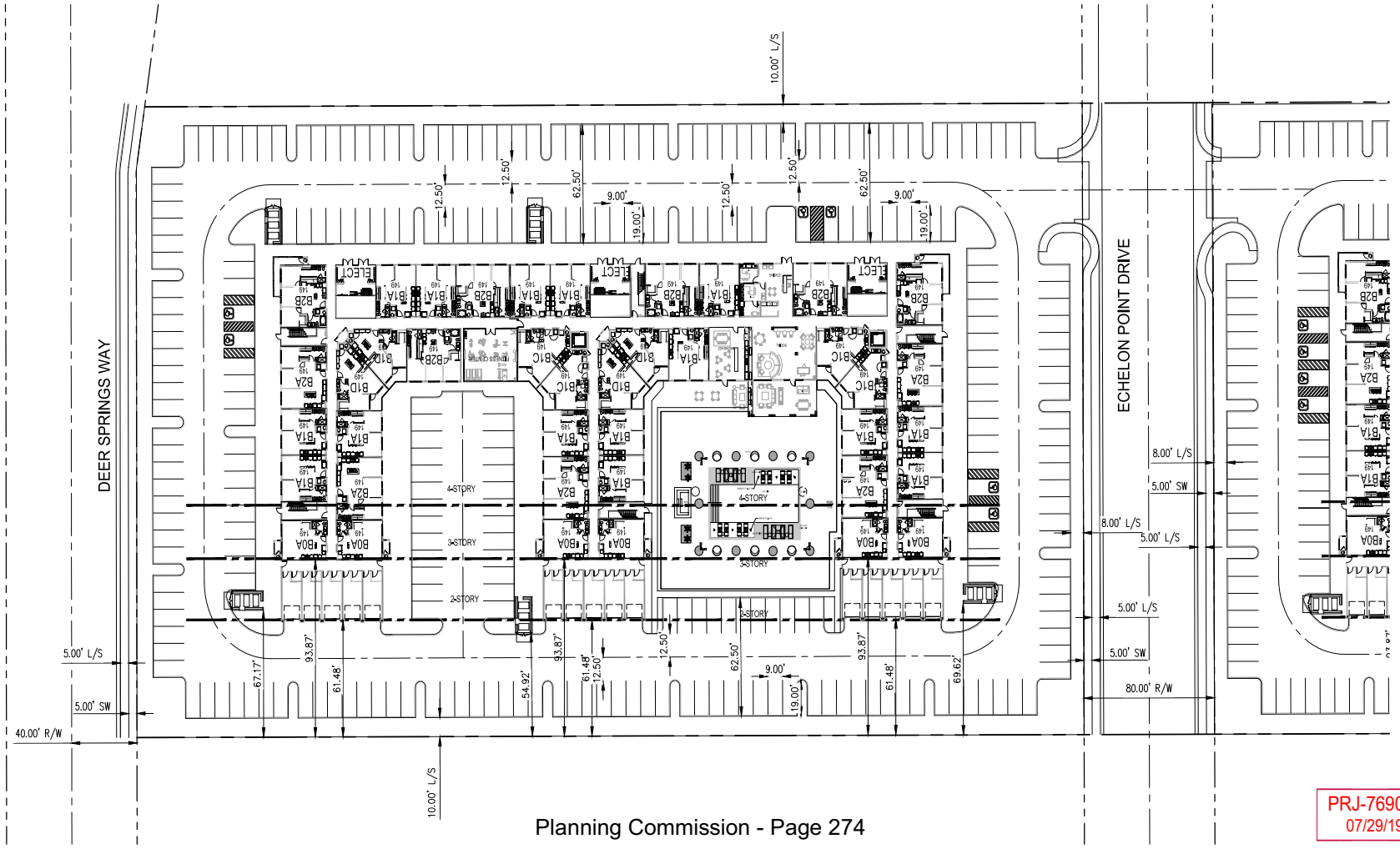
(IN FEET)
1 inch = 30 ft.

OVATION

OVATION DEVELOPMENT
6021 SOUTH FORT APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

$$I = \int F \cdot dt$$





REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

TITLE: SITE PLAN

PROJECT: DEER SPRINGS - DURANGO
CITY OF LAS VEGAS, NEVADA

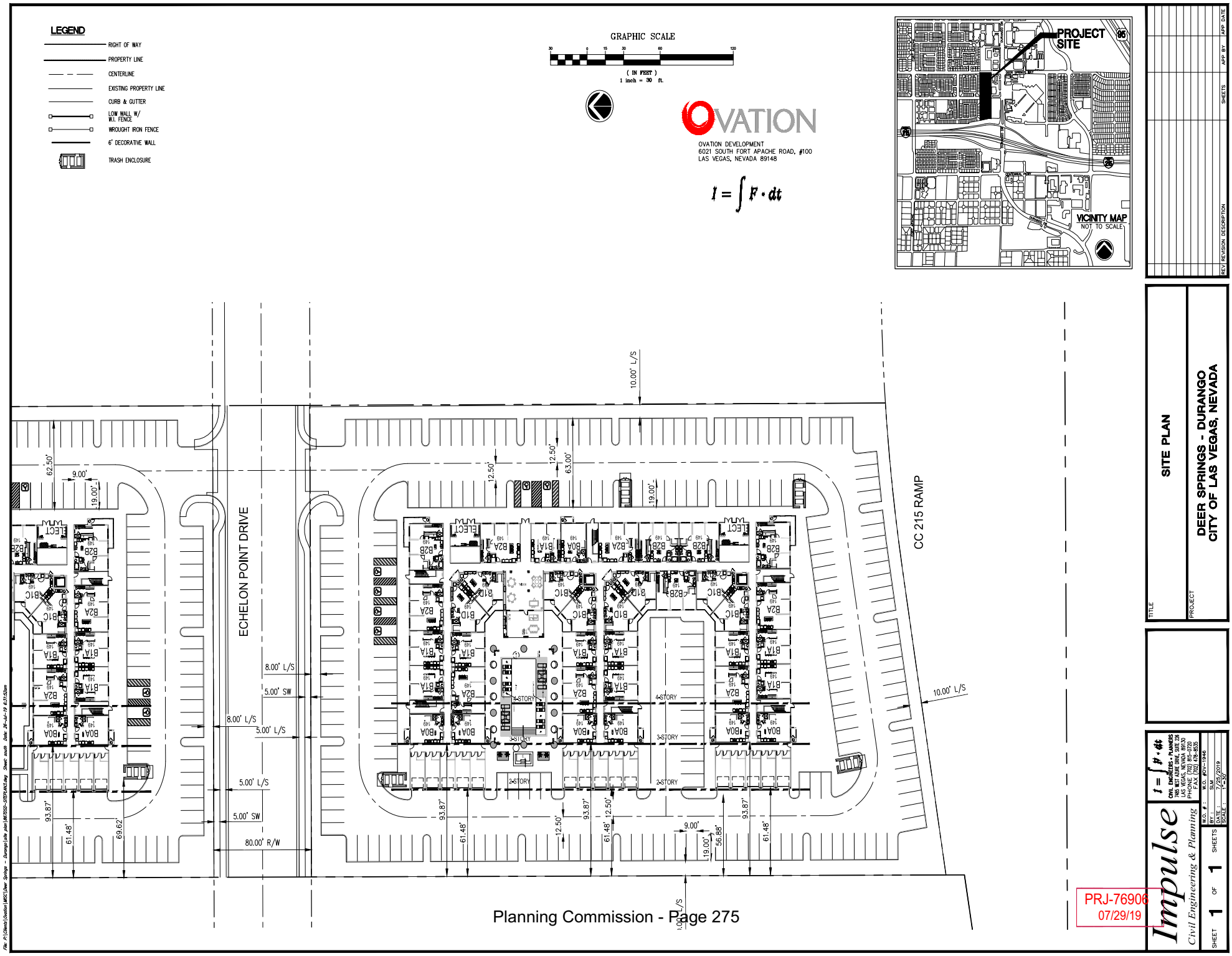
$I = \int F \cdot dt$
CIVIL ENGINEERS • PLANNERS
7485 WEST AZURE DRIVE, SUITE 228
LAS VEGAS, NEVADA 89130
PHONE (702) 815-0720
FAX (702) 478-8535

W.O. # : W.O. #OV-1946
BY : SLM
DATE : 7/25/2019
SCALE : 1"=30'

Impulse
Civil Engineering & Planning

SHEET 1 OF 1 SHEETS

PRJ-76906
07/29/19


LEGEND
RIGHT OF WAY
PROPERTY LINE
CENTERLINE
EXISTING PROPERTY LINE
CURB & GUTTER
LOW WALL W/ W.I. FENCE
WROUGHT IRON FENCE
6' DECORATIVE WALL
TRASH ENCLOSURE
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
OVATION
OVATION DEVELOPMENT
6021 SOUTH FORT APACHE ROAD, #100
LAS VEGAS, NEVADA 89148
$I = \int F \cdot dt$
PROJECT SITE
VICINITY MAP
NOT TO SCALE
ECHELON POINT DRIVE
CC 215 RAMP
10.00' L/S
8.00' L/S
5.00' SW
5.00' L/S
80.00' R/W
4-STORY
3-STORY
2-STORY
62.50'
9.00'
19.00'
12.50'
63.00'
93.87'
61.48'
69.62'
56.88'
PRJ-76906
07/29/19
REV REVISION DESCRIPTION
SHEETS
APP BY
APP DATE
TITLE
SITE PLAN
PROJECT
DEER SPRINGS - DURANGO
CITY OF LAS VEGAS, NEVADA
Impulse
Civil Engineering & Planning
SHEET 1 OF 1 SHEETS
W.O. # : W.O. #OV-1946
BY : SLM
DATE : 7/25/2019
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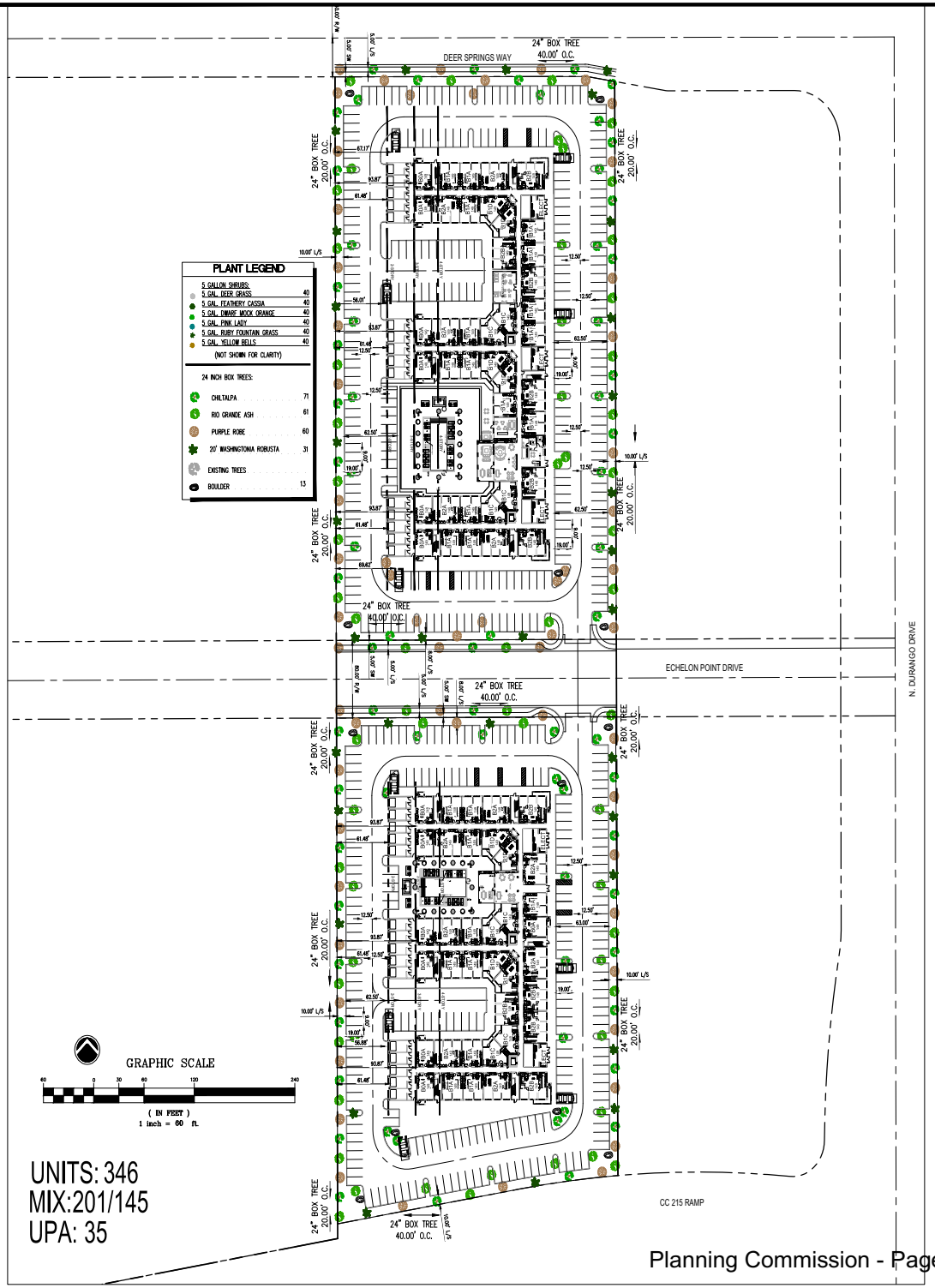
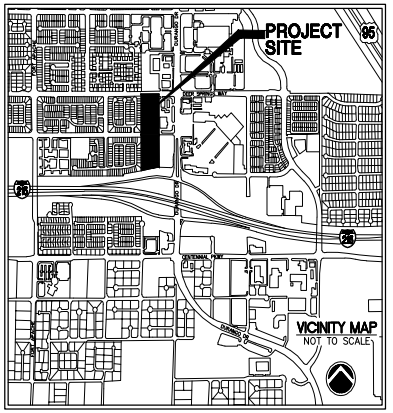


OVATION
OVATION DEVELOPMENT
6021 SOUTH APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

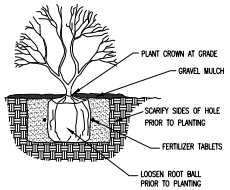
LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- CURB & GUTTER
- LOW WALL W/ W.I. FENCE
- WROUGHT IRON FENCE
- 6' DECORATIVE WALL
- TRASH ENCLOSURE
- COVERED PARKING



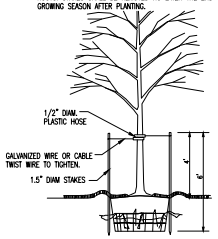
LANDSCAPE AND IRRIGATION NOTES

1. LANDSCAPE AND PLANT MATERIAL IN ALL AREAS WILL BE SELECTED FROM THE APPROVED PLANT LIST.
2. THE PERIMETER SHALL CONSIST OF A MINIMUM OF ONE 24" BOX TREE FOR EVERY 20 LINEAR FEET OF LANDSCAPE BUFFER AND 30 LINEAR FEET ADJACENT TO COMMERCIAL.
3. PERIMETER BUFFFER SHALL INCLUDE (4) 5-GALLON SHRUBS (MINIMUM) FOR EVERY TREE.
4. PERIMETER TREE PLANTING SHALL BE SUPPLEMENTED WITH GROUND COVER CONSISTING OF DECOMPOSED GRANITE OR ROCK MULCH.
5. AN AUTOMATIC IRRIGATION SYSTEM MUST BE PROVIDED TO ALL PLANTING AREAS AND PLANT MATERIAL.
6. IRRIGATION SYSTEM WILL BE INSTALLED SIMULTANEOUSLY WITH PLANT MATERIALS AND MONITORED AND REPAIRED AS NECESSARY.
7. A MINIMUM OF 8 EMITTERS SHALL BE INSTALLED FOR EACH TREE.
8. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD ORDER, AND SHALL RECEIVE ACCEPTABLE LEVELS OF PROFESSIONAL MAINTENANCE PER INDUSTRY STANDARDS,INCLUDING IRRIGATION CONTROLS, FERTILIZER, STAKING, AND PRUNING, AS NECESSARY.
9. OWNERS SHALL CAUSE DEAD OR DYING PLANT MATERIALS TO BE REPLACED WITHIN 30 DAYS, WITH SUCH REPLACEMENTS TO MATCH THE MATURE SIZE AND CALIBER OF SURROUNDING PLANT MATERIALS.



SCHRUB DETAIL
NOT TO SCALE

1. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
2. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
3. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5".
5. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.



TREE STAKING DETAIL
NOT TO SCALE

LANDSCAPING PER TOWN CENTER DEVELOPMENT STANDARDS

1. STREET TREES SHALL BE PLANTED ALONG EVERY STREET WITHIN TOWN CENTER AND SHALL BE INCLUDED IN ALL PLANS FOR STREET IMPROVEMENTS IN ACCORDANCE WITH THE TOWN CENTER STREET HIERARCHY.
2. FOUR TYPES OF TREES SHALL BE USED IN COMBINATION THROUGHOUT TOWN CENTER PERIMETER LANDSCAPE BUFFER AREAS:
   - 2.1. PALM TREE: WASHINGTON ROBUSTA HYBRID (MEXICAN FAN PALM) AT LEAST 25 FEET IN HEIGHT AT TIME OF INSTALLATION
   - 2.2. SHADE TREE: FRAXINUS VELUTINA RIO GRANDE (RIO GRANDE ASH) AT LEAST 36 INCH BOX OR GREATER IN SIZE, WITH A MINIMUM THREE INCH CALIPER DIAMTER AT SIX INCHES ABOVE GRADE AT TIME OF INSTALLATION.
   - 2.3. ACCENT TREE:CHITALPA TASHKENTENSIS (CHITALPA) AT LEAST 36 INCH BOX OR GREATER IN SIZE, WITH A MINIMUM THREE INCH CALIPER DIAMETER AT SIX INCHES ABOVE GRADE AT TIME OF INSTALLATION.
   - 2.4. FLOWERING TREE: ROBINIA AMBIGUA "PURPLE ROBE" (PURPLE ROBE LOCUST) AT LEAST 36 INCH BOX OR GREATER IN SIZE, WITH A MINIMUM THREE INCH CALIPER DIAMETER AT SIX INCHES ABOVE GRADE AT TIME OF INSTALLATION.
3. INTERNAL LANDSCAPED AREAS MAY HAVE ANY TREE TYPE AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN FOR THE SITE PROVIDED THEY ARE CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.
4. TO DETERMINE THE REQUIRED THEME AND PLANTING RHYTHM ALONG A PARTICULAR STREET, REFER TO THE STREETSCAPE DESIGN STANDARDS.
5. REQUIRED STREET TREES SHALL BE PLANTED WITHIN THE AMENITY ZONE AND REGULARLY SPACED. A TREE GRATE MEASURING FOUR FEET SQUARE MAY BE INSTALLED AT THE BASE OF EACH TREE WITHIN THE URBAN CENTER AND MAIN STREET MIXED USE DISTRICTS ONLY. ALL TREES WITHIN THE AMENITY ZONES, OF THESE DISTRICTS, EXCEPT ALONG THOSE PORTIONS OF ELKHORN ROAD, DURANGO DRIVE, AND THE LOOP AND FRONTAGE ROADS, WILL HAVE THE STANDARD DECORATIVE CAST IRON GRATES ILLUSTRATED IN FIGURE 13, AS SPECIFIED BY THE CITY'S PUBLIC WORKS REQUIREMENTS.
6. SIDEWALKS MAY NOT BE BUILT ON THE SIDE OF ANY STREET THAT IS DIRECTLY ADJACENT TO A FREEWAY. NO DEVELOPMENT WILL OCCUR IN BETWEEN THE STREET AND THE FREEWAY. HOWEVER, A LANDSCAPE TRAIL SHALL BE INSTALLED IN LIEU OF THE SIDEWALK.
7. MAINTENANCE OF MEDIANS, AMENITY ZONES AND LANDSCAPED TRAILS SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS, DEVELOPERS, ASSOCIATIONS, OR SIMILAR ORGANIZATIONS, OR BY OTHER METHODS AS APPROVED BY THE CITY UNTIL SUCH TIME THE CITY ELECTS TO ASSUME MAINTENANCE RESPONSIBILITY. THE ADJACENT PROPERTY OWNERS, DEVELOPERS, ASSOCIATIONS OR SIMILAR ORGANIZATIONS SHALL SIGN AGREEMENTS BETWEEN THEMSELVES AND THE CITY FOR THE PURPOSE OF MAINTAINING THE MEDIANS AND AMENITY ZONES IN TOWN CENTER.
8. LANDSCAPED ISLAND AND TREE REQUIREMENTS:
   - 8.1. PARKING AREAS SHALL PROVIDE A MINIMUM OF ONE 24-INCH BOX SIZE TREE DECIDUOUS OR EVERGREEN SHADE TREE FOR EVERY SIX UNCOVERED PARKING SPACES, OR FRACTION THEREOF, AND BE LOCATED IN PLANTERS DESCRIBED BELOW. THIS REQUIREMENT IS IN ADDITIONAL TO ALL OTHER REQUIRED LANDSCAPING TREES.
   - 8.2. LANDSCAPE ISLAND ARE REQUIRED AT THE END OF ALL PARKING ROWS AND SHALL PROVIDE ONE 24-INCH BOX SHADE TREE PER ISLAND PAIRS. ONLY HALF OF THE TREES PROVIDED AT SUCH ISLANDS CAN BE COUNTED TOWARD THE MINIMUM TREE REQUIREMENT PER PARKING SPACE.
9. OPEN AIR COURTYARDS, PLAZAS, OPEN SPACE, PATIOS AND GATHERING PLACES, TOGETHER WITH PUBLIC AMENITIES SUCH AS FOUNTAINS, ARBORS, ARCADES, CLOISTERS AND LANDSCAPED CORRIDORS, PATHS OR LANES, WILL BE REQUIRED OF ALL PROJECTS. COMBINATION OF SUCH FEATURES WILL SATISFY, IN PART, THE 20 PERCENT OPEN SPACE REQUIREMENT IN LVMC 19.10.060 (E). THE PARKING LOT LANDSCAPING, LANDSCAPED AREAS, BUFFERS AND LANDSCAPING IN SETBACK AREAS, TOGETHER WITH THE ABOVE, WILL ACCOUNT FOR THE REQUIRED OPEN SPACE. DEVELOPMENTS SHALL BE DESIGNED TO ENHANCE PEDESTRIAN ACTIVITY. PLANS SUBMITTED FOR DEVELOPMENT REVIEW SHALL INCLUDE ANALYSIS OF PROPOSED LANDSCAPING TO ASCERTAIN COMPLIANCE WITH LVMC 19.10.060 (E).

REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

TITLE: LANDSCAPE PLAN

PROJECT: DEER SPRINGS - DURANGO
CITY OF LAS VEGAS, NEVADA

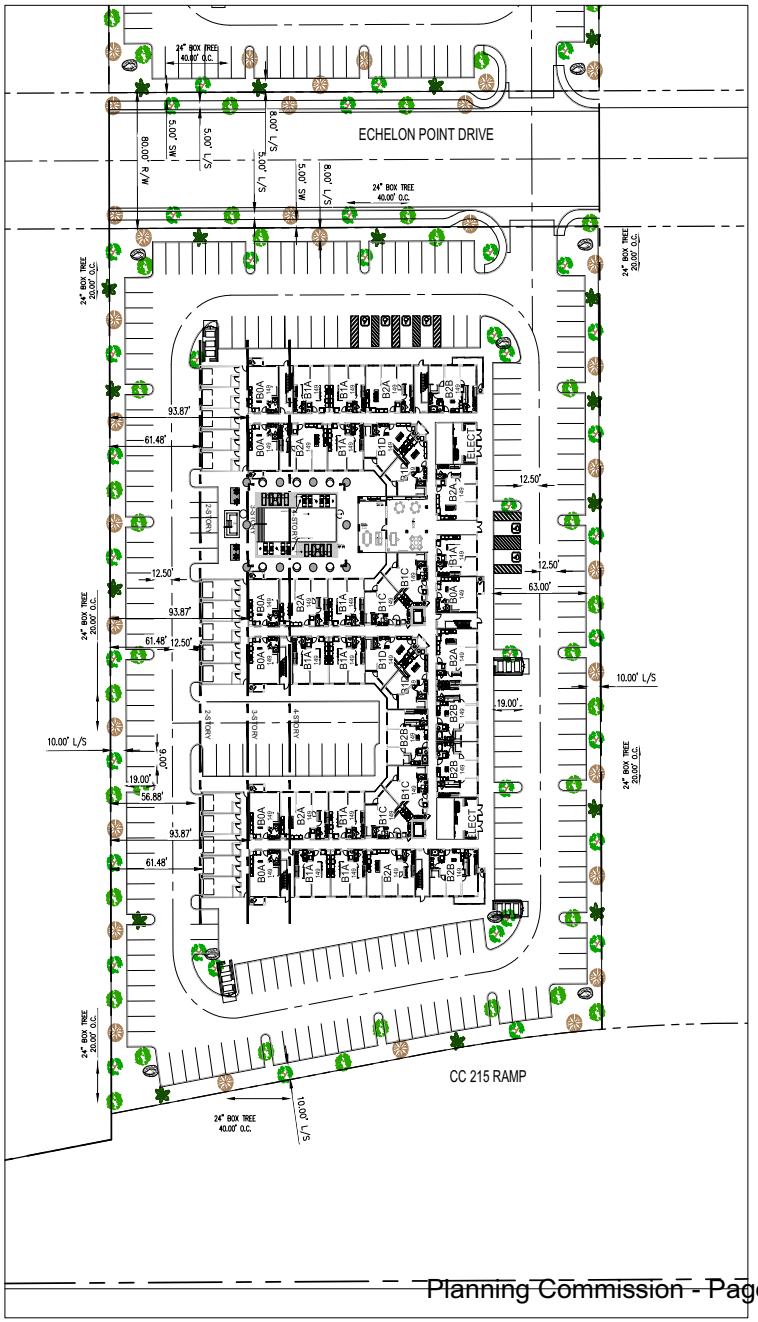
Impulse
Civil Engineering & Planning
CIVIL ENGINEERS • PLANNERS
7985 WEST ARVILLE DRIVE, SUITE 210
LAS VEGAS, NEVADA 89130
PHONE (702) 876-0720
FAX (702) 876-0635

W.O. # : 407-1946
BY : SLM
DATE : 6/5/2019
SCALE : 1"=60'

SHEET 1 OF 1 SHEETS

PRJ-76906
07/29/19

File: P:\Ovation\Ovation\MISC\Deer Springs - Durango\site plan\LANDSCAPE PLAN.dwg Sheet Layout1 Date: 02-Jul-19 11:06:08am



PLANT LEGEND

5 GALLON SHRUBS:	
5 GAL. DEER GRASS	40
5 GAL. FEATHERY CASSIA	40
5 GAL. DWARF MOCK ORANGE	40
5 GAL. PINK LADY	40
5 GAL. RUBY FOUNTAIN GRASS	40
5 GAL. YELLOW BELLS	40
(NOT SHOWN FOR CLARITY)	
24 INCH BOX TREES:	
CHILTALPA	71
RIO GRANDE ASH	61
PURPLE ROBE	60
20' WASHINGTONIA ROBUSTA	31
EXISTING TREES	
BOULDER	13

OVATION

OVATION DEVELOPMENT
6021 SOUTH APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
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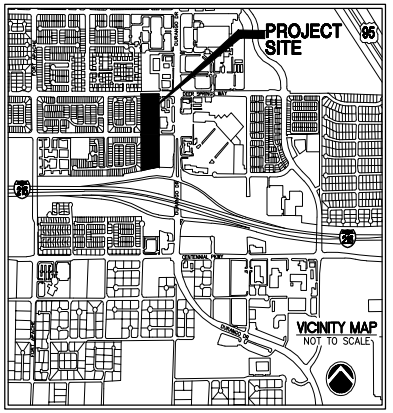

LANDSCAPE AND IRRIGATION NOTES

1. LANDSCAPE AND PLANT MATERIAL IN ALL AREAS WILL BE SELECTED FROM THE APPROVED PLANT LIST.
2. THE PERIMETER SHALL CONSIST OF A MINIMUM OF ONE 24" BOX TREE FOR EVERY 20 LINEAR FEET OF LANDSCAPE BUFFER AND 30 LINEAR FEET ADJACENT TO COMMERCIAL.
3. PERIMETER BUFFFER SHALL INCLUDE (4) 5-GALLON SHRUBS (MINIMUM) FOR EVERY TREE.
4. PERIMETER TREE PLANTING SHALL BE SUPPLEMENTED WITH GROUND COVER CONSISTING OF DECOMPOSED GRANITE OR ROCK MULCH.
5. AN AUTOMATIC IRRIGATION SYSTEM MUST BE PROVIDED TO ALL PLANTING AREAS AND PLANT MATERIAL.
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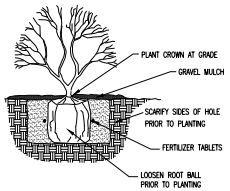
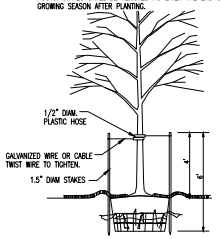
9. OWNERS SHALL CAUSE DEAD OR DYING PLANT MATERIALS TO BE REPLACED WITHIN 30 DAYS, WITH SUCH REPLACEMENTS TO MATCH THE MATURE SIZE AND CALIBER OF SURROUNDING PLANT MATERIALS.



SCHRUB DETAIL

NOT TO SCALE

1. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
2. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
3. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5".
5. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.



TREE STAKING DETAIL

NOT TO SCALE

LANDSCAPING PER TOWN CENTER DEVELOPMENT STANDARDS

1. STREET TREES SHALL BE PLANTED ALONG EVERY STREET WITHIN TOWN CENTER AND SHALL BE INCLUDED IN ALL PLANS FOR STREET IMPROVEMENTS IN ACCORDANCE WITH THE TOWN CENTER STREET HIERARCHY.
2. FOUR TYPES OF TREES SHALL BE USED IN COMBINATION THROUGHOUT TOWN CENTER PERIMETER LANDSCAPE BUFFER AREAS:
   - 2.1. PALM TREE: WASHINGTON ROBUSTA HYBRID (MEXICAN FAN PALM) AT LEAST 25 FEET IN HEIGHT AT TIME OF INSTALLATION
   - 2.2. SHADE TREE: FRAXINUS VELUTINA RIO GRANDE (RIO GRANDE ASH) AT LEAST 36 INCH BOX OR GREATER IN SIZE, WITH A MINIMUM THREE INCH CALIPER DIAMTER AT SIX INCHES ABOVE GRADE AT TIME OF INSTALLATION.
   - 2.3. ACCENT TREE:CHITALPA TASHKENTENSIS (CHITALPA) AT LEAST 36 INCH BOX OR GREATER IN SIZE, WITH A MINIMUM THREE INCH CALIPER DIAMETER AT SIX INCHES ABOVE GRADE AT TIME OF INSTALLATION.
   - 2.4. FLOWERING TREE: ROBINIA AMBIGUA "PURPLE ROBE" (PURPLE ROBE LOCUST) AT LEAST 36 INCH BOX OR GREATER IN SIZE, WITH A MINIMUM THREE INCH CALIPER DIAMETER AT SIX INCHES ABOVE GRADE AT TIME OF INSTALLATION.
3. INTERNAL LANDSCAPED AREAS MAY HAVE ANY TREE TYPE AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN FOR THE SITE PROVIDED THEY ARE CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.
4. TO DETERMINE THE REQUIRED THEME AND PLANTING RHYTHM ALONG A PARTICULAR STREET, REFER TO THE STREETSCAPE DESIGN STANDARDS.
5. REQUIRED STREET TREES SHALL BE PLANTED WITHIN THE AMENITY ZONE AND REGULARLY SPACED. A TREE GRATE MEASURING FOUR FEET SQUARE MAY BE INSTALLED AT THE BASE OF EACH TREE WITHIN THE URBAN CENTER AND MAIN STREET MIXED USE DISTRICTS ONLY. ALL TREES WITHIN THE AMENITY ZONES, OF THESE DISTRICTS, EXCEPT ALONG THOSE PORTIONS OF ELKHORN ROAD, DURANGO DRIVE, AND THE LOOP AND FRONTAGE ROADS, WILL HAVE THE STANDARD DECORATIVE CAST IRON GRATES ILLUSTRATED IN FIGURE 13, AS SPECIFIED BY THE CITY'S PUBLIC WORKS REQUIREMENTS.
6. SIDEWALKS MAY NOT BE BUILT ON THE SIDE OF ANY STREET THAT IS DIRECTLY ADJACENT TO A FREEWAY. NO DEVELOPMENT WILL OCCUR IN BETWEEN THE STREET AND THE FREEWAY. HOWEVER, A LANDSCAPE TRAIL SHALL BE INSTALLED IN LIEU OF THE SIDEWALK.
7. MAINTENANCE OF MEDIANS, AMENITY ZONES AND LANDSCAPED TRAILS SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS, DEVELOPERS, ASSOCIATIONS, OR SIMILAR ORGANIZATIONS, OR BY OTHER METHODS AS APPROVED BY THE CITY UNTIL SUCH TIME THE CITY ELECTS TO ASSUME MAINTENANCE RESPONSIBILITY. THE ADJACENT PROPERTY OWNERS, DEVELOPERS, ASSOCIATIONS OR SIMILAR ORGANIZATIONS SHALL SIGN AGREEMENTS BETWEEN THEMSELVES AND THE CITY FOR THE PURPOSE OF MAINTAINING THE MEDIANS AND AMENITY ZONES IN TOWN CENTER.
8. LANDSCAPED ISLAND AND TREE REQUIREMENTS:
   - 8.1. PARKING AREAS SHALL PROVIDE A MINIMUM OF ONE 24-INCH BOX SIZE TREE DECIDUOUS OR EVERGREEN SHADE TREE FOR EVERY SIX UNCOVERED PARKING SPACES, OR FRACTION THEREOF, AND BE LOCATED IN PLANTERS DESCRIBED BELOW. THIS REQUIREMENT IS IN ADDITIONAL TO ALL OTHER REQUIRED LANDSCAPING TREES.
   - 8.2. LANDSCAPE ISLAND ARE REQUIRED AT THE END OF ALL PARKING ROWS AND SHALL PROVIDE ONE 24-INCH BOX SHADE TREE PER ISLAND PAIRS. ONLY HALF OF THE TREES PROVIDED AT SUCH ISLANDS CAN BE COUNTED TOWARD THE MINIMUM TREE REQUIREMENT PER PARKING SPACE.
9. OPEN AIR COURTYARDS, PLAZAS, OPEN SPACE, PATIOS AND GATHERING PLACES, TOGETHER WITH PUBLIC AMENITIES SUCH AS FOUNTAINS, ARBORS, ARCADES, CLOISTERS AND LANDSCAPED CORRIDORS, PATHS OR LANES, WILL BE REQUIRED OF ALL PROJECTS. COMBINATION OF SUCH FEATURES WILL SATISFY, IN PART, THE 20 PERCENT OPEN SPACE REQUIREMENT IN LVMC 19.10.060 (E). THE PARKING LOT LANDSCAPING, LANDSCAPED AREAS, BUFFERS AND LANDSCAPING IN SETBACK AREAS, TOGETHER WITH THE ABOVE, WILL ACCOUNT FOR THE REQUIRED OPEN SPACE. DEVELOPMENTS SHALL BE DESIGNED TO ENHANCE PEDESTRIAN ACTIVITY. PLANS SUBMITTED FOR DEVELOPMENT REVIEW SHALL INCLUDE ANALYSIS OF PROPOSED LANDSCAPING TO ASCERTAIN COMPLIANCE WITH LVMC 19.10.060 (E).

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

TITLE: LANDSCAPE PLAN

PROJECT: DEER SPRINGS - DURANGO
CITY OF LAS VEGAS, NEVADA

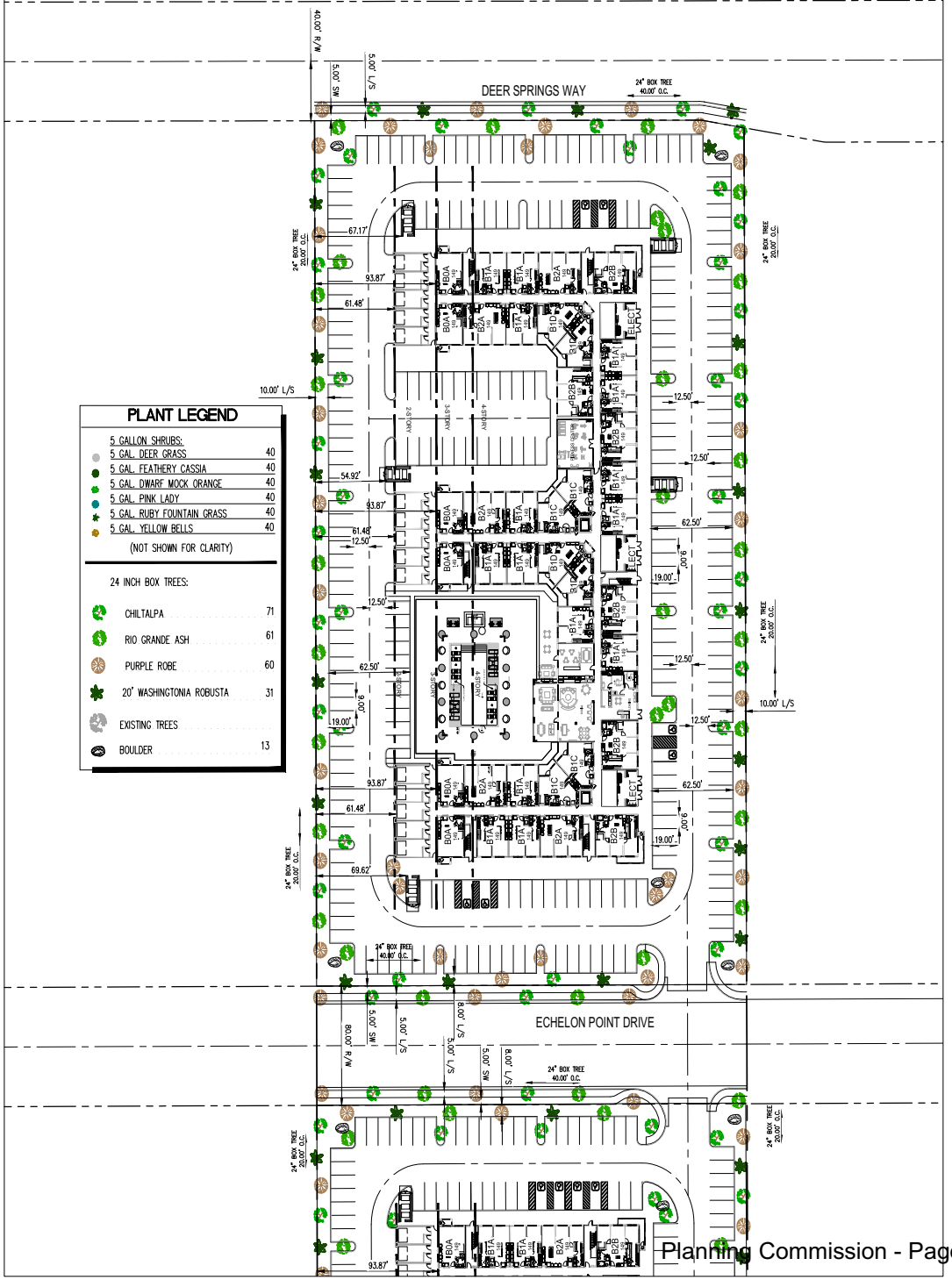
Impulse
Civil Engineering & Planning
CIVIL ENGINEERS • PLANNERS
7985 WEST ALTA DRIVE, SUITE 200
LAS VEGAS, NEVADA 89130
PHONE (702) 875-0720
FAX (702) 804-0935

W.O. # :	W.O. #07-1946
BY :	SLM
DATE :	6/5/2019
SCALE :	1"=40'

SHEET 1 OF 1 SHEETS

PRJ-76906
07/29/19

File: P:\Clients\Ovation\MISC\Deer Springs - Durango\Site plan\LANDSCAPE PLAN.dwg Sheet: south Date: 26-Jun-19 6:42:14pm



PLANT LEGEND

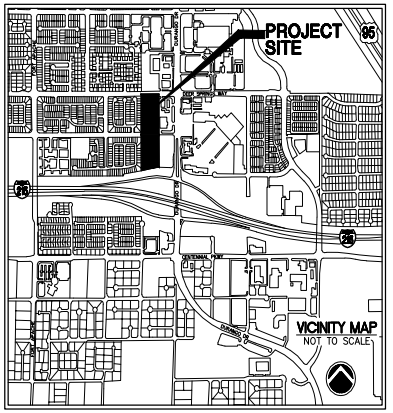
5 GALLON SHRUBS:	
5 GAL. DEER GRASS	40
5 GAL. FEATHERY CASSIA	40
5 GAL. DWARF MOCK ORANGE	40
5 GAL. PINK LADY	40
5 GAL. RUBY FOUNTAIN GRASS	40
5 GAL. YELLOW BELLS	40
(NOT SHOWN FOR CLARITY)	
24 INCH BOX TREES:	
CHILTALPA	71
RIO GRANDE ASH	61
PURPLE ROBE	60
20' WASHINGTONIA ROBUSTA	31
EXISTING TREES	
BOULDER	13

OVATION

OVATION DEVELOPMENT
6021 SOUTH APACHE ROAD, #100
LAS VEGAS, NEVADA 89148

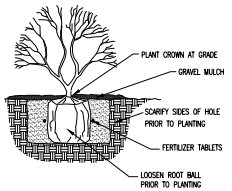
LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- CURB & GUTTER
- LOW WALL W/ W.I. FENCE
- WROUGHT IRON FENCE
- 6' DECORATIVE WALL
- TRASH ENCLOSURE
- COVERED PARKING



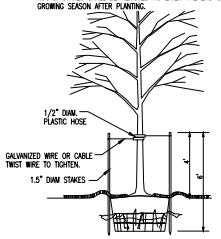
LANDSCAPE AND IRRIGATION NOTES

1. LANDSCAPE AND PLANT MATERIAL IN ALL AREAS WILL BE SELECTED FROM THE APPROVED PLANT LIST.
2. THE PERIMETER SHALL CONSIST OF A MINIMUM OF ONE 24" BOX TREE FOR EVERY 20 LINEAR FEET OF LANDSCAPE BUFFER AND 30 LINEAR FEET ADJACENT TO COMMERCIAL.
3. PERIMETER BUFFFER SHALL INCLUDE (4) 5-GALLON SHRUBS (MINIMUM) FOR EVERY TREE.
4. PERIMETER TREE PLANTING SHALL BE SUPPLEMENTED WITH GROUND COVER CONSISTING OF DECOMPOSED GRANITE OR ROCK MULCH.
5. AN AUTOMATIC IRRIGATION SYSTEM MUST BE PROVIDED TO ALL PLANTING AREAS AND PLANT MATERIAL.
6. IRRIGATION SYSTEM WILL BE INSTALLED SIMULTANEOUSLY WITH PLANT MATERIALS AND MONITORED AND REPAIRED AS NECESSARY.
7. A MINIMUM OF 8 EMITTERS SHALL BE INSTALLED FOR EACH TREE.
8. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD ORDER, AND SHALL RECEIVE ACCEPTABLE LEVELS OF PROFESSIONAL MAINTENANCE PER INDUSTRY STANDARDS,INCLUDING IRRIGATION CONTROLS, FERTILIZER, STAKING, AND PRUNING, AS NECESSARY.
9. OWNERS SHALL CAUSE DEAD OR DYING PLANT MATERIALS TO BE REPLACED WITHIN 30 DAYS, WITH SUCH REPLACEMENTS TO MATCH THE MATURE SIZE AND CALIBER OF SURROUNDING PLANT MATERIALS.



SCHRUB DETAIL
NOT TO SCALE

1. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
2. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
3. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5".
5. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.



TREE STAKING DETAIL
NOT TO SCALE

LANDSCAPING PER TOWN CENTER DEVELOPMENT STANDARDS

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GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REV	REVISION DESCRIPTION	SHEETS	APP BY	APP DATE

TITLE: LANDSCAPE PLAN

PROJECT: DEER SPRINGS - DURANGO
CITY OF LAS VEGAS, NEVADA

Impulse
Civil Engineering & Planning
CIVIL ENGINEERS • PLANNERS
7985 WEST ARBIE DRIVE, SUITE 210
LAS VEGAS, NEVADA 89130
PHONE (702) 875-0720
FAX (702) 876-1635

W.O. # :	5LM
BY :	W.O. #07-1946
DATE :	6/5/2019
SCALE :	1"=40'

SHEET 1 OF 1 SHEETS

PRJ-76906
07/29/19

File: P:\Clients\Ovation\MISC\Deer Springs - Durango\site plan\LANDSCAPE PLAN.dwg Sheet: north Date: 26-Jul-19 6:42:47pm



A BUILDING 1 - EAST FACING ELEVATION
SCALE: 1/16" = 1'-0"



B BUILDING 1 - NORTH FACING ELEVATION
SCALE: 1/16" = 1'-0"



C BUILDING 1 - SOUTH FACING ELEVATION
SCALE: 1/16" = 1'-0"



D BUILDING 1 - WEST FACING ELEVATION
SCALE: 1/16" = 1'-0"

PRJ-76906
07/29/19

OVATION
DEER SPRINGS DURANGO APARTMENTS
Deer Springs and Durango
Las Vegas, Nevada

NO.	DATE	REVISIONS DESCRIPTION

The construction drawings, and all of its elements contained therein, are and shall remain the property of the architect and shall not be used in connection with any work other than the specific project for which they have been prepared without the written permission of the architect.

CONCEPTUAL DESIGN
868DSD
project number
JUNE 26, 2019
date
DLR
drawn
checked
CONCEPTUAL DESIGN

BUILDING 1
EXTERIOR
ELEVATIONS
A3.1



A BUILDING 2 - EAST FACING ELEVATION

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



B BUILDING 2 - NORTH FACING ELEVATION

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



C BUILDING 2 - SOUTH FACING ELEVATION

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



D BUILDING 1 - WEST FACING ELEVATION

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

OVATION

DEER SPRINGS DURANGO APARTMENTS

Deer Springs and Durango

Las Vegas, Nevada

NO.	DATE	REVISIONS	DESCRIPTION

CONCEPTUAL DESIGN

868DSD
project number

JUNE 26, 2019
date

DLR
drawn

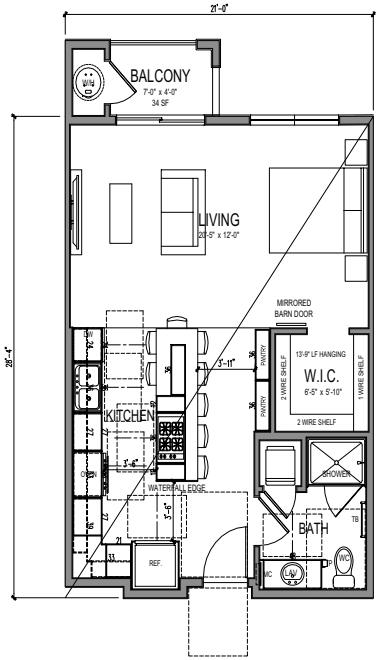
checked

CONCEPTUAL DESIGN

PRJ-76906
07/29/19

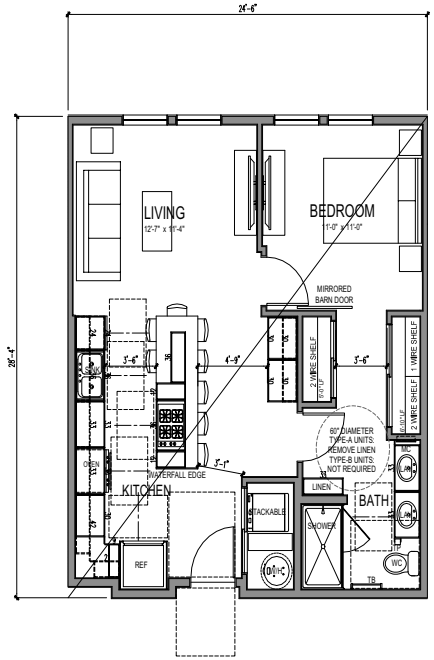
BUILDING 2 EXTERIOR ELEVATIONS

A3.2



A PLAN 0A - 590 SF

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



B PLAN 1A - 690 SF

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

OVATION

DEER SPRINGS DURANGO APARTMENTS

Deer Springs and Durango
Las Vegas, Nevada

NO.	date	description
		REVISIONS

CONCEPTUAL DESIGN

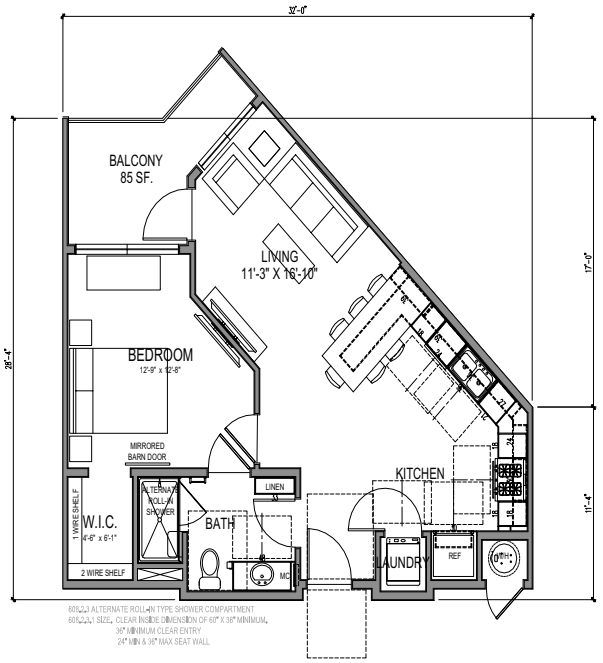
project number: 868D5D
date: JUNE 26, 2019
drawn: DLR
checked:

CONCEPTUAL DESIGN

PRJ-76906
07/29/19

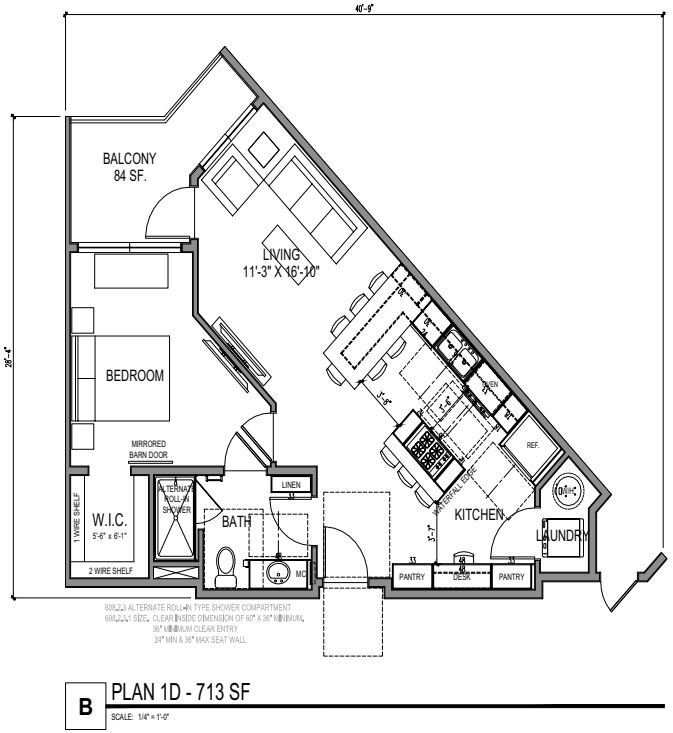
UNIT PLANS
PLAN 0A & 1A
BUILDING 1 & 2

A0.1a



A PLAN 1C - 682 SF

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



B PLAN 1D - 713 SF

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

OVATION

DEER SPRINGS DURANGO APARTMENTS

Deer Springs and Durango
Las Vegas, Nevada

NO.	DATE	DESCRIPTION
		REVISIONS

CONCEPTUAL DESIGN

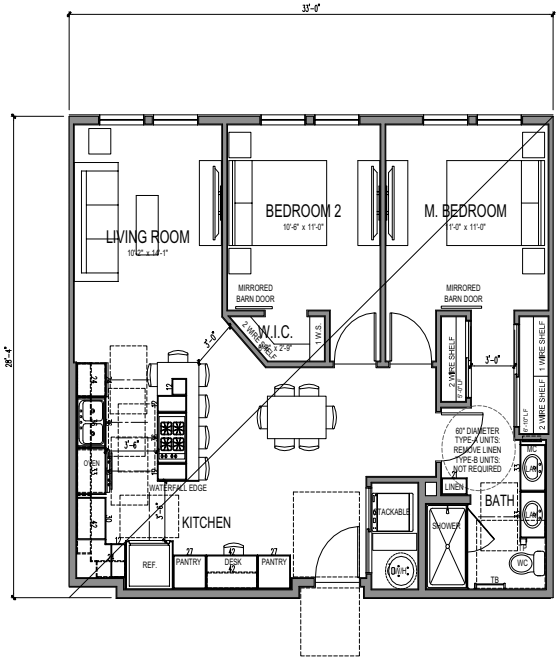
project number 868D5D
date JUNE 26, 2019
drawn DLR
checked

CONCEPTUAL DESIGN

PRJ-76906
07/29/19

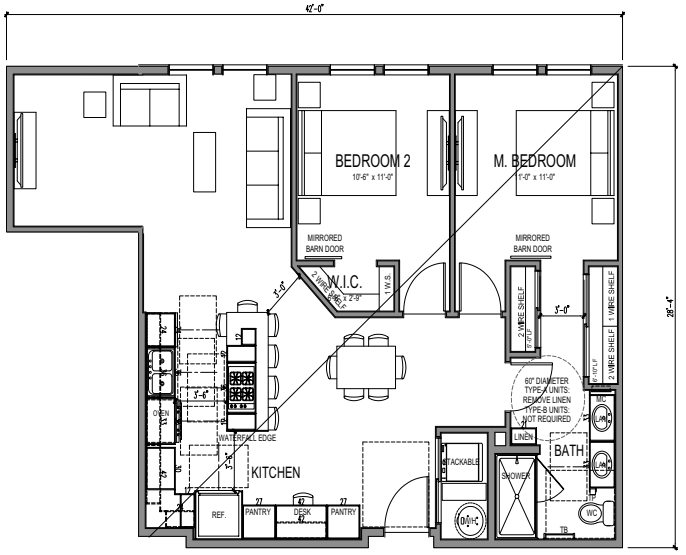
UNIT PLANS
PLAN 1C & 1D
BUILDING 1 & 2

A0.1b



A PLAN 2A - 930 SF

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



B PLAN 2AE - 1,018 SF

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

OVATION

DEER SPRINGS DURANGO APARTMENTS

Deer Springs and Durango
Las Vegas, Nevada

NO.	date	description
		REVISIONS

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CONCEPTUAL DESIGN

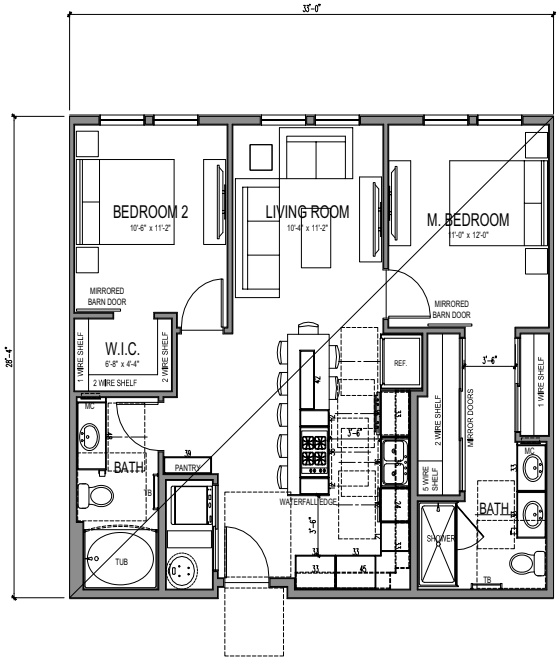
8.6.8DSD
project number
JUNE 26, 2019
date
DLR
drawn
checked

CONCEPTUAL DESIGN

PRJ-76906
07/29/19

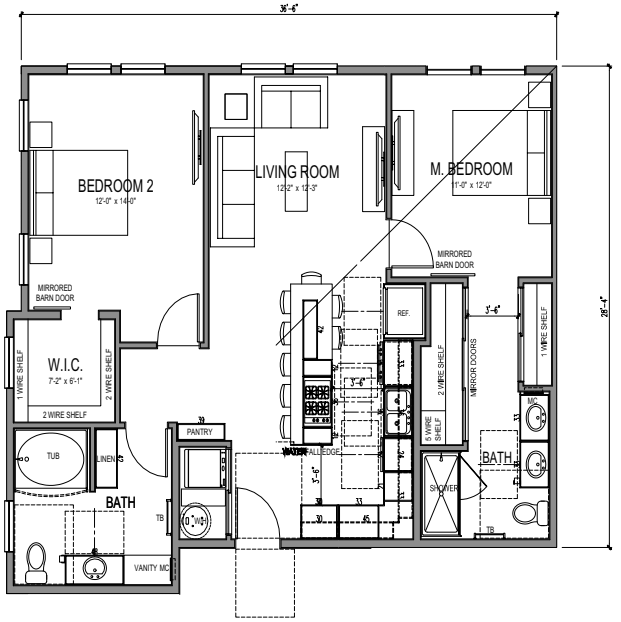
UNIT PLANS
PLAN B2A & B2AE
BUILDING 1 & 2

A0.2a



A PLAN 2B - 932 SF

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



B PLAN 2C - 1,080 SF

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

OVATION

DEER SPRINGS DURANGO APARTMENTS

Deer Springs and Durango

Las Vegas, Nevada

NO.	date	description
		REVISIONS

CONCEPTUAL DESIGN

project number 868DSD

date JUNE 26, 2019

drawn DLR

checked

CONCEPTUAL DESIGN

PRJ-76906

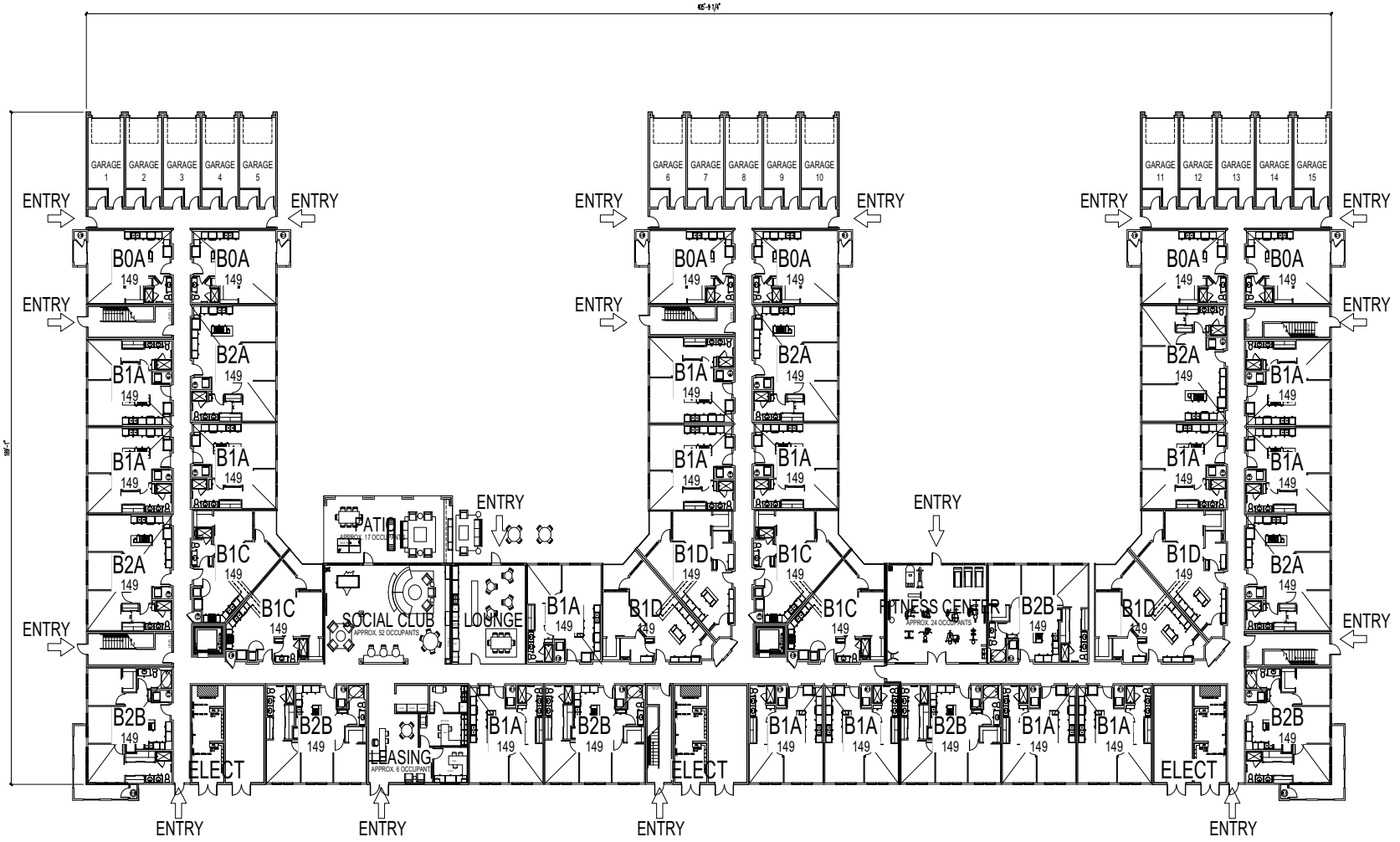
07/29/19

UNIT PLAN

PLAN B2C & B2D

BUILDING 1 & 2

A0.2b



OVATION
DEER SPRINGS DURANGO APARTMENTS
Deer Springs and Durango
Las Vegas, Nevada

NO.	DATE	REVISIONS DESCRIPTION

CONCEPTUAL DESIGN

868DSD
project number
JUNE 26, 2019
date
DJR
drawn
checked

CONCEPTUAL DESIGN

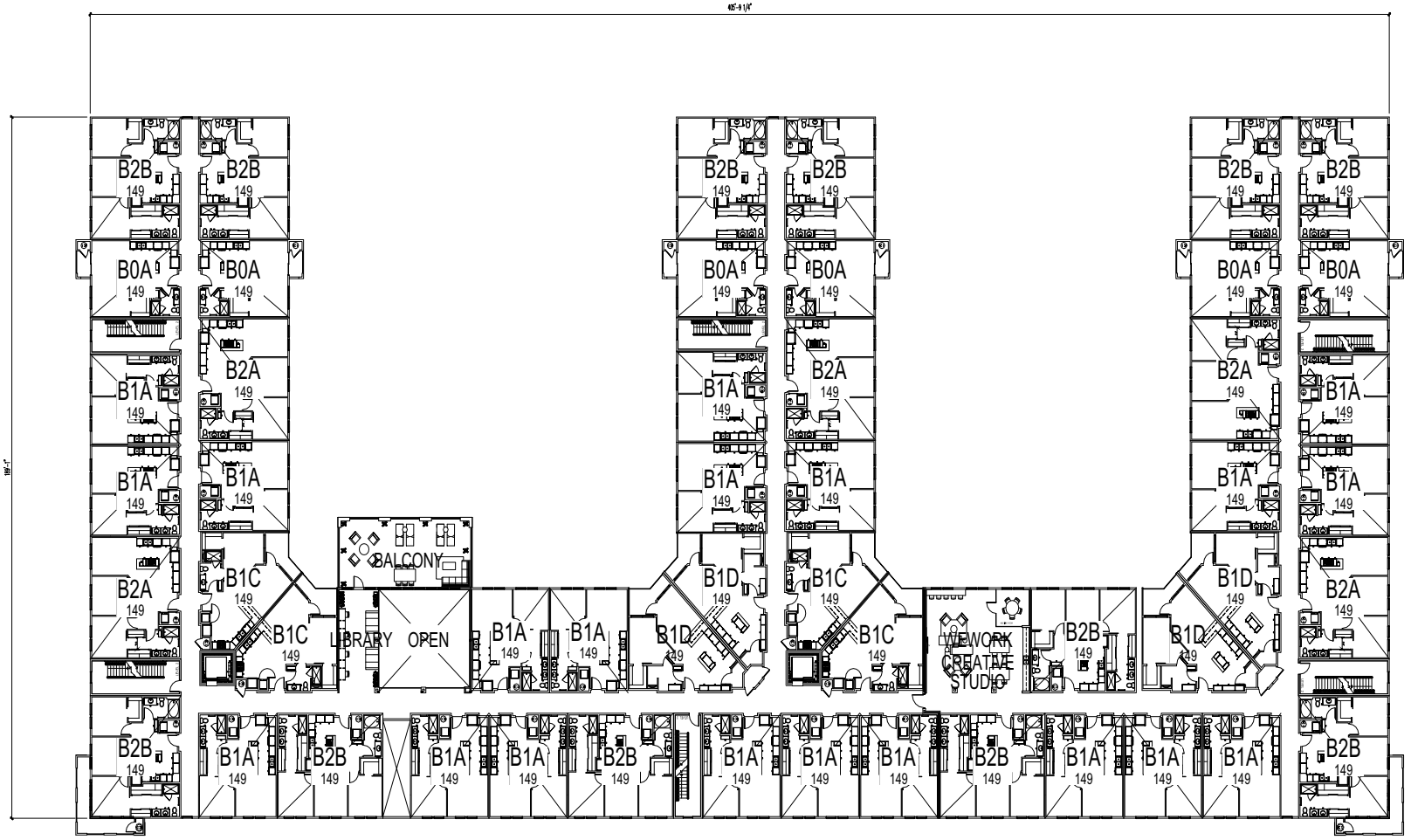
BUILDING-1
OVERALL PLAN
LEVEL-1

A1.1a

GRAPHIC SCALE
16' 0 8' 16' 32'
(IN FEET)
1 inch = 16' ft.

PRJ 76906
07/29/19

1A BUILDING 1, OVERALL BUILDING PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"



1B BUILDING 1, OVERALL BUILDING PLAN - LEVEL 2
SCALE: 1/16" = 1'-0"

GRAPHIC SCALE
16' 0 8' 16' 32'
(IN FEET)
1 inch = 16' ft.

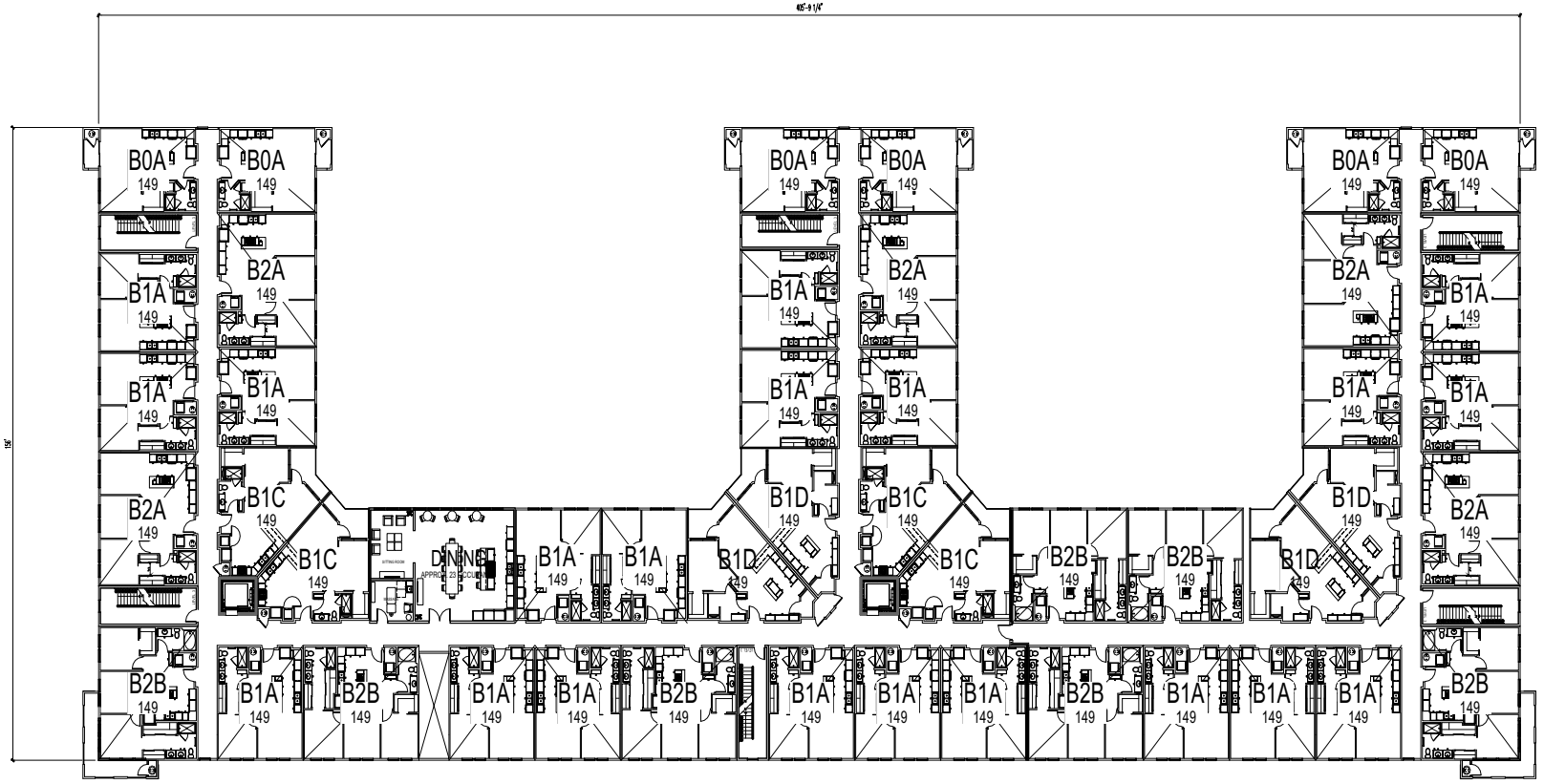
PRJ# 76906
07/29/19

OVATION
DEER SPRINGS DURANGO APARTMENTS
Deer Springs and Durango
Las Vegas, Nevada

NO.	DATE	REVISIONS	DESCRIPTION

CONCEPTUAL DESIGN
868DSD
project number
JUNE 26, 2019
date
DLR
drawn
checked
CONCEPTUAL DESIGN

BUILDING-1
OVERALL PLAN
LEVEL 2
A1.1b



1C BUILDING 1, OVERALL BUILDING PLAN - LEVEL 3

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

GRAPHIC SCALE

16' 0 8' 16' 32'

(IN FEET)
1 inch = 16' ft.

PRJ-76906
07/29/19

OVATION

DEER SPRINGS DURANGO APARTMENTS

Deer Springs and Durango
Las Vegas, Nevada

The contractor shall check and verify all dimensions and report all errors and omissions to the Architect prior to commencing work. These drawings are not to be scaled.

no.	date	REVISIONS description

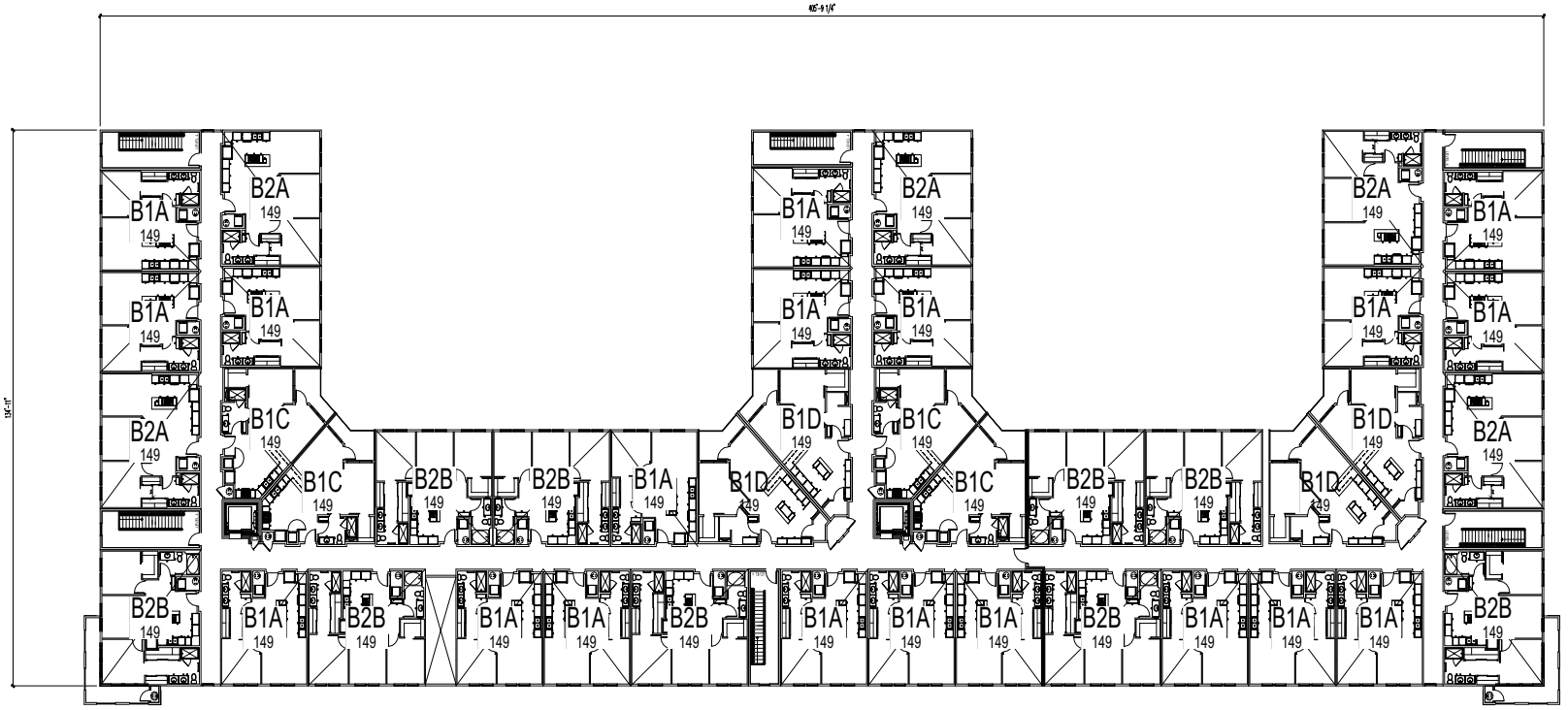
CONCEPTUAL DESIGN

868DSD
project number
JUNE 26, 2019
date
DLR
drawn
checked

CONCEPTUAL DESIGN

BUILDING-1
OVERALL PLAN
LEVEL 3

A1.1c



1D BUILDING 1, OVERALL BUILDING PLAN - LEVEL 4
SCALE: 1/16" = 1'-0"

GRAPHIC SCALE
16' 0 8' 16' 32'
(IN FEET)
1 inch = 16' ft.

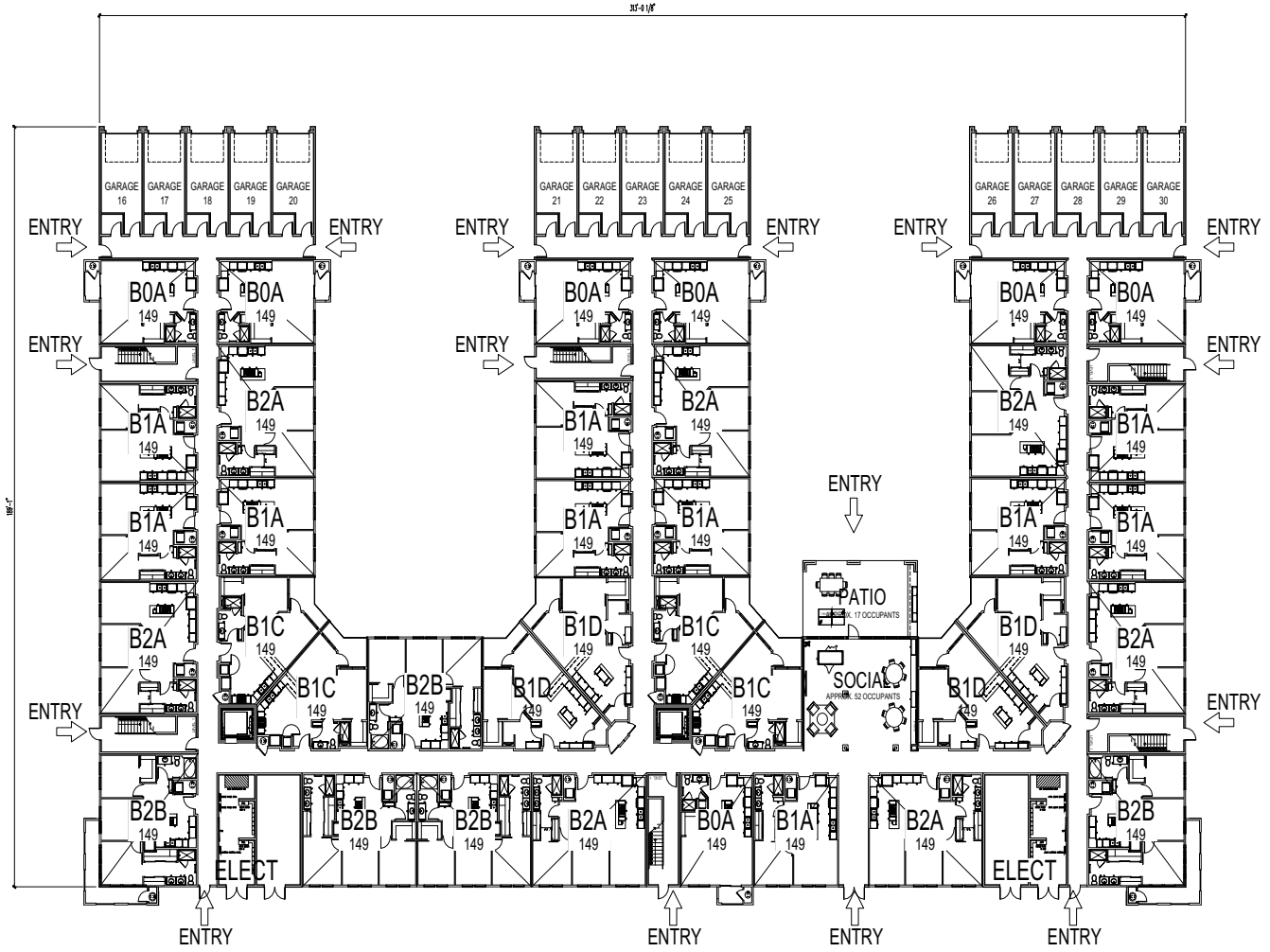
PRJ 76906
07/29/19

OVATION
DEER SPRINGS DURANGO APARTMENTS
Deer Springs and Durango
Las Vegas, Nevada

NO.	DATE	REVISIONS DESCRIPTION

CONCEPTUAL DESIGN
868DSD project number
JUNE 26, 2019 date
DLR drawn
checked
CONCEPTUAL DESIGN

BUILDING-1 OVERALL PLAN LEVEL 4
A1.1d



GRAPHIC SCALE

16' 0 8' 16' 32'

(IN FEET)
1 inch = 16' ft.

PRJ-76906
07/29/19

2A BUILDING 2, OVERALL BUILDING PLAN - LEVEL 1

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

OVATION

DEER SPRINGS DURANGO APARTMENTS

Deer Springs and Durango
Las Vegas, Nevada

no.	date	description

REVISIONS

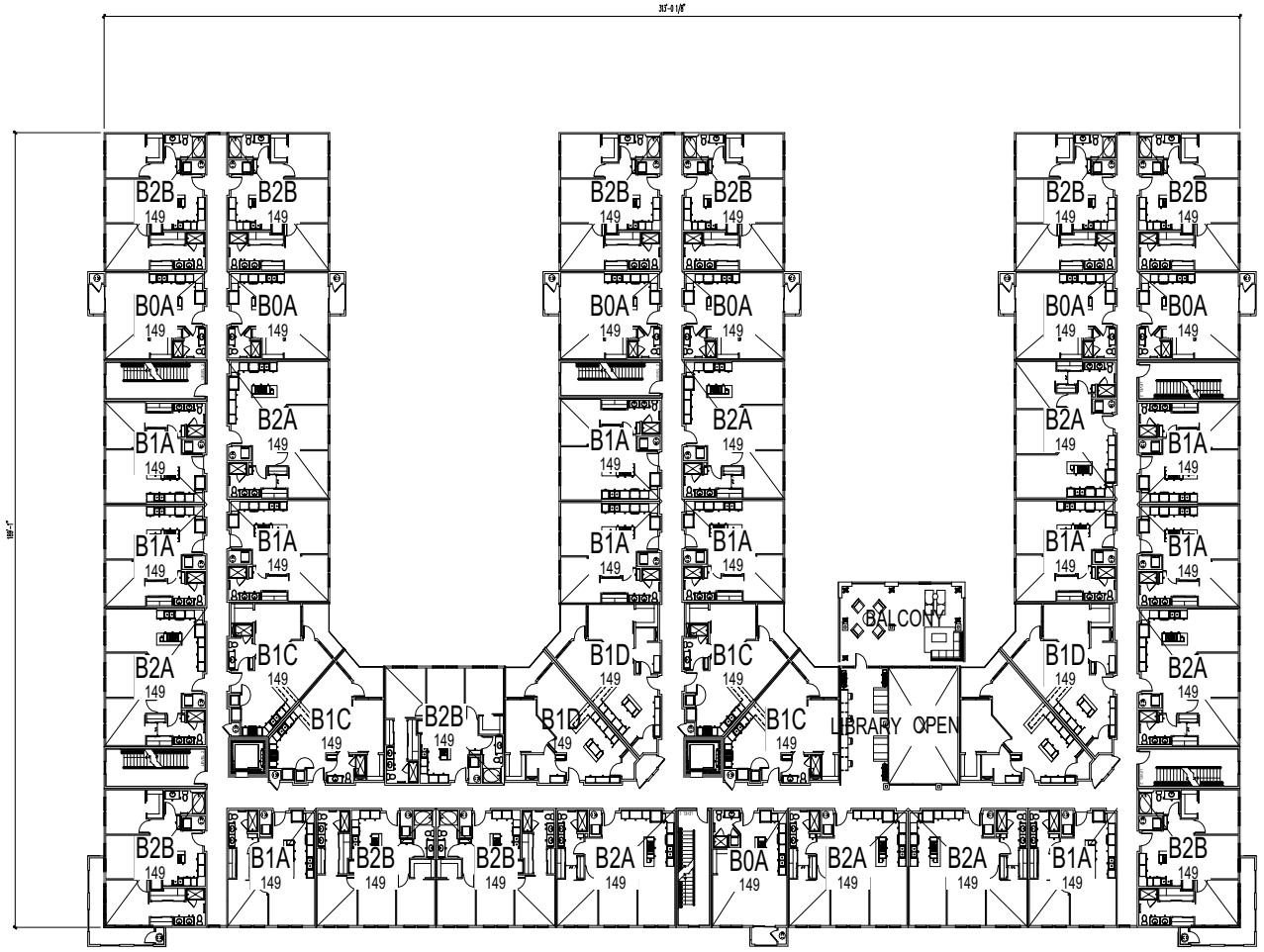
CONCEPTUAL DESIGN

868DSD
project number
JUNE 26, 2019
date
DLR
drawn
checked

CONCEPTUAL DESIGN

BUILDING-2
OVERALL PLAN
LEVEL 1

A1.2a



2B BUILDING 2, OVERALL BUILDING PLAN - LEVEL 2

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

GRAPHIC SCALE

(IN FEET)

1 inch = 16' ft.

PRJ 76906
07/29/19

Planning Commission - Page 290

OVATION

DEER SPRINGS DURANGO APARTMENTS

Deer Springs and Durango

Las Vegas, Nevada

NO.	DATE	REVISIONS DESCRIPTION

CONCEPTUAL DESIGN

868DSD project number

JUNE 26, 2019 date

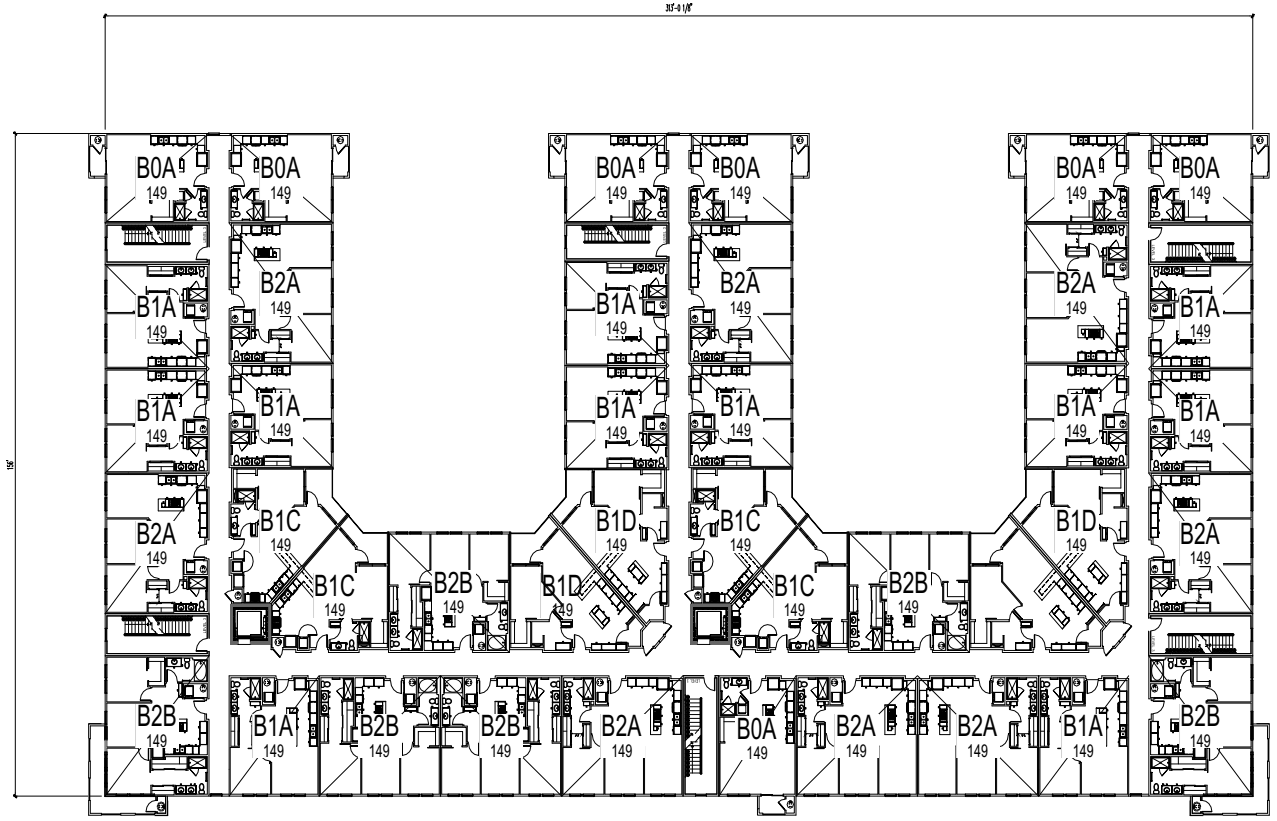
DJR drawn

checked

CONCEPTUAL DESIGN

BUILDING-2 OVERALL PLAN LEVEL 2

A1.2b



2C BUILDING 2, OVERALL BUILDING PLAN - LEVEL 3

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

GRAPHIC SCALE

16' 0 8' 16' 32'

(IN FEET)

1 inch = 16' ft.

PRJ 76906

07/29/19

OVATION

DEER SPRINGS DURANGO APARTMENTS

Deer Springs and Durango

Las Vegas, Nevada

NO.	DATE	REVISIONS DESCRIPTION

CONCEPTUAL DESIGN

868DSD project number

JUNE 26, 2019 date

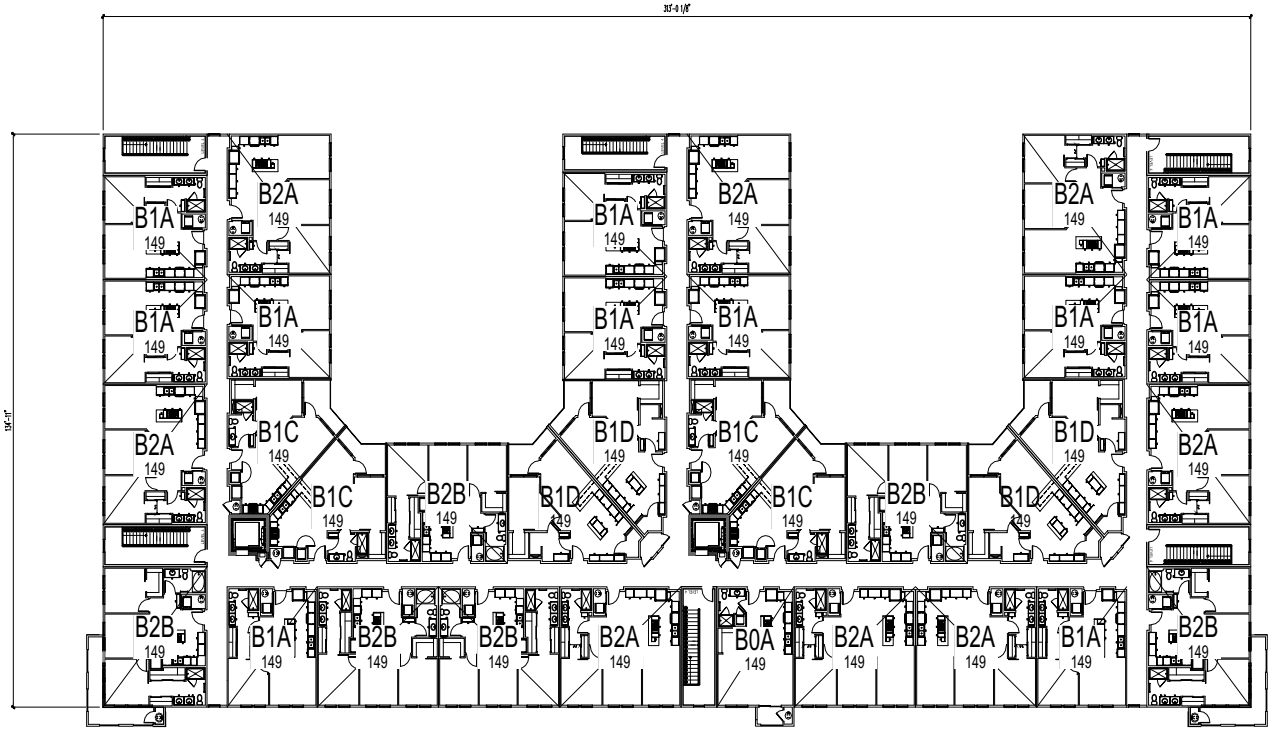
DLR drawn

checked

CONCEPTUAL DESIGN

BUILDING-2 OVERALL PLAN LEVEL 3

A1.2c



GRAPHIC SCALE

16' 0 8' 16' 32'

(IN FEET)
1 inch = 16' ft.

PRJ-76906
07/29/19

2D BUILDING 2, OVERALL BUILDING PLAN - LEVEL 4

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

OVATION

DEER SPRINGS DURANGO APARTMENTS

Deer Springs and Durango
Las Vegas, Nevada

no.	date	description

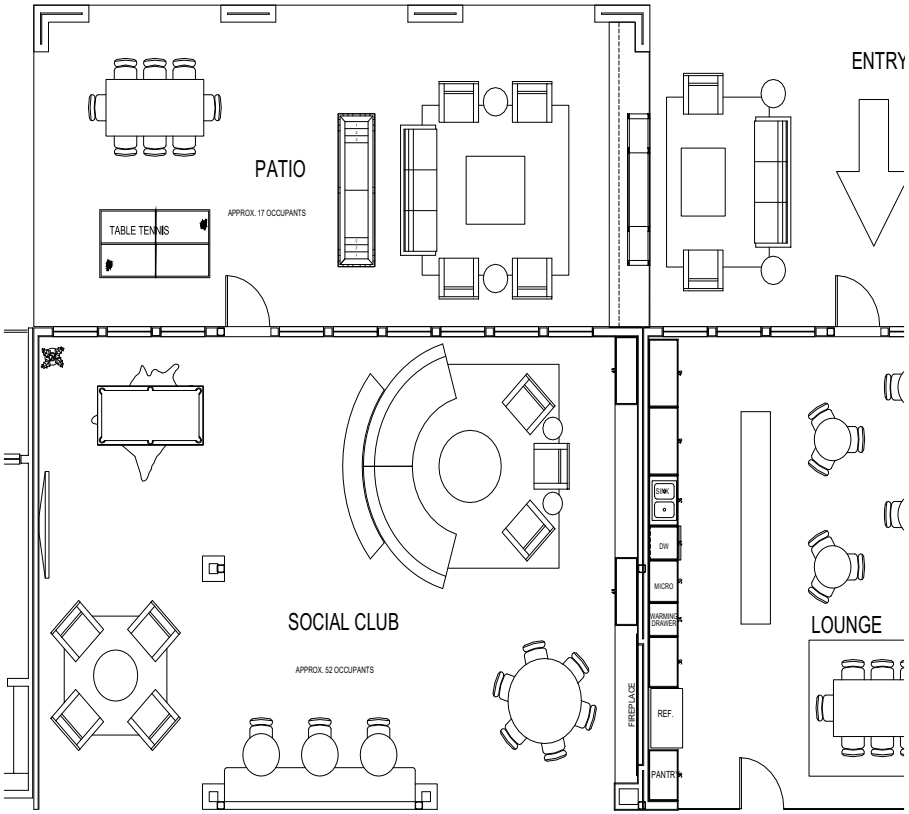
CONCEPTUAL DESIGN

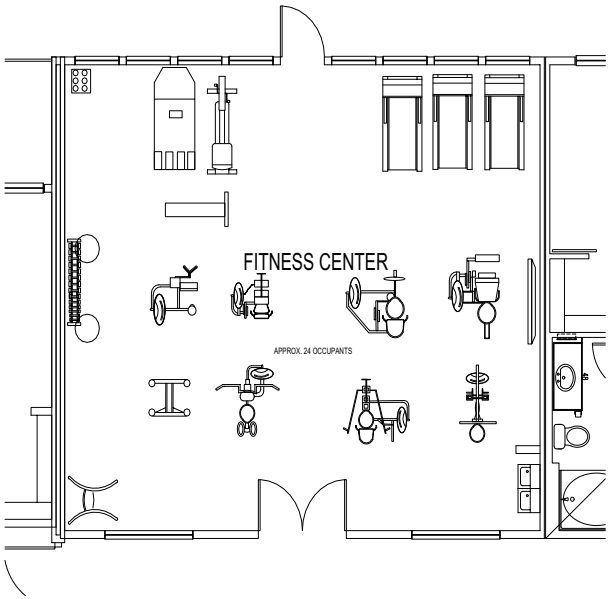
868DSD
project number
JUNE 26, 2019
date
DLR
drawn
checked

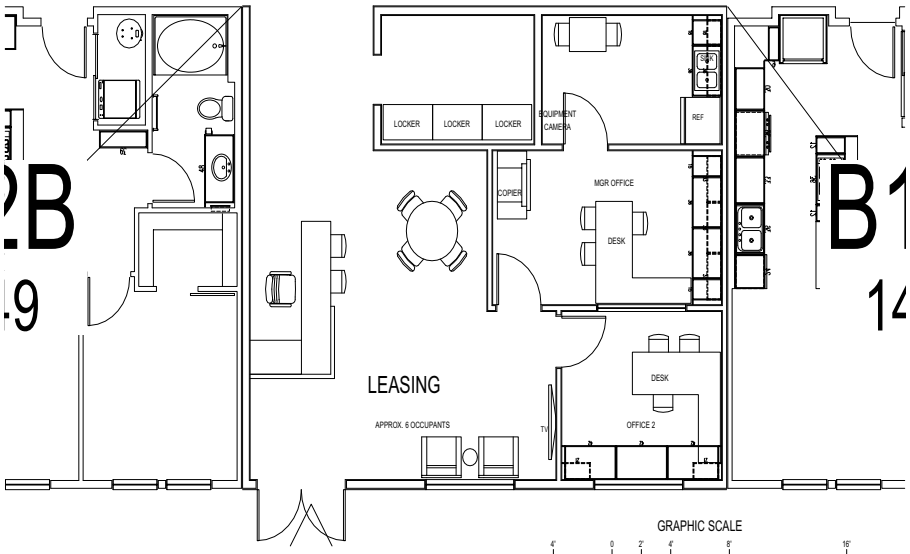
CONCEPTUAL DESIGN

BUILDING-2
OVERALL PLAN
LEVEL 4

A1.2d







GRAPHIC SCALE
4' 0 2' 4' 8' 16'
(IN FEET)
1 inch = 4' ft.

GRAPHIC SCALE
4' 0 2' 4' 8'
(IN FEET)
1 inch = 4' ft.

1A BUILDING 1, LEVEL 1 - LEASING, SOCIAL, BREAKFAST
SCALE: 1/4" = 1'-0"

1B BUILDING 1, LEVEL 1 - FITNESS CENTER
SCALE: 1/4" = 1'-0"

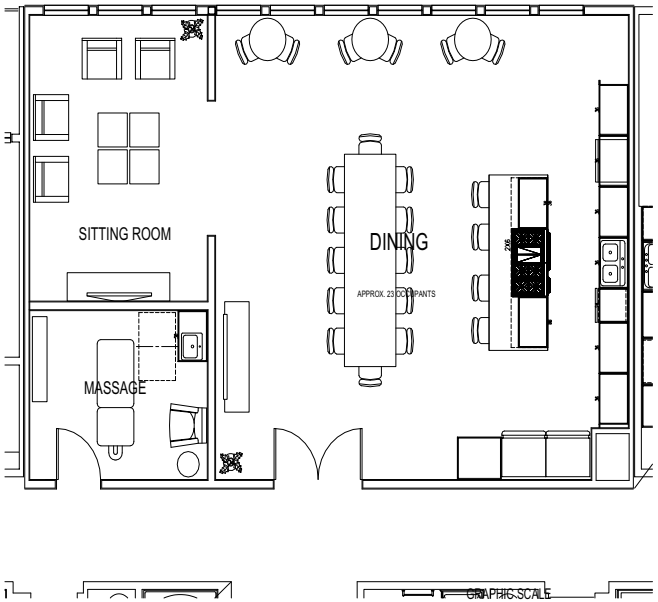
OVATION
DEER SPRINGS DURANGO APARTMENTS
Deer Springs and Durango
Las Vegas, Nevada

NO.	DATE	REVISIONS DESCRIPTION

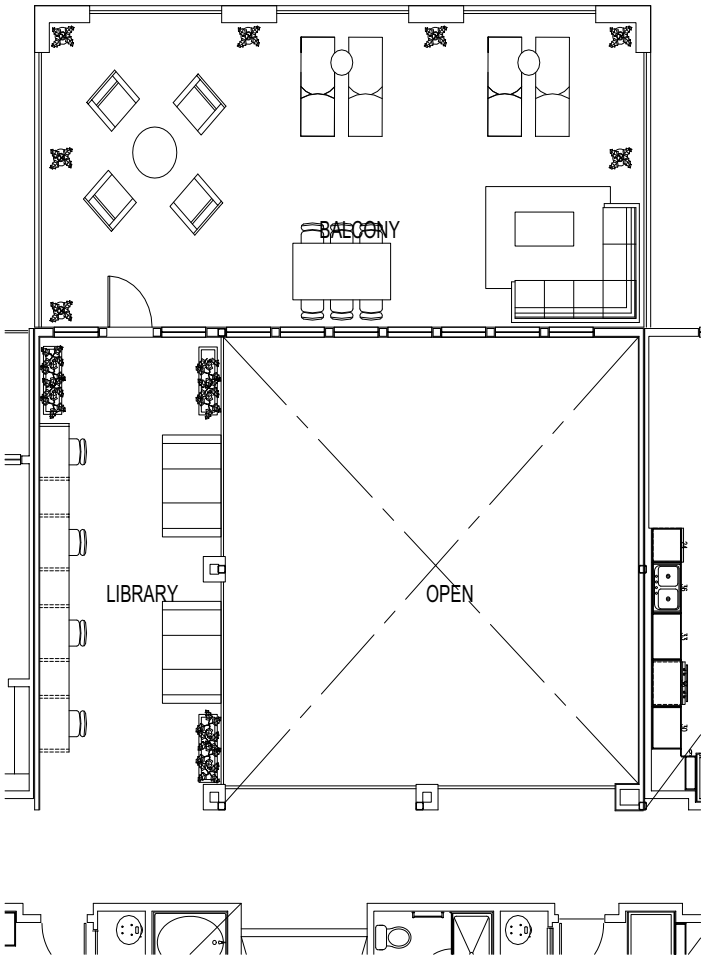
CONCEPTUAL DESIGN
868DSD
project number
JUNE 26, 2019
date
DLR
drawn
checked
CONCEPTUAL DESIGN

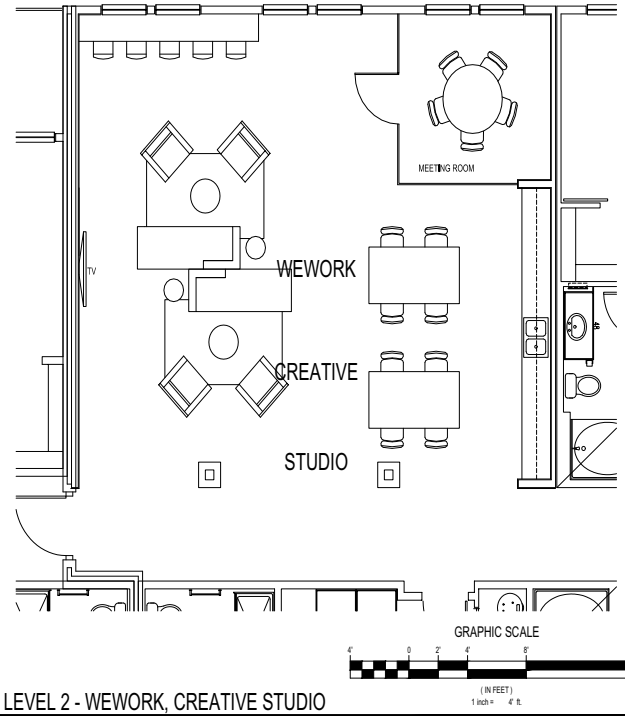
BUILDING-1
COMMON AREAS
LEVEL-1
A1.3a

PRJ-76906
07/29/19

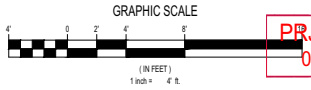


2B BUILDING 1, LEVEL 3 - DINING
SCALE: 1/4" = 1'-0"





2C BUILDING 1, LEVEL 2 - WEWORK, CREATIVE STUDIO
SCALE: 1/4" = 1'-0"



2A BUILDING 1, LEVEL 2 - LIBRARY, BALCONY
SCALE: 1/4" = 1'-0"

OVATION
DEER SPRINGS DURANGO APARTMENTS
Deer Springs and Durango
Las Vegas, Nevada

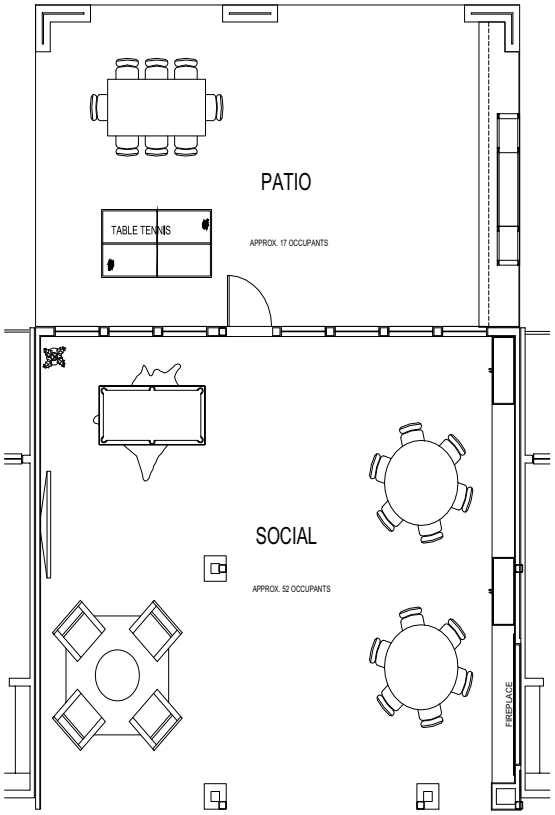
no.	date	description

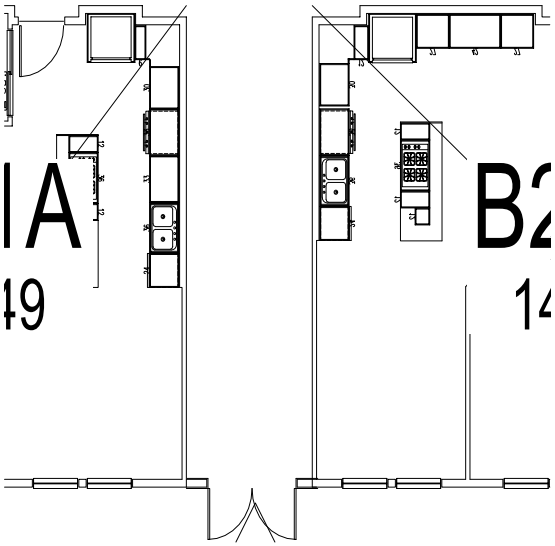
REVISIONS

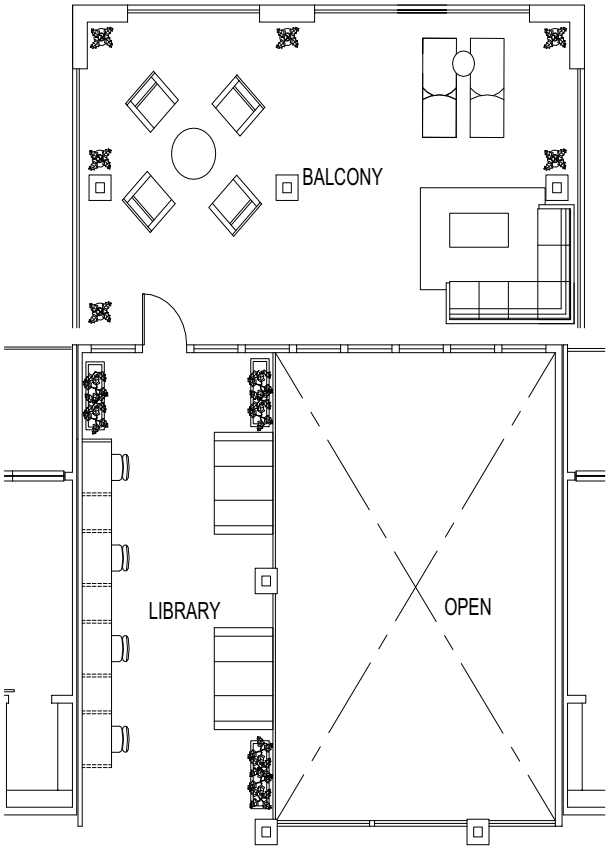
CONCEPTUAL DESIGN
868DSD
project number
JUNE 26, 2019
date
DLR
drawn
checked
CONCEPTUAL DESIGN

BUILDING-1
COMMON AREAS
LEVEL-2
A1.3b

PRJ-76906
07/29/19







GRAPHIC SCALE
(IN FEET)
1 inch = 4' ft.

3A BUILDING 2, LEVEL 1 - SOCIAL, PATIO
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE
(IN FEET)
1 inch = 4' ft.

3B BUILDING 2, LEVEL 2 - LIBRARY, BALCONY
SCALE: 1/4" = 1'-0"

OVATION
DEER SPRINGS DURANGO APARTMENTS
Deer Springs and Durango
Las Vegas, Nevada

NO.	DATE	REVISIONS DESCRIPTION

CONCEPTUAL DESIGN
868DSD
project number
JUNE 26, 2019
date
DJR
drawn
checked
CONCEPTUAL DESIGN

BUILDING-2
COMMON AREAS
LEVEL-1 & 2
A1.3c

PRJ-76906
07/29/19

Deer Springs Apartments

Exterior Colors and Materials

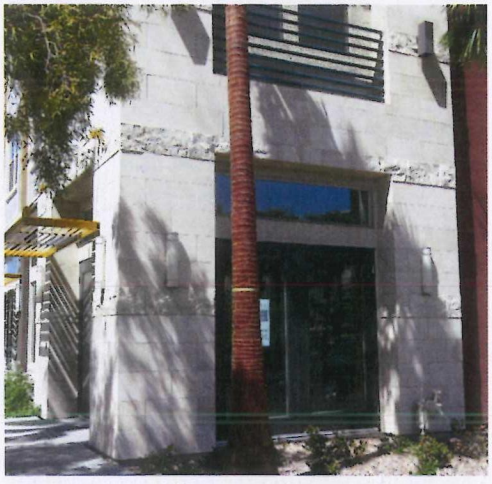


CONCRETE ROOF TILE -
CHARCOAL BROWN BLEND



STONE COLOR -
FIELD; 24'x12" BELGIAN SNOW HONED

BAND; 24:x12" BELGIAN SNOW SPLIT FACE



STUCCO POSTS & TRELLISES –	SW 7069 IRON ORE
ACCENT BLOCKS –	SW 7643 PUSSYWILLOW
FASCIA & TRIM -	SW 7571 CASA BLANCA
HORIZONTAL RAILINGS –	RAL 1005
VERTICAL RAILINGS –	RAL 5020
STUCCO BODY 1 –	SW 6082 COBBLE BROWN
STUCCO BODY 2 –	SW 6054 CANYON CLAY
STUCCO BODY 3 –	SW 7529 SAND BEACH
STUCCO BODY 4 –	SW 9124 VERDE MARRON
STUCCO BODY 5 –	SW 6384 CUT THE MUSTARD
STUCCO BODY 6 –	SW 7534 OUTBANKS

Colors shown are intended to best simulate the actual paint colors
All paint colors are from Sherwin Williams

Teilmann Design, Inc.
ARCHITECTURE, COMMUNITY, COLOR DESIGN

7-7–19

OVATION

PRJ-76906
07/09/19



ZON-76993 [PRJ-76906] - REZONING RELATED TO SUP-76994 AND SDR-76995 - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL
SOUTH SIDE OF DEER SPRINGS WAY, WEST OF DURANGO DRIVE

07/25/19



ZON-76993 [PRJ-76906] - REZONING RELATED TO SUP-76994 AND SDR-76995 - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL
SOUTH SIDE OF DEER SPRINGS WAY, WEST OF DURANGO DRIVE

07/25/19



ZON-76993 [PRJ-76906] - REZONING RELATED TO SUP-76994 AND SDR-76995 - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL
SOUTH SIDE OF DEER SPRINGS WAY, WEST OF DURANGO DRIVE

07/25/19

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

July 9, 2019

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – Ovation Development
Zone Change to Town Center; Site Development Plan Review and Special Use Permit to allow a Multi-Family Development; and Waivers for (i) 60% of the building to be at property line; and (ii) to Allow parking area to be less than 15 feet from Right of Way.
APNs: 125-20-301-008 & 020 (Near Durango Drive and Echelon Point Drive)

To Whom It May Concern:

Please be advised this office represents Ovation Development (the "Applicant") in the above referenced matter. The Applicant is requesting to develop a 334 multi-family unit development on properties located to the north and south side of Echelon Point Drive and approximately 330' west of Durango Drive, more particularly described as APNs: 125-20-301-008 & 020 (collectively the "Site"). The Site is approximately 9.18 acres.

Zone Change to Town Center from Undeveloped and Special Use Permit to Allow High Density-Single Use

The Site is currently zoned Undeveloped. In order to come into compliance with the Town Center guidelines, the Applicant is requesting a zone change of the Site to Town Center.

The Site is already planned UC (TC). With a special use permit, a UC-TC planned district allows multi-family development at a density of greater than 25 dwelling unit per acre. Here, the Site's land use designation of UC (TC) is ideal as the Site is the perfect transition piece between the developed commercial on Durango Drive and the existing homes to the west of the Site. With the commercial components already established, the Applicant is proposing the residential use to fulfill the mixed-use or UC (TC) goals. Additionally, with larger setbacks and appropriate tiers of building heights, a multi-family development provides the ideal buffering for the single family homes to the commercial corridor along Durango Drive. Therefore, a special use permit to allow a single use high density residential use (multi-family) within the UC (TC) designation is appropriate.

PRJ-76906
07/09/19

Site Development Plan Review and Waivers

The Site is bisected by Echelon Point Drive with access points from Echelon Point Drive to both the north and south buildings. The Applicant is proposing 178 multi-family units on the north portion and 156 multi-family units on the south portion for a total of 334 multi-family units. The unit mixture consists of 221 one (1) bedroom units and 113 two (2) bedroom units. The total density is 36 units per acre.

The multi-family buildings will be a mixture of two (2), three (3) and four (4) stories and ranging in height between 25' and 54'. The two (2) and three (3) story component of the buildings are closest to the west near the developed single-family residential uses to the west. The proposed buildings setbacks from the single-family homes to the west of the Site are as follows: over 61 feet to the two story portion; over 93 feet to the three story portion; and over 121 feet to the four story portion with a 10 foot wide landscaping along the Site's western property line. The west elevation's height of less than 30 feet is similar in height to the residential homes to the west. The four (4) story element is farther east on the Site and away from the single-family residential uses closer to the developed commercial corridor along Durango Drive. The building will have elevator access to living units with interior hallways. In order to increase the setback of the buildings from the single family homes to the west, the applicant is seeking to waive the requirement to place 60% of the building adjacent to the property line. Although not required, the applicant meets the 3:1 setback from the single family homes. We believe it is important to provide an appropriate setback to the single family homes to the west which is achieved through a landscape buffer, parking spaces and drive aisle.

We are also seeking a waiver to not allow the parking area to be setback 15 feet from the right of way. We are seeking this waiver for the portion of the Site that is adjacent to the drainage channel to the south so compliance with this condition is not feasible.

The site design and architecture are consistent with the surrounding area. Additionally, the Site will provide outdoor amenities such as a pool and spa; outdoor kitchen with barbeque grills; state of the art fitness center; networking and creative studio with conference facilities; demonstration kitchen to hold resident events; social club; library with computer workstations; dog wash for resident use; and a breakfast bistro room.

The Site complies with the tree palette required in the Town Center Development Standards and proposes to use 24 inch box trees spaced at 40 feet on center on the north and east boundary and spaces at 20 feet on center on the east and west boundary. Finally, the Site is providing 530 parking spaces where 530 parking spaces are required

PRJ-76906
07/09/19

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JJL/sfm

PRJ-76906
07/09/19

2368494_1.docx

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, August 20, 2019 8:21 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 08/20/19 8:20 AM

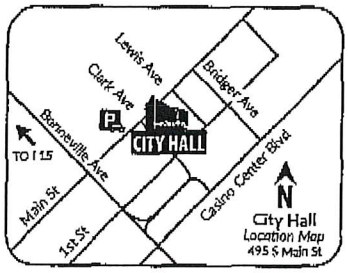
Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Tera Long
Residential or Business Address:	6624 Seahorse Reef St LAS VEGAS, NV 89149
Phone:	(702) 810-1724
Email:	terbear827@gmail.com
Comments:	Meeting day aug 27th project PRJ-76906. I live on 6624 seahorse reef st, this project that is being considered is directly behind my house. Our resale value will go down, the noise from construction and possible multiple family apartment will be disrupt to my family. Also opening up this street will bring too much traffic on this this little street between the two communities. I am 100% opposed to this project. Please dont do this to my family.

18-20P

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 2 6 2019
Dept of Planning
City of Las Vegas

PRJ-76906
12520316111
GARDINER NICKI A
6682 SALT POND BAY ST
LAS VEGAS NV 89149

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-76993 and SUP-76994 [PRJ-76906]
Planning Commission Meeting of **08/27/2019**

Submitted after final agenda
8/27/19 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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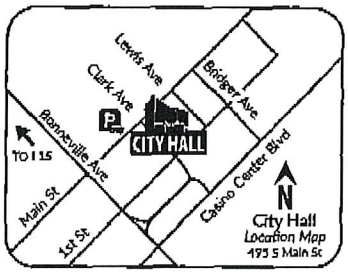

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AUG 26 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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ZON-76993 and SUP-76994 [PRJ-76906]
Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520316111
GARDINER NICKI A
6682 SALT POND BAY ST
LAS VEGAS NV 89149

S1 PRDFMP1 89149

Duplicate - Not Counted

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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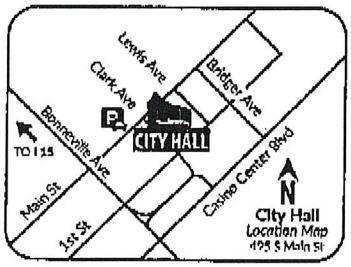
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 2 6 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-76993 and SUP-76994 [PRJ-76906]
Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520316066
GAMEZ VICKIE L 2018 TRUST
GAMEZ VICKIE L TRS
243-A ASPEN AVE
SOUTH SAN FRANCISCO CA 94080

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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City of Las Vegas

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ZON-76993 and SUP-76994 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520315028
NEWELL KURT & KIMBERLY
6764 BYRON BAY CT
LAS VEGAS NV 89149

31 FRDFNP1 89149

18P
19P

City of Las Vegas
Department of Planning
Development Services Center
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ZON-76993 and SUP-76994 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520210014
FITZGERALD FAMILY 2018 REVOCABLE
FITZGERALD ROBERT JOSEPH & JULIE
6 DEL MONTE CT
ST HELENA CA 94574-1245

5/15/19

116 FRDFNP1 94574

187
197

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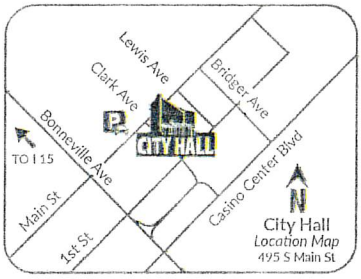

Concerned about traffic!

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ZON-76993 and SUP-76994 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520316115
REISOR CHRIS L & SARA M
6656 SALT POND BAY ST
LAS VEGAS NV 89149

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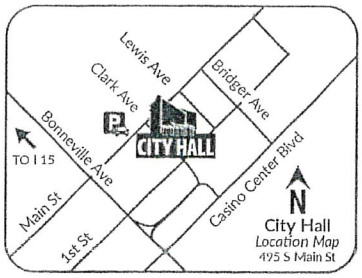

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ZON-76993 and SUP-76994 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520310066
16 PAWS HOLDINGS L L C SERIES II
C/O R STAHL
7400 DEER SPRINGS WAY
LAS VEGAS NV 89131

35 FRDFNP1 89131

18P
19P

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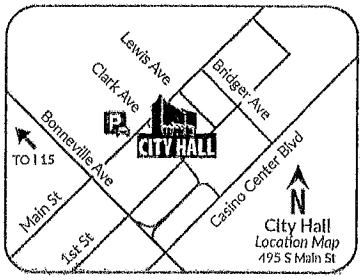

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Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520315002
EULITZ JAMES M & JUDY A
6789 BROWNS BAY CT
LAS VEGAS NV 89149

18 P
19 P

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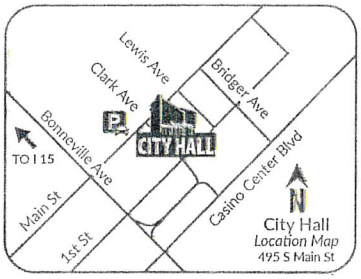

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ZON-76993 and SUP-76994 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520315040
MACK DANIEL E & JESSICA L
6769 BYRON BAY CT
LAS VEGAS NV 89149

My Community, Coral Bay, strongly opposes this Project. As the HOA president, representing 400+ Ward 6 constituents, we request this permit is denied, in favor of less intrusive projects.

President, Coral Bay

89149 FRDFNF1

18P
19P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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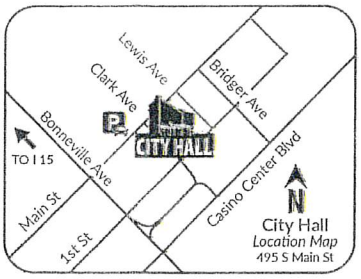

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ZON-76993 and SUP-76994 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520315060
AYLOR JACK B & MARJORIE M
6775 SHARKS BAY CT
LAS VEGAS NV 89149

31 FRDFNP1 89149

18 P
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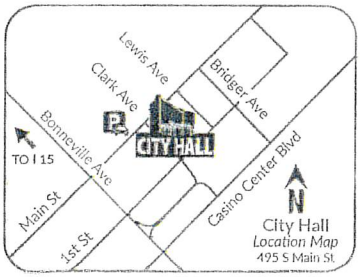

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ZON-76993 and SUP-76994 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520316011
SEDLACEK JONATHAN S & CAREY E
8902 BUCCO REEF AVE
LAS VEGAS NV 89149

31 FRDFMF1 89149

187
197

Nora Lares

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 5:08 AM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Carol Hungerford
Residential or Business Address:	6748 Byron Bay ct Las Vegas, NV 89149

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Nora Lares

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Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 2:21 AM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	John Pascale
Residential or Business Address:	6787 Sharks Bay Ct Las Vegas, NV 89149

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 2:19 AM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	John Pascale
Residential or Business Address:	6787 Sharks Bay Court Las Vegas , NV 89149

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 11:17 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	James Thayer
Residential or Business Address:	8982 Bucco Reef Ave Las Vegas, NV 89149-5269
Comments:	Plans differ from original zoning. Presentation of project proposal lacked research and long term impacts.

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 9:48 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	Ruth Ibarra
Residential or Business Address:	6613 Salt Pond Bay St. Las Vegas, NV 89149
Phone:	(325) 370-8953
Email:	idelbabercovich@ymail.com

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 8:56 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	Dan Bronis
Residential or Business Address:	9060 Drummer Bay Ave Las Vegas, NV 89149-4677
Comments:	It will create a traffic problem in an already highly congested area. Children cruising streets between neighbors would have to contend with more cars. It should be used for businesses, not apartments, especially high rises.

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 8:38 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	Vivian Pearson
Residential or Business Address:	6760 Byron Bay Court Las Vegas , NV 89149
Email:	cadpark83@gmail.com

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 8:38 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-7690 6
Position:	I OPPOSE the project and all related applications.
Name:	Patrick Garth
Residential or Business Address:	6756 Sharks Bay Ct Las Vegas, NV 89149

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Submitted at 08/21/19 8:37 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-7690 G
Position:	I OPPOSE the project and all related applications.
Name:	Cayla Garth
Residential or Business Address:	6756 Sharks Bay Ct Las Vegas, NV 89149
Email:	caylanicole28@yahoo.com

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 8:31 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Taylor Harris
Residential or Business Address:	8958 Bucco Reef Avenue Las Vegas , NV 89149
Phone:	(425) 359-0222

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Submitted at 08/21/19 8:30 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Berle Hufford
Residential or Business Address:	Residential 6761 Byron Bay Ct Las Vegas, NV 89149
Phone:	(469) 323-7878
Email:	bkh23@verizon.net
Comments:	Proposed apartment project is to big. 340+ units and 4 stories! 2 story would be acceptable.

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Submitted at 08/21/19 8:20 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	Prj-76906
Position:	I OPPOSE the project and all related applications.
Name:	Kenneth Hungerford
Residential or Business Address:	6748 Byron Bay Las Vegas, NV 89149
Phone:	(702) 237-0038
Comments:	This project is a terrible idea and will do very little to enhance the community.

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Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Edward Frank
Residential or Business Address:	8946 Hull Bay Ave Las Vegas, NV 89149
Phone:	(702) 824-0672
Email:	edwardfrank11@gmail.com
Comments:	I do NOT want to live next to an apartment complex, and I vote! I am specifically concerned about the additional traffic, noise, crime, and loss of property value that all will come with this project.

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Submitted at 08/21/19 8:05 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	Kelsea Frank
Residential or Business Address:	8946 Hull Bay Ave Las Vegas , NV 89149
Phone:	(702) 426-2620
Email:	kelsea.tillett@gmail.com

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Submitted at 08/21/19 8:00 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	769066 PRJ-7906
Position:	I OPPOSE the project and all related applications.
Name:	Adam Parra
Residential or Business Address:	Residential 8933 Hull Bay Ave Las Vegas, NV 89149
Phone:	(702) 715-4274
Email:	adamesp2002@yahoo.com

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 7:58 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906 PRJ-7906
Position:	I OPPOSE the project and all related applications.
Name:	David Fragoso
Residential or Business Address:	Residental 8933 Hull Bay Ave Las Vegas , NV 89149
Phone:	(702) 750-6444
Email:	yourman702@gmail.com

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Submitted at 08/21/19 7:58 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Kristen Brown
Residential or Business Address:	6618 Seahorse Reef St Las Vegas, NV 89149
Phone:	(702) 788-6852
Email:	generic1702@gmail.com

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 7:56 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ76906
Position:	I OPPOSE the project and all related applications.
Name:	Daniel Spargur
Residential or Business Address:	6668 Salt Pond Bay St. Las Vegas , NV 89149
Phone:	(815) 922-0489
Email:	danspargur@gmail.com

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 7:55 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Joseph Vincich
Residential or Business Address:	6765 Browns Bay Court Las Vegas, NV 89149
Phone:	(702) 882-3336
Email:	jnvincich@yahoo.com
Comments:	This project has the potential to decrease my property value and add unwanted and unnecessary traffic that could be a safety hazard for those who live in the Coral Bay Community. I strongly oppose this development!

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18-20P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 21, 2019 7:55 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 7:55 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ76906
Position:	I OPPOSE the project and all related applications.
Name:	Kimberly Pool
Residential or Business Address:	6668 Salt Pond Bay St. Las Vegas, NV 89149
Phone:	(815) 922-3888
Email:	kimberlyp119@yahoo.com

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Nora Lares

From: noreply@formstack.com
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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 7:52 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Courtney Vincent
Residential or Business Address:	6636 Rocky Reef st Las vegas, NV 89149
Phone:	(785) 845-9582
Email:	courtneywilliams918@gmail.com
Comments:	The added traffic from this proposed development would endanger lives of existing residents. There is already an issue with traffic congestion from Deer Springs. Additionally, the exorbitant number of housing units being proposed in this tight space is a further concern. This area needs to remain a commercial zoning.

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 7:51 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	Colby Vincent
Residential or Business Address:	6636 Rocky Reef St Las Vegas , NV 89149

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Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 7:43 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Trevin Harris
Residential or Business Address:	8958 Bucco Reef Ave Las Vegas, NV 89149
Phone:	(360) 393-8420
Email:	trevin_harris@live.com

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 2:53 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Nicole Swift
Residential or Business Address:	Residential 6753 Browns Bay Ct Coral Bay, NV 89149

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 2:50 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Edward Frank
Residential or Business Address:	8946 Hull Bay Ave Las Vegas, NV 89149
Phone:	(702) 824-0672
Email:	edwardfrank11@gmail.com
Comments:	I do NOT want to live next to an apartment complex, and I vote! I am specifically concerned about the additional traffic, noise, crime, and loss of property value that all will come with this project.

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 5:59 PM
To: Planning Comments
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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 5:59 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	prj-76906
Position:	I OPPOSE the project and all related applications.
Name:	Carey Sedlacek
Residential or Business Address:	8902 Bucco Reef Ave Las Vegas, NV 89149
Phone:	(402) 517-7012
Email:	careyebs@gmail.com

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 5:58 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Jonathan Sedlacek
Residential or Business Address:	8902 Bucco Reef Ave Las Vegas, NV 89149
Phone:	(402) 517-2583
Email:	jon_sedlacek@yahoo.com

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Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 5:04 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	Tamara Filangieri
Residential or Business Address:	8950 Bucco Reef Avenue Las Vegas , NV 89149
Email:	tamarafilangieri@gmail.com
Comments:	The development of an apartment complex will negatively impact property values, as well as create a lot of traffic in an already populated and busy area.

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Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 5:02 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Christopher Argento
Residential or Business Address:	8950 Bucco Reef Avenue Las Vegas, NV 89149
Phone:	(201) 207-4797
Email:	christopherargento@gmail.com
Comments:	The proposed project would destroy traffic patterns and property values in the area.

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 10:42 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 10:41 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Chantel Jacobo
Residential or Business Address:	6776 Byron Bay Ct Las Vegas, NV 89149
Email:	chanteljacobo@gmail.com

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Nora Lares

From: noreply@formstack.com
Sent: Friday, August 23, 2019 7:24 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/23/19 7:23 AM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Stayzia Garness
Residential or Business Address:	6676 Salt Pond Bay Street Las Vegas, NV 89149
Phone:	(702) 400-6429
Email:	stayzlove9@gmail.com
Comments:	This is not in the best interest for the community.

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Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 10:45 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Joseph Jacobo
Residential or Business Address:	6776 Byron Bay Ct. Las Vegas , NV 89149
Phone:	(510) 340-6440
Email:	joseph.a.jacobo@gmail.com

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, August 24, 2019 4:27 PM
To: Planning Comments
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Formstack Submission For: Planning Application Comments 2019

Submitted at 08/24/19 4:27 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	Chase Gilbert
Residential or Business Address:	6624 Salt Pond Bay Street Las Vegas, NV 89149
Phone:	(717) 874-0832
Email:	chasegilbert08@gmail.com

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Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/24/19 4:25 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	Heather Gilbert
Residential or Business Address:	6624 Salt Pond Bay Street Las Vegas, NV 89149
Phone:	(717) 669-5175
Email:	hframpton31@gmail.com

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Nora Lares

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Sent: Sunday, August 25, 2019 2:01 PM
To: Planning Comments
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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/25/19 2:00 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	Rupinder Ball
Residential or Business Address:	6788 sharks bay ct Las Vegas , NV 89149
Phone:	(702) 544-4019
Email:	zainball@yahoo.com

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, August 25, 2019 1:59 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019

Submitted at 08/25/19 1:59 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76906
Position:	I OPPOSE the project and all related applications.
Name:	Michael Ball
Residential or Business Address:	6788 sharks bay ct Las Vegas , NV 89149
Phone:	(702) 265-6650
Email:	mikeball357@gmail.com

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Nora Lares

From: noreply@formstack.com
Sent: Monday, August 26, 2019 3:40 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/26/19 3:39 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Andrea Pisani
Residential or Business Address:	6781 Byron Bay CT. Las Vegas , NV 89149
Phone:	(702) 807-7633
Email:	andreamarcela@hotmail.com
Comments:	I'm not agree to develop apartments on this area .

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Nora Lares

From: noreply@formstack.com
Sent: Monday, August 26, 2019 3:43 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/26/19 3:42 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Gustavo Suhr
Residential or Business Address:	6781 Byron Bay CT. Las Vegas , NV 89149
Phone:	(702) 629-9788
Email:	suhrsport@gmail.com
Comments:	I oppose to develop apartments on this site.

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18-20 P

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 26, 2019 1:32 PM
To: Planning Comments
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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/26/19 1:32 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	Heather Saunders
Residential or Business Address:	6644 Seahorse Reef St. Las Vegas, NV 89149
Phone:	(702) 510-4441
Email:	hsaunders777@hotmail.com
Comments:	I oppose this project! This area is way too small to handle this number of additional people on these small streets and crammed into that small of an area. 4 stories up on homes is so ridiculous and horrible for the home owners. There are plenty of wide open areas across the street and even one block over that are perfect for high rise apartments! Opening up Echelon for the only entrance coming through our small community causes a huge safety issue! Currently it dead ends

Pg 1 of 2
18-20P

between our two complexes. We are one community divided by a side street. Our pool is on one side and the park on the other. Our children and families walk across that street daily. They will be hit! You are going to bring our property values down and force families to leave the area. Single bedroom apartments are not going to bring anything good. When we bought our homes we signed that it was going to be commercial behind us.

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Pg 2 of 2
18-20

Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/23/19 10:53 AM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76906
Position:	I OPPOSE the project and all related applications.
Name:	William Groes
Residential or Business Address:	8921 Drummer Bay Ave Las Vegas, NV 89149
Comments:	I do not support rezoning and multi-family development as related to ZON-76993, SUP-76994, and SDR-76995. The proposed project is due to greatly increase traffic in an already crowded area with low throughput from access roads. The number of proposed units is simply too high for this small of an area. The only ingress and egress points are proposed to come from Durango-to-Echelon Point, meaning, the only way to access from the south (exiting from the 215) is to make a U-turn at Durango and Deer Springs. If Echelon Point then extends through, it cuts between the Coral Bay community where residents walk between to access community pool and parks. Which, if and when Echelon Point runs through to Durango, is going to make for a considerable safety concern as there is a slight incline to the west of east of Campbell. Simply put, people who do not live in the

Pg 1 of 2
18-20P

Coral Bay community do not know nor care and will speed through the area to either get to the proposed apartments or to Durango.

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pg 2 of 2
18-20

Nora Lares

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/24/19 9:57 AM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-75661
Position:	I OPPOSE the project and all related applications.
Name:	Bryan Adams
Residential or Business Address:	6641 Painted Desert Drive Las Vegas, NV 89108
Phone:	(702) 461-9780
Email:	bryanadams9780@gmail.com
Comments:	The commercial industry has been taking over our residential areas, getting everything approved against our wishes and votes and it is unfair and absolutely NOT appreciated by me nor the residents I have spoken to about it. We already have a HUGE increase in traffic & noise on Rainbow between Lone Mtn & Craig and this will not only increase the traffic through a school zone but 3 stories is WAY too high to not be an eyesore and block what views are left from our homes

Pg 1 of 2
18-20P

across the street. I know that these comments were sent is as opposing this in the last round so WHY does the card say the staff recommends DENIAL while the planning commission recommends APPROVAL? We have a very small, close knit community here and would very much like to keep it intact.
Thank you for keeping this consideration in mind.

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Pg 2 of 2
1B-20

our main points we discussed were
-safety concerns for increased traffic (homeowners and children cross the street between our communities for the pool/park and several school aged children walk along echelon to school and to the bus stops without parents, increased traffic could be very dangerous)
-increased crime, decreased home values
-several houses in our community will be listed and could potentially effect the market and have empty houses sitting (almost all of our neighbors on our street have already listed or looked into listing)
-public schools we are zoned for are already over full
We basically ended with there is a reason this land wasnt zoned for apartments and there is no reason to allow a rezone to happen

Oh and Durango being a one way will create a lot more u-turns or they would need to completely redo the divider and that could be a mess

Daniel & Jessica Mack

Coral Bay Residents

6769 Byron Bay Ct.
Las Vegas, NV 89149

Submitted at Planning Commission

Date 8/6/19 Items 18-20
by Daniel Spargur

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
19

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
SUP-76994 - SPECIAL USE PERMIT RELATED TO ZON-76993 - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL - For possible action on a request for a Special Use Permit FOR HIGH DENSITY (25+ DWELLING UNITS PER ACRE) - SINGLE USE on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-76906]. Staff recommends APPROVAL.

C.C.: 10/02/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR/SUP/ZON/VAR

Project Address (Location) W. Deer Springs Way & N. Durango Drive

Project Name Deer Springs @ Durango Apartments **Proposed Use** Multi-family Residential

Assessor's Parcel #(s) 125-20-301-008 **Ward #**

General Plan: Existing TC Proposed TC **Zoning:** Existing Undeveloped Proposed T-C

Additional Information Master Plan: Town Center; Special Land Use Designation: UC-TC, Urban Zone

Property Owner Jerome Depalma et al Contact

Address 7470 Edna Avenue City Las Vegas State NV Zip 89117

E-mail Phone

Applicant Ovation Contracting, Inc. Contact Jan Goyer

Address 6021 South Fort Apache Road, #100 City Las Vegas State NV Zip 89148

E-mail jang@ovationdev.com Phone 702-990-2325

Representative Impulse Civil Engineering Contact Peter Laas

Address 7485 West Azure Drive, Suite 226 City Las Vegas State NV Zip 89130

E-mail plaas@impulse civil.net Phone 702-815-0720

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 Jerome Depalma

Subscribed and sworn before me

This 1st day of JULY, 20 19

STATE OF NEVADA, CLARK COUNTY

Notary Public in and for said County and State

SARA J. GRUBER
Notary Public, State of Nevada
Appointment No. 18-2924-1
My Appt. Expires Apr 23, 2022

PRJ-76906
07/09/19

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) SDR/SUP/ZON/VAR

Project Address (Location) W. Deer Springs Way & N. Durango Drive

Project Name Deer Springs @ Durango Apartments **Proposed Use** Multi-family Residential

Assessor's Parcel #(s) 125-20-301-020 **Ward #**

General Plan: Existing TC Proposed TC **Zoning:** Existing Undeveloped Proposed T-C

Additional Information Master Plan: Town Center; Special Land Use Designation: UC-TC, Urban Zone

Property Owner Jerome Depalma et al Contact

Address 7470 Edna Avenue City Las Vegas State NV Zip 89117

E-mail Phone

Applicant Ovation Contracting, Inc. Contact Jan Goyer

Address 6021 South Fort Apache Road, #100 City Las Vegas State NV Zip 89148

E-mail jang@ovationdev.com Phone 702-990-2325

Representative Impulse Civil Engineering Contact Peter Laas

Address 7485 West Azure Drive, Suite 226 City Las Vegas State NV Zip 89130

E-mail plaas@impulse civil.net Phone 702-815-0720

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Print Name Jerome Depalma

Subscribed and sworn before me

This 1st day of JULY, 20 19

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Notary Public in and for said County and State

SARA J. GRUBER
Notary Public, State of Nevada
Appointment No. 18-2924-1
My Appt. Expires Apr 23, 2022

PRJ-76906
07/09/19

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Property Owner El Capitan Partnership et al Contact

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No: 18-3265-3 Expires Oct. 05, 2020

PRJ-76996
07/09/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
20

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-76995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76993 AND SUP-76994 - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FOUR STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER URBAN ZONE DEVELOPMENT STANDARDS on 9.18 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-76906]. Staff recommends APPROVAL.

C.C.: 10/02/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. School Development Tracking Form Submitted by Clark County School District
4. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
5. Submitted after Final Agenda - Protest Postcards
6. Submitted at Meeting - Protest Postcard by Daniel Spargur

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.

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E-mail jang@ovationdev.com Phone 702-990-2325

Representative Impulse Civil Engineering Contact Peter Laas

Address 7485 West Azure Drive, Suite 226 City Las Vegas State NV Zip 89130

E-mail plaas@impulse civil.net Phone 702-815-0720

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City Official **Partner(s)**

Partner(s)

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Property Owner Signature Jerome Depalma

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

Print Name ~~Albert Massi~~ Jerome Depalma

Subscribed and sworn before me

This 1st day of JULY, 20 2019

STATE OF NEVADA, CLARK COUNTY

Notary Public in and for said County and State

SARA J. GRUBER
Notary Public, State of Nevada
Appointment No. 18-2924-1
My Appt. Expires Apr 23, 2022

PRJ-76906
07/09/19

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) SDR/SUP/ZON/VAR

Project Address (Location) W. Deer Springs Way & N. Durango Drive

Project Name Deer Springs @ Durango Apartments **Proposed Use** Multi-family Residential

Assessor's Parcel #(s) 125-20-301-008 **Ward #**

General Plan: Existing TC Proposed TC **Zoning:** Existing Undeveloped Proposed T-C

Additional Information Master Plan: Town Center; Special Land Use Designation: UC-TC, Urban Zone

Property Owner El Capitan Partnership et al Contact

Address 7470 Edna Avenue City Las Vegas State NV Zip 89117

E-mail Phone

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Property Owner Signature Jerome A DePalma

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[signature]
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Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 10-7495-3 - Expires Oct. 05, 2020

PRJ-76906

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PRJ-76906
07/09/19

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PRJ-76906
07/09/19

DEPARTMENT OF PLANNING

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PRJ-76906
07/09/19

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

School Development Tracking Form

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

Date Filed 07/23/2019 **Application Number** SDR-76995 **Entity** LV

Company Name Ovation Development

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Deer Springs and Durango Apartments

Project Description 334 Multi-family lots

APN's 125-20-301-008 and 020

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)	334	x 0.140 =	45	x 0.058 =	19	x 0.064 =	21
Resort Condo Units (3)							
Total			45		19		21

(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
Marshall Darnell ES	9480 W Tropical Pkwy	K-5	686	639	05/01/19
Edmundo Escobedo MS	9501 Echelon Point Dr	6-8	1,594	1,204	51/19
Centennial HS	10200 Centennial Pkwy	9-12	2,559	2,944	05/01/19

*** CCSD Comments** Centennial HS was over capacity for the 2018-19 school year. It was 115.04% of program capacity.

☐ Approved ☐ Disapproved

SDR 76995
El Capitan Partnership, et al

S side of Deer Springs Way, W of Durango Drive

Proposed 334 unit multi-family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	334	5.44	1,817
AM Peak Hour			0.36	120
PM Peak Hour			0.44	147

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Echelon Point Drive

Average Daily Traffic (ADT)	678
PM Peak Hour	54

(heaviest 60 minutes)

Deer Springs Way

Average Daily Traffic (ADT)	10,250
PM Peak Hour	820

(heaviest 60 minutes)

Durango Drive

Average Daily Traffic (ADT)	32,175
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Echelon Point Drive	16,380
Deer Springs Way	25,935
Durango Drive	53,445

This project will add approximately 1,817 trips per day on Echelon Point Dr., Deer Springs Wy. and Durango Dr. Currently, Echelon Point is at about 4 percent of capacity, Deer Springs is at about 40 percent of capacity and Durango is at about 60 percent of capacity. With this project, Echelon Point is expected to be at about 15 percent of capacity, Deer Springs to be at about 47 percent of capacity and Durango to be at about 64 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 147 additional peak hour trips, or about five every two minutes.

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

08/22/2019 09:15 6505087342 CENTRAL MIDDLE SCHOO PAGE 01/01

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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AUG 2 6 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-76995 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520316066
GAMEZ VICKIE L 2018 TRUST
GAMEZ VICKIE L TRS
243-A ASPEN AVE
SOUTH SAN FRANCISCO CA 94080

126 PRDFNP1 94080

Submitted after final agenda

8/27/19 20P

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Department of Planning
Development Services Center
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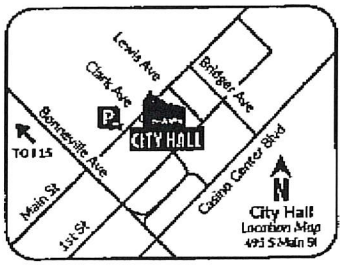

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SDR-76995 [PRJ-76906]
Planning Commission Meeting of **08/27/2019**

RECEIVED
AUG 2 6 2019
Dept of Planning
City of Las Vegas

PRJ-76906
12520315031
JACOBO JOSEPH ANGELO BANDIT & CH
393 L ST #A
FREMONT CA 94536

20P

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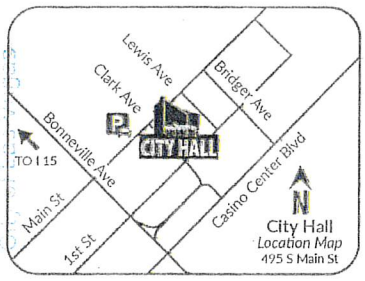

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SDR-76995 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520315040
MACK DANIEL E & JESSICA L
6769 BYRON BAY CT
LAS VEGAS NV 89149

Within the 2 existing communities located along Echelon Point Dr. there is a pool in one side of the community + a playground on the other side. Several children/families cross Echelon Point Dr. There is also a bus stop on this street and several kids walk + cross Echelon to get to the bus stop. I fear if the road were to go through these children would be in danger with increased traffic. The crime, noise, traffic, and decreased home values this project would bring would not be beneficial Several neighbors have already begun preperations to sell their homes if this project is approved. Can the surroundin public schools support the large increase of students? The intersection of Deer Springs + Durango already has several traffic accidents + congestion. Adding this project would greatly increase this problem. There is a reason the property wasn't originally zoned for something like this and it should stay that way. Thank you, Jessica Mack

20P

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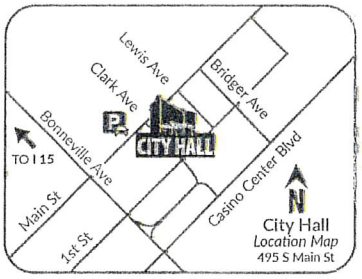

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SDR-76995 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520315028
NEWELL KURT & KIMBERLY
6764 BYRON BAY CT
LAS VEGAS NV 89149

31 PRDFNP1 89149

207

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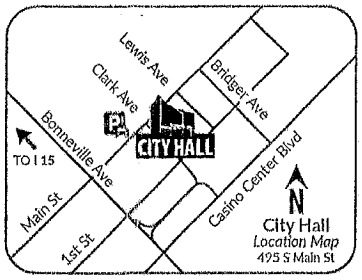

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SDR-76995 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520315060
AYLOR JACK B & MARJORIE M
6775 SHARKS BAY CT
LAS VEGAS NV 89149

31 FRDFNP1 89149

20P

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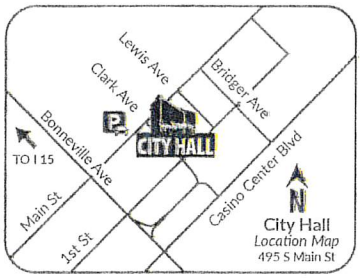

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SDR-76995 [PRJ-76906]
Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520316016
PARK YONG R & YOUNG I M
6638 SEAHORSE REEF ST
LAS VEGAS NV 89149

31 FRDFNP1 89149

20P

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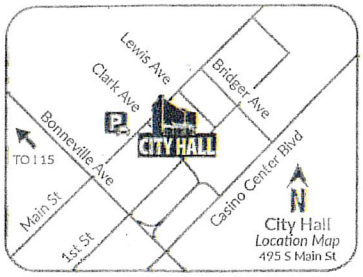

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SDR-76995 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520316115
REISOR CHRIS L & SARA M
6656 SALT POND BAY ST
LAS VEGAS NV 89149

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31 FRDFNF1 89149

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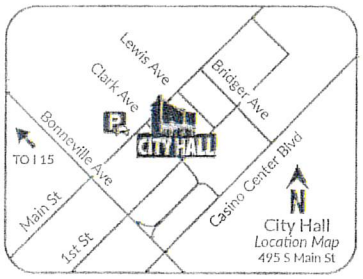

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PRJ-76906
12520210014
FITZGERALD FAMILY 2018 REVOCABLE
FITZGERALD ROBERT JOSEPH & JULIE
6 DEL MONTE CT
ST HELENA CA 94574-1245

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SDR-76995 [PRJ-76906]
Planning Commission Meeting of **08/27/2019**

8/19/19

116 PRDFNP1 94574

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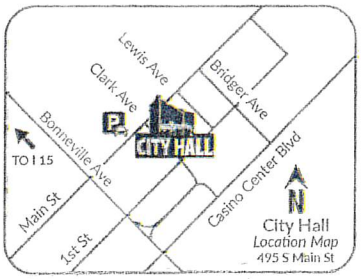

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☒ I OPPOSE this Request

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SDR-76995 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520316011
SEDLACEK JONATHAN S & CAREY E
8902 BUCCO REEF AVE
LAS VEGAS NV 89149

31 FRDFNP1 89149

20P

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☒ I OPPOSE this Request

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SDR-76995 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520315033
MAKAVESKIS NEILBERT
6786 BYRON BAY CT
LAS VEGAS NV 89149

31 PROFNP1 89149

207

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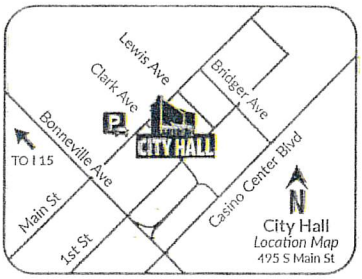

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-76995 [PRJ-76906]

Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520315002
EULITZ JAMES M & JUDY A
6789 BROWNS BAY CT
LAS VEGAS NV 89149

31 FRDFNP1 89149

20P

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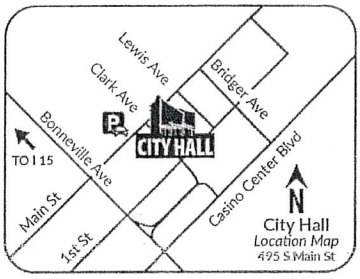

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-76995 [PRJ-76906]
Planning Commission Meeting of **08/27/2019**

PRJ-76906
12520310066
16 PAWS HOLDINGS L L C SERIES II
C/O R STAHL
7400 DEER SPRINGS WAY
LAS VEGAS NV 89131

35 PROFNP1 89131

20P

City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89106

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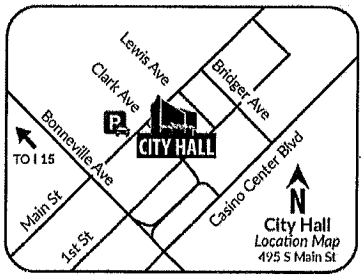

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76995 [PRJ-76906]
Planning Commission Meeting of **08/27/2019**

We oppose high density housing In this area due to increased traffic, potential increase in crime, potential negative impact to our property values, also concerned about safety for school children and children crossing the street between our two communities to get to the pool. This area is not zoned for this type of property.

PRJ-76906
12520316113
SPARGUR DANIEL
POOL KIMBERLY
6668 SALT POND BAY ST
LAS VEGAS NV 89149

31 FRDFNP1 89149

Submitted at Planning Commission

Date 8/27/19 Item 20
by Daniel Spargur

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
21

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

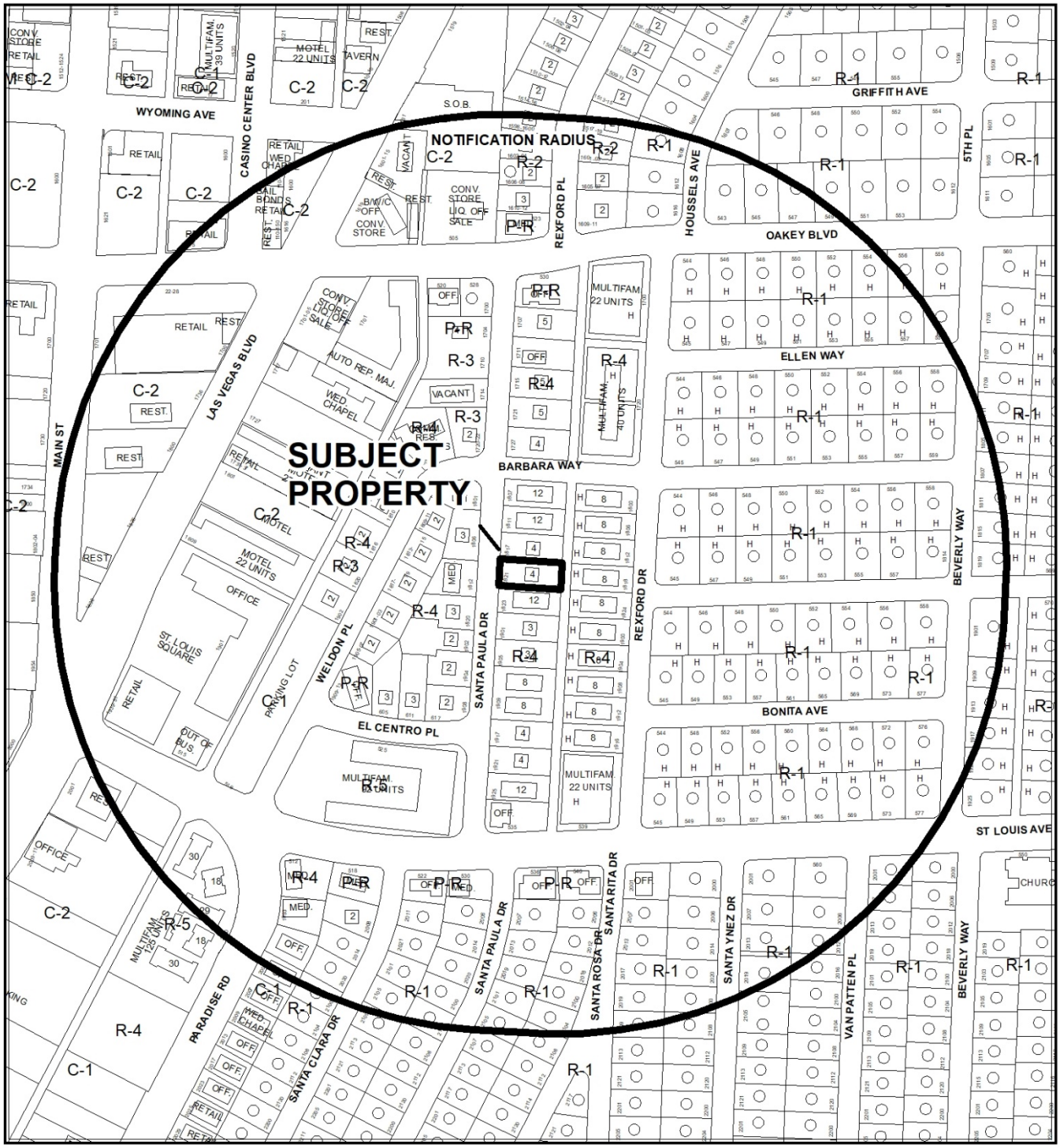
SUBJECT:
VAR-76991 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE 17 ARE REQUIRED on 0.19 acres at 1821 Santa Paula Drive (APN 162-03-313-010), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-76966]. Staff recommends DENIAL.

May go to City Council on: 10/02/2019
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76991 and SDR-76992 [PRJ-76966]
2. Conditions and Staff Report - VAR-76991 and SDR-76992 [PRJ-76966]
3. Supporting Documentation - VAR-76991 and SDR-76992 [PRJ-76966]
4. Photo(s) - VAR-76991 and SDR-76992 [PRJ-76966]
5. Justification Letter - VAR-76991 and SDR-76992 [PRJ-76966]
6. Support Postcard for VAR-76991 and SDR-76992 [PRJ-76966]
7. Submitted after Final Agenda - Protest/Support Postcards for VAR-76991 and SDR-76992 [PRJ-76966] and Documentation Not Vetted - Protest/Support Comment Forms for VAR-76991 and SDR-76992 and Support Comment Forms for VAR-76991 [PRJ-76966]
8. Submitted at Meeting - Documentation Not Vetted - Support Letter from Beverly Green Neighborhood Association by Nathan Taylor for VAR-76991 and SDR-76992 [PRJ-76966]



CASE: **SDR-76992, VAR-76991 (PRJ-76966)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



CASE: **SDR-76992, VAR-76991 (PRJ-76966)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SQUARE TRADE HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76991	Staff recommends DENIAL, if approved subject to conditions:	
SDR-76992	Staff recommends DENIAL, if approved subject to conditions:	VAR-76991

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 254 - VAR-76991 and SDR-76992

PROTESTS 0 - VAR-76991 and SDR-76992

APPROVALS 1 - VAR-76991 and SDR-76992

NE

** CONDITIONS **

VAR-76991 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-76992) 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-76992 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76991) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/31/19, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to a portion of the south property line where five feet is required.

5. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to a portion of the north property line where five feet is required.

6. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the east property line where 10 feet is required.

7. An Exception from Title 19.08 is hereby approved, to allow no parking lot island at each end of the parking lot stalls where one is required at each end.

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

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

10. A 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. One, van accessible handicap stall shall be installed in accordance with Title 19.08.110.

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

Public Works

15. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on Santa Paula Drive 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.

16. The parking stalls along the alley shall be a minimum of 22-feet in length as shown on the submitted site plan.

17. Submit for approval by the City Traffic Engineer a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

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

19. 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

The applicant is proposing to construct a two-story, 12-unit apartment complex at 1821 Santa Paula Drive.

ISSUES

- A Variance is requested to allow three parking spaces where 17 are required. Staff does not support this request.
- Waivers of the perimeter landscape buffer standards is requested. Staff does not support this request.

ANALYSIS

The subject site is a vacant lot located within the R-4 (High Density Residential) zoning district of the Beverly Green / Southridge Neighborhood Plan area. The previous structure was demolished in 2012 and the lot has remained vacant since.

The applicant is proposing a multi-family development consisting of 12, one-bedroom units ranging in size from 462 square feet to 643 square feet. The building will consist of six units on the first floor and six units on the second floor. The building footprint resembles a “U” shape with a courtyard in the center. Entry to each unit is from the central courtyard area with second floor access provided by two staircases that flank the courtyard on each side.

The applicant is requesting Waivers of the minimum landscape buffer requirements for portions of the north and south property lines, and the entire east property line. The north portion is to accommodate a trash enclosure positioned on the property line, the east is to provide direct access from the alley to the parking spaces and the trash enclosure, and the south eastern portion is void to accommodate a walkway from the parking lot to the center courtyard area and apartment units.

Title 19.12 requires 1.25 parking spaces for each one-bedroom unit and one guest parking space for every six units spread throughout the development. The applicant is proposing three standard parking spaces with one handicap stall where 17 parking spaces are required (16 standard parking spaces with one handicap parking space).

NE

Title 19.08.110 requires the handicap parking space to be van accessible when only one space is required. Van accessible handicap stalls are required to have two loading zones, one on each side of the parking space. Due to this requirement, staff has added a requirement to meet this standard resulting in the Variance request for three parking spaces instead of the proposed four as the parking configuration proposed does not meet the minimum requirements set forth by Title 19 for handicap parking.

While the proposed development mimics those in the immediate area, when a site is redeveloped it is subject to the minimum development standards of Title 19. The proposed development does not provide sufficient parking and is void of landscape buffers adjacent to portions of the north, east and south property lines. The applicant is proposing to overdevelop the subject site as evidenced by the Waivers and Variance requested. Staff does not support the requests and is recommending denial of both applications. If approved, staff has added recommended Conditions of Approval.

FINDINGS (VAR-76991)

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 development that is too large for the subject site. An alternative site design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-76992)

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 mimics adjacent development to the north and south and is not compatible with development to the east which includes a historically designated residential neighborhood with detached single family homes.

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

   The proposed development does not meet the minimum parking requirements of Title 19.12 for a multi-family development, or the minimum requirements for landscape buffer widths required by Title 19.06 for multi-family residential developments.

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

   There is no on-site vehicular circulation and parking lot access is from the adjacent alleyway east of the proposed structures. Parking only accommodates three vehicles which may cause overflow parking on the street which would negatively impact adjacent roadways and neighborhood traffic.

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

   The applicant has proposed to install Desert Willow trees and Texas Mountain Laurel shrubbery for landscaping, and an exterior elevation with window shutters and an entry door accent. These materials are appropriate for the area and the City.

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

   Building elevations are not unsightly or obnoxious in appearance but perpetuate the existing design model found in the area with limited parking that causes overflow parking to occur on Santa Paula Drive and the adjacent alleyways.

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

   If approved, the proposed development would be subject to building permit reviews and regular inspections during the construction phase protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant City actions related to the subject site.

Most Recent Change of Ownership	
05/06/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/18/12	A demolition permit (C-215360) was issued for a fire damaged 3,360 square-foot 4-plex at 1821 Santa Paula Drive. The permit received its final inspection on 12/27/12.

Pre-Application Meeting	
07/02/19	Staff conducted a pre-application meeting where the submittal requirements for the proposed development were discussed.

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

Field Check	
07/18/19	Staff observed the subject site to contain the foundation from the previous building and some overgrown brush. The site is fenced, but not secure.

Details of Application Request	
Site Area	
Net Acres	0.19

NE

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	H (High Density Residential)	R-4 (High Density Residential)
North	Multi-Family	H (High Density Residential)	R-4 (High Density Residential)
South	Multi-Family	H (High Density Residential)	R-4 (High Density Residential)
East	Multi-Family	H (High Density Residential)	R-4 (High Density Residential)
West	Office, Medical or Dental	H (High Density Residential)	R-4 (High Density 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 – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Beverly Green / Southridge Neighborhood	N*
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

** Issue 5 of the Beverly Green/Southridge Neighborhood Plan notes the several undeveloped vacant lots in the neighborhood. The goal defined in the plan is to develop these lots with projects that are compatible with the neighborhood. Staff finds the proposed development to be too intense for the subject site resulting in a parking variance request and not compatible with the neighborhood.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	7,000 SF	8,400 SF	Y
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	22 Feet	Y

NE

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Building Height	66 Feet (Residential Adjacency)	24 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	70 Feet	200 Feet	Y
Trash Enclosure	50 Feet	200 Feet	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	5 Trees	6 Trees	Y
• South	1 Tree / 30 Linear Feet	5 Trees	5 Trees	Y
• West	1 Tree / 30 Linear Feet	2 Trees	2 Trees	Y
TOTAL PERIMETER TREES		**12 Trees**	**13 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	5 Feet*		0 Feet	N**
• South	5 Feet*		0 Feet	N**
• West	10 Feet		20 Feet	Y
• East	10 Feet		0 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

**When building setbacks are less restrictive, the setbacks shall prevail.*
***The applicant is requesting a Waiver to allow a zero-foot wide landscape buffer along the east property line and a portion of the north and south property lines.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Santa Paula Drive	Local	Title 13	49	Y

NE

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	12 – One Bedroom Units	1.25	15				
Guest Parking	1 Per 6 Units	1:6	2				
TOTAL SPACES REQUIRED			17		4		N
Regular and Handicap Spaces Required			16	1	4	0	N

Department of Public Works Traffic Study

Proposed 12-Unit Multi-Family Residential Development				
Proposed Use				
Average Daily Traffic (ADT)	Multifamily Housing (Low-Rise) [DU]	12	7.32	88
AM Peak Hour			0.46	6
PM Peak Hour			0.56	7
Existing Traffic on Nearby Streets				
Oakey Boulevard				
Average Daily Traffic (ADT)			2,850	
PM Peak Hour (Heaviest 60 Minutes)			228	
St. Louis Avenue				
Average Daily Traffic (ADT)			5,210	
PM Peak Hour (heaviest 60 minutes)			417	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Oakey Boulevard			13,104	
St. Louis Avenue			13,104	
Summary				
This project will add approximately 88 trips per day on Santa Paula Drive, Oakey Boulevard and St. Louis Avenue. Currently, Oakey Boulevard is at approximately 17 percent of capacity and St. Louis Avenue is at approximately 32 percent of capacity. With this project, Oakey Boulevard is expected to be at approximately 18 percent of capacity and St. Louis Avenue to remain at approximately 32 percent of capacity. Counts are not available for Santa Paula, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly 7 additional peak hour trips, or about one every nine minutes.				

Proposed 12 Multi-Family Units:					
Student Yield		**Elementary School**	**Middle School**	**High School**	
Multi-Family Units (343)		12 x 0.140	12 x 0.058	12 x 0.064	
Total Additional Students		2	1	1	
Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
John S. Park Elementary School	931 Franklin Avenue	Kindergarten – 5th Grade	649 Students	743 Students*	05/01/19
John C. Fremont Junior High School	1100 East St. Louis Avenue	6th – 8th Grade	1,319 Students	835 Students	05/01/19
Valley High School	2839 South Burnham	9th - 12th Grade	2,502 Students	2,633 Students*	05/01/19

**John S. Park Elementary School and Valley High School were over capacity for the 2018-19 school year. John S. Park Elementary School was 114.48 percent of program capacity and Valley High School was 105.24 percent of program capacity.*

Las Vegas Valley Water District (LVVWD)
This parcel is currently served by LVVWD for domestic only, but the service is likely too small for the proposed development. 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 12 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 Santa Paula Drive.

Waivers		
Requirement	***Request***	***Staff Recommendation***
A five-foot wide landscape buffer adjacent to the north and south property lines.	To allow a zero-foot wide landscape buffer adjacent to portions of the north and south property line.	Denial
A 10-foot wide landscape buffer adjacent to the east property line.	To allow a zero-foot wide landscape buffer adjacent to the east property line.	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) Varience

Project Address (Location) 1821 Santa Paula

Project Name Santa Paula **Proposed Use** 12 Plex

Assessor's Parcel #(s) 162-03-313-010 **Ward #** 3

General Plan: Existing H Proposed H **Zoning:** Existing R-4 Proposed R-4

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

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

Print Name Dave Walnum

Subscribed and sworn before me

This 8 day of July, 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-76966
07/09/19

PROJECT NAME

SPECIAL USE PERMIT FOR:

SANTA PAULA 12 PLEX

1821 SANTA PAULA DR.
LAS VEGAS, NEVADA 89104
APN # 162-03-313-010

PROJECT INFORMATION

OWNER NAME(S):
SQUARE TRADE HOLDINGS LLC

SITE ADDRESS:
1821 SANTA PAULA DRIVE, LAS VEGAS NV 89104

ASSESSORS PARCEL NUMBER:
16203313010

JURISDICTION:
LAS VEGAS

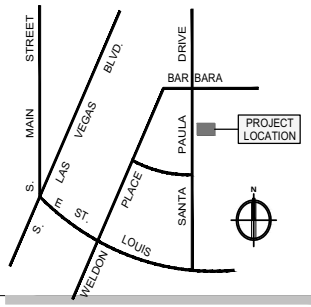
ZONING CLASSIFICATION:
HIGH DENSITY RESIDENTIAL (R-4)

ESTIMATED LOT SIZE:
0.19 ACRES (8,400 SQ. FT.)

BUILDING AREA:
1ST FLOOR (6 UNITS) – 3,709 SQ. FT.
2ND FLOOR (6 UNITS) – 3,596 SQ. FT.
TOTAL – 7,305 SQ. FT.

LOT COVERAGE:
44%

LOCATOR MAP



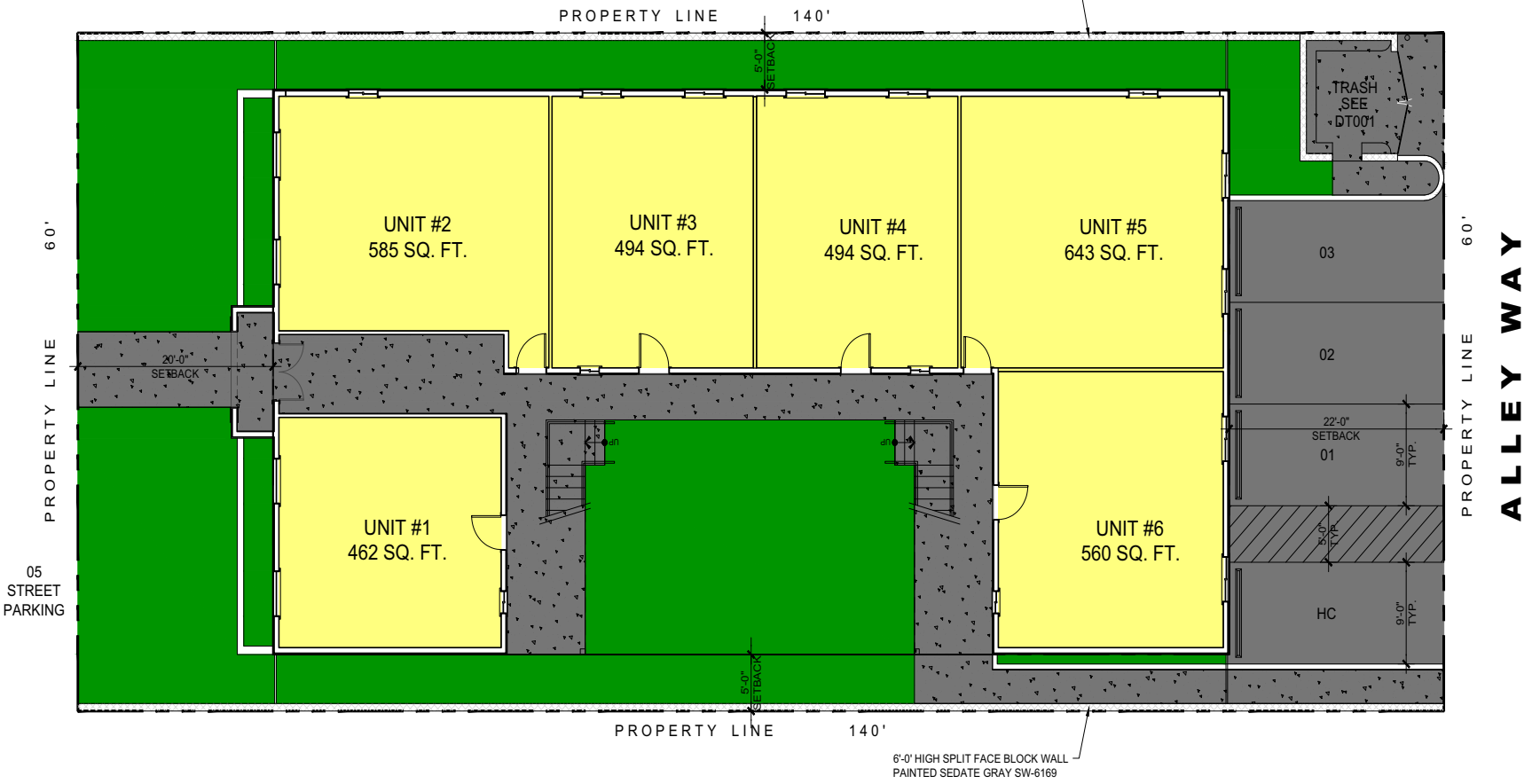
PARKING CALCULATIONS

REQUIRED PARKING STALLS		
1.25 PARKING STALLS PER UNIT	14	STALLS
HANDICAP PARKING STALLS	01	STALLS
GUEST PARKING STALLS	02	STALLS
TOTAL PARKING PROVIDED:	17	STALLS

PROVIDED PARKING STALLS		
STANDARD PARKING STALLS	03	STALLS
HANDICAP PARKING STALLS	01	STALLS
STREET PARKING STALLS	05	STALLS
TOTAL PARKING PROVIDED:	09	STALLS

ADJACENT PARCEL
(NOT A PART)
PARCEL #
16203313011
ZONED R-4

6'-0" HIGH SPLIT FACE BLOCK WALL
PAINTED SEDATE GRAY SW-6169



SANTA PAULA DRIVE

ALLEY WAY

6'-0" HIGH SPLIT FACE BLOCK WALL
PAINTED SEDATE GRAY SW-6169

ADJACENT PARCEL
(NOT A PART)
PARCEL #
16203313009
ZONED R-4

N

1 SP001 **PROPOSED SITE PLAN**

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

PRJ-76966
07/31/19

Rev.	Date	Description

Stamp:

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WESTERN TRADES
CONSTRUCTION, INC.
4357 CORPORATE CENTER DR. #400 - N. LAS VEGAS, NV 89030
Phone: (702) 238-5211 Fax: (702) 543-4356

DESIGN REVIEW FOR:
SANTA PAULA DRIVE
12 PLEX APARTMENTS
1821 SANTA PAULA DRIVE
LAS VEGAS, NEVADA 89110
PARCEL # 162-03-313-010

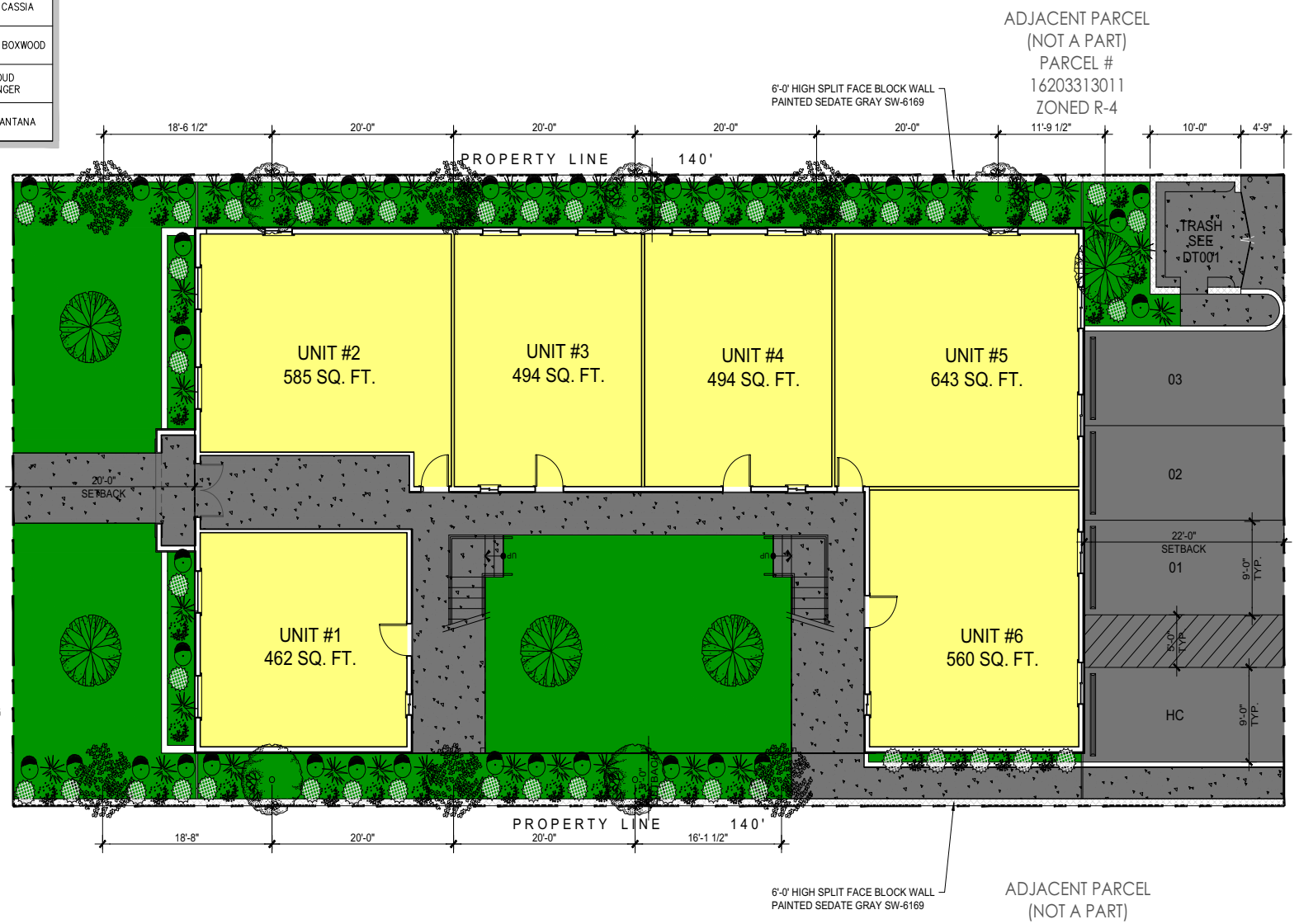
DATE
07-30-2019
PHASE
DESIGN REVIEW SUBMITTAL
PROJECT NO.
003-19005
SHEET NO.
SP001
PROPOSED SITE PLAN

LANDSCAPE LEGEND

TREE SYMBOL	QTY.	SIZE	COMMON NAME
	05	24" BOX	DESERT WILLOW
	05	15" BOX	TEXAS MOUNTAIN LAUREL
	06	24" BOX	CHITALPA
	34	5-GAL	FEATHERY CASSIA
	41	5-GAL	JAPANESE BOXWOOD
	37	5-GAL	GREEN CLOUD TEXAS RANGER
	37	5-GAL	RADIANT LANTANA

LANDSCAPE PERCENTAGE

EXISTING PROPERTY S.F.	8,400 S.F.
PROVIDED LANDSCAPE S.F.	2,510 S.F.
PERCENTAGE OF LOT LANDSCAPED	30%



1 LP001 **PROPOSED LANDSCAPE PLAN**

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

PRJ-76966
07/31/19

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12 PLEX APARTMENTS
1821 SANTA PAULA DRIVE
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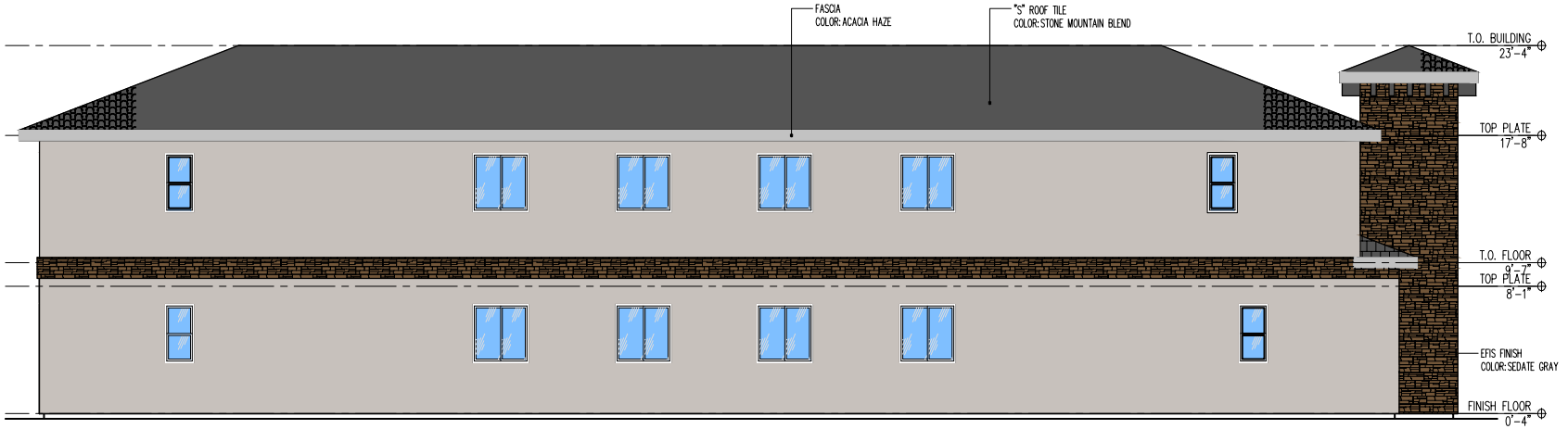
PARCEL # 162-03-313-010

DATE
07-30-2019
PHASE
DESIGN REVIEW SUBMITTAL
PROJECT NO.
003-19005
SHEET NO.
LP001
PROPOSED LANDSCAPE PLAN



1 EV001 WEST ELEVATION

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



2 EV001 NORTH ELEVATION

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

FINISH LEGEND

EXTERIOR PRIMARY FACE:
EFIS FINISH
SEDATE GRAY - SW 6164

FASCIA:
EFIS FINISH
ACACIA HAZE - SW 9182

TRIM ACCENTS:
ACACIA HAZE - SW 9182

ENTRY DOOR ACCENT
PLANTATION BROWN - SW 7520

ROOF:
STONE MOUNTAIN BLEND
IFAC55954

Rev.	Date	Description

Stamp:

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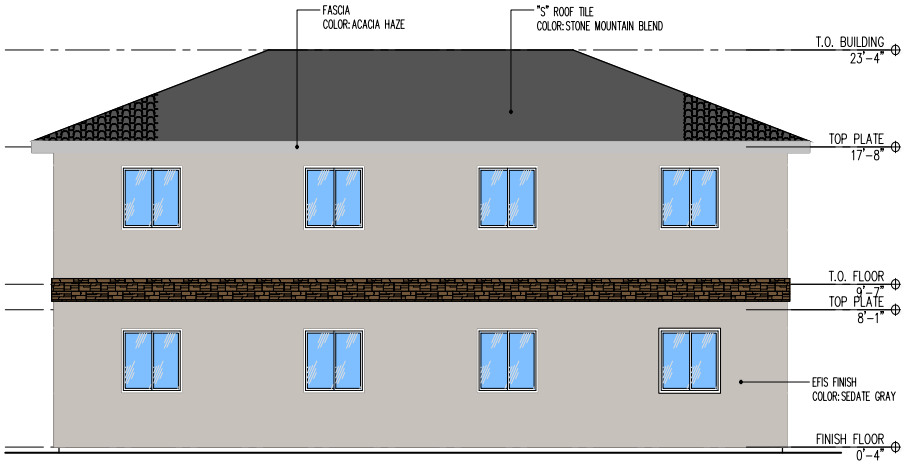
PARCEL # 162-03-313-010

DATE 06-09-2019
PHASE DESIGN REVIEW SUBMITTAL
PROJECT NO. 003-19005
SHEET NO. EV001
PROPOSED ELEVATION

PRJ-76966
07/31/19



1 EV002 — EAST ELEVATION

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



2 EV002 — SOUTH ELEVATION

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

FINISH LEGEND

EXTERIOR PRIMARY FACE:
EFIS FINISH
SEDATE GRAY - SW 6169

FASCIA:
EFIS FINISH
ACACIA HAZE - SW 9182

TRIM ACCENTS:
ACACIA HAZE - SW 9182

ENTRY DOOR ACCENT
PLANTATION BROWN - SW 7520

ROOF:
STONE MOUNTAIN BLEND
IFAC55954

PRJ-76966
07/31/19

Rev.	Date	Description

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12 PLEX APARTMENTS
1821 SANTA PAULA DRIVE
LAS VEGAS, NEVADA 89110
PARCEL # 162-03-313-010

DATE
06-09-2019

PHASE
DESIGN REVIEW SUBMITTAL

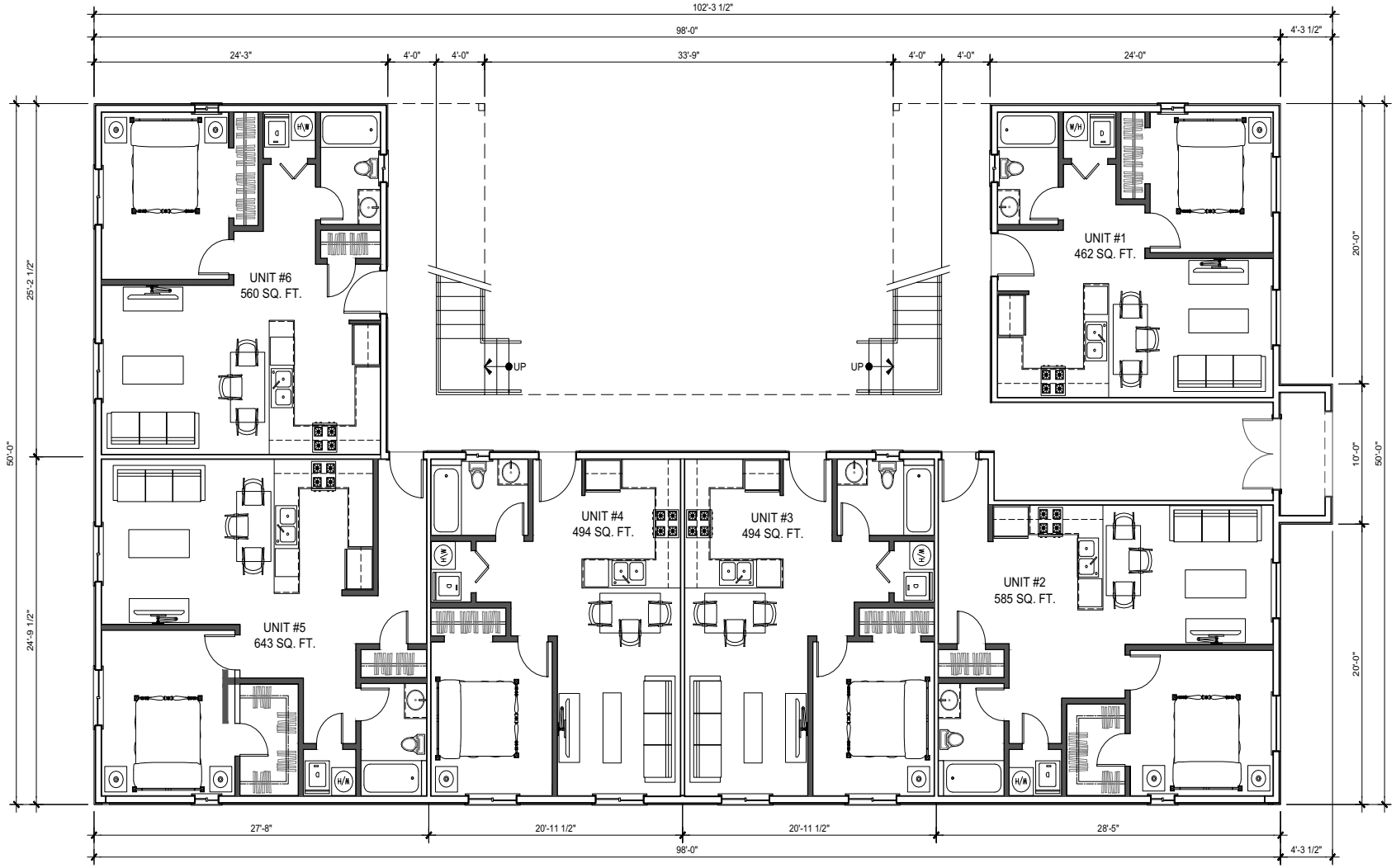
PROJECT NO.
003-19005

SHEET NO.
EV002

PROPOSED ELEVATION

FLOOR AREA CALCULATION

BUILDING AREA:	
1ST FLOOR (UNITS 1-6)	3,810 SQ. FT.
2ND FLOOR (UNITS 7-12)	3,691 SQ. FT.
TOTAL	7501 SQ. FT.
UNIT 1	462 SQ. FT.
UNIT 2	585 SQ. FT.
UNIT 3	494 SQ. FT.
UNIT 4	494 SQ. FT.
UNIT 5	643 SQ. FT.
UNIT 6	560 SQ. FT.
UNIT 7	481 SQ. FT.
UNIT 8	585 SQ. FT.
UNIT 9	494 SQ. FT.
UNIT 10	494 SQ. FT.
UNIT 11	643 SQ. FT.
UNIT 12	560 SQ. FT.



1 FP001 **PROPOSED FIRST FLOOR PLAN**

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

PRJ-76966
07/31/19

Rev.	Date	Description

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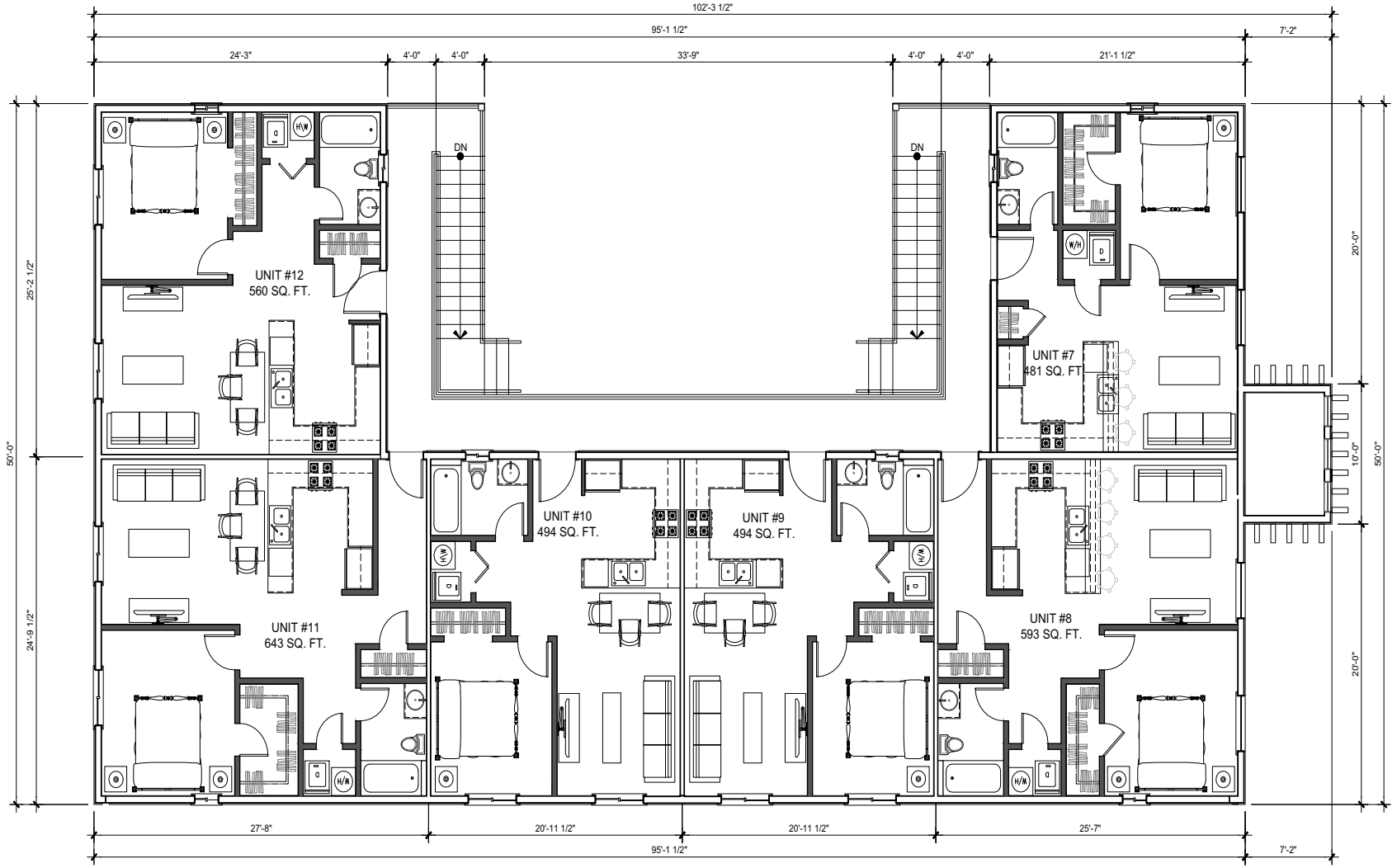
12 PLEX APARTMENTS
1821 SANTA PAULA DRIVE
LAS VEGAS, NEVADA 89110
PARCEL # 162-03-313-010

DATE 06-09-2019
PHASE DESIGN REVIEW SUBMITTAL
PROJECT NO. 003-19005
SHEET NO. FP001
PROPOSED FLOOR PLAN

FLOOR AREA CALCULATION

BUILDING AREA:	
1ST FLOOR (UNITS 1-6)	3,810 SQ. FT.
2ND FLOOR (UNITS 7-12)	3,691 SQ. FT.
TOTAL	7501 SQ. FT.
UNIT 1	462 SQ. FT.
UNIT 2	585 SQ. FT.
UNIT 3	444 SQ. FT.
UNIT 4	444 SQ. FT.
UNIT 5	643 SQ. FT.
UNIT 6	560 SQ. FT.
UNIT 7	481 SQ. FT.
UNIT 8	593 SQ. FT.
UNIT 9	444 SQ. FT.
UNIT 10	444 SQ. FT.
UNIT 11	643 SQ. FT.
UNIT 12	560 SQ. FT.



1 FP002 **PROPOSED SECOND FLOOR PLAN**

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

PRJ-76966
07/31/19

Rev.	Date	Description

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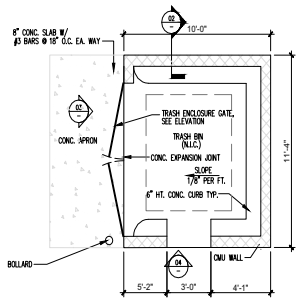
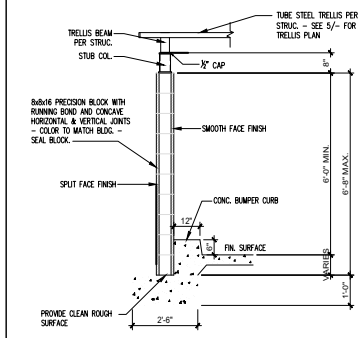
DESIGN REVIEW FOR:
SANTA PAULA DRIVE
12 PLEX APARTMENTS
1821 SANTA PAULA DRIVE
LAS VEGAS, NEVADA 89110
PARCEL # 162-03-313-010

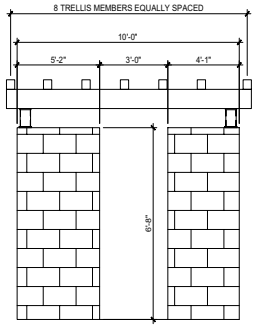
DATE 06-09-2019
PHASE DESIGN REVIEW SUBMITTAL
PROJECT NO. 003-19005
SHEET NO. FP002
PROPOSED ADA FLOOR PLAN



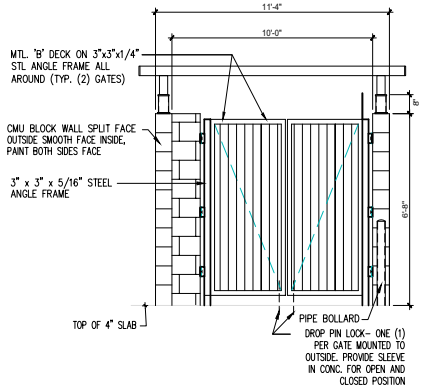
01 TRASH ENCLOSURE PLAN
A1.01 SCALE: 1/4" = 1'-0"



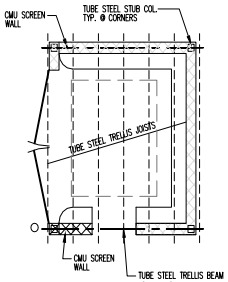
02 TRASH ENCLOSURE WALL
A1.01 SCALE: 1/4" = 1'-0"



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"

Rev.	Date	Description

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DESIGN REVIEW FOR:
SANTA PAULA DRIVE
12 PLEX APARTMENTS
1821 SANTA PAULA DRIVE
LAS VEGAS, NEVADA 89110
PARCEL # 162-03-313-010

DATE 07-30-2019
PHASE DESIGN REVIEW SUBMITTAL
PROJECT NO. 003-19005
SHEET NO. DT001
TRASH ENCLOSURE DETAILS

PRJ-76966
07/31/19



VAR-76991 [PRJ-76966] - VARIANCE RELATED TO SDR-76992 - APPLICANT/OWNER: SQUARE TRADE HOLDINGS, LLC
1821 SANTA PAULA DRIVE

07/18/19



VAR-76991 [PRJ-76966] - VARIANCE RELATED TO SDR-76992 - APPLICANT/OWNER: SQUARE TRADE HOLDINGS, LLC
1821 SANTA PAULA DRIVE

07/18/19

June 10, 2019

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

Subject: Landscape and Parking Waiver for 1821 Santa Paula

To whom it may concern:

This letter shall act to document the justification request for a Landscape and Parking Waiver for the above referenced property.

- **Issue:** We are requesting a Waiver to the landscape standards from 6 feet to 0 on a portion of the North and South side of the property. This is necessary to provide a walkway to parking as well as a trash enclosure. We are also requesting a waiver for parking. It is not advisable to park in the front of the property since there is not enough space to turn around. It would force backing up onto main street. The property is walking distance from public transportation on E St Louis Ave and E Oakey Blvd. We anticipate the tenants taking advantage of public transportation in lieu of owning their own vehicles. The requested change is compatable with the surrounding properties with little to no landscape and parking.

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.

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

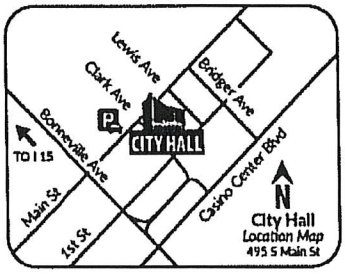
PRJ-76966
07/09/19

7023669413 08:30:59 08-19-2019 1 /1

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

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

Return Service Requested
Official Notice of Public Hearing



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-76991 and SDR-76992 [PRJ-76966]
Planning Commission Meeting of **08/27/2019**

PRJ-76966
16203311002
BARTSAS MARY 4 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

RECEIVED
AUG 19 2019
Dept of Planning
City of Las Vegas

87 PRDFNP1 89106

21-22A

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

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Permit No. 1630

Return Service Requested
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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76991 and SDR-76992 [PRJ-76966]

Planning Commission Meeting of **08/27/2019**

PRJ-76966
16203314020
MCALLISTER CLAIRE
556 E CANOSA AVE
LAS VEGAS NV 89104

93 FRDFNP1 89104

Submitted after final agenda
8/27/19

21P
22P

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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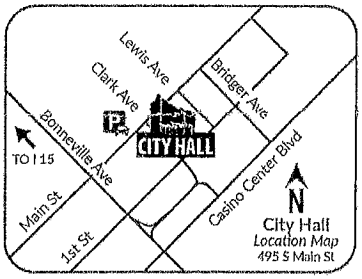
Official Notice of Public Hearing



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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.
VAR-76991 and SDR-76992 [PRJ-76966]
Planning Commission Meeting of **08/27/2019**

PRJ-76966
16203314031
SWANK SCOTT & HEIDI LIVING TRUST
SWANK SCOTT A & HEIDI TRS
546 BARBARA WAY
LAS VEGAS NV 89104-2858

93 FRDFNF1 89104

21A
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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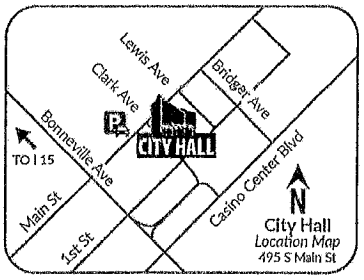
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76991 and SDR-76992 [PRJ-76966]
Planning Commission Meeting of **08/27/2019**

PRJ-76966
16203314014
SWANK SCOTT & HEIDI
546 BARBARA WAY
LAS VEGAS NV 89104

89 PRDFMP1 8904

21A
22A

Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 22, 2019 4:44 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/22/19 4:44 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	PRJ-76966
Position:	I OPPOSE the project and all related applications.
Name:	Sharon Ritter
Residential or Business Address:	2004 Plaza De Santa Fe Las Vegas, NV 89102
Phone:	(702) 731-5028
Email:	dr.george.ritter@gmail.com
Comments:	My husband and I have had a Chiropractic clinic right across the street from this proposed project for the last 41 years. We have a parking lot on our property with the capacity of six cars. We have a driveway on both sides of the property for ingress and egress. We are very concerned that building a 12 apartment structure with only three parking spaces will over crowd the street for parking. Also we fear that the renters will park in our lot, making it difficult for our patients to find

pg. 1 of 2
21-22P

parking.

In the evening when everyone is home, the streets are 80 to 90% full of parked cars. If there are potentially 14 cars with no place to park, our business could suffer. Thank you for your time and consideration in this matter.

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

Pg 2 of 2
21-22

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 26, 2019 10:30 AM
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Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 08/26/19 10:30 AM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76966
Position:	I SUPPORT the project and all related applications.
Name:	Mark Kaufman
Residential or Business Address:	549 E St. Louis Ave. Las Vegas, NV 89104
Phone:	(206) 388-6421
Email:	mark@vivitiv.com
Comments:	August 22, 2019 City of Las Vegas Department of Planning Case Number SDR-76992 The Beverly Green Neighborhood Association wishes to register support for the variance request application from Square Trade Holdings on Case Number SDR-76992, a residential multi-family apartment

Pg 1 of 2
21-22A

development.
Representatives for the developer attended our community meeting on
Thursday, August 8, 2019 and made a presentation to the neighborhood residents
and the association board outlining the proposed project. At the meeting
neighbors reacted positively to the overall project and variance requests for
perimeter landscaping and parking. Residents asked questions regarding
building design, size, scope and made recommendations to the developer.
A follow up meeting took place regarding the design recommendations put
forward at the public meeting which were taken into consideration by
representatives of the development team.
Thank you,
Mark Kaufman
Vice President
Beverly Green Neighborhood Association

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21-22
Pg 2 of 2

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/25/19 6:46 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76991
Position:	I SUPPORT the project and all related applications.
Name:	Lee Yarbrough
Residential or Business Address:	1941 Houston Dr. Las Vegas, NV 89104
Email:	lee@vegaslee.com
Comments:	This project should be approved. It is compatible with the other buildings in the area and would be a good addition to the neighborhood. More housing is much better than an empty lot.

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, August 25, 2019 6:37 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/25/19 6:37 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	76991
Position:	I SUPPORT the project and all related applications.
Name:	Heidi Swank
Residential or Business Address:	546 Barbara Way Las Vegas, NV 89104
Phone:	(702) 371-6217
Email:	heidiswank@yahoo.com
Comments:	There is plenty of on street parking in our neighborhood. The spaces in front of my house are rarely used. I would rather have a bit more landscaping than parking spaces near this building. Use the ones in front of my house!

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21A

August 22, 2019

City of Las Vegas
Department of Planning

Case Number SDR-76992

The Beverly Green Neighborhood Association wishes to register support for the variance request application from Square Trade Holdings on Case Number SDR-76992, a residential multi-family apartment development.

Representatives for the developer attended our community meeting on Thursday, August 8, 2019 and made a presentation to the neighborhood residents and the association board outlining the proposed project. At the meeting neighbors reacted positively to the overall project and variance requests for perimeter landscaping and parking. Residents asked questions regarding building design, size, scope and made recommendations to the developer. A follow up meeting took place regarding the design recommendations put forward at the public meeting which were taken into consideration by representatives of the development team.

Thank you,

Mark Kaufman
Vice President
Beverly Green Neighborhood Association

Submitted at Planning Commission
Date 8/27/19 Items 21 & 22
by Nathan Taylor

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
22

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

SUBJECT:
SDR-76992 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76991 - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADE HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.19 acres at 1821 Santa Paula Drive (APN 162-03-313-010), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-76966]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	3
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. School Development Tracking Form Submitted by Clark County School District
4. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
5. Submitted after Final Agenda - Documentation Not Vetted - Support Letter and Comment Form

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

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) Varience

Project Address (Location) 1821 Santa Paula

Project Name Santa Paula **Proposed Use** 12 Plex

Assessor's Parcel #(s) 162-03-313-010 **Ward #** 3

General Plan: Existing H Proposed H **Zoning:** Existing R-4 Proposed R-4

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

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

Print Name Dave Walnum

Subscribed and sworn before me

This 8 day of July, 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-76966
07/09/19

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

School Development Tracking Form

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

Date Filed 07/23/2019 **Application Number** SDR-76992 **Entity** LV

Company Name Western Trades

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Santa Paula Drive

Project Description 12 Multi-family Units

APN's 162-03-313-010

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)	12	x 0.140 = 2	x 0.058 = 1	x 0.064 = 1
Resort Condo Units (3)				
Total		2	1	1

(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
John S Park ES	931 Franklin Ave	K-5	649	743	05/01/19
John C Fremont MS	1100 E. St. Louis Ave	6-8	1,319	835	05/01/19
Valley HS	2839 S. Burnham	9-12	2,502	2,633	05/01/19

*** CCSD Comments** John S. Park ES and Valley HS were over capacity for the 2018-19 school year. Park ES was 114.48% and Valley HS was 105.24% of program capacity.

☐ Approved ☐ Disapproved

SDR 76992
Square Trade Holdings, LLC

1821 Santa Paula Drive

Proposed 12 unit multi-family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	12	7.32	88
AM Peak Hour			0.46	6
PM Peak Hour			0.56	7

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Oakey Boulevard

Average Daily Traffic (ADT)	2,850
PM Peak Hour	228

(heaviest 60 minutes)

St. Louis Avenue

Average Daily Traffic (ADT)	5,210
PM Peak Hour	417

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Oakey Boulevard	16,380
St. Louis Avenue	16,380

This project will add approximately 88 trips per day on Santa Paula Dr., Oakey Blvd. and St. Louis Ave. Currently, Oakey is at about 17 percent of capacity and St. Louis is at about 32 percent of capacity. With this project, Oakey is expected to be at about 18 percent of capacity and St. Louis to remain at about 32 percent of capacity. Counts are not available for Santa Paula, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 7 additional peak hour trips, or about one every nine minutes.

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

RECEIVED
AUG 2 6 2019
Dept of Planning
City of Las Vegas

August 22, 2019

City of Las Vegas
Department of Planning

Case Number SDR-76992

The Beverly Green Neighborhood Association wishes to register support for the variance request application from Square Trade Holdings on Case Number SDR-76992, a residential multi-family apartment development.

Representatives for the developer attended our community meeting on Thursday, August 8, 2019 and made a presentation to the neighborhood residents and the association board outlining the proposed project. At the meeting neighbors reacted positively to the overall project and variance requests for perimeter landscaping and parking. Residents asked questions regarding building design, size, scope and made recommendations to the developer. A follow up meeting took place regarding the design recommendations put forward at the public meeting which were taken into consideration by representatives of the development team.

Thank you,

Mark Kaufman
Vice President
Beverly Green Neighborhood Association

Submitted after final agenda
8/29/19 22A

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 21, 2019 4:07 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 08/21/19 4:06 PM

Meeting Date:	Tuesday, August 27, 2019
Project Number:	SDR-76992
Position:	I SUPPORT the project and all related applications.
Name:	Michelle Larime
Residential or Business Address:	556 Ellen Way Las Vegas, NV 89104
Comments:	Generally, I support the request. However, I think the architectural style is not compatible with the surrounding neighborhood. While the proposed building is not located in the historic district, the character of the multi-family housing on Santa Paula is still mid-20th-century modern. I'd like to see the building incorporate more modern architectural lines and materials to be more compatible with the greater Beverly Green neighborhood.

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Submitted after final agenda
8/27/19 22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
23

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

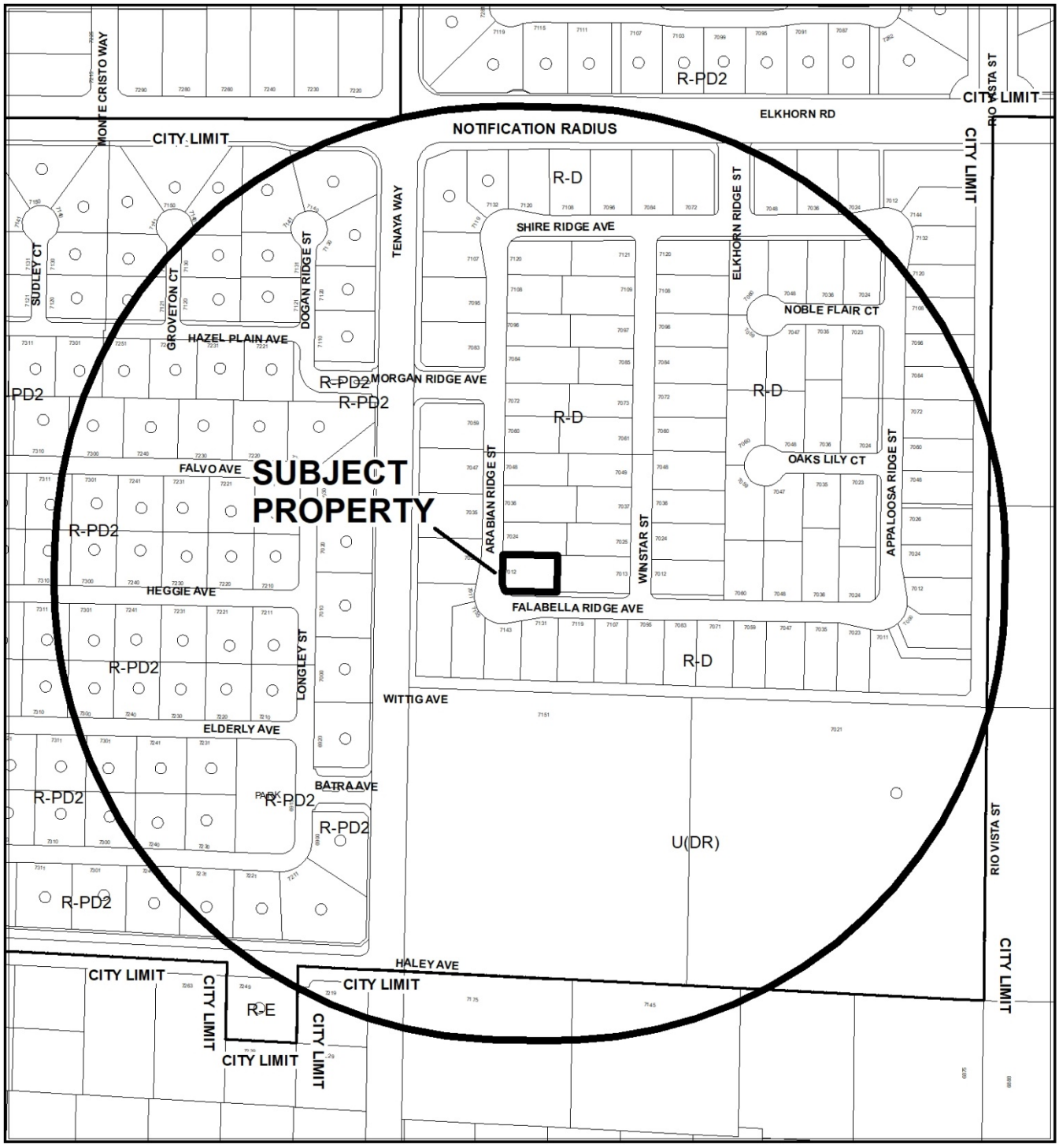
SUBJECT:
VAR-76984 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED at 7012 Arabian Ridge Street (APN 125-22-511-048), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-76540]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



CASE: **VAR-76984 (PRJ-76540)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED)



CASE: **VAR-76984 (PRJ-76540)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: D.R. HORTON, INC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76984	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 178

PROTESTS 0

APPROVALS 0

JAB

**** CONDITIONS ****

VAR-76984 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct a new single family dwelling that will encroach into the required front yard setback area at 7012 Arabian Ridge.

ISSUES

- The R-D (Single Family Residential-Restricted) zoning district requires the principal dwelling to have a front yard setback of 25 feet. The applicant is proposing to construct a home with a 21-foot front yard setback. Staff does not support this request.

ANALYSIS

The subject site is located in the R-D (Single Family Residential-Restricted) zoning district, and per Title 19.06.065, R-D zoned lots require a 25-foot front yard setback for the principal dwelling. The submitted site plan shows a home that encroaches four feet into the front yard setback. The lot fit meets the minimum rear yard setback of 30 feet, the side yard setback of five feet, and the corner yard setback of 15 feet. The justification letter stamped 07/11/19 states that a portion of the home must encroach into the front yard setback because of the corner turn radius.

The subject site is an undeveloped 0.23-acre corner parcel in a 95-lot residential subdivision. On 08/09/16, the Planning Commission approved the residential subdivision with 30 Variances for lot widths narrower than allowed and two Variances for rear yard setbacks shorter than allowed. On 10/19/16 the City Council approved additional Variances and Waivers, including a Variance to allow no additional offsite improvements; a Variance to allow a connectivity ratio less than required; a Waiver to allow overhead utility lines; and a Waiver to allow no interior streetlights.

The applicant is proposing a home model with a foot print that is too large for the subject lot. The proposed home model cannot be reoriented on the lot in any way without encroaching on additional setbacks. However, with minor adjustments to the floor plans, the applicant could develop a home that meets all required setbacks for the R-D zoning district. Staff finds the request to be a self-imposed hardship and is recommending denial of the request.

FINDINGS (VAR-76984)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by proposing a single family dwelling with a floor plan that does fit the required setbacks. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/15/16	The City Council approved a General Plan Amendment (GPA-63487) from DR (Desert Rural Density Residential) to R (Rural Density Residential) and a Rezoning (ZON-63488) from U (Undeveloped) to R-D (Single Family Residential – Restricted). The Planning Commission and Staff recommended approval.
08/09/16	The Planning Commission approved 30 lot width Variances (VAR-65269, VAR-65277 through 65289, VAR-65291 through 65294, VAR-65302 through 65304, VAR-65306 through 65311, VAR-65313 through 65316, and VAR-65318) and two setback Variances (VAR-65321 and VAR-65319) related to a proposed 95-lot single-family residential subdivision on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way. Staff recommended denial.
10/19/16	The City Council approved a Tentative Map (TMP-65275) Tentative Map for a 95-lot single family residential subdivision on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way. The Planning Commission recommended approval. Staff recommended denial.
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	The City Council approved a Waiver (WVR-65331) from LVMC 13.52 to allow overhead transmission lines where underground utilities are required on 39.18 acres at the southeast corner of Elkhorn Road and Tenaya Way. The Planning Commission recommended approval. Staff recommended denial.

Most Recent Change of Ownership	
01/03/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No related building permits/business licenses.

Pre-Application Meeting	
05/14/19	Staff conducted a pre-application meeting where the submittal requirements for a Variance were discussed.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
07/25/19	Staff conducted a routine field visit of the undeveloped site and found no trash, debris or graffiti.

Details of Application Request	
Site Area	
Net Acres	0.23

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural – up to 3.59 du/ac)	R-D (Single Family Residential-Restricted)
North	Undeveloped	R (Rural – up to 3.59 du/ac)	R-D (Single Family Residential-Restricted)
South	Undeveloped	R (Rural – up to 3.59 du/ac)	R-D (Single Family Residential-Restricted)
East	Undeveloped	R (Rural – up to 3.59 du/ac)	R-D (Single Family Residential-Restricted)
West	Undeveloped	R (Rural – up to 3.59 du/ac)	R-D (Single Family Residential-Restricted)

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*
Arabian Ridge	Local Street	Title 13	Under Construction	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

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

Project Address (Location) SEC of ELKHORN ROAD & TENAYA WAY

Project Name Estates at Elkhorn - 7012 Arabian Ridge Street **Proposed Use** N/A

Assessor's Parcel #(s) 125-22-511-048 **Ward #** 6

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

Additional Information Lot: 50 - Setback Variance

Property Owner DR HORTON, INC. Contact JOE GENOVESE

Address 1081 WHITNEY RANCH, SUITE #141 City HENDERSON State NV. Zip 89014

E-mail jrgenovese@drhorton.com Phone 702.635.3600

Applicant DR HORTON, INC. Contact JOE GENOVESE

Address 1081 WHITNEY RANCH, SUITE #141 City HENDERSON State NV. Zip 89014

E-mail jrgenovese@drhorton.com Phone 702.635.3600

Representative TRITON ENGINEERING Contact MARIA MORGAN

Address 6757 W. CHARLESTON BLVD., SUITE B City LAS VEGAS State NV. Zip 89146

E-mail mmorgan@tritoneng.com Phone 702.254-1480

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name David Jennings

Subscribed and sworn before me

This 3rd day of May, 20 19

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public, State of Nevada
Appointment No. 98-2673-1
My Appt. Expires Mar 24, 2022

PRJ-76540
07/11/19

APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: 7012 ARABIAN RIDGE STREET PARCEL NO. 125-22-511-048

RECORDED SUBDIVISION NAME: ELKHORN 40 PH 2 (ESTATES AT ELKHORN) ZONING: R-D

LAND USE ENTITLEMENTS (I.E. TMP, FMP, VAR):

MINIMUM SETBACKS: FRONT TO HOUSE: FRONT TO GARAGE: SIDE YARD:

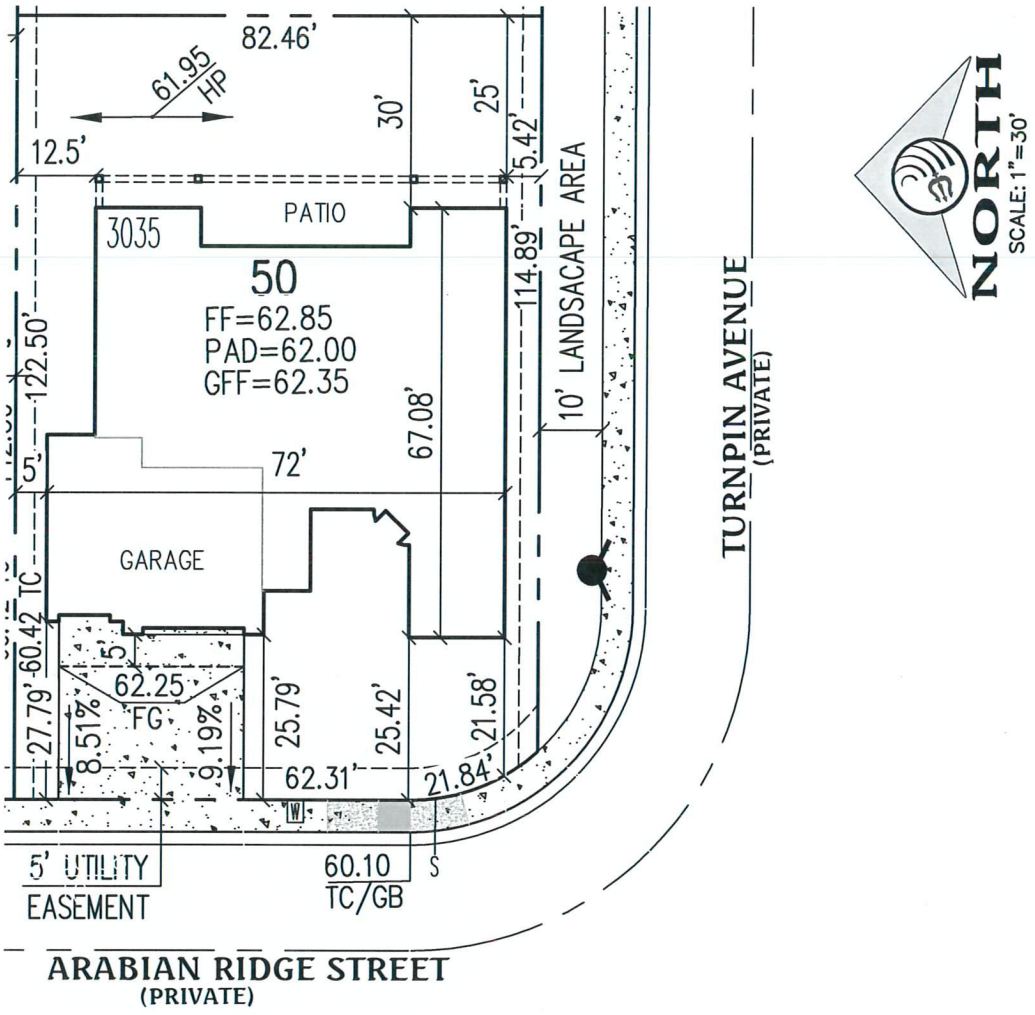
CORNER SIDE YARD: REAR YARD:

PLAN CHECK#: LOT#: 50 BLOCK: BOOK: 156 PAGE: 49

APPROVAL FOR: SFD ☒ PATIO COVER ☒ BALCONY ☐ FIRE SPRINKLERS REQUIRED: YES ☐ NO ☒

NUMBER OF STORIES: ONE ☒ TWO ☐ THREE ☐

AP#



DR HORTON 8/9/2016 0039179 C12-01325-063803 C25-99999

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME: JELAYNA BOSKET PHONE NUMBER: (702) 376-0729 FAX NO: (800) 953-7015

EMAIL CONTACT FOR READY NOTICE: jcbosket@drhorton.com

PRJ-76540
07/11/19

BUILDING DEPARTMENT DATE

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS APPLICATION AND THE PROPOSED PLANS AND HAVE FOUND THAT THE PROPOSED DEVELOPMENT MEETS THE REQUIREMENTS OF THE CITY OF LAS VEGAS FLOOD HAZARD REDUCTION ORDINANCE FOR THE ISSUANCE OF DEVELOPMENT PERMIT.

Q:\TRITON DRAWINGS\007.108 ELKHORN TENAYA\PLOT PLANS\PLOT PLANS PHASE 2.DWG

5/2/19



VAR-76984 [PRJ-76540] - VARIANCE - APPLICANT/OWNER: D.R. HORTON, INC
7012 ARABIAN RIDGE STREET

07/25/19



VAR-76984 [PRJ-76540] - VARIANCE - APPLICANT/OWNER: D.R. HORTON, INC
7012 ARABIAN RIDGE STREET

07/25/19

Triton
Engineering

June 26, 2019

Planning Manager
City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: **Justification letter for Variances**
DR Horton – Elkhorn 40 – Lot 50 7012 Arabian Ridge Street
Parcel # 125-22-511-048
PRJ-76540

As representatives of DR Horton, we respectfully request a variance for property located on the south side of Elkhorn Road and East of N. Tenaya Way within the Elkhorn 40 project.

This request for a variance is to allow the front corner setback reduction by 1.15% for Lot 50. The portion of the encroachment is only for the corner closest to the curve radius at the property line.

If you should have any questions concerning this, please contact either myself or James Pearce, at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Maria Morgan
Project Coordinator

PRJ-76540
07/11/19
Planning Commission - Page 130

6757 W. Charleston Blvd. Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

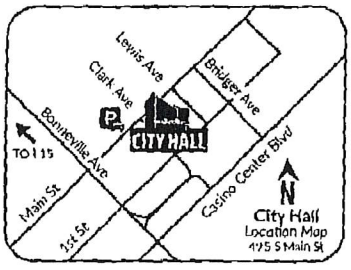
p.1

70222888200

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76984 [PRJ-76540]

Planning Commission Meeting of **08/27/2019**

RECEIVED
AUG 2 6 2019
Dept of Planning
City of Las Vegas

PRJ-76540
12522510011
MEISEL STEVEN & KATHLEEN A
7096 WINSTAR ST
LAS VEGAS NV 89131

35 FRDFNP1 89131

Submitted after final agenda
8/27/19 23P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
24

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

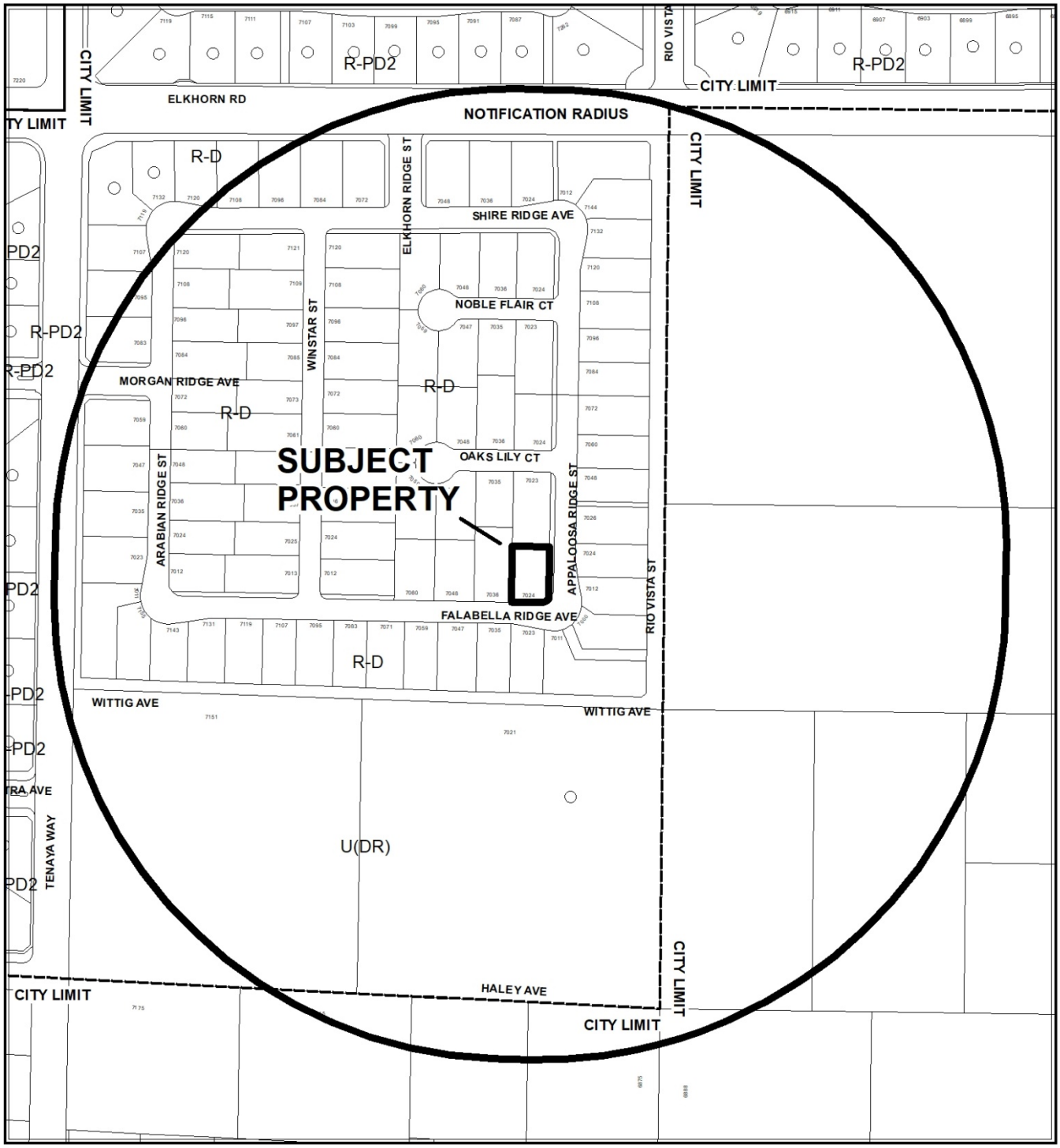
SUBJECT:
VAR-76985 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED at 7024 Falabella Ridge Avenue (APN 125-22-511-025), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-76910]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



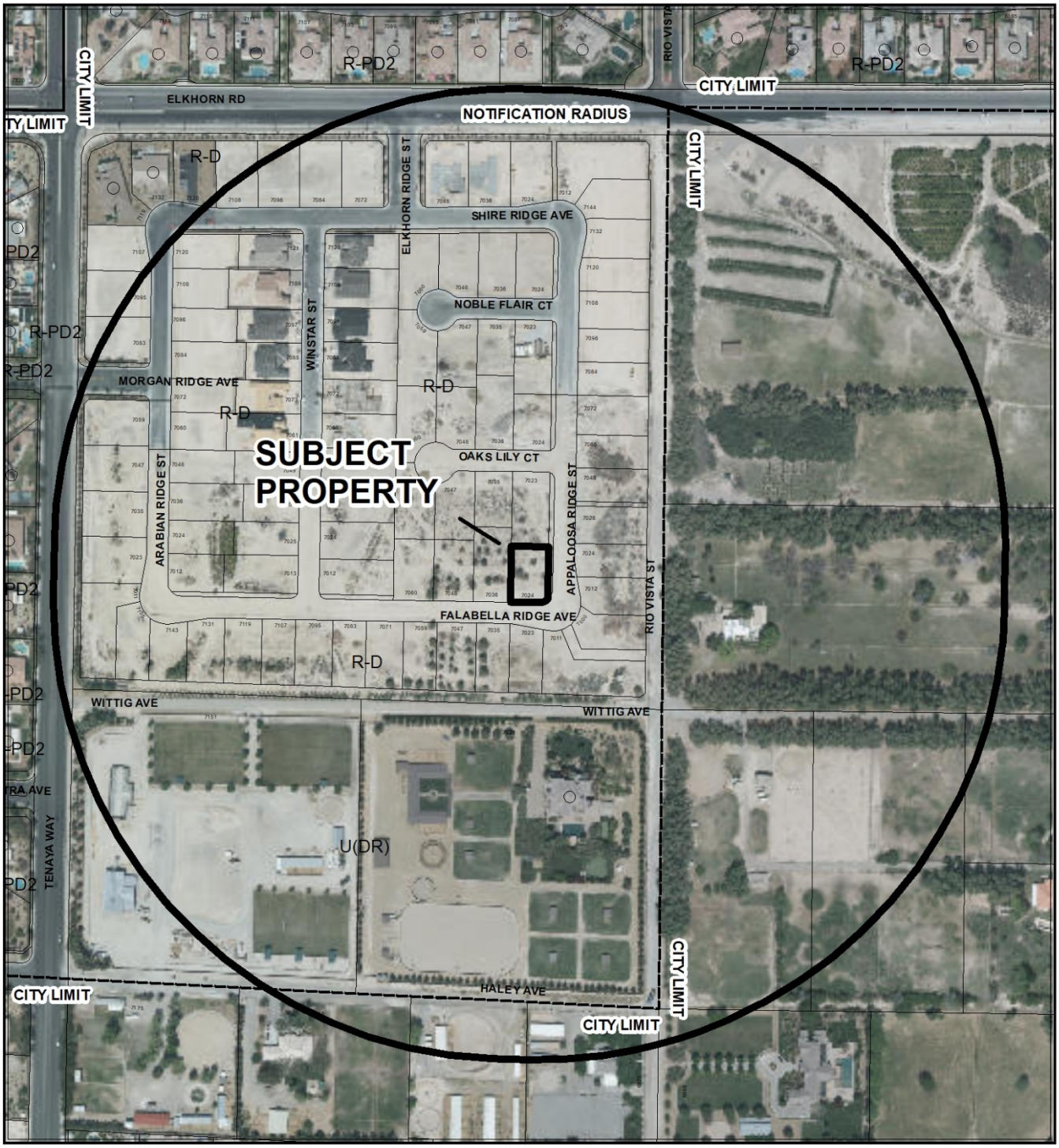
0 250 500 Feet

CASE: **VAR-76985 (PRJ-76910)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED)

N



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CASE: **VAR-76985 (PRJ-76910)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: D.R. HORTON, INC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76985	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 116

PROTESTS 0

APPROVALS 0

JAB

**** CONDITIONS ****

VAR-76985 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct a new single family dwelling that will encroach into the required front yard setback area at 7024 Falabella Ridge Avenue.

ISSUES

- The R-D (Single Family Residential-Restricted) zoning district requires the principal dwelling to have a front yard setback of 25 feet. The applicant is proposing to construct a home with a 21-foot front yard setback. Staff does not support this request.

ANALYSIS

The subject site is located in the R-D (Single Family Residential-Restricted) zoning district, and per Title 19.06.065, R-D zoned lots require a 25-foot front yard setback for the principal dwelling. The submitted site plan shows a home that encroaches four feet into the front yard setback. The lot fit meets the minimum rear yard setback of 30 feet, the side yard setback of five feet, and the corner yard setback of 15 feet. The justification letter stamped 07/17/19 states that a portion of the home must encroach into the front yard setback because of the corner turn radius.

The subject site is an undeveloped 0.23-acre corner parcel in a 95-lot residential subdivision. On 08/09/16, the Planning Commission approved the residential subdivision with 30 Variances for lot widths narrower than allowed and two Variances for rear yard setbacks shorter than allowed. On 10/19/16 the City Council approved additional Variances and Waivers, including a Variance to allow no additional offsite improvements; a Variance to allow a connectivity ratio less than required; a Waiver to allow overhead utility lines; and a Waiver to allow no interior streetlights.

The applicant is proposing a home model with a foot print that is too large for the subject lot. The proposed home model cannot be reoriented on the lot in any way without encroaching on additional setbacks. However, with minor adjustments to the floor plans, the applicant could develop a home that meets all required setbacks for the R-D zoning district. Staff finds the request to be a self-imposed hardship and is recommending denial of the request.

FINDINGS (VAR-76985)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship by proposing a single family dwelling with a floor plan that does fit the required setbacks. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

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DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
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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) VARIANCE

Project Address (Location) SEC of ELKHORN ROAD & TENAYA WAY

Project Name Estates at Elkhorn 7024 Falabella Ridge Ave **Proposed Use** N/A

Assessor's Parcel #(s) 125-22-511-025 **Ward #** 6

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

Additional Information Lot 1 - Setback Variance

Property Owner DR HORTON, INC. Contact JOE GENOVESE

Address 1081 WHITNEY RANCH, SUITE #141 City HENDERSON State NV. Zip 89014

E-mail jrgenovese@drhorton.com Phone 702.635.3600

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E-mail mmorgan@tritoneng.com Phone 702.254-1480

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

Property Owner Signature _____

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

Print Name David Jennings

Subscribed and sworn before me

This 3rd day of May, 20 19

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public, State of Nevada
Appointment No. 98-2673-1
My Appt. Expires Mar 24, 2022

PRJ-76910
07/17/19

APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: 7024 FALABELLA RIDGE AVENUE PARCEL NO. 125-22-511-025

RECORDED SUBDIVISION NAME: ESTATES AT ELKHORN ZONING: R-D

LAND USE ENTITLEMENTS (I.E. TMP, FMP, VAR):

MINIMUM SETBACKS: FRONT TO HOUSE: 10' FRONT TO GARAGE: 20' SIDE YARD: 5'

CORNER SIDE YARD: 10' REAR YARD: 15

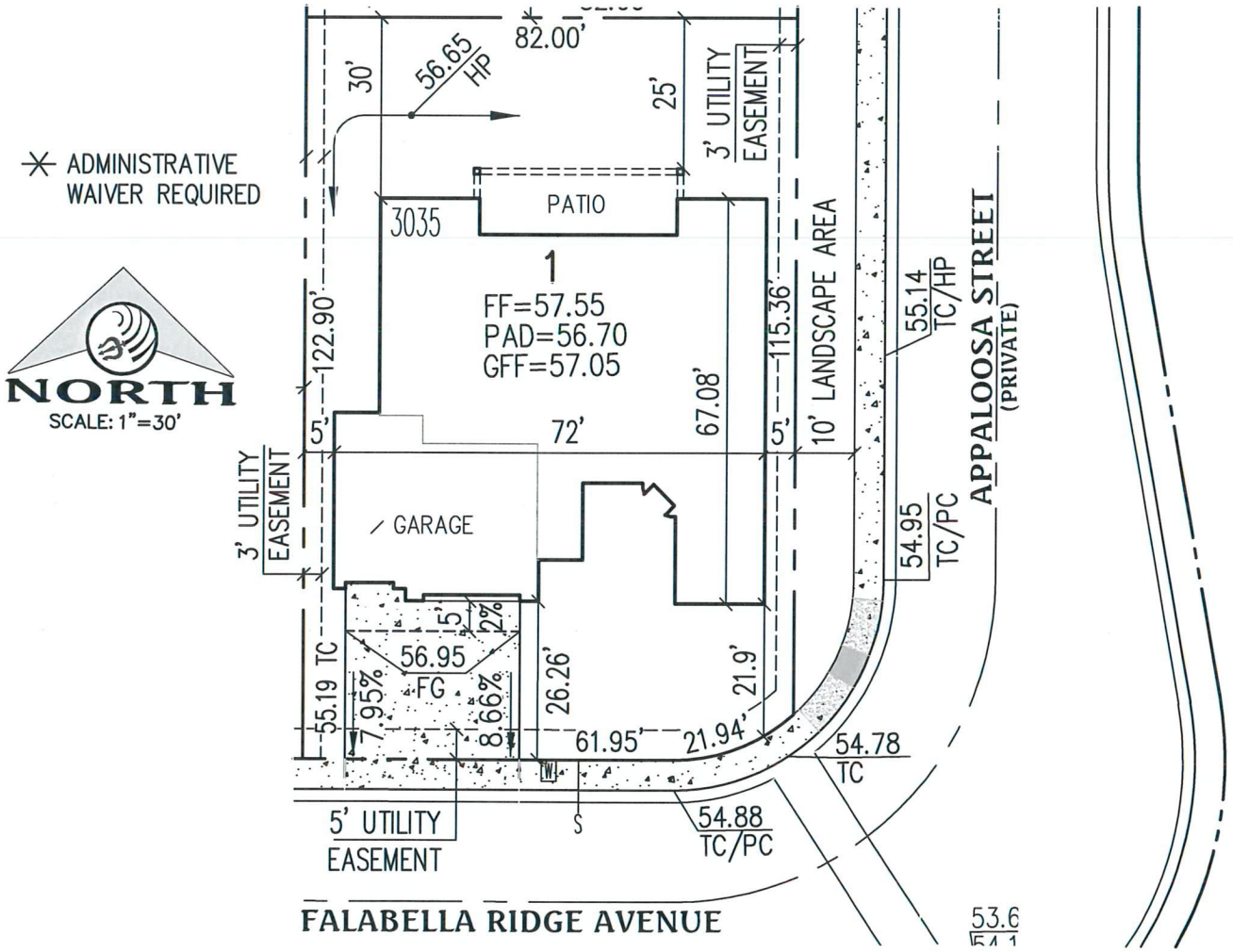
PLAN CHECK#: T17-00023 LOT#: 1 BLOCK: BOOK: 156 PAGE: 049

APPROVAL FOR: SFD ☒ PATIO COVER ☒ BALCONY ☐ FIRE SPRINKLERS REQUIRED: YES ☐ NO ☒

NUMBER OF STORIES: ONE ☒ TWO ☐ THREE ☐

AP#

✳ ADMINISTRATIVE WAIVER REQUIRED



DR HORTON 8/9/2016 0039179 C12-01325-063803 C25-99999

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME: CRYSTAL ROBERT PHONE NUMBER: (702) 376-0729 FAX NO: (800) 975-6505

EMAIL CONTACT FOR READY NOTICE: clrobert@drhorton.com

PRJ-76910
07/17/19

BUILDING DEPARTMENT DATE

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS APPLICATION AND THE PROPOSED PLANS AND HAVE FOUND THAT THE PROPOSED DEVELOPMENT MEETS THE REQUIREMENTS OF THE CITY OF LAS VEGAS FLOOD HAZARD REDUCTION ORDINANCE FOR THE ISSUANCE OF DEVELOPMENT PERMIT.

Q:\TRITON DRAWINGS\007.108 ELKHORN TENAYA\PLOT PLANS\PLOT PLANS PHASE 2.DWG

5/2/19



VAR-76985 [PRJ-76910] - VARIANCE - APPLICANT/OWNER: D.R. HORTON, INC
7024 FALABELLA RIDGE AVENUE

07/25/19



VAR-76985 [PRJ-76910] - VARIANCE - APPLICANT/OWNER: D.R. HORTON, INC
7024 FALABELLA RIDGE AVENUE

07/25/19

Triton
Engineering

June 26, 2019

Planning Manager
City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: **Justification letter for Variances**
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Parcel # 125-22-511-025
PRJ-76910

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If you should have any questions concerning this, please contact either myself or James Pearce, at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Maria Morgan
Project Coordinator

PRJ-76910
07/17/19
Planning Commission - Page 422

6757 W. Charleston Blvd. Suite B • Las Vegas, Nevada 89146
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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
25

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

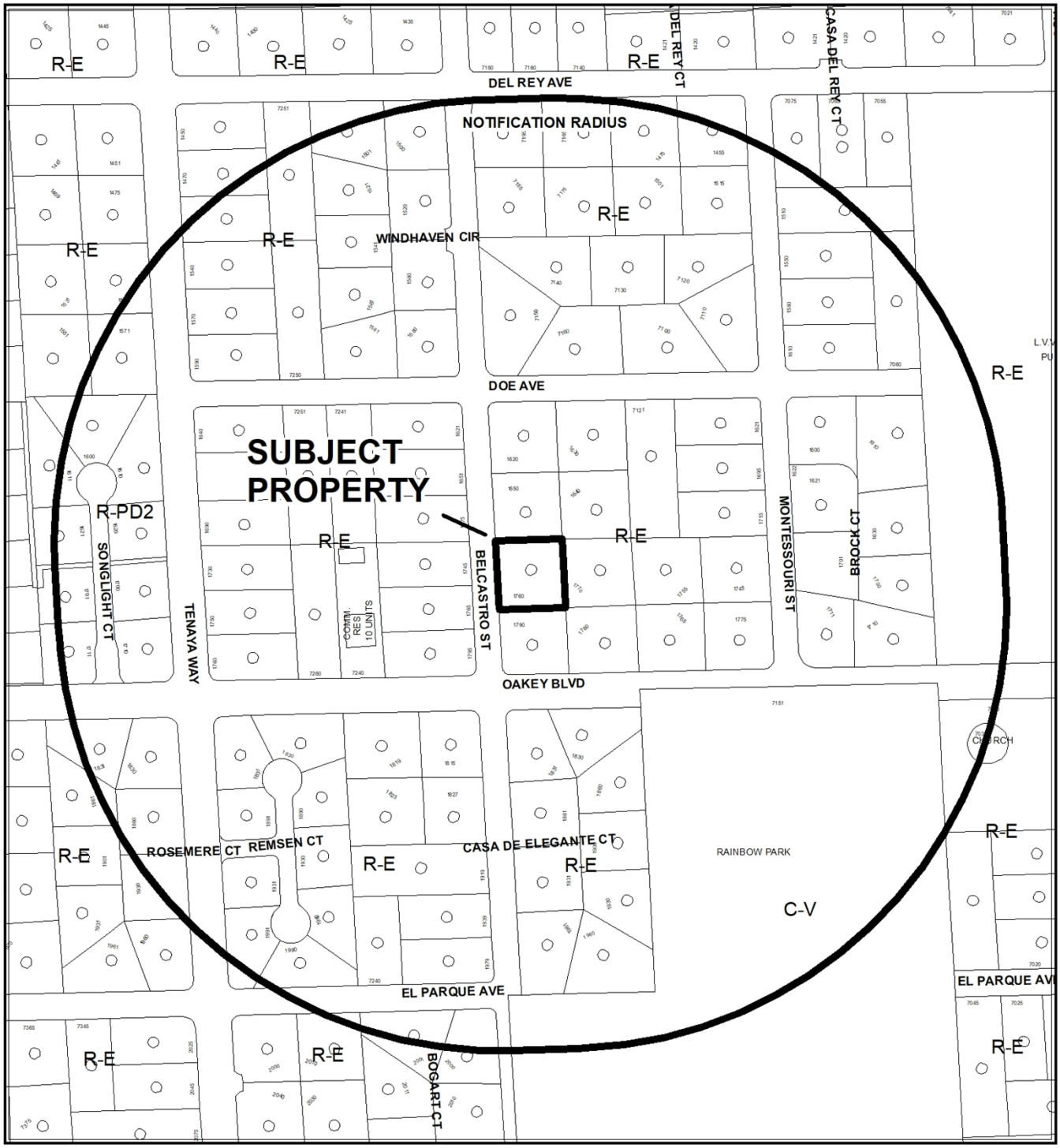
SUBJECT:
VAR-77083 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SETH T. FLOYD - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY DWELLING; AND A FIVE-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED WITH A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.54 acres at 1760 Belcastro Street (APN 163-03-605-005), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77082]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Support Postcard
7. Submitted at Meeting - Documentation Not Vetted - Support Letters by Elana Graham



0 260 520 Feet

CASE: **VAR-77083 (PRJ-77082)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



CASE: **VAR-77083 (PRJ-77082)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SETH T. FLOYD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77083	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 130

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

VAR-77083 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance for a proposed addition to the existing single family residence at 1760 Belcastro Street.

ISSUES

- A five-foot side yard setback where 10 feet is required is requested. Staff does not support this request.
- A five-foot corner side yard setback where 15 feet is required is requested. Staff does not support this request.
- A zero-foot distance separation from the primary dwelling where six feet is required is also requested. Staff does not support this request.

ANALYSIS

The subject site is an existing detached single family residence located within the R-E (Residence Estates) zoning district. The proposed additions include constructing a 321 square-foot addition to the east façade that will result in a five-foot side yard setback, and converting an existing carport to an enclosed garage. Once enclosed, the new garage will not have interior access to the primary dwelling making the garage a Class II Accessory Structure. Accessory structures are required by Title 19.06 to provide a six-foot distance separation from the primary dwelling. As proposed, the garage will result in a five-foot corner side yard setback with a zero-foot distance separation from the primary residence.

Staff finds the request to be a self-imposed hardship and is not able to support the requested Variance; therefore, staff is recommending denial of the application.

FINDINGS (VAR-77083)

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 buildings additions that encroach within the required setback area of the residential lot. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant City actions related to the subject site.

Most Recent Change of Ownership	
03/29/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/06/15	A building permit (R-276809) was issued for new roofing at 1760 Belcastro Street. The permit did not receive a final inspection.

Pre-Application Meeting	
07/22/19	Staff conducted a pre-application meeting via the telephone and email to discuss the necessary application type for the home addition.

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

Field Check	
07/24/19	Staff conducted a routine field where the subject site was observed. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	0.54

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

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

NE

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	18,000 SF	23,522 SF	Y
Min. Lot Width	100 Feet	150 Feet	Y
Min. Setbacks			
• Front	30 Feet*	65 Feet	Y
• Side	10 Feet	5 Feet	N**
• Corner	15 Feet	5 Feet	N**
• Rear	35 Feet	51 Feet	Y
Min. Distance Between Buildings	6 Feet	Zero Feet	N**
Max. Building Height	2 Stories / 35 Feet	13 Feet	Y

**When adjacent to a private street, the front setback is reduced to 30 feet.*
***The applicant is requesting a variance to allow reduced setback requirements.*

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Belcastro Street	Private Street	Title 19.04	29	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1760 Belcastro Street

Project Name Floyd/Graham Home Addition **Proposed Use** Residence

Assessor's Parcel #(s) 163-03-605-005 **Ward #**

General Plan: Existing DR Proposed N/A **Zoning:** Existing R-E Proposed N/A

Additional Information

Property Owner Seth T. Floyd & Elana Lee Graham Contact Elana Lee Graham

Address 1760 Belcastro Street City Las Vegas State NV Zip 89117

E-mail Phone

Applicant Same Contact

Address City State Zip

E-mail Phone

Representative Same Contact

Address City State Zip

E-mail Phone

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

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

City Official **Partner(s)**

Partner(s)

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

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

State of Nevada, County of Clark

PRJ-77082
07/22/19

Property Owner Signature

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

Print Name Seth Floyd

Subscribed and sworn before me

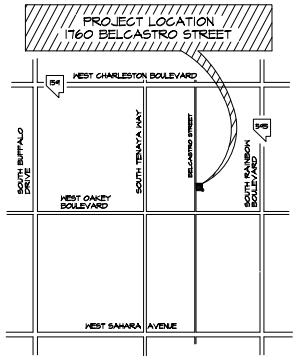
This 18th day of July 20 19

Notary Public in and for said County and State

JEFFREY D. ANDREWS
Notary Public State of Nevada
No. 16-4020-1
My appt. exp. Sept. 1, 2020

SHEET INDEX

SHEET TITLE	SHEET NUMBER
SHEET INDEX, CODE ANALYSIS, VICINITY MAP, SITE PLAN AND GENERAL NOTES	A1
FLOOR PLAN, ELEVATIONS AND GENERAL NOTES	A2
EXTERIOR ELEVATIONS	A3
FRAMING SECTION AND DETAILS	A4
FOUNDATION PLAN AND DETAILS	S1
ROOF FRAMING PLAN AND DETAILS	S5
STRUCTURAL DETAILS	S4
STRUCTURAL LOADS, STRUCTURAL SPECIFICATIONS STRUCTURAL NOTES AND AND DETAILS	S5
ELECTRIC PLAN, ELECTRICAL SYMBOL LEGEND, MAIN ELECTRICAL SERVICE SUBPANEL CALCULATIONS, ELECTRICAL NOTES AND GENERAL NOTES	E1
PLUMBING PLAN, PLUMBING SYMBOL LEGEND PLUMBING NOTES AND GENERAL NOTES	P1
MECHANICAL PLAN, MECHANICAL SYMBOL LEGEND, MECHANICAL NOTES, GENERAL NOTES AND COMPLIANCE CERTIFICATE	M1



1/A1 VICINITY MAP
SCALE: NO SCALE
I1040B\XREF\MAP

GENERAL NOTES

EXISTING AND UNCOVERED SITE AND BUILDING CONDITIONS MAY VARY FROM THE PREPARED DOCUMENTS. THE CONTRACTOR OR OWNER SHALL REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCY THAT MAY BE DISCOVERED. THE CONTRACTOR AND OWNER ARE TO RESOLVE ANY DISCREPANCIES THROUGH APPROPRIATE DRAWINGS AND DETAILS.

THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AND SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO ANY WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION - JOB SITE SAFETY AND SUPERVISION

THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES DURING CONSTRUCTION TO ENSURE PUBLIC SAFETY

THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE NOISE AND DUST CONTROL PER CITY AND COUNTY CODES

CODE ANALYSIS

IBC 2018

2018 INTERNATIONAL BUILDING CODE

JURISDICTION: CITY OF LAS VEGAS, NEVADA 89117

ASSESSORS PARCEL NUMBER: 163-03-605-005

CODE USED:

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 UNIFORM MECHANICAL CODE (UMC)
2018 UNIFORM PLUMBING CODE (UPC)
2017 NATIONAL ELECTRICAL CODE (NEC)
(AND ALL SOUTHERN NEVADA AMENDMENTS)

SCOPE OF WORK:

INTERIOR ADDITION 506 square feet

CONVERT ATTACHED CARPORT TO ATTACHED GARAGE 670 square feet

BUILDING AREA ADDED TO SITE: 976 square feet

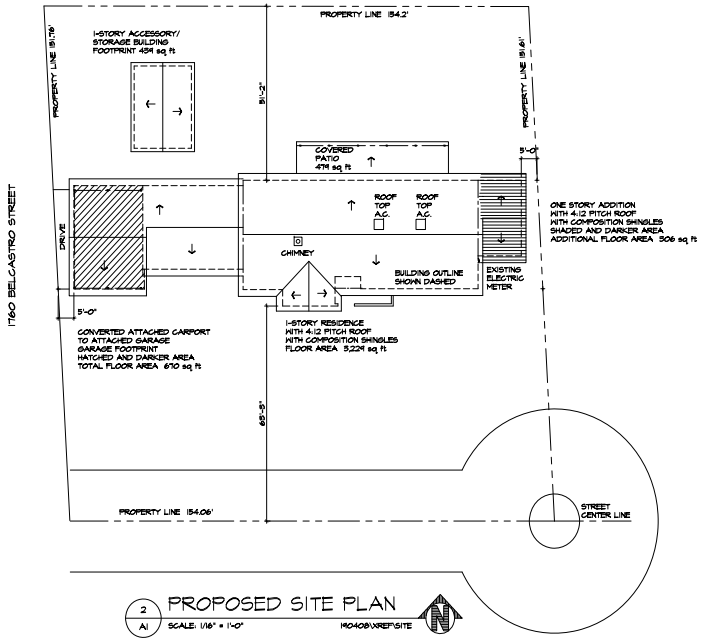
ZONED: (R-E)

OCCUPANCY: SF

TYPE OF CONSTRUCTION: V

FIRE PROTECTION: N/A

NUMBER OF EXITS PROVIDED: N/A



2/A1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"
I1040B\XREF\SITE

CONTRACTOR

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 623.350 FOR WORK UNDER THE CONTRACTOR LICENSE CATAGORY AUTHORIZED UNDER NRS 624

PREPARED BY:

REVISIONS	DESCRIPTION	DATE
1		
2		
3		

STAMP
PRJ-77082
07/22/19

CONTRACTOR:
Planning Commission TP#98-00483
2275 EAST SUNSET ROAD SUITE 4
LAS VEGAS, NEVADA 89119
LICENSE #50287 • (702)270-3545

PROJECT DESCRIPTION:
ADDITION

PROJECT NAME AND ADDRESS:
GRAHAM/FLOYD RESIDENCE
1760 BELCASTRO STREET
LAS VEGAS, NEVADA 89117

DRAWN	-
CHECKED	-
DATE	4/28/19
SCALE	AS SHOWN
JOB #	I1040B
SHEET	A1
OF	7 SHEETS

EXTERIOR ELEVATION - SETH & ELANA - 1740 BELCASTRO ST.



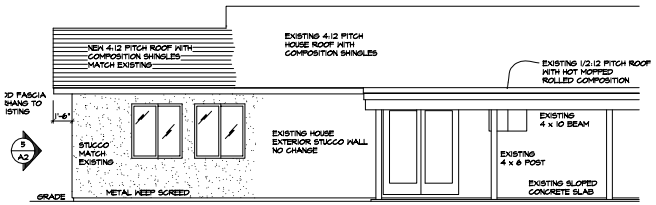








PRJ-77082
07/22/19



1 A5 NORTH ELEVATION

SCALE: 1/4" = 1'-0" 190408\XREF\ELEV

GENERAL NOTES

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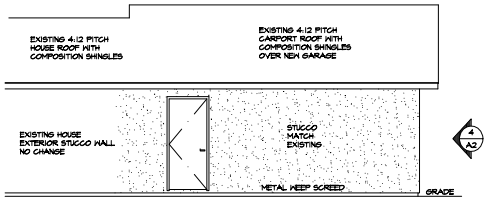
THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE NOISE AND DUST CONTROL PER CITY AND COUNTY CODES



2 A5 NORTH ELEVATION

SCALE: 1/4" = 1'-0" 190408\XREF\ELEV

CONTRACTOR

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 625.550 FOR WORK UNDER THE CONTRACTOR LICENSE CATAGORY AUTHORIZED UNDER NRS 624

PREPARED BY:

REVISIONS	DESCRIPTION	DATE
1		
2		
3		

STAMP

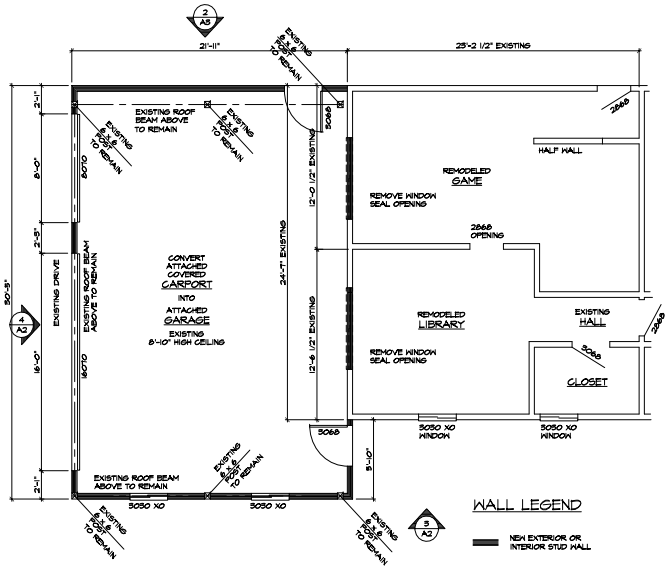
PRJ-7708
07/22/19

CONTRACTOR:
Planning Commission - Page 486
Construction
2275 EAST SUNSET ROAD SUITE 4
LAS VEGAS, NEVADA 89119
LICENSE 83057 • (702)270-3343

PROJECT DESCRIPTION:
Planning Commission - Page 486
ADDITION

PROJECT NAME AND ADDRESS:
GRAHAM/FLOYD RESIDENCE
1760 BELCASTRO STREET
LAS VEGAS, NEVADA 89117

DRAWN	-
CHECKED	-
DATE	4/28/19
SCALE	AS SHOWN
JOB #	190408
SHEET	A3
OF	7 SHEETS



PROPOSED WEST END ADDITION FLOOR PLAN

1 / A2 SCALE: 1/4" = 1'-0" I1040B\XREF\PLN

GENERAL NOTES

EXISTING AND UNCOVERED SITE AND BUILDING CONDITIONS MAY VARY FROM THE PREPARED DOCUMENTS. THE CONTRACTOR OR OWNER SHALL REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCY THAT MAY BE DISCOVERED. THE CONTRACTOR AND OWNER ARE TO RESOLVE ANY DISCREPANCIES THROUGH APPROPRIATE DRAWINGS AND DETAILS.

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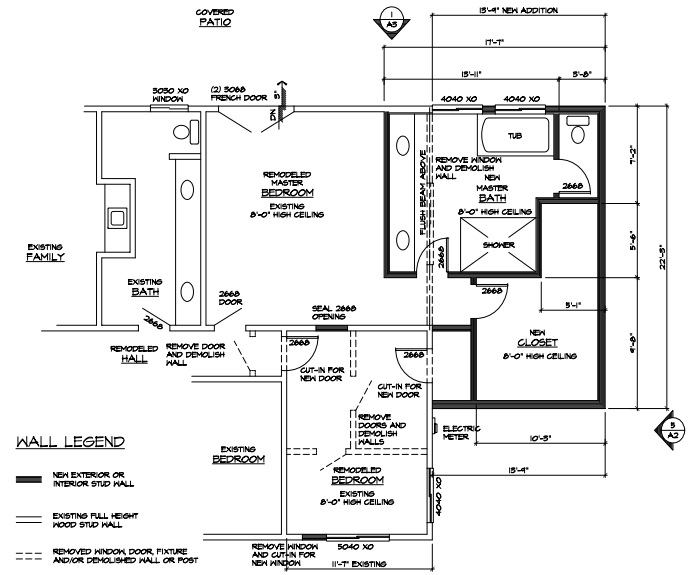
THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE NOISE AND DUST CONTROL PER CITY AND COUNTY CODES

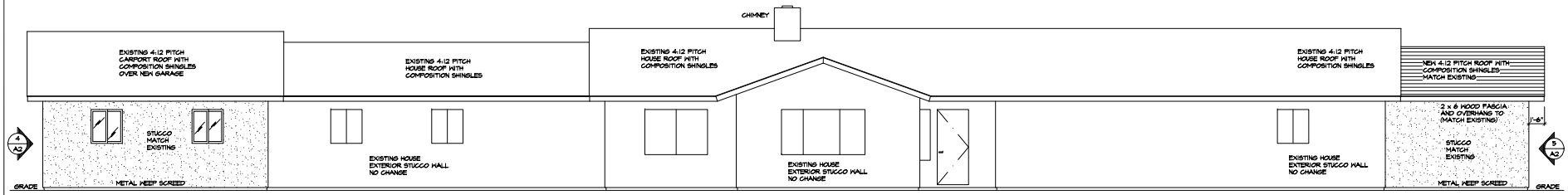
WALL LEGEND

- NEW EXTERIOR OR INTERIOR STUD WALL
- EXISTING FULL HEIGHT WOOD STUD WALL
- REMOVED WINDOW, DOOR, FIXTURE AND/OR DEMOLISHED WALL OR POST



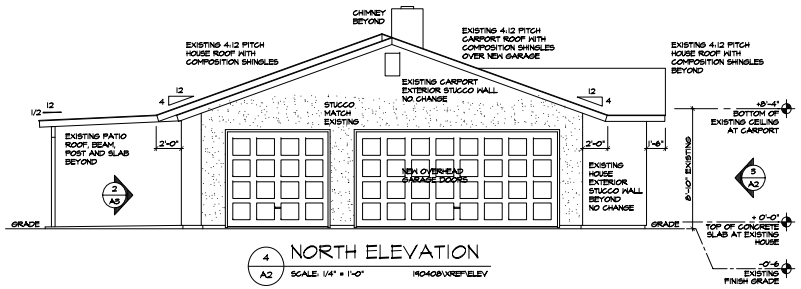
PROPOSED EAST END ADDITION FLOOR PLAN

2 / A2 SCALE: 1/4" = 1'-0" I1040B\XREF\PLN



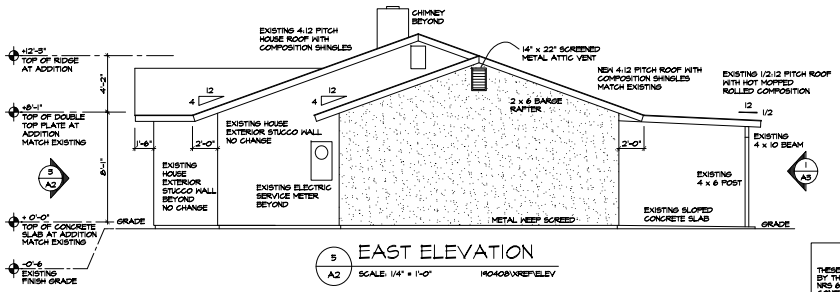
SOUTH ELEVATION

5 / A2 SCALE: 1/4" = 1'-0" I1040B\XREF\ELEV



NORTH ELEVATION

4 / A2 SCALE: 1/4" = 1'-0" I1040B\XREF\ELEV



EAST ELEVATION

5 / A2 SCALE: 1/4" = 1'-0" I1040B\XREF\ELEV

CONTRACTOR

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS AN EXEMPTION TO NRS 623.350 FOR WORK UNDER THE CONTRACTOR LICENSE CATAGORY AUTHORIZED UNDER NRS 624

PREPARED BY:

REVISIONS	DESCRIPTION	DATE
1		
2		
3		

STAMP

PRJ-77088
07/22/19

CONTRACTOR:
T4 Construction
2275 EAST SUNSET ROAD SUITE 4
LAS VEGAS, NEVADA 89119
LICENSE 83037 • (702)270-9543

PROJECT DESCRIPTION:
Planning Commission
ADDITION

PROJECT NAME AND ADDRESS:
GRAHAM/FLOYD RESIDENCE
1760 BELCASTRO STREET
LAS VEGAS, NEVADA 89117

DRAWN	-
CHECKED	-
DATE	4/26/19
SCALE	AS SHOWN
JOB #	I1040B
SHEET	A2
OF	7 SHEETS



VAR-77083 [PRJ-77082] - VARIACE - APPLICANT/OWNER: SETH T. FLOYD
1760 BELCASTRO STREET

07/24/19



VAR-77083 [PRJ-77082] - VARIACE - APPLICANT/OWNER: SETH T. FLOYD
1760 BELCASTRO STREET

07/24/19



VAR-77083 [PRJ-77082] - VARIACE - APPLICANT/OWNER: SETH T. FLOYD
1760 BELCASTRO STREET

07/24/19

July 18, 2019

To Whom It May Concern:

In 2010, my wife and I purchased our home at 1760 Belcastro Street. At the time, it was in foreclosure and had been vacant for a couple of years. After purchasing the home, we made significant repairs and upgrades to make it livable and we have called this address home ever since. My wife grew up in this neighborhood, just around the corner, and attended Bonanza High School. We plan to stay here permanently. As evidence of our commitment to this area, my wife and I recently assisted in forming the Rainbow Family Park Neighborhood Association. We walk to Rainbow Family Park almost daily.

Since 2010, we have added three beautiful boys to our family, now ages 4, 2 ½, and 10 months. As the boys grow, so will the needs we have in this home. Rather than move to a larger home better suited to our needs, we have decided to renovate our existing home. As part of the renovations, we would like to re-configure our existing space to add a fourth bedroom and add a small addition on the east side to accommodate a new master bath, closet, and additional bathroom. We have set the proposed addition back from the front of the house to obscure it from view from the street. On the west side of the house there is also an existing carport, built before we purchased the home, which we would like to enclose to make a garage. There are at least two other homes with garages on the street as we are proposing. We believe that these additions and the requested variance will not only have minimal effect on the neighborhood but will in fact improve the area.

We have spoken to each of our immediate neighbors and will have a signed list available for review. We appreciate your consideration of this item and respectfully request your support.

Sincerely,

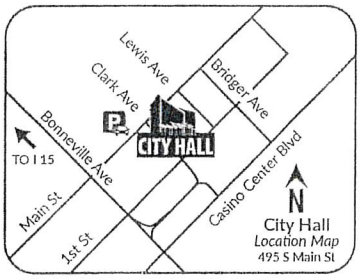
Seth T. Floyd

PRJ-77082
07/22/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 2 [illegible] 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-77083~~ [PRJ-77082]

Planning Commission Meeting of **08/27/2019**

PRJ-77082
16303604007
G K F SURVIVOR'S TRUST
FLETCHER KATHLEEN P TRS
1760 S TENAYA WAY
LAS VEGAS NV 89117

53 FRDFNP1 89117

Submitted after final agenda
8/27/19 2SA

To: City of Las Vegas / Planning Commission

Re: Letter of Support for Variance Request at 1760 Belcastro Street

To Whom It May Concern:

I/We have met with our neighbor, Elana Lee Graham and Seth T. Floyd, and have reviewed their proposed plans for a Variance to allow five-foot setbacks on the east and west sides of their property at 1760 Belcastro Street for the purpose of adding on and enclosing their existing carport. **The proposed addition is harmonious and compatible with the existing neighborhood and we support their request and urge your approval.**

Sincerely,

Karine and Andranik Tngrian

1795 Belcastro Street

Las Vegas, NV 89117

Karine Tngrian

Submitted at Planning Commission

Date 8/27/14 Item 25

by Elana Graham

To: City of Las Vegas / Planning Commission

Re: Letter of Support for Variance Request at 1760 Belcastro Street

To Whom It May Concern:

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Sincerely,

Anna Peterson

Anna Peterson

1675 Belcastro Street

Las Vegas, NV 89117

To: City of Las Vegas / Planning Commission

Re: Letter of Support for Variance Request at 1760 Belcastro Street

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Sincerely,

Robert Kaskie and Tammy Lupushansky

1780 Belcastro Street

Las Vegas, NV 89117

To: City of Las Vegas Planning Commission

Re: Letter of Support for Variance Request at 1760 Belcastro Street

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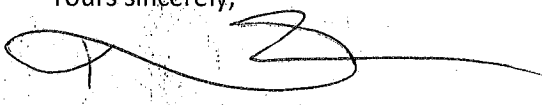
The proposed addition is harmonious and compatible with the existing neighborhood and we support their request and urge your approval.

Yours sincerely,



Karyn Rae Doddy

1770 Belcastro Street

Las Vegas NV 89117

To: City of Las Vegas / Planning Commission

Re: Letter of Support for Variance Request at 1760 Belcastro Street

To Whom It May Concern:

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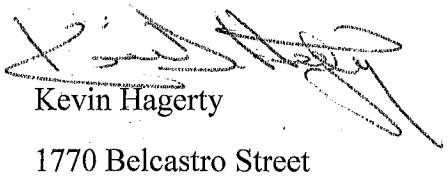

Kevin Hagerty

1770 Belcastro Street

Las Vegas, NV 89117

To: City of Las Vegas / Planning Commission

Re: Letter of Support for Variance Request at 1760 Belcastro Street

To Whom It May Concern:

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Sincerely,

Gary and Rochelle Cavaretta

1790 Belcastro Street

Las Vegas, NV 89117

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
26

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

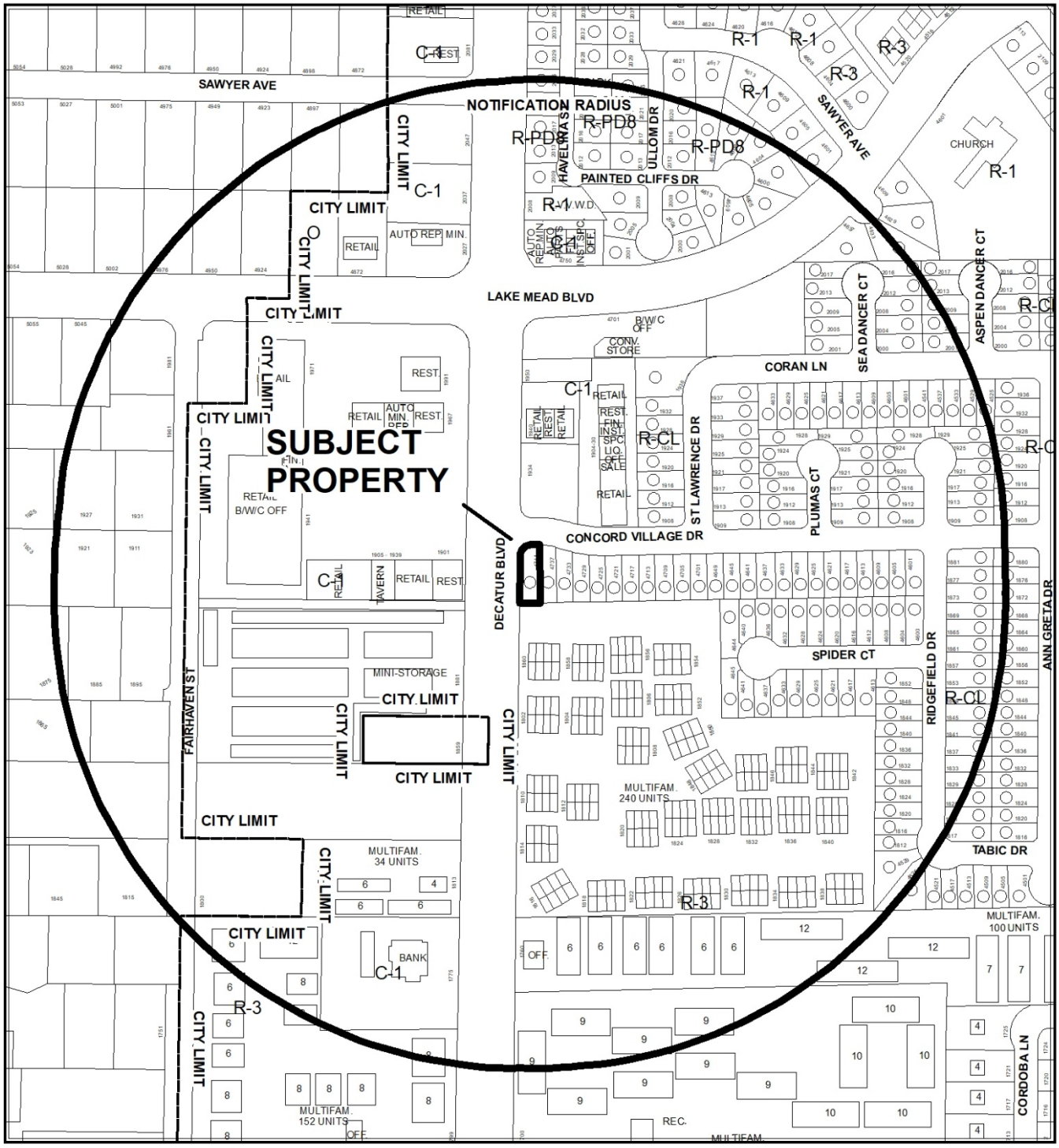
SUBJECT:
SUP-76975 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CONCORD, LLC - For possible action on a request for a Special Use Permit FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT USE at 1934 North Decatur Boulevard (APN 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76909]. Staff recommends DENIAL.

C.C.: 10/02/2019

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

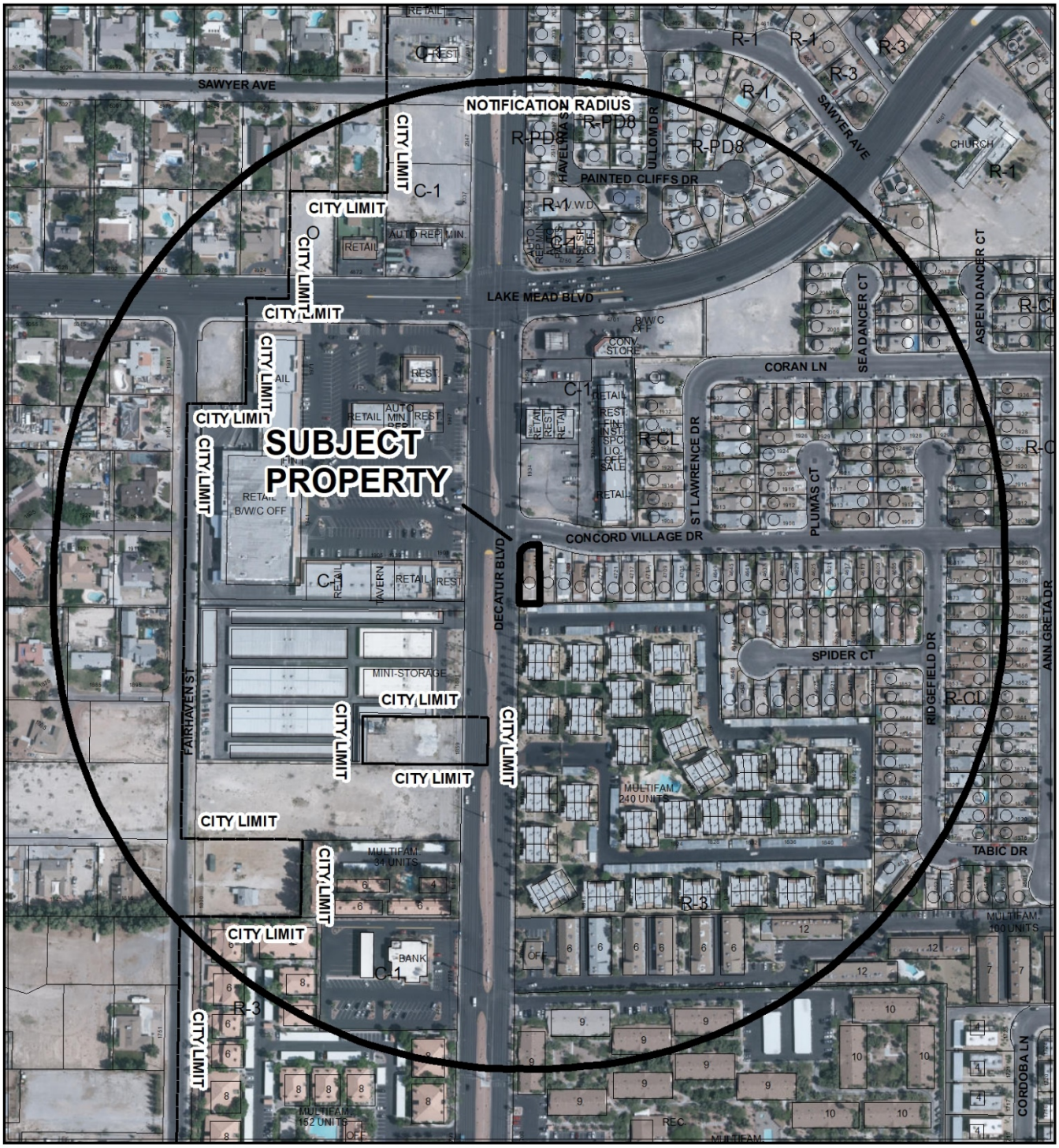
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-76975 and SDR-76976 [PRJ-76909]
2. Special Map
3. Conditions and Staff Report - SUP-76975 and SDR-76976 [PRJ-76909]
4. Supporting Documentation - SUP-76975 and SDR-76976 [PRJ-76909]
5. Photo(s) - SUP-76975 and SDR-76976 [PRJ-76909]
6. Justification Letter - SUP-76975 and SDR-76976 [PRJ-76909]
7. Submitted after Final Agenda - Location and Aerial Maps for SUP-76975 and SDR-76976 [PRJ-76909] and Special Map for SUP-76975 [PRJ-76909] and Protest/Support Postcards for SUP-76975 and SDR-76976 [PRJ-76909]
8. Submitted at Meeting - Documentation Not Vetted - Support Letter from Steven Weiss by Sam Zeer for SUP-76975 and SDR-76976 [PRJ-76909]



CASE: **SUP-76975, SDR-76976 (PRJ-76909)**

RADIUS: 1000 FEET

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



0 245 490 Feet

CASE: **SUP-76975, SDR-76976 (PRJ-76909)**

RADIUS: 1000 FEET

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

N



SUP-76975 (PRJ-76909)

Open Air Vending

Business Licenses

- Open Air Vending Non-Conforming
- Open Air Vending Conforming to Bill 2012-37

Protected Uses

- Residential Property

Entitlements

- OPEN AIR VENDING/ TRANSIENT SALES LOT

- Subject Property
- 150ft Buffer

N

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

Date: Monday, July 8, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DECATUR CONCORD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-76975	Staff recommends DENIAL, if approved subject to conditions:	
SDR-76976	Staff recommends DENIAL, if approved subject to conditions:	SUP-76975

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 506 - SUP-76975 and SDR-76976

PROTESTS 0 - SUP-76975 and SDR-76976

APPROVALS 0 - SUP-76975 and SDR-76976

JAB

**** CONDITIONS ****

SUP-76975 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Open Air Vending/Transient Sales Lot.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-76976) shall be required.

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

4. The existing commercial parking license (P02-01072) at the subject site will cease with issuance of an Open Air Vending/Transient Sales Lot license.

5. No signage, including temporary signage, is allowed except signs which can be affixed to the vehicles of the portable units to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).

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

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

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

SDR-76976 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76975) 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 stamped 07/08/19, except as amended by conditions herein.

4. The undeveloped portion of the lot shall be paved prior to the approval of a business license for the Open Air Vending/Transient Sales Lot.

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

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

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

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

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

Public Works

10. Correct all Americans with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Decatur 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

11. If the on-site vehicles are not self-contained and if connection to the public sewer is required, construct a new lateral from this site to the existing public sewer in Concord Village Drive. Onsite grease interceptors may also be required by the Department of Building and Safety.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a proposed Mobile Food Vending development for four food trailers at 1934 North Decatur Boulevard.

ISSUES

- A Special Use Permit (SUP-76975) is requested for a proposed Open Air Vending/Transient Sales Lot use in the C-1 (Limited Commercial) zoning district. Staff recommends denial of this request.

ANALYSIS

The subject site is a partially-developed corner parcel in an existing commercial development in the C-1 (Limited Commercial) Zoning District at the northeast corner of Decatur Boulevard and Concord Village Drive. On 03/18/87, the City Council approved a plot plan review of a proposed shopping center. All the parcel owners in the shopping center entered a Shared Parking Agreement (SP-0002-87) for 148 spaces, which City Council approved on 12/17/87. In 2004 and 2005 the owner tabled two Site Development Plan Reviews to modify various setbacks for a proposed 6,500 square-foot building. The subject site has remained undeveloped ever since.

The site plan stamped 07/08/19 shows a parking lot with an unpaved gravel area in the center that is 50 feet by 55 feet. The rest of the parcel contains striped parking spaces used as part of the shared parking agreement for the existing commercial development. There are two access points to the lot from Decatur Boulevard. The existing perimeter landscape meets Rezoning (Z-0014-84) standards approved in 1984, and the submitted landscape plan shows three more trees than required by Title 19.08.04. The justification letter requests approval for four mobile vending trailers on the lot.

The applicant proposes to cover the 2,750 square-foot gravel area with pavers and place four mobile food trailers in a small, square plaza configuration with temporary tables, chairs and canopy. The applicant states that the trailers will remain on wheels, and will be removed from the site every evening after closing. The requested operating hours are 8:00 a.m. to 2:00 a.m. The applicant also states that patrons will use restroom facilities provided by other businesses throughout the shopping center. Mobile food sales do not need additional on-site parking beyond that which is required by the shopping center. Title 19 only requires 105 parking spaces and there are currently 145 spaces available at the commercial development. The applicant notes that all trash, food waste, water, and seating amenities will be self-contained in the trailers and will be removed each night.

JAB

Per Title 19, the C-1 Zoning District should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The subject site is adjacent on three sides to other C-1 Zoning Districts. There is an R-CL (Single Family Compact-Lot) zone to the south across a 58-foot wide local street. Title 19.12 requires mobile food sales activity to be 150 feet from residential property lines, and the proposed site plan shows the mobile food trailers 155 feet from the R-CL zone.

There are two Conditional Use Regulations that the proposed mobile food sales use does not meet. First, "no vendor may operate on any one parcel, lot or commercial subdivision for more than 4 hours within any 24-hour period." The applicant proposes food sales from 8:00 a.m. to 2:00 a.m. Second, "no more than two vendors are permitted on one parcel, lot or commercial subdivision within any 24-period." The applicant proposes four mobile food vendors on one parcel during all operating hours. For these reasons the applicant is requesting a Special Use Permit (SUP-76975).

The Open Air Vending/Transient Sales Lot use is defined as "An outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open Air Vending, Mobile Food Vending and a Farmer's Market. This use includes the display or sale of merchandise by means of Open Air Vending and Mobile Food Vending." The proposed use meets the definition, as the applicant is proposing mobile food vending on a regular basis on the lot.

The Conditional Use Regulations for this use include:

1. Except as provided in this Conditional Use Regulation 1, no signage is allowed, including temporary signage. Signage that is allowed by this Conditional Use Regulation 1 is not subject to the sign regulations and processes of Title 19 that otherwise would apply, except as specifically provided. The limited signage allowed by this Conditional Use Regulation 1 is as follows:
    a. In the case of Open Air Vending or Mobile Food Vending, the vehicle or portable unit may include signage which is affixed thereto but only to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).
    b. In the case of a Farmer's Market, on-premises market event signage is permitted, but shall be limited to a single sign of no more than 32 square feet. Individual vendor signage is permitted, but is limited to one sign per vendor, and not to exceed 15 square feet per vendor space. All signage is prohibited at any time other than during a market event.

The proposed use meets this requirement, as the justification letter does not mention signage and a Condition of Approval has been added that limits signage to that which can be affixed to the vehicle or portable unit.

2. The site must be kept free of any litter or debris at all times.

   The proposed use meets this requirement, as the justification letter states that all trash will be maintained by individual food providers and will be removed from the site at the end of each day.

3. No structures shall be allowed within the public right-of-way.

   The proposed use meets this requirement, as the mobile food trailers will not be in the public right-of-way or setback areas of the C-1 zoning district.

4. The installation of permanent or temporary tables, chairs, tents, or coverings for dining areas (including tarps and umbrellas) is prohibited, except when the use of such facilities:
   a. Has been approved by means of a Site Development Plan Review;
   b. Is within the plaza area of a commercial lot; or
   c. Is in accordance with Conditional Use Regulation 9 below.

   The proposed use meets this requirement, as the use of temporary tables, chairs, and canopies for the dining area is approved through SDR-76976.

5. Vehicles or portable units used in the operation may not occupy:
   a. Required parking spaces or required drive aisles; or
   b. Required loading zones, unless otherwise permitted under Conditional Use Regulation 8.

   The proposed use meets this requirement, as the portable units do not occupy required parking spaces or drive aisles approved by the shared parking agreement SP-0002-87.

6. The vending/sales activity must be located at least 150 feet from residential development, except where the location is part of a mixed-use development.

   The proposed use meets this requirement, as the vending/sales activity is located 155 feet from residential development.

7. For Open Air Vending, in addition to Conditional Use Regulations 1 through 6:
   a. No such vending is permitted in the O (Office) Zoning District;
   b. No such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;

c. No such vending is permitted within landscaped areas;
d. No more than one vendor is permitted on any one lot, and the vending area shall be limited to a maximum of 500 square feet; provided, however, that these limitations do not apply:
    i. In connection with a Special Event Permit that allows a greater level of vending activity by means of Open Air Vending;
    ii. On a parcel whose development approval or approvals contemplate a greater level of vending activity by means of Open Air Vending; or
    iii. Within the plaza area of a commercial lot;
e. At a location other than the plaza area of a commercial lot, vending operations shall comply with required building setbacks for that location;
f. On any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m.; and
g. No supply or drainage pipes or power supply cords that pertain to the vending operation may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the vending operation is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.

This requirement does not apply, as the proposed use applies to Requirement 8 below.

8. For Mobile Food Vending, in addition to Conditional Use Regulations 1 through 6:
    a. No vendor may operate on any one parcel, lot or commercial subdivision for more than 4 hours within any 24-hour period;
    b. No more than two vendors are permitted on one parcel, lot or commercial subdivision within any 24-period;
    c. No vendor may operate within a required loading zone except as approved in conjunction with a Special Event Permit;
    d. Such vending is permissible on undeveloped lots, or developed lots with unoccupied structures or unpaved surfaces, but only to the extent that such vending complies with all applicable air quality standards adopted by the Clark County Department of Air Quality; and
    e. On unpaved lots, such vending is limited to a maximum disturbance area (including vehicles, parking and customer areas) of 5,000 square feet, regardless of the overall lot size, unless a greater disturbance area is approved in connection with a dust mitigation permit from the Clark County Department of Air Quality.

The proposed use does not meet this requirement, as the applicant proposes four different vendors during all operating hours from 8:00 a.m. to 2:00 a.m.

9. For Farmer's Markets, in addition to Conditional Use Regulations 1 through 6:
    a. The use is not permitted in the O (Office) Zoning District;
    b. The use is not permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
    c. The use is not permitted within landscaped areas;
    d. At a location other than the plaza area of a commercial lot, the use shall comply with required building setbacks for that location;
    e. On any lot that is adjacent to a residentially zoned lot, the hours of operation of the use shall be limited to the period between 10 a.m. and 8 p.m.; and
    f. No supply or drainage pipes or power supply cords that pertain to the use may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the use is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.
    g. The use may include the installation of use of temporary booths, tables, chairs, and similar structures.

    This requirement does not apply, as the proposed use applies to Requirement 8 above.

Staff finds the hours of operation incompatible with the surrounding area. The food sales are proposed to remain open until 2:00 a.m. every night of the week. No other business in the existing shopping center has outdoor service. The mobile food sales will be in direct line of sight of several homes along Concord Village Drive, and will have no buffer to the noise associated with mobile food vending, such as generators, compressors, idling vehicles, patron queuing, and grilling operations. While parking is adequate for the proposed use, it is likely that patrons will park south of the food trailers, which would be much closer than the required 150-foot distance separation to residential property lines. Consequently, staff recommends denial of the Special Use Permit request. If approved, a condition has been added that requires the existing commercial parking license (P02-01072) to cease with issuance of new Open Air Vending/Transient Sales Lot license.

FINDINGS (SUP-76975)

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 Open Air Vending/Transient Sales Lot does not meet the Conditional Use Regulation that requires no more than two vendors per lot or no more than four hours of sales activity by any single vendor within a 24 hour period. Therefore, the use is not harmonious or compatible with existing surrounding land uses.

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

   The subject site has an adequate number of parking spaces for the proposed land use. However, by requesting up to four vendors at the same time, every day of the week until 2:00 a.m., the proposal exceeds the intensity allowed by Title 19.12 Conditional Use Regulations.

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

   The site is at the corner of Decatur Boulevard, a 115-foot Primary Arterial, and Concord Village Drive, a 58-foot local street, that provide adequate access for the proposed use. There are two drive aisles from Decatur that provide access to the property, and several more drive aisles that access the existing shopping center.

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

   The proposed use would be subject to licensing requirements and regular inspection and would not compromise the public health, safety and welfare.

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

   The proposed Open Air Vending/Transient Sales Lot use does not meet Conditional Use Regulation #8 that requires no more than two vendors per lot, and no more than four hours of operation by a single vendor in 24 hours, and therefore requires a Special Use Permit.

FINDINGS (SDR-76976)

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 Open Air Vending/Transient Sales Lot is compatible with adjacent development in the C-1 (Limited Commercial) Zoning District.

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

   The proposed development is consistent with the General Plan and Title 19.08 Development Standards.

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

   Access to the site is provided by Decatur Boulevard and Concord Village Drive. Circulation around the site is acceptable.

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

   The proposed landscape materials are appropriate for a desert climate and the City.

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

   The proposed development does not include any permanent structures, but the pavers that will cover the gravel area will provide a more desirable and aesthetic appearance for the area.

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

   Development of the site will be subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
04/18/84	The City Council approved a Rezoning (Z-0014-84) from R-E (Residence Estates) to C-1 (Limited Commercial).
03/18/87	The City Council approved a Plot Plan review of the subject site.
12/17/87	The City council approved a Shared Parking Agreement (SP-0002-87) between the property owners of the commercial parcels around (including) the subject site. The agreement pertains to the commercial development that is located between Lake Mead Boulevard to the north, Decatur Boulevard to the west, and Concord Drive to the south.
04/06/88	The City Council approved a Reinstatement and Extension of Time for the subject site.
02/12/04	The Planning Commission tabled a request for a Site Development Plan Review (SDR-2997) for a 6,500 square-foot general retail building and a reduction of the front yard setback to allow 10 feet where 20 feet is the minimum required, a reduction in the side yard setback to allow 5 feet where 10 feet is the minimum required, and a reduction in the required amount of perimeter landscaping.
04/06/05	The City Council tabled a request for a Site Development Plan Review (SDR-6025) and waivers of the Front Set Back and Foundation and Buffer Landscaping standards. The Planning Commission recommended denial.
07/09/15	Code Enforcement processed a case (#156852) for unpermitted car sales on parcel. Resolved on 07/23/15.
02/16/17	Code Enforcement processed a case (#174841) for unpermitted car sales on parcel. Resolved on 05/30/17.

Most Recent Change of Ownership	
11/18/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/28/16	A business license (G64-09214) was issued for a 501 C-3 charity for children and mothers at 1934 N Decatur Blvd. The license was inactive on 02/16/17.

Pre-Application Meeting	
06/26/19	Staff conducted a Pre-Application meeting where the standards and requirements for a Special Use Permit and Site Development Plan Review were discussed.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
07/18/19	Staff conducted a routine site visit and observed the undeveloped lot and gravel patch. No trash or debris.

Details of Application Request	
Site Area	
Net Acres	0.44

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	General Retail Store, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	General Retail, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
West	General Retail, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 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)	N/A
Project of Regional Significance	N/A

JAB

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	10 Feet	25 Feet	Y
• Corner	10 Feet	150+ Feet	Y
• Rear	10 Feet	50+ Feet	Y
Max. Lot Coverage	50 %	10 %	Y

Pursuant to Z-0014-84, the following standards apply:

Landscaping and Open Space Standards				
	Required		*Provided*	*Compliance*
Standards	*Ratio*	*Trees*		
Buffer Trees:				
• South	Z-0014-84	6	7	Y
• West	Z-0014-84	1	3	Y
TOTAL PERIMETER TREES		**7**	**10**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces + 1 tree at end of each row of spaces	2	2	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• South	10 Feet		10 Feet	Y
• West	15 Feet		15 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Decatur Blvd	Primary Arterial	Planned Streets and Highways Map	115	Y
Concord Village Drive	Local Street	Title 13	58	Y

JAB

Pursuant to Title 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or # of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Open Air Vending / Transient Sales Lot	N/A	None beyond requirement for principal use	N/A				
Shopping Center	26,100 SF	1:250	105				
TOTAL SPACES REQUIRED			105		145		Y*
Regular and Handicap Spaces Required			100	5	140	5	Y*

*A total of 148 spaces were required by Z-0014-84 and SP-0002-87. That number is over parked based on Title 19.12.

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) 1934 Decatur Blvd

Project Name Open Air Vending **Proposed Use** Retail

Assessor's Parcel #(s) 139-19-301-007 **Ward #** 5 - Grear

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

Additional Information An existing building pad within an existing commercial development is being used by one vendor for Open Air Vending. Applicant seeks to add 3 vendors on the same lot.

Property Owner Decatur Concord LLC Contact Sam Zeer - Manager
Address 3735 N. Nellis, Ste 100, City Las Vegas State NV Zip 89115
E-mail SamuelZeer@yahoo.com Phone 702-334-4108

Applicant Sam Zeer Contact
Address 3735 N. Nellis Ste 100 City Las Vegas State NV Zip 89115
E-mail Phone

Representative Contact
Address City State Zip
E-mail Phone

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

☐ Yes ☒ No

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

City Official n/a **Partner(s)**
Partner(s)

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

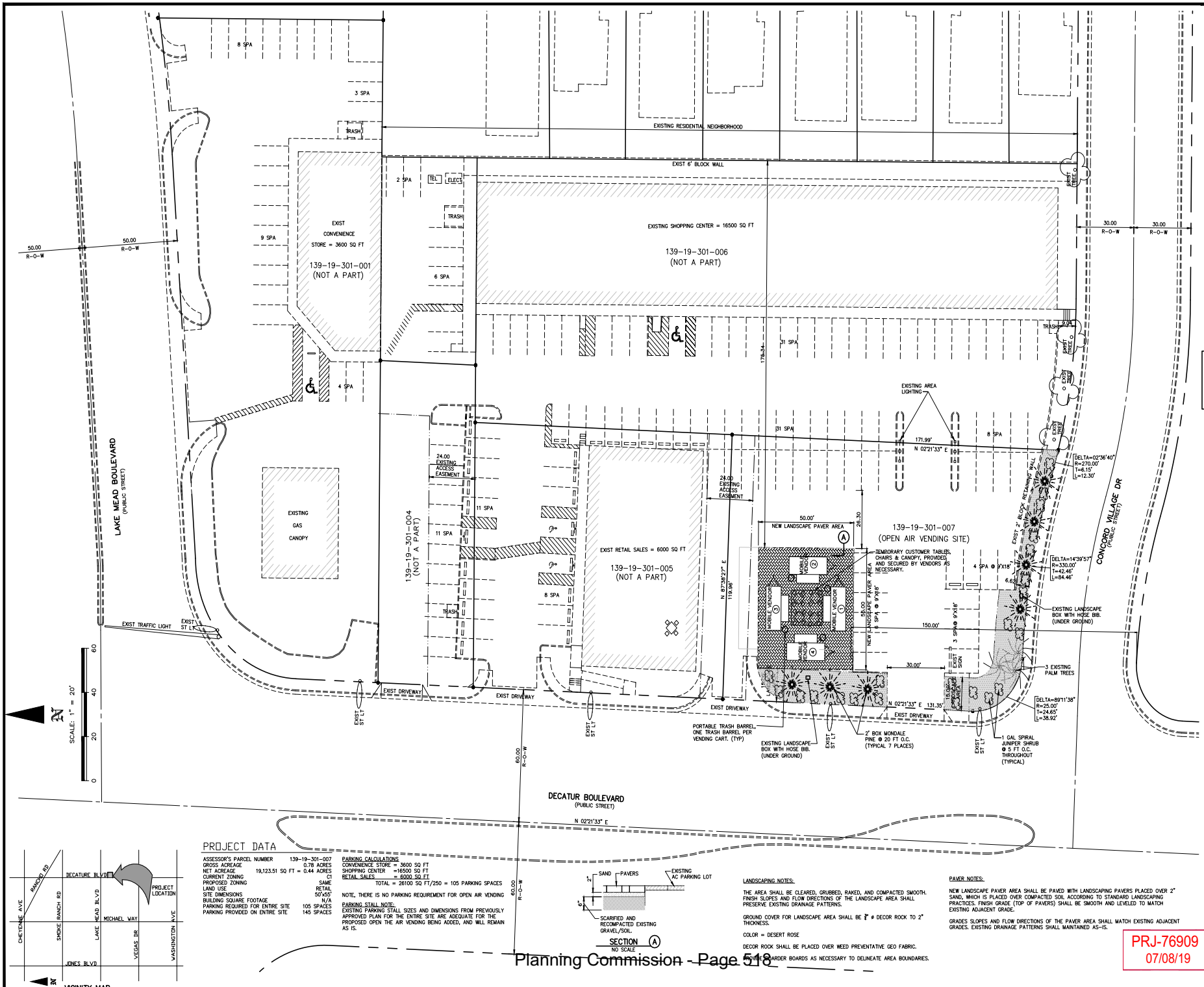
Property Owner Signature Sam Zeer
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Decatur Concord LLC. by Sam Zeer. officer Manager

Subscribed and sworn before me
This 26th day of June, 20 19
Jennifer Gibbons clark and nevada.
Notary Public in and for said County and State

JENNIFER GIBBONS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-19-2022
Certificate No: 18-4051-1

PRJ-76909
07/08/19



PREPARED FOR
DECATUR CONCORD L L C
MARK ZEE
3735 N NELLIS #100
LAS VEGAS, NV 89115

BY
GIS Engineering
7251 W. Charleston Blvd, Suite 120
Las Vegas, NV 89117
PHONE: (702) 334-4102
Cell: (702)-451-4827
Fax: (702)-451-4827
email:alfleck.ymd@gmail.com

REV	DATE	BY	REVISION

SHEET
SITE PLAN
OPEN AIR VENDING AREA
1934 N DECATUR BLVD
CITY OF LAS VEGAS, NV 89108
APN 139-19-301-007
TITLE

DRAWN BY: LH. AFLECK 05/28/2019
DESIGNED BY: LH. AFLECK 05/28/2019
CHECKED BY: JEFFERY J. JENSEN 05/28/2019
PROJECT NO: 19-013
SCALE: AS NOTED

SEAL

PROJECT DATA

ASSESSOR'S PARCEL NUMBER	139-19-301-007
GROSS ACREAGE	0.78 ACRES
NET ACREAGE	19,123.51 SQ FT = 0.44 ACRES
CURRENT ZONING	C1
PROPOSED ZONING	SAME
LAND USE	RETAIL
SITE DIMENSIONS	50'x55'
BUILDING SQUARE FOOTAGE	N/A
PARKING REQUIRED FOR ENTIRE SITE	105 SPACES
PARKING PROVIDED ON ENTIRE SITE	145 SPACES

PARKING CALCULATIONS
CONVENIENCE STORE = 3600 SQ FT
SHOPPING CENTER =16500 SQ FT
RETAIL SALES = 6000 SQ FT
TOTAL = 26100 SQ FT/250 = 105 PARKING SPACES

NOTE, THERE IS NO PARKING REQUIREMENT FOR OPEN AIR VENDING

PARKING STALL NOTE:
EXISTING PARKING STALL SIZES AND DIMENSIONS FROM PREVIOUSLY APPROVED PLAN FOR THE ENTIRE SITE ARE ADEQUATE FOR THE PROPOSED OPEN THE AIR VENDING BEING ADDED, AND WILL REMAIN AS IS.

VICINITY MAP
NO SCALE

SECTION (A)
NO SCALE

LANDSCAPING NOTES:

THE AREA SHALL BE CLEARED, GRUBBED, RAKED, AND COMPACTED SMOOTH. FINISH SLOPES AND FLOW DIRECTIONS OF THE LANDSCAPE AREA SHALL PRESERVE EXISTING DRAINAGE PATTERNS.

GROUND COVER FOR LANDSCAPE AREA SHALL BE 3" ø DECOR ROCK TO 2" THICKNESS.

COLOR = DESERT ROSE

DECOR ROCK SHALL BE PLACED OVER WEED PREVENTATIVE GEO FABRIC.

Provide border boards as necessary to delineate area boundaries.

PAVER NOTES:

NEW LANDSCAPE PAVER AREA SHALL BE PAVED WITH LANDSCAPING PAVERS PLACED OVER 2" SAND, WHICH IS PLACED OVER COMPACTED SOIL ACCORDING TO STANDARD LANDSCAPING PRACTICES. FINISH GRADE (TOP OF PAVERS) SHALL BE SMOOTH AND LEVELED TO MATCH EXISTING ADJACENT GRADE.

GRADES SLOPES AND FLOW DIRECTIONS OF THE PAVER AREA SHALL MATCH EXISTING ADJACENT GRADES. EXISTING DRAINAGE PATTERNS SHALL MAINTAINED AS-IS.

PRJ-76909
07/08/19

SHEET
A1
1 OF 1 SHEETS
DRAWING NO.
-



SUP-76975 [PRJ-76909] - SPECIAL USE PERMIT RELATED TO SDR-76976 - APPLICANT/OWNER: DECATUR CONCORD, LLC
1934 NORTH DECATUR BOULEVARD

07/18/19



SUP-76975 [PRJ-76909] - SPECIAL USE PERMIT RELATED TO SDR-76976 - APPLICANT/OWNER: DECATUR CONCORD, LLC
1934 NORTH DECATUR BOULEVARD

07/18/19



SUP-76975 [PRJ-76909] - SPECIAL USE PERMIT RELATED TO SDR-76976 - APPLICANT/OWNER: DECATUR CONCORD, LLC
1934 NORTH DECATUR BOULEVARD

07/18/19



SUP-76975 [PRJ-76909] - SPECIAL USE PERMIT RELATED TO SDR-76976 - APPLICANT/OWNER: DECATUR CONCORD, LLC
1934 NORTH DECATUR BOULEVARD

07/18/19

GIS Engineering
7231 W. Charleston Blvd. Suite 120
Las Vegas NV 89117
(Cell 702-431-4827, Fax 312-3421)
affleck.lynn@gmail.com

June 26, 2019

JUSTIFICATION LETTER
FOR
OPEN AIR VENDING
WITHIN
DECATUR SQUARE
1934 N DECATUR BLVD
Involving the development of APN 139-19-301-007

To whom it may concern:

The property known as "Decatur Square" is an existing developed commercial property, which is subdivided into lots, located on the southeast corner at the intersection of Decatur Blvd. and Lake Meade Blvd. Existing zoning is C1. All lots have been developed with commercial enterprises except for APN 139-19-301-007 with address 1934 North Decatur Blvd, which shares the access and the asphalt parking lot of the entire site. However, the building site for APN 139-19-301-007 is not have a building, but is currently being used by one "Open Air Vending" vending trailer. This project seeks to add up to 3 other vendors to the same site. Temporary tables, chairs and canopy will be provided by vendors as necessary. Hours of operation: 8 a.m. to 2: a.m.

Conditional Use Permit: It is expected that more than one mobile vendor will occupy the same lot, a Conditional Use Permit is needed to allow multiple vendors.

Site Development Plan Review: It is understood that an SDR will be required.

Building Elevations: Whereas there is no permanent building proposed for this pad at this time, building elevations are not provided at this time.

It should be noted that because the entire site has been developed previously, all amenities are existing. The buildings are existing, the parking lot along with the parking striping are existing, Grading and drainage patterns are existing. Curb, gutter sidewalks, driveways, and street lights are existing for the entire site. Water, sewer and other utilities are existing on the site. Parking lot area security lighting is

PRJ-76909
07/08/19

existing for the entire site. Trash enclosures are existing on the site. Under existing conditions, the adjacent off-site streets are fully developed.

It should also be noted, that Open Air Vending will be done with stationary mobile trailers, which are self-contained. The vending carts/trailers have the ability to carry their own water and sewer storage. Water can be carried within the cart/trailer. Likewise sewerage can be carried within the cart/trailer until such time as it is disposed of manually at a remote location, in a licensed facility. Lighting inside the cart/trailer is battery powered. Cooking is done by stoves, which use propane. The cart/trailers are equipped with safety equipment including fire extinguishers. Because each vending cart is self-contained, there is no need to provide utility services to the site at this time.

The owner of APN 139-19-301-007 will not be an operator of any vending cart. Each vending cart will be a tenant and will be responsible to have their own proper licensing, and maintain the vending area clean and free of debris. Each vending cart will have appropriate State of Nevada health permits and City business licenses. Each will provide photos, if required, of the trailer/cart they intend to park on the property. Each will properly secure their own propane tanks, have their own kitchen hood permit and fire extinguishers as required. Each vending cart will provide its own trash barrel and will be responsible for emptying said trash barrels daily into local dumpsters. For the convenience of their operation, tenants will be allowed to provide and secure their own picnic table, chairs and canopy as desired.

The area being used for Open Air Vending will essentially be the existing dirt building pad, previously provided as part of the overall site. Said dirt pad will be smoothed, compacted, and paved with landscape pavers, to provide a smooth and clean working surface, for patrons as well as for the operations.

It is essential that the slopes and the existing established drainage patterns be preserved. Therefore, the edges of the pavered area needs to match the elevations and the slopes of the existing adjacent asphalt parking lot. The finished top of the pavers will match the grades of the existing asphalt around the perimeter of the pavered area. Care will be taken that there is a smooth transition from parking lot asphalt surface to paved surface, such that small wheeled carts and dollies can easily be rolled onto the pavered area.

The existing parking lot for the entire site will remain as-is. Using the ratio allotment for retail sales, the number of parking stalls provided for the overall site is greater than the number required. There is no known parking requirement for

PRJ-76909
07/08/19

Open Air Vending. Therefore, it is felt that the number of existing parking stalls is sufficient as-is. Please note that parking calculations have been done on an overall site basis.

Because the proposed Open Air Vending utilizes wheeled trailers and does not use a brick and mortar building, no permanent architectural structures are proposed at this time. No building elevations are provided at this time. However, it is expected that each

Security and parking lot area lighting for the entire site are existing.

No off-site improvements are proposed with the development of this site.

The distance from the Open Air Vending carts to the nearest residential neighborhood is over 175 feet in the east/west direction and over 150 feet in the north/south direction.

It should be noted that a 15 feet wide landscape area was previously provided along the frontage of APN 139-19-301-007 as part of a previous development. This area was previously provided with an irrigation system. The existing landscape are will be refreshed with replacement plants or new plants. Ground cover will be landscaping type crushed rock. The existing hose bib may become useful for cleaning off the pavered area when needed.

The object of this application is to comply with all existing codes. The applicant is not asking for any wavers. This application is a request for an Administrative only review, comments and approval.

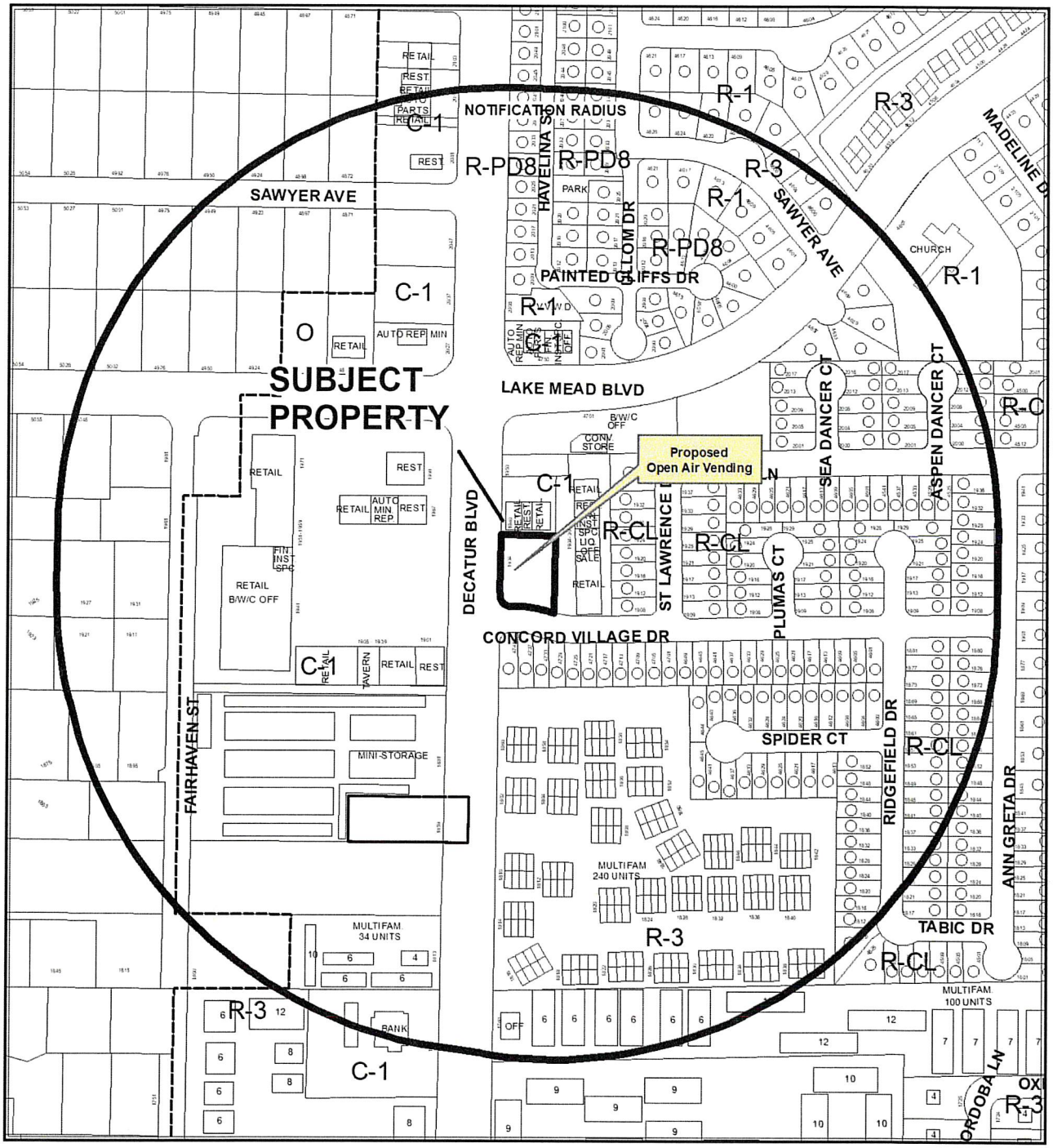
The addition will enhance and improve status of the existing shopping center and surrounding properties.

Sincerely

Lynn H. Affleck
Project Manager
GIS Engineering

by Sam Zeer
Decatur Concord LLC
Manager

PRJ-76909
07/08/19



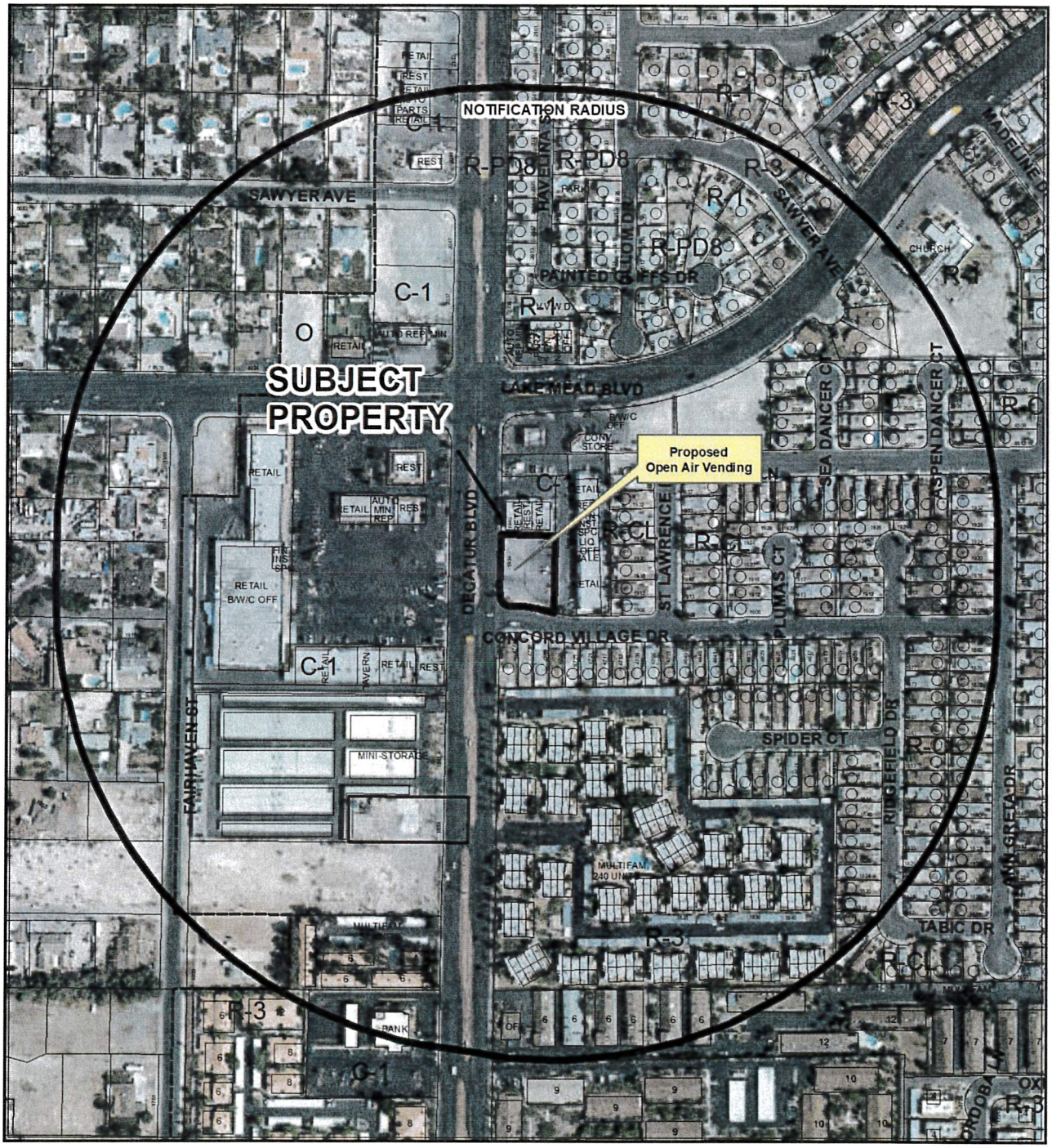
CASE: **SUP-76975, SDR-76976 (PRJ-76909)**

RADIUS: 1000 FEET

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

Submitted after final agenda

06/1/19 **Items 26-27**



CASE: **SUP-76975, SDR-76976 (PRJ-76909)**

RADIUS: 1000 FEET

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



SUP-76975 (PRJ-76909)

Open Air Vending

Business Licenses

- Open Air Vending Non-Conforming
- Open Air Vending Conforming to Bill 2012-37

Protected Uses

- Residential Property
- Subject Property

Entitlements

- OPEN AIR VENDING/ TRANSIENT SALES LOT
- 150ft Buffer

N

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

Date: Monday, August 26, 2019

Submitted after final agenda

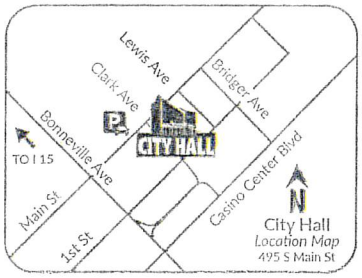
8/28/19

Item 26

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 26 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-76975 and SDR-76976 [PRJ-76909]

Planning Commission Meeting of **08/27/2019**

PRJ-76909
13824702010
RATHJE FAMILY TRUST
RATHJE LARRY L & BARBARA J TRS
1927 FAIRHAVEN CIR
LAS VEGAS NV 89108-2302

99 FRDFNP1 89108

Submitted after final agenda

8/27/19 26 P 27 P

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-76975 and SDR-76976 [PRJ-76909]

Planning Commission Meeting of **08/27/2019**

PRJ-76909
13919311195
LANTZ GEORGE
1818 N DECATUR BLVD #103
LAS VEGAS NV 89108

RECEIVED
AUG 2 2 2019
Dept of Planning
City of Las Vegas

26A
27A

Letter of Support to PRJ-67909 Open Air Vending located at 1934 N Decatur

8/12/2019

I Steve Weiss owner of Smog Shop at 1940 N Decatur and Manager for Dacatur Center at 1910 N Decatur Supports applicant for Project #PRJ-76909 for Open air Vending at 1930 N Decatur which located in the same shopping center for I believe that it will enhance the Centers Buss. By attracting additional clientel and further will eliminate the existing old vacant look.

Steven Weiss

Submitted at Planning Commission

Date 8/27/19 Item 5 2/927

by Samzuer

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
27

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

SUBJECT:
SDR-76976 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76975 - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CONCORD, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT DEVELOPMENT on 0.44 acres at 1934 North Decatur Boulevard (APN 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76909]. Staff recommends DENIAL.

C.C.: 10/02/2019

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1934 Decatur Blvd

Project Name Open Air Vending **Proposed Use** Retail

Assessor's Parcel #(s) 139-19-301-007 **Ward #** 5 - Grear

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

Additional Information An existing building pad within an existing commercial development is being used by one vendor for Open Air Vending. Applicant seeks to add 3 vendors on the same lot.

Property Owner Decatur Concord LLC Contact Sam Zeer - Manager
Address 3735 N. Nellis, Ste 100, City Las Vegas State NV Zip 89115
E-mail SamuelZeer@yahoo.com Phone 702-334-4108

Applicant Sam Zeer Contact
Address 3735 N. Nellis Ste 100 City Las Vegas State NV Zip 89115
E-mail Phone

Representative Contact
Address City State Zip
E-mail Phone

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

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

City Official n/a **Partner(s)**
Partner(s)

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

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

Print Name Decatur Concord LLC. by Sam Zeer. officer Manager

Subscribed and sworn before me
This 26th day of June, 20 19
Jennifer Gibbons clark and nevada.
Notary Public in and for said County and State

JENNIFER GIBBONS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-19-2022
Certificate No: 18-4051-1

PRJ-76909
07/08/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
28

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

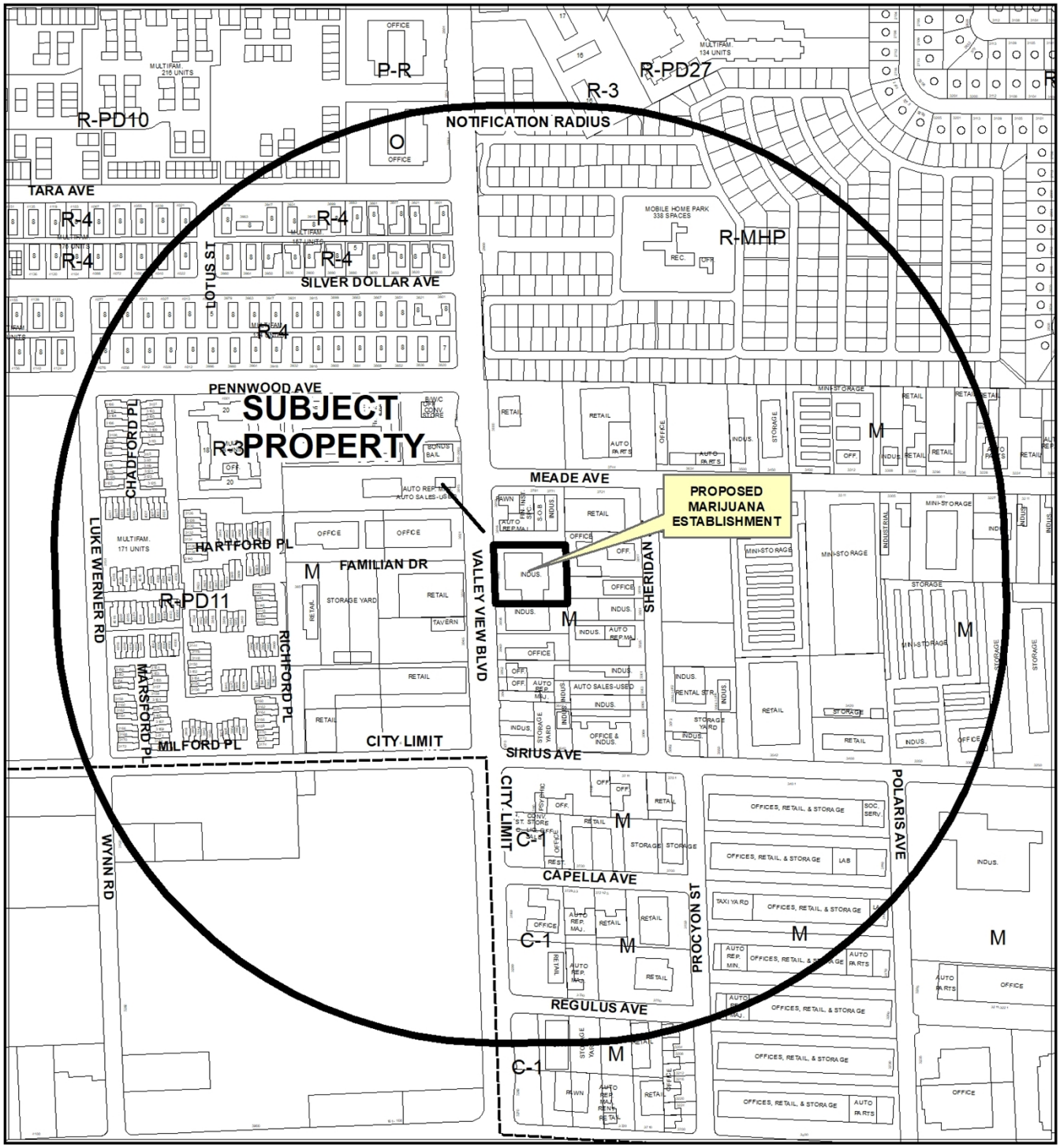
SUBJECT:
SUP-77155 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RG HIGHLAND ENTERPRISES, INC. - OWNER: 1916 HIGHLAND PROPERTIES, LTD. - For possible action on a request for a Special Use Permit FOR A PROPOSED 17,754 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 3020 and 3030 South Valley View Boulevard (APN 162-08-302-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77140]. Staff recommends APPROVAL.

C.C.: 10/02/2019

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 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. Land Use Suitability Survey from Baughman & Turner, Inc.
8. Submitted after Final Agenda - Supplemental to Staff Report - Related Relevant City Actions Table and Protest Postcards



CASE: **SUP-77155 (PRJ-77140)**

RADIUS: 1500 FEET

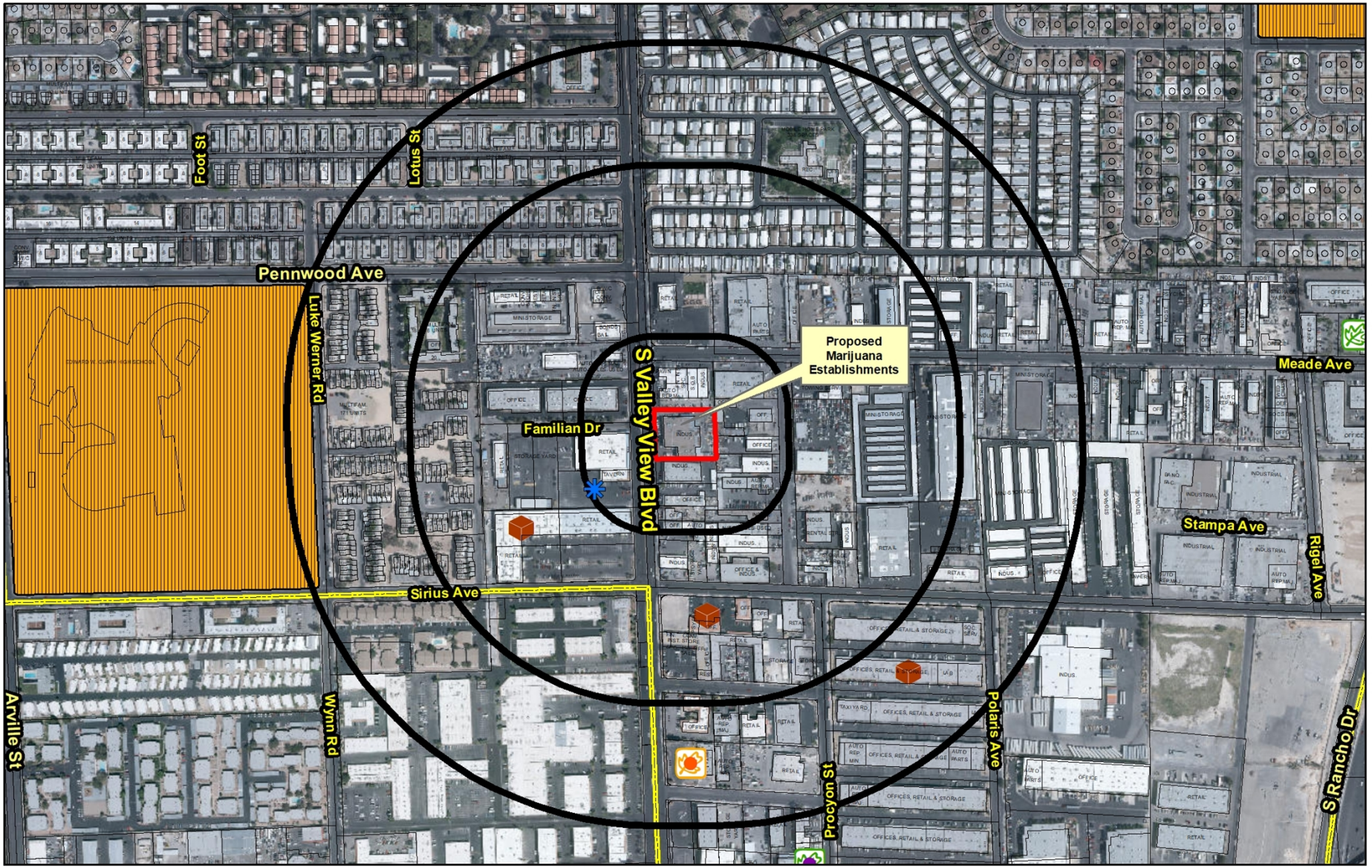
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SUP-77155 (PRJ-77140)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



SUP-77155 (PRJ-77140)

Marijuana Establishments

Recreational Marijuana
- Retail Marijuana Store (Rec Sales)
- Product Manufacturing Facility (Rec Production)
- Marijuana Cultivation Facility (Rec Cultivation)
- Manufacturing Testing Facility (Rec Lab)
- Marijuana Establishments Approved
- Marijuana Establishments cheduled

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

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

300,1000 and 1500 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, July 31, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RG HIGHLAND ENTERPRISES, INC. - OWNER: 1916 HIGHLAND PROPERTIES, LTD.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77155	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 382

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

SUP-77155 CONDITIONS

Planning

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

2. An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a certificate of occupancy.

3. Cultivation is limited to the interior of a building.

4. Prior to the issuance of a business license the applicant shall remove all outside storage buildings from the subject site.

5. 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.

6. All development shall be in conformance with the site plan and floor plan date stamped 07/31/19, 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.

7. This approval shall be void eighteen months from the date of final approval, unless exercised pursuant upon the issuance of a business license. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

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

10. 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.

11. Approval of this Special Use Permit does not constitute approval of a marijuana facility license.

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

13. 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 for these costs may result in a requirement that the Marijuana Cultivation Facility be removed.

14. All marijuana products shall remain in the original manufacturer's configuration intended for off-sale.

15. A Marijuana Cultivation Facility 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.

16. Conformance to all regulations pertaining to Marijuana Establishments found within Nevada Revised Statute 453A and Nevada Administrative Code NAC 453A.

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

Public Works

18. Coordinate with the Environmental Compliance Section of the Department of Public Works to determine appropriate pretreatment procedures, if any, required for industrial effluent from this facility prior to occupancy of this site or a business license for this use. Comply with the recommendations of the Environmental Compliance Section. The Section may be contacted through Mark Dunbar, 702-229-6188 or email at mdunbar@lasvegasnevada.gov.

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed 17,754 square-foot Marijuana Cultivation Facility to be located at 3020 and 3030 South Valley View Boulevard.

ISSUES

- The Marijuana Cultivation Facility use is permitted within an M (Industrial) zoning district with the approval of a Special Use Permit.
- The subject site is in compliance with all minimum distance separation requirements pursuant to Title 19.12 pertaining to a Marijuana Cultivation Facility, as set forth by adopted Ordinance No. 6321.
- There is an existing Martial Arts Studio located within 300 feet of the subject site. The applicant has submitted a signed affidavit dated 07/31/19, which indicates that 50% or less of the studio's clients are aged 17 years old or younger.
- The justification letter date stamped 07/31/19, indicates the subject site will be a "recreation only" Marijuana Cultivation Facility.

ANALYSIS

The Marijuana Cultivation Facility use is defined as "An enclosed structure which cultivates, delivers, transfers, transports, supplies, or sells marijuana to marijuana dispensaries or marijuana production facilities. This use includes a "cultivation facility," as defined in NRS 453A.056 and a "marijuana cultivation facility" as defined in NRS 453D.030."

The submitted floor plan illustrates a 17,754 square-foot Medical Marijuana Cultivation Facility throughout one existing building located on the subject site. Per the submitted justification letter and floor plan, the proposed use meets the definition outlined above.

The Minimum Special Use Permit Requirements for this use include:

*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 marijuana cultivation facilities and certain other uses that should be protected from the impacts associated with a marijuana cultivation facility. Therefore, except as otherwise provided below, no marijuana cultivation facility 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 requirement as there are no schools within 1,000 feet of the subject property, and there are no city parks, churches/houses of worship, individual care centers facilities licensed for the care of children, community recreational facilities (public) or any use whose primary function is to provide recreational opportunities to minors within 300 feet of the subject property. There is an existing Martial Arts Studio located within 300 feet of the subject site. The applicant has submitted a signed affidavit dated 07/31/19, which indicates that 50% or less of the studio's clients are aged 17 years old or younger.

*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 medical marijuana cultivation facility 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 cultivation facility. The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement; measurement is taken from the property line of APN (162-08-302-003), located at 3020 and 3030 South Valley View Boulevard.

*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 cultivation facility 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 cultivation facility 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 cultivation facility will be located;

The established location is not within a commercial subdivision. The subject site is an existing commercial development and did not require the creation of a separate parcel to meet the distance separation requirements. As such, Subsection 3.b.ii is not applicable and the site is in conformance with this requirement.

*4. When a marijuana cultivation facility authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a cultivation facility 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 condition is not applicable, as the marijuana cultivation facility is not proposed to be located within a cultivation facility that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility").

*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.

The use shall conform to, and is subject to, the provisions of LVMC Title 6, as such provisions may be presently adopted or hereafter amended.

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

The submitted site plan indicates that there is no outside storage or shipping containers located on the subject site.

*7. An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a certificate of occupancy.

An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a Certificate of Occupancy.

*8. 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.

*9. A Medical Marijuana Cultivation Facility 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.

10. The use may not be located under the same roof as another use, except a marijuana cultivation facility, marijuana dispensary or marijuana production facility.

There are no other land uses located under the same roof as the proposed Marijuana Cultivation Facility use.

The applicant proposes to occupy the existing structure on the subject site for a proposed 17,754 square-foot Marijuana Cultivation Facility. The subject site provides 16 parking spaces where 18 parking spaces are required. However, staff has determined that the subject site is a Parking Impaired Development, as the existing building currently utilized as an industrial warehouse complied with the applicable parking standards at the time the use or building was established, but which does not comply with the on-site parking requirements of this Title. As the parking requirements for an industrial Warehouse and Marijuana Cultivation Facility are the same, the subject site conforms to Title 19.12 parking requirements for the Marijuana Cultivation Facility use. Other than the Minimum Special Use Permit Requirements found within Title 19.12, there are no special development requirements pertaining to the site.

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. As such, staff recommends approval of the proposed use with standard conditions. If denied, no Marijuana Cultivation Facility would be permitted to be established at this site.

FINDINGS (SUP-77155)

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 site contains one industrial building totaling 17,754 square feet. This site contains adequate parking for all uses, and the proposed use does not generate the need for any additional parking spaces beyond what has been provided onsite.

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 Medical Marijuana Cultivation Facility use can be accessed from Valley View Boulevard, a 100-foot Major Collector Street as designated by the Master Plan of Streets and Highways, which has adequate capacity to serve the proposed development.

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

   The proposed Marijuana Cultivation Facility use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

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

   The proposed Marijuana Cultivation Facility use meets all distance separation requirements per Title 19.12. Conditions of approval will ensure conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc
There are no related or relevant City Actions associated with the subject site.

Most Recent Change of Ownership	
06/29/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/14/91	A building permit (#91126245) was issued for reroofing at 3020 South Valley View Boulevard. The permit was finalized on 03/27/92.
03/03/16	A Code Enforcement case (#164134) was processed for graffiti on a block wall at 3020 South Valley View Boulevard. The case was resolved on 03/26/16.
08/15/16	A business license (#G64-05974) was issued for a contractor (Southwest Plumbing Inc.) at 3020 South Valley View Boulevard. The license is still active.

Pre-Application Meeting	
08/23/18	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Special Use Permit for a proposed Marijuana Cultivation use.

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

Field Check	
10/04/18	Staff conducted a field check of the subject property and noted the site was an existing commercial development with razor wire located on the existing perimeter fencing which is a prohibited building material. The issue has been forwarded to the Department of Planning - Code Enforcement Division for review.

Details of Application Request	
Site Area	
Gross Acres	1.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Warehouse/Storage	LI/R (Light Industry/Research)	M (Industrial)
North	Auto Repair Garage, Major	LI/R (Light Industry/Research)	M (Industrial)
	Financial Institution, Specified		
	Pawn Shop		
	Sexually Oriented Business		
	Warehouse/Storage		
South	Warehouse/Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Office, Other than Listed	LI/R (Light Industry/Research)	M (Industrial)
West	General Retail	LI/R (Light Industry/Research)	M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Valley View Boulevard	Major Collector	Master Plan of Streets and Highways	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Marijuana Cultivation Facility	17,754 SF	1:1000	18				
TOTAL SPACES REQUIRED			18		16		*Y
Regular and Handicap Spaces Required			17	1	15	1	*Y

* The subject site is a Parking Impaired Development, as the existing building which is utilized as an industrial warehouse which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the on-site parking requirements of this Title.

JB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 3020-3030 S. Valley View Boulevard, Las Vegas, NV 89102

Project Name RG Highland Enterprises Inc., SUP **Proposed Use** Recreational Marijuana Cult.

Assessor's Parcel #(s) 162-08-302-003 **Ward #** 1

General Plan: Existing L/R Proposed Same **Zoning:** Existing M (Ind) Proposed Same

Additional Information

Property Owner 1916 Highland Properties, Ltd. Contact Richard Ginocchi
Address 1461 Flint Ridge Drive City Las Vegas State NV Zip 89123
E-mail rich@highland-med.com Phone (855) 834-2778

Applicant RG Highland Enterprises, Inc. Contact Richard Ginocchi
Address 1461 Flint Ridge Drive City Las Vegas State NV Zip 89123
E-mail rich@highland-med.com Phone (855) 834-2778

Representative Amy Sugden Contact
Address 9728 S. Gilespie Street City Las Vegas State NV Zip 89183
E-mail amy@sugdenlaw.com Phone (702) 307-1500

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

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

City Official Trinity Schlottman (Planning Commissioner) **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 Richard Ginocchi

Subscribed and sworn before me
This 31st day of July, 20 19

Notary Public in and for said County and State

SHERI CAHOW
Notary Public, State of Nevada
No. 02-72834-1
My Appt. Exp. Apr. 16, 2022

PRJ-77140
07/31/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

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E-mail amy@sugdenlaw.com Phone (702) 307-1500

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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 Trinity Schlottman (Planning Commissioner) **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 Richard Ginocchi

Subscribed and sworn before me
This 31st day of July, 20 19

Notary Public in and for said County and State

SHERI CAHOW
Notary Public, State of Nevada
No. 02-72634-1
My Appt. Exp. Apr. 16, 2022

PRJ-77140
07/31/19

AFFIDAVIT OF BUSINESS CLIENTELE AGES SERVED

I, Skip Kelp (Applicant Name), the owner of Fight Capital Gym (Business Name), at 3071 S. Valley View Blvd (Business Address), Las Vegas, Nevada, deposes and says that as of July 31 (Date), 20 19 (Year), said business can best be described as follows (initial the option below that applies).

_____ More than 50% of the clientele served by this business are aged 17 years old or younger.

__x__ 50% or less of the clientele served by this business are aged 17 years old or younger.

Skip Kelp
APPLICANT PRINTED NAME

APPLICANT SIGNATURE

STATE of Nevada ; County of Clark
Subscribed and sworn to before me this

31st day of July, 2019

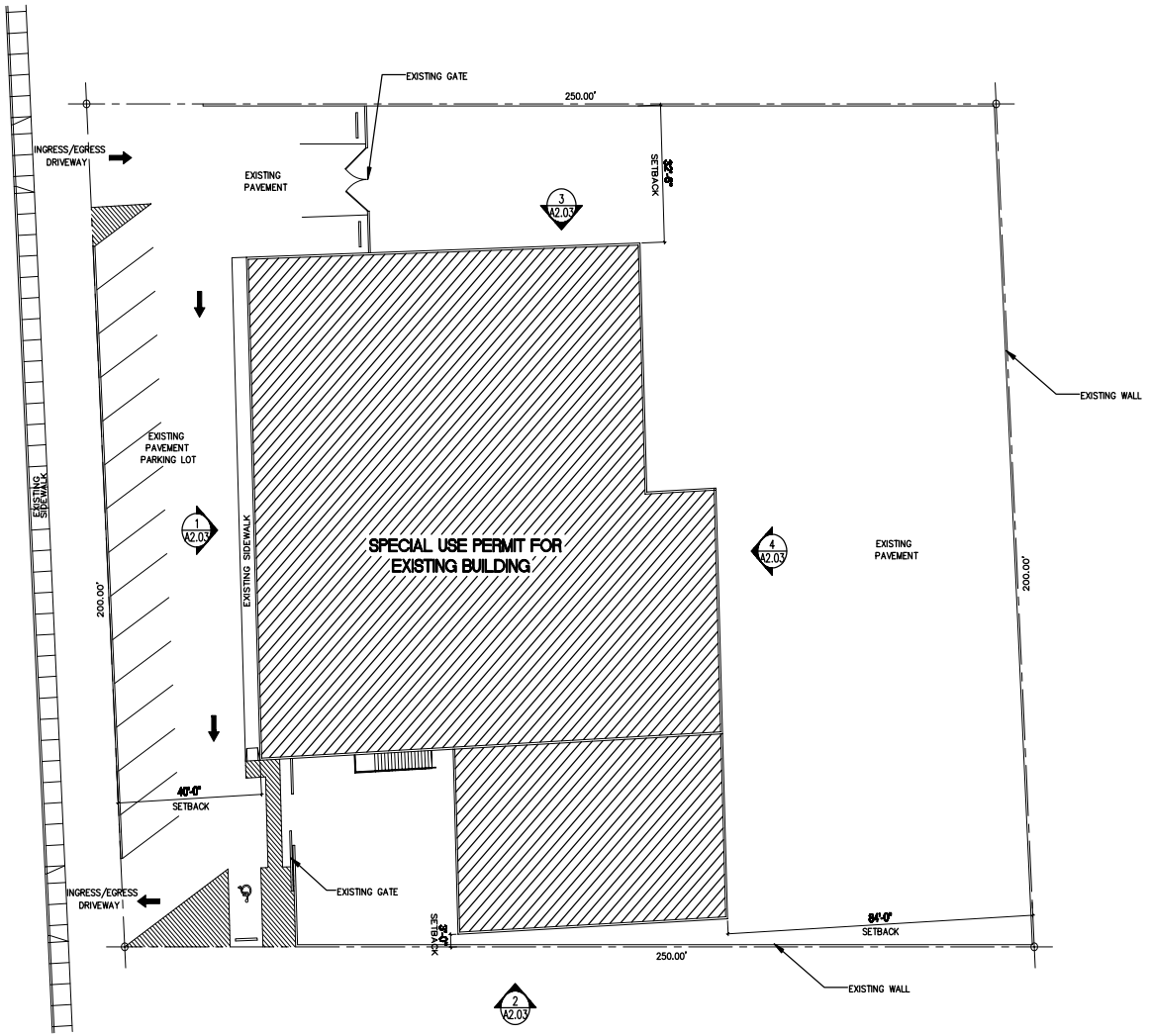
NOTARY PUBLIC in and for said County and State

KIM MUHAMMAD
Notary Public, State of Nevada
Appointment No. 99-52700-1
My Appt. Expires Jul 18, 2022

OR

PRINTED NAME / SIGNATURE OF CLV BUSINESS LICENSE OFFICIAL

PRJ-77140
07/31/19



1 A1.01 **SITE PLAN**

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

1.14 ACRES 33% LOT COVERAGE

NORTH

PRJ-77140
07/31/19

Planning Commission - Page 553

No.	Revision/Issue	Date

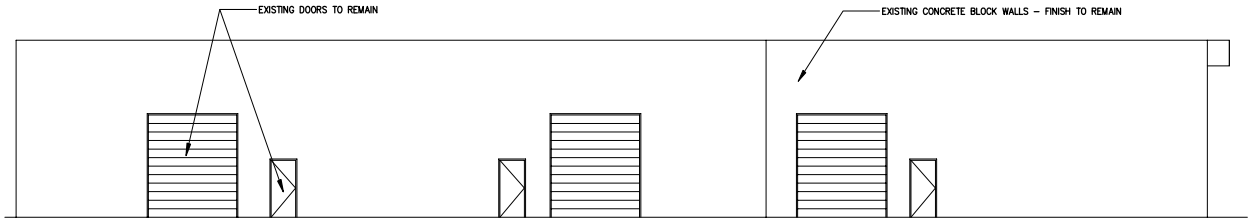
Firm Name and Address

Project Name and Address

RG HIGHLAND ENTERPRISES

3020 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89102

Project 2018-25	Sheet A1.01
Date 6-30-2018	
Scale AS NOTED	



4 A3.01 **EXISTING EAST SIDE ELEVATION**

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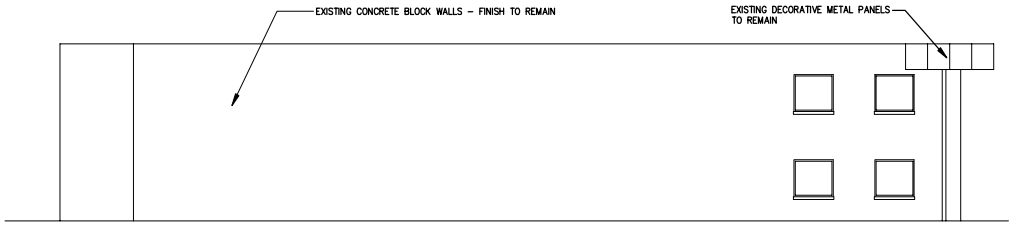
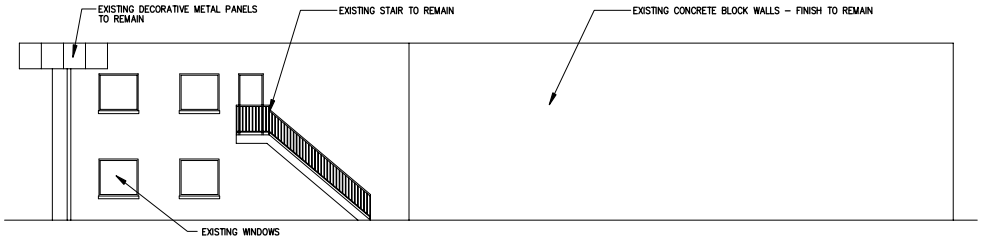


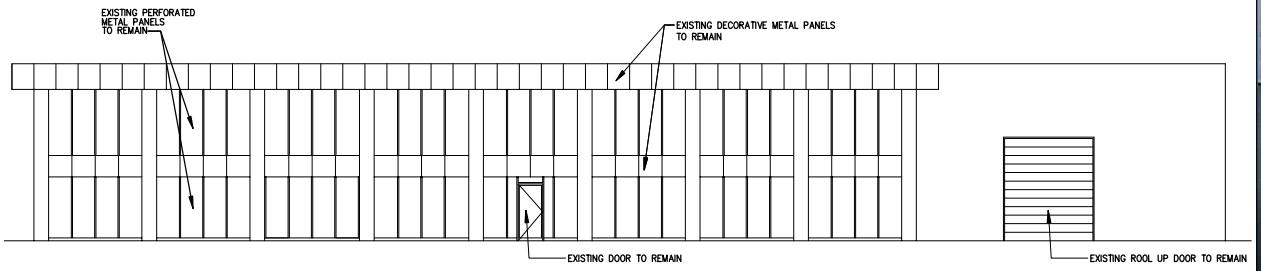
3 A3.01 **EXISTING NORTH SIDE ELEVATION**

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



2 A3.01 **EXISTING SOUTH SIDE ELEVATION**

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



1 A3.01 **EXISTING WEST SIDE ELEVATION**

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



EXISTING NORTHWEST SIDE ELEVATION



EXISTING SOUTHWEST SIDE ELEVATION



EXISTING FRONT ELEVATION

PRJ-77140
07/31/19

Planning Commission - Page 554

No.	Revision/Issue	Date

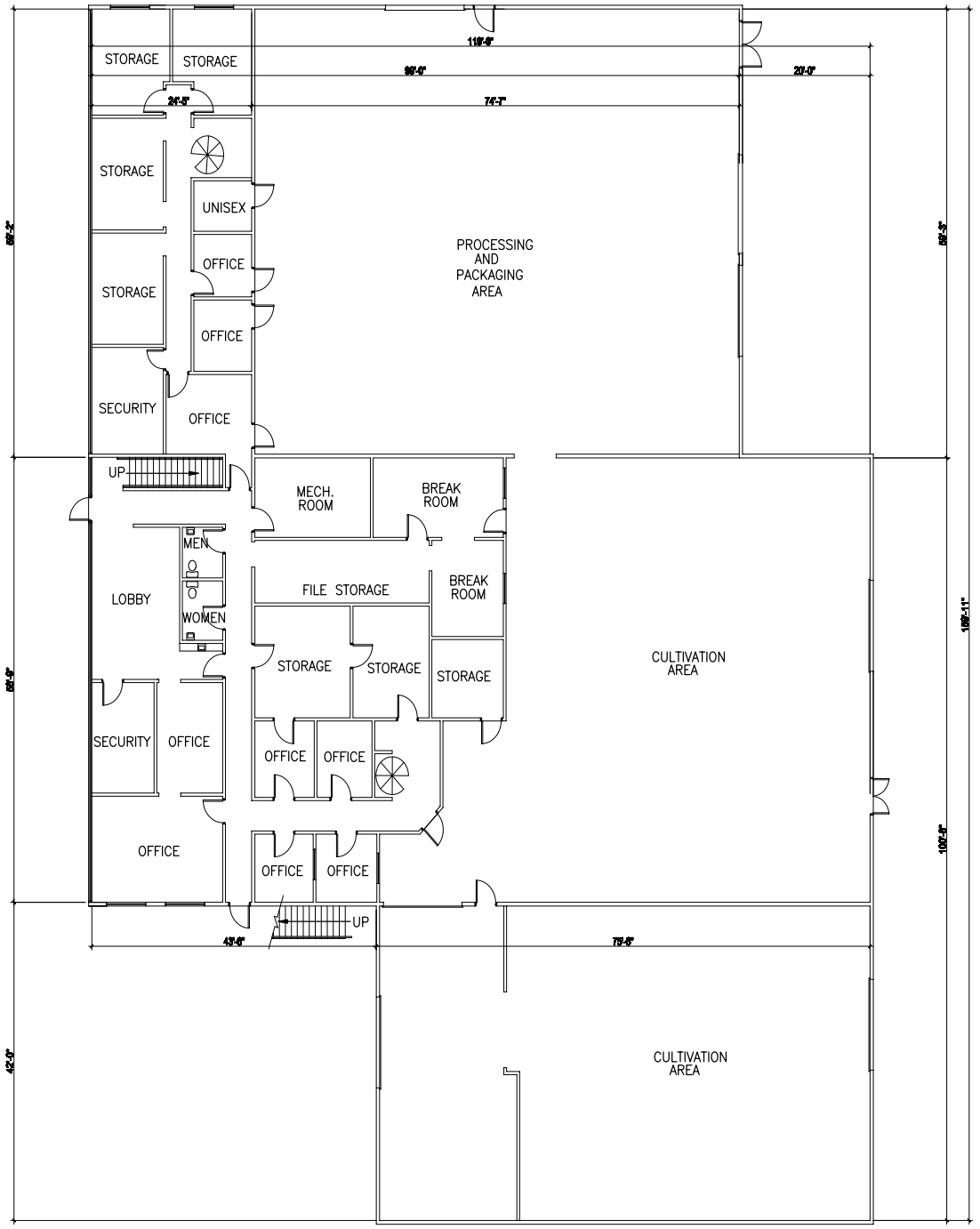
Firm Name and Address

Project Name and Address

RG HIGHLAND ENTERPRISES

3020 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89102

Project	Sheet
2018-25	A3.01
Date: 6-30-2018	
Scale: AS NOTED	



1
A2.01

OVERALL FIRST FLOOR PLAN

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

16,292 TOTAL SQUARE FEET

NORTH

PRJ-77140
07/31/19

Planning Commission - Page 555

No.	Revision/Issue	Date

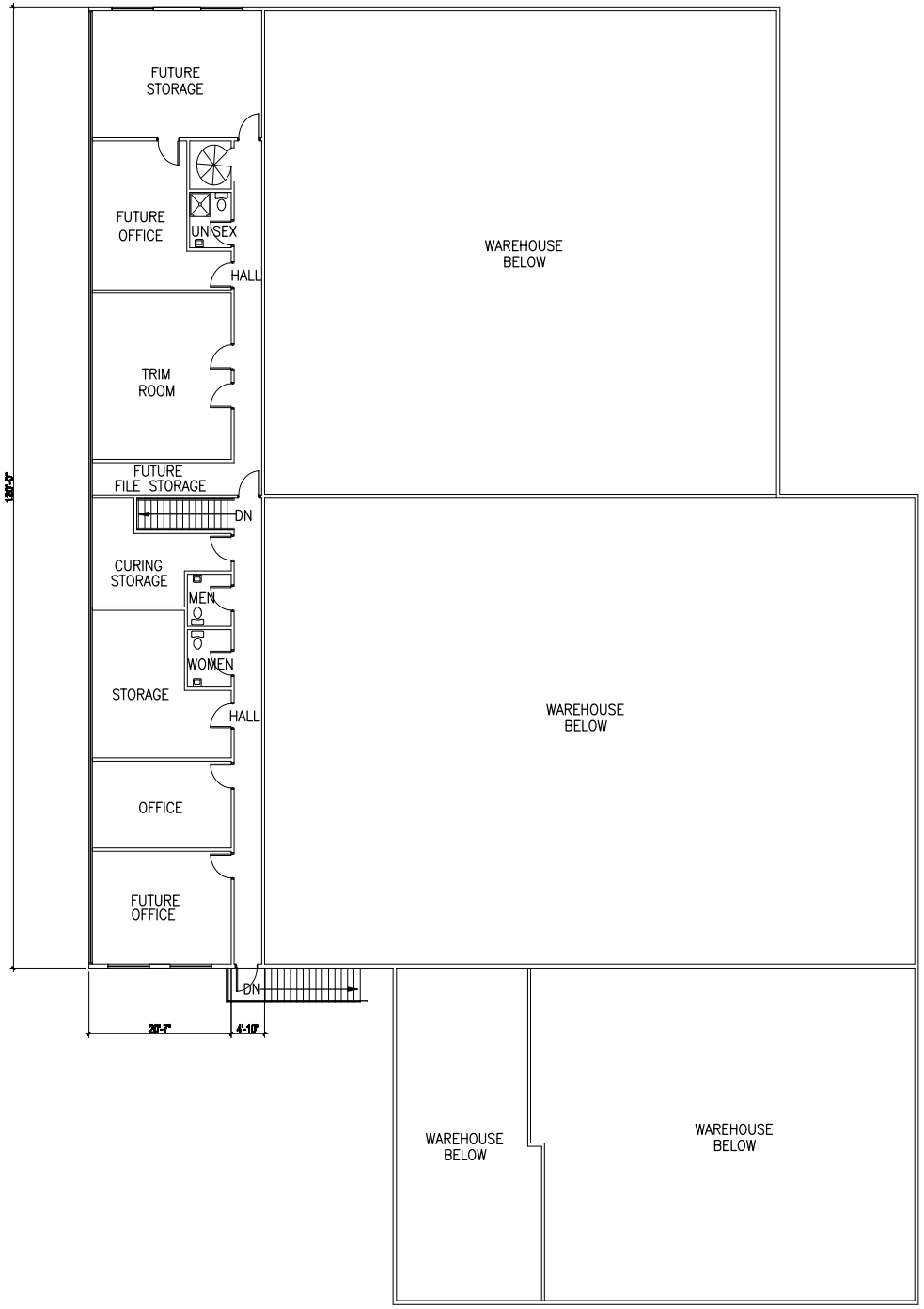
Firm Name and Address

Project Name and Address

RG HIGHLAND ENTERPRISES

3020 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89102

Project	Sheet
2018-25	A2.01
Date: 6-30-2018	
Scale: AS NOTED	



1 A2.02 **OVERALL SECOND FLOOR PLAN**

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

1,462 TOTAL SQUARE FEET

NORTH

PRJ-77140
07/31/19

Planning Commission - Page 556

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

RG HIGHLAND ENTERPRISES

3020 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89102

Project 2018-25	Sheet A2.02
Date 6-30-2018	
Scale AS NOTED	



SUP-77155 [PRJ-77140] - SPECIAL USE PERMIT - APPLICANT: RG HIGHLAND ENTERPRISES, INC. - OWNER: 1916 HIGHLAND PROPERTIES, LTD.
3020 AND 3030 SOUTH VALLEY VIEW BOULEVARD

07/18/19

SUGDEN LAW

July 30, 2019

City of Las Vegas
c/o Robert Summerfield,
Director, Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: RG Highland Enterprises, Inc. – Justification Letter for Special Use Permit

Mr. Summerfield,

This correspondence is sent in support of RG Highland Enterprises, Inc. ("RG Highland")'s application for a special use permit to operate a recreational only Marijuana Cultivation Facility at 3020-3030 S. Valley View Boulevard pursuant to Title 19, Chapter 12, Section 10.

RG Highland previously applied for and received a special use permit from the City of Las Vegas ("City") to operate a medical marijuana cultivation facility at 1916 Highland Avenue, Las Vegas, Nevada 89102 ("Highland Property")[1]. However, RG Highland was unfortunately forced to shut down its operations at the Highland Property as a result of the Nevada Department of Transportation ("NDOT")'s construction of Project Neon. More particularly, NDOT initiated an eminent domain action against RG Highland as well as against 1916 Highland Properties, Ltd.

[1] At the time RG Highland applied for the prior special use permit, only medical marijuana was legalized in Nevada. After the legalization of recreational marijuana was in effect, RG Highland applied for and received approval for a recreational cultivation license that is conditioned upon obtaining a new special use permit at a new location and corresponding business license.

9728 Gilespie Street, Las Vegas, NV 89183 702.307.1500 / 314.283.9847 amy@sugdenlaw.com

PRJ-77140
07/31/19

("1916 Highland"), the owner the Highland Property in August 2016.[2] This action resulted in the total acquisition and occupancy of the Highland Property by NDOT which forced RG Highland to cease its operations at the Highland Property in March 2017.

Since that time, RG Highland began diligently and persistently attempting to secure a new property within the City to relocate. It was found to be extremely difficult given a number of circumstances, including limited applicable real estate inventory to acquire. However, a new property was eventually secured.

In the June 2018, an off-market property located at 3020-3030 South Valley View, Las Vegas, Nevada 89102 ("Valley View Location") was identified and verified that that the Valley View Location was suitable for its needs prior to acquiring it. A surveyor completed the necessary documentation to show that the distance requirements are met and architectural renderings have been obtained. RG Highland has also advised the State of Nevada of its situation and requested to relocate its Recreational Cultivation License to the Valley View Location, which has been approved pending the City's issuance of the SUP.

RG Highland submits that it will operate in the same manner as previously applied for and approved at the Highland Property, as a cultivation facility, except under a different footprint.[3] RG Highland has established valuable experience to operate a safe and secure cultivation facility within the City as it did so from October 2015 to March 2017 when RG Highland was forced to close.

RG Highland's facility would not be open to the general public but may from time to time, permit, as allowed by applicable law, ordinance or regulations, tours of its facility. However, the "hours of operation" in which RG Highland will have staff on site to oversee, operate and maintain the cultivation of cannabis, are expected to be from 8 a.m. – 4 p.m. daily and closed Saturday/Sunday. RG Highland intends to have 10-12 employees that will be employed to oversee the day-day operations on-site. Extensive video surveillance and security systems will be in place to ensure the facility is protected at all times.

RG Highland's project meets and supports existing City policies under Las Vegas Municipal Ordinance 6587. The Valley View Location is located within "M" zoning so it is compliant with the applicable zoning and falls within an intended category of use as planned by the City. A marijuana dispensary, Nevada Wellness Center ("NWC"), is located .2 miles away.

---

[2] Both RG Highland and 1916 Highland Properties Ltd. are owned and controlled by the same principal, Richard Ginocchi.

[3] RG Highland also previously submitted an SUP application for the Highland Property. On February 21, 2019, the City issued a Notice of Final Action denying the SUP application. This new application is for a smaller footprint and is also limited to cultivating recreational marijuana only.

PRJ-77140
07/31/19

Therefore, RG Highland's use will be a compatible extension of the successful marijuana operations in the immediate area.

RG Highland's operations will generate significant tax revenue for the City's benefit and RG Highland will provide job growth and employment opportunity in an emerging industry that is benefiting the State of Nevada at large with its State tax benefits as well.

RG Highland looks forward to reestablishing itself in the City and being able to once again provide quality cultivation of cannabis to the residents of southern Nevada.

Thank you for your time and consideration in this matter. We are happy to answer any further questions you may have or provide any other information needed in response to this matter.

Respectfully,

/s/ Amy L. Sugden

Counsel for RG Highland

PRJ-77140
07/31/19

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

July 2, 2018

City of Las Vegas Planning Dept.
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Proposed Suitability Licensing
Medical Marijuana Establishment (Cultivation)
3020/3030 South Valley View Blvd

To Whom It May Concern,

I have researched existing records, performed an on-site visit of the above-referenced project, and verified in the field the following:

1) There are no facilities (as listed below) that would meet the definition of a "community facility" as defined by NRS 453A.322 and NRS 4530.030 located within a 300 foot radius of the proposed establishment.

   a. City Park;
   b. Church/house of worship;
   c. Community recreational facility (public);
   d. Individual care – family home, individual care – group home, or individual care center (in each case licensed for the care of children);
   e. Commercial recreation/amusement (indoor);
   f. Commercial recreation/amusement (outdoor);
   g. Library, art gallery or museum (public);
   h. Teen dance center;
   i. Martial arts studio that provides instruction to minors;
   j. General personal service that provides a significant portion of its services to minors; or
   k. Any other use whose primary function is to provide recreational opportunities to minors.

2) There are no schools, public and/or private, that provide formal education associated with preschool through grade 12, as defined under NRS 453D, within a 1000 foot radius of the proposed establishment.

3) Proximity Exhibit is attached.

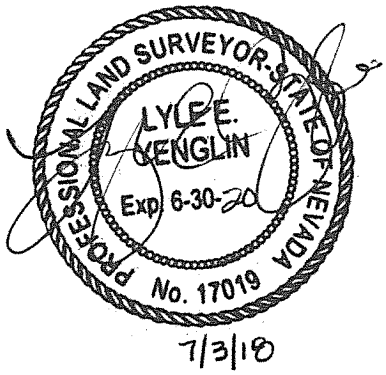
PRJ-77140
07/31/19

Should you have any questions, please feel free to contact David Turner at this office.

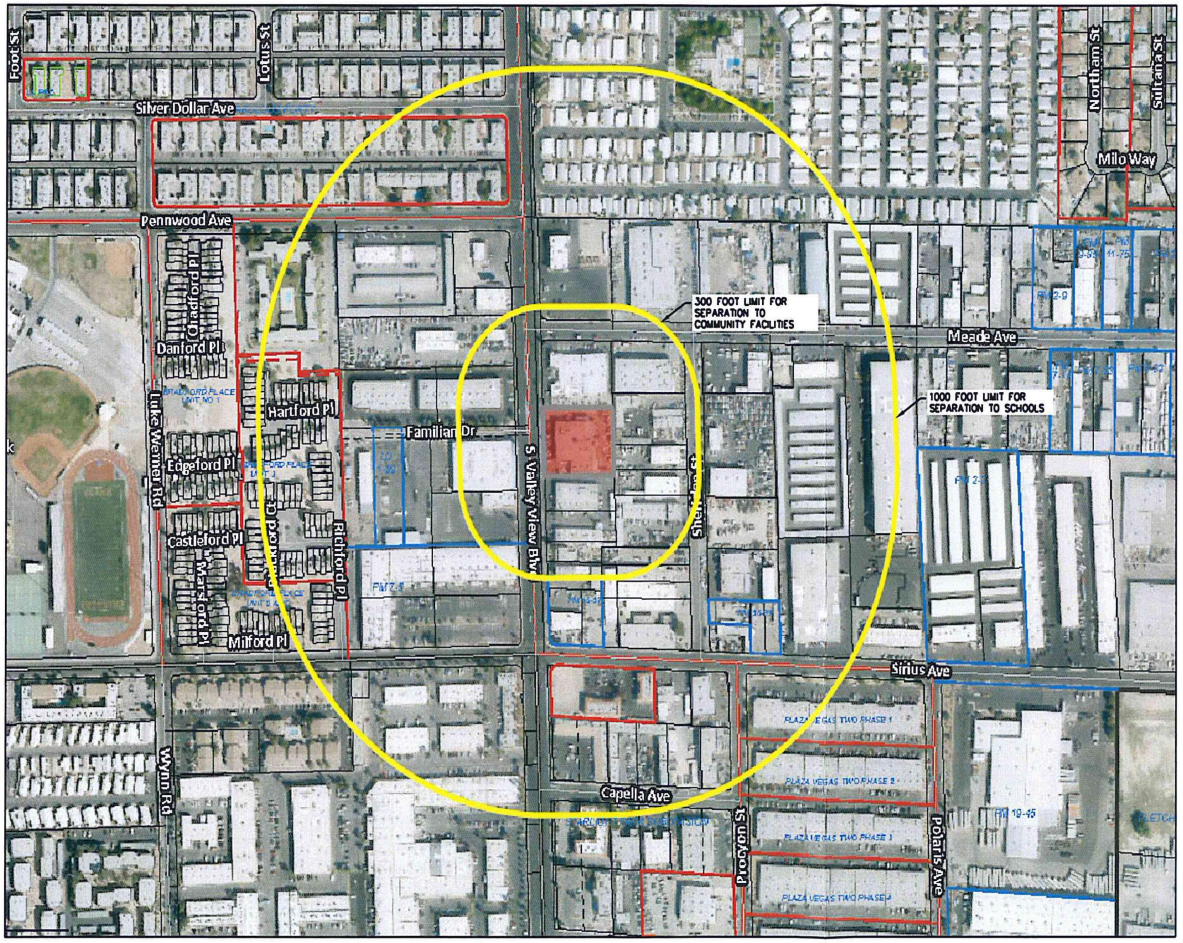
Sincerely,
Baughman & Turner, Inc.

Lyle E. Yenglin, PLS
Nevada Certificate No. 17019

LEY/aw



PRJ-77140
07/31/19



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

LEGEND

PROPOSED SITE

RADIUS LINE

PRJ-77140
07/31/19

PREPARED FOR :
BRIAN PADGETT

DATE JULY 2018
DESIGN MJ
DRAWN MJ
CHECK LEY
SCALE 1"=200'

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND PLANNERS
LAND SURVEYORS
1210 HINSON STREET LAS VEGAS, NEVADA
PHONE: (702) 870-8771 FAX: (702) 878-2695 89102

3020 & 3030 SOUTH VALLEY VIEW BOULEVARD
PROXIMITY MAP - CULTIVATION
SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B.& M.
CITY OF LAS VEGAS NEVADA
A.P.N. 162-08-302-003

SHEET 1 OF 1
PROJ. NO. MMC.PADGETT

AFFIDAVIT OF BUSINESS CLIENTELE AGES SERVED

I, Skip Kelp (Applicant Name), the owner of Fight Capital Gym (Business Name), at 3071 S. Valley View Blvd (Business Address), Las Vegas, Nevada, deposes and says that as of July 31 (Date), 20 19 (Year), said business can best be described as follows (initial the option below that applies).

_____ More than 50% of the clientele seJ ed by this business are aged 17 years old or younger.

__x__ 50% or less of the clientele seJ ed by this business are aged 17 years old or younger.

Skip Kelp
APPLICANT PRINTED NAME

APPLICANT SIGNATURE

STATE of Nevada ; County of Clark
Subscribed and sworn to before me this

31st day of July, 2019

NOTARY PUBLIC in and for said County and State

KIM MUHAMMAD
Notary Public, State of Nevada
Appointment No. 99-52700-1
My Appt. Expires Jul 18, 2022

OR

PRINTED NAME / SIGNATURE OF CLV BUSINESS LICENSE OFFICIAL

PRJ-77140
07/31/19

Supplemental Staff Report
August 27, 2019 - Planning Commission Meeting

BACKGROUND

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/20/19	The City Council denied a request for a Special Use Permit (SUP-74648) for a proposed 17,952 square-foot Marijuana Cultivation Facility use at 3020 and 3030 South Valley View Boulevard. The Planning Commission and staff recommended approval of the request.

Submitted after final agenda
8/27/19 **Item 28**

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
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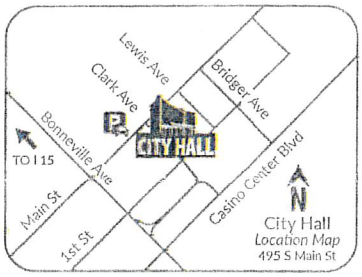
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 26 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-77155 [PRJ-77140]

Planning Commission Meeting of **08/27/2019**

PRJ-77140
16207614024
KEA VALLEY L L C
573 PIO DR
WAILUKU HI 96793-2620

132 FROFNP1 96793

Submitted after final agenda
8/28/19 28P

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

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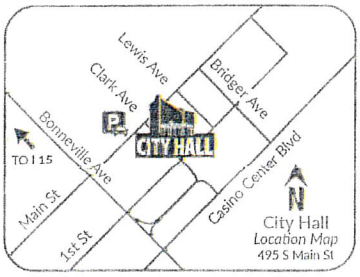

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SUP-77155 [PRJ-77140]

Planning Commission Meeting of **08/27/2019**

PRJ-77140
16207614072
KEA VALLEY L L C
573 PIO DR
WAILUKU HI 96793-2620

132 FRDFNP1 96793

28R

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.

SUP-77155 [PRJ-77140]

Planning Commission Meeting of **08/27/2019**

PRJ-77140
16208302008
LAWYER THOMAS C FAMILY TRUST
LAWYER THOMAS C & BONNIE CO-TRS
3036 S VALLEY VIEW
LAS VEGAS NV 89102-7805

89 PROFNP1 89102

28P

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

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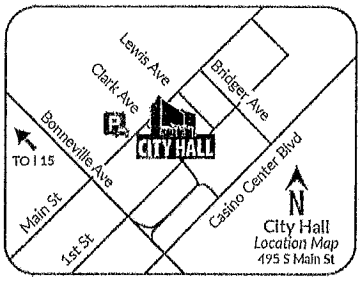
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77155 [PRJ-77140]

Planning Commission Meeting of **08/27/2019**

PRJ-77140
16208302006
LAWYER THOMAS C FAMILY TRUST
3036 S VALLEY VIEW BLVD
LAS VEGAS NV 89102-7805

89 PROMPT 8910

28P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
29

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

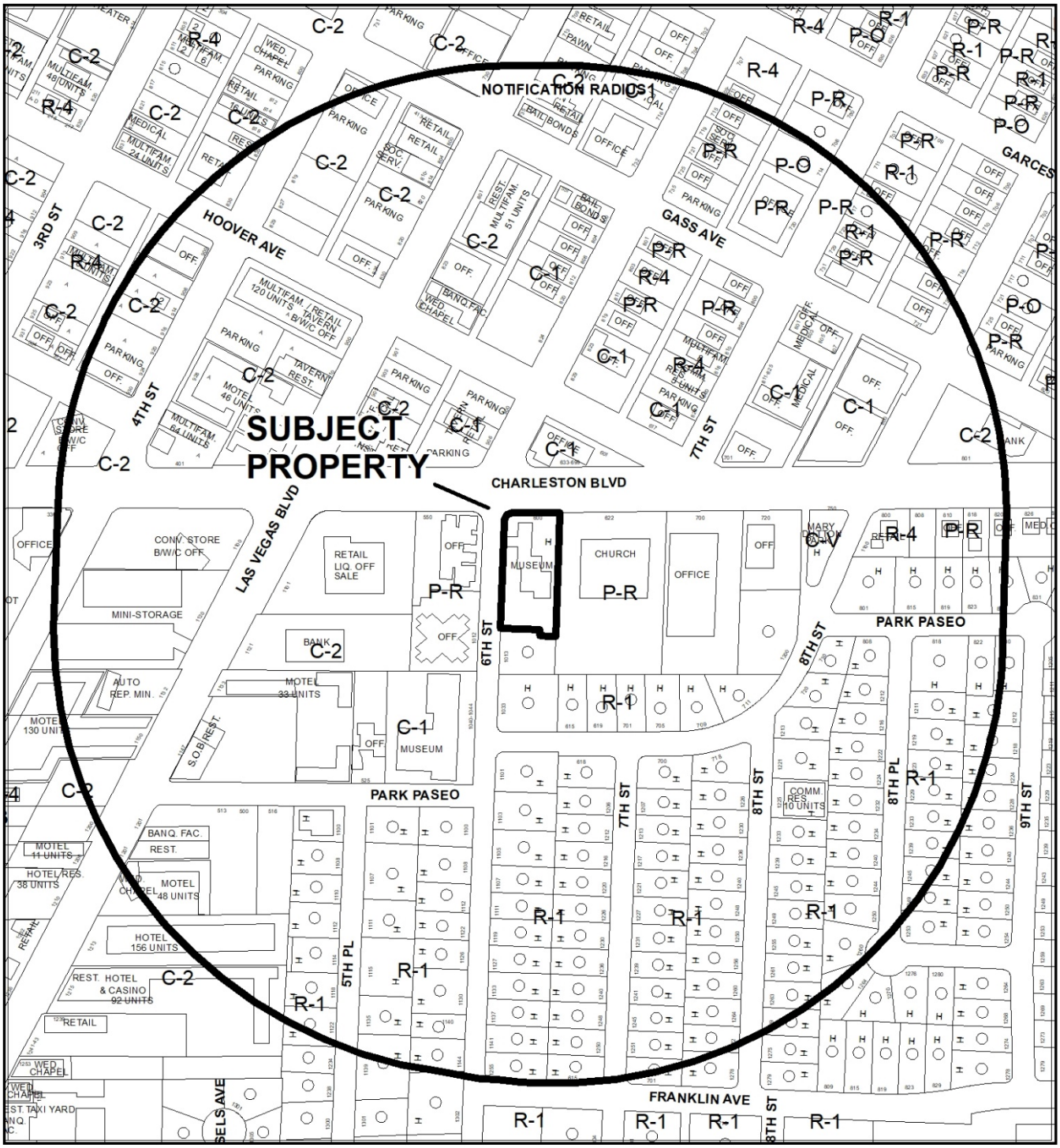
SUBJECT:
SDR-77057 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HELLFIRE MEDIA, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-76062) TO AMEND A PREVIOUSLY APPROVED WAIVER TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET WAS APPROVED on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz) [PRJ-77039]. Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

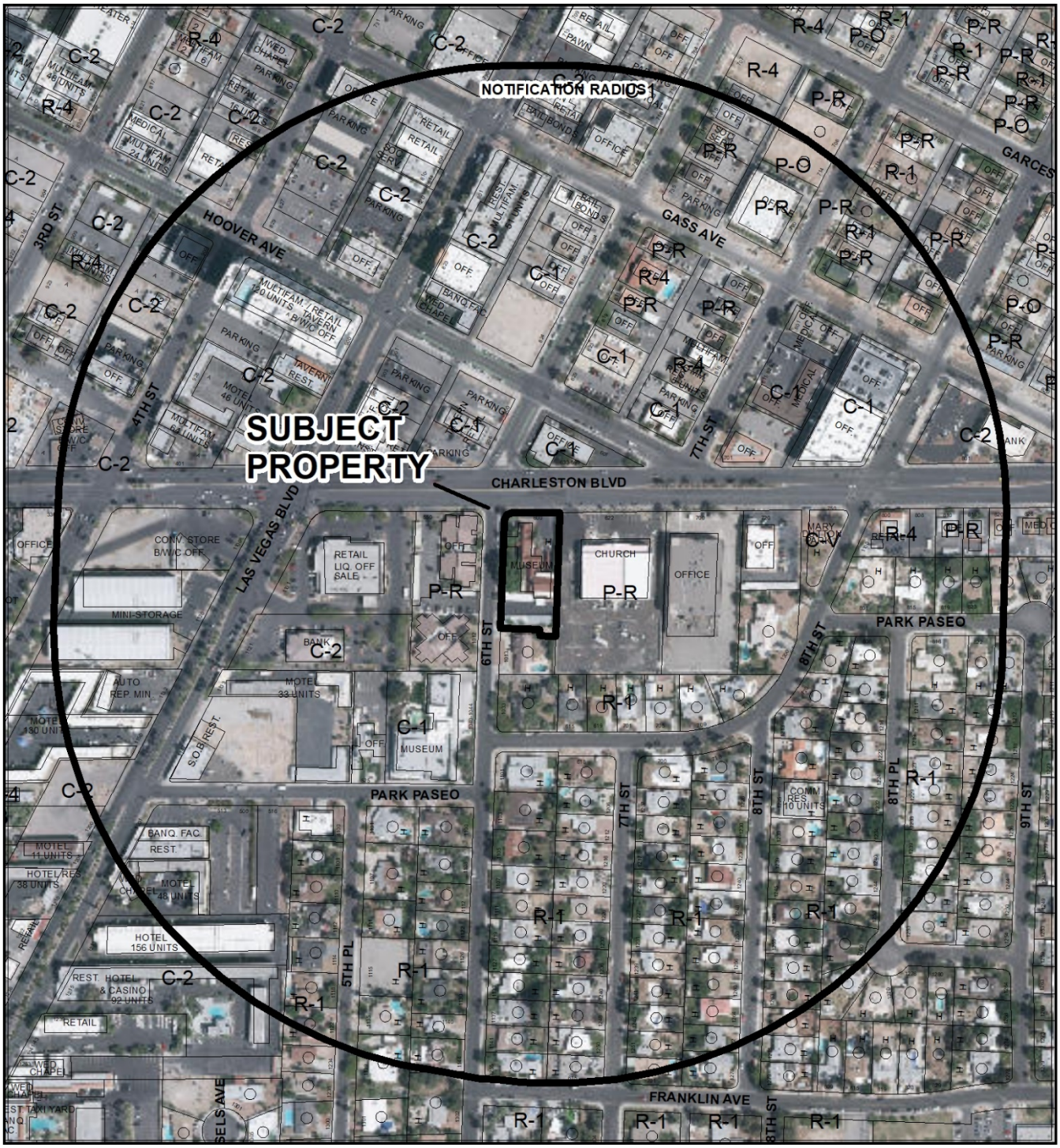
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. Support Postcard
8. Submitted after Final Agenda - Support Postcard



CASE: **SDR-77057 (PRJ-77039)**

RADIUS: 1000 FEET

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



CASE: **SDR-77057 (PRJ-77039)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 27, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HELLFIRE MEDIA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-77057	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 360

PROTESTS 0

APPROVALS 1

NE

**** CONDITIONS ****

SDR-77057 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-76062) and Special Use Permit (SUP-77058) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/18/19, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a corner side yard setback of five feet where 15 feet is required.

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

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

7. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to amend the previously approved Waiver request from 10 feet to five feet for the corner side yard setback.

ISSUES

- On 06/11/19, the Planning Commission approved a request for a 10-foot corner side yard setback where 15 feet is required.
- A Certificate of Appropriateness (HPC-75708) was approved by the Historic Preservation Commission on 02/27/19. No alterations to the previously approved addition are proposed and another review is not necessary.

ANALYSIS

The applicant received approval of a 1,542 square-foot addition to the existing museum with a Waiver that allows a 10-foot corner side yard setback. During the preparation of construction documents, the applicant's architect discovered the property line is not the back of sidewalk, but further east within the existing landscape buffer. In order to proceed with the addition as approved, an amendment to the previous approved Waiver is necessary. The applicant is requesting to allow a five-foot corner side yard setback rather than the previously approved 10-foot corner side yard setback.

The Vision 2045 Masterplan envisions that a Form-Based Code (FBC) will be implemented throughout the Downtown Las Vegas Overlay. While the Founders District does not currently have FBC standards, the proposed addition would bring the building into closer compliance with standards of a corridor-type transect (as examples, T5-C or T4-C) which would be appropriate for this property. FBC stipulates that buildings in these transects are sited closer to property lines within a minimum and maximum setback to create a more pedestrian-friendly environment. Staff finds that the requested waiver of the corner side setback to allow five feet where 15 feet is required would be allowed by-right in a T5-C or T4-C if it was in existence today. Staff finds the Waiver request supports the goals of the Vision 2045 Masterplan, and is, therefore, appropriate for the property. Staff recommends approval of the request with conditions.

FINDINGS (SDR-77057)

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;**

   No change is proposed to the previously approved addition, and the addition remains compatible with adjacent development and development in the area.

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

   The proposed Waiver does not meet the setback requirements for corner lots and the applicant is requesting to amend the previously approved Waiver. Staff supports this request as it furthers the goals of the Vision 2045 Downtown master Plan.

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

   No change is proposed to the previously approved addition and site access remains as is.

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

   No change is proposed to the previously approved building and landscape materials and remain 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;**

   No change is proposed to the previously approved building elevations and remain harmonious and compatible with the area.

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/09/2015	Historic Preservation Commission approved a request (HPC-62223) for historic designation for 600 East Charleston Boulevard as a Historic Landmark on the City of Las Vegas Historic Property Register. Staff recommended approval.
01/20/2016	City Council approved a request for a Special Use Permit (SUP-61802) for a proposed 10,248 square-foot Museum, Art Display, or Art Sales (Private) on 0.78 acres at 600 East Charleston Boulevard. Planning Commission recommended approval and staff recommended denial.
01/20/2016	City Council approved a request for a Variance (VAR-62029) to allow 33 parking spaces where 35 parking spaces are required for a proposed 10,248 square-foot Museum, Art Display, or Art Sales (Private) on 0.78 acres at 600 East Charleston Boulevard. Planning Commission recommended approval and staff recommended denial.
02/17/2016	City Council approved a request (DIR-62634) to designate the Wengert House as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (HPC-62223) at 600 East Charleston Boulevard. Planning Commission and staff recommended approval.
12/14/2016	Historic Preservation Commission approved a request (HPC-67893) to construct a 12' tall pole mounted sign at the Wengert House, also known as The Haunted Museum, at 600 E. Charleston Boulevard. Staff had no recommendation.
03/21/2018	City Council approved a Required Review (RQR-72721) of an Approved Special Use Permit (SUP-61802) for an existing 10,248 square-foot Museum, Art Display, or Art Sales (Private) at 600 East Charleston Boulevard. Staff recommended approval.
06/12/2018	Planning Commission approved a Special Use Permit (SUP-73275) for a proposed Astrologer, Hypnotist, or Psychic Art and Science use within an existing Museum at 600 East Charleston Boulevard. Staff recommended approval.
02/27/2019	Historic Preservation Commission approved a Certificate of Appropriateness (HPC-75708) for a building addition to the Wengert House located at 600 E. Charleston Boulevard. Staff recommended approval.
06/11/19	The Planning Commission approved a request for a Site Development Plan Review (SDR-76062) for a proposed 1,542 square-foot addition to an existing 10,594 square-foot museum with Waivers of the Downtown Las Vegas Overlay Parking and Setback Standards at 600 East Charleston Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
12/22/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/19/2016	A building permit (C-313849) was issued for a tenant improvement to install an ADA accessible restroom at 600 East Charleston Boulevard. The final inspection occurred on 05/09/2017.
04/25/2016	A business license (G64-02066) was issued for Museum at 600 East Charleston Boulevard. The license is inactive as of 12/6/2016.
12/19/2016	A business license (G64-08511) was issued for Museum & Gifts at 600 East Charleston Boulevard. The license is active as of 07/31/19.
01/09/2017	A building permit (C-330565) was issued for a freestanding sign at 600 East Charleston Boulevard. The final inspection occurred on 02/23/2018.
06/26/2017	A building permit (C-328393) was issued for a change of occupancy from office to museum at 600 East Charleston Boulevard. The final inspection occurred on 08/01/2017.
08/02/2018	A business license (P66-00212) was issued for Psychic Arts at 600 East Charleston Boulevard. The license is inactive as of 03/13/2019.
09/26/2018	A business license (G66-05153) was issued for Psychic Arts-Retail Sales at 600 East Charleston Boulevard. The license is inactive as of 03/13/2019.

Pre-Application Meeting	
07/16/19	Staff conducted a pre-application meeting with the applicant via email to discuss the submittal requirements for an amendment.

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

Field Check	
07/18/19	Staff conducted a routine field check of the subject site. Staff did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Net Acres	0.78

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Museum, Art Display, or Art Sales (Private)	C (Commercial)	P-R (Professional Office)
North	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
South	Single-Family Detached	O (Office)	R-1 (Single Family Residential)
East	Church/House of Worship	C (Commercial)	P-R (Professional Office)
West	Office, Other than Listed	C (Commercial)	P-R (Professional Office)

Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Founders District)	Y
HD-O (Historic Designation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.050, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks • Corner	15 Feet	5 Feet	N*

**The applicant is requesting to amend the previously approved Waiver.*

NE

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Planned Streets and Highways	95	N
6th Street	Local Street	Title 13	40	N

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Museum, Art Display, or Art Sales (Private)	12,136 SF	1:300 SF	40				
TOTAL SPACES REQUIRED			42		33		Y*
Regular and Handicap Spaces Required			40	2	31	2	Y*

**A Waiver to allow 33 parking spaces where 42 are required was approved on 06/11/19.*

Department of Public Works Traffic Study

Proposed 1.542 thousand square-foot expansion of an existing 10.874 square-foot museum.				
Existing/Proposed Use		***#Unit***	***Rate/# Unit***	***Total***
Average Daily Traffic (ADT)	Recreational Community Center [1000SF]	12.416	28.82	358
AM Peak Hour			1.76	22
PM Peak Hour			2.31	29
Existing Traffic on Nearby Streets				
Charleston Boulevard				
Average Daily Traffic (ADT)			37,527	
PM Peak Hour (Heaviest 60 Minutes)			3002	
Las Vegas Boulevard				
Average Daily Traffic (ADT)			28,348	
PM Peak Hour (heaviest 60 minutes)			275	

Traffic Capacity of Adjacent Streets:	
Adjacent Street ADT Capacity	
Charleston Boulevard	50,900
Las Vegas Boulevard	33,800
Summary	
This project will add approximately 44 trips per day on Charleston Boulevard, Las Vegas Boulevard and 6th Street. Currently, Charleston Boulevard is at approximately 74 percent of capacity and Las Vegas Boulevard is at approximately 84 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for 6th Street in this vicinity, but it is believed to be under capacity.	

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 600 E CHARLESTON BLVD. LAS VEGAS NV 89104

Project Name ZAK BAGANS HAUNTED MUSEUM **Proposed Use** NC

Assessor's Parcel #(s) 162-03-501-001 **Ward #** 3

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

Additional Information

Property Owner HELLFIRE MEDIA LLC. Contact ZAK BAGANS

Address 33 PROMOTORY RIDGE DRIVE City LAS VEGAS State NV Zip 89135

E-mail zakbagans95@gmail.com Phone 702-277-4461

Applicant HELLFIRE MEDIA LLC. Contact ZAK BAGANS

Address 33 PROMOTORY RIDGE DRIVE City LAS VEGAS State NV Zip 89135

E-mail zakbagans95@gmail.com Phone 702-277-4461

Representative KC CAMIS ARCHITECT Contact JASON MAHEU

Address 652 MIDDLEGATE RD. SUITE B City HENDERSON State NV Zip 89011

E-mail JAMDESIGN2@GMAIL.COM Phone 702-262-7955

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

☐ Yes ☒ No

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

City Official N/A **Partner(s)** —

Partner(s) —

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

Property Owner Signature

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

Print Name Zak Bagans

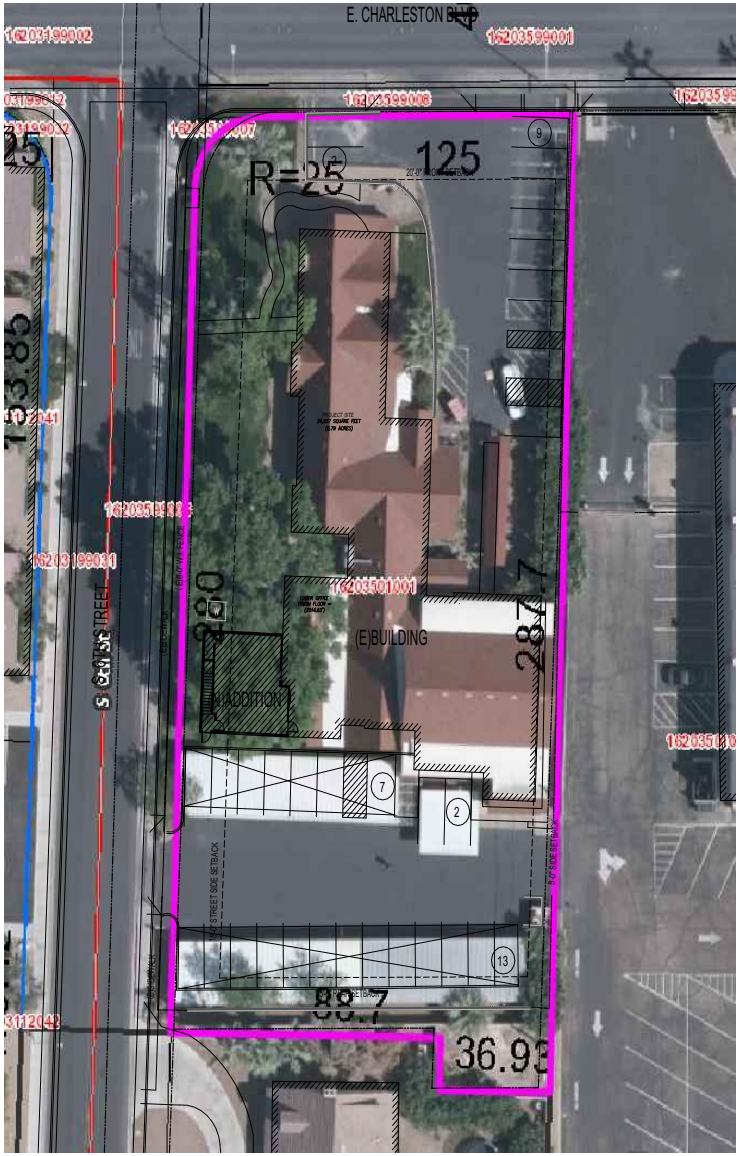
Subscribed and sworn before me

This 10th day of January, 20 19

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

ANABEL BARRON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-23-2021
Certificate No: 17-2283-1

PRJ-77039
07/18/19

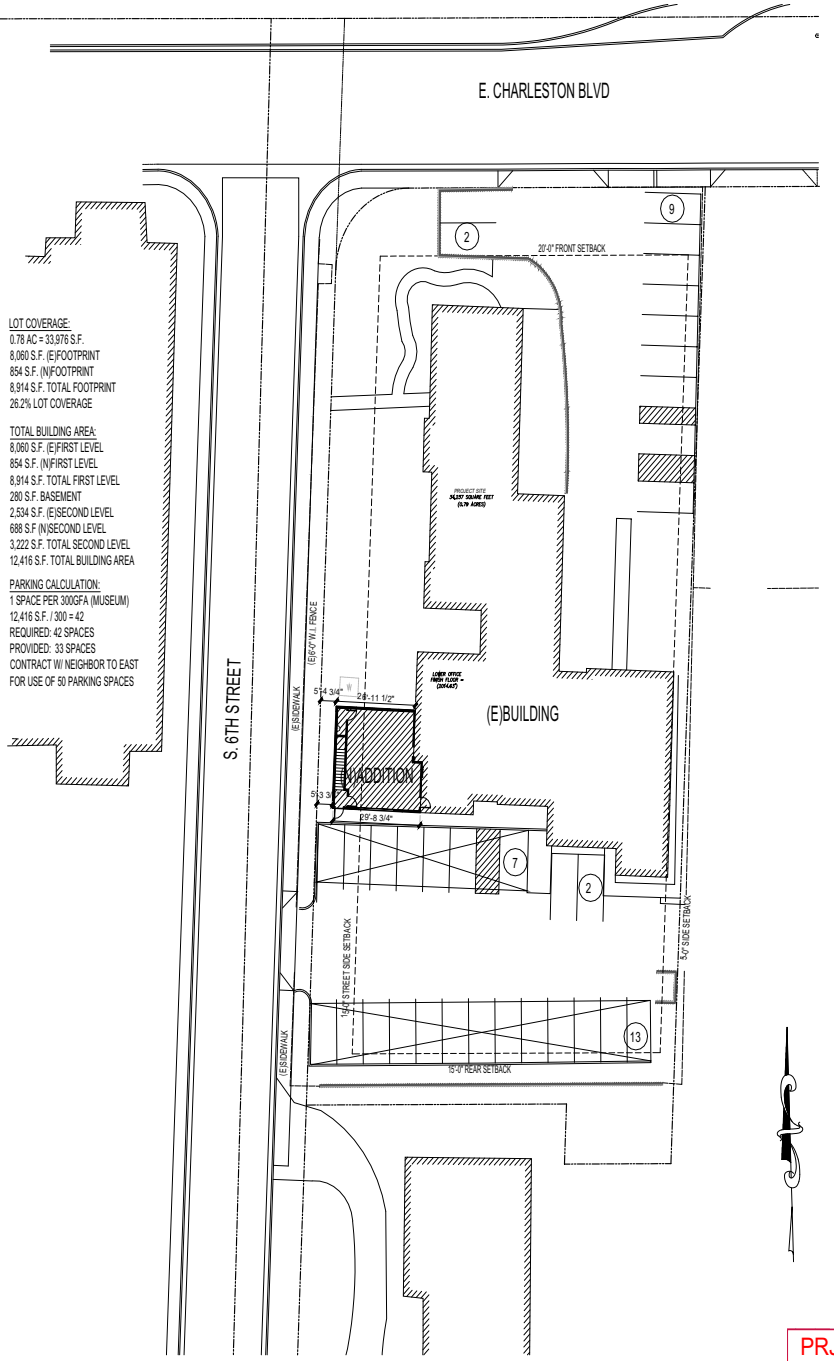


2 SITE ARIEL PLAN
SCALE : 1" = 20'-0"

LOT COVERAGE:
0.78 AC = 33,976 S.F.
8,060 S.F. (E)FOOTPRINT
854 S.F. (N)FOOTPRINT
8,914 S.F. TOTAL FOOTPRINT
26.2% LOT COVERAGE

TOTAL BUILDING AREA:
8,060 S.F. (E)FIRST LEVEL
854 S.F. (N)FIRST LEVEL
8,914 S.F. TOTAL FIRST LEVEL
280 S.F. BASEMENT
2,534 S.F. (E)SECOND LEVEL
688 S.F (N)SECOND LEVEL
3,222 S.F. TOTAL SECOND LEVEL
12,416 S.F. TOTAL BUILDING AREA

PARKING CALCULATION:
1 SPACE PER 300GFA (MUSEUM)
12,416 S.F. / 300 = 42
REQUIRED: 42 SPACES
PROVIDED: 33 SPACES
CONTRACT W/ NEIGHBOR TO EAST
FOR USE OF 50 PARKING SPACES



1 SITE PLAN
SCALE : 1" = 20'-0"

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
4571 MIDDLEGATE AVE #B
HENDERSON NEVADA 89011
kccamis@gmail.com
TEL: 361-3413
FAX: 233-1182

REVISIONS

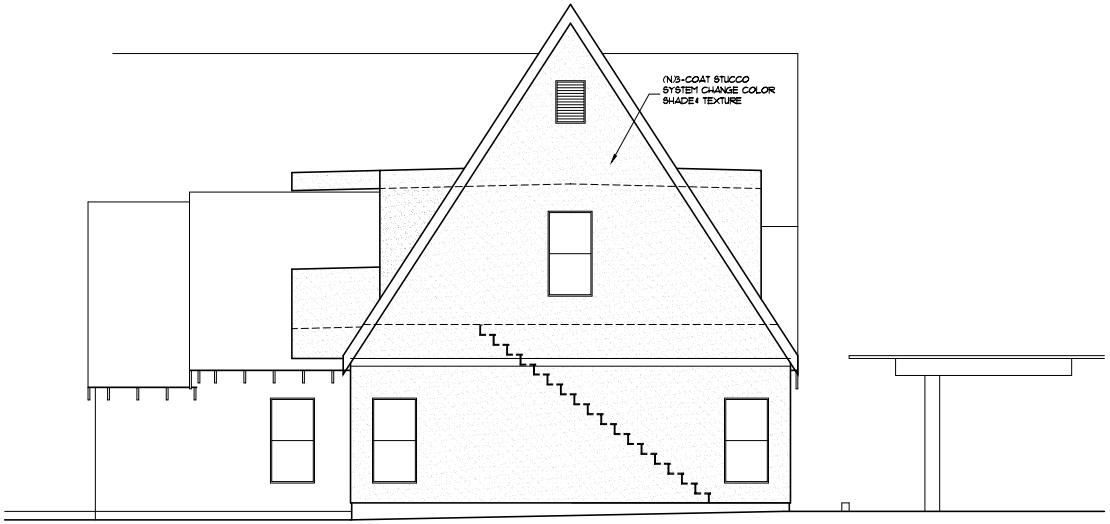
JOB: CR50318
DATE: 7/16/19

ZAC BAGAN'S HAUNTED MUSEUM
AT: 600 E CHARLESTON BLVD
CITY OF LAS VEGAS NEVADA

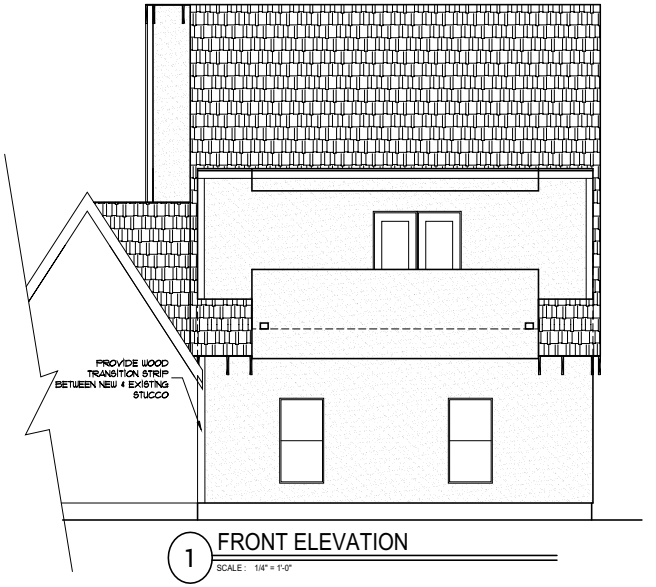
NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OTHER REQUIRED CHANGES/ADDITIONS. CONTRACTOR SHALL VERIFY ALL CODES WITH ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS + SYSTEMS

SHEET A5.1

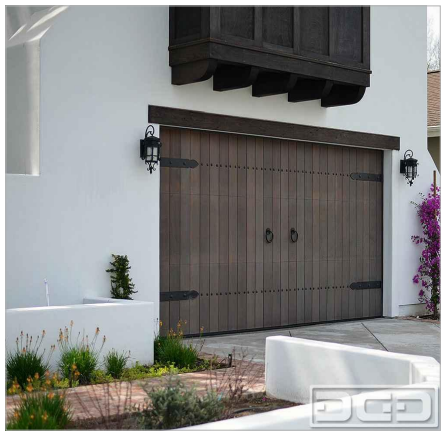
PRJ-77039
07/18/19



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



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



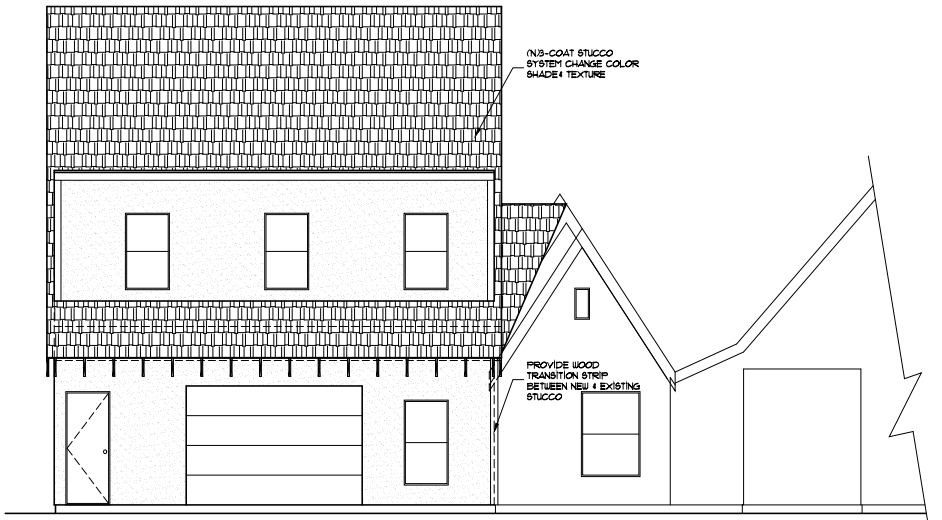
EXAMPLE OF THE STYLE OF GARAGE DOOR COLOR TO MATCH EXISTING DOORS











3 REAR ELEVATION
SCALE : 1/4" = 1'-0"

PRJ-77039
07/18/19

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
kccamis@cox.com
TEL: 361-3413
FAX: 233-1182
4851 MIDDLEGATE AVENUE
HENDERSON NEVADA 89011

REVISIONS

JOB: CRS0318
DATE: 7/16/19

ZAC BAGANS HAUNTED MUSEUM
AT: 600 E CHARLESTON BLVD
CITY OF LAS VEGAS NEVADA

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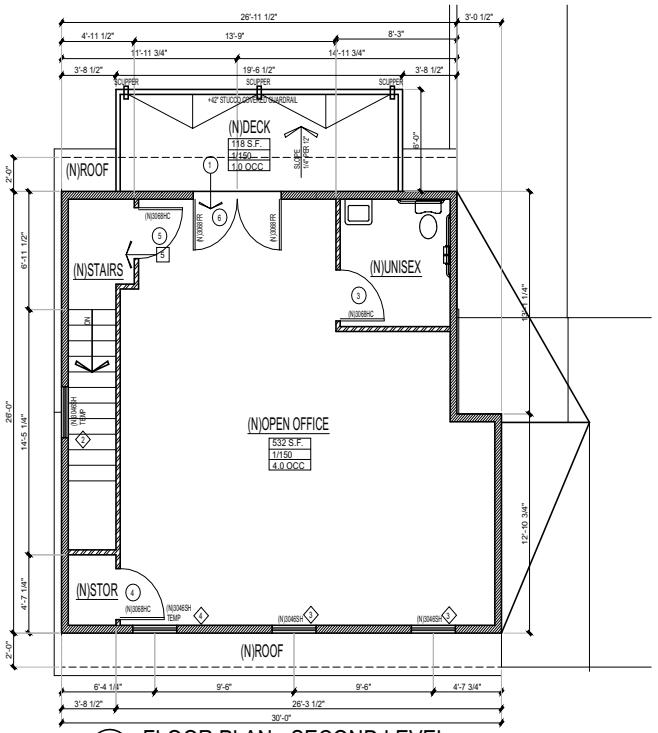
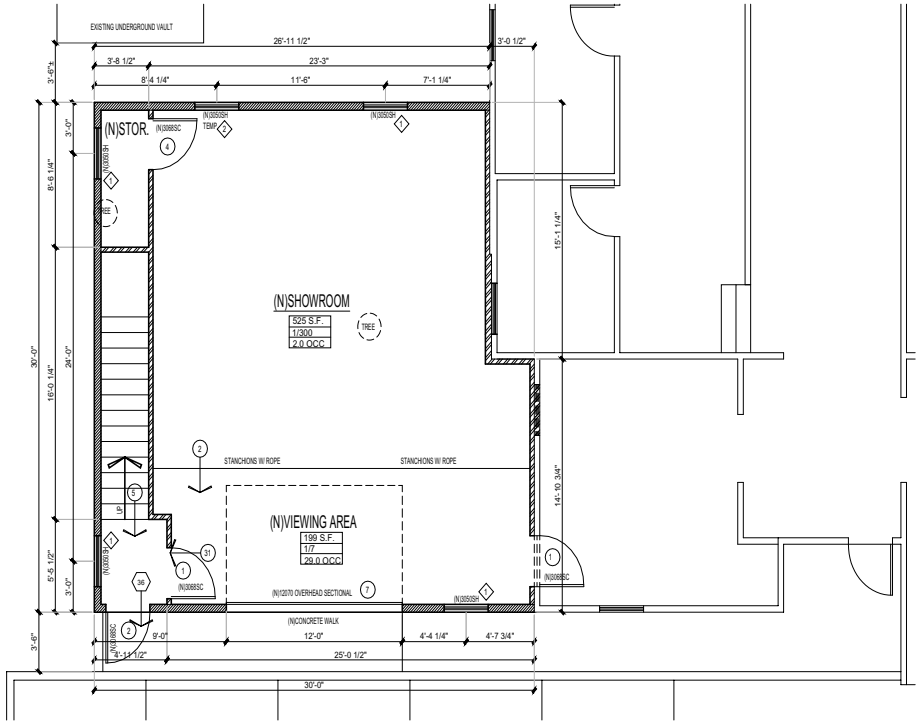
SHEET A-2



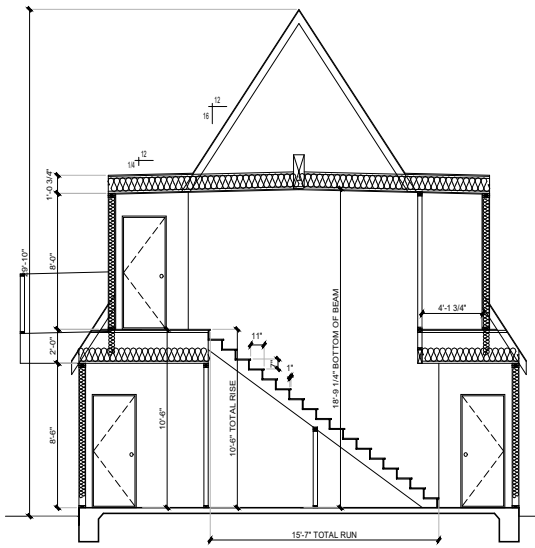
2 FLOOR PLAN - SECOND LEVEL

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



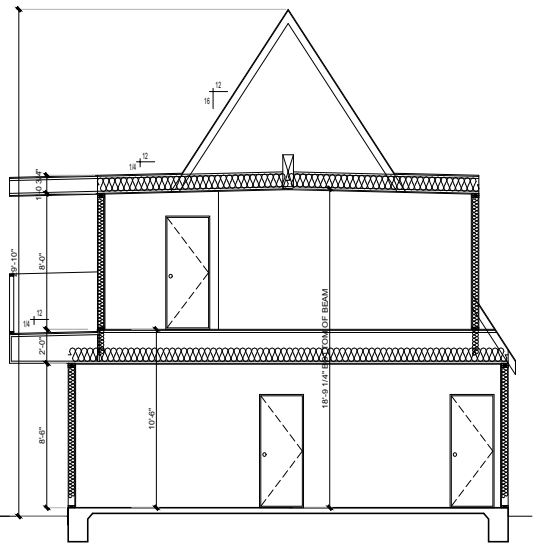
1 FLOOR PLAN - FIRST LEVEL

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



4 SECTION

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



3 SECTION

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

DOOR SCHEDULE

SYM.	SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	HARD WARE	REMARKS
1	3o68	SC	WOOD	WOOD	PAINT	1	
2	3o68	SC	WOOD	WOOD	PAINT	2	
3	3o68	SC	WOOD	WOOD	PAINT	3	
4	3o68	SC	WOOD	WOOD	PAINT	4	
5	3o68	SC	WOOD	WOOD	PAINT	5	
6	PR-3o68	FR	WOOD	WOOD	PAINT	6	
7	12070	OH SECT	WOOD	WOOD	PAINT		

HOW TO READ THE DOOR SIZE

3o70 — FEET INCHES FEET INCHES — 3 FEET 0 INCHES X 7 FEET 0 INCHES

HARDWARE GROUP

HW1: hinges, stops, lockset (office), lever handle

HW2: hinges, stops, lockset (entry), lever handle

HW3: hinges, stops, lockset (privacy), lever handle

HW4: hinges, stops, lockset (storage), lever handle

HW5: hinges, stops, lockset (passage), lever handle

HW6: hinges, stops, lockset (entry), lever handle, cane bolt | leaf

NOTE: ALL DOORS TO EQUIPED W/ ACCESSIBLE HARDWARE (MAX OPENING FORCE OF 8.5#) EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANYTHING SPECIAL KNOWLEDGE OR EFFORT

WINDOW SCHEDULE

	SIZE	TYPE	FRAME	U-VALUE	SHGC	GLASS	QTY
	3050	SH	VINYL	0.32	0.25		4
	3050	SH	VINYL	0.32	0.25	TEMP	2
	3046	SH	VINYL	0.32	0.25		2
	3046	SH	VINYL	0.32	0.25	TEMP	1

SCOPE OF WORK

NEW SHOWROOM W/ OFFICE SPACE ABOVE

EXITING LEGEND

No. OF OCCUPANTS EXITING A ROOM

No. OF OCCUPANTS EXITING AN AREA

No. OF OCCUPANTS EXITING BUILDING

OCCUPANCY LOAD FACTORS

USE	LOAD FACTOR
BUSINESS SPACE	1/100
OFFICE	1/100
WAREHOUSE	1/500

WALL LEGEND

WALLS/ITEMS TO BE REMOVED

EXISTING WALLS TO REMAIN

2X4 STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON BOTH SIDES W/ R-15 F.G. BATT SOUND INSULATION BETWEEN.

2X6 STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON BOTH SIDES W/ R-21 F.G. BATT INSULATION BETWEEN. W/ 3-COAT STUCCO SYSTEM ON EXTERIOR

TOTAL BUILDING AREA:
8,060 SF. (E)FIRST LEVEL
854 SF. (N)FIRST LEVEL
8,914 SF. TOTAL FIRST LEVEL
280 SF. BASEMENT
2,534 SF. (E)SECOND LEVEL
688 SF (N)SECOND LEVEL
3,222 SF. TOTAL SECOND LEVEL
12,416 SF. TOTAL BUILDING AREA

OCCUPANT LOAD:
TOTAL = 36 OCCUPANTS
FOR NEW ADDITION ONLY

PRJ-77039
07/18/19

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
kccamis@gmail.com
TEL: 760.366.3613
FAX: 253-1682
4251 MIDDLEGATE AVENUE #B
HENDERSON NEVADA 89011

REVISIONS

JOB: CRS0318
DATE: 7/16/19

ZAC BAGANS HAUNTED MUSEUM
AT: 600 E CHARLESTON BLVD
CITY OF LAS VEGAS NEVADA

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SHEET A1

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KC CAMIS, ARCHITECT



SDR-77057 [PRJ-77039] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: HELLFIRE MEDIA, LLC
600 EAST CHARLESTON BOULEVARD

07/18/19



SDR-77057 [PRJ-77039] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: HELLFIRE MEDIA, LLC
600 EAST CHARLESTON BOULEVARD

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600 EAST CHARLESTON BOULEVARD

07/18/19

KC CAMIS
ARCHITECT
652 MIDDLEGATE suite B
HENDERSON NEVADA 89011
702 262-9473 kccamis@gmail.com

To: City of Las Vegas Planning
Attn: To whom it may concern
Re: Haunted Museum
APN 162 03 501 001

This justification letter is being submitted in support of the proposed addition to the existing Haunted Museum located at 600 East Charleston Boulevard. The existing building is a Historic structure built in 1938. The proposed addition would be on the southwest side of the building facing 6th street. The addition would have additional showroom and viewing area on the first level and additional office space, an additional restroom and a balcony on the second level.

We would be requesting a waiver on the streetside setback to allow 5' where 15' is required. The additional size in the addition is needed to give adequate room for the two *haunted* cars the museum intends to put on display there.

The addition will be similar in style to maintain the Historic nature, but those finishes and colors will be of a slightly different shade and texture so as to be identifiable as an addition per the HPC requirement. It is the opinion of this office that the addition would improve the museums ability to reach a larger segment of the public and be a benefit to the business community.

Sincerely

KC Camis, Architect

PRJ-77039
07/18/19

SDR 77057
Hellfire Media, LLC

600 E Charleston Boulevard

Proposed 1.542 thousand square foot expansion of an existing 10.874 thousand square foot museum.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	10.874	28.82	345
AM Peak Hour			1.76	21
PM Peak Hour			2.31	40

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	1.542	28.82	**44**
AM Peak Hour			1.76	**3**
PM Peak Hour			2.31	**4**

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	12.416	28.82	358
AM Peak Hour			1.76	22
PM Peak Hour			2.31	29

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Charleston Boulevard	
Average Daily Traffic (ADT)	37,527
PM Peak Hour	3002

(heaviest 60 minutes)

Las Vegas Boulevard	
Average Daily Traffic (ADT)	28,348
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Charleston Boulevard	50,900
Las Vegas Boulevard	33,800

This project will add approximately 44 trips per day on Charleston Blvd., Las Vegas Blvd. and 6th St. Currently, Charleston is at about 74 percent of capacity and Las Vegas is at about 84 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for 6th in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 4 additional peak hour trips, or about one every fifteen minutes.

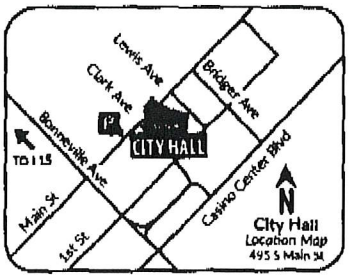
Note that this report assumes all traffic from this development uses all named streets.

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

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

* But take down the 10 FT Fence that extends onto Recently Purchased Residential Parcel adjacent onto 6th St. Code Violation —

Return Service Requested
Official Notice of Public Hearing



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AUG 19 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-77057 [PRJ-77039]
Planning Commission Meeting of **08/27/2019**

PRJ-77039
16203511003
PALENCAR MIA R REV TR AGMT
PALENCAR MIA ROSEMARY TRS
1103 S 6TH ST
LAS VEGAS NV 89104

29A

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

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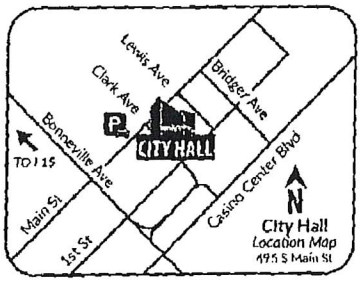
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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AUG 26 2019
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[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77057 [PRJ-77039]
Planning Commission Meeting of **08/27/2019**

PRJ-77039
13934410126
COLLURA JOSEPH WILLIAM
COLLURA MARY
3220 BRYANT AVE
LAS VEGAS NV 89102-2055

89 PROPMP1 89102

Submitted after final agenda
8/27/19 29A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: August 27, 2019

Agenda Item No.:
30

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.