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

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

Planning Commission Agenda

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

Should you choose to attend in person, a medical screening will be administered before you can enter the building. Alternatively, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to meetingcomments@lasvegasnevada.gov, by mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101 or fax to (702) 382-4803. Emails must contain the meeting name, date and item number in the subject. Emails received up to an hour before the meeting will be considered public record, read during the meeting where appropriate and will be included in the backup. A time limit may be imposed on the Emails read for the record.

Online comments can also be submitted via the e-mail provided above or from the City's website at https//cityoflasvegas.formstack.com/forms/plan_app_comments_2018 during the meeting. All comments received will be considered public record and included in the backup. Comments received on an item after action has been taken will not be read. A time limit may be imposed on the comments read for the record.

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.

September 8, 2020
6:00 PM

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

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

Backup material for this agenda may be obtained from Milagros Escuin, Department of Planning, 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 August 11, 2020.
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. 20-0062-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request for a first Extension of Time of an approved Special Use Permit (SUP-73543) FOR A PROPOSED 2,010 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 1122 South Maryland Parkway (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
8. 20-0070-TMP1 - TENTATIVE MAP - SKYE CANYON II PHASE 3A - PARCEL 2.03 PH 2 - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 56-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.21 acres on the east side of Skye Park Drive, approximately 825 feet south of Grand Canyon Drive (APN 125-07-114-052), T-D (Traditional

Development) Zone [MLA (Residential Medium Low - Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

9. 20-0082-TMP1 - TENTATIVE MAP - CASTELLANA - APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 115-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.16 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive (APN 137-27-617-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). 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. 20-0085-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM REQUIRED FOR LOT 8 OF A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION on a portion of 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

11. 20-0048-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHAEL C. SMITH - OWNER: SUMMERHILL-PINE, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 522 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN, A PARCEL ZONED FOR RESIDENTIAL USE AND 118 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED; AND TO ALLOW A ZERO-FOOT SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 7477 West Lake Mead Boulevard, Suite #240 (APN 138-22-316-014), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

12. 20-0084-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REMINGTON COMMERCIAL VIII, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE at the northwest corner of Oso Blanco Road and Durango Drive (APN 125-17-314-006), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

13. 20-0090-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WFT NV, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 377 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 600 SQUARE-FOOT OUTDOOR SEATING AREA at 2620 Regatta Drive, Suite #119 (APN 138-16-717-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

14. 20-0051-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public drainage and sewer easements generally located on Stephen Avenue, west of Hualapai Way (APN 126-36-601-011), Ward 6 (Fiore). Staff recommends APPROVAL.

15. 20-0064-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GLENEAGLES VILLAGE HOMEOWNERS ASSOCIATION - For possible action on a Land Use Entitlement project request for a Petition to Vacate patent easements at the northwest corner of Dorrell Lane and Campbell Road (APNs Multiple), Ward 6 (Fiore). Staff recommends APPROVAL.

16. 20-0065-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: AH USA SERIES 2, LLC - OWNER: CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION - For possible action on a Land Use Entitlement project request for a Petition to vacate a sewer easement generally located at the northwest corner of Wales Green Lane and Hampton Lane (APN 140-31-801-001), Ward 3 (Diaz). Staff recommends APPROVAL.

17. 20-0068-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: GREYSTONE NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 30-foot

wide public sewer easement generally located at the northeast corner of Redpoint Drive and Carriage Hill Drive (APN 137-26-112-001), Ward 2 (Seaman). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

18. ABEYANCE - 78759 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on a portion of 20.28 acres at the northeast corner of Bonanza Road and Clarkway Drive and on 10.27 acres on the south side of Bonanza Road, approximately 420 feet west of Martin L King Boulevard (APNs 139-28-302-034, 139-28-401-009 and 139-28-412-001), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

    18a. ABEYANCE - 78759-VAR1 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED. Staff recommends APPROVAL.

    18b. ABEYANCE - 78759-SDR1 - FOR THE PROPOSED DEMOLITION AND RECONFIGURATION OF AN EXISTING HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES & SERVICE) DEVELOPMENT THAT INCLUDES A NEW 7,056 SQUARE-FOOT SALES AND RENTAL BUILDING, AND A 20,000 SQUARE-FOOT MAINTENANCE BUILDING WITH A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS. Staff recommends APPROVAL.

19. ABEYANCE - 20-0004 - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests generally located at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr (APNs Multiple), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

    19a. ABEYANCE - 20-0004-VAR1 - TO ALLOW TRAIL AS A SUFFIX WHERE SUCH IS NOT ALLOWED; TO ALLOW A STREET NAME CHANGE TO SUNSTONE PARKWAY WHERE SUNSTONE STREET ALREADY EXISTS AND EDGESTONE DRIVE WHERE EDGESTONE AVENUE ALREADY EXISTS. Staff recommends DENIAL.

    19b. ABEYANCE - 20-0004-SNC1 - TO ALLOW MULTIPLE STREET NAME CHANGES FROM: SUNBRIDGE POINTE WAY TO: SUN PARK DRIVE; FROM: SKYE VILLAGE ROAD TO: BRIGHTSTONE TRAIL; FROM: SKYE POINTE DRIVE TO: EDGESTONE DRIVE AND FROM: LOG CABIN WAY TO: SUNSTONE PARKWAY. Staff recommends DENIAL.

20. 20-0081 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on the following Land Use Entitlement project requests on 4.97 acres at the southeast corner of Helena Avenue and Grand Canyon Drive (APN 138-06-701-022), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

    20a. 20-0081-VAR1 - TO ALLOW A 13,102 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 1. Staff recommends DENIAL.

    20b. 20-0081-VAR2 - TO ALLOW A 15,800 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 2. Staff recommends DENIAL.

    20c. 20-0081-VAR3 - TO ALLOW A 15,897 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 3. Staff recommends DENIAL.

    20d. 20-0081-VAR4 - TO ALLOW A 16,759 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 4. Staff recommends DENIAL.

    20e. 20-0081-VAR5 - TO ALLOW A 15,183 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 5. Staff recommends DENIAL.

    20f. 20-0081-VAR6 - TO ALLOW A 16,408 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 6. Staff recommends DENIAL.

20g. 20-0081-VAR7 - TO ALLOW A 15,393 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 7. Staff recommends DENIAL.

20h. 20-0081-VAR8 - TO ALLOW A 15,294 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 8. Staff recommends DENIAL.

20i. 20-0081-VAR9 - TO ALLOW A 13,605 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 9. Staff recommends DENIAL.

20j. 20-0081-VAR10 - TO ALLOW A HAMMERHEAD STUB STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED. Staff recommends DENIAL.

20k. 20-0081-VAR11 - TO ALLOW RTC (REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA) RURAL OFF-SITE IMPROVEMENTS WHERE TITLE 19 OFF-SITE IMPROVEMENTS ARE REQUIRED. Staff recommends DENIAL.

20l. 20-0081-TMP1 - JENSEN & HELENA AREA 6 - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

21. 78560-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAUL CARROZA - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS THE MAXIMUM ALLOWED on 0.46 acres at 1920 West Oakey Boulevard (APN 162-04-210-090), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

22. 20-0031-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL J DEAN - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW FIVE ADDRESSES WHERE ONE IS ALLOWED FOR A PREVIOUSLY APPROVED SENIOR CITIZEN APARTMENTS DEVELOPMENT on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), R-4 (High Density Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

23. 20-0036 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST - OWNER: BELL REAL ESTATE, LLC - For possible action on the following Land Use Entitlement project requests on 0.81 acres at 1601 Industrial Road (APN 162-04-609-002), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

23a. 20-0036-SUP1 - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE. Staff recommends DENIAL.

23b. 20-0036-SUP2 - FOR A PROPOSED 4,022 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE. Staff recommends DENIAL.

23c. 20-0036-SDR1 - FOR A PROPOSED 4,022 SQUARE-FOOT CONVENIENCE STORE AND 1,591 SQUARE-FOOT CAR WASH WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS. Staff recommends DENIAL.

24. 20-0071 - PUBLIC HEARING - APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on the following Land Use Entitlement project requests on 2.50 acres at 2400 North Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

24a. 20-0071-SUP1 - FOR A CHURCH/HOUSE OF WORSHIP USE. Staff recommends DENIAL.

24b. 20-0071-SDR1 - FOR A 16,870 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP. Staff recommends DENIAL.

25. 20-0092 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.48 acres at 1205 South Main Street and 1208 South Casino Center Boulevard (APNs 162-03-105-011 and 162-03-110-067), C-M (Commercial-Industrial) and

C-1 (Limited Commercial) Zones, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

25a. 20-0092-SUP1 - FOR AN OPEN AIR VENDING USE. Staff recommends DENIAL.

25b. 20-0092-SDR1 - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA. Staff recommends DENIAL.

26. 20-0047-SDR1 - PUBLIC HEARING - APPLICANT/OWNER: HAROLD CRAWLEY - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW 12 PARKING SPACES WHERE 23 ARE REQUIRED AND TO ALLOW A SIX-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.34 acres at 1521 G Street (APN 139-27-110-029), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

27. 20-0067-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED CITY PARK WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS on 0.91 acres on the north side of Mount Mariah Drive, approximately 260 feet west of Martin L King Boulevard (APNs 139-21-313-025 and 021), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

28. 20-0072-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DUTCH BROTHERS COFFEE - OWNER: STEVEN A. AND RAYNELL PHILLIPS - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 871 SQUARE-FOOT DRIVE THROUGH COFFEE SHOP WITH A WAIVER OF THE BUILDING ORIENTATION REQUIREMENTS on 0.52 acres at 6651 West Charleston Boulevard (APN 163-02-104-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

Citizens Participation:

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

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT
DECLARATION OF EMERGENCY DIRECTIVE 006
The City of Las Vegas website – www.lasvegasnevada.gov
and
The Nevada Public Notice Website – notice.nv.gov

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE
Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

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: September 8, 2020

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 11, 2020.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

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: September 8, 2020

Agenda Item No.: **7**

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

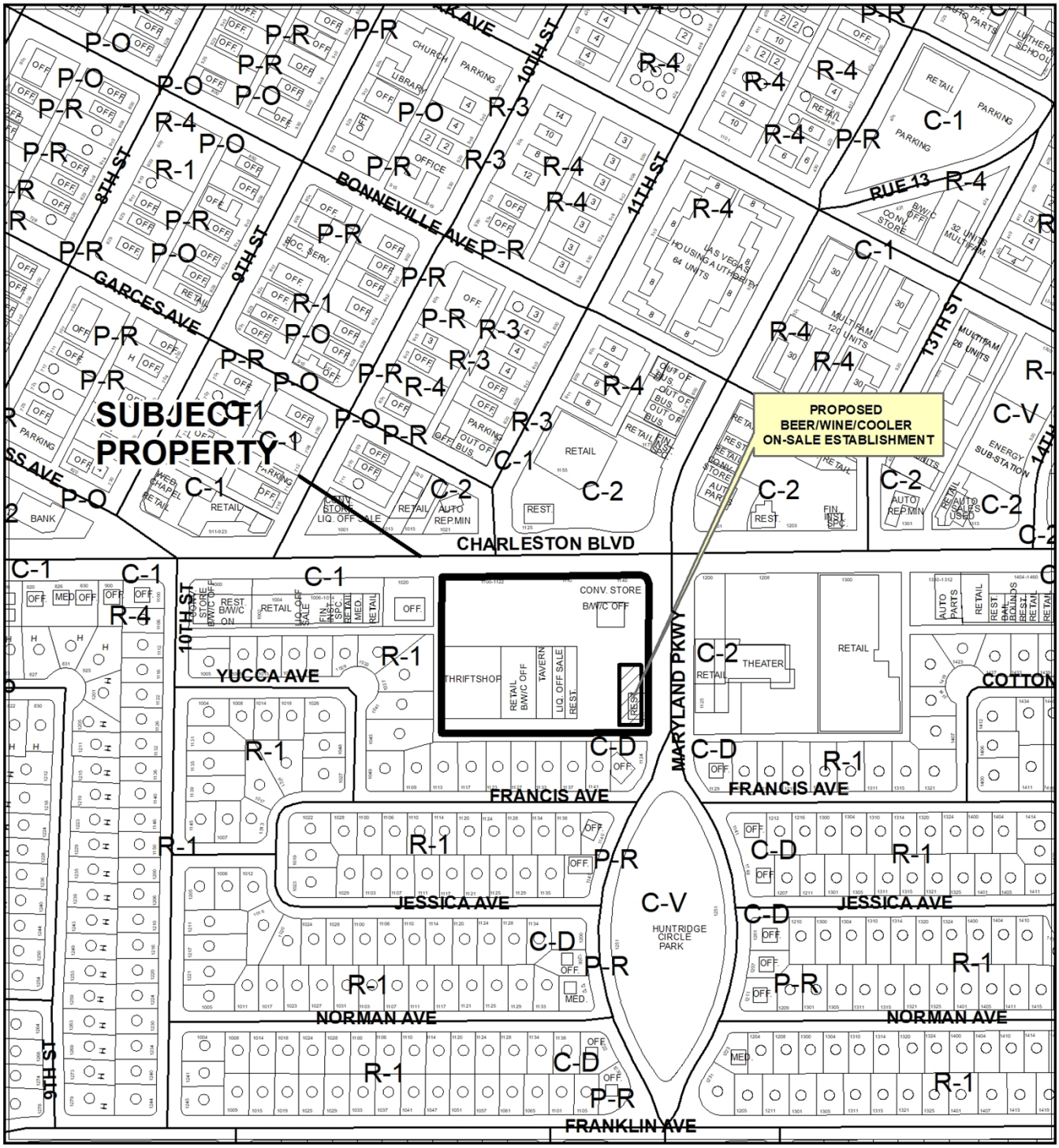
SUBJECT:
20-0062-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request for a first Extension of Time of an approved Special Use Permit (SUP-73543) FOR A PROPOSED 2,010 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 1122 South Maryland Parkway (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	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. Action Letter for SUP-73543 [PRJ-73457]



CASE: **20-0062-EOT1**

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



CASE: **20-0062-EOT1**

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



20-0062-EOT1

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Wednesday, July 8, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0062-EOT1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0062-EOT1 CONDITIONS

Planning

1. This approval shall expire on 07/10/2022 unless another Extension of Time is approved by the City of Las Vegas.

2. Conformance to the Conditions of Approval for Special Use Permit (SUP-73543) and all other related actions as required by the Department of Planning and the Department of Public Works.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting an Extension of Time for a previously approved Special Use Permit (SUP-73543) for a proposed 2,010 square-foot Beer/Wine/Cooler On-Sale Establishment Use with a Waiver to allow a 150-foot distance separation from a City Park where 400 feet is required at 1144 East Charleston Boulevard.

ISSUES

- This is the first request for an Extension of Time.
- If the Extension of Time is not granted, the Special Use Permit will be expired as of July 10, 2020.
- Condition of Approval Number Two (2) required the applicant to obtain a new address for the proposed establishment. This new address is 1122 South Maryland Parkway, Suite 120.

ANALYSIS

On July 10, 2018 the Planning Commission approved Special Use Permit (SUP-73543) with a Condition of Approval to have the subject site assigned a new address. Condition of Approval Number Two (2) states, “the applicant shall meet with the Planning Department to be assigned a new address prior to the issuance of any building permits or business licenses.” The applicant complied with this condition and the new address is 1122 South Maryland Parkway, Suite 120. The subject site was issued a business license for a sandwich shop (G68-01074) on February 14, 2020 and currently operates as a “Capriotti’s.”

Condition of Approval Number One (1) states, “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. While the subject site has a business license for a sandwich shop, the applicant has yet to obtain the business license for the Beer/Wine/Cooler Establishment use, and is requesting an Extension of Time to allow more time to obtain the alcohol license since the sandwich shop only recently opened in March of 2020, as stated in the justification letter.

Title 19.16.110 of the Unified Development Code deems a Special Use Permit exercised upon the issuance of a business license. A business license was not issued prior to the expiration date, and the Special Use Permit will be expired as of July 10, 2020 unless extended by approval of this request.

The purpose of an Extension of Time is to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the City Council or Planning Commission. The application for an extension shall be made to the Planning Commission or City Council, whichever body took final action to approve the Special Use Permit. In this instance, the Planning Commission took final action, and set a time limitation of two years.

FINDINGS (20-0062-EOT1)

The Special Use Permit (SUP-73543) has not been exercised in accordance with the requirements of Title 19.16, as a business license has not been issued for the Beer/Wine/Cooler On-Sale Establishment use at 1122 South Maryland Parkway, Suite 120 [1144 East Charleston Boulevard]. Staff is recommending approval of this Extension of Time request with a two-year time limit, as the Beer/Wine/Cooler On-Sale Establishment use can still actively contribute to the live/work/shop atmosphere the Founder's District strives to achieve.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/21/93	The City Council approved a Variance (V-0052-93) to allow the secondhand sale of clothing, furniture and household items where a Secondhand Dealer use is not permitted on property located at 1110 East Charleston Boulevard. The Board of Zoning Adjustment recommended approval while staff recommended denial.
08/23/94	The Board of Zoning Adjustment approved a Variance (V-0111-94) to allow a proposed freestanding sign to be 80 feet from an existing freestanding on-premise sign where a 100-foot separation distance is required at 1122 East Charleston Boulevard. Staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/19/94	The City Council approved a Special Use Permit (U-0205-94) for the sale of Beer/Wine/Cooler Off-Sale Establishment use within an existing grocery store on property located at 1110 East Charleston Boulevard. Planning Commission and staff recommended approval. This use has since expired.
04/14/15	The Planning Commission approved a Special Use Permit (SUP-58109) for a proposed Beer/Wine/Cooler Off-Sale Establishment Use within a proposed 20,623 square-foot General Retail Store [Grocery Store] with a Waiver to allow a 245-foot distance separation from a city park where 400 feet is required at 1110 East Charleston Boulevard. Staff recommended approval.
06/14/16	The Planning Commission approved a Variance (VAR-64466) to allow a proposed 60-foot tall freestanding sign where 40 feet is allowed and to allow 1,032 square feet of signage area where 898 square feet is allowed on 4.30 acres at the southwest corner of Charleston Boulevard and Maryland Parkway. Staff recommended denial.
09/13/16	The Planning Commission approved a Special Use Permit (SUP-65847) for a proposed Beer/Wine/Cooler On-Sale Establishment use within a proposed Restaurant with a 150-foot distance separation from a City Park where 400 feet is required at 1122 East Charleston Boulevard. Staff recommended approval.
02/21/17	Department of Planning staff administratively approved a Minor Amendment of an approved Special Use Permit (SUP-65847) to add a 264 square-foot outdoor seating area for a 2,100 square-foot Beer/Wine/Cooler On-Sale Establishment use at 1124 East Charleston Boulevard.
12/12/17	The Planning Commission approved a Variance (VAR-71970) to allow a proposed 45-foot tall freestanding sign where 40 feet is allowed, to allow 1,404 square feet of signage area along Charleston Boulevard where 1,032 square feet is allowed, to allow two canopy signs to extend above the edge of the canopy where such is not allowed, the area of the canopy signs to exceed 51 percent of the canopy faces where 20 percent is allowed and a wall sign to extend six feet above the top of the building wall where 12 inches is allowed on 4.30 acres at 1140 East Charleston Boulevard. Staff recommended denial.
05/16/18	The City Council approved Site Development Plan Review (SDR-72792) for two proposed restaurants totaling 4,020 square feet, parking lot modifications and a waiver to allow 167 parking spaces where 198 spaces are required on 4.30 acres at 1144 East Charleston Boulevard. The Planning Commission and Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/10/18	The Planning Commission approved a request for a Special Use Permit (SUP-73543) for a proposed 2,010 square-foot Beer/Wine/Cooler On-Sale Establishment Use with a Waiver to allow a 150-foot distance separation from a City Park where 400 feet is required at 1144 East Charleston Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
10/07/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/18/19	A building permit (C18-02948) was issued for a tenant improvement at 1122 South Maryland Parkway, Suite 120. The subject suite was granted a certificate of occupancy on 02/11/20.
02/14/20	A business license (G68-01074) was issued for a sandwich shop at 1122 South Maryland Parkway. The license is active as of 08/20/20.

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	
08/20/20	Staff observed the subject sandwich shop during a routine field and did not note anything of concern.

Details of Application Request	
Site Area	
Net Acres	4.30

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-2 (General Commercial)
North	Auto Repair Minor	C (Commercial)	C-2 (General Commercial)
	Restaurant		
	General Retail Store, Other Than Listed		
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	General Retail Store, Other than Listed	SC (Service Commercial)	C-D (Designed Commercial)
East	General Retail Store, Other than Listed	C (Commercial)	C-2 (General Commercial)
West	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
Downtown Las Vegas Overlay District (DTLV-O) – Founders District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	102	Y
Maryland Parkway	Primary Arterial	Master Plan of Streets and Highways Map	110	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) Extension of TIME SUP beer/wine onsale

Project Address (Location) 1122 South Maryland Parkway

Project Name Capriotti's Huntridge **Proposed Use** restaurant with beer and wine

Assessor's Parcel #(s) 162-03-513-008 **Ward #** 3- Diaz

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

Additional Information _____

Property Owner Ten 15 Huntridge LLC Contact J. Dapper

Address 985 White Drive City Las Vegas State NV Zip 89102

E-mail J@jdapper.com Phone _____

Applicant Capriotti's Contact Ashley Morris

Address 1122 South Maryland Parkway City Las Vegas State NV Zip 89104

E-mail Ashley@Capriottis.com Phone (702) 736-3878

Representative Brown, Brown & Premsrirut Contact Lora Dreja

Address 520 South Fourth Street City Las Vegas State NV Zip 89101

E-mail Lora@brownlawlv.com Phone (702) 598-1408

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name J Dapper

Subscribed and sworn before me

This 2nd day of July , 20 20

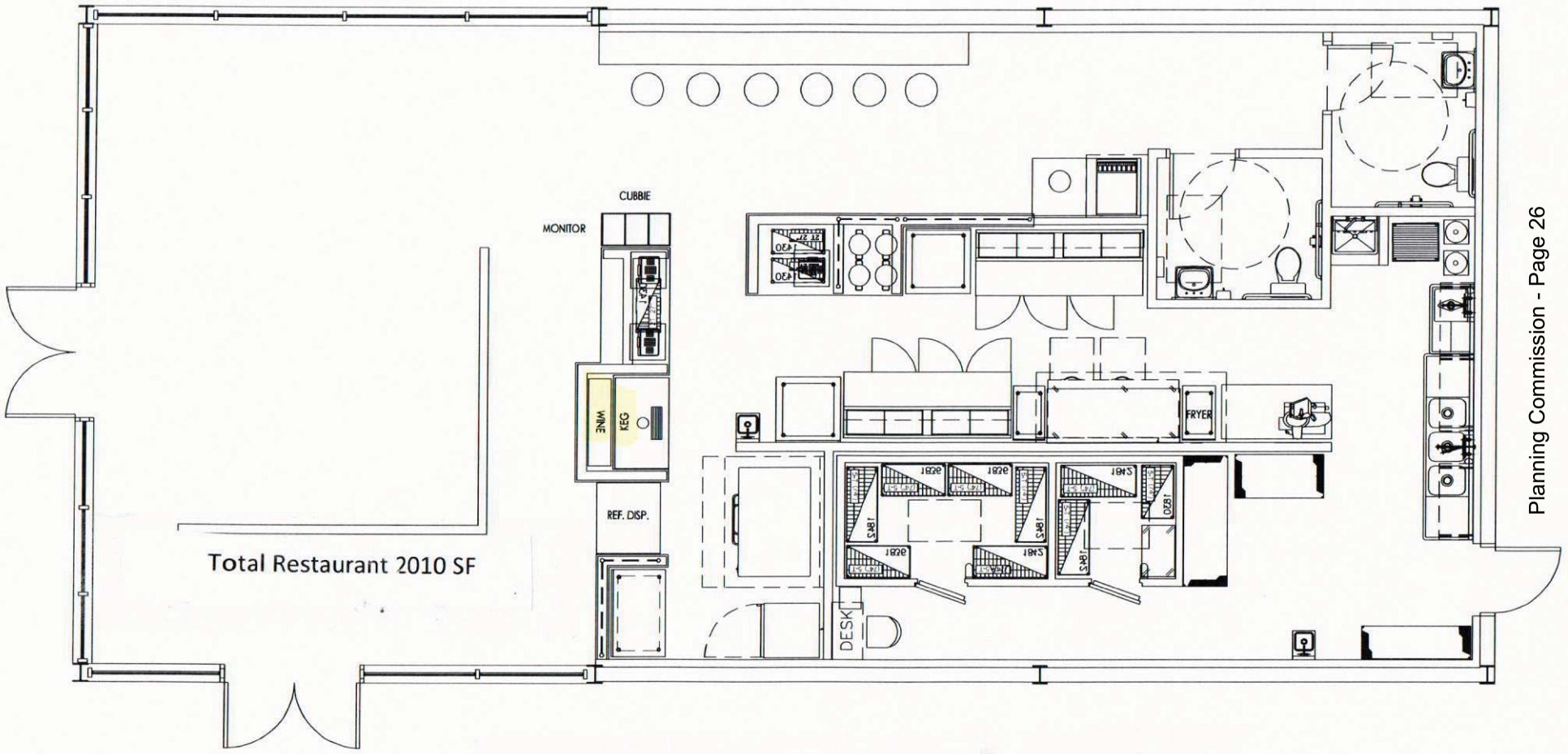
Virginia G. Shelton

Notary Public in and for said County and State

VIRGINIA G. SHELTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-31-20
Certificate No: 04-92987-1

20-0062
07/06/2020

20-0062
07/06/2020



CAPRIOTTI'S ON-SALE BEER/WINE/COOLER

Huntridge Shopping Center
SWC Charleston at Maryland
162-03-513-008

Planning Commission - Page 26



20-0062-EOT1 - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC
1122 SOUTH MARYLAND PARKWAY

08/20/2020



20-0062-EOT1 - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC
1122 SOUTH MARYLAND PARKWAY

08/20/2020

July 6, 2020

City of Las Vegas Planning and Zoning
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: Restaurant (Capriotti's) with on-sale beer and wine 139-34-801-013 SWC Charleston and Maryland. Approved July 10, 2018

Dear Sir/Madam

Two restaurant pads approved in 2018 on a 4.3 acre site at the southwest corner of Charleston and Maryland (SDR72792) have been constructed and opened March of 2020. A companion entitlement SUP-73543 (on-sale beer and wine) approved July 10, 2019 has not yet been exercised. Although the restaurant is currently operating, the individual operator of the franchise has only recently been established. As such, a business license to sell beer and wine has not yet been obtained. Now that individual restaurant owners and management has been assigned, the restaurant is prepared to move forward with beer and wine sales.

An extension of time on SUP-73543 is requested in order to provide time to prepare licensing applications and process background checks on specific individuals.

Thank you for your consideration,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut
(702) 598-1408

20-0062
07/06/2020

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.: **8**

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

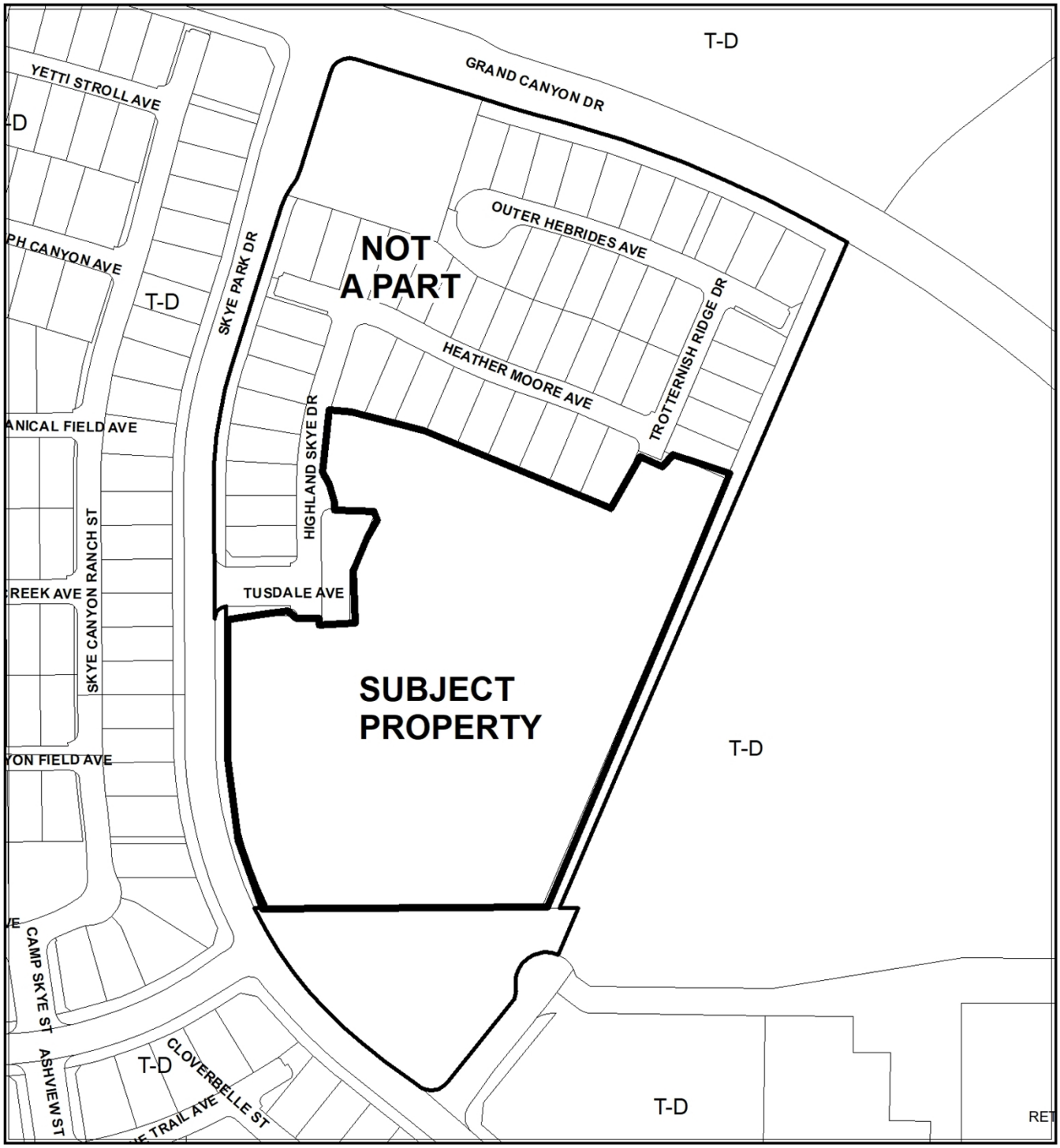
SUBJECT:
20-0070-TMP1 - TENTATIVE MAP - SKYE CANYON II PHASE 3A - PARCEL 2.03 PH 2 - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 56-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.21 acres on the east side of Skye Park Drive, approximately 825 feet south of Grand Canyon Drive (APN 125-07-114-052), T-D (Traditional Development) Zone [MLA (Residential Medium Low - Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

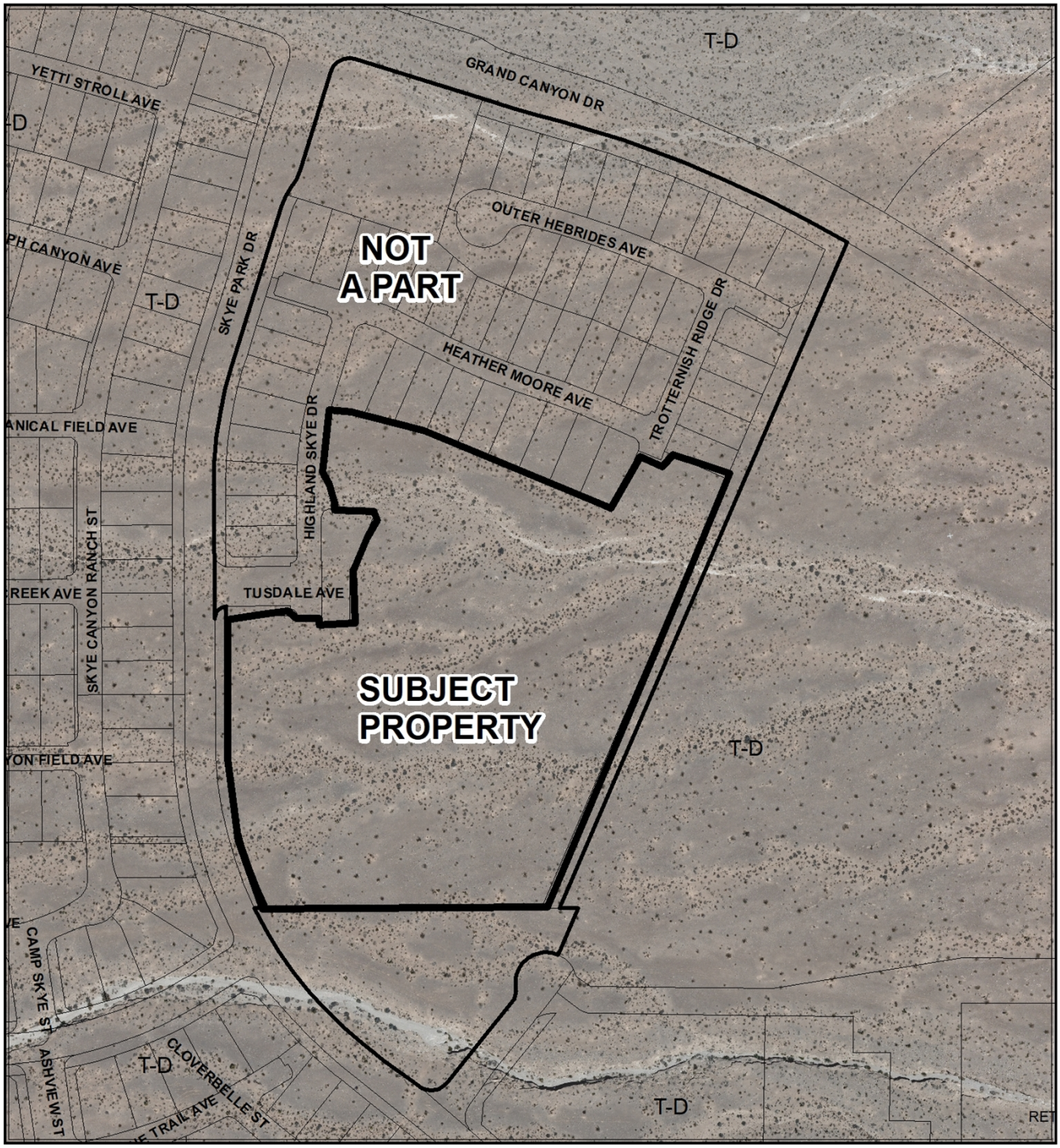


0 170 340 Feet

CASE: 20-0070-TMP1

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

N



0 170 340 Feet

CASE: 20-0070-TMP1

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0070-TMP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0070-TMP1 CONDITIONS

Planning

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

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

3. The cover sheet shall be revised to reference the Skye R-CL Standards.

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

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

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

Public Works

7. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

8. 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. Per condition of approval # 19 of the Skye Canyon II Parent Tentative Map (TMP-65803), landscaping within calculated Site Visibility Restriction Zones (SVRZs) will be limited in height and type by the City Traffic Engineer.

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

10. Site development to comply with all previous conditions of approval for the Skye Canyon II Phase 3A Parcel 2.03 Tentative Map (TMP-75356), the Skye Canyon II Parent Tentative Map (TMP-65803), and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a 56-lot single-family residential subdivision on 8.21 acres on the east side of Skye Park Drive, approximately 830 feet south of Grand Canyon Drive.

ANALYSIS

The subject site is part of the Skye Canyon Master Plan Area, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Skye Canyon Development Standards.

The Skye Canyon Land Use Plan designates the subject property as ML-A (Residential Medium Low - Attached) which allows up to 25 residential units per gross acre with an average of 12.49 units per acre. The proposed density of 6.38 dwelling units per acre falls within the maximum allowed. The dwelling units will be constructed to the Skye Canyon R-CL Single Family Residential standard, which call for a single family detached product with a minimum lot size of 2,000 square feet. The proposed lot sizes range in size from 4,449 square feet up to 7,130 square feet, with an average lot size of 4,840 square feet. This site is part of a master plan with its own improvement standards, and it is not subject to Title 19.04 street design requirements; however, it must comply with the applicable Skye Canyon street sections. The correct street sections have been included on the map in accordance with the Skye Canyon Village Street and Trail Exhibit. Per the tables in the Skye Canyon Development Standards, all development is allowed a maximum eight-foot maximum perimeter retaining wall. Six-foot maximum retaining walls are shown along all property borders.

The subject site is designated ML-A (Residential Medium Low – Attached) and is subject to the Skye Canyon Development Standard for Skye R-CL, Skye R-TH, and Skye R-2 or R-3. The applicant is proposing to develop the site in accordance with the development standards for Skye R-CL.

FINDINGS (20-0070-TMP1)

The proposed Tentative Map conforms to the approved Skye Canyon Development Agreement, the approved Skye Canyon Development Standards and Architectural Guidelines, and the minimum requirements set forth by Title 19 for Tentative Maps. Therefore, staff recommends approval of this application with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
04/08/14	The Planning Commission approved a request (TMP-53058) for a 45-Lot Subdivision (Parent Tentative Map) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
09/13/16	The Planning Commission approved a request for a Tentative Map (TMP-65803) for a proposed 86-lot mixed use subdivision on 1,502 acres at the northeast corner of Grand Teton Drive and Puli Drive.
01/13/17	A Final Map (FMP-61563) recorded for a 13-pod residential/park subdivision on 214.68 acres at the northwest corner of Grand Teton Drive and Skye Village Road.
03/06/19	The City Council approved a request for a Major Modification (MOD-75347) of the Kyle Canyon Development Standards revised July 20, 2016 to amend the development standards to include private gated street sections. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Petition to Vacate (VAC-75355) public drainage easements on a portion of 18.95 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Tentative Map (TMP-75356) for a 107-lot single-family residential subdivision on 18.95 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
12/12/19	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
07/09/20	Staff conducted a pre-application meeting via email and telephone to discuss the submittal requirements for a Tentative Map.

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

Field Check	
08/20/20	Staff observed the undeveloped lot during a routine field check. The adjacent roadway was under construction, and staff did not bote anything of concern during the visit.

Details of Application Request	
Site Area	
Net Acres	8.21

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

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

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

DEVELOPMENT STANDARDS

Pursuant to Kyle Canyon Development Standards, the following standards apply to the Skye R-CL Single Family Detached (Conventional, Cluster or Alley Configurations) District:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	2,000 SF	4,449 SF	Y
Min. Lot Width	26 Feet	45 Feet	Y
Standard	***Required/Allowed***		
Min. Setbacks (Interior Street) • Front	3 Feet to Second Story Living Over Garage 5 Feet to Porch 10 Feet to Single Story Living 14 Feet to Second Story Living 5 Feet or 18 Feet to Face of Garage Door		
Min. Setbacks (Court Street) • Front	3 Feet to Second Story Living Over Garage 3 Feet to Porch 5 Feet to Single Story Living 5 Feet to Second Story Living 5 Feet or 18 Feet to Face of Garage Door		
Min. Setbacks (From Paseo) • Front	Zero Feet to Porch Zero Feet to Single Story Living Zero Feet Second Story Living		
• Side	6 Feet (Combined Both Sides)		
• Corner	5 Feet to Porch 10 Feet to Living		
• Rear with No Alley	5 Feet to Living		

NE

Standard	Required/Allowed
• Rear with Alley	3 Feet to Second Story Living Over Garage 3 Feet to Porch 5 Feet to Single Story Living 5 Feet to Second Story Living 5 Feet or 18 Feet to Face of Garage Door
Max. Building Height	3 Stories / 38 Feet

Setbacks, lot coverage, building heights and equipment screening will be reviewed during the building permit process.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Grand Canyon	Collector	Master Plan of Streets and Highways Map	80	Y
Skye Park Drive	Minor Collector	Skye Canyon	41	N*

**This particular roadway is still under construction.*

Pursuant to the Skye Canyon development Standards, the following parking standards apply:

Use	***Gross Floor Area or Number of Units***	***Required***		
		Parking Ratio	*Parking*	
			Regular	Handi-capped
Single Family Detached	56	2 Unimpeded Spaces Per Dwelling Unit	112	
TOTAL SPACES REQUIRED			112	

NE

Department of Public Works Traffic Study

Tentative Map for a Proposed 56-Unit Single Family Residential Development – Southeast corner of Grand Canyon Drive and Skye Park Drive				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	56	12.38	693
AM Peak Hour			0.74	41
PM Peak Hour			0.99	55
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Grand Canyon Drive			12,480	
Skye Park Drive			35,490	
Summary				
This project will add approximately 693 trips per day on Grand Canyon Drive and Skye Park Drive. There are no counts available on Grand Canyon Drive or Skye Park Drive in this vicinity, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly 55 additional cars, or about one every minute.				

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	20-0070
Meeting Date	07/14/2020
Total Fee	
Received By, Date	

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

Project Address (Location) Skye Village & Skye Canyon Park Drive

Project Name Skye Canyon II Phase 3A Parcel 2.03 phase 2 **Proposed Use** RE

Assessor's Parcel #(s) 125-07-114-052 **Ward #** 6

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

Additional Information

Property Owner Woodside Homes Nevada, LLC Contact Scott Anderson

Address 7895 West Sunset Road #110 City Las Vegas State NV Zip 89113

E-mail sanderson@woodsidehomes.com Phone 702-889-7824

Applicant Woodside Homes Nevada, LLC Contact Scott Anderson

Address 7895 West Sunset Road #110 City Las Vegas State NV Zip 89113

E-mail sanderson@woodsidehomes.com Phone 702-889-7824

Representative Westwood Professional Services Contact Hannah Swan

Address 5740 S. Arville St. #216 City Las Vegas State NV Zip 89118

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

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

☐ **Yes**
☒ **No**

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Patrick Heffich

Subscribed and sworn before me

This 22nd day of JUNE, 20 20

CLARK, NEVADA.

Notary Public in and for said County and State

KARL YUSSIF BABA-DAWUDA
Notary Public-State of Nevada
APPT. NO. 19-9048-01
My Appt. Expires 06-26-2023

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

20-0070
07/14/2020

FOR COMMENT ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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

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

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

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

B. Supplemental Information

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

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

FOR COMMENT ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☑ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

FOR COMMENT ☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

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

FOR COMMENT ☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

Date: 7/9/2020

20-0070
07/14/2020

DEPARTMENT OF PLANNING

TENTATIVE MAP SUBMITTAL REQUIREMENTS

PRE-APPLICATION CONFERENCE: A pre-application conference with a representative from the Department of Planning is required before submitting an application. It is the responsibility of the applicant to schedule the pre-application conference by submitting a completed Electronic Pre-Application Conference Request form through the CLVEPLANS system, as well as accessing the CLVEPLANS system to upload required drawings and documents and completing the upload task. See the Planning Commission Meeting Schedule for submittal closings dates and Planning Commission meeting dates.

PRE-APPLICATION SUBMITTAL CHECKLIST: A Submittal Checklist with an **original signature** by the planner conducting the Pre-Application Conference is required. The Submittal Checklist shall be uploaded into the CLVEPLAN project's documents folder.

APPLICATION/PETITION FORM: The applicant shall enter in the required information into the associated fields located within the CLVEPLAN Project "Application" tab. Furthermore, the applicant is responsible for certifying that they are the applicant and that the information submitted with the application is true and accurate to the best of their knowledge and belief and that they understand that the City is not responsible for inaccuracies presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. Furthermore, the applicant must certify that they are owner or purchaser (or option holder) of the property involved in the application, or lessee or agent fully authorized by the owner to make the submittal. The City reserves the right to request a completed Application/Petition Form if required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Tentative Map is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Tentative Map application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Tentative Map.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

FEES: Administrative or Non-public Hearing..... $750
Public Hearing ..... $750 plus $500 for notification and advertising costs

TENTATIVE MAP CHECKLIST: All items on the Checklist must be addressed on the Tentative Map. The Checklist must be signed by a Public Works Representative before submittal of the application.

DINA (SB 191) and/or PROJECT OF REGIONAL SIGNIFICANCE: If applicable, a Development Environmental Impact Assessment Notification statement will be required.

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07/14/2020

TENTATIVE MAP: (21 folded and 1 rolled) Please refer to the Tentative Map Checklist for additional requirements. The tentative map must be stamped with a validated land surveyor's OR engineer's seal on

every page. The seal must be signed, dated and include the expiration date of the seal. All site area must be on one sheet or page.

PERIMETER WALL DETAIL and ELEVATION: Provide existing and proposed perimeter wall details including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls.

CROSS SECTION DRAWING: Seven (7) copies of a Cross Section Drawing that meets the requirements of Title 19.16.050(J).

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of the Tentative Map and Cross Section Drawing are required.

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

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07/14/2020

DEPARTMENT OF PLANNING

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20-0070
07/14/2020

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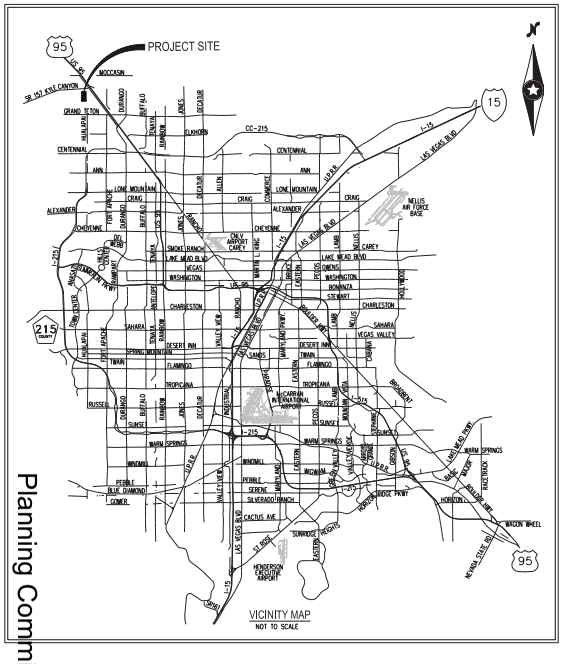
☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

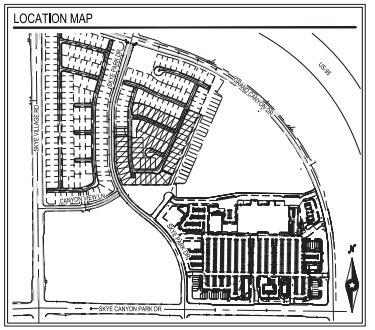
Department of Public Works Signature: _____

Date: _____

20-0070
07/14/2020

TENTATIVE MAP
FOR
SKYE CANYON II - PHASE 3A
PARCEL 2.03 PHASE 2
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF NORTH LAS VEGAS, NEVADA
APN: 125-07-114-052





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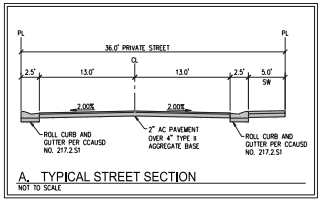
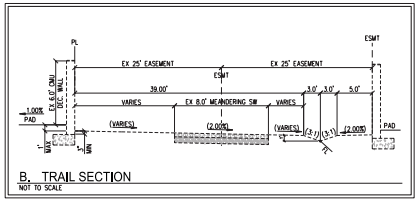
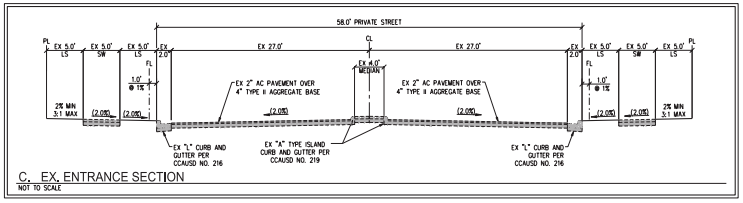
TYPICAL STREET SECTIONS



A. TYPICAL STREET SECTION
NOT TO SCALE

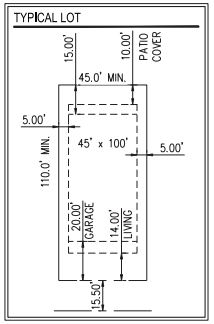


B. TRAIL SECTION
NOT TO SCALE



C. EX. ENTRANCE SECTION
NOT TO SCALE

TYPICAL LOT



CONNECTIVITY
CONNECTIVITY INDEX : 8 LINKS/5 NODES = 1.6

LEGAL DESCRIPTION
BEING A SUBDIVISION OF PORTIONS OF GOVERNMENT LOTS 1 AND 8 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, TOGETHER WITH PORTIONS OF GOVERNMENT LOTS 9, 10, 11, AND 12 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BENCHMARK
USDA BRASS CAP ON AN IRON PIPE, 140' SOUTHWEST OF TELEPHONE POLE #269941, SOUTHWEST CORNER OF THE U.S. 95/KYLE CANYON TURNOFF. USDA1934.

ELEVATION = 2817.62 FEET, 858.813 METERS
N.A.V.D. 88
PER THE CLARK COUNTY VERTICAL CONTROL LAST REVISED 2003

MONUMENT ID: USDA1934

BASIS OF BEARING
SOUTH 00°22'12" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS

OWNER/DEVELOPER INFORMATION
WOODSIDE HOMES OF NEVADA
7895 WEST SUNSET ROAD SUITE 110
LAS VEGAS, NV 89113
PH: (702) 889-7800
FX: (702) 889-0801

ENGINEER INFORMATION
WESTWOOD PROFESSIONAL SERVICES, INC
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: TIMOTHY M. MULROONEY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	56.10'	560.50'	5°44'04"	28.07'
C2	55.75'	560.50'	5°41'55"	27.90'
C3	13.92'	318.00'	2°30'27"	6.96'
C4	2.82'	100.00'	1°36'58"	1.41'
C5	15.71'	10.00'	90°00'00"	10.00'
C6	15.71'	10.00'	90°00'00"	10.00'
C7	54.75'	560.50'	5°35'49"	27.40'
C8	38.63'	560.50'	3°56'55"	19.32'
C9	13.98'	10.00'	80°06'08"	8.41'
C10	15.71'	10.00'	90°00'00"	10.00'
C11	45.21'	270.50'	9°34'34"	22.66'
C12	41.80'	234.50'	10°12'50"	20.96'
C13	23.56'	15.00'	90°00'00"	15.00'
C14	24.46'	40.50'	34°36'14"	12.62'
C15	16.66'	45.50'	20°58'45"	8.42'
C16	32.99'	46.00'	41°05'29"	17.24'
C17	15.71'	100.00'	9°00'04"	7.87'
C18	41.75'	270.50'	8°50'34"	20.92'
C19	17.44'	10.00'	99°53'52"	11.90'
C20	1.73'	10.00'	9°53'52"	0.87'
C21	11.90'	100.00'	6°49'07"	5.96'
C22	28.39'	282.00'	5°46'08"	14.21'
C24	20.97'	15.00'	80°06'08"	12.61'
C28	29.40'	46.00'	36°37'14"	15.22'
C29	24.84'	270.50'	5°15'40"	12.43'
C30	102.21'	419.50'	13°57'34"	51.36'
C31	15.95'	10.00'	91°24'08"	10.25'
C32	9.39'	45.50'	11°49'47"	4.71'
C33	6.63'	100.00'	3°47'56"	3.32'
C34	52.44'	560.50'	5°21'39"	26.24'
C35	45.04'	318.00'	8°06'53"	22.56'
C36	0.16'	25.00'	0°21'58"	0.08'
C37	8.11'	318.00'	1°27'39"	4.05'
C38	16.45'	318.00'	2°57'50"	8.23'
C39	18.74'	282.00'	3°48'24"	9.37'
C40	3.77'	46.00'	4°41'39"	1.89'
C41	26.53'	25.00'	60°48'18"	14.67'
C42	24.73'	15.00'	94°27'41"	16.22'
C43	24.73'	15.00'	94°27'41"	16.22'
C44	33.30'	25.00'	76°18'42"	19.64'
C45	133.52'	40.50'	188°53'55"	520.49'

DEVIATIONS FROM STANDARD
NONE

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

UTILITY SERVICES BY

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

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
56 UNITS X 250 GPD/UNITS = 14,000 GPD
TOTAL AVERAGE CONTRIBUTION = 14,000 GPD = 0.014 MGD
TOTAL PEAK FLOW = 0.014 MGD X 3.58 (PEAK FACTOR) = 0.05 MGD

SETBACK

FRONT (LIVING):	14'
GARAGE:	20'
SIDE YARD:	5' (10' CORNER SIDE)
REAR:	15'

SITE DATA

APN NUMBERS:	125-07-114-052
GROSS AREA:	8.21± ACRES
CURRENT ZONING:	R-1
PROPOSED ZONING:	R-1
TOTAL LOT COUNT:	56
TOTAL DENSITY:	6.38 DU/AC
NO. OF COMMON ELEMENTS:	4
OPEN SPACE PROVIDED:	17,684 SF
MINIMUM LOT SIZE:	4,449 SF (LOT 89)
MAXIMUM LOT SIZE:	7,130 SF (LOT 62)
AVERAGE LOT SIZE:	4,840 SF

PARKING ANALYSIS

NO. OF UNITS	= 56
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 123 SPACES**

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

NOTES
1. THERE IS A KNOWN FAULT LOCATED APPROXIMATELY 250 FEET SOUTHEAST OF THIS SUBDIVISION. EXACT LOCATION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER OF RECORD FOR APPROPRIATE LOCATION.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 5 FEET OF EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&Rs ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND ADMIN EASEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12%. STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO EXISTING 8" WATER MAIN LOCATED IN SKYE PARK DR.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 8" STUBS LOCATED IN GRAND CANYON DR.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

Z-0070-17
8/17/2020

Westwood
Westwood Professional Services, Inc.
5740 S. Arville Street
Suite 216
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

Woodside Homes
BETTER BY DESIGN
CITY OF LAS VEGAS, NEVADA

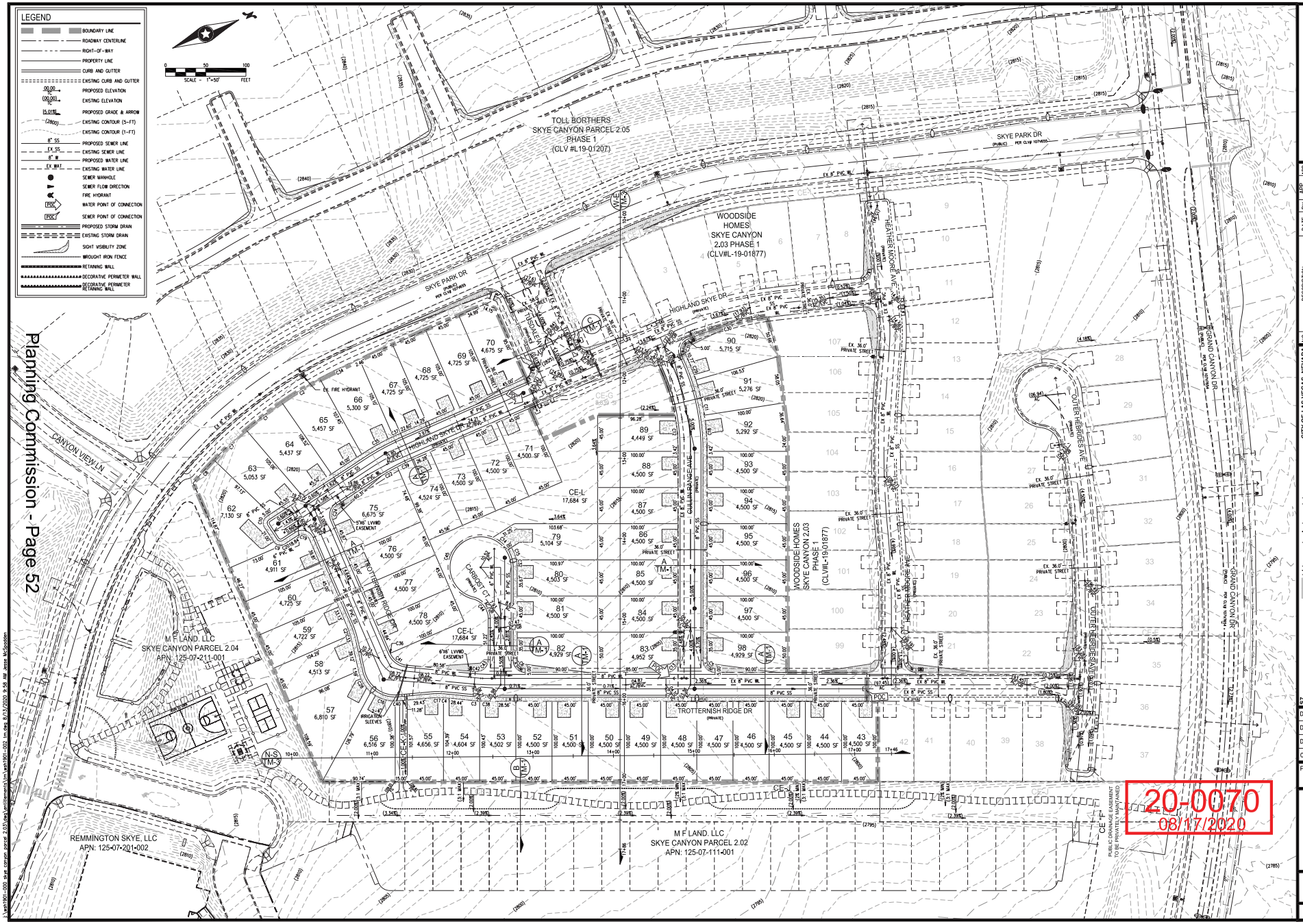
SKYE CANYON II PHASE 3A - PARCEL 2.03 PHASE 2
TENTATIVE MAP - COVER

DATE: 8/13/20
DRAFTER: YZ
DESIGNER: MB
CHECKED: MK

PROJECT NO.
WSH1901-002

TM-1
SHEET 1 OF 4

S:\wsh1901-000 skye canyon parcel 2.03\dwg\entitlements\tm\wsh1901-002 tm.dwg, 8/13/2020 9:58 AM, Jesse McSpadden



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Westwood
Westwood Professional Services, Inc.
5740 S. Arville Street
Suite 216
Las Vegas, NV 89118
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Fax (702) 284-5399
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

Woodside Homes
BETTER BY DESIGN

SKYE CANYON II PHASE 3A - PARCEL 2.03 PHASE 2

TENTATIVE MAP - SITE

S16s R60E

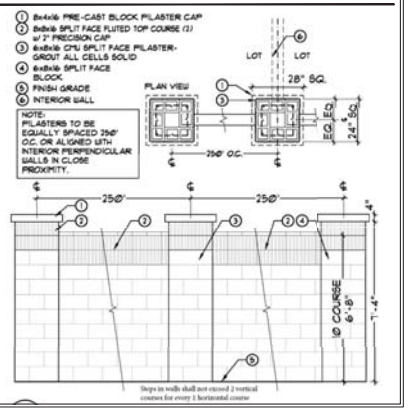
DATE: 8/13/20
DRAFTER: YZ
DESIGNER: MB
CHECKED: MK

PROJECT NO.
WSH1901-002

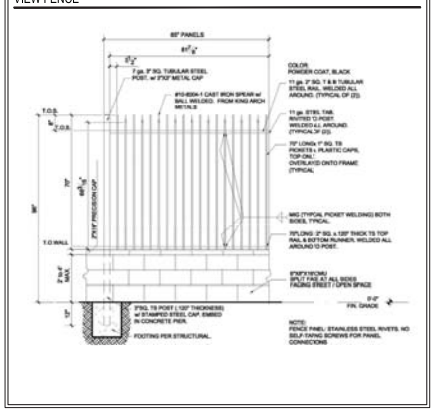
TM-2
SHEET 2 OF 4

SKYE CANYON II PHASE 3A - PARCEL 2.03 PHASE 2
TENTATIVE MAP - SITE SECTIONS
Woodside Homes
BETTER BY DESIGN
CITY OF LAS VEGAS, NEVADA
NO. DESCRIPTION DATE BY APP DATE APP
Westwood
Westwood Professional Services, Inc.
5740 S. Arville Street
Suite 216
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com
DATE: 8/13/20
DRAFTER: YZ
DESIGNER: MB
CHECKED: MK
PROJECT NO.
WSH1901-002
TM-3
SHEET 3 OF 4
20-0070
09/17/2020
NOTE:
RETAINING WALLS TO HAVE 2/3R MINIMUM COMPARING MATERIAL ACCORDING TO CLV UDC 19.06.070 TABLE 9 & 19.06.080 TABLE 9
NORTH - SOUTH CROSS SECTION - PROFILE VIEW
HORIZ: 1" = 50'
VERT: 1" = 5'
WEST - EAST CROSS SECTION - PROFILE VIEW
HORIZ: 1" = 50'
VERT: 1" = 5'

PERIMETER WALL



VIEW FENCE

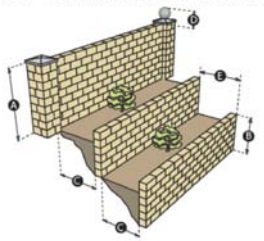


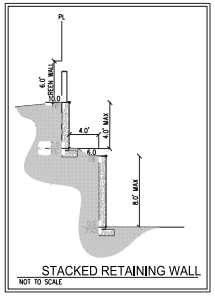
PERIMETER RETAINING WALL

R-1 WALL STANDARD

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

FIGURE 9 - RETAINING AND PERIMETER WALL STANDARD STEPBACK





STACKED RETAINING WALL

NOT TO SCALE

20-0070
08/17/2020

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

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

Westwood
Phone (702) 284-5300
Fax (702) 284-5399
5740 S. Arville Street
Suite 216
Las Vegas, NV 89118
westwoodgs.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

Woodside Homes
BETTER BY DESIGN

CITY OF LAS VEGAS, NEVADA

SKYE CANYON II PHASE 3A - PARCEL 2.03 PHASE 2
TENTATIVE MAP - SECTIONS & DETAILS

S7 T19S R60E

DATE: 8/13/20
DRAFTER: YZ
DESIGNER: MB
CHECKED: MK
PROJECT NO. WSH1901-002

TM-4
SHEET 4 OF 4

j:\wsh1901-000 skye canyon parcel 2.03\dwg\entitlements\tm\wsh1901-002 tm.dwg 8/13/2020 9:58 AM Jesse McSpadden



20-0070-TMP1 - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC
THE EAST SIDE OF SKYE PARK DRIVE SOUTH OF GRAND CANYON DRIVE

08/20/2020



20-0070-TMP1 - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC
THE EAST SIDE OF SKYE PARK DRIVE SOUTH OF GRAND CANYON DRIVE

08/20/2020



20-0070-TMP1 - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC
THE EAST SIDE OF SKYE PARK DRIVE SOUTH OF GRAND CANYON DRIVE

08/20/2020

Westwood

5740 S. Arville St., Suite 216
Las Vegas, NV 89118

main (702) 284-5300

20-0070
07/14/2020

WSH1901-001

June 26, 2020

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

Re: Pre-Application Justification Letter
Skye Canyon II Phase 3A – Parcel 2.03 Phase 2 Tentative Map

To Whom It May Concern;

Westwood Professional Services, on behalf of our client Woodside Homes, respectfully submits this justification letter for the proposed Tentative Map for the Skye Canyon II Phase 3A - Parcel 2.03 phase 2 development (part of the Skye Canyon Master Planned Community.)

The applicant proposed to develop a 56-lot single family residential community on the property containing approximately 8.21 +/- gross acres. The density of the proposed development will be 6.38 units per acre. This Tentative Map request will be in compliance with existing zoning of T-D.

This phase development adheres to the Land Use Plan that has been approved by the City of Las Vegas.

Please refer to the attached Tentative Map entitled "Skye Canyon II Phase 3A – Parcel 2.03 Phase 2" identifying Parcel 2.03 phase 2. This will establish the 56-lot count and configuration for the layout of the site. The tentative map provides a summary of the project information, cross sections of proposed street sections, preliminary grading of the site, details of typical wall sections, and location of existing and proposed utilities. This map will be in conjunction with Parcel 2.03A on the recorded FMP-78267 for Skye Canyon Parcel 2.03 Phase 1 to consist of a total of 107 lots total for both phases.

Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Hannah Swan
Project Coordinator I

CENTURY
COMMUNITIES

June 29, 2020

City of Las Vegas
Building and Safety Department
333 S. Rancho Drive
Las Vegas, NV 89106

Re: Skye Canyon Parcel 2.03 Phase II Tentative Subdivision Map Submittal

Dear City of Las Vegas:

This letter is written in connection with the above referenced matter. The Phase II Tentative Subdivision Map as presented by Woodside Homes in its latest form 06.23.2020 as referenced above have been reviewed for compliance with the Skye Canyon Design Guidelines dated October 13, 2017.

The Skye Canyon 2.03 Phase II Tentative Subdivision Map substantially comply with the Skye Canyon Design Guidelines and are considered APPROVED.

Please contact us should you have any questions or concerns.

Respectfully,

Paul Kenner
Century Communities, as Skye Canyon Project Review Team

Cc: Patrick Helfrich, Woodside Homes

20-0070
08/11/2020

20-0070-TMP1
Century Communities Nevada, LLC

SEC Grand Canyon Drive and Skye Park Drive

Proposed 56 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	56	12.38	**693**
AM Peak Hour			0.74	**41**
PM Peak Hour			0.99	**55**

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Grand Canyon Drive	12,480
Skye Park Drive	35,490

This project will add approximately 693 trips per day on Grand Canyon Dr. and Skye Park Dr. There are no counts on Grand Canyon or Skye Park in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 55 additional cars, or about one every minute.

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

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

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

Date Filed 08/03/2020 **Application Number** 20-0070-TMP1 **Entity** LV

Company Name Century Communities

Contact Name

Contact Mailing Address

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

Phone (702) 873-5338 **Mobile** **Fax** **Email**

Project Name Skye Canyon II Phase 3A

Project Description 56 single family lots

APN's 126-12-610-004

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	56	x 0.173 =	11	x 0.095 =	6	x 0.133 =	8
Multi-Family Units (2)		x 0.144 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			11		6		8

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Divich ES	9851 Donald Nelson Ave	K-5	889	939	4/1/2020
Escobedo MS	9501 Echelon Point Dr	6-8	1,594	1,059	4/1/2020
Arbor View HS	7500 Whispering Sands Dr	9-12	2,539	3,243	4/1/2020

*** CCSD Comments** Divich ES and Arbor View HS were over capacity for the 2019-20 school year. Divich was at 105.62% and Arbor View HS was at 127.73% of program capacity.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.: **9**

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

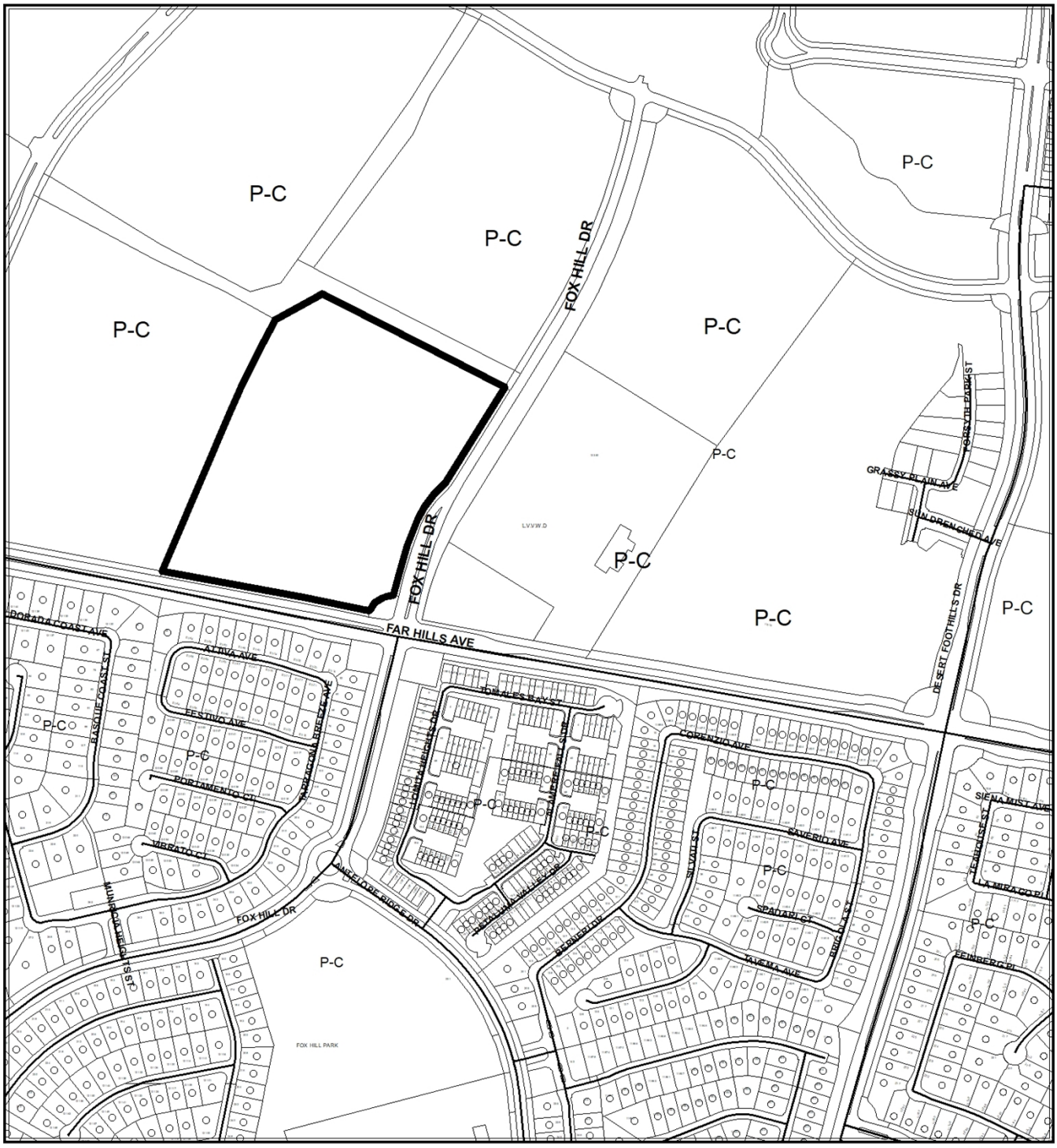
SUBJECT:
20-0082-TMP1 - TENTATIVE MAP - CASTELLANA - APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 115-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.16 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive (APN 137-27-617-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **20-0082-TMP1**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE [SF3 (SINGLE FAMILY DETACHED) SUMMERLIN SPECIAL LAND USE DESIGNATION]



CASE: **20-0082-TMP1**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE [SF3 (SINGLE FAMILY DETACHED) SUMMERLIN SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0082-TMP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0082-TMP1 CONDITIONS

Planning

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

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

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

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

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

Public Works

6. A Petition of Vacation, such as VAC-78597, shall record prior to the recordation of a Final Map for this site to eliminate the sewer easement located in lots 11 and 12.

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

8. No trees or landscaping taller than 3-feet shall be allowed in Public Sewer Easements.

9. Common Element "E" shall be a minimum 40-foot wide Public Sewer and Public Drainage Easement.

10. If it does not already exist, obtain a Public Sewer and Public Drainage Easement across the master common element adjacent to common lot 15 and Fox Hill Drive. This easement must be granted by separate document and must record prior to the recordation of a Final Map for this site.

11. Prior to the submittal of any construction drawings, meet with the Sanitary Sewer Planning Section of the Department of Public Works to discuss changes in the sewer layout to meet city standards including any conflicts with proposed drop inlet locations.

12. Prior to the recordation of a Final Map for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved Pedestrian Circulation/Access Plan.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a 115-lot single-family residential subdivision on 21.16 acres within Summerlin Village 25 (Parcel A) located on the northwest corner of Far Hills Avenue and Fox Hill Drive.

ISSUES

- This is a 115-lot single-family residential development to be built to SF3 (Single Family Detached) standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on February 27, 2020 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family, Detached), which allows up to 10 residential units per gross acre. The proposed density of 4.85 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. The proposed lots range in size from 4,507 square feet to 10,115 square feet.

The Summerlin Development Standards allow perimeter village walls to be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The submitted north/south cross section depicts a maximum natural grade less than two percent across this site, the maximum retaining wall height on the south property line is 2.5-feet and the maximum retaining wall shown on the north side is 3-feet. The submitted east/west cross section depicts a maximum natural grade greater than two percent across this site, the maximum retaining on the west property line is 8-feet consisting of two stepped retaining walls, a 3-foot and a 5-foot wall respectively, and a stepped 6.5-foot retaining wall on the east side consisting of a 2.5-foot and a 4-foot wall, respectively.

The Clark County School District projects that approximately 50 additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Vassilladis Elementary, Sig Rogich Middle School and Palo Verde High School) all were over capacity for the 2019-2020 school year at approximately 17, 20 and 21 percent over capacity respectively.

FINDINGS (20-0082-TMP1)

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/16/18	The City Council approved a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
02/06/19	The City Council approved a request for a Development Plan Review (MDR-75107) for Summerlin Village 25 on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/04/19	A three-lot Parcel Map (PMP-74780) on 4,176.26 acres generally located at the northwest corner of Far Hills Avenue and Fox Hill Drive was recorded. The subject area was labeled as Lots 1 and 2 on this map.
06/11/19	The Planning Commission approved a request for a Tentative Map (TMP-76354) for a 25-parcel Master Planned Village with deviations of the Summerlin Improvement Standards on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. Staff recommended approval of the request.
05/12/20	The Planning Commission approved a request for a Summerlin Major Deviation (SCD-78256) to allow 14-foot tall walls where 10 feet is allowed and eight-foot tall retaining walls where four feet is allowed at the northwest corner of Far Hills Avenue and Fox Hill Drive. Staff recommended approval of the request.
	The Planning Commission approved a request for a Tentative Map (TMP-78257) for a 91-lot Single Family Residential Subdivision on 23.71 acres at the northwest corner of Far Hill Avenue and Fox Hill Drive. Staff recommended approval of the request. Staff recommended approval of the request.
	The Planning Commission approved a Petition to Vacate (VAC-78597) public sewer easements generally located on the north side of Far Hills Drive, west of Fox Hill Drive. Staff recommended approval of the request.

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

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

Pre-Application Meeting	
07/15/20	A pre-application meeting was held with the applicant via telephone and email to discuss submittal requirements for a Tentative Map application.

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

Field Check	
07/23/20	The site is undeveloped and contains desert vegetation.

Details of Application Request	
Site Area	
Net Acres	21.16

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

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West Development Agreement	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y or N
Other Plans or Special Requirements	***Compliance***
Trails (within the approved Development 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

DEVELOPMENT STANDARDS

Existing Zoning	*Permitted Density*	*Units Allowed*
P-C [SF3]	10 du/ac	173

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Fox Hills Drive	Residential Collector	Summerlin Improvement Standards	37 Feet	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Northwest corner of Far Hills Avenue and Fox Hill Drive

Project Name Castellana (Summerlin Village 25 Parcel A) **Proposed Use**

Assessor's Parcel #(s) 137-27-617-001 **Ward #** 2

General Plan: Existing SUM Proposed SUM **Zoning:** Existing PC Proposed PC

Additional Information

Property Owner Howard Hughes Company, LLC Contact

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

E-mail Phone

Applicant William Lyon Homes, Inc. Contact Eddie Duenas

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

E-mail eduenas@taylormorrison.com Phone 702-340-7810

Representative Actus Contact Kathrine Logan

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

E-mail kathrine.logan@actus-nv.com Phone 702-586-9296 x127

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

☐ Yes
☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name KEVIN T Orrock

REBECCA MISTY ABASTA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

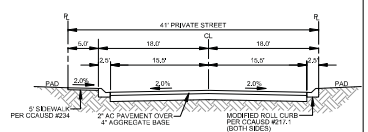
Subscribed and sworn before me

This 24 day of June , 20 20

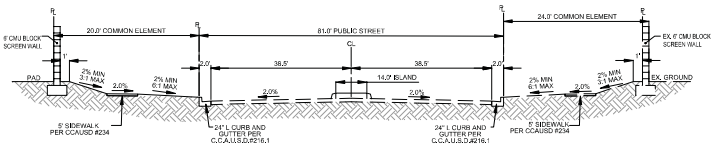
Rebecca Misty Abasta

Notary Public in and for said County and State Cert # 17-4216-1 Exp. 12-10-20

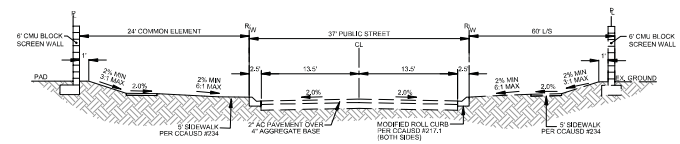
20-0082
07/20/2020



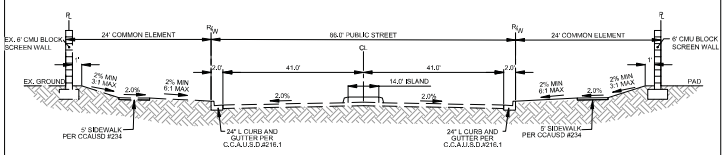
1 41.0' (PRIVATE) STREET SECTION
NOT TO SCALE



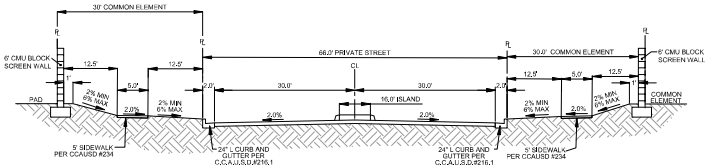
2 81.0' FOX HILL DRIVE R/W PUBLIC
NOT TO SCALE



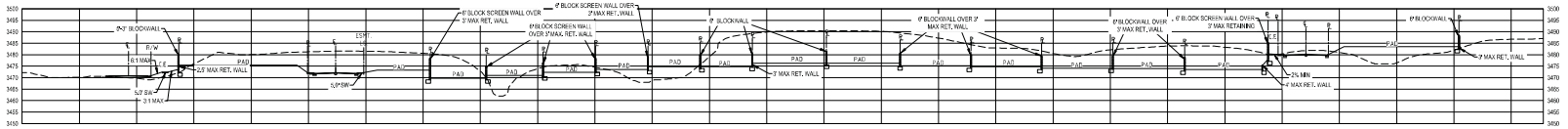
3 37.0' FOX HILLS DR. STREET SECTION
NOT TO SCALE



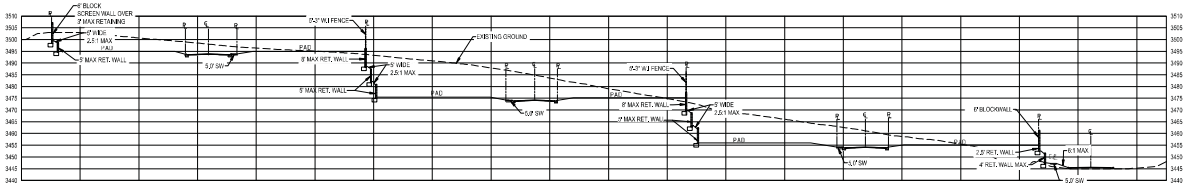
4 86.0' FAR HILLS DRIVE R/W PUBLIC
NOT TO SCALE



5 64.0' ENTRY (PRIVATE)
NOT TO SCALE



6 SITE CROSS SECTION N-S
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'



7 SITE CROSS SECTION E-W
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'

SUMMERLIN APPROVAL

BY: DATE

Call Underground 1-702-432-5300

1-800-227-2600

1-702-227-2929

20-0082
07/20/2020

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DETAILS
CASTELLANA (SUMMERLIN V25 PARCEL A)
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

	DATE	DESCRIPTION	BY

7/2/2020
PROFESSIONAL ENGINEER - STATE OF NEVADA
PAUL LANTIMORE
EXP. 12/31/21
CIVIL
No. 17516

DATE	2020-06-24
DRAWN	DCM
DESIGNED	ALW
CHECKED	DCL
PROJECT #	WLH011904
SHEET TITLE	DETAILS
SHEET NUMBER	TM3

SHEET 3 OF 3

Planning Commission - Page 75

Plot Stamp: 7/2/2020 11:02:55 AM - Dayana Castillo
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CASTELLANA - SUMMERLIN VILLAGE 25 PARCEL A

SINGLE FAMILY RESIDENTIAL SUBDIVISION

PREPARED FOR:

WILLIAM LYON HOMES

APN: 137-27-617-001

CITY OF LAS VEGAS, NEVADA

Planning Commission - Page 76

PROJECT TEAM

DEVELOPER

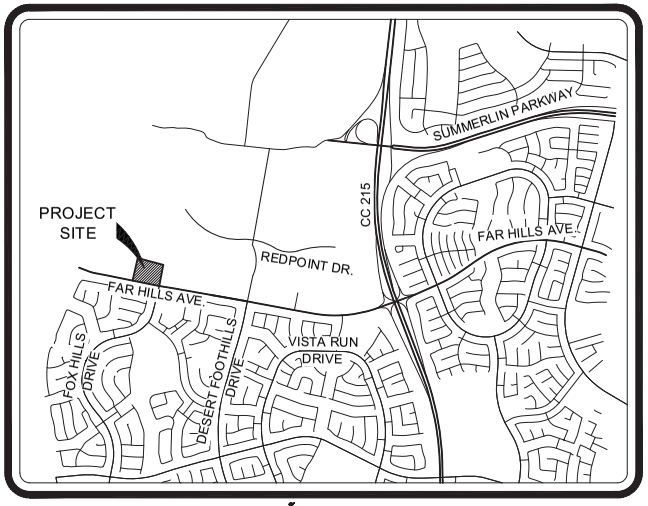
WILLIAM LYON HOMES
1980 FESTIVAL PLAZA DRIVE, SUITE 500
LAS VEGAS, NV 89134
PH: 702-36-34200

CIVIL ENGINEER

ACTUS
ATTN: DARRYL LATTIMORE, P.E.
3283 E. WARM SPRINGS RD., SUITE 300
LAS VEGAS, NV 89120
PH: 702-586-9266
E-MAIL: DARRYL.LATTIMORE@ACTUSNV.COM

OWNER

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



VICINITY MAP
SCALE: NTS

SHEET INDEX

TM1	TENTATIVE MAP COVER
TM2	TENTATIVE MAP
TM3	DETAILS

SITE INFORMATION:

APN:	13727-617-001
EXISTING ZONING:	(P-C) PLANNED COMMUNITY / SF3 (SINGLE FAMILY)
PROPOSED ZONING:	(P-C) PLANNED COMMUNITY / SF3 (SINGLE FAMILY)
ACREAGE:	23.71 ACRES (GROSS) 21.25 ACRES (NET)
TOTAL LOTS:	115 RESIDENTIAL LOTS + 8 COMMON LOTS = (123 TOTAL)
DENSITY:	4.85± DUA (GROSS)
MINIMUM LOT SIZE:	4,507 SQ. FT.
MAXIMUM LOT SIZE:	10,115 SQ. FT.
AVERAGE LOT SIZE:	6,127 SQ. FT.
TOTAL OPEN SPACE:	43,363 SQ. FT.

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

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS:

115 UNITS X 250 GDP/UNIT	28,750 GPD
TOTAL AVG. CONTRIBUTION (GPD / 1,000,000)	0.02875 MGD
TOTAL PEAK FLOW (AVG. X 3.5)	0.100625 MGD

UTILITY PROVIDERS:

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

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, COMMONLY KNOWN AS ASSESSORS PARCEL NUMBER 137-27-617-001 SHOWN AS "LOT A" ON FINAL MAP "SUMMERLIN VILLAGE 25 UNIT 2" AS RECORDED IN BOOK 160 PAGE 86 OF PLAT MAPS RECORDED WITH CLARK COUNTY RECORDER'S OFFICE ON NOVEMBER 27, 2015.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK SLV0926W6

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

ELEVATION: 3229.2 ft (FEET)
984.39 (METERS)

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

BASIS OF BEARING

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114° 58' 00" WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

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

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS HIGH ELEVATION ZONE

PROJECTION: TRANSVERSE MERCATOR

STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN) 36° 10' 00" N

LONGITUDE OF CENTRAL MERIDIAN 114° 58' 00" W

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

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

SCALE FACTOR ON CENTRAL MERIDIAN: 1.000135 (EXACT)

NOTES:

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

UTILITY NOTE

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



20-0082
07/20/2020

SUMMERLIN APPROVAL

BY: DATE

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TENTATIVE MAP COVER
CASTELLANA (SUMMERLIN V25 PARCEL A)
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

DATE	DESCRIPTION	BY

7/2/2020
DARRYL LATTIMORE
EXP. 12/31/21
CIVIL
No. 17516
STATE OF NEVADA
PROFESSIONAL ENGINEER

DATE	2020-06-24
DRAWN	DCM
DESIGNED	ALW
CHECKED	DCL
PROJECT #	WLH1011904

SHEET TITLE: COVER

SHEET NUMBER: TM1

SHEET 1 OF 3

Plot Stamp: 7/2/2020 10:57:49 AM Dayana Castillo
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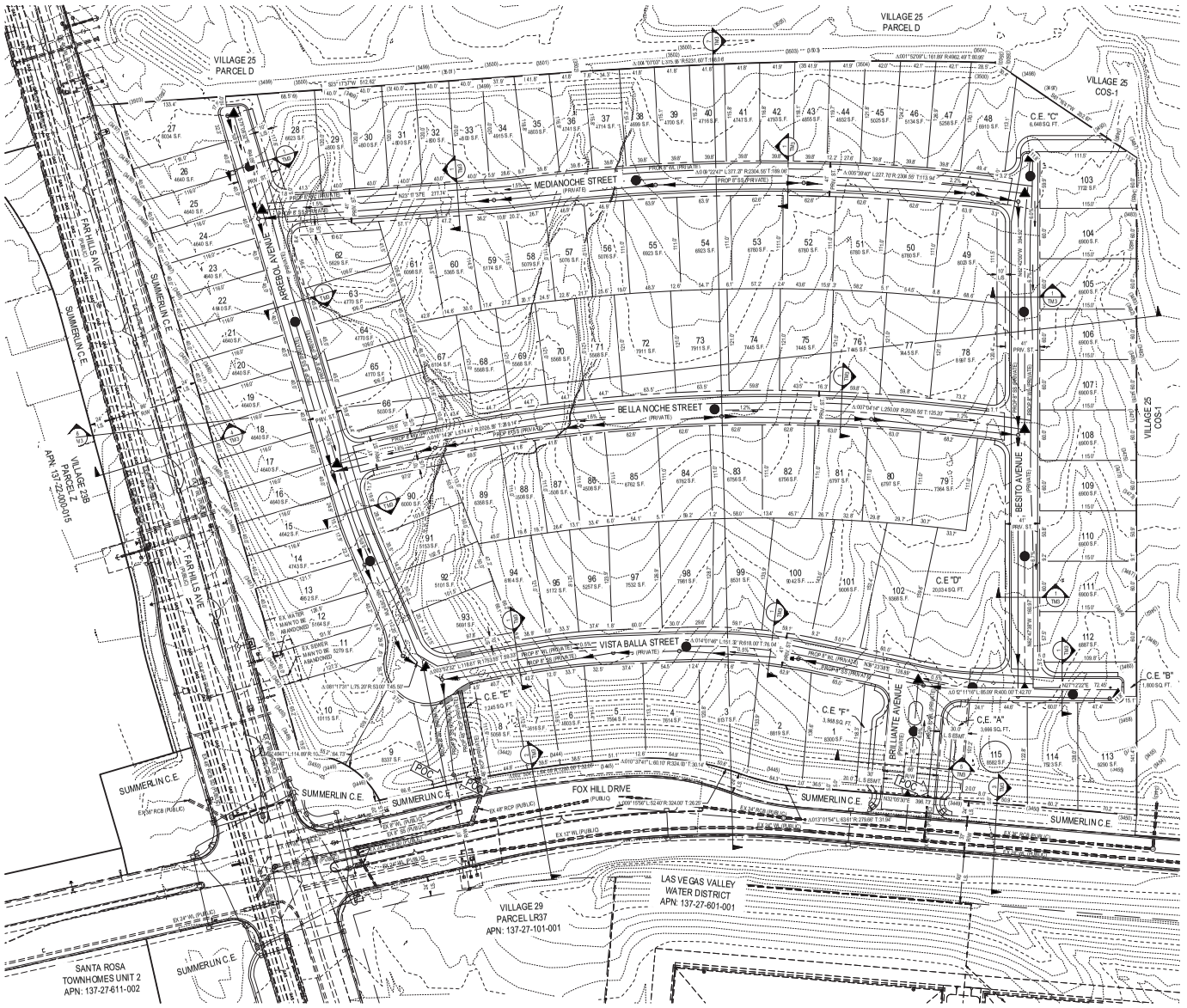

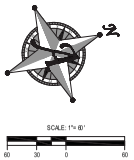

LEGEND
LINKS = 12
NODES = 10

CONNECTIVITY INDEX:
12 LINKS / 10 NODES = 1.20

LEGEND

PROPOSED	EXISTING	
		PUBLIC R/W LINE
		PRIVATE R/W
		FLOODZONE BOUNDARY (ZONE X SHADED ZONE A)
		CENTER LINE
		EASEMENT LINE
		LOT LINE
		WATER LINE
		SEWER LINE
		EDGE OF ASPHALT
		CURB & GUTTER
		RETAINING WALL
	(2500)	MAJOR 5' CONTOUR
	(250')	MINOR 1' CONTOUR
		WATER VALVE
		FIRE HYDRANT
		SEWER MANHOLE
		SECTION MARKER-DETAIL NUMBER ABOVE SHEET NUMBER

LEGAL DESCRIPTION

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LINEAR UNIT: US SURVEY FOOT (FT US)

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

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS HIGH ELEVATION ZONE

PROJECTION: TRANSVERSE MERCATOR

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

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NORTHING AT GRID ORIGIN: 400,000.00 M (1,312,333.333 FTUS)

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SCALE FACTOR ON CENTRAL MERIDIAN: 1.000135 (EXACT)

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK SLV0926W6

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

ELEVATION: 3229.29 (FEET)
984.288 (METERS)

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

20-0082
07/20/2020

SUMMERLIN APPROVAL

BY: DATE

Call Underground 1-702-432-5300

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DO OVERHEAD 1-702-227-2929

UTILITY NOTE

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Planning Commission - Page 77

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TENTATIVE MAP
CASTELLANA (SUMMERLIN V25 PARCEL A)
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

BY	DESCRIPTION	DATE

7/2/2020
PROFESSIONAL ENGINEER STATE OF NEVADA ADRIAN D. LATTIMORE EXP. 12/31/21 CIVIL NO. 17516

DATE	2020-06-24
DRAWN	D.CM
DESIGNED	A.LW
CHECKED	D.CL
PROJECT #	WLH1019.04

SHEET TITLE
TENTATIVE MAP

SHEET NUMBER
TM2

SHEET 2 OF 3

Plot Stamp: 7/2/2020 10:58:10 AM - Dayana Castillo
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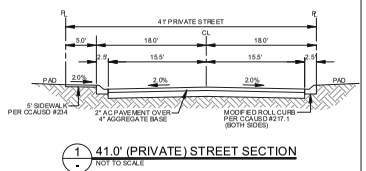
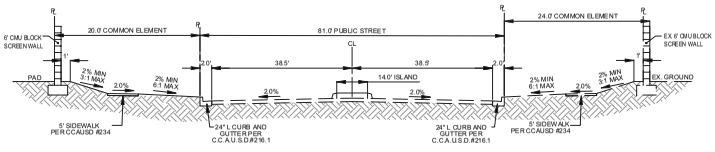
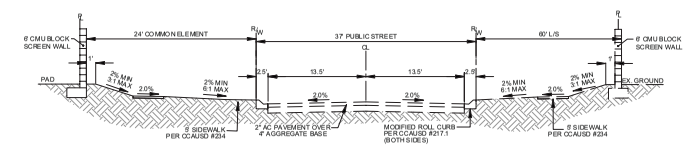


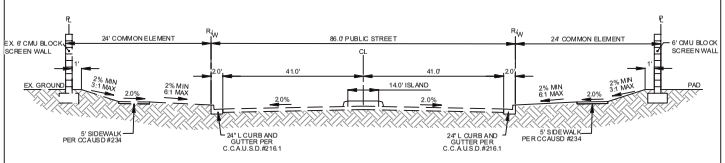
1 41.0' (PRIVATE) STREET SECTION
NOT TO SCALE



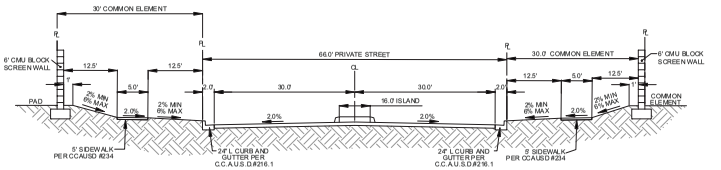
2 81.0' FOX HILL DRIVE R/W PUBLIC
NOT TO SCALE



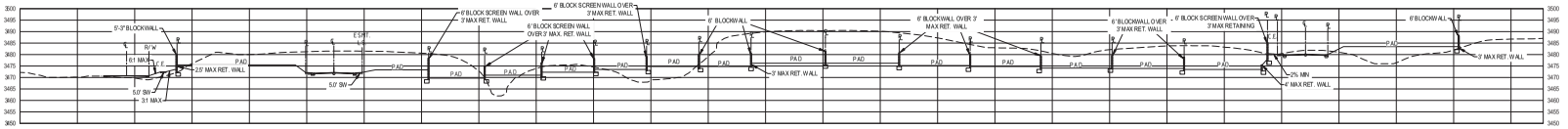
3 37.0' FOX HILLS DR. STREET SECTION
NOT TO SCALE



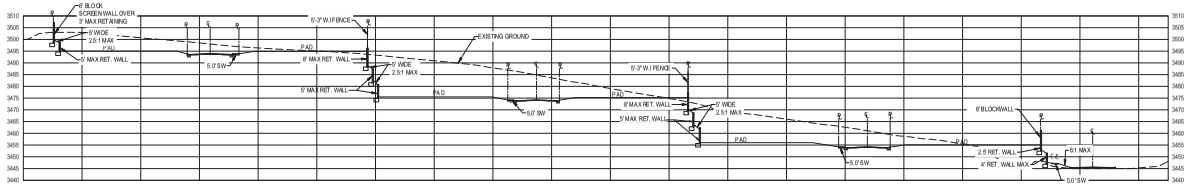
4 86.0' FAR HILLS DRIVE R/W PUBLIC
NOT TO SCALE



5 64.0' ENTRY (PRIVATE)
NOT TO SCALE



6 SITE CROSS SECTION N-S
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'



7 SITE CROSS SECTION E-W
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 25'

20-0082
07/20/2020

SUMMERLIN APPROVAL

BY: DATE

Call Underground 1-702-432-5300

811 or 1-800-227-2600

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CALL BEFORE YOU DO OVERHEAD 1-702-227-2929

Planning Commission - Page 78

Plot Stamp: 7/2/2020 11:02:55 AM - Dayana Castillo
File: P:\WLH\011904 - V25 Parcel A\Civil_SD\2020-06-23_WLH011904 V25-PARCEL A-DTLS.dwg, Tab: DTLS

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DETAILS
CASTELLANA (SUMMERLIN V25 PARCEL A)
WILLIAM LYON HOMES
CITY OF LAS VEGAS, NEVADA

NO.	DATE	DESCRIPTION	BY
1			

7/2/2020
PROFESSIONAL ENGINEER STATE OF NEVADA DARYL G. LAM MORE No. 17516 EXP. 12/31/21 CIVIL

DATE	2020-06-24
DRAWN	D.CM
DESIGNED	A.LW
CHECKED	D.GL
PROJECT #	WLH011904

SHEET TITLE
DETAILS

SHEET NUMBER
TM3

SHEET 3 OF 3



20-0082-TMP1 - APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC
NORTHWEST CORNER OF FAR HILLS AVENUE AND FOX HILL DRIVE

07/23/2020



20-0082-TMP1 - APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC
NORTHWEST CORNER OF FAR HILLS AVENUE AND FOX HILL DRIVE

07/23/2020

July 6, 2020

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

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

Re.: Castellana (Summerlin Village 25 Parcel A)
Justification for Letter for Tentative Map

Dear Staff,

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

Project Description

The project consists entirely of 23.71± acres (gross) on a portion of APN 137-27-617-001 and is generally located on the northwest corner of the intersection of Far Hills Avenue and Fox Hill Drive. The subject site is bounded to the north and west by undeveloped land, to the east by an existing Las Vegas Valley Water District facility and to the south by existing single-family residential developments. The subject site is currently zoned P-C (planned community district) as part of the Summerlin Master Plan.

The proposed development will consist of a 115-lot single family detached residential development. The subdivision will be served by a single point of access to Fox Hill Drive. and internal circulation will be by 41-foot wide private roads with one 5' sidewalk located along one side of each street. Lots within the development will have an average lots size of approximately 6,127 square feet.

Conclusion

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

Sincerely,

Darryl C. Lattimore, PE
President

20-0082
07/20/2020

Howard Hughes

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

February 27, 2020

Re: SDRC Review | Parcel A | Castellana | Preliminary Engineering Approval| Summerlin Village 25 | William Lyon Homes

Dear Eddie -

The Summerlin Design Review Committee (SDRC) has reviewed the preliminary engineering submittal for Parcel A, Castellana. The Site Plan, Tentative Map and Preliminary Grading have been approved as submitted.

All edge condition meet the criteria previously established but we encourage you to continue to work with the parcel to the west to create a mutually beneficial parcel boundary.

Please contact us if you have any questions.

Sincerely,

Betty Shevorski, AIA
Director, Architecture and Builder Compliance

20-0082
07/20/2020

The Howard Hughes Corporation
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

20-0082-TMP1
Howard Hughes Company, LLC

NWC Far Hills Avenue and Fox Hill Drive

Proposed 115 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	115	12.38	**1,423**
AM Peak Hour			0.74	**85**
PM Peak Hour			0.99	**114**

Existing traffic on all nearby streets:

Far Hills Avenue

Average Daily Traffic (ADT)	15,168
PM Peak Hour	1213
(heaviest 60 minutes)	

Carriage Hill Drive

Average Daily Traffic (ADT)	2,937
PM Peak Hour	235
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Far Hills Avenue	35,490
Carriage Hill Drive	16,380

This project will add approximately 1,423 trips per day on Far Hills Ave, Fox Hill Dr., and Carriage Hill Dr. Currently, Far Hills is at about 43 percent of capacity and Carriage Hill is at about 18 percent of capacity. With this project, Far Hills is expected to be at about 47 percent of capacity and Carriage Hill to be at about 27 percent of capacity. Counts are not available for Fox Hill, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 114 additional cars, or about two every minute.

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

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

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

Date Filed 08/03/2020 **Application Number** 20-0082-TMP1 **Entity** LV

Company Name Actus

Contact Name

Contact Mailing Address

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

Phone (702) 586-9296 **Mobile** **Fax** **Email**

Project Name Castellana

Project Description 115 single family lots

APN's 137-27-617-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	115	x 0.173 =	22	x 0.095 =	12	x 0.133 =	16
Multi-Family Units (2)		x 0.144 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			22		12		16

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Vassilladis ES	215 Antelope Ridge Dr.	K-5	889	1043	4/1/2020
Rogich MS	235 N Pavilion Center Dr.	6-8	1644	1965	4/1/2020
Palo Verde HS	333 S. Pavilion Center Dr.	9-12	2589	3123	4/1/2020

*** CCSD Comments** Vassilladis ES, Rogich MS and Palo Verde HS were over capacity for the 2019-20 school year. Vassilladis was at 117.32%, Rogich MS was at 119.53%, and Palo Verde HS was at 120.63% of program capacity.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
10

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

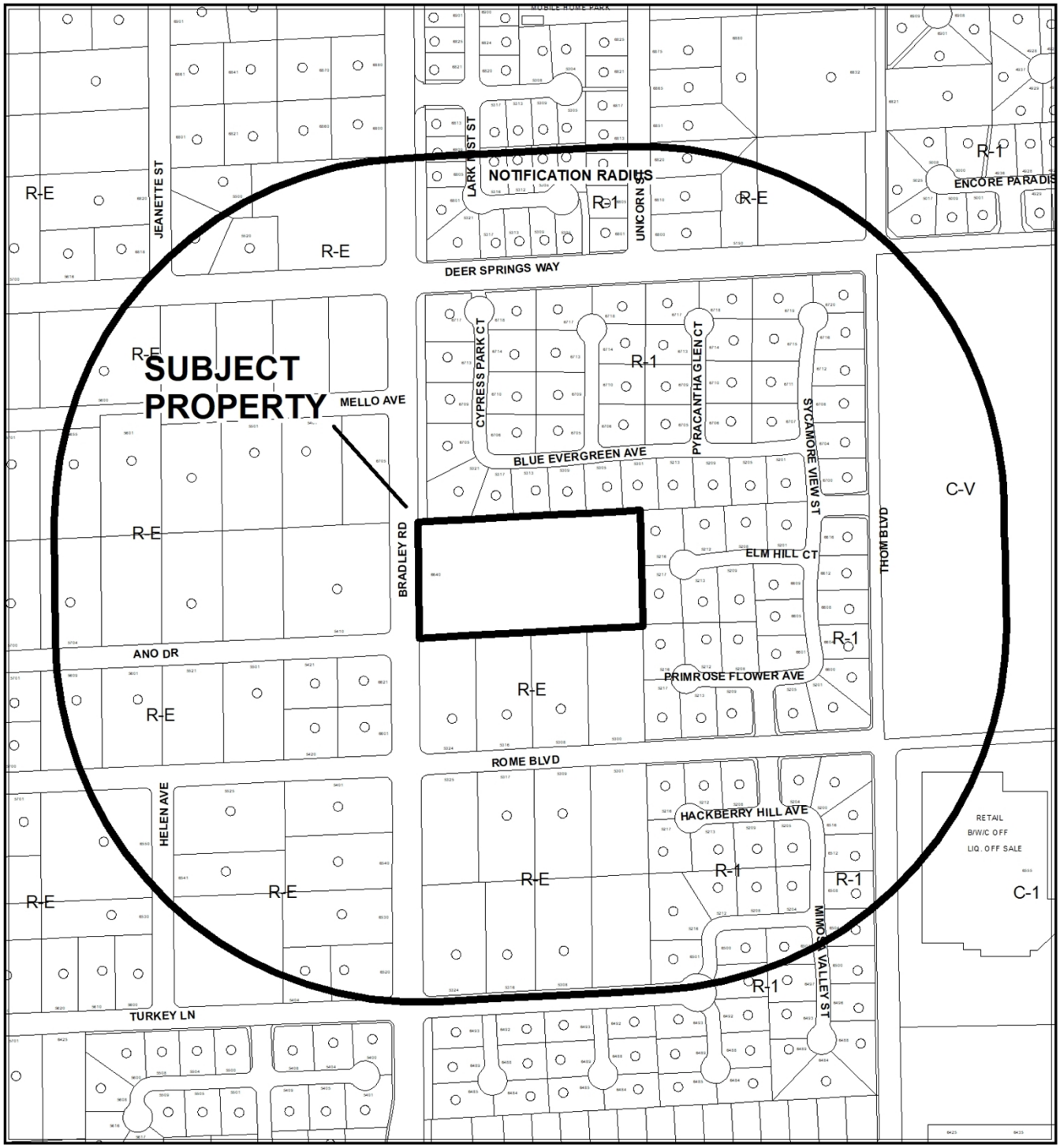
SUBJECT:
20-0085-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM REQUIRED FOR LOT 8 OF A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION on a portion of 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed One Motion One Vote Documentation, Protest Postcard, and Documentation Not Vetted - Protest Comment Form
7. Submitted at Meeting - Documentation Not Vetted - Protest E-comment



0 312.5 625

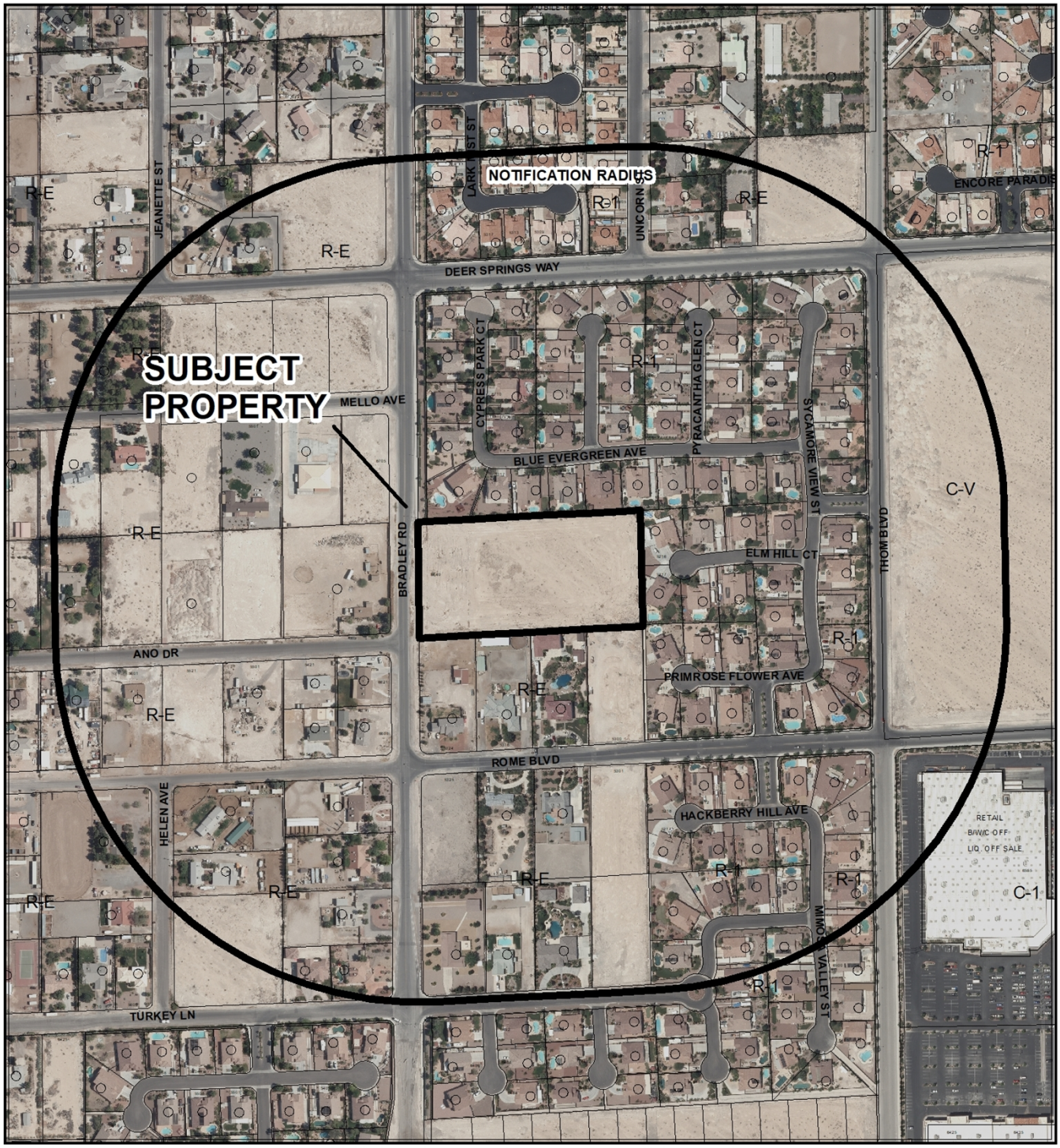
Feet

CASE: **20-0085-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL – RESTRICTED)

N



0 312.5 625 Feet

CASE: **20-0085-VAR1**

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: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GREYSTONE NEVADA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0085-VAR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 159

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0085-VAR1 CONDITIONS

Planning

1. Conformance to the approved conditions for Tentative Map (TMP-76642).

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a reduced front yard setback for a lot within a previously approved single family residential subdivision located on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard.

ISSUES

- Variance (20-0085-VAR1) is requested to allow a 21-foot front yard setback where 25 feet is required. Staff supports the request.
- The City Council previously approved Variances to allow a reduced front yard setback for two lots within the subject subdivision.

ANALYSIS

The subject site is zoned R-D (Single Family Residential-Restricted) and subject to Title 19 development standards. The City Council previously approved Tentative Map (TMP-76642) to allow a 14-lot single family residential subdivision. In addition, two Variances were approved to allow reduced front yard setbacks for Lots 6 and 9 within the subject residential subdivision. The applicant now requests Variance (20-0085-VAR1) to allow a 21-foot front yard setback where 25 feet is required for Lot 8.

Staff finds the requested Variance does not negatively impact the existing surrounding residential development or the proposed single family residential subdivision as the cul-de-sac “bulb” create lots that are shallow and not able to meet the front yard setback requirement set forth by Title 19.06 for the R-D (Single Family Residential-Restricted) zoning district; therefore, staff is recommending approval of the request.

FINDINGS (20-0085-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Sufficient evidence of a unique or extraordinary circumstance has been presented, in that in order to maintain uniformity within the proposed subdivision, the applicant is requesting a Variance to allow a reduced front yard setback for lot 8, adjacent to the "knuckle" of the cul-de-sac. In view of the existing hardship imposed by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/04/19	The City Council approved Rezoning (ZON-76637) request from R-E (Residence Estates) to R-D (Single Family Residential-Restricted) on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. The Planning Commission and Staff recommended approval.
	The City Council approved Variance (VAR-76638) request to allow a 21-foot front yard setback on Lot 6 where 25 feet is required on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. The Planning Commission and Staff recommended approval.
	The City Council approved Variance (VAR-76639) request to allow a 21-foot front yard setback on Lot 9 where 25 feet is required on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. The Planning Commission and Staff recommended approval.
	The City Council approved Variance (VAR-76641) request to allow a connectivity ratio of 1.00 where 1.30 is the minimum required on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. The Planning Commission and Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved Tentative Map (TMP-76642) request for a 14-Lot Single Family Residential Subdivision with waivers to allow a 164-foot intersection offset where 220 fees is required on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
10/16/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/24/20	Building Permit (#L20-00173) was issued for a proposed residential subdivision on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard.

Pre-Application Meeting	
07/16/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
08/30/20	Staff conducted a routine field check and found an undeveloped lot undergoing grading. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	4.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-D (Single Family Residential-Restricted)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

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

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	10,000 SF	14,125 SF	Y
Min. Lot Width	80 Feet	107 Feet	Y
Min. Setbacks			
• Front	25 Feet	21 Feet	N*
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	30 Feet	35 Feet	Y

*The applicant has requested the subject Variance to allow a reduced front yard setback area.

DocuSign Envelope ID: 182E18AF-5C75-4FCE-BA87-AFE06697C102

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Bradley & Ano

Project Name Bradley & Ano **Proposed Use** _____

Assessor's Parcel #(s) 125-24-701-005 **Ward #** _____

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

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

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

Additional Information Variance for setbacks

PROPERTY OWNER Greystone Nevada LLC **Contact** Robert Flaxa

Address 9275 W. Russell Rd., 4th Floor **Phone:** (702) 821-4603 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address _____

APPLICANT Greystone Nevada LLC **Contact** Robert Flaxa

Address 9275 W. Russell Rd., 4th Floor **Phone:** (702) 821-4603 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address _____

REPRESENTATIVE Taney Engineering **Contact** Elisha Scrogum

Address 6030 S. Jones Blvd., Suite 100 **Phone:** (702) 362-8844 **Fax:** _____

City Las Vegas **State** NV **Zip** 89118

E-mail Address ElishaS@TaneyCorp.com

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

Property Owner Signature* DocuSigned by: [signature] 9F5F0FC82598454...

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

Print Name Robert Johnson

Subscribed and sworn before me

This 20 day of July, 20 20.

Robert Johnson

Notary Public in and for said County and State

SHIRLEY MILLER
Notary Public, State of Nevada
Appointment No. 17-2540-1
My Appt. Expires Jun 25, 2021

FOR DEPARTMENT USE ONLY

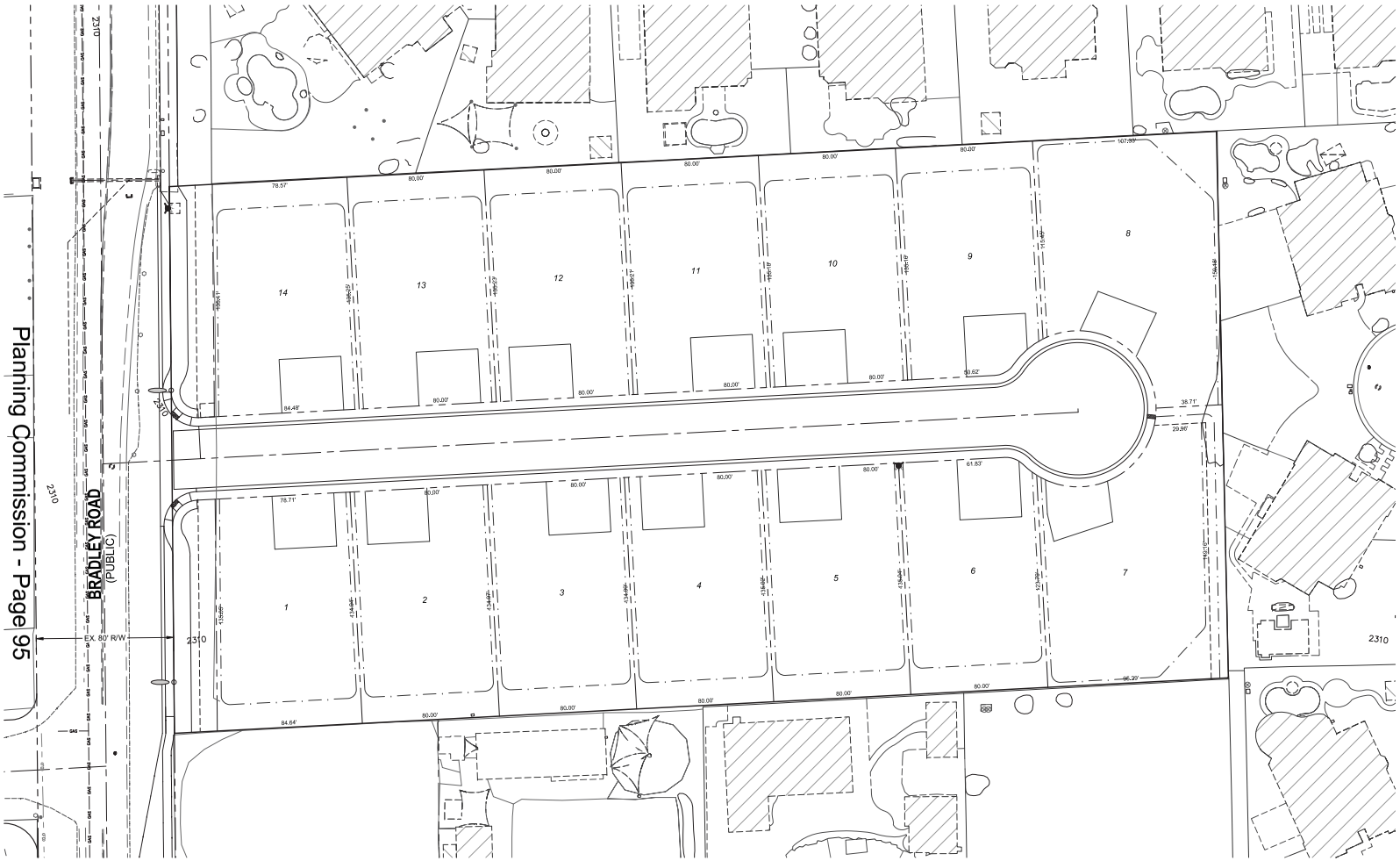
Case #	
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	20-0085 07/20/2020

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

Revised 10/27/08

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

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



Planning Commission - Page 95

20-0085
07/20/2020

SCALE: 1" = 30'
30' 15' 0' 30'

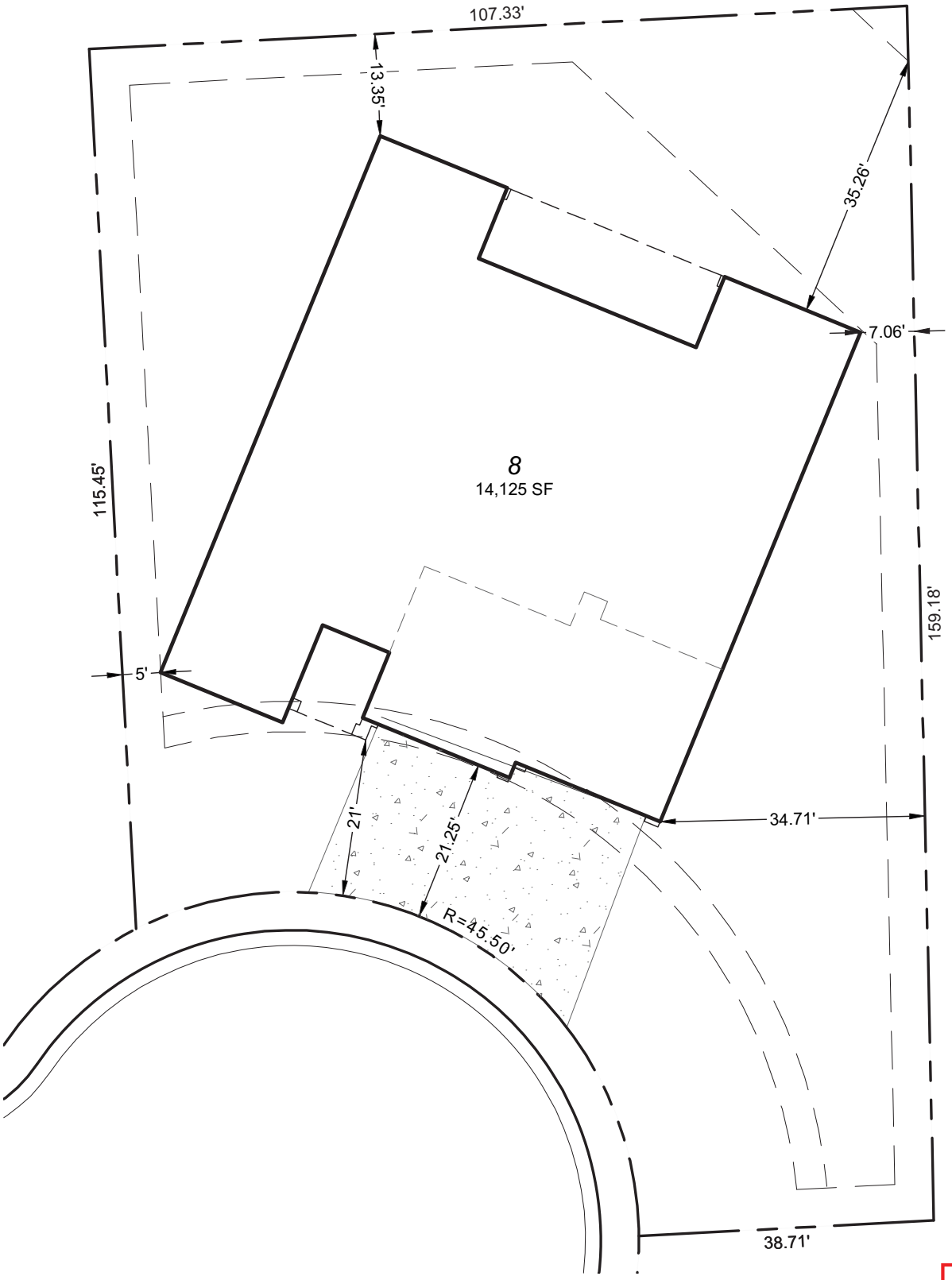
DATE: 7.2.2020
JOBNO: LEN-19-014

EST. 2000

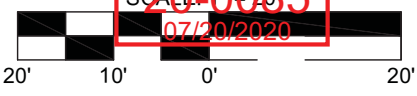
BRADLEY & ANO

BRADLEY & ANO

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233
EST. 2000







20-0085
07/20/2020

DATE: 7.2.2020
JOBNO: LEN-19-014

BRADLEY & ANO LOT 8



20-0085-VAR1 - APPLICANT/OWNER: GREYSTONE NEVADA, LLC
EAST SIDE OF BRADLEY ROAD NORTH OF ROME BOULEVARD

07/30/2020

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

July 13, 2020

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

RE: **Bradley & Ano- Justification Letter (Variance for Setbacks)**
APN: 125-24-701-005

O n behalf of our clients, G reystone of Nevada, please accept this justification letter for a setback Variance on APN 125-24-701-005.

The site consists of one parcel on 4.48 +/- net acres that has M edium -Low (M L) land use and Residential Restricted District (R-D) zoning. The site is currently undeveloped.

The adjacent parcels to the north and east have a land use of M edium -Low (M L) and are zoned R-1 developed as single-fam ily hom es. The parcels to the south have a land use of M edium -Low (M L) and are zoned Residential Estates (R-E) developed as single - fam ily hom es. The parcel to the w est has a land use of Low (L) and is zoned Residential Estates (R-E) developed as a single-fam ily hom e.

VARIANCE: Title 19.06.065 Front Yard Setback for a lot located on a cul-de-sac

W e are requesting a Variance on lot 8 for a front yard setback of 21 feet w here 25 feet is required. The lot is located on the term inus cul-de-sac that serves this large lot single fam ily subdivision. Hom esites adjacent to and across the street both had sim ilar setbacks approved that w ere supported by Staff and the Planning C om m ission. A survey conducted during the m apping process and after approval of original entitlem ents w ere approved revealed the w idth of the w estern side of the m aster parcel w as narrow er than originally anticipated.

Section 19.06.065 requires a m inim um front yard setback of 25 feet for all lots and a rear yard setback of 30 feet. These setbacks create a low -density large lot single fam ily residential district. How ever, hom es in large lot developm ents placed on cul-de-sacs can be negatively im pacted by these setbacks. As such the City has recognized this condition w ithin the other large lot zoning district of R-E. In the R-E zoning district Title 19 provides for a reduction for the front yard for lots located on cul-de-sac of 20 feet w here the standard

20-0085
07/20/2020

lot setback is 50 feet (60% reduction). This reduction in setback is permitted without a waiver or variance.

Within the large lot R-D zoning district, no reduction for front yard setback is provided for lots located on cul-de-sacs. This omission appears to be an oversight within the code as the goal to achieve a large lot zoning district with large rear yard sets cannot be achieved on lots located on cul-de-sacs without a variance. The setback requirement makes it impractical to have cul-de-sacs lots. However, the City Code favors cul-de-sacs over hammerhead designs. This leaves developers with either providing hammerheads for a terminus of roadways or requesting setback variances for cul-de-sac lots within the R-D zoning district.

Section 19.16.140 allows for a Variance of the standards "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial and purpose of any ordinance or resolution."

The zoning code creates peculiar and exception difficulties of development of cul-de-sac lots within the large lot R-D Zoning District. Approval of the setback variance for the lot within this zoning district would not impair the intent and purpose of the R-D Zoning District or other provisions of Title 19 to provide for large lot single family development with cul-de-sac terminus roads.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

Robert Cunningham, P.E.
Principal, Director of Engineering Services

20-0085
07/20/2020

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
09/02/2020

CASE: 20-0085-VAR1

SUBJECT: APPLICANT/OWNER: GREYSTONE NEVADA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 8, 2020*** 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 ***THURSDAY, SEPTEMBER 3, 2020.***

DocuSigned by:
David Cornoyer
C500637095C4490...

Signature

9/2/2020

Date

David Cornoyer

Please Print Name

Greystone Nevada, LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 10

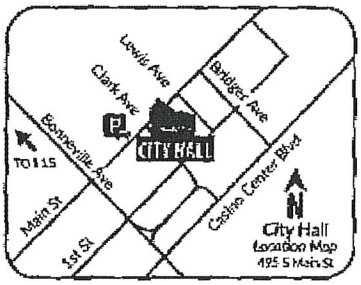
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing

1386

RECEIVED
SEP 08 2020
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.

20-0085-VAR1

Planning Commission Meeting of **09/08/2020**

20-0085-VAR1
12524610013
PAVALKO THOMAS J & KELLY A
6801 LARK MIST ST
LAS VEGAS NV 89131-2780

Submitted after final agenda

10P

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 31, 2020 6:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

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

formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 08/31/20 6:24 PM

Meeting Date:	Tuesday, September 8, 2020
Project Number:	20-0085
Position:	I OPPOSE the project and all related applications.
Name:	Thaibarus LLC
Residential or Business Address:	2409 W Old Yankton Rd Sioux Falls, SD 57108

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

Submitted after final agenda
10P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
11

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

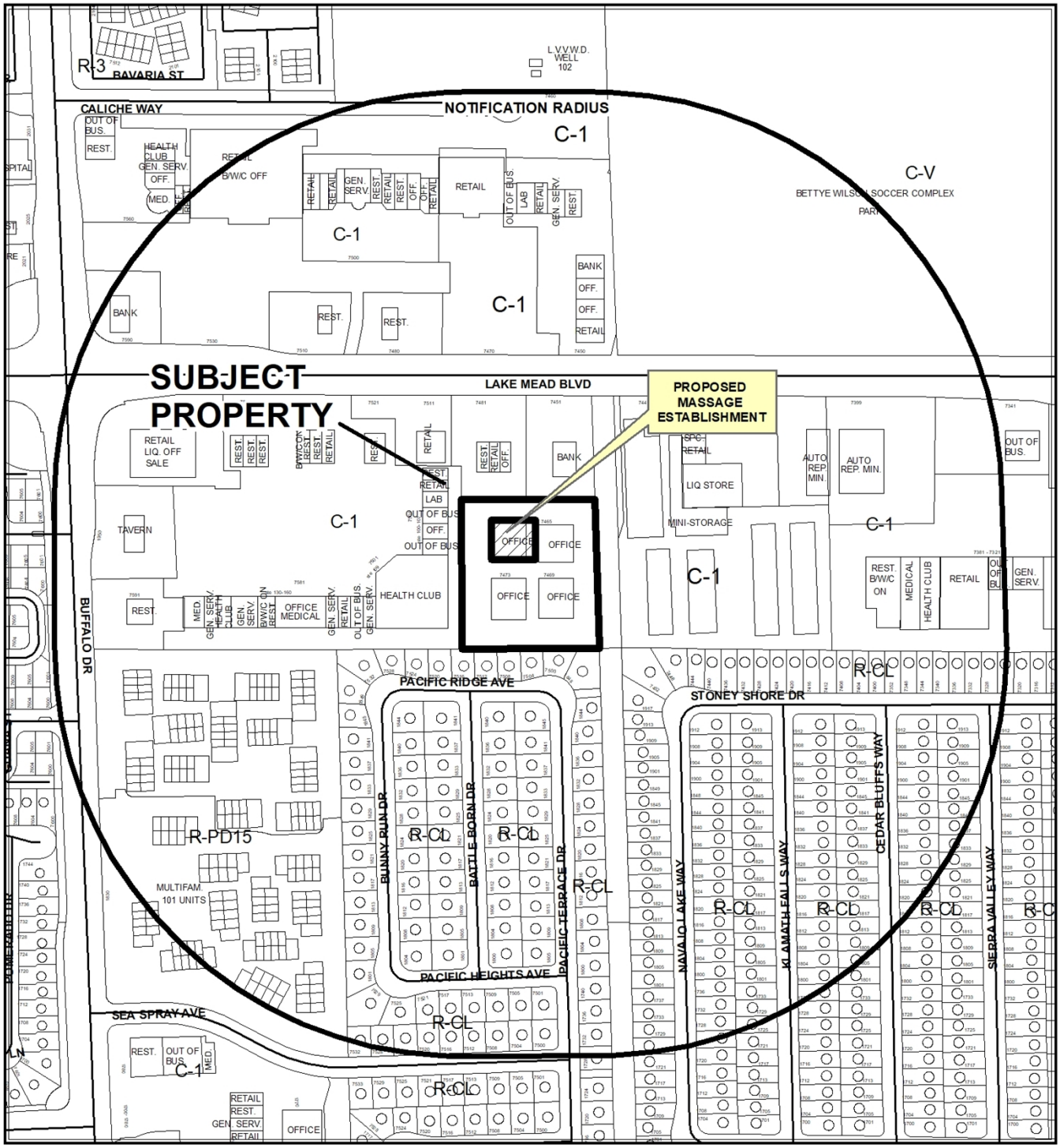
SUBJECT:
20-0048-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHAEL C. SMITH - OWNER: SUMMERHILL-PINE, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 522 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN, A PARCEL ZONED FOR RESIDENTIAL USE AND 118 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED; AND TO ALLOW A ZERO-FOOT SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 7477 West Lake Mead Boulevard, Suite #240 (APN 138-22-316-014), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

C.C.: 10/21/2020

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

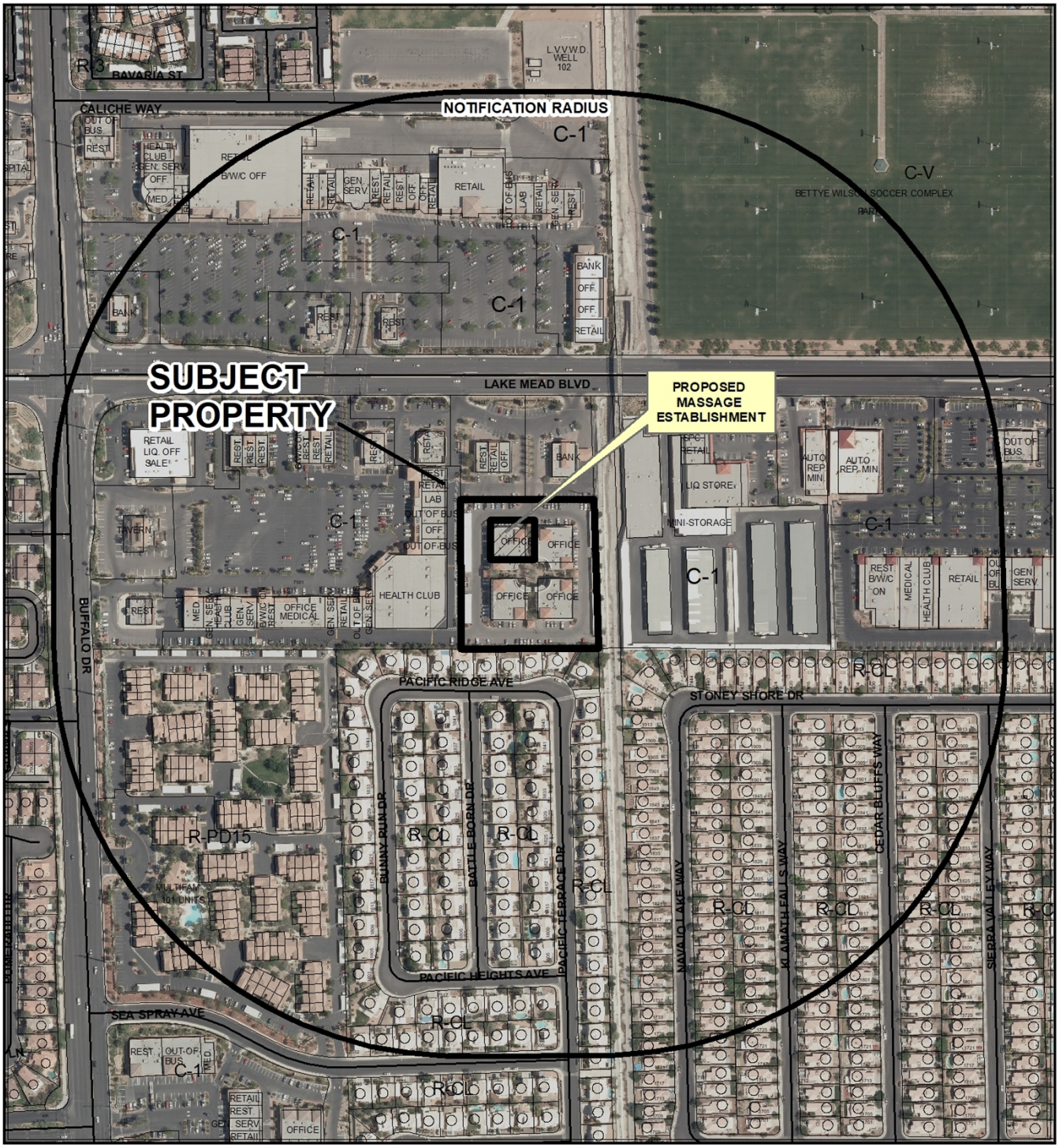
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed One Motion One Vote Documentation and Protest Postcards



CASE: **20-0048-SUP1**

RADIUS: 1000 FEET

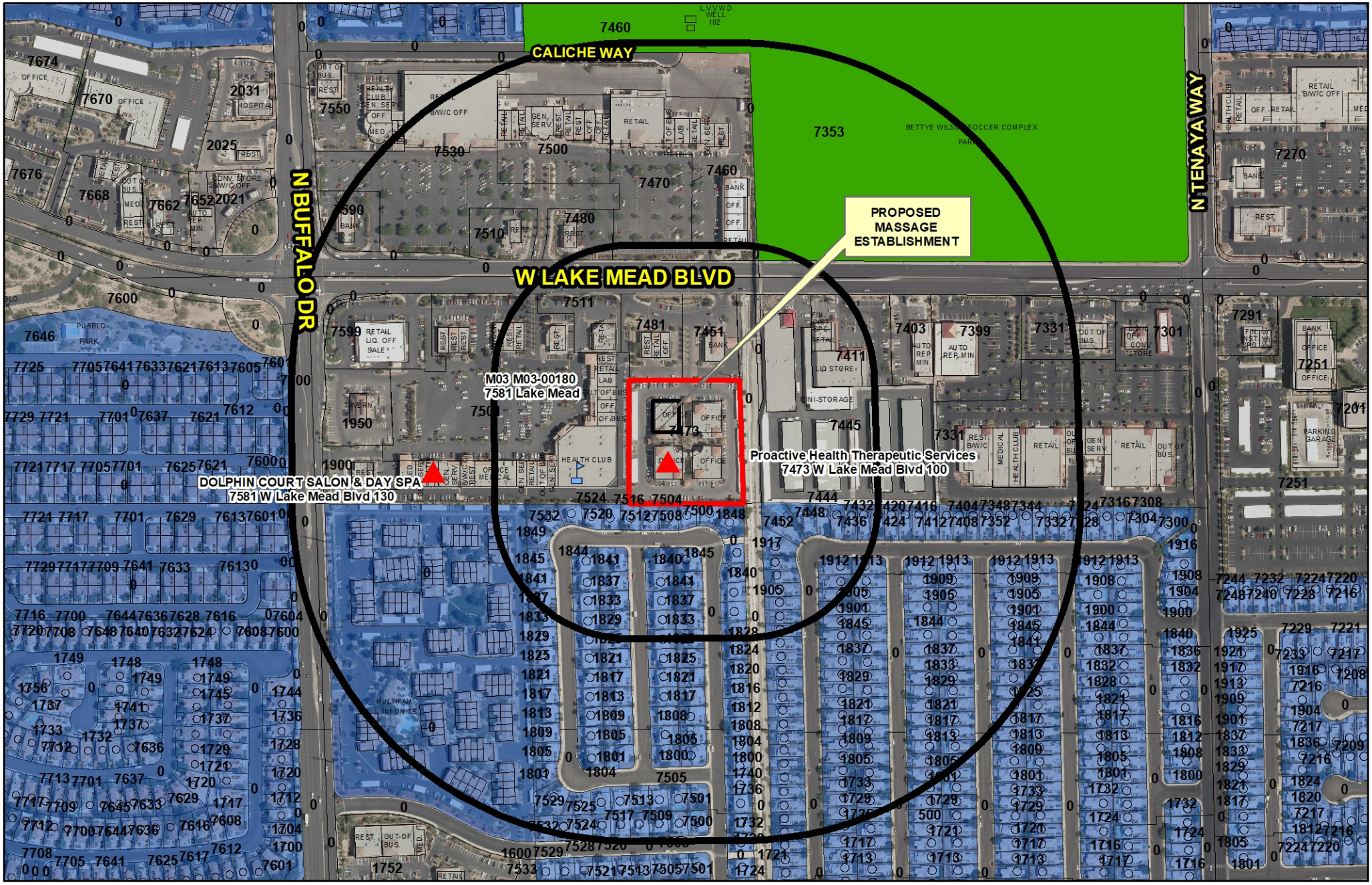
ZONING OF SUBJECT PROPERTY: C-1(LIMITED COMMERCIAL)



CASE: **20-0048-SUP1**

RADIUS: 1000 FEET

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



20-0048-SUP1

Massage Establishment

Business Licenses

- Massage Establishment

Entitlements

- APPROVED
- SCHEDULED

Protected Uses

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

- Subject Property
- Residential Property
- 400' & 1000' 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 10, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MICHAEL C. SMITH - OWNER: SUMMERHILL-PINE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0048-SUP1	Staff recommends APPROVAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 473

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0048-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.

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

3. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from an individual care center licensed for more than 12 children, a parcel zoned for residential use and a 118-foot distance separation from a City park where 400 feet is the minimum distance required.

4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a massage establishment where 1,000 feet is the minimum distance required.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to operate a proposed Massage Establishment use at 7477 West Lake Mead Boulevard, Suite #240.

ISSUES

- Per Title 19.12, a Massage Establishment use is permissible in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit. Staff recommends approval of the request.
- A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from an individual care center licensed for more than 12 children, a parcel zoned for residential use and a 118-foot distance separation from a City park where 400 feet is the minimum distance required. Staff recommends approval of the request.
- A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a massage establishment where 1,000 feet is the minimum distance required. Staff recommends approval of the request.

ANALYSIS

This is a request for a Special Use Permit for a proposed 522 square-foot Massage Establishment with two rooms located at 7477 West Lake Mead Boulevard, Suite #240. The subject tenant space is located within an existing 69,000 square-foot office complex within an existing shopping center with other retail and general office uses. The Massage Establishment use is defined by Title 19.12 as: “A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include the use “accessory massage”, as defined in this Title.”

The Minimum Special Use Permit Requirements for this use include:

1. The use shall comply with all applicable requirements of LVMC Title 6.

   The proposed use meets this requirement, as a condition of approval has been added requiring compliance with all applicable LVMC Title 6 requirements.

2. The use must be located on a secondary thoroughfare or larger.

The proposed use meets this requirement, as the subject site is accessed by Lake Mead Boulevard a 100-foot Primary Arterial and Buffalo Drive a 91-foot Primary Arterial as indicated in the Master Plan of Streets and Highways.

3. The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use.

   The proposed use does not meet this requirement, as there is a City Park, individual care center licensed for more than 12 children and residentially zoned properties within 400 feet of the subject site. The applicant is requesting a Waiver to allow a zero-foot distance separation from an individual care center licensed for more than 12 children, a parcel zoned for residential use and a 118-foot distance separation from a City park where 400 feet is the minimum distance required.

4. The use may not be located within 1,000 feet of any other massage establishment.

   The proposed use does not meet this requirement, as there are two Massage Establishments within 1,000 feet of the subject site. The applicant is requesting a Waiver to allow a zero-foot distance separation from two massage establishments located within the shopping center where 1,000 feet is the minimum distance required.

5. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis.
   The proposed use meets this requirement, as the applicant indicates in the submitted justification letter, date stamped 07/19/20, that the hours of operation would be Monday through Sunday, 9:00 a.m. to 6:00 p.m.

The proposed use would be located within an established shopping center with retail and general office uses, which has existing residentially zoned parcels located directly adjacent the southern property line. Other than the minimum use requirements in Title 19.12, there are no special development requirements pertaining to this site. Currently, there are two existing massage establishments located within the shopping center. The existing massage establishment located at 7473 West Lake Mead Boulevard, Suite #100 (Proactive Health Therapeutic Service) is an accessory use to an existing chiropractic medical office. The other massage establishment located at 7581 West Lake Mead Boulevard, Suite #130 (Dolphin Court Salon & Day Spa) is an accessory use to an existing spa. Staff has determined that the proposed use can be conducted in a harmonious manner with the surrounding land uses

Also, there is an existing individual care center licensed for more than 12 children within the shopping center at 7501 West Lake Mead Boulevard, Suite #109 (EOS Fitness). Staff notes that the individual care center is an accessory use to the existing Health Club (EOS Fitness), which is less intense than a stand-alone use. Furthermore, a City park (Bettye Wilson Soccer Complex) is located approximately 118 feet from the subject site across Lake Mead Boulevard. Staff has determined that there is ample separation from the existing City Park, due to the 100-foot Primary Arterial Street that separates the two sites. Furthermore, staff has determined there is no reasonable means of pedestrian access to the residential properties to the south. It has been determined that the proposed Massage Establishment use can be conducted in a manner that is compatible with the surrounding land uses, therefore, staff is recommending approval.

FINDINGS (20-0048-SUP1)

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

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

   Staff notes that there is either no reasonable access to the existing City Park and residentially zoned properties. Also, the existing individual care center licensed for more than 12 children and existing massage establishments are accessory land uses to the existing health club, medical office and day spa. Therefore, staff has determined the proposed use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

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

   The site contains an existing 69,000 square-foot office complex within an existing shopping center with other retail and general office uses. This site contains adequate parking for all uses, and the proposed use does not generate the need for any additional parking spaces.

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 Massage Establishment can be accessed from Lake Mead Boulevard, a 100-foot Primary Arterial and Buffalo Road a 91-foot Primary Arterial as indicated in the Master Plan of Streets and Highways; providing adequate capacity to serve the existing 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 Massage Establishment 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 Massage Establishment does not adhere to minimum distance separation requirements. The applicant is requesting a waiver of minimum distance separation requirements from an existing City park, individual care center licensed for more than 12 children, residentially zoned properties and two massage establishments.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/13/90	The City Council approved a requested for a Rezoning (Z-0143-90) from N-U (Non-Urban – Under Resolution of Intent to R-3) to C-1 (Limited Commercial) on property located on the south side of Lake Mead Boulevard, east of Buffalo Drive.
02/07/96	The City Council approved a request for a Rezoning and Plot Plan Review (Z-0107-95) for a proposed 141,624 square-foot commercial shopping center, two 24,000 square-foot two-story medical office buildings and three-story 27,960 square-foot mini-storage facility located on the southeast corner of Buffalo Drive and Lake Mead Boulevard. The Planning Commission recommended approval of the request.
03/14/96	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0107-95(1)] for a proposed retail shopping center and office buildings on property generally located on the southeast corner of Buffalo Drive and Lake Mead Boulevard.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/25/96	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0107-95(2)] for a proposed 156,720 square-foot commercial retail shopping center on property generally located on the southeast corner of Buffalo Drive and Lake Mead Boulevard.
01/23/97	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0107-95(3)] for a proposed two-story 69,000 square-foot commercial and office building on property generally located on the southeast corner of Buffalo Drive and Lake Mead Boulevard.

Most Recent Change of Ownership	
mm/dd/yy	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/17/04	A business license (#I14-00167) was issued for an Insurance Agency (Teachers Insurance Service) at 7477 West Lake Mead Boulevard, Suite #240. The license was marked inactive on 04/30/14.
04/20/14	A business license (#G62-03563) was issued for Business Support Services (A Cure Management Solutions) at 7477 West Lake Mead Boulevard, Suite #240. The license was marked inactive on 01/27/15.
	A business license (#G62-03564) was issued for Business Management and Consulting Service (A Cure Management Solutions) at 7477 West Lake Mead Boulevard, Suite #240. The license was marked inactive on 01/27/15.
06/08/14	A business license (#G62-03566) was issued for Business Support Services (Accurate Billing Solutions) at 7477 West Lake Mead Boulevard, Suite #240. The license was marked inactive on 10/13/19.

Pre-Application Meeting	
07/01/20	Submittal requirements for a Special Use Permit application for a proposed Massage Establishment were discussed with the applicant.

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

Field Check	
07/23/20	Staff performed a routine field check and noted a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	2.76

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Mini-Storage	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	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 – 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*
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Buffalo Drive	Primary Arterial	Master Plan of Streets and Highways Map	91	Y

Pursuant to Site Development Plan Review [Z-0107-95(3)], the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	69,000 SF	N/A	288				
TOTAL SPACES REQUIRED			288		382		Y
Regular and Handicap Spaces Required			278	10	370	12	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use.	To allow a zero-foot distance separation from an individual care center licensed for more than 12 children, a parcel zoned for residential use and a 118-foot distance separation from a City park	Approval
The use may not be located within 1000 feet of any other massage establishment.	To allow a zero-foot distance separation from two existing massage establishments	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

Project Address (Location) 7477 W. LAKE MEAD BLVD. STE#240, LAS VEGAS, NV 89128

Project Name VEGAS MUSCLE THERAPY **Proposed Use** MASSAGE

Assessor's Parcel #(s) 13822316014 **Ward #** ONE

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

Additional Information APPLICATION FOR SPECIAL USE PERMIT TO ALLOW MASSAGE IN AN OFFICE PLAZA

Property Owner SUMMERHILL-PINE,LLC. **Contact** ADAM LYBBERT

Address 7490 W. SAHARA AVE. City LAS VEGAS State NV Zip 89117-2740

E-mail _____ Phone 702.838.0333

Applicant MICHAEL C SMITH **Contact** MICHAEL C SMITH

Address 1629 SAND CANYON DRIVE City LAS VEGAS State NV Zip 89128

E-mail footprint3@cox.net Phone 702.460.2491

Representative RUSSELL ARMSTRONG **Contact** RUSSELL ARMSTRONG

Address 7490 W. SAHARA AVE. City LAS VEGAS State NV Zip 89117

E-mail _____ Phone 702.838.0333

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 Russell R Armstrong

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

Print Name Russell R Armstrong

AMANDA MCKIERNAN
Notary Public - State of Nevada
County of Clark
APPT. NO. 19-1357-1
My Appt. Expires Jan 29, 2023

20-0048
07/10/2020

State of Nevada County of Clark

Subscribed and sworn before me

This 10 day of July, 20 20 by, Russell Armstrong

Notary Public in and for said County and State

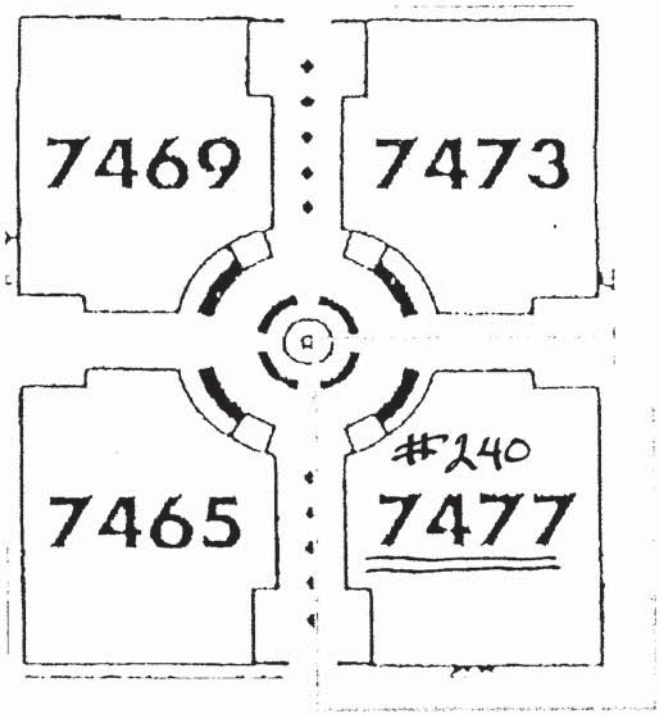
EXHIBIT A

DESCRIPTION OF DEMISED PREMISES

The demised premises are located in the building at the address set forth below. The approximate location of the demised premises is crosshatched on the following site plan.

SITE PLAN

7477 W. Lake Mead Blvd.



IN WITNESS WHEREOF, this approved site plan is executed as of the date of execution of the Lease Agreement.

LANDLORD:
SUMMERHILL-PINE LLC

By: Adam Lybbert 6/9/20 Date

TENANT:
SUMAR INC. DBA DESERT BIRKENSTOCK

By: Amy Coykendall 6/4/20 Date

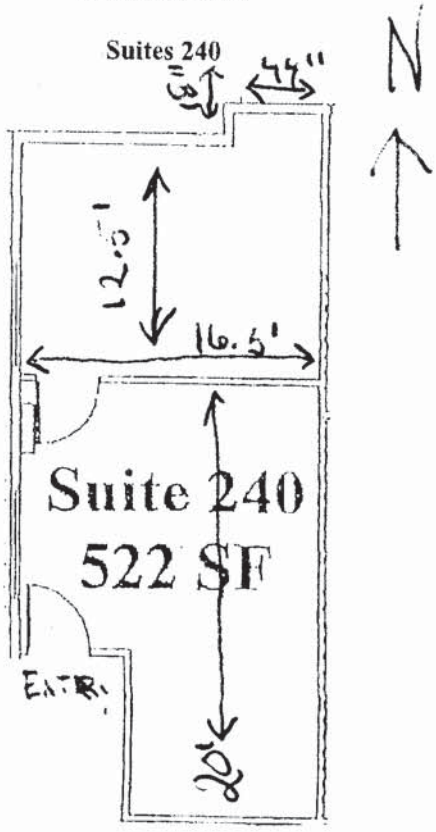
By: Michael C. Smith 6.4.2020 Date

Initials

20-0048
06/19/2020

EXHIBIT A-1

FLOOR PLAN



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By: Adam Lybbert

TENANT:
SUMAR INC. DBA DESERT BIRKENSTOCK

By: Amy Coykendall

By: Michael C. Smith

Initials

20-0048
06/19/2020



20-0048-SUP1 - APPLICANT: MICHAEL C. SMITH - OWNER: SUMMERHILL-PINE, LLC
7477 WEST LAKE MEAD BOULEVARD, SUITE #240

07/23/2020



20-0048-SUP1 - APPLICANT: MICHAEL C. SMITH - OWNER: SUMMERHILL-PINE, LLC
7477 WEST LAKE MEAD BOULEVARD, SUITE #240

07/23/2020

LETTER OF INTENT AND JUSTIFICATION

FOR MICHAEL C SMITH

7477 W. LAKE MEAD BLVD. SUITE #240

LAS VEGAS, NV 89128 - PARCEL#13822316014

To Planning Commissioners and City Councilpersons,

My name is Michael Smith and I would like to ask to be considered as a TENTATIVE AGENDA ITEM: 20-XXXX-SUP1-SPECIAL USE PERMIT - PUBLIC HEARING-APPLICANT: VEGAS MUSCLE THERAPY - OWNER:SUMMERHILL-PINE,LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 522 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT SEPARATION FROM A RESIDENTIAL USE AND 118 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED; AND TO ALLOW A ZERO-FOOT SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 7477 W. Lake Mead Blvd, Suite#240 (APN 138-22-316-014), C-1(Limited Commercial) Zone, Ward 1 (Knudsen).

My work is geared more towards medical styles of massage therapies - Trigger Point Therapy, Adhesion Release from Surgeries or Old Muscular Trauma. I specialize in clients that suffer from forms of Sciatica & Carpal Tunnel Issues to Shoulder Injuries and Migraine Headaches. The practice has me taking referrals and recommendations from Chiropractors, Physical Therapists, Orthopedic Doctors and the like. I will also be doing the more commonly known form of relaxation massage. There will be NO spa treatments provided or given, such as - Body Wraps, Wet or Dry Scrubs or any Aesthetics. The Posted Hours of Operation will be: Monday through Sunday 9am to 6pm - by Appointment only. I will have no employees as I am the only one working on my clients and this is not a spa environment.

20-0048
07/13/2020

I have spent the last 16 years working out of a Day Spa, now is the time I have decided to break away from that style of practice. With the advent of the corona-virus, it has changed the scope and operation of my industry. I am trying to take this opportunity to show massage is not just for relaxation while on vacation, a front for prostitution or a luxury. There is a legitimate need to coordinate with other medical professions to help with their clientele in recovery from whatever their treatments may be and I am looking to start that up out of this office space, if allowed.

There are questions in the formatting of this letter from the Planning Department that ask about "Sustainability". My office space does not meet any of those objectives as I am using an existing structure. As for all required licensing, I have the following:

State of Nevada Business License and Tax ID#, State of Nevada Massage License and City of Las Vegas Independent Massage Therapist License –M12. They are all current and in Good Standing at each agency.

As for "Determinations" that are needed to be met under Title 19018 - I only have the one – Special Use Permit Determination.

Under Determination 1a – my business is and will be done in such ways that are harmonious and conducive to the surrounding neighborhood and park because it will operate no different than a Medical Professionals' office due to the way I work with my clientele.

1b – Asks the site be suitable physically for the type and intensity of the use being proposed. The site is a Professional Business Plaza and is designed to handle the type of capacity I will be bringing to it. Access to my second floor office is complete with stair access and an elevator for my clients that cannot use stairs.

1c – Street and Facility Access is very adequate and easily accessible by anyone. And can handle the capacity I will bring to it. Parking is plentiful on all four sides of the plaza complex.

20-0048
07/13/2020

1d – Approval of the Special Use Permit for my office at the site in question will be consistent with and NOT compromise Public Health, Safety and Welfare or Over-All Objectives of the General Plan. There is already an existing Massage Establishment within 1000ft, and I will have no advertising for massage on the street either.

Thank You Very Much for your time……

Cheers,

Michael Smith

20-0048
07/13/2020

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
09/01/2020

CASE: 20-0048-SUP1

SUBJECT: APPLICANT: MICHAEL C. SMITH - OWNER: SUMMERHILL-PINE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 8, 2020*** 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 *THURSDAY, SEPTEMBER 3, 2020.*

Michael C Smith — Signature

Sept. 1, 2020 — Date

MICHAEL C SMITH — Please Print Name

VEGAS Muscle Therapy — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

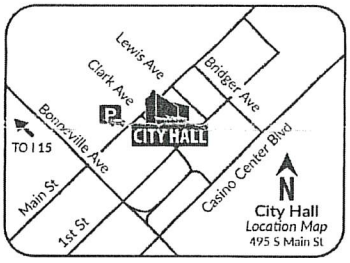
ITEM 11

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

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
SEP 01 2020
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.

20-0048-SUP1
Planning Commission Meeting of **09/08/2020**

20-0048-SUP1
13822311043
KING ROBERT L REVOCABLE LIV TR
KING ROBERT L TRS
1840 CEDAR BLUFFS WAY
LAS VEGAS NV 89128-3021

23 PRDFNP1 89126

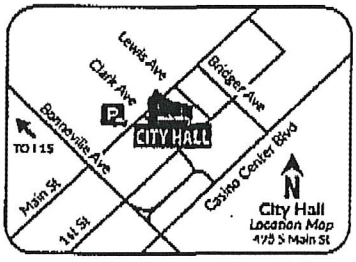
Submitted after final agenda

11P

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 08 2020
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.

20-0048-SUP1
Planning Commission Meeting of **09/08/2020**

20-0048-SUP1
13822211005
GATEWAY PLAZA 31 L L C
1667 E LINCOLN AVE
ORANGE CA 89107

RECEIVED
AUG 31 2020
Investment Concepts, Inc

11p

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
12

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

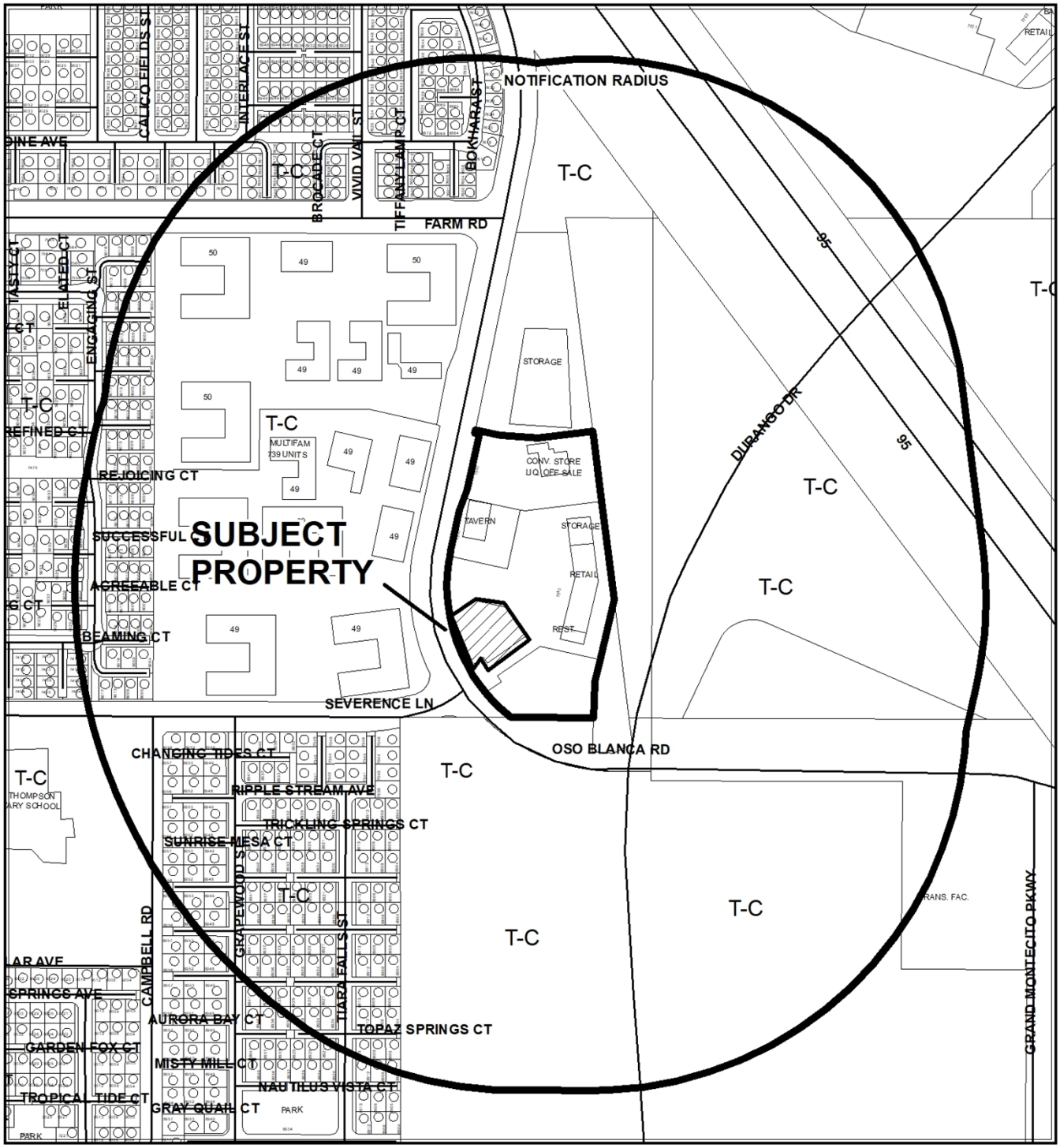
SUBJECT:
20-0084-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REMINGTON COMMERCIAL VIII, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE at the northwest corner of Oso Blanco Road and Durango Drive (APN 125-17-314-006), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

C.C.: 10/21/2020

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

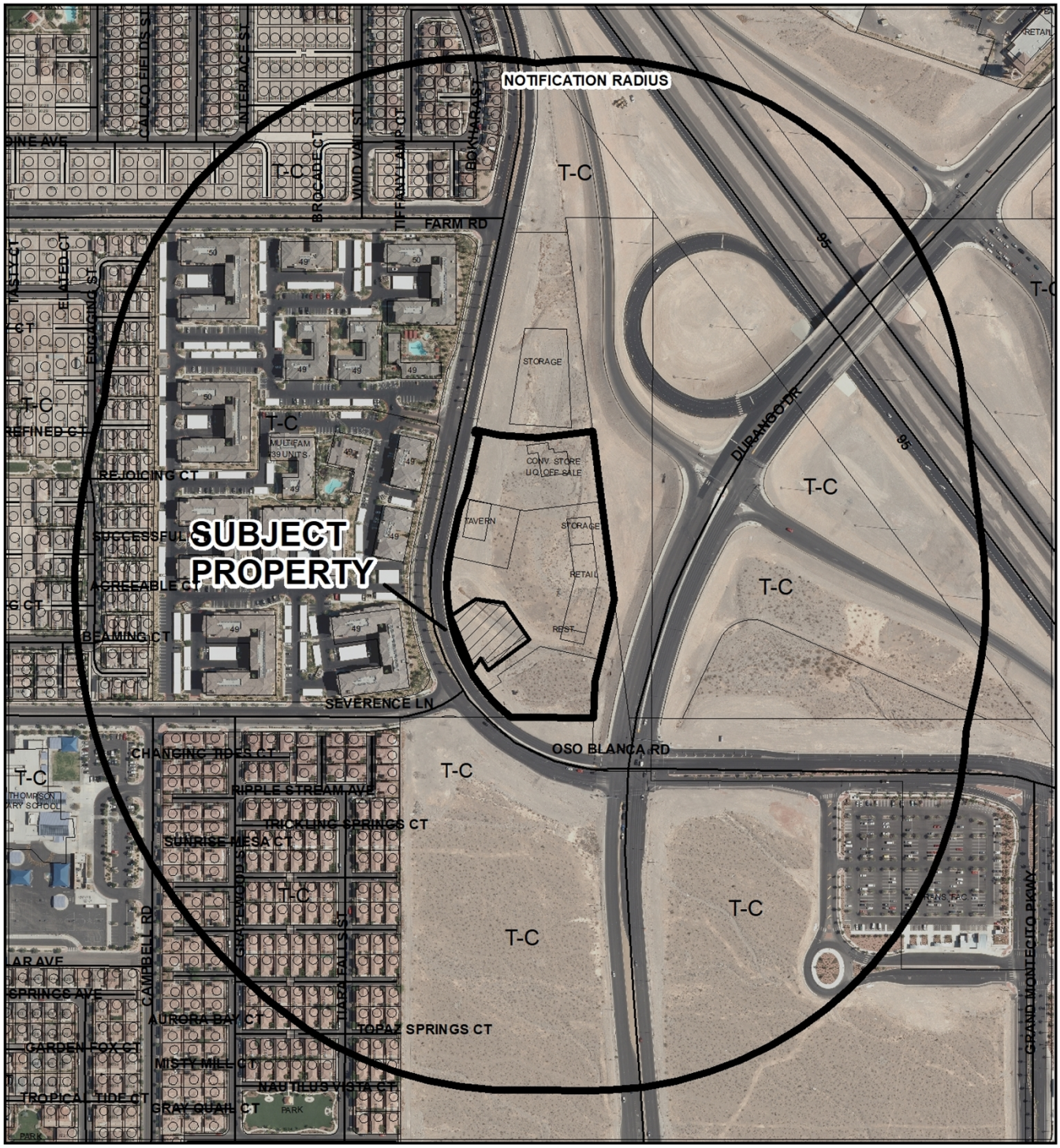
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed One Motion One Vote Documentation



CASE: **20-0084-SUP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE [GC-TC (GENERAL COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **20-0084-SUP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE [GC-TC (GENERAL COMMERCIAL-TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: REMINGTON COMMERCIAL VIII, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0084-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 57

NOTICES MAILED 314

PROTESTS 0

APPROVALS 0

CS

** CONDITIONS **

20-0084-SUP1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-58128).

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Special Use Permit request to allow a Restaurant with Drive-Through use within an existing shopping center located at the northwest corner of Oso Blanco Road and Durango Drive.

ISSUES

- Approval of a Special Use Permit is required to allow a Restaurant with Drive-Through use to be located in Town Center. Staff supports the request.
- The Planning Commission previously approved Special Use Permit (SUP-58125) to allow a Restaurant with Drive-Through use at the subject site which has since expired on April 15, 2017.

ANALYSIS

The subject site is zoned T-C (Town Center) with a GC-TC [(General Commercial – Town Center) Special Land Use Designation]. It is home to an existing shopping center and subject to Town Center and Title 19 development standards. The Planning Commission previously approved Site Development Plan Review (SDR-58128) for a 37,220 square-foot shopping center and Special Use Permit (SUP-58125) to allow a proposed Restaurant with Drive-Through use on April 14, 2015. However, as the Special Use Permit entitlement was never acted on, it has since expired on April 15, 2017. The applicant now requests a new Special Use Permit in order to allow a proposed Restaurant with Drive-Through use.

The GC-TC [(General Commercial – Town Center) Special Land Use Designation] was established to encourage intense commercial development such as the proposed shopping center with this request. While the Restaurant with Drive-Through use is appropriate, Town Center Development Standards require a Special Use Permit be obtained in order to insure the proper vehicle stacking is designed to minimize any traffic congestion issues that may result from the use. The proposed drive-through will adhere to the original site plan and elevations for Site Development Plan Review (SDR-58128).

The Las Vegas Valley Water District (LVVWD) has commented, “This property is not currently served by LVVWD for domestic service. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability.”

FINDINGS (20-0084-SUP1)

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

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

   The proposed Restaurant with Drive-Through is compatible within the proposed shopping center and will provide a needed amenity to the surrounding area.

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

   The proposed drive-through use is located within an existing shopping center that is suitable for this type of use.

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

   The site is accessed via two drive aisles leading from Oso Blanco Road into the 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.**

   This approval will not compromise the public health, safety, or welfare since permits and inspections by staff will ensure compliance.

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

   Stacking for six vehicles is being provided; therefore, all conditions are met.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
12/07/98	The City Council approved a Rezoning (Z-0076-98) of 1,468 acres to the T-C (Town Center) zoning district. The subject site was included in this Rezoning request. The Planning Commission and staff recommended approval.
04/14/15	The Planning Commission approved Special Use Permit (SUP-58125) to allow a proposed Restaurant with Drive-Through located on the northwest corner of Oso Blanco Road and Durango Drive. Staff recommended approval.
	The Planning Commission approved Site Development Plan Review (SDR-58128) for a 37,220 square-foot shopping center with a waiver to allow a reduction of perimeter landscaping along the east property line. Staff had recommended approval.

Most Recent Change of Ownership	
12/18/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/12/16	Building Permit (#C-296789) was issued for a retail center at 7500 Oso Blanco Road.

Pre-Application Meeting	
07/15/20	Staff conducted a virtual pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

Field Check	
08/30/20	Staff conducted a routine field check and found an existing shopping center with a vacant pad at the location of the proposed Restaurant with Drive-Through use. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	6.49

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
North	Shopping Center	GC-TC [(General Commercial – Town Center) Special Land Use Designation]	T-C (Town Center)
South	Undeveloped	PF-TC [(Public Facilities – Town Center) Special Land Use Designation]	T-C (Town Center)
East	Undeveloped	SC-TC [(Service Commercial – Town Center) Special Land Use Designation]	T-C (Town Center)
West	Multi Family, Attached	SX-TC [(Suburban Mixed Use – Town Center) Special Land Use Designation]	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (name and location)	N/A
Las Vegas Redevelopment Plan (Area 1/2)	N/A
Interlocal Agreement (Planning Area A1/A2/B)	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***
Oso Blanco Road	Town Center Frontage Road	Town Center Development Standards Manual	90	Y

Pursuant to Title 19.08, 19.12 and Site Development Plan Review (SDR-58128), the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	37,220 SF	1/250 SF	149				
TOTAL SPACES REQUIRED			149		304		Y
Regular and Handicap Spaces Required			144	5	291	13	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

20-0084 07/15/2020

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

Project Address (Location) 7480 Oso Blanca Road Las vegas, NV 89149

Project Name Pink Box **Proposed Use** Commercial

Assessor's Parcel #(s) 125-17-314-006 **Ward #** 6

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

Additional Information 1,975 SF / 1 story new building w/drive-thru

Property Owner REMINGTON COMMERCIAL VIII L L C Contact _____

Address 5920 S. Rainbow Blvd. Suite # 11 City Las Vegas State NV Zip 89118

E-mail _____ Phone _____

Applicant PGAL, LLC Contact Benjamin Girardin

Address 3379 W. Oquendo Road City Las Vegas State NV Zip 89118

E-mail bgirardin@pgal.com Phone _____

Representative PGAL, LLC Contact Moriah Curran

Address 3379 W. Oquendo Road City Las Vegas State NV Zip 89118

E-mail mcurran@pgal.com Phone 702.435.4448

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 DelZotto

Subscribed and sworn before me

This 15 day of July 20 20

Notary Public in and for said County and State

ROSE F. JARAMILLO
Notary Public State of Nevada
No. 93-0966-1
My appt. exp. July 26, 2020

Retail Pad:

Required: Retail General < 25k sf
1 per 175 sf 19,841 / 175 = 113
Provided: 162
Parking Ratio: 5.7 per 1000 1 per 122
H/C Required: 151-200 Sp. = 6 HC Spaces
H/C Provided: 6

PAD D:

Required: Retail General + Carwash
1 per 175 sf 3,800 / 175 = 22
+ 1 per 175 sf 1,400 / 175 = 8
30
Provided: 42
Parking Ratio: 8.0 per 1000 1 per 125
H/C Required: 26-50 Sp. = 2 HC Spaces
H/C Provided: 2

PAD C:

Required: Rest't - Service Area + Remaining
1 per 50 sf 1,900 / 50 = 38
+ 1 per 200 sf 2,927 / 200 = 15
53
Provided: 31
Parking Ratio: 6.5 per 1000 1 per 156
H/C Required: 2 - 50 Sp. = 2 HC Spaces
H/C Provided: 2

PAD B:

Required: Rest't - Service Area + Remaining
1 per 50 sf 800 / 50 = 16
+ 1 per 200 sf 1,175 / 200 = 6
22
Provided: 21
Parking Ratio: 10.6 per 1000 1 per 94
H/C Required: 1 - 25 Sp. = 1 HC Spaces
H/C Provided: 2

Parking Calculations:

PAD A:

Required: Rest't - Service Area + Remaining
1 per 50 sf 2,300 / 50 = 46
+ 1 per 200 sf 3,542 / 200 = 18
64
Provided: 50
Parking Ratio: 8.6 per 1000 1 per 117
H/C Required: 26 - 50 Sp. = 2 HC Spaces
H/C Provided: 2

SITE INFORMATION

ZONING
TC - Town Center District
APN: 125-17-301-012
COMMERCIAL AREA :
Parcel : (Approximate, to be Verified)
Total Net Area: 282,975 sf 6.496 ac
Total Bldg Area: 37,220 gsf
FAR: 0.132

PAD A:

Pad Area:	1.004 ac	43,715 gsf
Building Area:		5,842 gsf
FAR:		0.135

PAD B:

Pad Area:	0.524 ac	22,810 gsf
Building Area:		1,975 gsf
FAR:		0.087

PAD C:

Pad Area:	0.604 ac	26,330 gsf
Building Area:		4,827 gsf
FAR:		0.183

PAD D:

Pad Area:	1.465 ac	63,800 gsf
Building Area:		4,900 gsf
FAR:		0.076

Retail Pad:

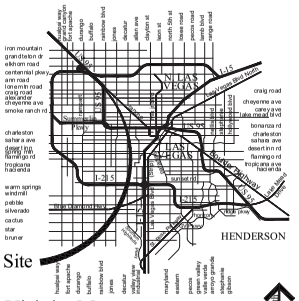
Pad Area:	2.900 ac	126,320 gsf
Building Area:		19,841 gsf
FAR:		0.157

Parking Reqirements

As Shopping Center

Required: 1 per 250 sf 37,385 / 250 = 150
Provided: 301
Ratio: (37,385 sf) 8.0 per 1000 1 per 124





Vicinity Map

Scale: 1" = 30'

North

0 30 60 120

Project No.: 114031 October 25, 2016

Overall Site Plan

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I-95 & Durango Center

Las Vegas, Nevada

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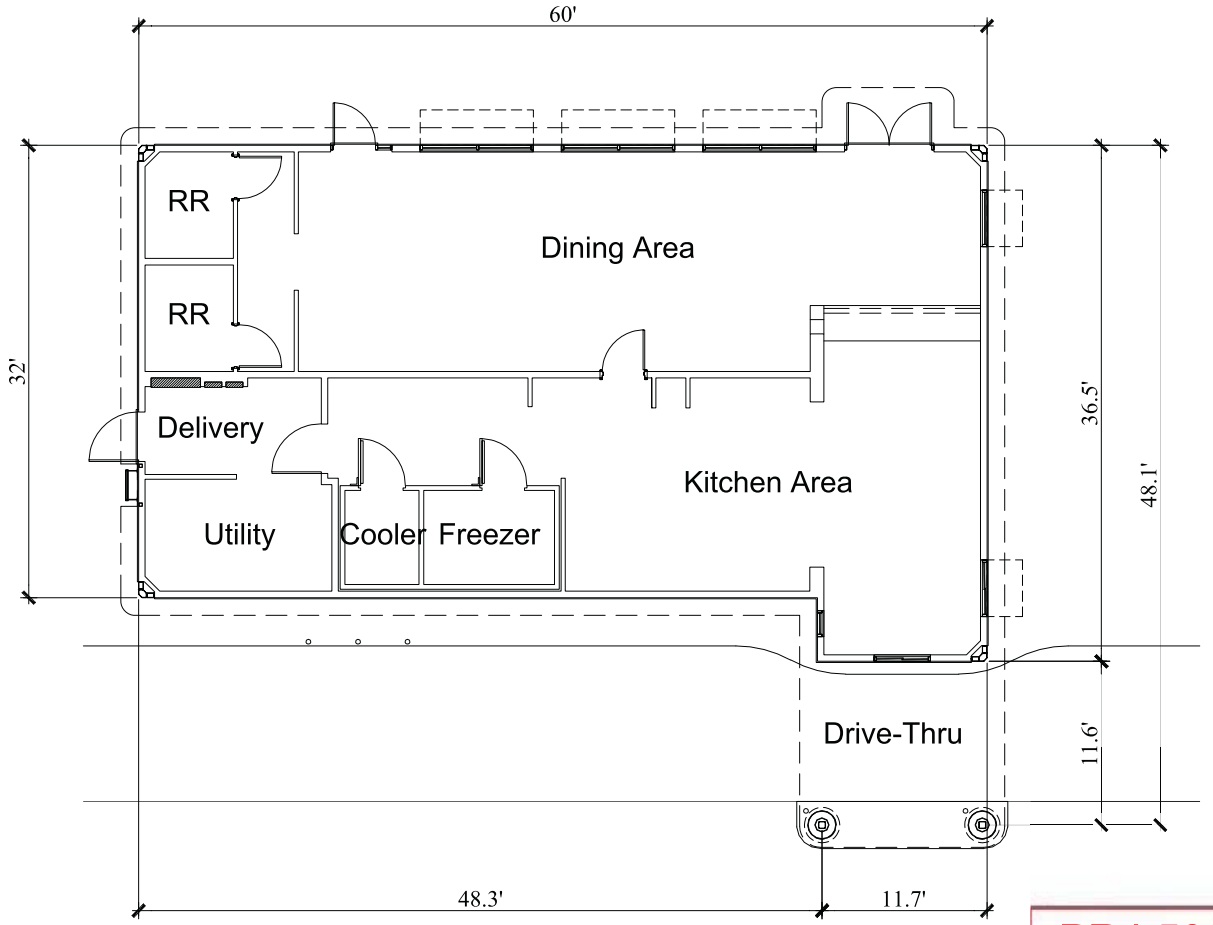

PRJ-58098
02/26/15

20-0814
08/17/2020

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Pad B Floor Plan

Scale: 1" = 4'
0 4 8 16

Project No.: 114031 February 26, 2015

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SUP-58125, SUP-58126, SUP-58127 and SDR-58128

Parking Reqirements

PAD A:

Required: Rest't - Service Area + Remaining
1 per 50 sf 1,800 / 50 = **36**
+ 1 per 200 sf 2,245 / 200 = **12**
48

Provided: **53**

Parking Ratio: 13.1 per 1000 1 per 76

H/C Required: 51-75 Sp. = 3 HC Spaces

Provided: **3**

PAD B:

Required: Rest't - Service Area + Remaining
1 per 50 sf 800 / 50 = **16**
+ 1 per 200 sf 1175 / 200 = **6**
22

Provided: **21**

Parking Ratio: 10.6 per 1000 1 per 94

H/C Required: 1-25 Sp. = 1 HC Spaces

Provided: **2**

PAD C:

Required: Bank
1 per 200 sf 4,200 / 200 = **21**

Provided: **26**

Parking Ratio: 6.1 per 1000 1 per 160

H/C Required: 26-50 Sp. = 2 HC Spaces

Provided: **2**

PAD D:

Required: Retail General + Carwash
1 per 175 sf 3,800 / 175 = **22**
+ 1 per 175 sf 1,400 / 175 = **8**
30

Provided: **42**

Parking Ratio: 8.0 per 1000 1 per 125

H/C Required: 26-50 Sp. = 2 HC Spaces

Provided: **2**

Retail Pad:

Required: Retail General < 25k sf
1 per 175 sf 19,200 / 175 = **110**

Provided: **162**

Parking Ratio: 8.4 per 1000 1 per 120

H/C Required: 151-200 Sp. = 6 HC Spaces

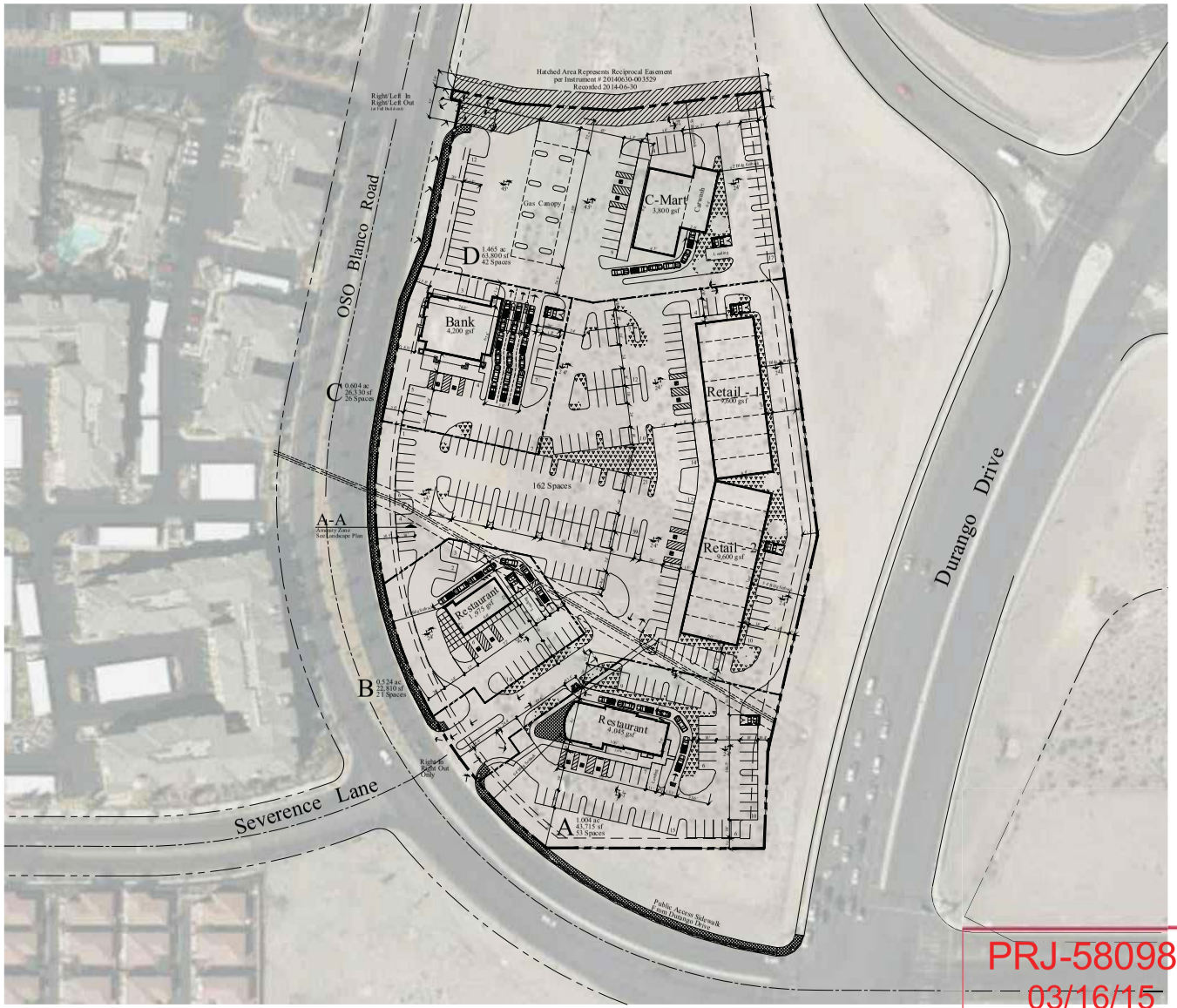
Provided: **6**

As Shopping Center

Required: 1 per 250 sf 34,620 / 250 = **139**

Provided: **304**

Ratio: (34,620 sf) 8.8 per 1000 1 per 115



SITE INFORMATION

ZONING:
TC - Town Center District

APN:
Parcel No. 125-17-301-012

COMMERCIAL AREA :
Parcel : (Approximate, to be Verified)

Total Net Area:	282,975 sf	**6.496 ac**
Total Bldg Area:		**37,220 gsf**
FAR:		**0.132**

PAD A:

Pad Area:	**1.004 ac**	**43,715 gsf**
Building Area:		**4,045 gsf**
FAR:		**0.093**

PAD B:

Pad Area:	**0.524 ac**	**22,810 gsf**
Building Area:		**1,975 gsf**
FAR:		**0.087**

PAD C:

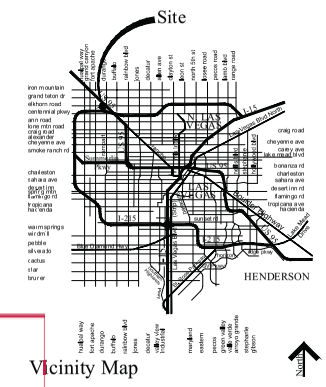
Pad Area:	**0.604 ac**	**26,330 gsf**
Building Area:		**4,200 gsf**
FAR:		**0.160**

PAD D:

Pad Area:	**1.465 ac**	**63,800 gsf**
Building Area:		**5,200 gsf**
FAR:		**0.082**

Retail Pad:

Pad Area:	**2.900 ac**	**126,320 gsf**
Building Area:		**19,200 gsf**
FAR:		**0.152**



Vicinity Map

PRJ-58098
03/16/15

Scale: 1" = 50'
0 50 100 200

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20-0084
08/13/2020

Conceptual Site Plan

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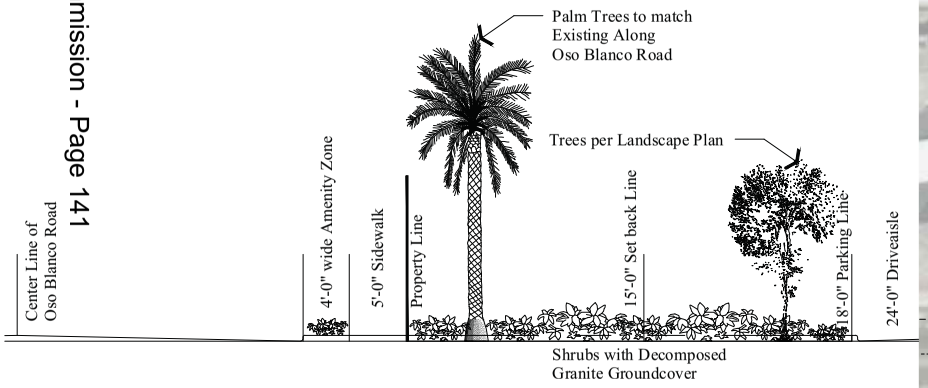
SUP-58125, SUP-58126, SUP-58127 and SDR-58128 - REVISED

TREE / PLANT SCHEDULE

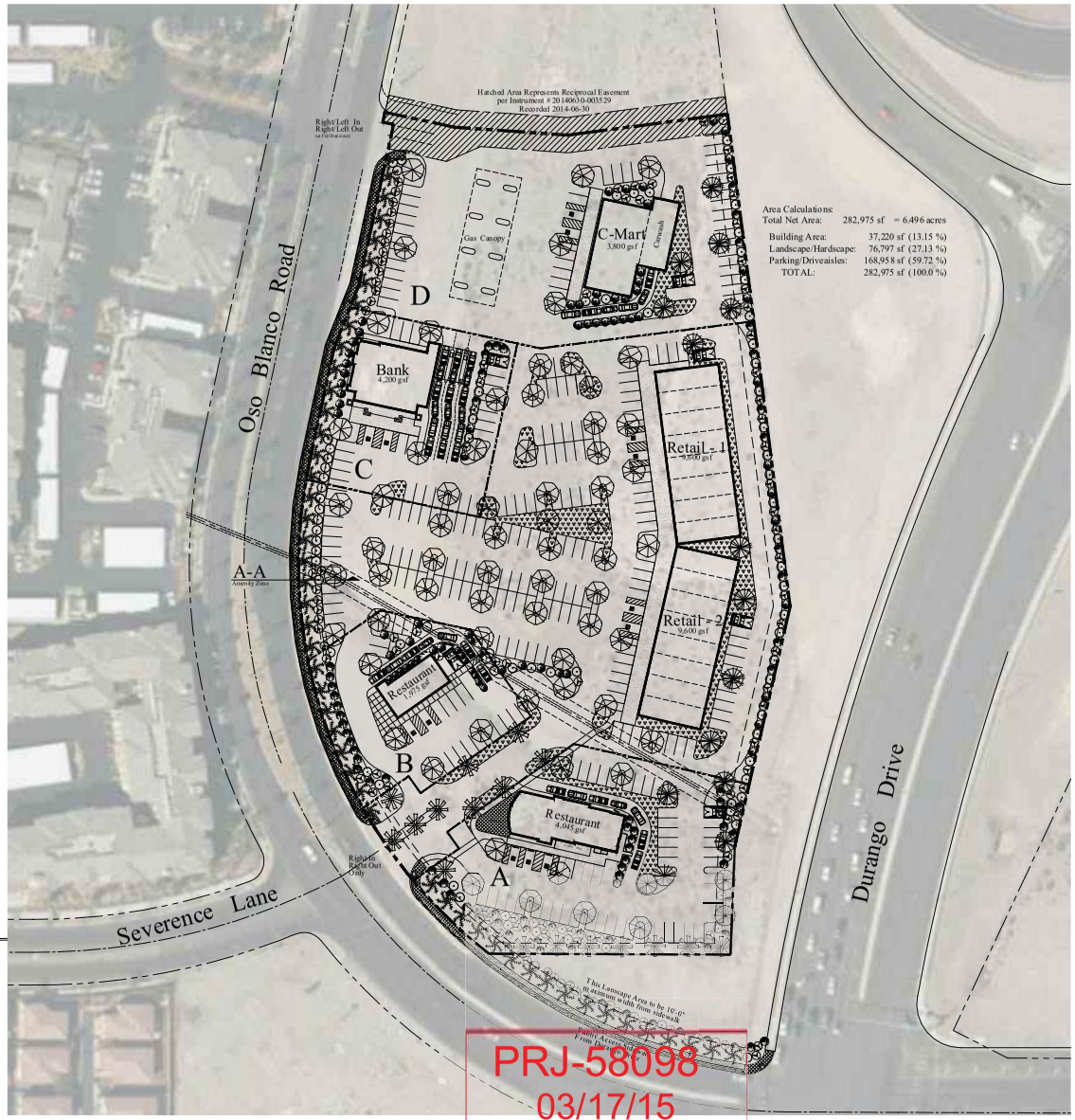
SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	36	Full Grown Palm Trees to match Extg. @ Oso Blanco	20'-0" per Centennial Parkway Req.	---	-- ---
	17	24" box Balled & Burlapped	Varies, See Setback Requirements	Mondel/Afghan Pine	Pinus Eldarica
	17	24" box Balled & Burlapped	Varies, See Setback Requirements	Mexican Blue Palm	Brahea Armata
	67	24" box Balled & Burlapped	Varies, See Setback Requirements	Catclaw Acacia	Acacia Greggii
	850	Various Shrubs Size Varies 5 gal. min.	N/A	Big Sagebrush Pink Fairy Duster Sweet Bush	Artemisiia Tridentata Calliandra Eriophylla Bebbia Juncea
		N/A	**N/A**	Desert Landscape (combination of river rocks and gravel)	
		N/A	N/A	Concrete Sidewalk	

LANDSCAPING NOTES:

1. ALL PLANTING AREAS TO BE PROVIDED WITH DECOMPOSED GRANITE GROUNDCOVER - ADOBE RED AND/OR MOJAVE GOLD IN COLOR 2" DEEP AND SIZE TO BE 3/4" SCREENED OVER 6MIL VISQUEEN FOR WEED PROTECTION.
2. DESERT LANDSCAPE AREAS TO BE PROVIDED WITH ROCK GROUNDCOVER - ADOBE RED AND/OR MOJAVE GOLD IN COLOR - 6" DEEP AND SIZE TO BE VARYING FROM 1" CRUSHED GRAVEL TO 12" RIVER ROCKS OVER 6 MIL VISQUEEN FOR WEED PROTECTION.



Conceptual Section A-A



PRJ-58098
03/17/15

Conceptual Landscape Plan

North

Scale: 1" = 50'

0 50 100 200

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SUP-58125, SUP-58126, SUP-58127 and SDR-58128 - REVISED



Elevation Image Restaurant

Pad A Image - Restaurant

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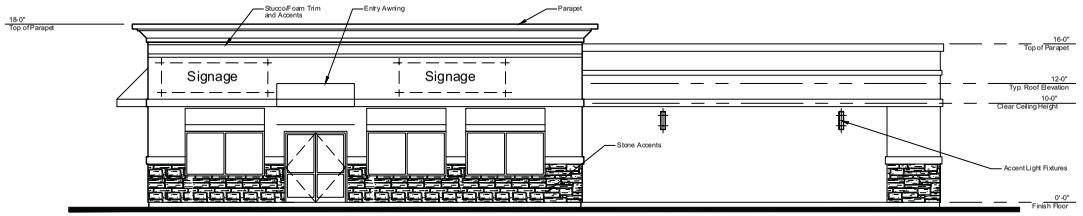
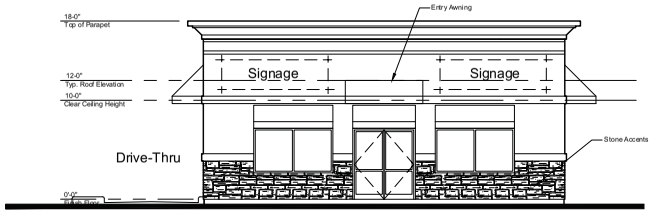
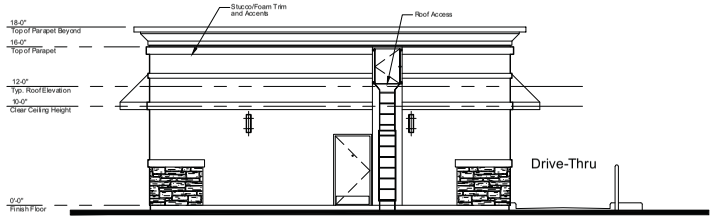


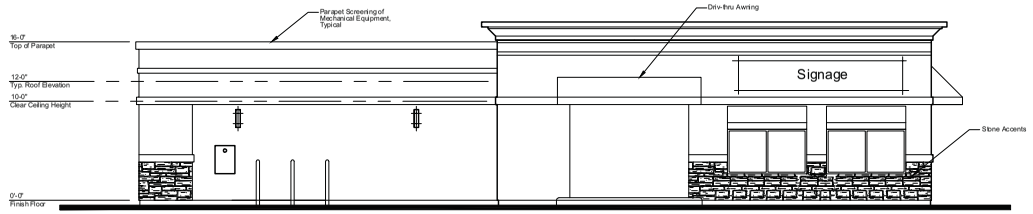
South Elevation



West Elevation



East Elevation



North Elevation

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Pad B Building Elevations

Scale: 1" = 8'

0 8 16 32

Project No.: 114031 February 26, 2015

Remington Commercial
InterCapital Development
Investment Equity Developers

200084
08/22/2020

I-95 & Durango

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PRJ-68098
02/26/15

SUP-58125, SUP-58126, SUP-58127 and SDR-58128



Southwest Building Image



Drive-Thru Image



Overall South Building Image @ Drive-Thru



Main Entry Image

Pad C Images - Bank with Drive-Thru

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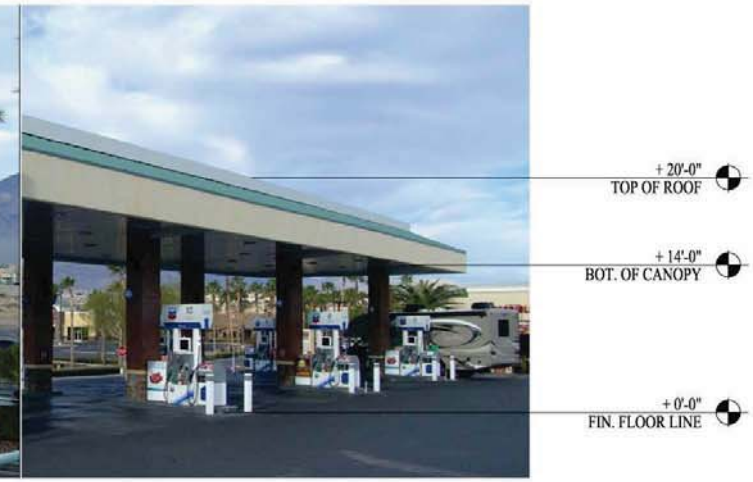
20-0084
08/22/2020
PRJ-58098
02/26/15

SUP-58125, SUP-58126, SUP-58127 and SDR-58128



Car Wash Image



Gas Pump Canopy Image



C-Mart / Carwash Canopies Image



C-Mart Main Entery Image

Pad D Images - C-Mart / Gas Station

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Remington Commercial
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I-95 & Durango

Las Vegas, Nevada

February 11, 2015

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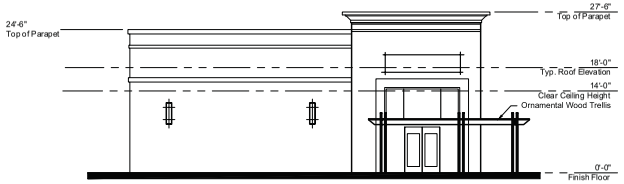
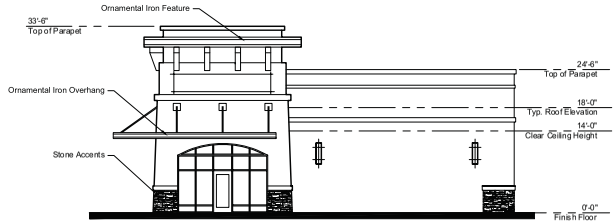
20-0084
08/12/2020
PRJ-58098
02/26/15

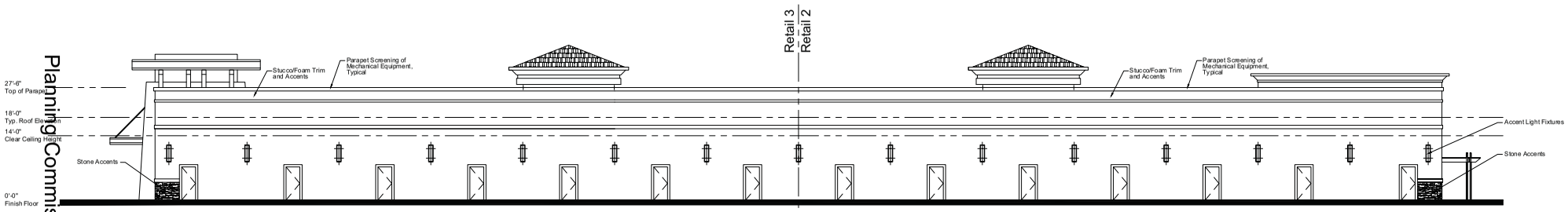
SUP-58125, SUP-58126, SUP-58127 and SDR-58128



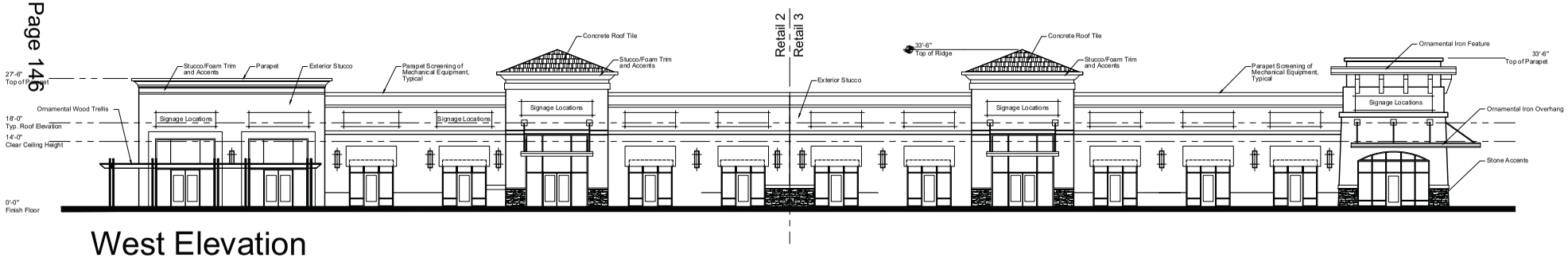
North Elevation



South Elevation



East Elevation



West Elevation

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Retail 2 & 3 Building Elevations

Scale: 1" = 10'

0 10 20 40

Project No.: 114031 February 3, 2015

Remington Commercial
InterCapital Development
Investment Equity Developers

20-0064
02/12/2020

I-95 & Durango

Las Vegas, Nevada

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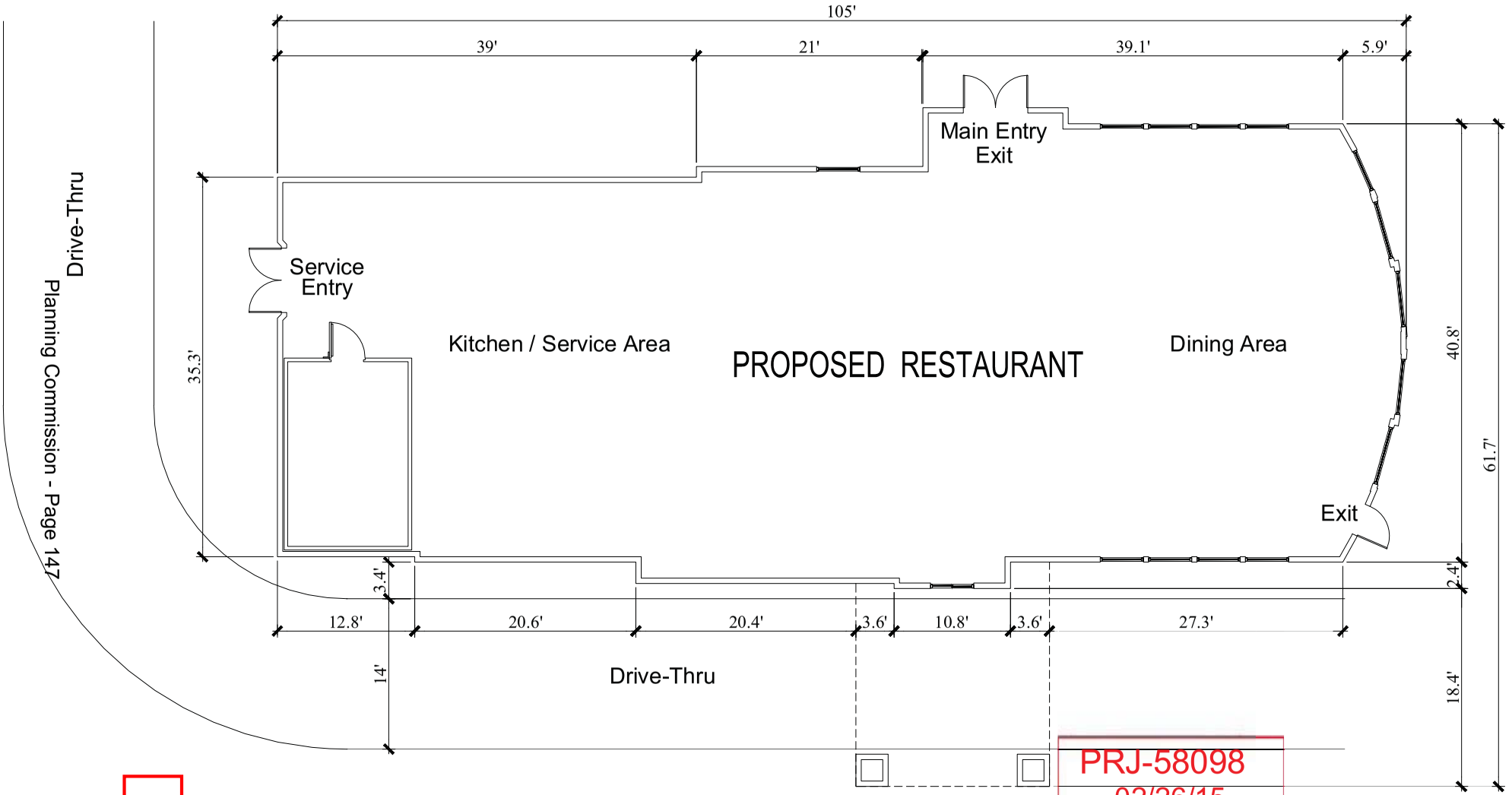
PRJ-58098
02/26/15

SUP-58125, SUP-58126, SUP-58127 and SDR-58128



PRJ-58098
02/26/15

20-0084
08/12/2020

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Pad A Floor Plan (3,669 Sq. Ft.)

Scale: 1" = 4'

Project No.: 114031 February 26, 2015

Remington Commercial
InterCapital Development
Investment Equity Developers

I-95 & Durango

Las Vegas, Nevada

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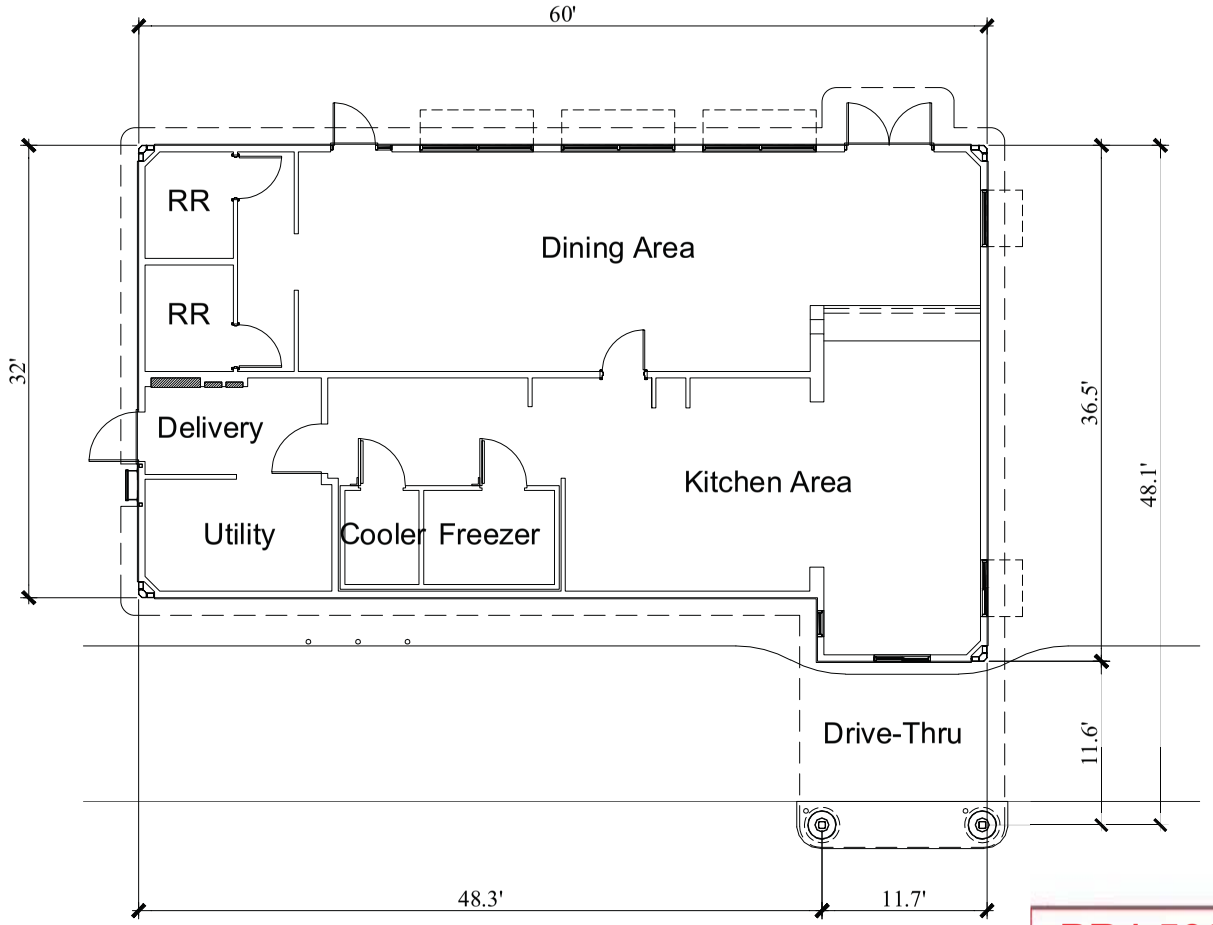
702.979.9900 ■ LAS VEGAS ■ Info@EDG-NV.com

SUP-58125, SUP-58126, SUP-58127 and SDR-58128



PRJ-58098
02/26/15

20-0084
08/13/2020

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Pad B Floor Plan

Scale: 1" = 4'
0 4 8 16

Project No.: 114031 February 26, 2015

Remington Commercial
InterCapital Development
Investment Equity Developers

I-95 & Durango

Las Vegas, Nevada

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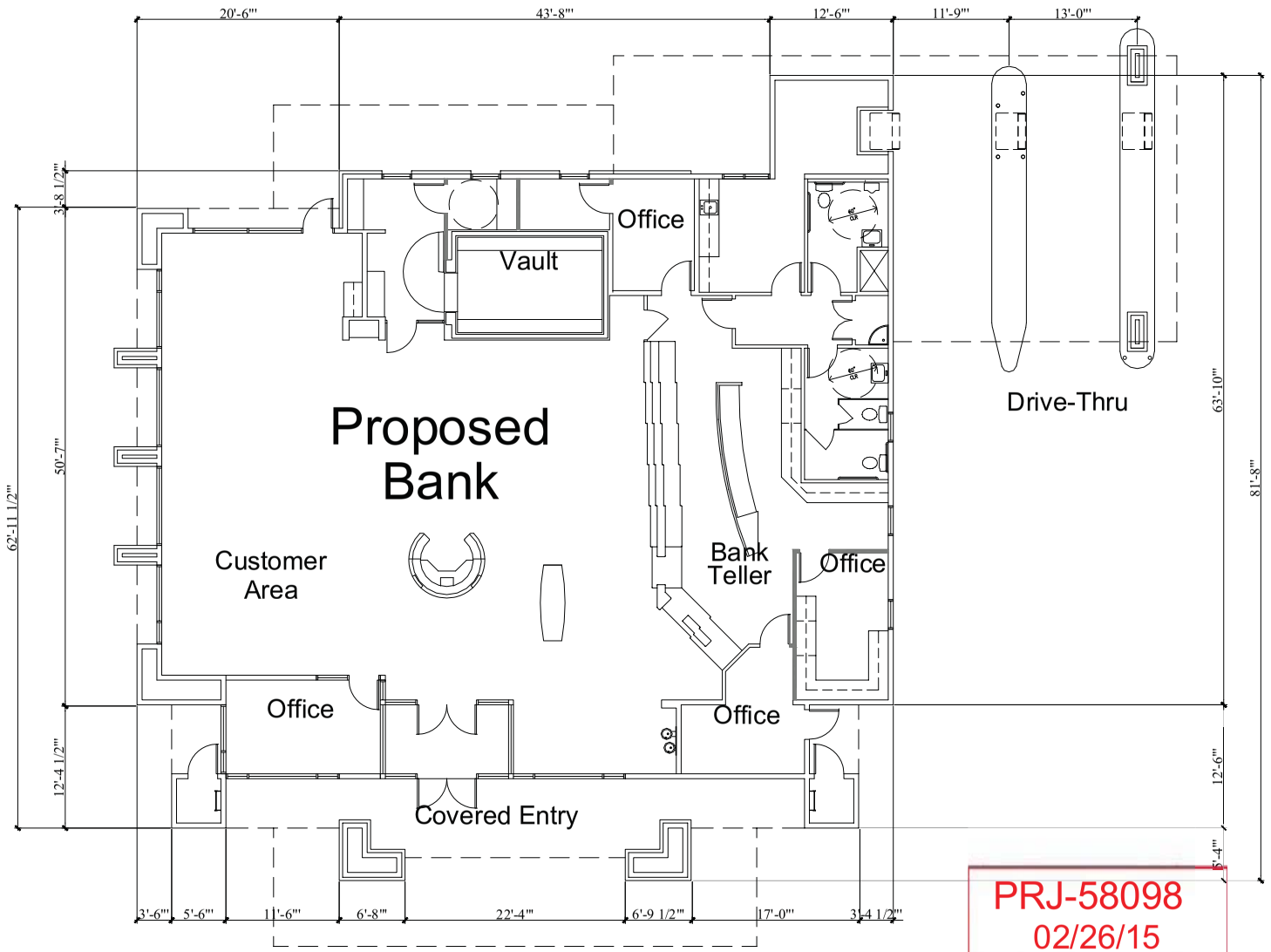
SUP-58125, SUP-58126, SUP-58127 and SDR-58128



PRJ-58098
02/26/15

20-0084
08/13/2020

Pad C Floor Plan

Scale: 1" = 4'

Project No.: 114031 February 26, 2015

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InterCapital Development
Investment Equity Developers

I-95 & Durango

Las Vegas, Nevada

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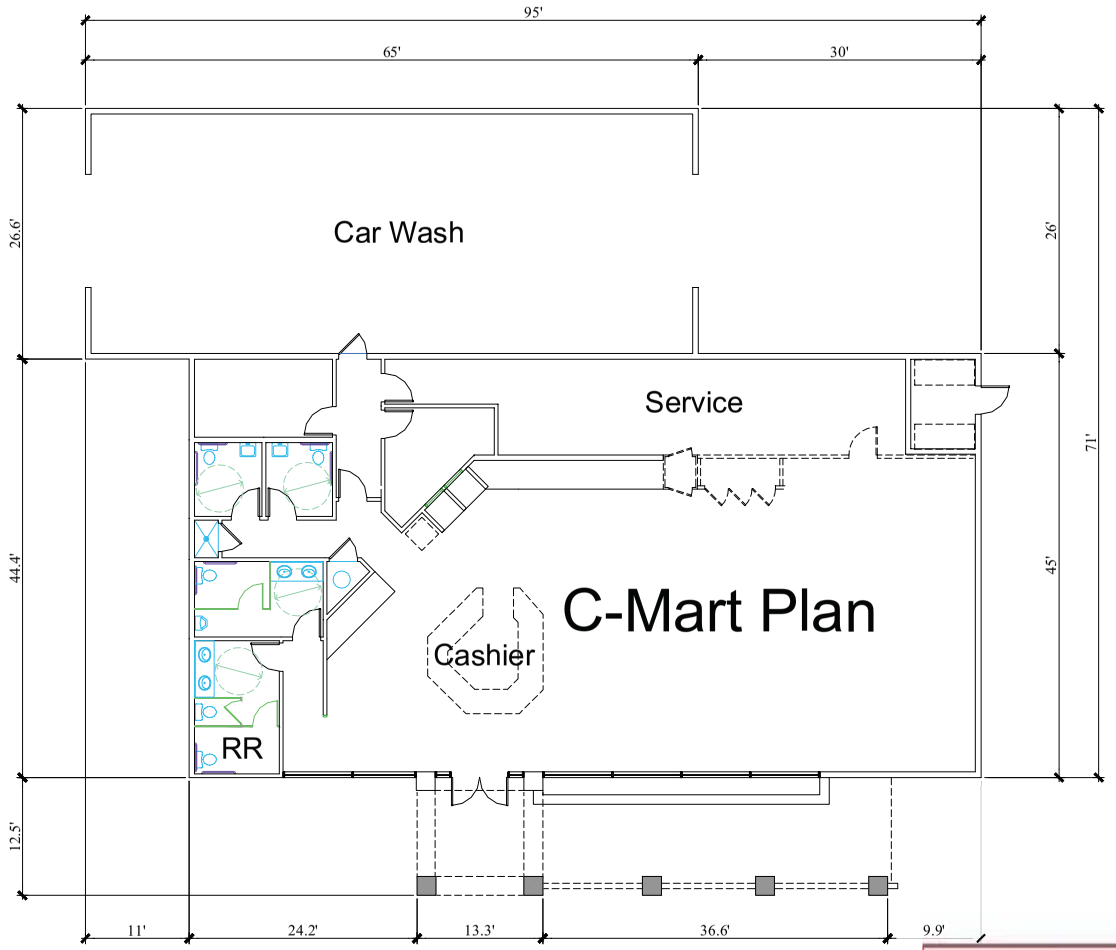
702.979.9900 ■ LAS VEGAS ■ Info@EDG-NV.com

SUP-58125, SUP-58126, SUP-58127 and SDR-58128



PRJ-58098
02/26/15

20-0814
08/13/2020

Pad D Floor Plan

Scale: 1" = 4'

Project No.: 114031 February 26, 2015

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Remington Commercial
InterCapital Development
Investment Equity Developers

I-95 & Durango

Las Vegas, Nevada

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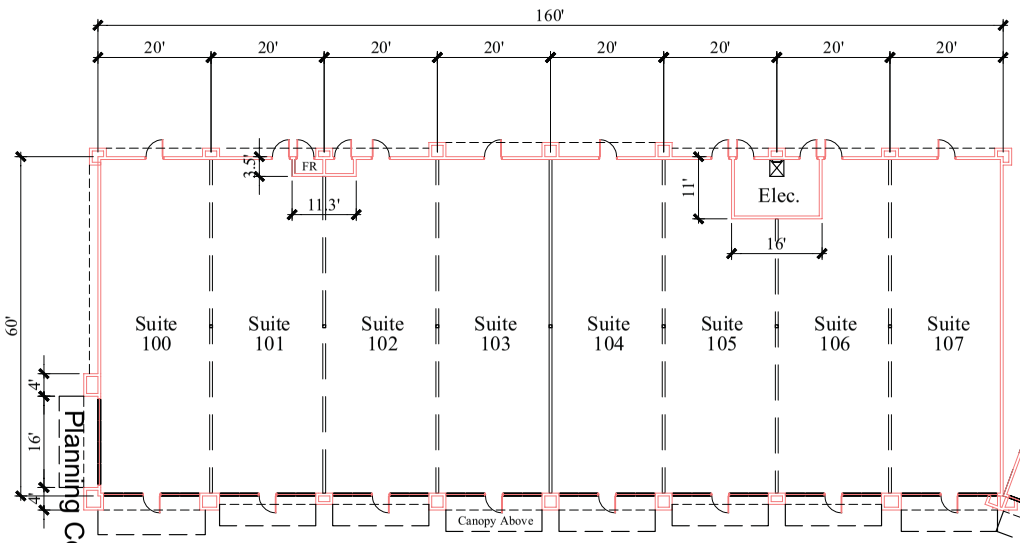
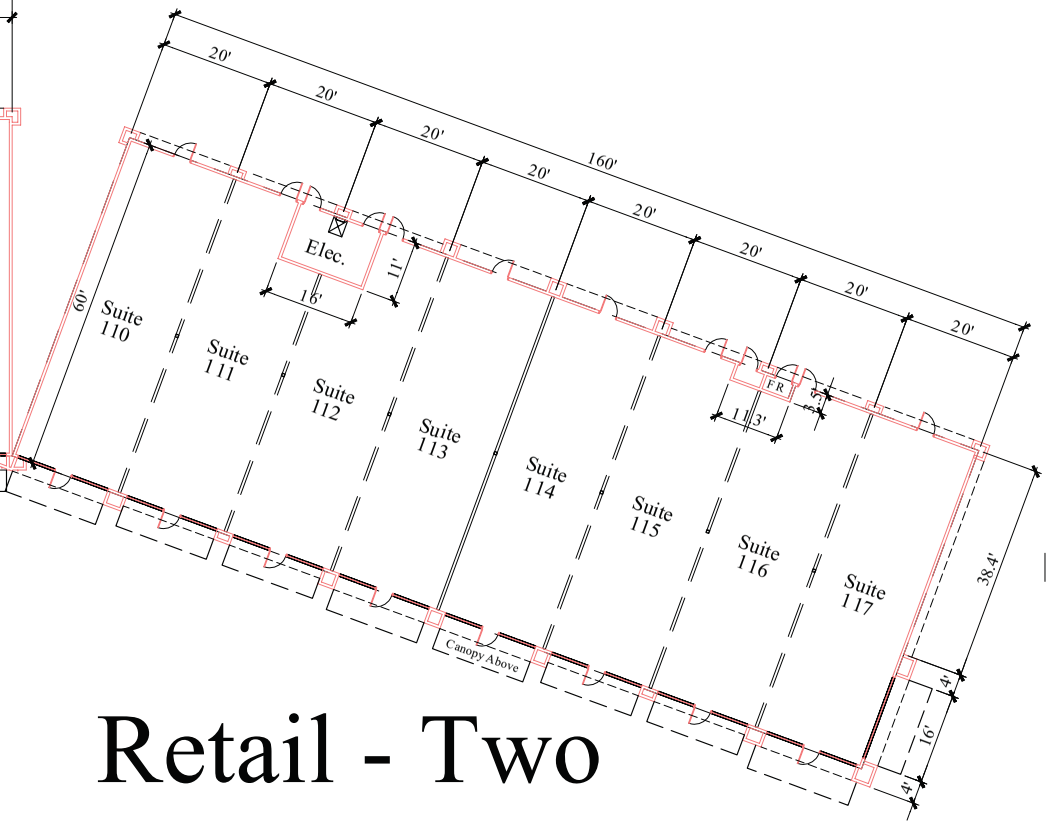
702.979.9900 ■ LAS VEGAS ■ Info@EDG-NV.com

SUP-58125, SUP-58126, SUP-58127 and SDR-58128





Retail - One

Retail - Two

Planning Commission - Page 151

Floor Plan Note: Final Plan lay-out will be dependent upon space requirements of future tenants for the Retail Buildings.

20-0084
08/12/2015

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Remington Commercial
InterCapital Development
Investment Equity Developers

Retail 1 & 2 - Floor Plans

I-95 & Durango

Las Vegas, Nevada

Scale: 1" = 10'

0 10 20 40

Project No.: 114031 February 26, 2015

PRJ-58098
03/26/15

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702.979.9900 ■ LAS VEGAS ■ Info@EDG-NV.com

SUP-58125, SUP-58126, SUP-58127 and SDR-58128



20-0084-SUP1 - APPLICANT/OWNER: REMINGTON COMMERCIAL VIII, LLC
NORTHWEST CORNER OF OSO BLANCO ROAD AND DURANGO DRIVE

07/30/2020



20-0084-SUP1 - APPLICANT/OWNER: REMINGTON COMMERCIAL VIII, LLC
NORTHWEST CORNER OF OSO BLANCO ROAD AND DURANGO DRIVE

07/30/2020

ARCHITECTURE
INTERIORS
PLANNING

PGAL

July 9, 2020

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

RE: Special Use Permit for a Proposed PINK BOX – APN # 125-17-314-006

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

Pink Box is proposing a new 1,9000 gross SF building with drive-through located at 7480 Oso Blanca Road Las Vegas, NV 89149. This pad was previously approved through SDR-58128 as a pad in the shopping center within the Town Center.

The proposed restaurant building is the attractive design based on the current Pink Box prototype and is consistent with the other Pink Boxes that have been constructed in the City of Las Vegas. We seek approval on a special use permit to allow the proposed restaurant drive-through, which was previously approved under SUP-58126.

We feel that this is an appropriate use for the land and will be a welcomed addition to the surrounding area. We are requesting the support of staff and Planning Commission this application.

Please contact me for any additional information or if you have any questions 702-435-4448.

Thanks,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

20-0084
07/15/2020

PGAL, LLC
7373 Peak Dr., Suite 170
Las Vegas, NV 89128

t 702 435 4448
f 702 435 4470

Jeffrey P. Gerber, AIA | Ken Brown, AIA | David L. Andrews, AIA | Paul D. Bonnette, AIA | Jefferson D. Bulla III, AIA | Dennis M. Comiskey, PE
Matthew Ellis, AIA | Samuel J. Ferrer, AIA | Jeth Funk | Sharon Gajeski, AIA | Costas Georghiou, PE | Benjamin J. Girardin, AIA
Ryan Josefovsky, PE | Sharon Lang | Michael H. Lloyd, AIA | David F. Moss, AIA | Greg Mullin, AIA | Ian A. Nestler, AIA | Iván Pire, AIA
Cris Ruebush, AIA | Derron S. Vincik, PE | Jeffrey A. Weiner, AIA

PGAL.COM

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
09/08/2020

CASE: 20-0084-SUP1

SUBJECT: APPLICANT/OWNER: REMINGTON COMMERCIAL VIII, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 8, 2020*** 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 ***THURSDAY, SEPTEMBER 3, 2020.***

Moriah Curran

Digitally signed by Moriah Curran
DN: C=US, E=mcurran@pgal.com, O="PGAL, LLC", CN=Moriah Curran
Date: 2020.09.08 09:05:42-07'00'

Signature

09.08.2020

Date

Moriah Curran

Please Print Name

PGAL

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 12

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
13

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

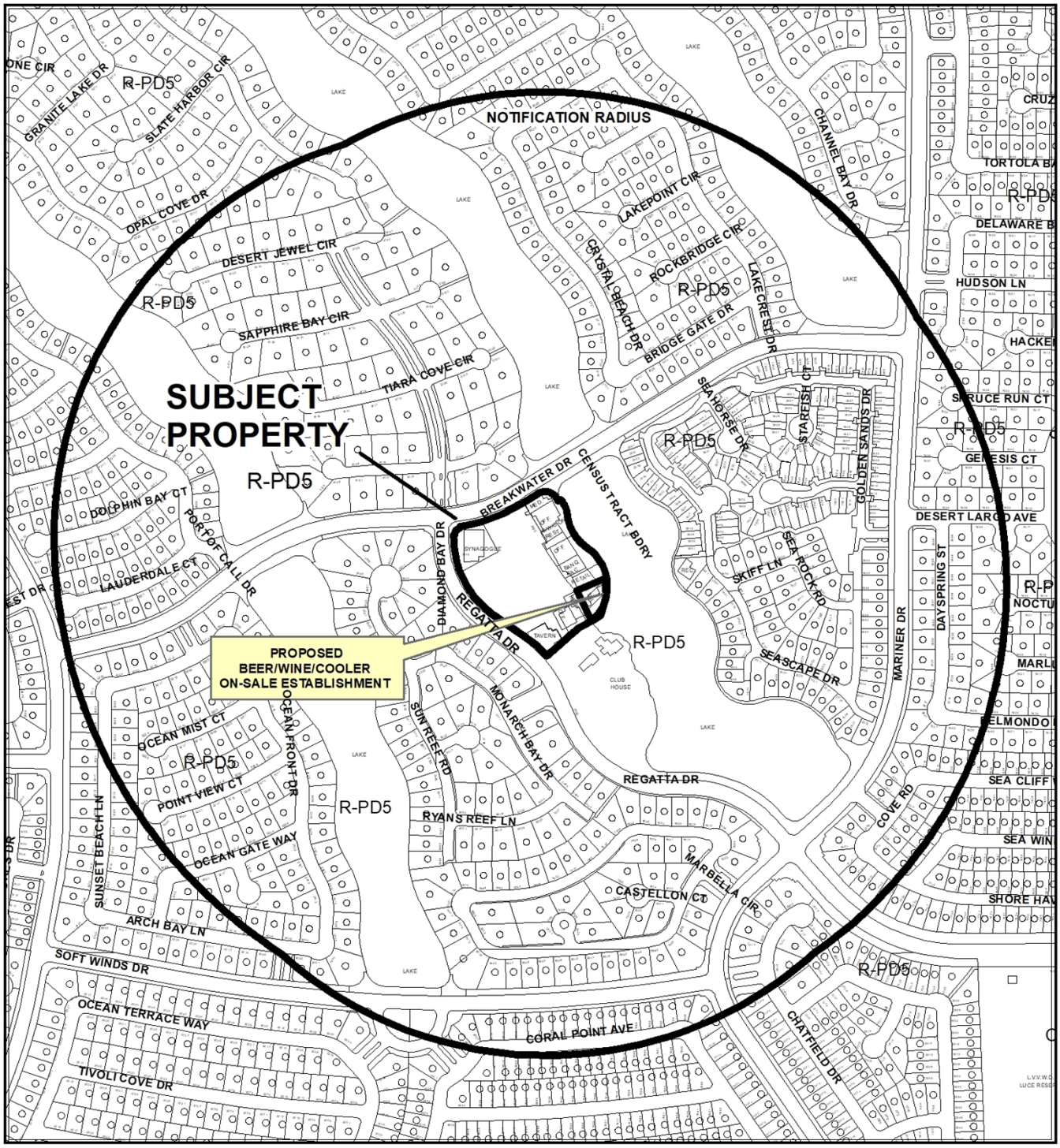
SUBJECT:
20-0090-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WFT NV, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 377 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 600 SQUARE-FOOT OUTDOOR SEATING AREA at 2620 Regatta Drive, Suite #119 (APN 138-16-717-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



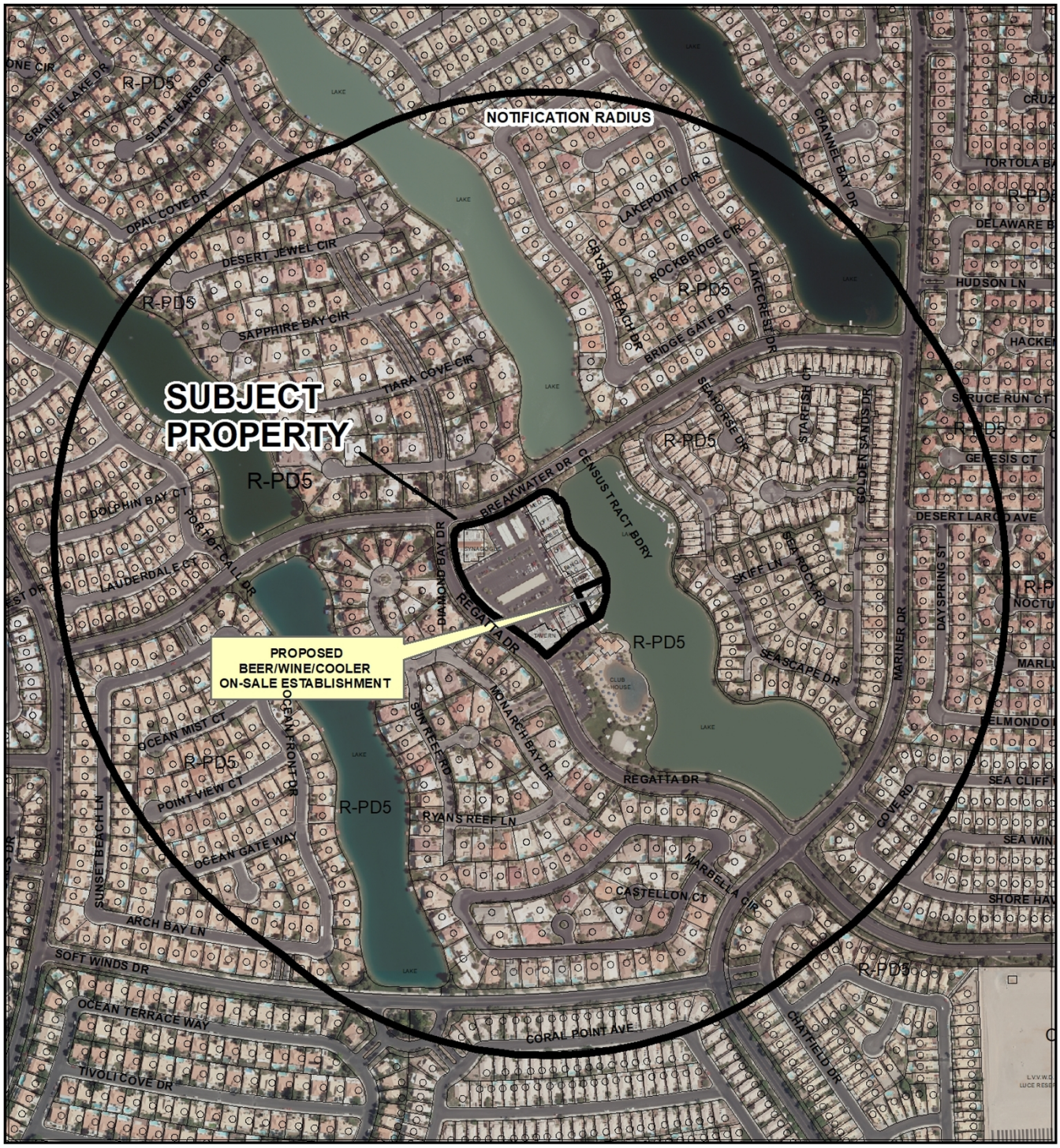
0 430 860 Feet

CASE: **20-0090-SUP1**

RADIUS: 1500 FEET

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

N



CASE: **20-0090-SUP1**

RADIUS: 1500 FEET

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



20-0090-SUP1

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Monday, August 10, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WFT NV, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0090-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 831

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

20-0090-SUP1 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, as well as submitted as part of any business license application.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 377 square-foot Beer/Wine/Cooler On-Sale Establishment Use with a 600 square-foot outdoor seating area at 2620 Regatta Drive, Suite #119.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment is a Conditional Use in the C-1 (Limited Commercial) zoning district.
- Per Title 19.12, Conditional Use Regulation Number 1 for the Beer/Wine/Cooler On-Sale Establishment use states that a "Beer/Wine/Cooler On-Sale Establishment may not be located closer than 400 feet to any church/house of worship, school, individual care center licensed for more than 12 children, or City park."
- The proposed suite is located within the same commercial shopping center as a house of worship. The Chabad of Summerlin is located at 2640 Regatta Drive.

ANALYSIS

The subject site is an existing 70,341 square-foot shopping center located on the southeast corner of Breakwater Drive and Regatta Drive. The applicant is requesting a Special Use Permit to allow a Beer/Wine/Cooler On-Sale Establishment use within a 377 square-foot commercial suite with a 600 square-foot outdoor seating area. If this Special Use Permit is approved, the applicant is intending to utilize this space as a beer and wine room.

The proposed Beer/Wine/Cooler On-Sale Establishment use is a Conditional Use within the C-1 (Limited Commercial) zoning district. Conditional Use Regulation Number One requires the proposed location to be more than 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park. The subject site is not able to meet this regulation, as it is located within the same commercial shopping center as an existing House of Worship, the Chabad of Summerlin. Thereby a House of Worship is located zero feet away from the subject site requiring a Special Use Permit to allow the operation of a Beer/Wine/Cooler On-Sale Establishment at 2620 Regatta Drive, Suite #119. The proposed suite is located on the opposite end of the 5.44-acre commercial subdivision in comparison to the existing House of Worship.

The Beer/Wine/Cooler On-Sale Establishment use is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold."

The Conditional Use Regulations for this use include:

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

   The proposed use does not meet this requirement, as an existing Church/House of Worship, the Chabad of Summerlin is located within the same commercial shopping center at 2640 Regatta Drive. The house of worship is therefore located zero feet away from the proposed use. The proposed suite is located on the opposite end of the 5.44-acre commercial subdivision in comparison to the existing House of Worship.

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

   This condition is not applicable, as the establishment is not part of a resort hotel and contains 377 square feet and 600 square feet of outdoor seating.

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

   A Condition of Approval addresses this requirement. Additionally, the subject site will be subject to regular inspections by multiple governmental agencies to ensure compliance.

The shopping center is approximately 5.44 acres and intended for a variety of commercial uses. Multiple business licenses have been issued within the shopping center for similar uses including a Liquor Establishment (Tavern), a Beer/Wine/Cooler On- and Off-Sale Establishment, and a Restaurant with Alcohol.

The shopping center was designed to accommodate a variety of commercial uses. The proposed Beer/Wine/Cooler On-Sale Establishment use will not negatively affect the site's existing uses. Therefore, staff recommends approval of the requested Special Use Permit.

FINDINGS (20-0090-SUP1)

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

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

   The proposed Beer/Wine/Cooler On-Sale Establishment use is located within an established commercial shopping center with a variety of uses and can be operated in a manner that is harmonious and compatible with the existing surrounding uses.

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

   The subject site is an existing shopping center that is designed to accommodate the type and intensity of the proposed Beer/Wine/Cooler On-Sale Establishment use.

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

   The subject property can be accessed from Breakwater Drive and Regatta Drive, two 55-foot Local Streets per Title 13. These streets are both adequate in size to meet the requirements of the proposed Beer/Wine/Cooler On-Sale Establishment use.

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

   If approved, the Special Use Permit will be subject to the listed Conditions of Approval, business license review, and approval, as well as regular compliance inspections to ensure that it will not compromise the public health, safety, or welfare.

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

The minimum Conditional Use regulations set forth by Title 19.12 were not met, as the proposed use will exist within the same commercial shopping center as an existing House of Worship resulting in the need for a Special Use Permit.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/19/92	The City Council approved a Special Use Permit (U-0311-91) for the sale of packaged liquor in conjunction with a market on the subject site. The Board of Zoning Adjustment recommended approval.
12/06/00	The City Council approved a Special Use Permit (U-0169-00) for a restaurant service bar in conjunction with a market/deli on the subject site. The Planning Commission recommended approval.
12/19/01	The City Council approved a Site Development Plan Review [Z-0121-87(1)] for a proposed 8,325 square-foot synagogue and a Variance (V-0073-01) to allow 315 parking spaces where 405 are required on the subject site. The Planning Commission recommended approval of both applications.
01/03/07	The City Council approved a Special Use Permit (SUP-17307) for a Restaurant with Service Bar Use at 2620 Regatta Drive, Suite 118. The Planning Commission recommended approval and staff recommended denial.
05/14/13	The Planning Commission denied a request for a Special Use Permit (SUP-48184) for a proposed 10,086 square-foot Supper Club with a Waiver to allow a zero-foot distance separation from a Church/House of Worship where 400 feet is required at 2620 Regatta Drive, Suite #118. Staff recommended denial of the request.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-48185) for a 2,607 square-foot addition to an existing Shopping Center at 2620 Regatta Drive. Staff recommended approval of the request.
07/03/13	Staff administratively approved a Minor Site Development Plan Review (SDR-49963) for an existing 4,237 square-foot addition to a shopping center at 2620 Regatta Drive.
06/15/17	Staff administratively approved a Minor Site Development Plan Review (SDR-70409) for a proposed 237 square-foot addition to an existing shopping center at 2620 Regatta Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/14/17	The Planning Commission approved a request for a Special Use Permit (SUP-71786) to allow a proposed 6,457 square-foot restaurant with alcohol with a 518 square-foot outdoor seating area and a Waiver to allow a zero-foot distance separation from a religious facility (Synagogue) where 400 feet is required at 2620 Regatta Drive, Suite #106. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-71787) for a 2,863 square-foot building addition to an existing 70,144 square foot shopping center at 2620 Regatta Drive. Staff recommended approval.
06/20/19	Staff administratively approved a Minor Site Development Plan Review (SDR-76571) for a 203 square-foot building addition to an existing square-foot shopping center at 2620 Regatta Drive.

Most Recent Change of Ownership	
03/15/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/23/01	A Business License (L15-00110) was issued for beer/wine/cooler sales at 2620 Regatta Drive, Suite #106. The license is currently active and set to expire on 10/01/20.
05/05/14	Approximately 90 business licenses have been issued for alcohol beverage catering permits at 2620 Regatta Drive, Suite #119. Each license had expired within a week of issuance.
01/17/17	A Business License (G64-08997) was issued for a banquet and event facility at 2620 Regatta Drive, Suite #119. The license is currently active and set to expire on 01/01/21.
05/10/17	A Business License (L65-00059) was issued for a restaurant with alcohol sales at 2620 Regatta Drive, Suite #118. The license is currently active and set to expire on 10/01/20.
02/22/18	A Business License (L66-000241) was issued for a full-service restaurant with beer/wine on and off-sales at 2620 Regatta Drive, Suite #106. The license is currently active and set to expire on 10/01/20.

Pre-Application Meeting	
07/16/20	A pre-application meeting was held with the applicant through email to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
07/30/20	A routine field check was conducted by staff; staff found a well maintained commercial shopping center.

Details of Application Request	
Site Area	
Net Acres	0.51

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
	Church/House of Worship		
North	Single Family, Detached	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
	Private Lake	PR-OS (Park/ Recreation/ Open Space)	
South	Single Family, Detached	L (Low Density Residential)	
	Private Club	PR-OS (Park/ Recreation/ Open Space)	
East	Private Lake		
West	Single Family, Detached	L (Low Density Residential)	

Master and Neighborhood Plan Areas	***Compliance***
Desert Shores	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y

AS

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*
Regatta Drive	Local Street	Title 13	55	Y
Breakwater Drive	Local Street	Title 13	55	Y

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

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	70,341 SF	1 per 250 SF	282				
TOTAL SPACES REQUIRED			282		315		Y
Regular and Handicap Spaces Required			275	7	307	8	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) SUP

Project Address (Location) 2620 Regatta

Project Name Vino's **Proposed Use**

Assessor's Parcel #(s) 138-16-820-002, 003 **Ward #** 4

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

Additional Information Beer/Wine Cooler on-premise

Property Owner WFT NV, L L C Contact Matt Sobers

Address 2620 Regatta City Las Vegas State NV Zip 89128

E-mail msobers@lakesuites.com Phone 702-240-5202

Applicant same as owner Contact

Address City State Zip

E-mail Phone

Representative LAS Consulting Contact Lucy Stewart

Address 1930 Village Centr Circle Bldg 3-577 City Las Vegas State NV Zip 89134

E-mail stewplan@gmail.com Phone 702-499-6469

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name ERIK WATTS

Subscribed and sworn before me

This 18th day of July, 20 20

Lucas M. Gutierrez / Lucas M. Gutierrez

Notary Public in and for said County and State

20-0090
07/20/2020

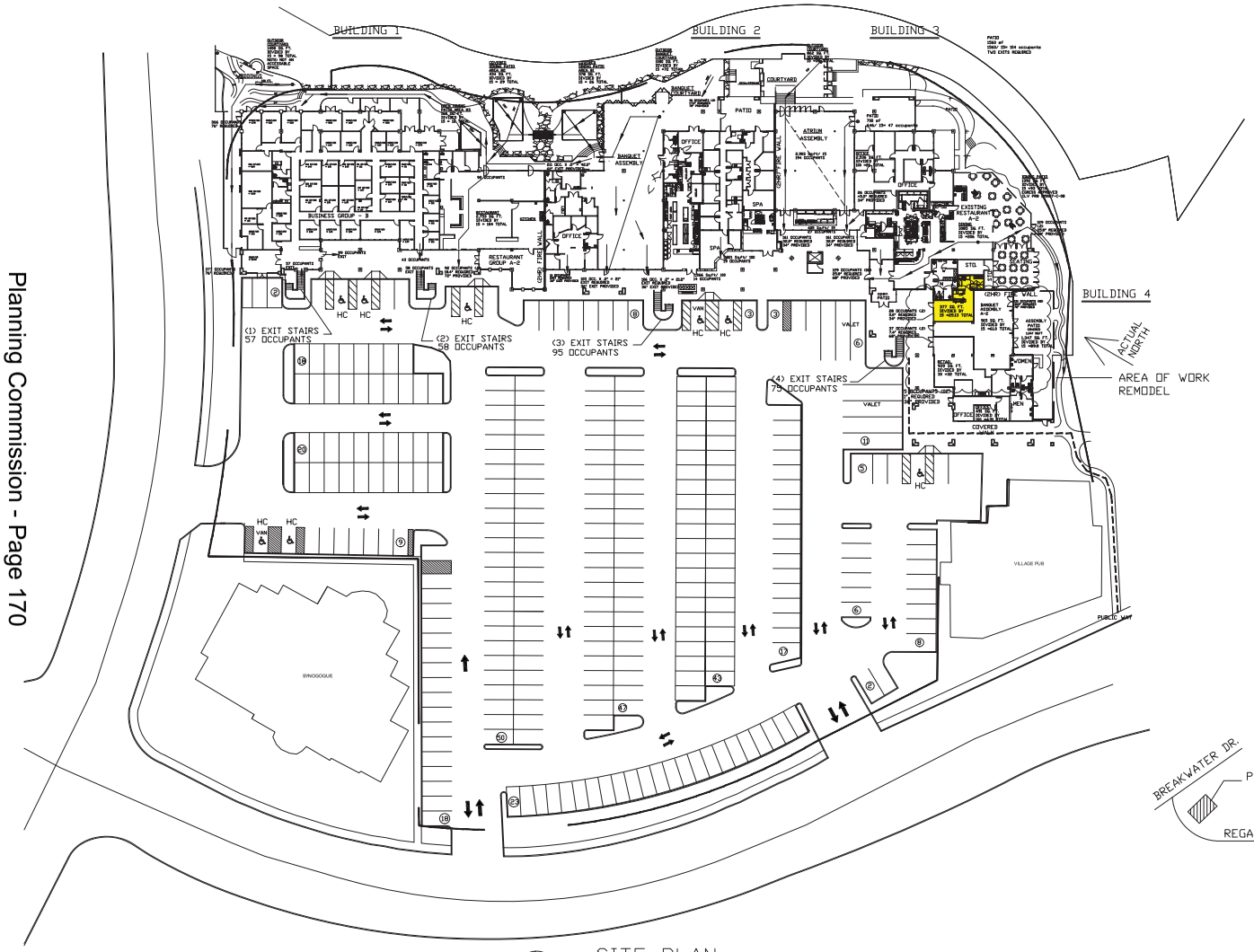
LUCAS M. GUTIERREZ
Notary Public-State of Nevada
Appointment No. 17-2360-1
My Appointment Expires 06/05/2021

PARKING REQUIREMENT						
USE	GROSS FLOOR AREA	PARKING RATIO	REQUIRED REGULAR SPACE	REQUIRED HANDICAP	PROVIDED REGULAR SPACE	PROVIDED HANDICAP SPACE
SHOPPING CENTER	70,141 SF	1/250 SF	281	7 SPACE	315	8
ADDITION FROM PATIO	200 SF	1/250 SF	1			
TOTAL			282 SPACE	7 SPACE	315	8

SHEET INDEX

A0 SITE PLAN FIRST FLOOR
A1 EXISTING AND DEMO PLAN
A2 NEW FLOOR PLAN
A3.0 CEILING PLAN
A4.0 DETAILS
ID1.0 FURNITURE PLAN
M1.0 MECHANICAL
E1.0 ELECTRICAL

20-0090
08/20/2020



NORTH

SITE PLAN

SCALE 1/32" = 1'-0"

CODE ANALYSIS - BUILDING (4)

NEW TI REMODEL - BEER AND WINE ROOM - 377 SQ.FT
SCOPE OF WORK - New Kitchen Equipment/ Tables and Chairs
total area remodel - 377 SqFt

APN 138-16-171-002

JURISDICTION: CITY OF LAS VEGAS
ZONING: (CN)

LAND USE DESIGNATION COMMERCIAL

CODE COMPLIANCE:
2018 I.B.C. (with ordinance)
2018 I.F.C. (with ordinance)
2018 Administrative Code (with ordinance)
2018 U.P.C. (with ordinance)
2018 U.M.C. (with ordinance)
2017 N.E.C. NFPA 70 (with ordinance)
2018 I.E.C.C. (with ordinance)
2009 ICC/ANSI A117.1

OCCUPANCY: (A-2)

CONSTRUCTION TYPE: V-B

FIRE SPRINKLERS: YES (EXISTING FIRE ALARM SYSTEM)
(EXISTING HORN AND STROBE) - Yes
MANUAL PULL STATION - No
System reference design
Phoenix Fire Protection
14-024 Date 5-9-14

HEIGHT: allowable 40' actual 33'-0"

STORIES: allowable 2 actual 1

AREA: allowable 6,000 actual 377

OCCUPANCY LOAD: (New Remodel Area)
377/ 15 s.f = 26 Occupants
Requires 1-Exit
Existing Kitchen
133 S.f = 2 Occupants
Total 28 Occupants

Requires 1-Exit
Provided 1-Exit

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS
Primary structural frame V-B (0)
Bearing walls Exterior/ Interior V-B (0)
Non Bearing walls Exterior V-B (0)
Non bearing partitions interior V-B (0)
Floor Construction V-B (0)
Roof Construction V-B (0)

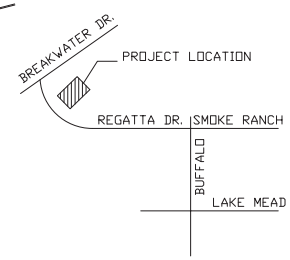
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS (0) HOUR FIRE RESISTANCE

PROTECTION DUE TO LOCATION ON PROPERTY NONE REQUIRED

SPACES REQUIRED FIRE RESISTANCE SEPARATION 1-Hour separation at M OCCUPANCY

ROOF COVERING MATERIAL CLASS allowable CLASS C actual CLASS C

SEISMIC ZONE (D)



NORTH

VICINITY MAP

SCALE NTS

REVISIONS	BY:

DAVID B McKEE REGISTERED NO.4682 ARCHITECT STATE OF NEVADA
29 June 2020

DAVID McKEE ARCHITECT
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Office: (702) 388-0002
Cell: (702) 250-4070
Email: Mckeearchitect@juno.com

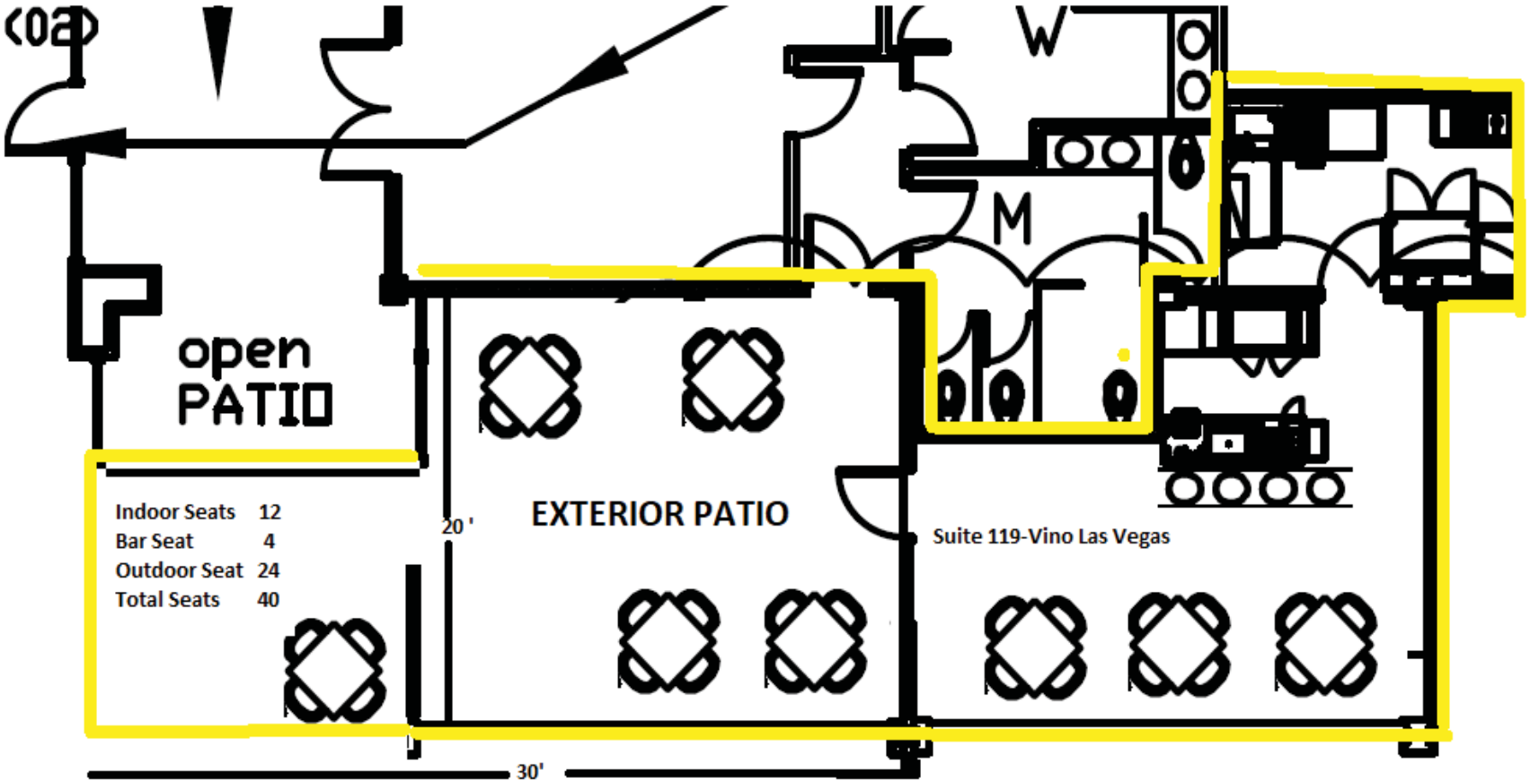
Drawings as instruments of service are the sole property of the architect, and any use or reproduction in whole or import without his written consent is strictly prohibited. Drawing and specifications remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC: 623.780

TITLE: SITE PLAN BLDG 1-4
PROJECT: LAKESIDE VINO LAS VEGAS
ADDRESS: 2620 REGATTA SUITE 119

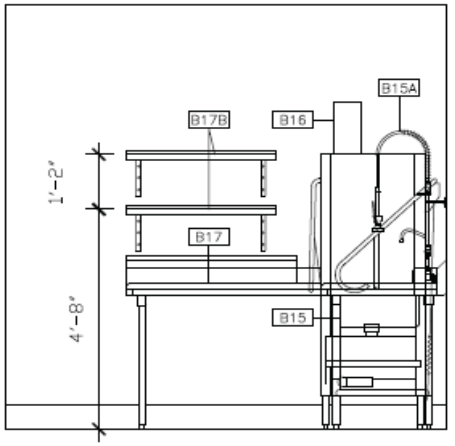
DRAWN DAVE
CHECKED DAVE
DATE 06/29/20
SCALE AS SHOWN
JOB NO.
SHEET A-0

20-0090
08/18/2020

Vino Las Vegas Ste 119

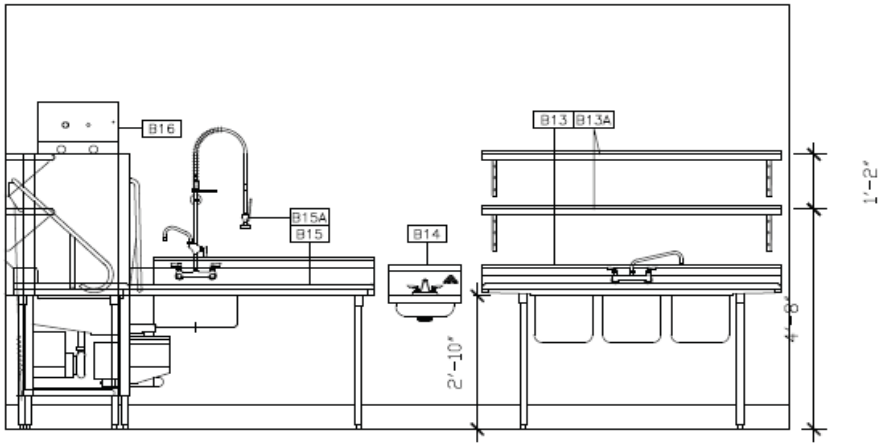


ELEVATIONS



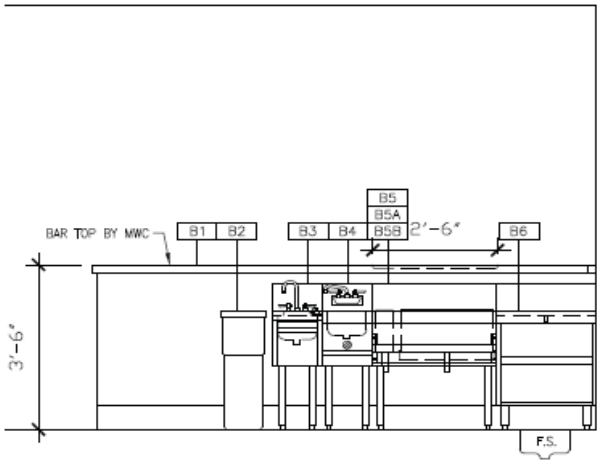
E – ELEVATION – DISHWASH AREA

3/8"=1'-0"



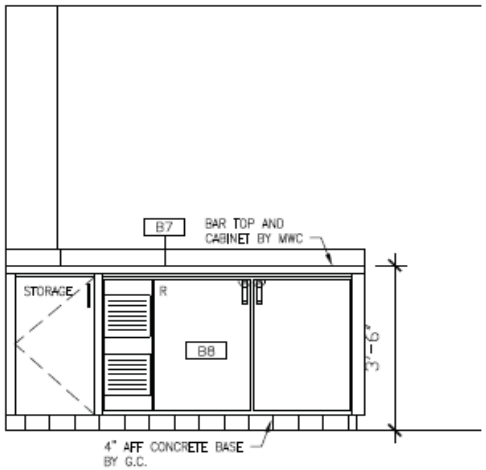
F – ELEVATION – DISHWASH AREA

3/8"=1'-0"



C – ELEVATION – FRONT BAR

3/8"=1'-0"



D – ELEVATION – BACK BAR

3/8"=1'-0"

20-0090
07/20/2020



20-0090
07/20/2020



20-0090
07/20/2020



20-0090-SUP1 - APPLICANT/OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #119

07/30/2020



20-0090-SUP1 - APPLICANT/OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #119

07/30/2020



20-0090-SUP1 - APPLICANT/OWNER: WFT NV, LLC
2620 REGATTA DRIVE, SUITE #119

07/30/2020

Lucy Stewart
1930 Village Center Circle, Bldg 3-577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

August 14, 2020

Alex Strawser, Planner II
City of Las Vegas, Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: 2620 Regatta /20-0090 Vinos BWC On-Sale

Dear Mr. Strawser:

Please accept this letter as our justification for a Special Use Permit (SUP) for the above referenced property. This site was originally approved as a shopping center with a tavern, and subsequently two restaurants with service bars have been approved and built. One of the restaurants with on/off-premises wine sales. There is also a Chabad (place of worship) that was built on a pad site on the corner. There is a spa and office spaces within the center as well.

We are requesting a special use permit for an on-premises beer/wine/cooler with a tasting room. Included is an outdoor patio measuring 20 feet by 30 feet.

This new use is consistent with the development within the center. This will allow customers to taste wine or beer in a tasting room. It is not

20-0090
08/18/2020

designed as a bar to sit down and have multiple drinks but rather as tastes of the product.

We believe this to be a good use of the property. Thank you for your consideration in this matter; please do not hesitate to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

20-0090
08/18/2020

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
09/01/2020

CASE: 20-0090-SUP1

SUBJECT: APPLICANT/OWNER: WFT NV, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 8, 2020*** 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 ***THURSDAY, SEPTEMBER 3, 2020.***

lucy stewart _____ 9-1-20 _____

Signature Date

Lucy Stewart

Please Print Name

LAS Consulting

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 13

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

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WKS Enterprises

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.
20-0090-SUP1
Planning Commission Meeting of **09/08/2020**

20-0090-SUP1
13816413098
STOCKDALE FAMILY TRUST
STOCKDALE WILLIAM TRS
2424 CRYSTAL RIVER CT
LAS VEGAS NV 89128-7464

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SEP 08 2020
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City of Las Vegas

7822568894

p.1

Submitted after final agenda

BP

PAGE 01/01

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as Vegas, Nevada 89106

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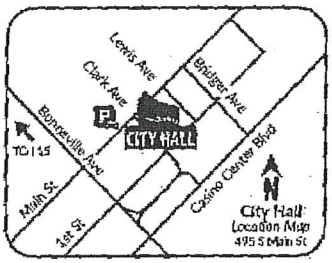

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0090-SUP1
Planning Commission Meeting of **09/08/2020**

20-0090-SUP1
13816711019
TOLOUIE PARIVASH
1721 PURDUE AVE # 110
LOS ANGELES CA 90025-4244

BOCA 3104593049 01/06/2013 23:43

13P

08/29/2020 16:11 7028696867 CCJ PAGE 01/01

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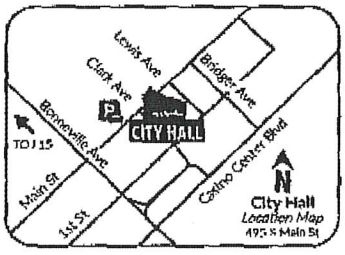

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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20-0090-SUP1

Planning Commission Meeting of **09/08/2020**

20-0090-SUP1
13816814046
SCHWIEGER FAMILY TRUST
SCHWIEGER ROBERT G SR & J M TRS
7628 BELMONDO LN
LAS VEGAS NV 89128-7813

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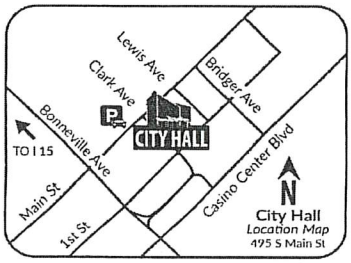

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0090-SUP1

Planning Commission Meeting of **09/08/2020**

20-0090-SUP1
13816811014
HASTINGS VIRGINIA J TRUST
HASTINGS VIRGINIA J TRS
2517 SEASCAPE DR
LAS VEGAS NV 89128-6817

23 FRDFMP1 89128

13p

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

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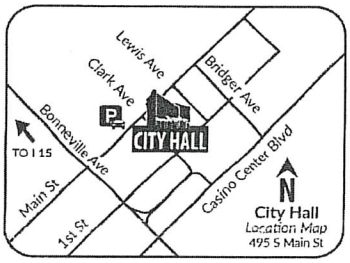

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0090-SUP1
Planning Commission Meeting of **09/08/2020**

20-0090-SUP1
13816811038
PAGONE VINCENT CHARLES & CAROL ANN TRUST
PAGONE VINCENT CHARLES & CAROL ANN TRS
2528 SEASCAPE DR
LAS VEGAS NV 89128

Submitted after final agenda

13A

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

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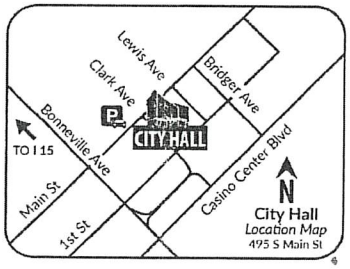

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0090-SUP1

Planning Commission Meeting of **09/08/2020**

By a Bowen

20-0090-SUP1
13816713130
BOWEN BYRON & EVELYN
7865 SURFCREST CT
LAS VEGAS NV 89128

23 FROFMP1 89128

13A

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

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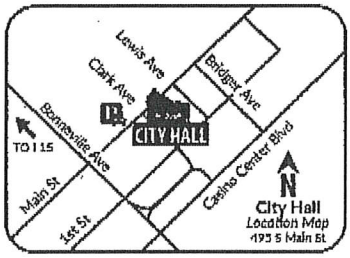

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0090-SUP1
Planning Commission Meeting of **09/08/2020**

20-0090-SUP1
13816817001
RCKC FAMILY TRUST
CONNOR RICHARD N & CHARMAINE M
TRS
2509 COVE RD
LAS VEGAS NV 89128

13A

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

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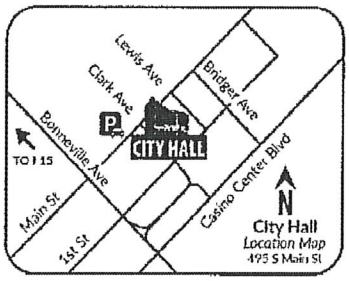

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0090-SUP1

Planning Commission Meeting of **09/08/2020**

20-0090-SUP1
13816314018
CHRISTIAN M G TRUST
CHRISTIAN MICHAEL A SR & G TRS
2636 PORT OF CALL DR
LAS VEGAS NV 89128-7113

p.1

13A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
14

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

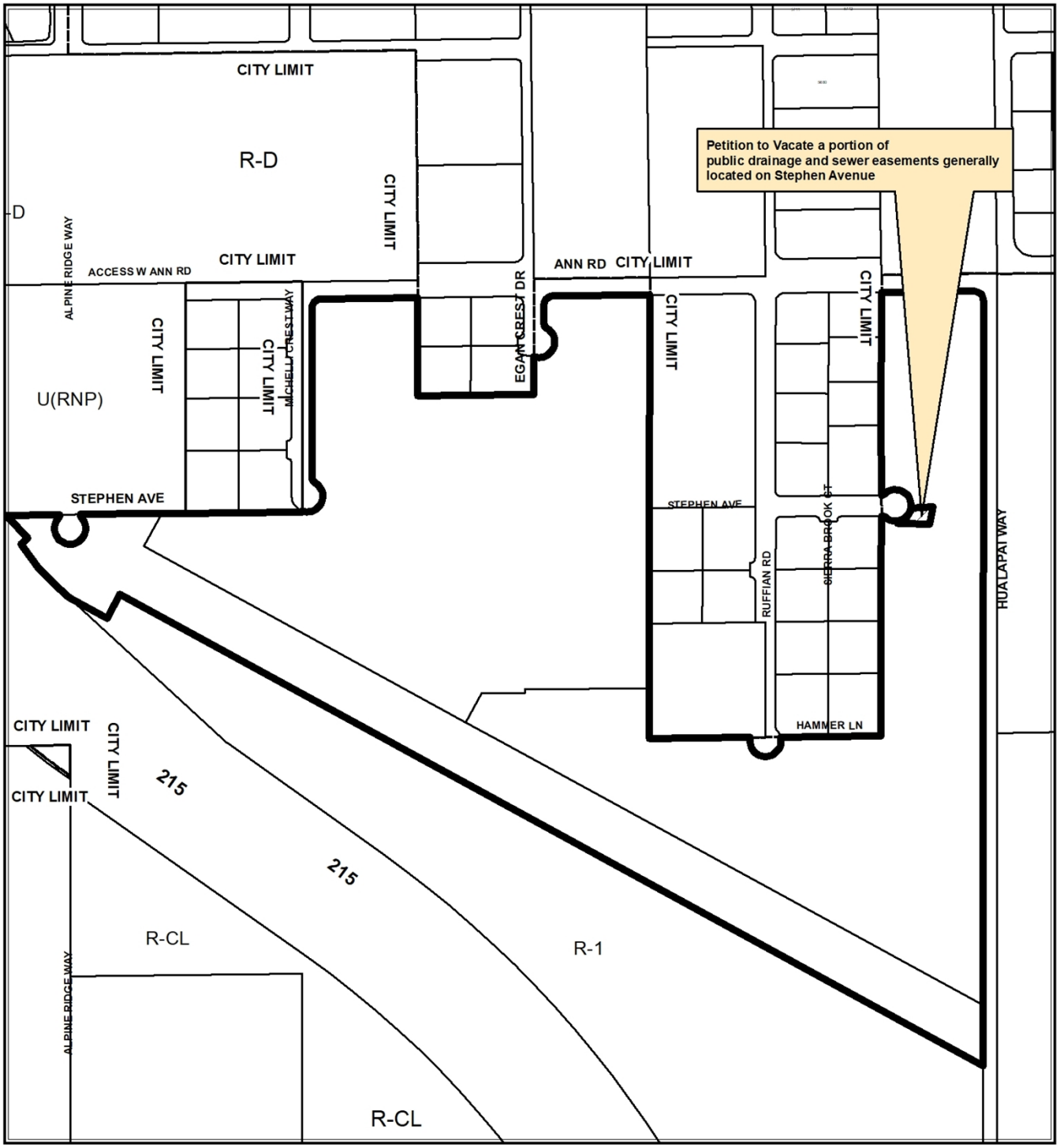
SUBJECT:
20-0051-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public drainage and sewer easements generally located on Stephen Avenue, west of Hualapai Way (APN 126-36-601-011), Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 20-0051-VAC1

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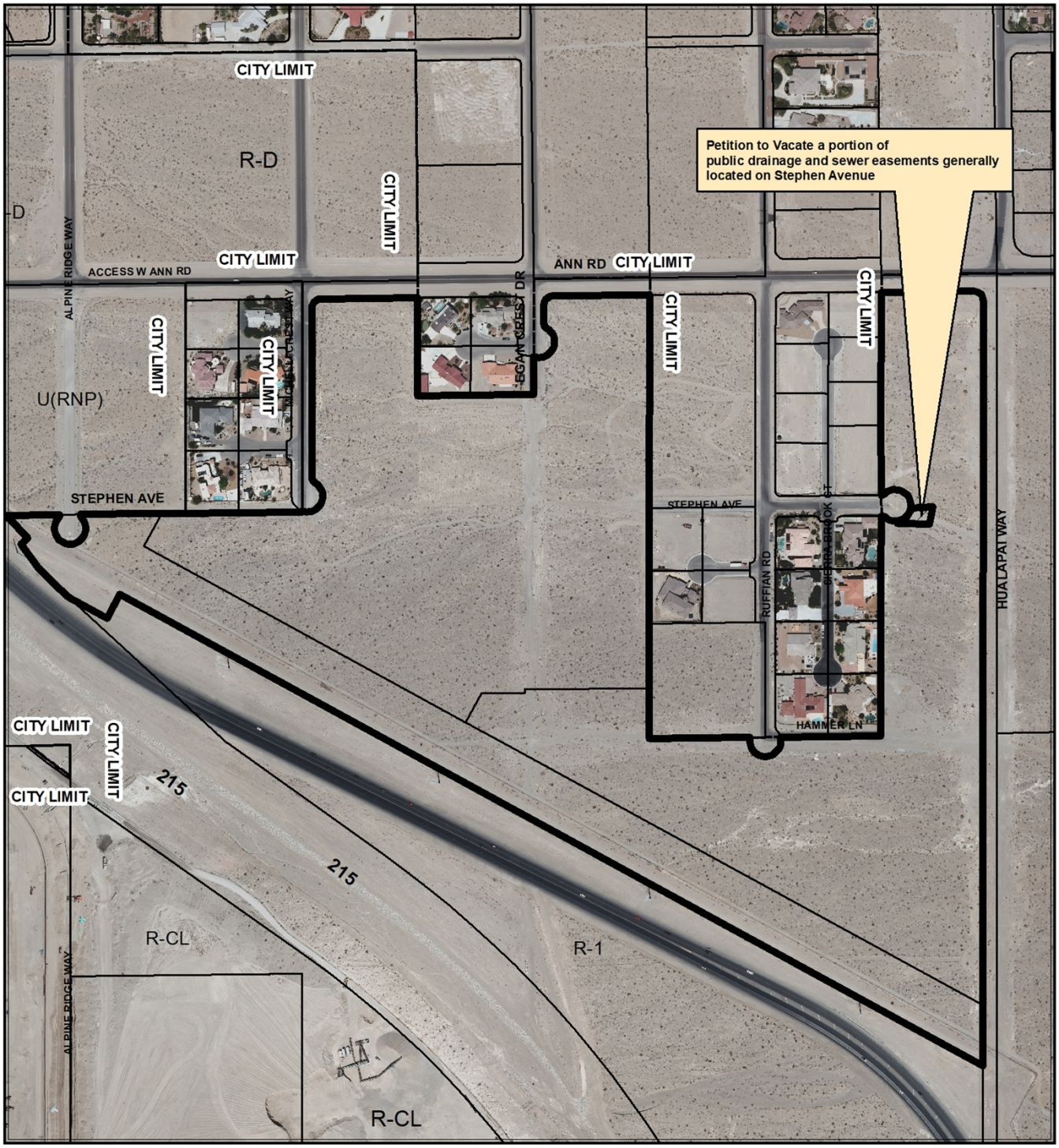

CASE: 20-0051-VAC1

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0051-VAC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

NOTICES MAILED 3

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0051-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be a portion of the public sewer and drainage easement as granted on Parcel 2 per file 125, page 30 of Parcel Maps.

2. If replacement Public Sewer and Drainage Easements are needed, they shall record on the Final Map for Ann and Hualapai North Phase 1 Final Map, FMP-78672.

3. The Order of Vacation shall record immediately prior to and concurrent with Final Map FMP-78672.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to vacate a portion of the public drainage and sewer easement near the termination of Stephen Avenue.

ANALYSIS

The purpose of this Petition of Vacation is to vacate unused Public Sewer and Drainage Easements located within the Ann and 215 development. The Final Map for Ann and Hualapai North Phase 1, FMP-78672, required this Petition of Vacation.

The purpose of this Petition of Vacation is to vacate a portion of an existing public drainage and sewer easement near the terminus of Stephen Avenue. Common element "G" of Final Map (FMP-786-72) will replace the easement to be vacated.

As no right-of-way is proposed to be vacated, and no franchise rights are involved, staff has no objections to the requested vacation and recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/15/20	A Final Map (FMP-78672) was submitted for technical review for a 140-lot single family residential subdivision on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215. The map is in the review stage as of 08/11/20.
05/20/20	The City Council approved a request for a Variance (VAR-78434) to allow a nonstandard right-of-way terminus where a cul-de-sac is required on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial and the Planning Commission recommended approval.
	The City Council approved a request for a Petition to Vacate (VAC-78436) public right-of-way generally located at the terminus of Stephen Avenue and the terminus of Ruffian Road. Staff recommended denial and the Planning Commission recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/09/20	The Planning Commission approved a request for a Variance (VAR-78684) to allow an eight-foot tall retaining wall where six feet is allowed for a perimeter wall adjacent to Lots 11, 14 and 15 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78685) to allow a 16-foot tall retaining wall where six feet is allowed for lots 138 and 150 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78688) to allow a 16-foot tall retaining wall where six feet is allowed for lot 70 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78689) to allow an eight-foot tall retaining wall where six feet is allowed for lot 80 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78690) to allow a 16-foot tall retaining wall where six feet is allowed for lot 105 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78691) to allow a 16-foot tall retaining wall where six feet is allowed for lot 106 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78692) to allow an eight-foot tall retaining wall where six feet is allowed for lot 193 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78693) to allow an eight-foot tall retaining wall where six feet is allowed for lot 195 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78694) to allow an eight-foot tall retaining wall where six feet is allowed for lot 106 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a request for a Variance (VAR-78695) to allow a 16-foot tall retaining wall where six feet is allowed for lot 210 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78696) to allow a 16-foot tall retaining wall where six feet is allowed for lot 211 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78697) to allow a 16-foot tall retaining wall where six feet is allowed for lot 215 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78698) to allow a 16-foot tall retaining wall where six feet is allowed for lot 216 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78699) to allow a 16-foot tall retaining wall where six feet is allowed for lot 217 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-78700) to allow a 16-foot tall retaining wall where six feet is allowed for lot 218 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way. Staff recommended denial.

Most Recent Change of Ownership	
01/2020	A deed was recorded for a change in ownership.

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

Pre-Application Meeting
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	
08/20/20	Staff performed a routine field check where nothing of concern was observed.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Undeveloped	PF (Public Facilities) Clark County	R-E (Residence Estates Residential District) Clark County
South	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential – Restricted)
East	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
West	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Residence 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 – Area A2	Y
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*
Stephen Avenue	Local	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Ruffian Road & Hammer Way

Project Name Ann and Hualapai Phase 1 **Proposed Use** Single Family

Assessor's Parcel #(s) 126-36-601-011 **Ward #** 6

General Plan: Existing U(PUD), CLV Proposed NA **Zoning:** Existing R-E Proposed NA

Additional Information Vacation public drainage and public sewer easement.

Property Owner Forestar (USA) Real Estate Group Inc. Contact Ian Cude

Address 2221 E. Lamar Blvd., Suite 790 City Arlington State TX Zip 76006

E-mail _____ Phone 817-769-1860

Applicant D.R. Horton, Inc. Contact Hunter Schwarz

Address 1081 Whitney Ranch Dr. #141 City Las Henderson State NV Zip 89014

E-mail HSchwarz@drhorton.com Phone 702-635-3600

Representative Westwood Professional Services Contact Roxanne Leigh

Address 5740 S Arville Street, Suite 216 City Las Vegas State NV Zip 89118

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

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

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

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

Partner(s) _____

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

Property Owner Signature I. J. Cude, SENIOR VICE PRESIDENT

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

Print Name IAN J. CUDE

Subscribed and sworn before me

This 7th day of July, 20 20

KRISTEN HOGAN
My Notary ID # 124441238
Expires January 16, 2023

Forestar (USA) Real Estate Group Inc.

Certificate of Assistant Secretary

I, Matthew S. Stark, hereby certify that I am the duly elected, qualified, and acting Assistant Secretary of Forestar (USA) Real Estate Group Inc., a Delaware corporation (the "Corporation"), and that, as such, I have access to its corporate records and am familiar with the matters herein certified, and I am authorized to execute and deliver this Certificate in the name and on behalf of the Corporation. I hereby certify as follows:

1. Corporate Resolution Authorizing Officers. Attached as Exhibit A is a true and correct copy of the corporate resolutions duly adopted by the Board of Directors of the Corporation as of January 23, 2020, authorizing certain officers of the Corporation to execute and deliver any and all documents and agreements necessary for the Corporation to conduct real estate transactions, and such resolution has not been revoked, modified, amended, or rescinded and is still in full force and effect as of the date hereof.

2. Signing Authority. The following individuals, on the date hereof, are duly elected, qualified, and acting officers of the Corporation holding the office set forth opposite their name, with authority to execute for the Corporation the documents that have been executed by them to otherwise act for, and on behalf of, the Corporation:

Name	Title
Donald J. Tomnitz	Executive Chairman
Daniel C. Bartok	Chief Executive Officer
James D. Allen	Executive Vice President, Chief Financial Officer & Treasurer
Nicolas R. Aparicio	Senior Vice President and President Florida Region
Ian Cude	Senior Vice President and President South Central Region
Mark S. Walker	Senior Vice President and President East Region
Matthew S. Stark	Senior Vice President, Real Estate and Corporate Counsel & Assistant Secretary
Katherine Kitchen	Vice President – Financial Planning and Analysis

IN WITNESS WHEREOF, I have executed this certificate as of this 28th day of April, 2020.

Forestar (USA) Real Estate Group Inc.

20-0051
07/07/2020

By: Matthew Stark
Matthew S. Stark, Assistant Secretary

Exhibit A

Resolutions Pertaining to Signing Authority

Adopted by the Board of Directors of

Forestar (USA) Real Estate Group Inc.

January 23, 2020

GENERAL AUTHORITY

RESOLVED, that the duly elected officers of the Corporation are hereby authorized and empowered acting alone and for and on behalf of the Corporation, to execute contracts, agreements and other documents reasonable or necessary to the operation of the business of the Corporation either on behalf of the Corporation or of any entity in which the Corporation is an owner, partner, manager, member or other investor with management authority, including without limitation, deposit agreements, indemnification agreements, and agreements for electronic and wire transfers.

AUTHORITY FOR REAL ESTATE TRANSACTIONS

RESOLVED, that the duly elected officers of the Corporation are hereby authorized and empowered acting alone and for and on behalf of the Corporation, to execute documents on behalf of the Corporation described here as follows:

1. Contracts to acquire or sell property, contracts or agreements for development services or supplies for the development of the property of the Corporation or to evaluate a property for possible acquisition by the Corporation, concerning property of the Corporation wherever located;

2. Plats, easement dedications and similar documents which are executed in the ordinary course of the development of property owned by the Corporation or a joint venture, limited liability company, partnership or other entity in which the Corporation is an owner, partner, manager, member or other investor with management authority;

3. Deeds of sale of platted lots and tracts of unplatted property out of projects of the Corporation wherever located, and deeds for the sale of land wherever located;

4. Joint venture, limited liability company, and partnership agreements for development of projects in which the Corporation is an owner, partner, manager, member or other investor;

5. Contracts or agreements for management, renovation and repair services or supplies for the operation of the property of the Corporation or joint ventures, partnerships or other entities in which it is an owner, partner, manager, member or other investor with management authority;

6. Other documents reasonable or necessary to real estate purchase, sale and development activities, including but not limited to contracts for the purchase and sale of assets, contracts for services, deeds, bills of sale, affidavits, settlement statements, mortgages, assignments, leases, either on behalf of the Corporation or of any entity in which the Corporation is an owner, partner, manager, member or other investor with management authority.

20-0051
07/07/2020

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED NOVEMBER 4, 2019; IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 03017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

OWNERS CERTIFICATE

UPGROWTH NV PARTNERS LLC

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, AND DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND HAVE CAUSED THE LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AND DOES HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, ALL PUBLIC STREETS (EXCEPT PRIVATE STREETS) AND OTHER RIGHTS-OF-WAY AND PLACES AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC AND DOES HEREBY GRANT TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, EASEMENTS AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE PUBLIC.

FURTHER, THE UNDERSIGNED OWNERS DO HEREBY GRANT AND CONVEY TO THE CITY OF LAS VEGAS AND TO ITS SUCCESSORS AND ASSIGNS, A FIVE FOOT WIDE EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ABUT PUBLIC STREETS FOR PURPOSES OF PLACING PUBLIC FIRE HYDRANTS, PUBLIC STREETLIGHTS, TRAFFIC SIGNALS, CONDUITS AND APPURTENANCES, AND AN ADDITIONAL EASEMENT OF UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, TRAFFIC SIGNAL, CONDUIT AND APPURTENANCE, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THESE EASEMENTS.

Marc Andre' Belduc 10/24/19
BY: Marc Andre' Belduc DATE
AS: Authorized Signatory
OF: UPGROWTH NV PARTNERS LLC

ACKNOWLEDGMENT

STATE OF NEVADA }
COUNTY OF CLARK } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 24, 2019
BY: MARC ANDRE' BELDUC
AS: AUTHORIZED SIGNATORY
OF: UPGROWTH NV PARTNERS LLC

Debi Guma
BY:
NOTARY PUBLIC
MY APPOINTMENT EXPIRES: JAN. 10, 2022

DEBI GUMA
Notary Public, State of Nevada
No. 98-3015-1
My Appt. Exp. Jan. 10, 2022

MAP REFERENCES

FILE 89, PAGE 3 OF SURVEYS
FILE 160, PAGE 62 OF SURVEYS
FILE 200, PAGE 45 OF SURVEYS

FILE 66, PAGE 87 OF PARCEL MAPS
FILE 74, PAGE 84 OF PARCEL MAPS
FILE 74, PAGE 91 OF PARCEL MAPS
FILE 89, PAGE 27 OF PARCEL MAPS
FILE 89, PAGE 30 OF PARCEL MAPS
FILE 107, PAGE 22 OF PARCEL MAPS
FILE 108, PAGE 3 OF PARCEL MAPS
FILE 111, PAGE 16 OF PARCEL MAPS
FILE 111, PAGE 17 OF PARCEL MAPS

LOT TABULATION

TOTAL LOTS	4
TOTAL PUBLIC STREETS	6



VICINITY MAP

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SURVEYOR'S CERTIFICATE

I, JASON G. KLINE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF UPGROWTH NV PARTNERS LLC.
2. THE LANDS SURVEYED LIE WITHIN THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 28, 2018.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA JASON G. KLINE Exp. 6/30/21 NO. 17827

10-23-19

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

CERTIFICATE OF EASEMENT RECIPIENT

WE, THE HEREIN NAMED PUBLIC AGENCY, APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

11.05.19
BY: ROSA CORTEZ DATE
CITY OF LAS VEGAS, CITY ENGINEER - ACTING

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKI, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Randy W. Mr.
RANDY W. MROWICKI PLS 11441 04 NOV 2019
FOR: ALAN R. RIEKKI
CITY OF LAS VEGAS SURVEYOR
NEVADA CERTIFICATE NO. 12469

CITY OF LAS VEGAS SURVEYOR NEVADA

CERTIFICATE OF DIRECTOR OF PLANNING

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE 4TH DAY OF NOVEMBER, 2019.

Robert Summerfield
ROBERT SUMMERFIELD, AICP
DIRECTOR OF PLANNING
CITY OF LAS VEGAS, NEVADA

BASIS OF BEARINGS

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

ZONE: LAS VEGAS ZONE

DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

PROJECTION: TRAVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.00 M (656,166.6667 FEET US)
EASTING AT CENTRAL MERIDIAN: 100,000.00 M (328,083.3333 FEET US)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001 (EXACT)

NOTES:
1) ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION.
2) GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARING DUE TO MERIDIAN CONVERGENCE.

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695

PMP-76093

PARCEL MAP
BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED NOVEMBER 4, 2019 IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 03017 TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

WALLACE MORRIS KLINE SURVEYING, LLC
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

INSTRUMENT NO. 2731
OFFICIAL RECORDS
BOOK NO. 20191105
WALLACE MORRIS KLINE SURVEYING
FILE 125 PAGE 30
MAPS
RECORDS
DEBBIE CONWAY, RECORDER
FEE $92.00 DEPUTY KWHO

20-0051
07/07/2020

FILE 125, PAGE 30

SHEET 1 OF 7

OLY-18021

Planning Commission - Page 202

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED NOVEMBER ____, 4, 2019 ____, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°23'22" WEST, 1341.77 FEET;

2) THENCE SOUTH 00°23'29" WEST, 1341.72 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, SOUTH 89°51'22" WEST, 880.71 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE 215 BELTWAY;

THENCE ALONG NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 215 BELTWAY, THE FOLLOWING SEVEN (7) COURSES:

1) FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 60°35'14" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 3175.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 24°49'19", AN ARC LENGTH OF 1375.70 FEET;

2) THENCE NORTH 54°14'05" WEST, 542.96 FEET;

3) THENCE NORTH 47°02'15" WEST, 654.49 FEET;

4) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 2000.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 02°36'21", AN ARC LENGTH OF 90.96 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 45°34'06" WEST;

5) THENCE NORTH 35°00'19" WEST, 89.58 FEET;

6) THENCE NORTH 47°22'59" EAST, 25.42 FEET;

7) THENCE NORTH 43°04'20" WEST, 90.79 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 36, NORTH 89°44'10" EAST, 186.28 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, THE FOLLOWING TWO (2) COURSES:

1) NORTH 89°43'52" EAST, 674.49 FEET;

2) THENCE NORTH 00°22'07" EAST, 669.50 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 36;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 36, NORTH 89°41'06" EAST, 337.32 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, THE FOLLOWING THREE (3) COURSES:

1) SOUTH 00°22'28" WEST, 334.88 FEET;

2) THENCE NORTH 89°42'29" EAST, 337.28 FEET;

3) THENCE NORTH 00°22'50" EAST, 335.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 36;

THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 36, NORTH 89°40'58" EAST, 337.22 FEET TO THE NORTHWEST CORNER OF THE EAST HALF (E1/2) OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE WESTERLY LINE OF THE EAST HALF (E1/2) OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, SOUTH 00°22'58" WEST, 1340.50 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, NORTH 89°45'16" EAST, 674.33 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, THE FOLLOWING TWO (2) COURSES:

1) NORTH 00°23'14" EAST, 1341.34 FEET;

2) THENCE NORTH 89°40'58" EAST, 337.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.27 ACRES, MORE OR LESS.

LEGEND FOR ALL SHEETS

———	PARCEL MAP BOUNDARY LINE
———	LOT LINE
———	EASEMENT LINE
- - - - -	MATCH LINE
——— ——— ———	SECTION LINE
——— — ——— —	QUARTER SECTION LINE
——— — — ———	SIXTEENTH SECTION LINE
———	ADJOINING LOT LINE
PARCEL 1	PARCEL NUMBER
OR:	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
(R)	RADIAL LINE
R1	RADIAL LINE SEGMENT
L1	LINE LABEL SEGMENT
C1	CURVE LABEL SEGMENT
×	CALCULATED POSITION
◉	FOUND MONUMENTATION AS SHOWN AND DESCRIBED
(A100)	ADJOINING PROPERTY IDENTIFIER
X1	BLM RIGHT-OF-WAY GRANTED TO CLARK COUNTY PER CASE FILE N-60903 AND RECORDED PER OR:961230:01041
X2	BLM RIGHT-OF-WAY GRANTED TO NV ENERGY PER CASE FILES N-61681 AND N-95603
X3	BLM RIGHT-OF-WAY GRANTED TO NV ENERGY PER CASE FILES NEV-43546 AND N-95604
X4	PATENT EASEMENT GRANTED PER OR:178:145042
X5	BLM RIGHT-OF-WAY GRANTED TO THE CITY OF LAS VEGAS PER CASE FILE N-95279 AND RECORDED 20180907:00817
X6	PATENT EASEMENT GRANTED PER OR:178:145150
X7	BLM RIGHT-OF-WAY GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER CASE FILE N-62096 AND RECORDED PER OR:980416:01475
X8	BLM RIGHT-OF-WAY GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT PER CASE FILE N-65614 AND RECORDED PER OR:990922:01449
X9	BLM RIGHT-OF-WAY GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT PER CASE FILE N-62751 AND RECORDED PER OR:20030116:02002, OR:20070625:01147 AND OR:20100513:03193
X10	BLM RIGHT-OF-WAY GRANTED TO CLARK COUNTY PER CASE FILE N-58560
	BLM RIGHT-OF-WAY GRANTED TO CLARK COUNTY PER CASE FILE N-86681
E1	TRAFFIC SIGNAL CHORD EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT
▨	PUBLIC DRAINAGE AND SEWER EASEMENT GRANTED TO THE CITY OF LAS VEGAS PER THIS PLAT, TO BE PRIVATELY MAINTAINED
①	PUBLIC STREET DEDICATED TO THE CITY OF LAS VEGAS PER THIS PLAT (4.62 ACRES)

ADJOINING MAP REFERENCES

A01	FILE 66, PAGE 87 OF PARCEL MAPS
A02	FILE 74, PAGE 84 OF PARCEL MAPS
A03	FILE 74, PAGE 91 OF PARCEL MAPS
A04	FILE 89, PAGE 27 OF PARCEL MAPS
A05	FILE 89, PAGE 30 OF PARCEL MAPS
A06	FILE 107, PAGE 22 OF PARCEL MAPS
A07	FILE 108, PAGE 3 OF PARCEL MAPS
A08	FILE 111, PAGE 16 OF PARCEL MAPS
A09	FILE 111, PAGE 17 OF PARCEL MAPS

VACATION/RELINQUISHMENT NOTES

VARIOUS CITY OF LAS VEGAS BLM GRANTS LYING ONSITE WERE VACATED BY OR:20191104:000306

VARIOUS CLARK COUNTY BLM GRANTS LYING ONSITE WERE RELINQUISHED BY OR:20190403:01575.

VARIOUS CLARK COUNTY RIGHTS LYING ADJACENT TO THE SUBJECT PROPERTY WERE VACATED BY OR:20191031:00661

A PORTION OF BLM GRANT NEV-43546 AND N-95604 IN FAVOR OF NV ENERGY AND LYING ONSITE WAS RELINQUISHED BY OR:20190212:01444.

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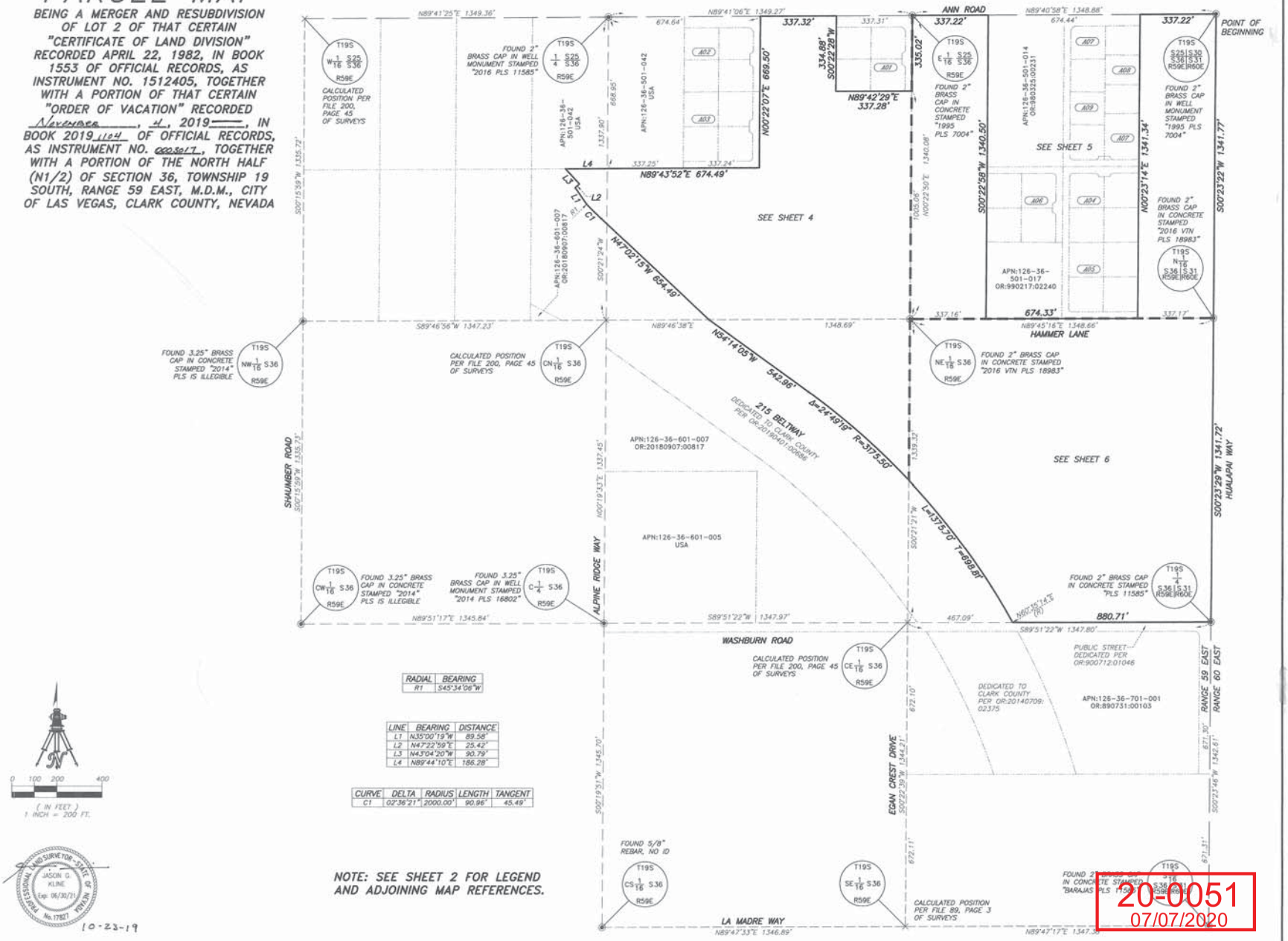
SHEET 2 OF 7

FILE 125, PAGE 30

OLY-18021

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November 4, 2019, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



RADIAL	BEARING
R1	S45°34'06"W

LINE	BEARING	DISTANCE
L1	N35°00'19"W	89.58'
L2	N47°22'59"E	25.42'
L3	N43°04'20"W	90.79'
L4	N89°44'10"E	186.28'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	02°36'21"	2000.00'	90.96'	45.49'

0 100 200 400
(IN FEET)
1 INCH = 200 FT.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
JASON G. KLINE
Exp: 06/30/21
No. 17827
10-23-19

NOTE: SEE SHEET 2 FOR LEGEND AND ADJOINING MAP REFERENCES.

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SHEET 3 OF 7

FILE 125, PAGE 30

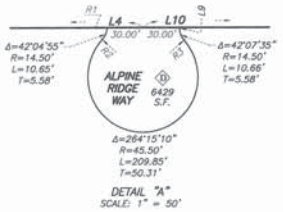
PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November 4, 2019, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

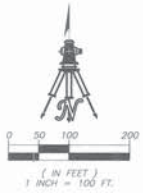
LINE	BEARING
R1	S89°35'56"E
R2	N47°31'01"W
R3	N48°13'49"E
R4	N29°16'19"E
R5	S20°17'08"W

LINE	BEARING	DISTANCE
L1	N35°00'19"W	89.58'
L2	N47°22'59"E	25.42'
L3	N43°04'20"W	90.79'
L4	N89°44'10"E	186.28'
L5	S29°01'35"W	80.00'
L6	N29°01'35"E	95.51'
L7	N00°22'50"E	11.93'
L8	S89°37'10"E	50.00'
L9	S00°21'24"W	0.64'
L10	N89°43'52"E	674.49'
L11	N45°01'36"E	35.14'

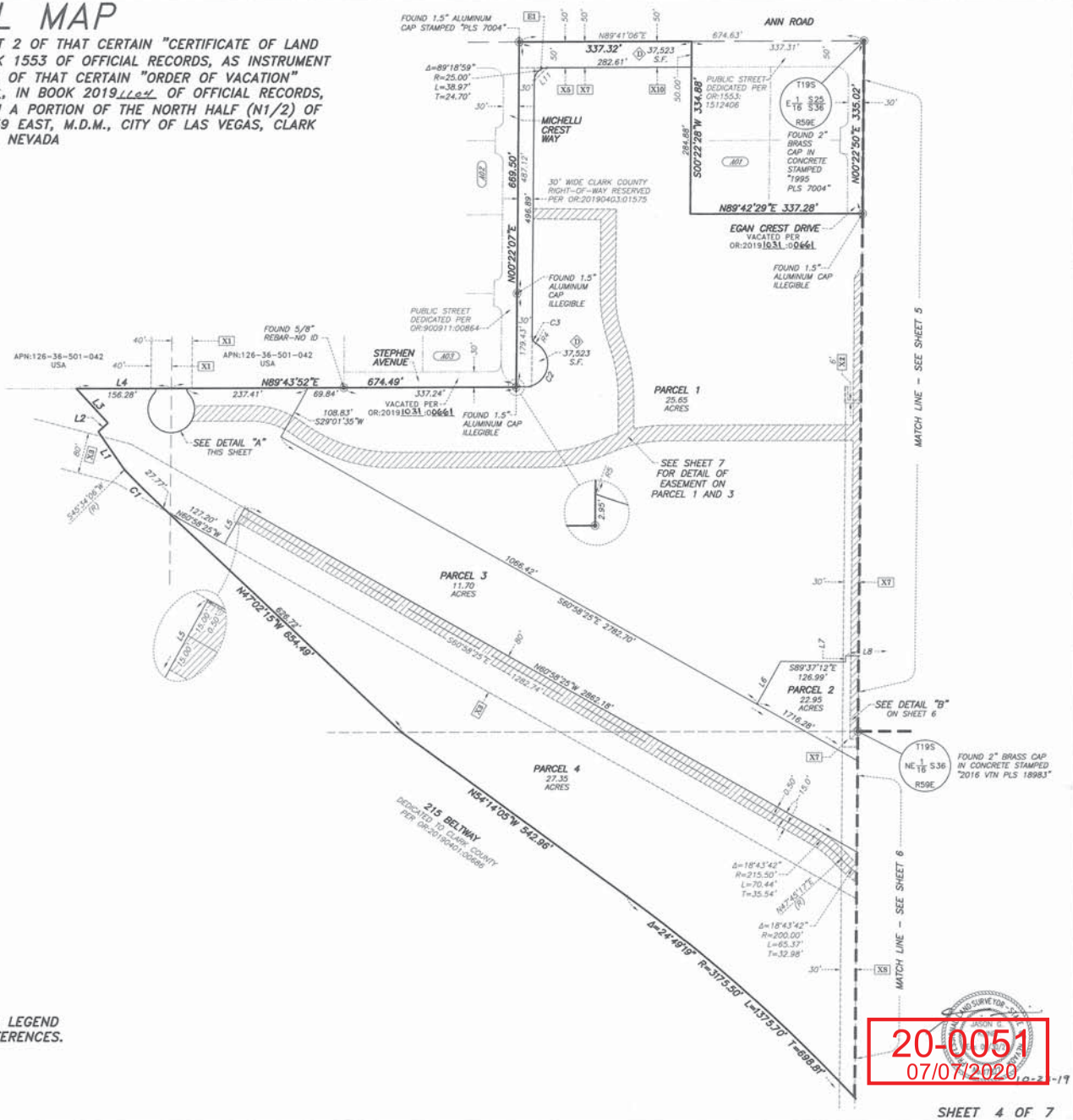
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	02°36'21"	2000.00'	90.96'	45.49'
C2	171°00'49"	45.50'	135.81'	579.02'
C3	61°05'48"	14.50'	15.46'	8.56'



DETAIL "A"
SCALE: 1" = 50'



NOTE: SEE SHEET 2 FOR LEGEND AND ADJOINING MAP REFERENCES.



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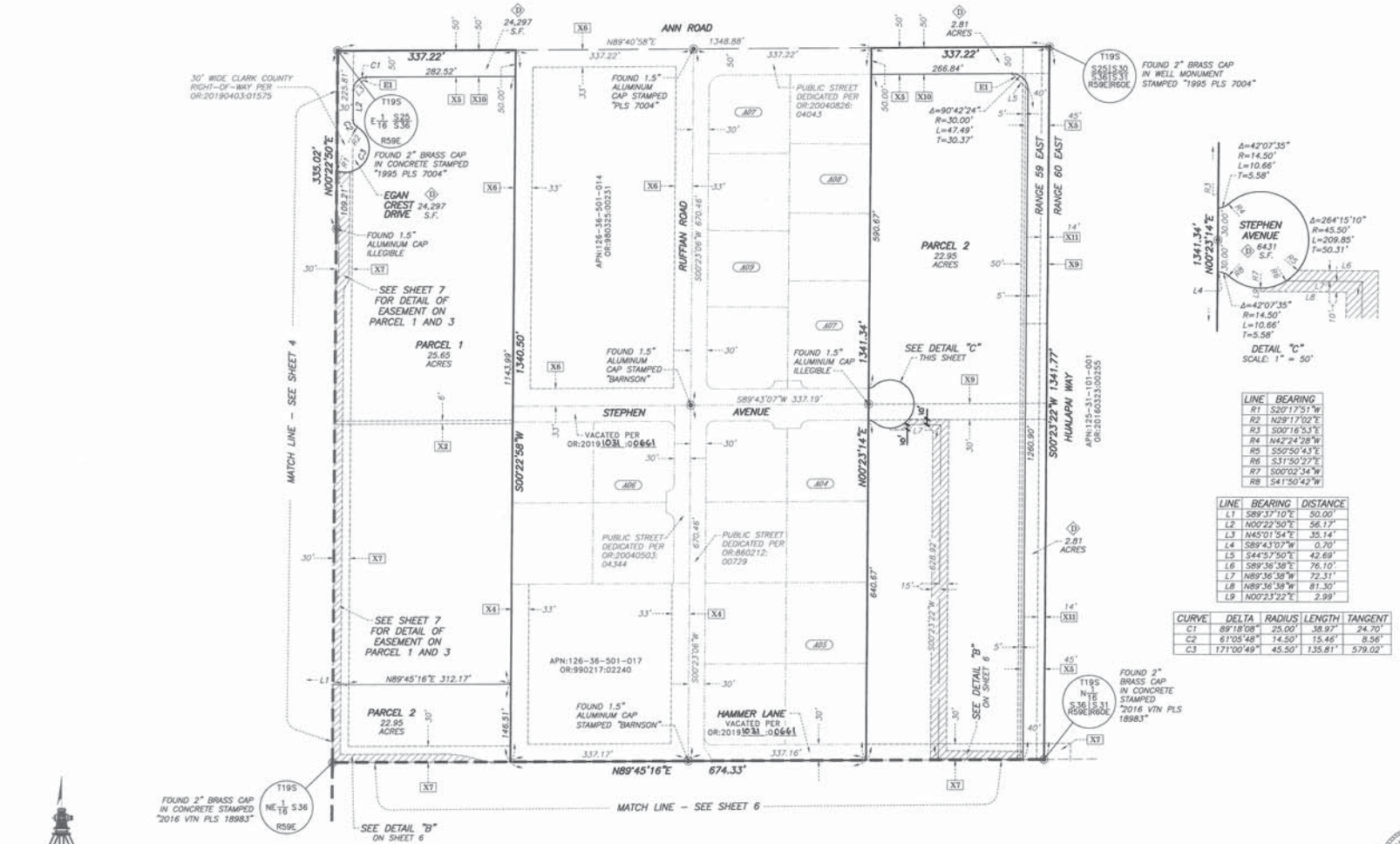
FILE 125, PAGE 30

OLY-18021

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November, 4, 2019, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 2 FOR LEGEND AND ADJOINING MAP REFERENCES.



LINE	BEARING
R1	S20°17'51"W
R2	N29°17'02"E
R3	S00°16'53"E
R4	N42°24'28"W
R5	S50°50'43"E
R6	S31°50'27"E
R7	S00°02'34"W
R8	S41°50'42"W

LINE	BEARING	DISTANCE
L1	S89°37'10"E	50.00'
L2	N00°22'50"E	56.17'
L3	N45°01'54"E	35.14'
L4	S89°43'07"W	0.70'
L5	S44°57'50"E	42.69'
L6	S89°36'38"E	76.10'
L7	N89°36'38"W	72.31'
L8	N89°36'38"W	81.30'
L9	N00°23'22"E	2.99'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°18'08"	25.00'	38.97'	24.70'
C2	61°05'48"	14.50'	15.46'	8.56'
C3	171°00'49"	45.50'	135.81'	579.02'

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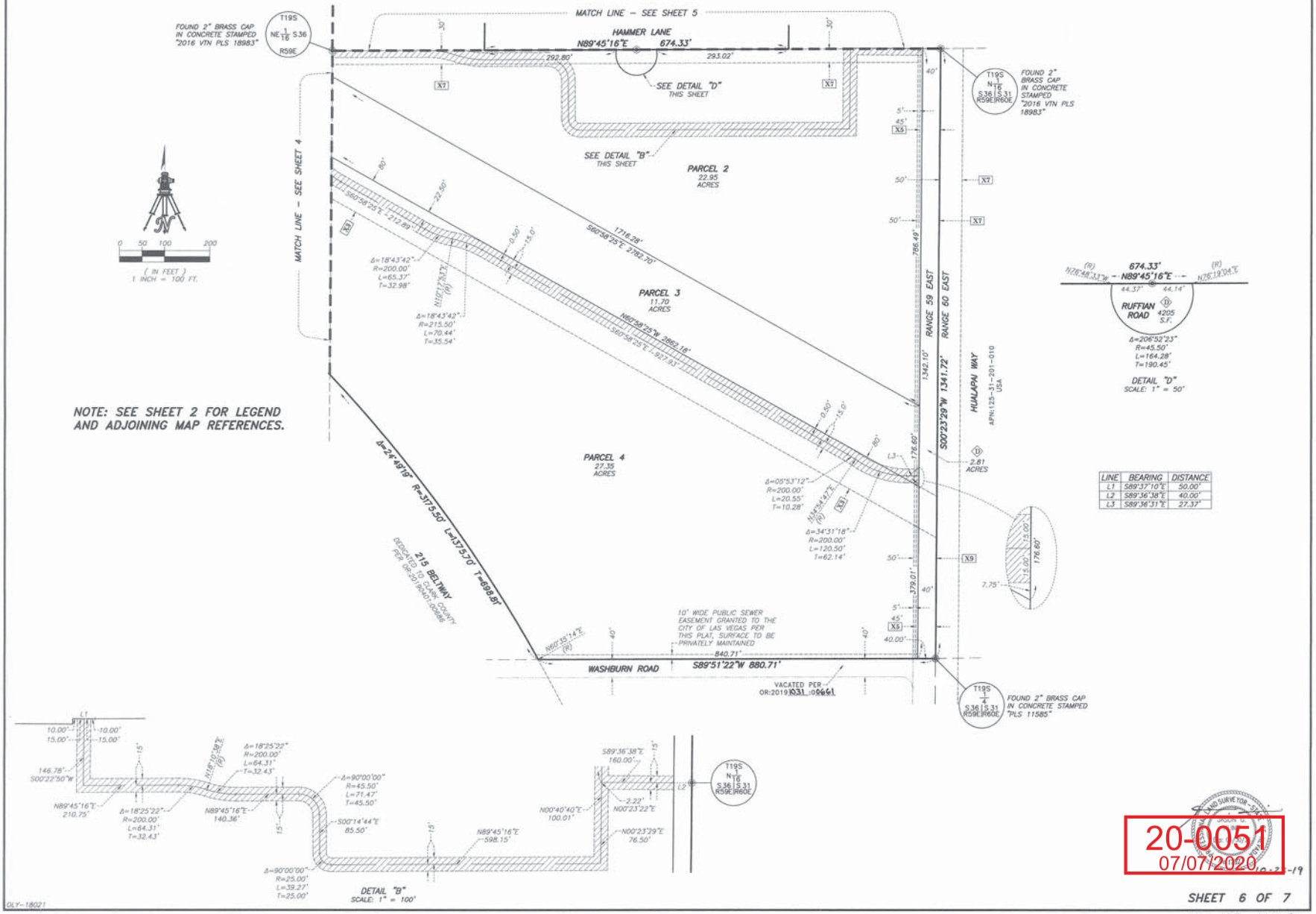
SHEET 5 OF 7

FILE 125, PAGE 30

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November, 4, 2019, IN BOOK 20191104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003017, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



NOTE: SEE SHEET 2 FOR LEGEND AND ADJOINING MAP REFERENCES.

LINE	BEARING	DISTANCE
L1	S89°37'10"E	50.00'
L2	S89°36'38"E	40.00'
L3	S89°36'31"E	27.37'

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SHEET 6 OF 7

FILE 125, PAGE 30

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF LOT 2 OF THAT CERTAIN "CERTIFICATE OF LAND DIVISION" RECORDED APRIL 22, 1982, IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512405, TOGETHER WITH A PORTION OF THAT CERTAIN "ORDER OF VACATION" RECORDED November ____, 4, 2019 ____, IN BOOK 2019 1104 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 0003617, TOGETHER WITH A PORTION OF THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

NOTE: SEE SHEET 2 FOR LEGEND AND ADJOINING MAP REFERENCES.

THIS SHEET IS TO DETAIL THE DIMENSIONS OF THE EASEMENT BEING GRANTED OVER PARCELS 1 AND 3.

LINE	BEARING
R1	N81°25'44"E
R2	S59°16'31"E
R3	N18°14'55"W
R4	N12°18'17"W
R5	S13°43'22"W
R6	S11°40'16"E

LINE	BEARING	DISTANCE
L1	N00°17'31"W	68.84'
L2	N00°17'31"W	60.81'
L3	N89°37'10"W	50.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	39°17'45"	45.50'	31.21'	16.24'
C2	36°19'08"	170.50'	108.08'	55.92'
C3	36°19'08"	140.50'	89.06'	46.08'
C4	05°46'40"	299.50'	30.20'	15.11'
C5	25°23'38"	45.50'	20.17'	10.25'

ANN ROAD — PUBLIC STREET DEDICATED PER OR:1553:1512406

EGAN CREST DRIVE

PARCEL 1 — 25.65 ACRES

30' WIDE CLARK COUNTY RIGHT-OF-WAY RESERVED PER OR:20190403:01575

PUBLIC STREET DEDICATED PER OR:20051101:00004

MICHELLI CREST WAY

VACATED PER OR:20191031:00661

FOUND 1.5" ALUMINUM CAP ILLEGIBLE

FOUND 5/8" REBAR–NO ID

STEPHEN AVENUE

APN:126–36–501–042 USA

ALPINE RIDGE WAY

PARCEL 3 — 11.70 ACRES

PARCEL 4 — 27.35 ACRES

PARCEL 2 — 22.95 ACRES

0 30 60 120

(IN FEET) 1 INCH = 60 FT.

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SHEET 7 OF 7

FILE 125 , PAGE 30

GLY–18021

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-36-601-011

20-0051
07/07/2020

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A VACATION OF A PORTION OF THE PUBLIC DRAINAGE AND PUBLIC SEWER EASEMENT GRANTED PER FILE 125, PAGE 30 OF PARCEL MAPS IN SUPPORT OF THE "ANN AND HUALAPAI NORTH – PHASE 1" PROJECT.

DESCRIPTION

THAT PORTION OF PARCEL 2, AS SHOWN BY MAP THEREOF IN FILE 125, PAGE 30 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, SOUTH 00°23'14" WEST, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STEPHEN AVENUE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STEPHEN AVENUE, THE FOLLOWING FOUR (4) COURSES:

1) NORTH 89°43'07" EAST, 0.70 FEET;

2) THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 14.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 42°07'35", AN ARC LENGTH OF 10.66 FEET TO A POINT OF REVERSE CURVATURE TO WHICH A RADIAL LINE BEARS NORTH 41°50'42" EAST;

3) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 45.50 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 41°48'08", AN ARC LENGTH OF 33.20 FEET TO THE **POINT OF BEGINNING** TO WHICH A RADIAL LINE BEARS SOUTH 00°02'34" WEST;

4) THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 45.50 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF

P:\WWD\20004\LEGALS\20004-VAC03.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

50°53'17", AN ARC LENGTH OF 40.41 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 50°50'43" EAST;

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THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STEPHEN AVENUE, SOUTH 89°36'38" EAST, 46.10 FEET;

THENCE SOUTH 00°23'22" WEST, 20.00 FEET;

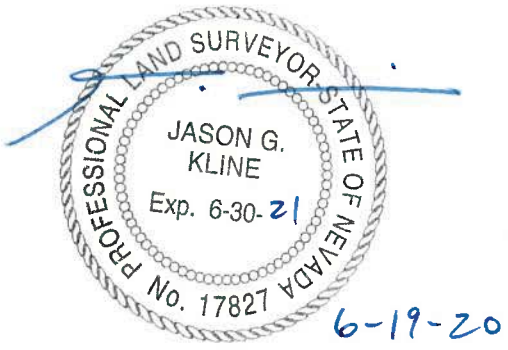
THENCE NORTH 89°36'38" WEST, 81.30 FEET;

THENCE NORTH 00°23'22" EAST, 2.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1210 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
SOUTH 00°23'22" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 125, PAGE 30 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



20-0051
07/07/2020

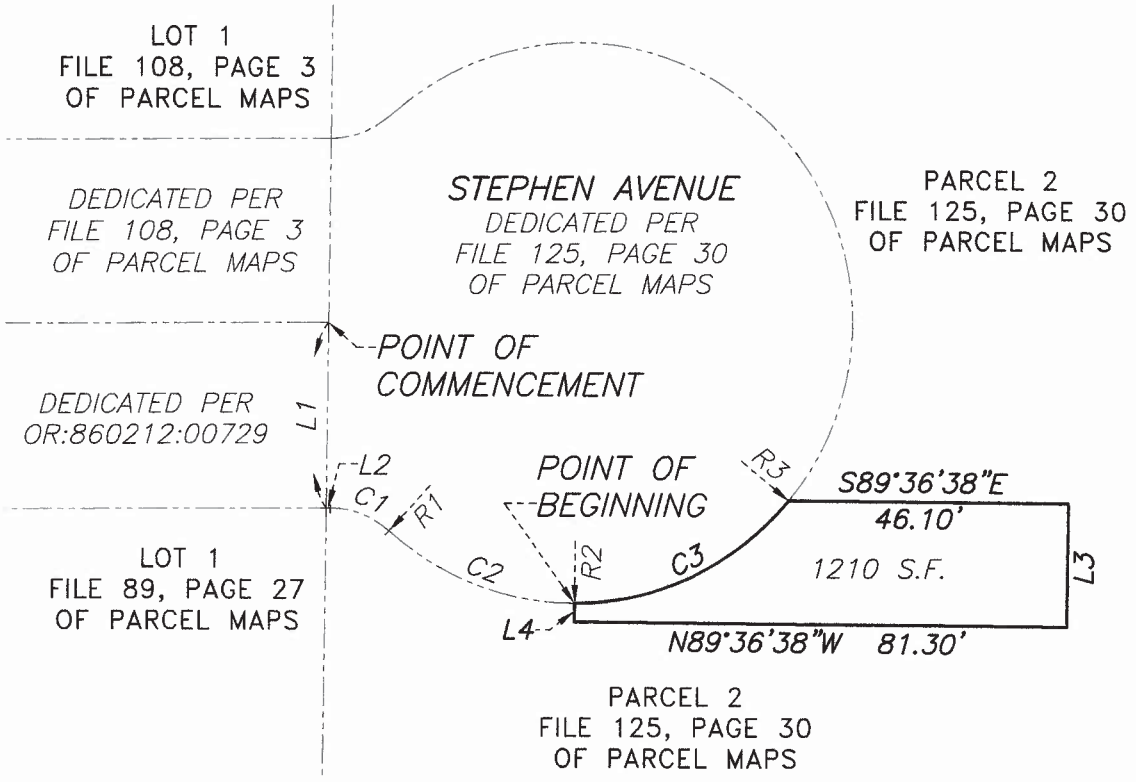
APN: 126-36-601-011
VACATION OF A PORTION OF THE PUBLIC DRAINAGE AND PUBLIC SEWER EASMENT GRANTED PER FILE 125, PAGE 30 OF PARCEL MAPS

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	42°07'35"	14.50'	10.66'	5.58'
C2	41°48'08"	45.50'	33.20'	17.38'
C3	50°53'17"	45.50'	40.41'	21.65'

1"=30'

LINE	BEARING	DISTANCE
L1	S00°23'14"W	30.00'
L2	N89°43'07"E	0.70'
L3	S00°23'22"W	20.00'
L4	N00°23'22"E	2.99'

RADIAL	BEARING
R1	N41°50'42"E
R2	S00°02'34"W
R3	S50°50'43"E



P:\WWD\20004\DWG\EXHIBITS\20004-VAC03.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "A"
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 1



20-0051-VAC1 - APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
STEPHEN AVENUE, WEST OF HUALAPAI WAY

08/20/2020



20-0051-VAC1 - APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
STEPHEN AVENUE, WEST OF HUALAPAI WAY

08/20/2020



20-0051-VAC1 - APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.
STEPHEN AVENUE, WEST OF HUALAPAI WAY

08/20/2020

Westwood

5740 S. Arville St., Suite 216
Las Vegas, NV 89118

Main (702) 284-5300

westwoodps.com
(888) 937-5150

OLY1801.014

June 30, 2020

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

Re: Ann and Hualapai Phase 1 – Drainage & Sewer Easement Vacation Justification Letter

To whom it may concern:

Westwood, on behalf of our client, Forestar (USA) Real Estate Group Inc., respectfully submits this justification letter to request a vacation of a portion of the public drainage and public sewer easement on Stephen Ave. This project is generally located south of Ann Road, West of Hualapai Way, north of Washburn Road and east of the 215.

This vacation request is to vacate a portion of this easement near the termination of Stephan Ave. Please review the attached proposed Final Map for the subdivision as well as the attached legal description. Please review Common Element G on sheet 5 of the attached Final Map. This common element will replace the previously recorded easement. We understand this vacation will need to record concurrently with the Final Map (FMP-78672).

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

S. Tracy Stratton
Senior Project Manager

20-0051
07/07/2020

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
09/02/2020

CASE: 20-0051-VAC1

SUBJECT: APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 8, 2020*** 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 ***THURSDAY, SEPTEMBER 3, 2020.***



Signature

09/02/2020

Date

Brian Konderik

Please Print Name

Forestar (USA) Real Estate Group, Inc.

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 14

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
15

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

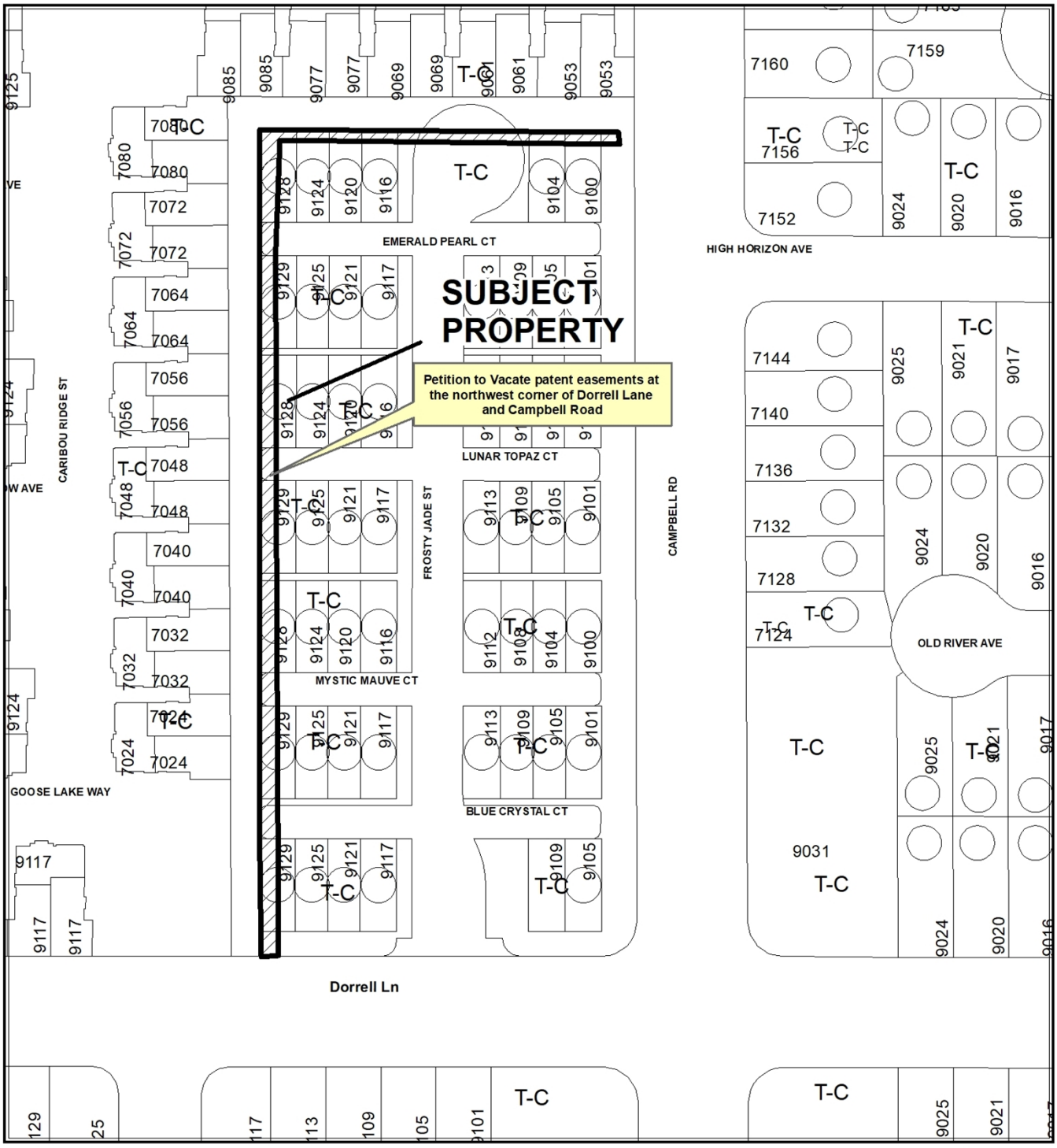
SUBJECT:
20-0064-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GLENEAGLES VILLAGE HOMEOWNERS ASSOCIATION - For possible action on a Land Use Entitlement project request for a Petition to Vacate patent easements at the northwest corner of Dorrell Lane and Campbell Road (APNs Multiple), Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 20-0064-VAC1

0 80 160
Feet

N



CASE: 20-0064-VAC1

0 80 160
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GLENEAGLES VILLAGE HOMEOWNERS ASSOCIATION

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0064-VAC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 40

NOTICES MAILED 1

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

20-0064-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be for all City of Las Vegas interests in the full widths of the Patent Reservations on assessor parcel number 125-20-118-054 as granted in Book 1540, Instrument number 1499598 of U.S. Government Patents, exclusive of dedicated rights-of-way.

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

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

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to vacate patent easements at the northwest corner of Dorrell Lane and Campbell Road.

ANALYSIS

In June 2005, the Planning Commission approved a Tentative Map (TMP-6702) for a proposed 52-lot single-family, attached subdivision on the subject site. The Final Map Technical Review (FMP-9317) for Spinnaker Village IV was recorded in April 2006. Today, the subdivision is complete and is known as Gleneagles Village. Based on the development of this site, the easements are no longer needed.

In addition to the common area, the easement encroaches into 12 of the developed residential parcels. These properties are adjacent to the north and west perimeter of the community and include the following addresses:

- 9128 Emerald Pearl Court
- 9129 Emerald Pearl Court
- 9124 Emerald Pearl Court
- 9120 Emerald Pearl Court
- 9116 Emerald Pearl Court
- 9104 Emerald Pearl Court
- 9100 Emerald Pearl Court
- 9128 Lunar Topaz Court
- 9129 Lunar Topaz Court
- 9128 Mystic Mauve Court
- 9129 Mystic Mauve Court
- 9129 Blue Crystal Court

FINDINGS

The Department of Public Works has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located on the northwest corner of Dorrell Lane and Campbell Road. Therefore, staff recommends approval of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/05/03	The City Council approved a Petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres.
06/01/05	The City Council approved a Major Modification (MOD-6295) of the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan to change the land use designation from ML-TC (Medium-Low Residential – Town Center) to: MLA-TC (Medium-Low Attached Residential – Town Center) on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road.
	The City Council approved a Rezoning (ZON-6297) from: U (Undeveloped) [TC (Town Center) General Plan Designation] to: T-C (Town Center) on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road.
	The City Council approved a Waiver (WVR-6310) of Title 18.12.160 to allow approximately 177 feet and 208 feet between street intersections where 220 feet is the minimum distance separation required on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road.
	The City Council approved a Special Use Permit (SUP-6306) for a proposed gated community with private streets and a Waiver of the Town Center Development Standards to allow a single gated entrance where a minimum of two gate entrances are required adjacent to the northwest corner of Dorrell Lane and Campbell Road.
	The City Council approved a Site Development Plan Review (SDR-6301) for a proposed 52 lot single-family attached residential development on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road.
06/23/05	The Planning Commission approved a Tentative Map (TMP-6702) for Spinnaker Village IV, a 52 lot single-family attached residential subdivision on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road.
04/06/06	A Final Map Technical Review (FMP-9317) was recorded for Spinnaker Village IV, a 52 lot single-family attached subdivision on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road.

Most Recent Change of Ownership	
10/05/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/10/15	A building permit (P-289877) was issued for a single-family detached tract at 9129 Blue Crystal Court.
	A building permit (P-289878) was issued for a single-family dwelling tract at 9129 Mystic Mauve Court.
07/23/15	A building permit (P-294295) was issued for a single-family dwelling tract at 9128 Mystic Mauve Court.
10/06/15	A building permit (P-299736) was issued for a single-family dwelling tract at 9129 Lunar Topaz Court.
12/23/15	A building permit (P-306596) was issued for a single-family dwelling tract at 9116 Emerald Pearl Court.
	A building permit (P-306597) was issued for a single-family dwelling tract at 9120 Emerald Pearl Court.
	A building permit (P-306598) was issued for a single-family, dwelling tract at 9124 Emerald Pearl Court.
	A building permit (P-306599) was issued for a single-family dwelling tract at 9128 Emerald Pearl Court.
	A building permit (P-306592) was issued for a single-family dwelling tract at 9129 Emerald Pearl Court.
	A building permit (P-306591) was issued for a single-family dwelling tract at 9128 Lunar Topaz Court.
04/20/16	A building permit (P-311426) was issued for a single-family dwelling tract at 9100 Emerald Pearl Court.
	A building permit (P-311425) was issued for a single-family dwelling tract at 9104 Emerald Pearl Court.

Pre-Application Meeting	
07/06/20	A pre-application meeting was held with the applicant over email to discuss the submittal requirements for a Petition to Vacate patent easements.

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

Field Check	
07/30/20	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Gross Acres	4.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Attached	TC (Town Center)	T-C (Town Center) MLA-TC (Medium-Low Attached Residential)
North			
South	Single Family, Detached		T-C (Town Center) ML-TC (Medium Low Residential)
East			
West	Single Family, Attached		T-C (Town Center) MLA-TC (Medium-Low Attached Residential)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Emerald Pearl Court	Local Street	Title 13	24	Y
Lunar Topaz Court	Local Street	Title 13	24	Y
Mystic Mauve Court	Local Street	Title 13	24	Y
Blue Crystal Court	Local Street	Title 13	24	Y
Frosty Jade Street	Local Street	Title 13	37	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) Patent Easement Vacation

Project Address (Location) NWC Campbell and Dorrell

Project Name Gleneagle Patent Vacation **Proposed Use**

Assessor's Parcel #(s) 12520118054 **Ward #**

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

Additional Information

Property Owner Gleneagel Village HOA Contact Rahoul Sharan

Address 1001 Park Run Ave City Las Vegas State NV Zip 891145

E-mail rahoulsharan@gmail.com Phone 604-889-9051

Applicant Gleneagel Village HOA Contact Rahoul Sharan

Address 1001 Park Run Ave City Las Vegas State NV Zip 89145

E-mail rahoulsharan@gmail.com Phone 604-889-9051

Representative JPL Engineering, Inc Contact James Lopez

Address 6725 S. Eastern Ave, Suite 5 City Las Vegas State NV Zip 89119

E-mail james@jplengineeringinc.com Phone 702-898-6269

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Aaron Madaisky

Subscribed and sworn before me

This 7th day of July, 20 2020

Notary Public in and for said County and State

AARON P. MADAISKY
Barrister & Solicitor
305 - 8047 199 Street
Langley, BC V2Y 0E2
Phone 604 546 0815 Fax: 604 683 4848

20-0064
07/09/2020

BOOK 1540 149 0500 2-1

4-1222
(Aug. 1956)
Nevada 035240

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant Robert Francis Plomb, pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 19 S., R. 60 E.,

Sec. 20, W½SE¼NW¼NW¼.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

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

GIVEN under my hand, in the District of Columbia, the TWENTY-NINTH day of NOVEMBER in the year of our Lord one thousand nine hundred and FIFTY-SIX and of the Independence of the United States the one hundred and EIGHTY-FIRST.

[SEAL]

For the Director, Bureau of Land Management.

By Rose M. Beall
Chief, Patents Section.

20-0064
07/09/2020

Patent Number 1167035

BOOK 1540 RETURN TO: 1499598

ROBERT F. and DESSIE M. PLOMB 2-2
7111 MIAMI LAKEWAY,
MIAMI LAKES, FLORIDA 33014

CLERK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF
Robert F. Plomb
MAR 24 3 54 PM '82
FEE 5.00 DEPUTY
OFFICIAL RECORDS
BOOK INSTRUMENT
1540 1499598

5.00

20-0064
07/09/2020

Legal Exhibit “A”
Easement Vacation

Parcel located in the West half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 20, Township 19 South, Range 60 East, M.D.M. Clark County, Nevada.

Vacating therefrom a portion of an existing Government Patent Book 1540 Instrument no. 1499598) inside the west and north perimeter of said parcel.

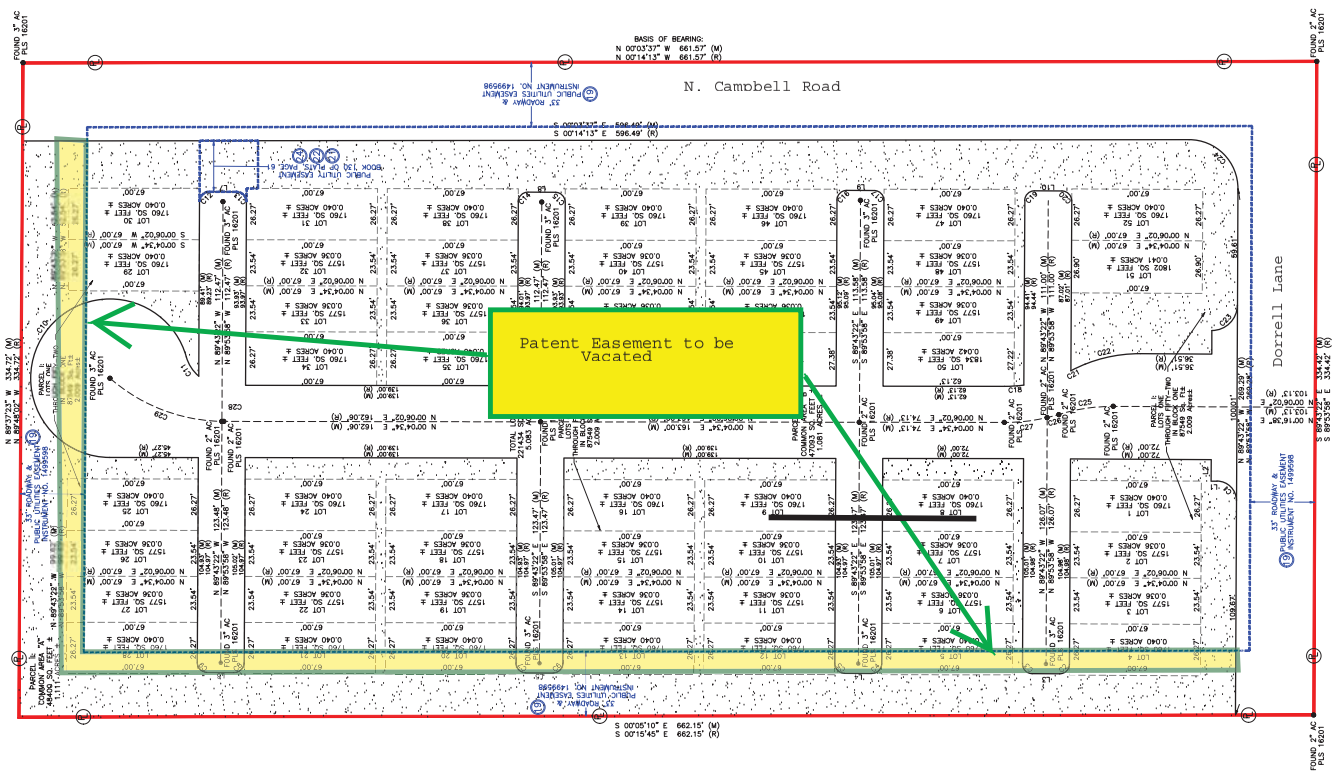
Being more particularly described as follows:

Beginning at a point which is S 89° 53' 58" E along the south line of said parcel a distance of 648.97 feet, and North a distance of 40 feet from the NW 1/16 corner of said Section, to the POINT OF BEGINNING;

Thence N 00° 06' 02" E for a distance of 598.00 feet; Thence S 89° 53' 58" E for a distance of 270.86 feet to the existing right of way of Campbell Road; Thence S 00° 14' 13" E along said ROW for a distance of 9.38 feet; Thence N 89° 48' 02" W along said PUE boundary for a distance of 261.70 feet; Thence S 00° 15' 48" E along said PUE boundary for a distance of 589.09 feet to the right of way of Dorrell Lane; Thence N 89° 53' 58" W along said ROW for a distance of 12.96 feet; to the POINT OF BEGINNING;

Parcel contains:	9,006 sf
Basis of Bearing:	S 00° 14' 13" E Being the bearing of the East boundary of the West half (W 1/2) of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4) of the of Northwest quarter (NW 1/4) of Section 20, Township 19 South, Range 60 East, M.D.M. Clark county, Nevada.

20-0064
07/09/2020



9 LEGEND

PROPERTY LINE	SET IRON ROD (I.R.)
P.O.B. POINT OF BEGINNING	FOUND MONUMENT AS NOTED
P.O.C. POINT OF COMMENCEMENT	FLAG POLE
COMMON AREA "A"	HANDICAP PARKING
M/L MORE OR LESS	UTILITY MANHOLE
RAILROAD TRACK	TELEPHONE PEDESTAL
FENCE	FIRE HYDRANT
(N.T.S.) NOT TO SCALE	ELECTRIC METER
CENTERLINE	GAS METER
(M) MEASURED CALL	ELECTRIC CONTROL CABINET
(R) RECORD CALL	LIGHT POLE
B.H.L. BUILDING HEIGHT LOCATION	ELECTRIC BOX
P.S. PARKING SPACES	SANITARY SEWER MANHOLE
D.P. DUMPSTER PAD	STORM WATER MANHOLE
SIGN	WATER VALVE
R/W RIGHT OF WAY	GRATED INLET
	WATER METER
	OVERHEAD ELECTRIC LINES
	BUILDING SETBACK LINE
	EASEMENT LINE

SCALE : 1" = 30'

0' 30' 60' 90'

20-0064
07/09/2020

Gleneagle Vacation Site Plan

JPL ENGINEERING INC.

6725 S. EASTERN AVE. STE. 5
LAS VEGAS, NV 89119
Phone (702) 898-6269 * Fax (877) 557-8292

PATENT EASEMENT VACATION
CLARK COUNTY, NEVADA
EXHIBIT "B"
SHEET 1 OF 1

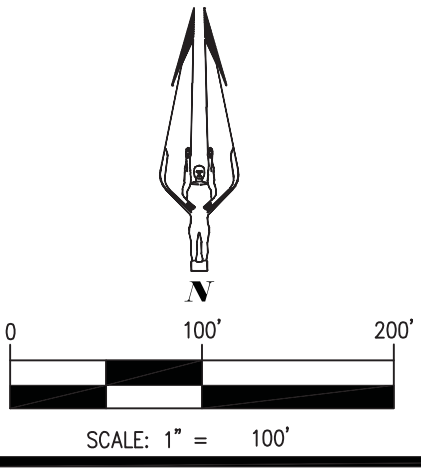
LEGEND

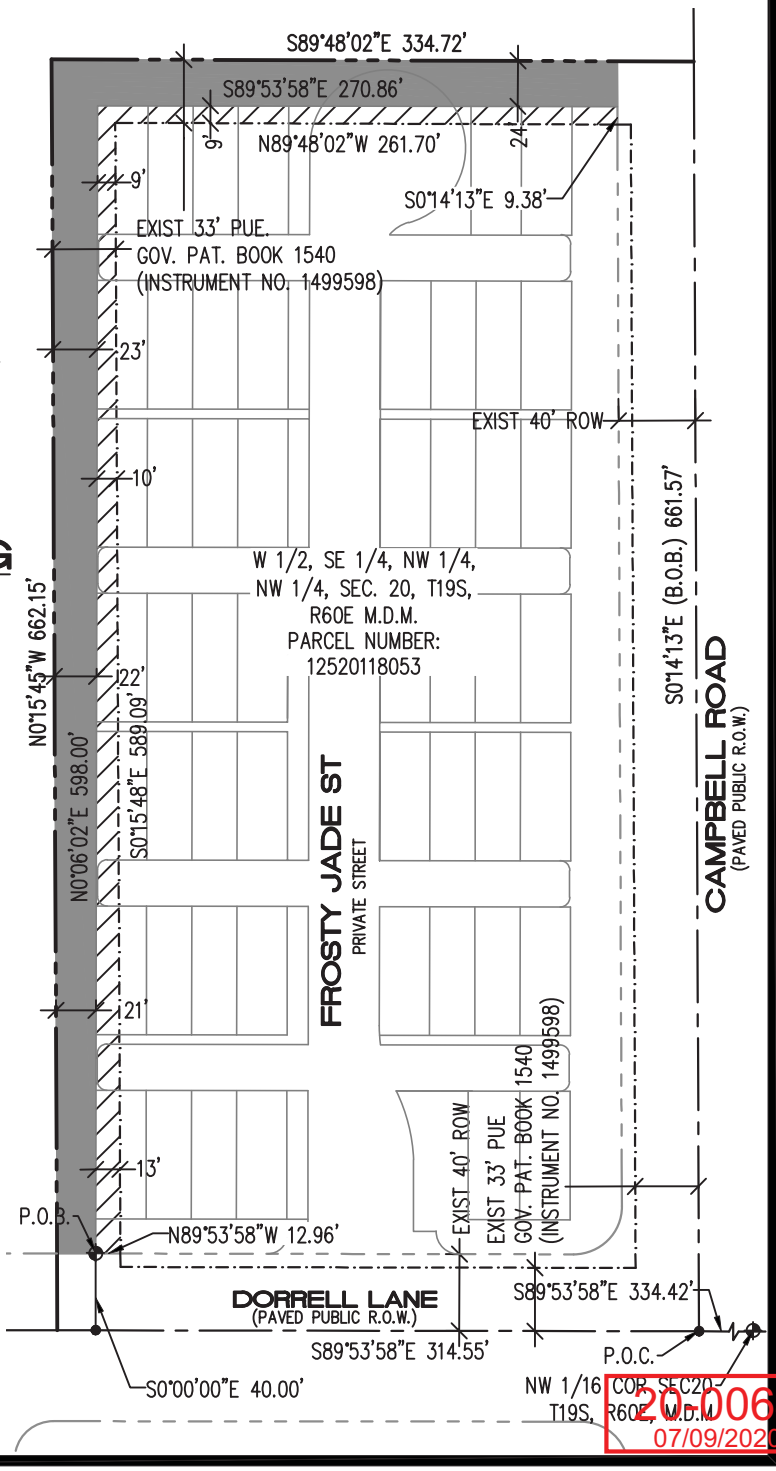
- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ROW LINE
- VACATION AREA
- COMMMON AREA

R.O.W.	RIGHT OF WAY
APN	ASSESSOR PARCEL NUMBER
O.R.	OFFICIAL RECORDS

BASIS OF BEARING

SOUTH 01°14'13" EAST BEING THE EAST LINE OF THE W 1/2, SE 1/4, NW 1/4, NW 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. ALSO BEING THE CENTERLINE OF CAMPBELL ROAD.





20-0064
07/09/2020



20-0064-VAC1 - APPLICANT/OWNER: GLENEAGLES VILLAGE HOMEOWNERS ASSOCIATION
NORTHWEST CORNER OF DORRELL LANE AND CAMPBELL ROAD

07/30/2020



20-0064-VAC1 - APPLICANT/OWNER: GLENEAGLES VILLAGE HOMEOWNERS ASSOCIATION
NORTHWEST CORNER OF DORRELL LANE AND CAMPBELL ROAD

07/30/2020



20-0064-VAC1 - APPLICANT/OWNER: GLENEAGLES VILLAGE HOMEOWNERS ASSOCIATION
NORTHWEST CORNER OF DORRELL LANE AND CAMPBELL ROAD

07/30/2020

July 1, 2020

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

RE: Patent Easement Vacation Gleneagles Village aka Spinnaker Village 4
APN 125-20-118-054

Dear Staff:

On behalf of the applicant, Gleneagle Homeowners Association, we are requesting Vacation of the patent easement recorded March 24, 1982 in Book 1540 Instrument No. 1499598. The easement along the north and west property lines is no longer needed and unnecessarily encumbers the site.

The site is an exiting 51 lot residential community known as Gleneagles Village aka Spinnaker Village 4 and is locate at the NWC of Dorrell Lane and Campbell Road. The surrounding parcels are fully developed (streets and residential sub-divisions).

Should you have any further questions please feel free to contact me at (702)898-6269.

Sincerely,

James Lopez, P.E.
JPL Engineering, Inc.

20-0064
07/09/2020

6725 Eastern Ave, Suite 5, Las Vegas, Nevada 89118
Telephone: (702) 898-6269 Fax: (877) 557-8292
http://www.jplengineeringinc.com

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
09/03/2020

CASE: 20-0064-VAC1

SUBJECT: APPLICANT/OWNER: GLENEAGLES VILLAGE HOMEOWNERS ASSOCIATION

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 8, 2020*** 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 ***THURSDAY, SEPTEMBER 3, 2020.***

Signature

9/3/20
Date

James P. Lopez
Please Print Name

JPL Engineering Inc
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 15

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
16

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

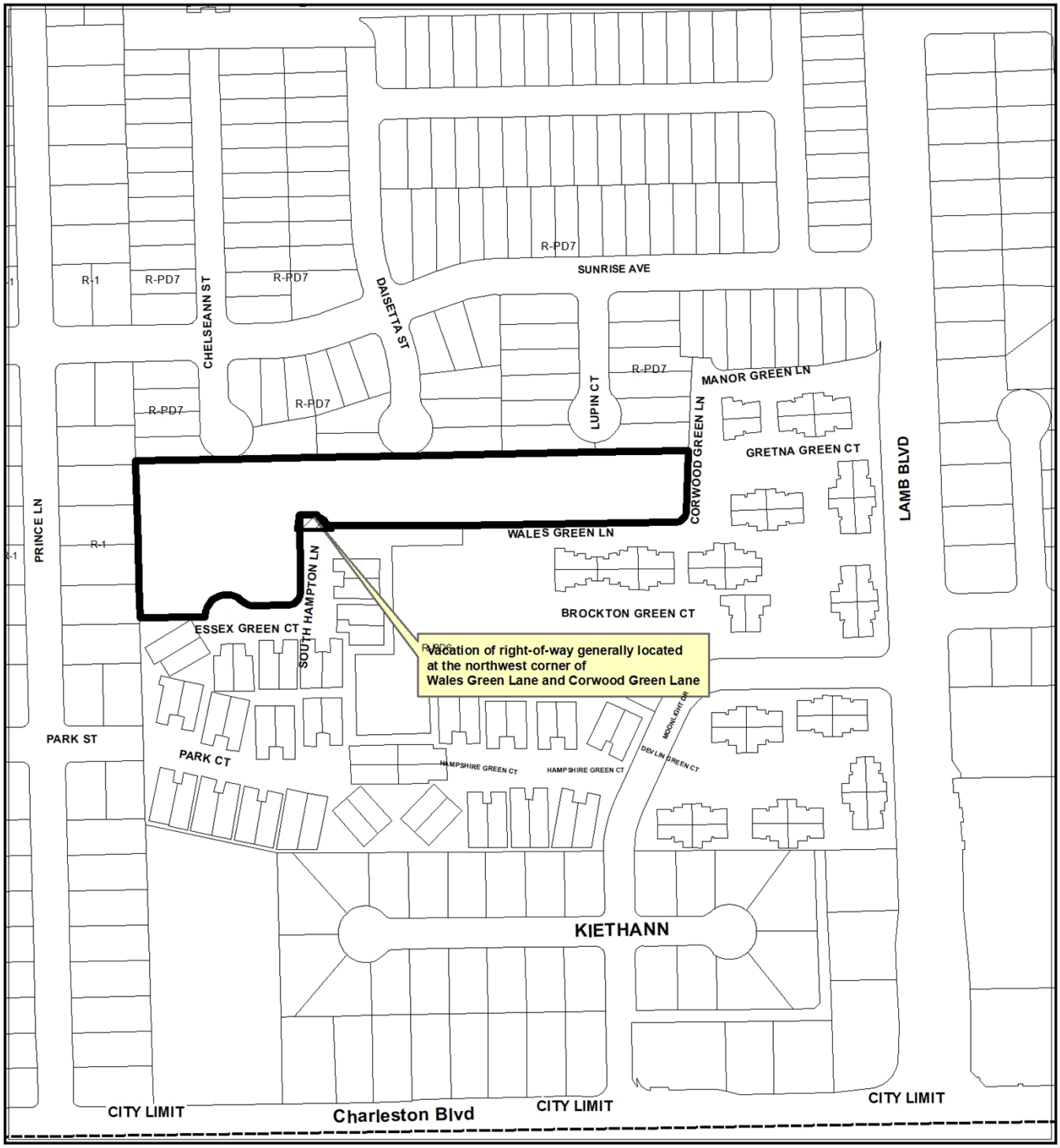
SUBJECT:
20-0065-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: AH USA SERIES 2, LLC - OWNER: CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION - For possible action on a Land Use Entitlement project request for a Petition to vacate a sewer easement generally located at the northwest corner of Wales Green Lane and Hampton Lane (APN 140-31-801-001), Ward 3 (Diaz). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 20-0065-VAC1

0 190 380 Feet

N



CASE: **20-0065-VAC1**

0 190 380 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AH USA SERIES 2, LLC - OWNER: CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0065-VAC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 1

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0065-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the existing City of Las Vegas public sewer easement located within a portion of a private drive as shown in the “Charleston Village Green Unit No. 2 Amended” in Book 17, Page 33 of Plats.

2. The Order of Vacation shall record prior to the recordation of the Final Map associated with this site.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a petition to vacate a public sewer easement generally located at the northwest corner of Wales Green Lane and Hampton Lane.

ANALYSIS

The purpose of this Petition of Vacation is to vacate a portion of a City of Las Vegas Sewer Easement as shown in the "Charleston Village Green Unit No. 2 Amended" in Book 17, Page 33 of Plats. The site is being developed and the existing easement is not currently being used nor will it be as the site is being reconfigured and mapped. New easements will be granted in the future in conjunction with the Final Map associated with the approved Tentative Map (TMP-78463).

As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses.

FINDINGS (20-0065-VAC1)

Staff has no objection to the proposed public sewer easement vacation as it is no longer needed; therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/05/19	The City Council approved General Plan Amendment (GPA-75784) request from MLA (Medium Low Attached Density Residential) to ML (Medium Low Density Residential). The Planning Commission and Staff recommended approval.
	The City Council approved Rezoning (ZON-75786) request from R-1 (Single Family Residential) to R-CL (Single Family Compact-Lot) on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane The Planning Commission and Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/09/20	The Planning Commission approved Variance (VAR-78462) request to allow a stub street terminus where a cul-de-sac or hammerhead is required; a private street without a gate to not meet public street standards and a connectivity ratio of 1.10 where 1.30 is required at the northwest corner of Wales Green Lane and Corwood Green Lane.
	The Planning Commission approved Tentative Map (TMP-78463) for a proposed 30-lot Single-Family Residential Subdivision on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane.

Most Recent Change of Ownership	
12/10/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
07/08/20	Staff conducted a virtual pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Vacation request.

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

Field Check	
08/30/20	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-CL (Single Family Compact Lot)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

20-0065 07/16/2020

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

Project Address (Location) Wales Green Lane & Corwood Green Lane

Project Name Charleston & Lamb **Proposed Use**

Assessor's Parcel #(s) A Portion of 140-31-897-001 **Ward #**

General Plan: Existing MLA Proposed ML **Zoning:** Existing R-1 Proposed R-CL

Additional Information The portion of APN 140-31-897-001 shall not exceed 726 sq. ft. shown in a deed recorded on March 23, 2006 as Instrument no. 20060323-0003317

Property Owner Charleston Village Green Homeowners Association Contact Joan Phillips

Address 4229 Wales Green Lane City Las Vegas State NV Zip 89110

E-mail joan.pgam@outlook.com Phone 702-468-7520

Applicant AHUSA Series 2, LLC Contact Mickey Stratton

Address 10300 W. Charleston Blvd- #13-59 City Las Vegas State NV Zip 89135

E-mail mickey@aspecthomesusa.com Phone 512-786-1766

Representative The WLB Group Contact Paul Valentine

Address 3663 E Sunset Rd. Suite 204 City Las Vegas State NV Zip 89120

E-mail pvalentine@wlbgroup.com Phone 702-458-2550

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 Jerry Lynn Semler

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

Print Name JERRY LYNN SEMLER

JEREMY COPLEY
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-6129-01
My Appt. Expires August 30, 2023

Subscribed and sworn before me

This 16 day of JULY, 20 20

Jeremy Copley

Notary Public in and for said County and State

[redacted]

BOOK 419

378410 (2-1)

Affix ~~XXXX~~ NIL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JEROME M. WHITE & ASSOCIATES, INC.

in consideration of $ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to CHARLESTON VILLAGE HOMES HOMEOWNERS ASSOCIATION, a non-profit corporation

all that real property situate in the Las Vegas Valley Water District/City of Las Vegas County of Clark, State of Nevada, bounded and described as follows:

All of CHARLESTON VILLAGE GREEN UNIT NO. 1, excepting therefrom Lots One (1) thru Twenty (20) inclusive, Block One (1) and Lots One (1) thru Thirty-six (36) inclusive, Block Two (2), as shown by map thereof on file in Book 16 of Plats, Page 15, in the Office of the County Recorder of Clark County, Nevada.

RECORDED AS AN ACCOMMODATION WITHOUT LIABILITY

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness our hand s on this 19th day of April, 19 74

JEROME M. WHITE & ASSOCIATES, INC.

By: Bernard Krasik, Sr. V. Pres.

By: Ruth DeVall, Secy.

~~STATE OF NEVADA~~ CALIFORNIA } ss.
County of

On this day of , 19 ,
personally appeared before me, a Notary Public,

who acknowledged that executed the above instrument.

Signed
Notary Public

COURTESY OF
CHICAGO TITLE INSURANCE COMPANY
NEVADA TITLE OFFICE
118 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

BROWER PRINTING -- 1

Order No. ~~M-49461-26~~ KS

When Recorded, mail to Charleston Village Homes Homeowners Association
c/o Jerome M. White & Assoc., Inc.
8300 Santa Monica Boulevard
Los Angeles, California 90069

20-0065
07/09/2020

Recorder's Stamp.

Description: Clark,NV C-Series - DocID(1/2/70 - 12/31/85) 378410 Page: 1 of 2
Order: New Comment:

BOOK 419

378410

2-2

(Corporation)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

On April 19, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared Bernard Krasik

known to me to be the Senior Vice President, and Ruth DeVall

known to me to be Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature G. L. Harris

G. L. Harris
Name (Typed or Printed)

OFFICIAL SEAL
G. L. HARRIS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Sept. 13, 1977

(This area for official notarial seal)

STAPLE HERE

INST. NO 378410
OFFICIAL RECORD BOOK NO. 419
RECORDED AT REQUEST OF
CHICAGO TITLE INSURANCE CO
APR 23 10 01 AM '74
CLARK COUNTY NEVADA
PAUL E. HORN RECORDER
FEE $1.00

20-0065
07/09/2020

Description: Clark,NV C-Series - DocID(1/2/70 - 12/31/85) 378410 Page: 2 of 2
Order: New Comment:

20-0065
07/09/2020

APN: 140-31-897-001

EXHIBIT "A"

LEGAL DESCRIPTION

W.O. #419012-A-001
FILE: VAC-1.DOC
MAY 22, 2020
BY: JWC
CHECKED BY: DMP

EXPLANATION: VACATING A PORTION OF A PRIVATE DRIVE AND THE CITY OF LAS VEGAS SEWER EASEMENT THEREON.

BEING A PORTION OF SOUTH HAMPTON LANE (PRIVATE STREET) AND THE CITY OF LAS VEGAS UTILITY EASEMENTS THEREON SHOWN IN "CHARLESTON VILLAGE GREEN UNIT NO. 2 AMENDED" IN BOOK 17, PAGE 33 OF PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST NORTHERLY POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH HAMPTON LANE, SAME BEING A POINT ON THE NORTH BOUNDARY LINE OF SAID PLAT; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NORTH BOUNDARY LINE, NORTH 89°23'42" EAST, 32.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIAL BEARING AT THIS POINT OF SOUTH 89°23'42" WEST, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 31.42 FEET; THENCE DEPARTING SAID NORTH BOUNDARY LINE, SOUTH 89°23'42" WEST, 52.00 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SOUTH HAMPTON LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY, NORTH 00°36'18" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

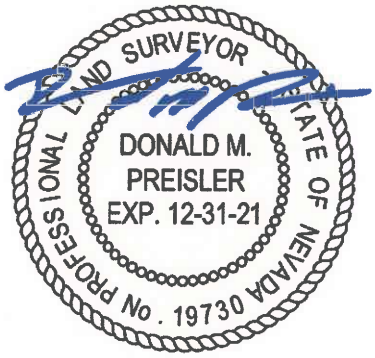
CONTAINS 726 S.F./0.02 ACRES
END OF DESCRIPTION.

SEE PAGE 3 0F 3, EXHIBIT "B" TO BE MADE PART
OF THIS LEGAL DESCRIPTION

The WLB Group, Inc. 3663 East Sunset Road, Suite 204, Las Vegas, NV 89120

20-0065
07/09/2020

APN: 140-31-813-005



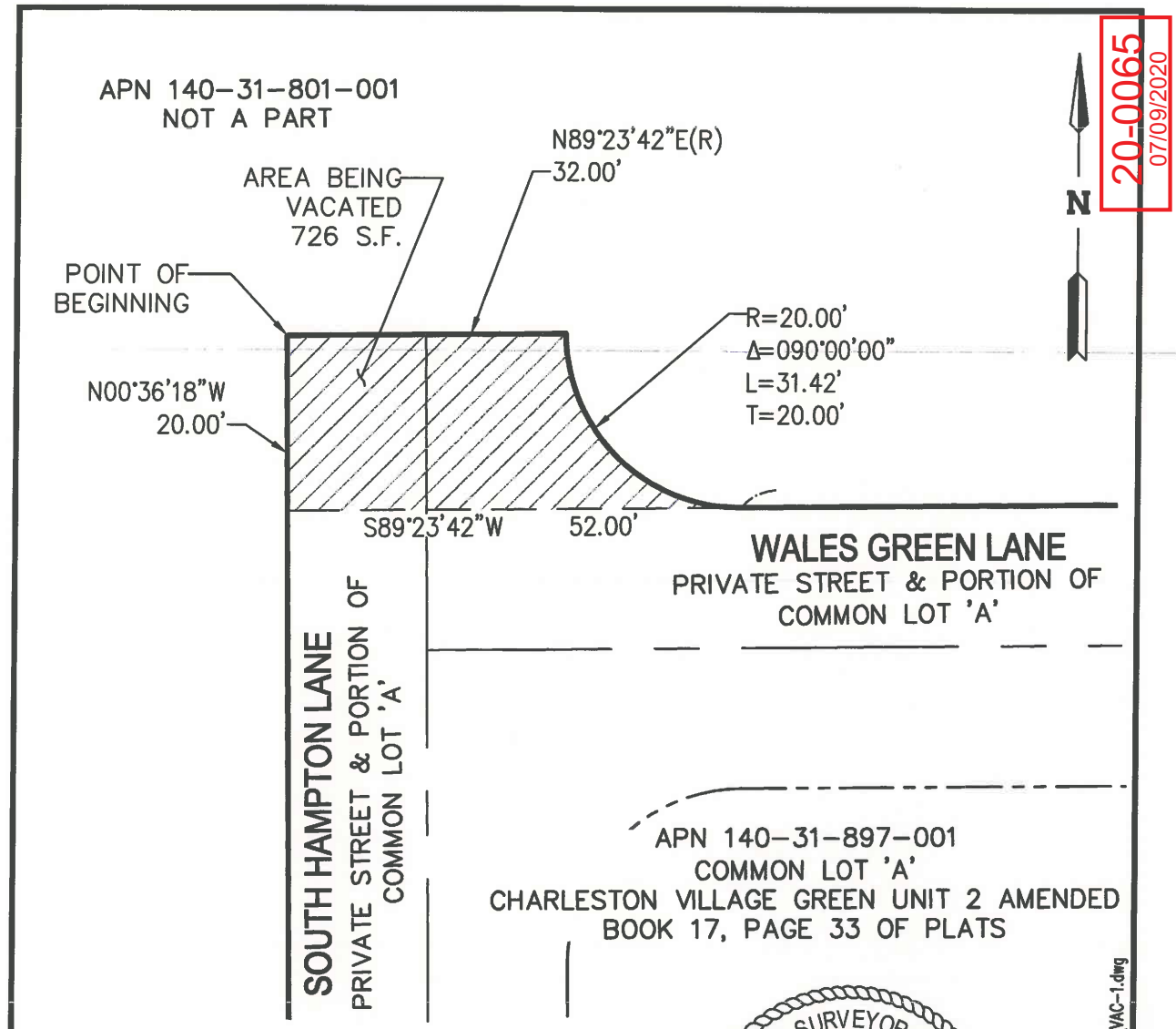
JUNE 26, 2020

PREPARED BY: DONALD M. PREISLER, PLS,
AS AN AGENT FOR THE WLB GROUP, INC.
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV 89120

BASIS OF BEARINGS
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM, LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN. THE REFERENCE FRAME BEING NAD 83 (CORS2011) EPOCH 20010.00.

TRANSVERSE MERCATOR PROJECTION

STANDARD PARALLEL & GRID ORIGIN:	36°15'00"N
CENTRAL MERIDIAN:	114°58'00"W
FALSE NORTHING:	200.000m
	656,166.6667 FEET(US)
FALSE EASTING:	100.000m
	328,083.3333(US)
STANDARD PARALLEL SCALE:	1.0001 (EXACT)



20-0065
07/09/2020

LEGEND

PROPERTY LINE
EASEMENT LINE
STREET CENTERLINE
CITY OF LAS VEGAS SEWER EASEMENT BEING VACATED 726 S.F.
S.F. SQUARE FEET

PROFESSIONAL LAND SURVEYOR
DONALD M. PREISLER
EXP. 12-31-21
STATE OF NEVADA
No. 19730

JUNE 26, 2020

C:\419012-A-001 CHARLESTON & LAMB\05_SURVEY\LEGAL\VAC-1.dwg

VAC-1

EXHIBIT 'B'
SCALE: 1"=20'
PAGE 3 OF 3

The WLB Group INC.
WLB
Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Offices located in Las Vegas, Nevada, and Tucson, Phoenix, and Flagstaff, Arizona
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV. 89120 (702) 458-2551



20-0065-VAC1 - APPLICANT: AH USA SERIES 2, LLC - OWNER: CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION
NORTHWEST CORNER OF WALES GREEN LANE AND HAMPTON LANE

07/30/2020



20-0065-VAC1 - APPLICANT: AH USA SERIES 2, LLC - OWNER: CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION
NORTHWEST CORNER OF WALES GREEN LANE AND HAMPTON LANE

07/30/2020

The WLB Group Inc. WLB

Engineering • Planning
Surveying • Urban Design
Landscape Architecture

Vacation of a portion of CLV Sewer Easement
Justification Letter

To: City of Las Vegas Planning & Survey

Date: 06/29/2020

RE: Charleston and Lamb (Inspiration at the Village) Sewer Easement Vacation APN 140-31-897-001

We are proposing a 30-lot residential subdivision adjacent to Wales Green Lane & South Hampton Lane. Per the approved Tentative Map TMP-78463 lot 18 & 19 respectively require the vacation of the existing sewer easement in this area as they will be residential lots. A boundary line adjustment 100022-BLA has been submitted to transfer the portion of South Hampton Lane and Wales Green Lane required for the lot preparation.

This portion of the sewer easement does not appear to be in use or necessary for the existing public sewer requirements and additional sewer easements will be granted when the final map is created for the referenced tentative map. We respectfully request the vacation and relinquishment of the sewer easement in the portion of said Wales Green Lane and South Hampton Lane as outline in the attached Legal Description and Exhibit.

Thank you,

Donald M. Preisler, PLS
Director of Surveying & Services
The WLB Group, Inc.

20-0065
07/09/2020

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
09/01/2020

CASE: 20-0065-VAC1

SUBJECT: APPLICANT: AH USA SERIES 2, LLC - OWNER: CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 8, 2020*** 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 ***THURSDAY, SEPTEMBER 3, 2020.***

[signature] Signature

9/1/2020 Date

JOHN MICHAEL STRATTON
Please Print Name

AH USA SERIES 2, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 16

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
17

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

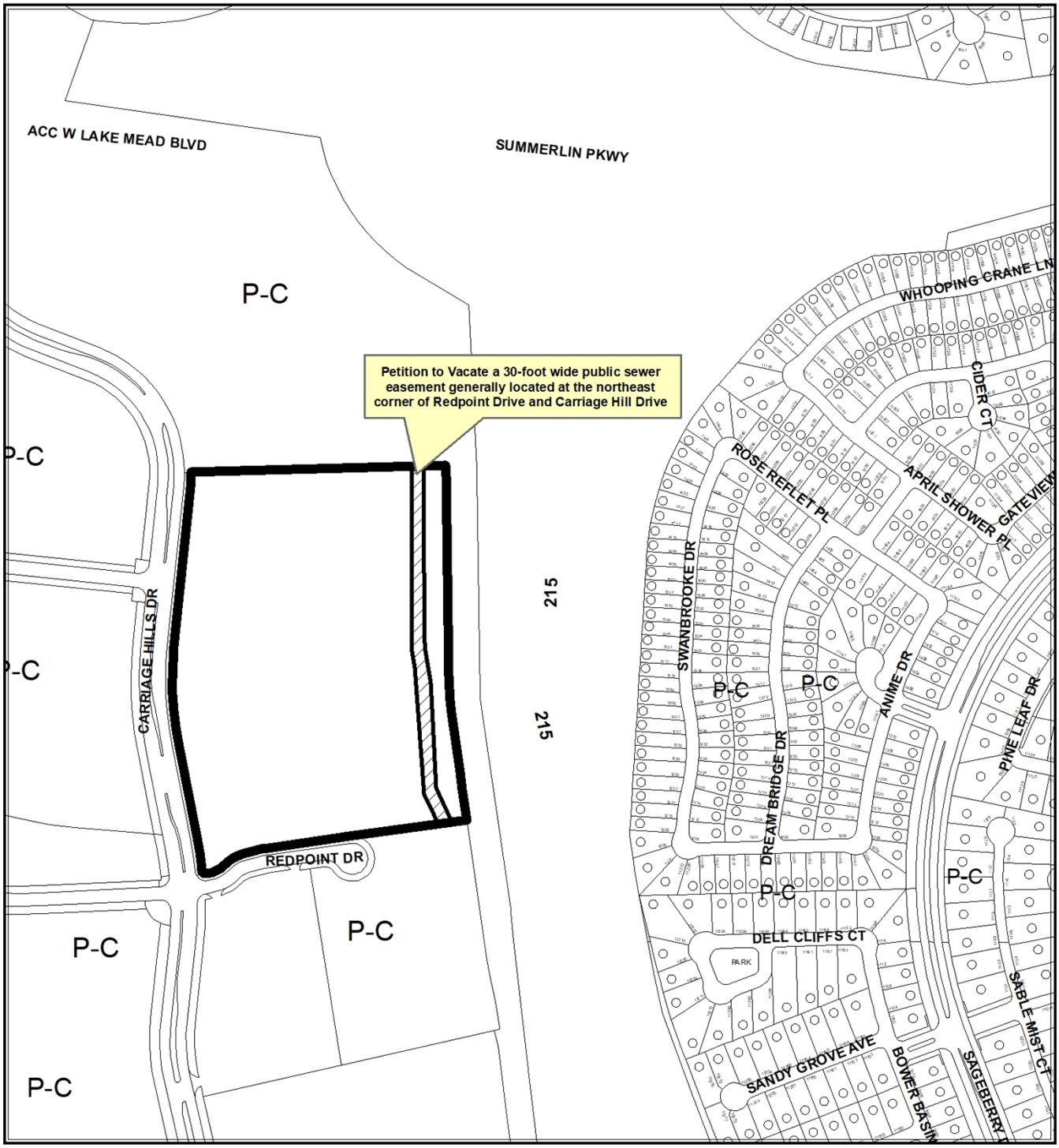
SUBJECT:
20-0068-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: GREYSTONE NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 30-foot wide public sewer easement generally located at the northeast corner of Redpoint Drive and Carriage Hill Drive (APN 137-26-112-001), Ward 2 (Seaman). Staff recommends APPROVAL.

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

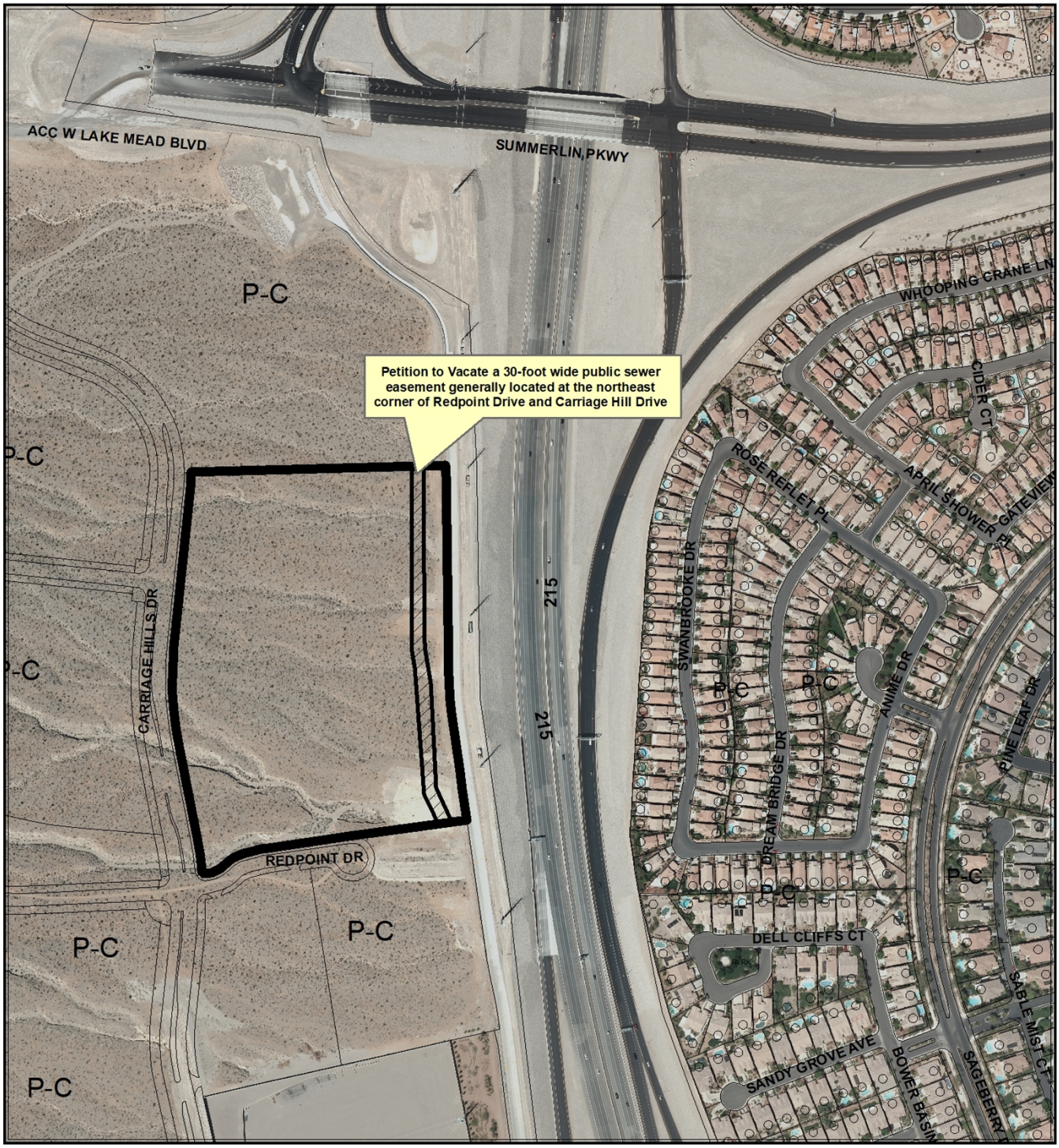
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 20-0068-VAC1



CASE: **20-0068-VAC1**

0 330 660 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LENNAR HOMES - OWNER: GREYSTONE NEVADA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0068-VAC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 1

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0068-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the 30-foot public sewer easement granted to the City of Las Vegas lying within Parcel "I" of Summerlin Village 21 – Unit 3 as shown by map thereof on file in Book 159, Page 50 of plats in the Clark County Recorder's Office.

2. The Order of Vacation shall record prior to or concurrent with the Final Map of Highline Village 21 – Lot I, FMP-78744.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a petition to vacate a 30-foot wide public sewer easement generally located at the northeast corner of Redpoint Drive and Carriage Hill Drive.

ANALYSIS

The applicant has requested that the City of Las Vegas vacate an unused 30-foot public sewer easement granted to the City of Las Vegas lying within Parcel "I" of Summerlin Village 21 – Unit 3 as shown by map thereof on file in Book 159, Page 50 of plats in the Clark County Recorder's Office, in conjunction with an approved 249-unit residential condominium subdivision. The easement is no longer needed due to the proposed residential development. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Therefore, staff recommends approval of the requested Vacation.

FINDINGS (20-0068-VAC1)

Staff has no objection to the vacation of the existing unused 30-foot wide public sewer easement, as this site will be part of the proposed future development; therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

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

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
05/16/18	The City Council approved a request for a General Development Plan Review (MDR-72841) for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Summerlin Development Plan Review (MDR-72778) for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and staff recommended approval of the request.
06/20/19	A Final Map (FMP-76313) for a 12-pod residential/park subdivision with 65 common area parcels (Summerlin Village 21 – Unit 3) on 220.48 acres at the northwest corner of Far Hills Avenue and Clark County 215 was recorded. The subject parcel was located on Lot I.
09/24/19	The Planning Commission approved a request for a Summerlin Major Deviation (SCD-77186) to allow garage door setbacks of greater than five feet and less than 18 feet where three feet to five feet or 18 feet is required; and a front yard setback of 16 feet and a side yard setback of 18 feet where 20 feet is required for a proposed 249-unit condominium development on 19.23 acres at the northeast corner of Redpoint Drive and Carriage Hill Drive. Staff recommended approval.
09/24/19	The Planning Commission approved a request for a Tentative Map (TMP-77187) for a 249-unit residential condominium subdivision on 19.23 acres at the northeast corner of Redpoint Drive and Carriage Hill Drive. Staff recommended approval.
05/07/20	Department of Planning staff accepted for processing a Final Map (FMP-78744) for a 249-unit residential condominium subdivision (Highline Village 21 – Lot I) on 19.23 acres at the northeast corner of Redpoint Drive and Carriage Hill Drive. This map has not been recorded.

Most Recent Change of Ownership	
12/03/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/11/19	A building permit (L19-01396) was issued for civil improvements related to a stockpile for Summerlin West Village 21 Parcel I. The project has not been closed out.

Pre-Application Meeting	
07/08/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate an existing 30-foot wide public sewer easement for an approved 249-unit residential condominium subdivision.

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

Field Check	
07/23/20	The site is undeveloped and contains desert vegetation.

Details of Application Request	
Site Area	
Net Acres	19.23

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Condominiums	MF1 (Low Density Multi-Family)	P-C (Planned Community)
North	Undeveloped	EC (Employment Center)	P-C (Planned Community)
		MU (Mixed Use)	
South	Police Sub-Station	EC (Employment Center)	P-C (Planned Community)
	Undeveloped		
East	215 Freeway	ROW (Right-Of-Way)	ROW (Right-Of-Way)
West	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West Development Agreement	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (within the approved Development 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

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) Easement Vacation

Project Address (Location) NEC of Carriage Hill Drive & Redpoint Drive

Project Name Highline Village 21 - Parcel I **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 137-26-112-001 **Ward #** _____

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

Additional Information Sewer Easement Vacation

Property Owner Greystone Nevada, LLC Contact Jeanette Jeffery

Address 9275 W Russell Road, Ste. 400 City Las Vegas State NV Zip 89148

E-mail jeanette.jeffery@lennar.com Phone 702-736-9100

Applicant Lennar Contact Jeanette Jeffery

Address 9275 W Russell Road, Ste. 400 City Las Vegas State NV Zip 89148

E-mail jeanette.jeffery@lennar.com Phone 702-736-9100

Representative Kimley Horn Contact Mark Sokolowski

Address 6671 S. Las Vegas Blvd., Ste 320 City Las Vegas State NV Zip 89119

E-mail mark.sokolowski@kimley-horn.com Phone 702-786-1843

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name ROBERT JOHNSON (AUTHORIZED AGENT)

Subscribed and sworn before me

This 14TH day of JULY, 20 20

_____

Notary Public in and for said County and State

MARIAN DUMANCAS
Notary Public-State of Nevada
Appointment No. 19-2915-01
My Appointment Expires 08-18-2023

WALLACE • MORRIS • KLINE SURVEYING, INC.
Land Survey Consulting

APN: 137-26-112-001

20-0068
07/16/2020

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS SEWER EASEMENT VACATION IN SUPPORT OF THE "HIGHLINE – VILLAGE 21 – PARCEL I" PROJECT.

DESCRIPTION

BEING ALL OF THAT PUBLIC SEWER EASEMENT GRANTED TO THE CITY OF LAS VEGAS LYING WITHIN PARCEL "I" OF "SUMMERLIN VILLAGE 21 – UNIT 3" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 159, PAGE 50 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26 AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "I";

THENCE ALONG THE NORTH LINE OF SAID PARCEL "I", NORTH 88°47'16" EAST, 610.30 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°47'16" EAST, 30.00 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°32'34" EAST, 616.71 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 863.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 07°23'42", AN ARC LENGTH OF 111.38 FEET;

THENCE SOUTH 07°56'16" EAST, 171.63 FEET;

THENCE SOUTH 05°38'50" EAST, 45.89 FEET;

THENCE SOUTH 38°42'15" EAST, 107.99 FEET TO THE SOUTH LINE OF SAID PARCEL "I";

THENCE ALONG THE SOUTH LINE OF SAID PARCEL "I", SOUTH 82°20'16" WEST, 35.01 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 38°42'15" WEST, 98.84 FEET;

P:\LEN\19186 Highline Village 21\LEGALS\19186-VAC_01.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

APN: 137-26-112-001

20-0068
07/16/2020

THENCE NORTH 05°38'50" WEST, 54.19 FEET;

THENCE NORTH 07°56'16" WEST, 171.03 FEET;

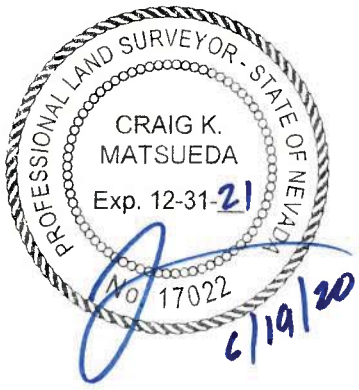
THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 893.00 FEET, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 07°23'42", AN ARC LENGTH OF 115.26 FEET;

THENCE NORTH 00°32'34" WEST, 616.35 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 31,636 SQUARE FEET, MORE OR LESS.

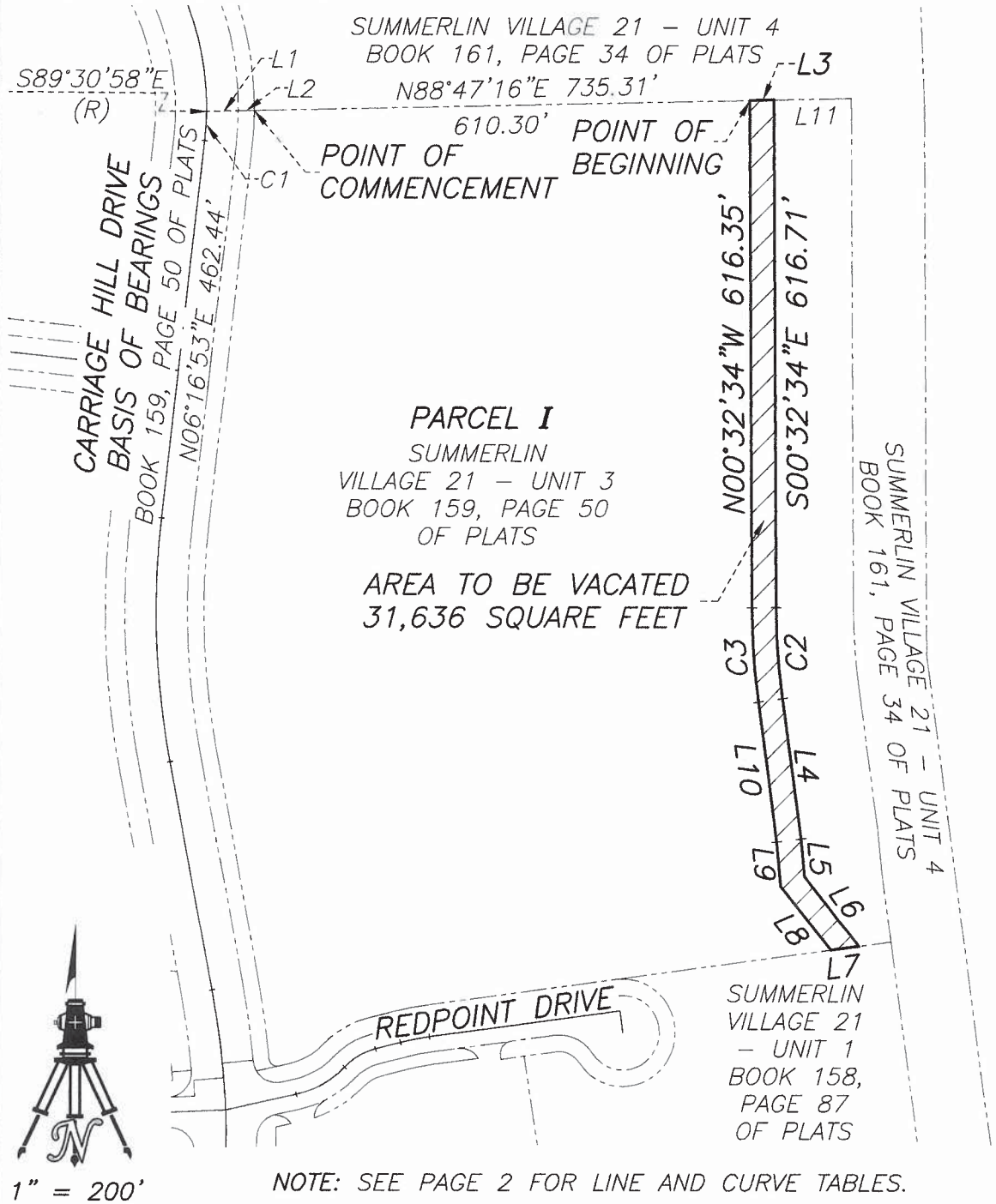
BASIS OF BEARINGS
NORTH 06°16'53" EAST, BEING THE BEARING OF THE CENTERLINE OF CARRIAGE HILL DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 159, PAGE 50 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, LYING IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CRAIG K. MATSUEDA, P.L.S.
NEVADA LICENSE NO. 17022



20-0068
07/16/2020

APN: 137-26-112-001
SEWER EASEMENT VACATION



1" = 200'

NOTE: SEE PAGE 2 FOR LINE AND CURVE TABLES.

P:\LEN\19186 HIGHLINE VILLAGE 21\DWG\EXHIBITS\19186-VAC_01.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN SECTION 23 AND SECTION 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 2

APN: 137-26-112-001
SEWER EASEMENT VACATION

20-0068
07/16/2020

LINE	BEARING	DISTANCE
L1	N88°47'16"E	38.02'
L2	N88°47'16"E	20.01'
L3	N88°47'16"E	30.00'
L4	S07°56'16"E	171.63'
L5	S05°38'50"E	45.89'
L6	S38°42'15"E	107.99'
L7	S82°20'16"W	35.01'
L8	N38°42'15"W	98.84'
L9	N05°38'50"W	54.19'
L10	N07°56'16"W	171.03'
L11	N88°47'16"E	95.01'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	05°47'51"	350.00'	35.41'	17.72'
C2	07°23'42"	863.00'	111.38'	55.77'
C3	07°23'42"	893.00'	115.26'	57.71'

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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"
LYING WITHIN SECTION 23 AND SECTION 26,
TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
PAGE 2 OF 2

20-0068
07/16/2020

HIGHLINE VILLAGA 21 PARCEL I SEWER EASEMENT VACATION Page 1

06/17/20 @ 18:49:14

			Northing	Easting
			--------	-------
Begin at			0.0000	0.0000
Course #1				
N 88-47-16	E	30.00'	0.6347	29.9933
Course #2				
S 00-32-34	E	616.71'	-616.0477	35.8355
Course #3 - Curve to the Left, Concave S 85-45-35 W				
Radial in = N 89-27-26	E		-607.8724	898.7967
Tangent in = S 00-32-34	E			

20-0068
07/16/2020

Delta = 07-23-42

Radius = 863.00'

Length = 111.38'

Tangent = 55.77'

Tangent out = S 07-56-16 E

Radial out = S 82-03-44 W -727.0506 44.0655

Course #4

S 07-56-16 E 171.63' -897.0361 67.7671

Course #5

S 05-38-50 E 45.89' -942.7034 72.2829

Course #6

S 38-42-15 E 107.99' -1026.9772 139.8089

Course #7

S 82-20-16 W 35.01' -1031.6452 105.1115

20-0068
07/16/2020

Course #8

N 38-42-15	W	98.84'	-954.5119	43.3069

Course #9

N 05-38-50	W	54.19'	-900.5849	37.9745

Course #10

N 07-56-16	W	171.03'	-731.1936	14.3557

Course #11 - Curve to the Right, Concave S 85-45-35 W

Radial in = N 82-03-44	E	-607.8725	898.7995

Tangent in = N 07-56-16 W

Delta = 07-23-42

Radius = 893.00'

Length = 115.26'

Tangent = 57.71'

20-0068
07/16/2020

Tangent out = N 00-32-34 W			
Radial out = S 89-27-26 W		-616.3320	5.8396

Course #12

N 00-32-34 W	616.35'	-0.0096	0.0008

Closure: N 04ø44'08" W, 0.0096'

Area: 31636.2 Sq.Ft. or 0.7263 Acres



20-0068-VAC - APPLICANT: LENNAR HOMES - OWNER: GREYSTONE NEVADA, LLC
NORTHEAST CORNER OF REDPOINT DRIVE AND CARRIAGE HILL DRIVE

07/23/2020



20-0068-VAC - APPLICANT: LENNAR HOMES - OWNER: GREYSTONE NEVADA, LLC
NORTHEAST CORNER OF REDPOINT DRIVE AND CARRIAGE HILL DRIVE

07/23/2020

Kimley»Horn

June 18, 2020

City of Las Vegas
Department of Building & Safety
333 North Rancho Drive
Las Vegas, Nevada 89106-3703

RE: Highline Village 21 – Parcel I
Justification Letter for Sewer Easement Vacation
APN: 137-26-112-001

To whom it may concern,

Kimley-Horn, on behalf of Lennar, is respectfully requesting to file a Vacation to vacate the existing sewer easement traversing the subject site: Summerlin Village 21 – Unit 3, APN 137-26-112-001. The 30' wide Public Sewer Easement was granted to the City of Las Vegas per Book 159, Page 50 of Plats to be privately maintained. Per the review of the "Civil Improvement Plans for Highline," dated 06/03/2020, the City has requested the Vacation of the existing sewer easement. Furthermore, the City has requested that a new sewer easement be dedicated as a 20' wide Public Sewer Easement, centered on the proposed sewer alignment, to be privately maintained. The new sewer easement will be dedicated per the "Final Map of Highline Village 21 – Lot I."

The Vacation application and corresponding documents are included with this submittal for your review. Please contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

Eric Hopkins, P.E.
Project Engineer
Owner/Developer Correspondent

CC: Jeanette Jeffery, Lennar
Dave Cornoyer, Lennar
Mikal Kintner, Kimley-Horn
Mark Sokolowski, Kimley-Horn

20-0068
07/16/2020

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
09/02/2020

CASE: 20-0068-VAC

SUBJECT: APPLICANT: LENNAR HOMES - OWNER: GREYSTONE NEVADA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 8, 2020*** 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 ***THURSDAY, SEPTEMBER 3, 2020.***

DocuSigned by:
David Cornoyer
C500837095C4490...

Signature

9/2/2020

Date

David Cornoyer

Please Print Name

Lennar Corporation

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 17

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
18

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

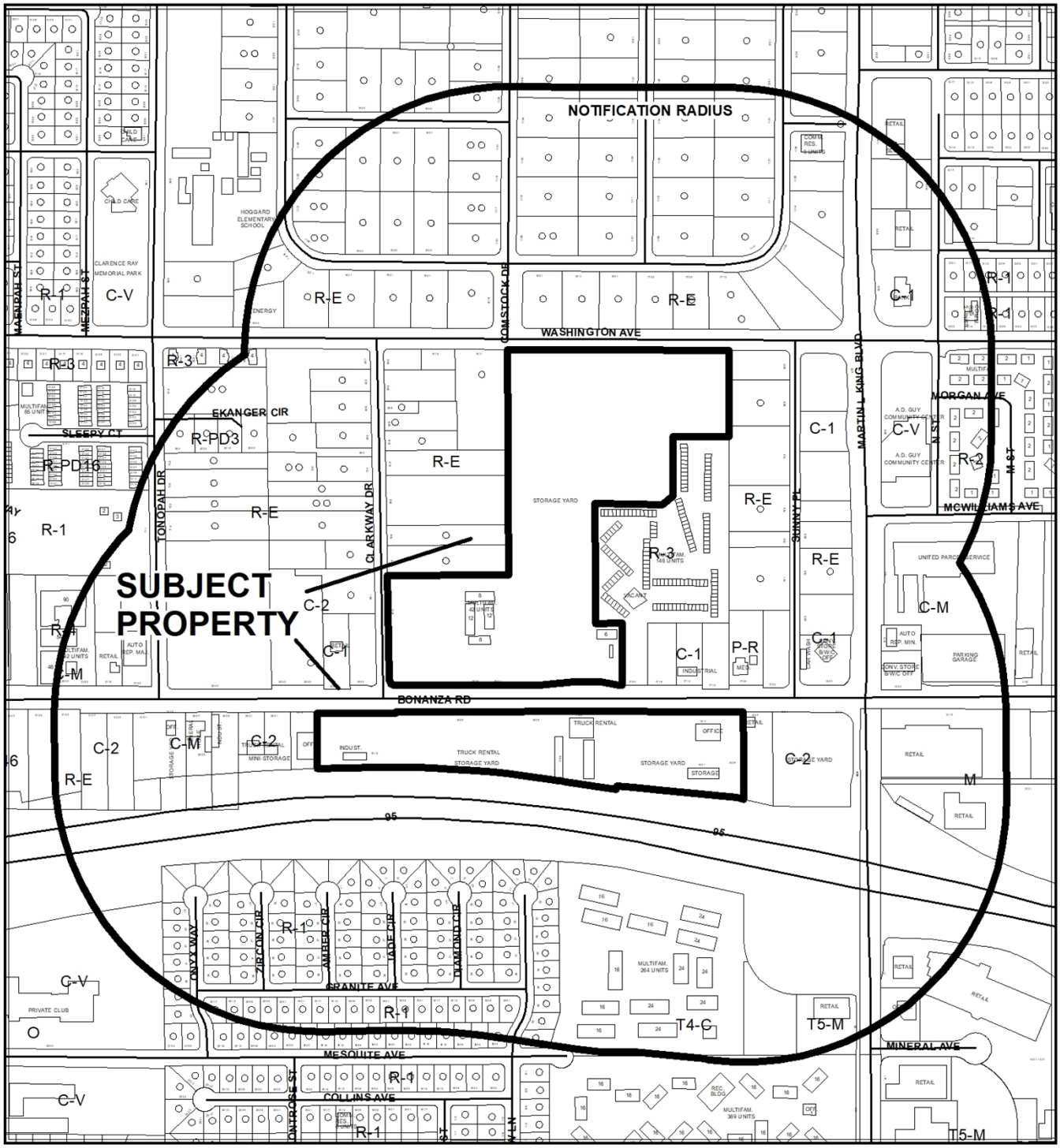
SUBJECT:
ABEYANCE - 78759 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on a portion of 20.28 acres at the northeast corner of Bonanza Road and Clarkway Drive and on 10.27 acres on the south side of Bonanza Road, approximately 420 feet west of Martin L King Boulevard (APNs 139-28-302-034, 139-28-401-009 and 139-28-412-001), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	5
City Council Meeting	0	City Council Meeting	0

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

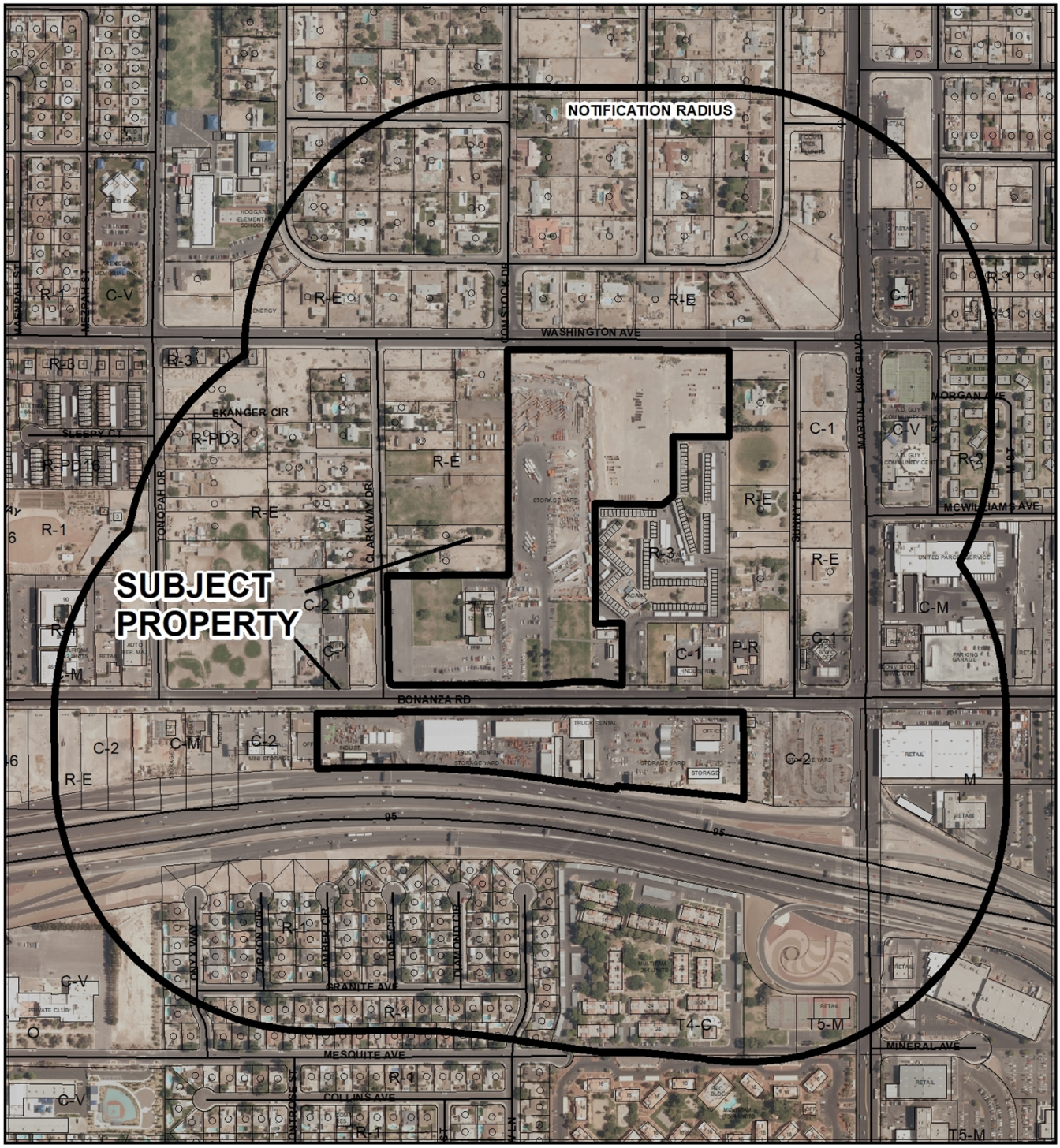
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 78759-SDR1
7. Backup Documentation Submitted at the August 11, 2020 Planning Commission Meeting.
8. Submitted after Final Agenda - Protest/Support Postcards



CASE: 78759-VAR1 and 78759-SDR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



0 435 870 Feet

CASE: 78759-VAR1 and 78759-SDR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DFA, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
78759-VAR1	Staff recommends APPROVAL, subject to conditions:	
78759-SDR1	Staff recommends APPROVAL, subject to conditions:	78759-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 421

PROTESTS 1

APPROVALS 0

NE

** CONDITIONS **

78759-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (78759-SDR1) shall be required, if approved.

2. A Variance is hereby approved to allow a zero-foot side yard setback where 10 feet is required.

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

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

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

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

78759-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (78759-VAR1), if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/16/20, except as amended by conditions herein.

4. Trash receptacles shall be kept within trash enclosures constructed in accordance with Title 19.08.

5. A Waiver from Title 19.08 is hereby approved, to allow the existing landscape buffer adjacent to the south side of Bonanza Road to remain as constructed. This landscape buffer ranges from four feet to nine feet in width.

6. An Exception from Title 19.08 is hereby approved, to allow zero parking lot landscape islands and trees.

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

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

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - One, 24-inch box shade tree shall be planted every 20 linear feet within each landscape buffer.
    - Four, 5-gallon shrubs shall be planted for every required tree.

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

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

Public Works

12. The sidewalks along Bonanza Road adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.

13. Concurrent with development, remove and replace all unused driveways on Bonanza Road adjacent to this site.

14. Concurrent with development, construct all incomplete improvements on Clarkway Drive adjacent to this site.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements constructed with this site in the Bonanza Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

17. A Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the approved Circulation/Access Plan.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. DS-5287 may be used to satisfy this condition.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to redevelop 10.27 acres on the south side of Bonanza Road, approximately 420 feet west of Martin L. King Boulevard with a new 7,056 square-foot sales office and a 20,000 square-foot maintenance facility. In addition, the applicant is proposing to reconfigure an existing outdoor storage and parking lot on the northeast corner of Bonanza Road and Clarkway Drive for employee parking.

ISSUES

- The subject site is located within Redevelopment Plan Area 1.
- In 2002, an existing 600 square-foot structure located at 1919 West Bonanza Road was granted a Variance (V-0030-02) that allowed a six-inch side yard setback where eight feet was required. The structure did not receive a final inspection and the Variance expired. The applicant is requesting a Variance for the same structure which staff supports.
- A Waiver is requested to allow the existing 10-foot wide landscape buffer adjacent to the south side of Bonanza Road to remain as is. Staff supports this request.
- An Exception is requested to allow zero landscape islands and trees within the parking lot areas. Staff supports this request.

ANALYSIS

Variance

On June 19, 2002, the City Council approved a request for a Variance (V-0030-02) to allow a six-inch side yard setback for an existing detached accessory structure where eight feet was required at 1919 West Bonanza Road. Variances for a building setback are exercised when a building permit is issued, and a final inspection is performed for a certificate of occupancy. In this instance, Variance (V-0030-02) was given two years to be exercised. After a building permit was not issued, the Variance expired on June 19, 2004. The applicant is requesting a Variance to maintain the structure as part of the proposed development. Staff supports this request and recommends approval with conditions, including to obtain the proper building permits for the subject structure.

Site Development Plan Review

The applicant is proposing to demolish the existing sales and rental office in order to construct a new 7,056 square-foot sales and rental office, and expand the existing repair and maintenance facility by 20,000 square feet. In order to accomplish the redevelopment of the site, several of the existing structures on the site will be demolished. New pavement is also proposed for the storage and display of heavy machinery and equipment. In addition the redevelopment on the south side of Bonanza Road proposed, the applicant is also proposing to reconfigure the existing outdoor storage lot located on the north side of Bonanza Road into an employee parking lot.

Adjacent to the south side of Bonanza Road is an existing landscape buffer that the applicant is proposing to maintain as is. When a site is redeveloped, the site is subject to current Title 19 development standards. In this instance, a 15-foot wide landscape buffer is required adjacent to right-of-way. The applicant is requesting a Waiver to not disturb the existing landscape buffer, which ranges in size from four feet to nine feet in width. Staff supports this request, as the landscaping is mature, with established tree canopies and in good condition. All new landscape buffers conform to Title 19.08 and no additional Waivers are requested.

Title 19.08 requires one landscape island with shade trees for every six uncovered parking spaces. Due to the nature of the business which sells and rents heavy machinery and equipment, the applicant is requesting an Exception to not provide parking lot landscape islands and trees. Parking lot islands and trees pose a possible hazard when moving the heavy machinery and equipment around the site, and staff supports the requested Exception.

The subject site is located within Redevelopment Plan Area 1. In general, the goals and objectives of the redevelopment program in Redevelopment Area 1 are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of Redevelopment Area 1 in accord with the Master Plan, the Redevelopment Plan and local codes and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of Redevelopment Area 1, the City and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of Redevelopment Area 1.
5. To encourage investment by the private sector in the development and redevelopment of Redevelopment Area 1 by eliminating impediments to such development and redevelopment.

6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area 1.
7. To replan, redesign and develop areas which are stagnant or improperly used.
8. To insure adequate utility capacity to accommodate redevelopment and new development.

Staff finds the proposed redevelopment of an existing heavy machinery and equipment sales and rental facility supports the Redevelopment Plan's goals and objectives of retaining an existing business by means of redevelopment that reflects a high level of concern for building architecture and landscape. The proposed redevelopment modernizes an existing commercial, industrial facility and meets the intent of Title 19 to promote improved design and enhanced site planning of commercial and industrial development that will contribute to the overall attractiveness of the City. Therefore, staff recommends approval of the requested Site Development Plan Review with conditions.

FINDINGS (78759-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Evidence of a unique circumstance has been presented, in that the applicant previously received approval for a Variance for the same subject structure but was unable to complete the building permit review process and receive a final inspection for the structure that would have allowed conformance to the Title 19 requirements. In view of this unique circumstance, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (78759-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with the existing adjacent 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 redevelopment of an existing commercial and industrial facility is consistent with the intent of Title 19 to promote improved design and enhanced site planning of commercial and industrial development that will contribute to the overall attractiveness of the City.

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

   Site access remains as currently constructed and will not negatively impact adjacent roadways.

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

   Building and landscape materials include insulated metal and 'Texas Mountain Laurel' trees. 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;**

The building elevations and design characteristics are not unsightly or obnoxious in appearance and are harmonious and compatible with development in the area.

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

The proposed development is subject to building permit review and regular inspections during construction thus protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
06/19/96	The City Council approved a request for a Rezoning (Z-0045-96) from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial/Industrial) for a proposed 1,600 square foot used construction vehicle lot on property located at 1905 West Bonanza Road. The Planning Commission recommended approval.
	The City Council approved a request for a Rezoning (Z-0046-96) from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial Industrial) for a proposed 2,180 square foot offset printing building on property located at 1529 West Bonanza Road.
07/28/97	The City Council approved a request for an Extension of Time [Z-0045-96(1)] of a previously approved rezoning from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial/Industrial) for a proposed 1,600 square foot used construction vehicle lot on property located at 1905 West Bonanza Road. The Planning Commission recommended approval.
06/22/98	The City Council approved a request for a Review of Condition Number One (1) [Z-0045-96(2)] on property located at 1905 West Bonanza Road where a six-foot tall fence is required.
06/19/02	The City Council approved a request for a Rezoning (Z-0031-02) from R-E (Residence Estates) to C-M (Commercial/Industrial) on 0.87 acres at 1919 West Bonanza Road. The Planning Commission recommended approval.
	The City Council approved a request for a Variance (V-0030-02) to allow a one-foot side yard setback for an existing detached accessory structure where eight feet is required on 0.87 acres at 1919 West Bonanza Road. The Planning Commission recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
	The City Council approved a request for a Site Development Plan Review [Z-0031-02(1)] for a Contractor's Plant, Shop & Storage yard on 0.87 acres at 1919 West Bonanza Road. The Planning Commission recommended approval.
05/19/04	The City Council approved a request for a Rezoning (ZON-4014) from C-2 (General Commercial) to C-M (Commercial/Industrial) on 1.70 acres at 1915 West Bonanza Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-4015) for a proposed auto paint & body repair shop and a Waiver of landscape standards on 1.70 acres at 1915 West Bonanza Road. The Planning Commission and staff recommended approval.
07/06/05	The City Council approved a request for a Special Use Permit (SUP-6607) for a proposed 499 gallon propane tank where a 288 gallon tank is allowed at 1785 West Bonanza Road. The Planning Commission and staff recommended approval.
01/18/06	The City Council approved a request for a Rezoning (ZON-9925) from C-2 (General Commercial) and R-E (Residence Estates) to C-M (Commercial/Industrial) on a portion of 8.69 acres on the south side of Bonanza Road, approximately 475 feet west of Martin L. King Boulevard. The Planning Commission and staff recommended approval.
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the future land use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan Area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
08/10/06	The Planning Commission approved a request for a Site Development Plan Review (SDR-14761) for 7,104 square feet of auto paint & body repair shop contained in three buildings on 1.48 acres at 1915 West Bonanza Road. Staff recommended approval.
09/07/06	The Planning Commission approved a request for a Tentative Map (TMP-15376) for a one-lot commercial subdivision on 9.36 acres at 1909 and 1915 West Bonanza Road. Staff recommended approval.
01/02/07	A Final Map (FMP-16416) recorded for a merger and resubdivision on 9.18 acres south of West Bonanza Road and west of Martin Luther King Boulevard.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
09/13/07	The Planning Commission approved a request for a Site Development Plan Review (SDR-22205) to allow for 37,200 square feet of light manufacturing, 40,000 square feet of light assembly and fabrication, 22,000 square feet of auto repair garage (major), and 13,800 square feet of office space with a Waiver of perimeter landscape requirements to allow a zero foot wide buffer where eight feet is required along the east, west, and south property lines. The application was amended from 37,200 square feet of light manufacturing to 36,900 square feet; 40,000 square feet of light assembly to 80,000 square feet; and 13,800 square feet of office to 16,500 square feet on 9.77 acres on the south side of Bonanza Road approximately 550 feet west of Martin L. King Boulevard.
03/24/08	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-27086) to raise an existing off-premise advertising sign (billboard) to 55-feet where 65-feet is allowed and to convert the sign to an LED display at 1607 West Bonanza Road.
10/21/09	The City Council approved a request for an Extension of Time (EOT-35957) of a previously approved Site Development Plan Review (SDR-22205) to allow for 37,200 square feet of light manufacturing, 40,000 square feet of light assembly and fabrication, 22,000 square feet of auto repair garage (major), and 13,800 square feet of office space with a Waiver of perimeter landscape requirements to allow a zero foot wide buffer where eight feet is required along the east, west, and south property lines. The application was amended from 37,200 square feet of light manufacturing to 36,900 square feet; 40,000 square feet of light assembly to 80,000 square feet; and 13,800 square feet of office to 16,500 square feet on 9.77 acres on the south side of Bonanza Road approximately 550 feet west of Martin L. King Boulevard. Staff recommended approval.
01/20/11	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-40695) to install a five-foot by 24-foot embellishment on an existing 14-foot by 48-foot off-premise sign at 1607 West Bonanza Road.
06/23/14	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-54545) for the conversion of an existing 55-foot tall, 14-foot by 48-ffot off-premise sign to a digital display unit (LED) on the west facing side only at 1607 West Bonanza Road.
09/10/18	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-74511) for a 2.58-foot by 23.50-foot embellishment on an existing off-premise sign at 1607 West Bonanza Road.
08/11/20	The Planning Commission voted (5-0) to hold in ABEYANCE project 78759 to the September 8, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
06/08/04	A deed was recorded for a change in ownership for APN 139-28-401-002.
10/27/08	A deed was recorded for a change in ownership for APN 139-28-401-009.

Related Building Permits/Business Licenses	
PRE 1990	A business license (R50-00012) was issued for trailer and equipment rental at 1785 West Bonanza Road. The license is active as of 05/11/20.

Pre-Application Meeting	
05/11/20	Staff conducted a pre-application meeting by telephone and email to discuss the submittal requirements for the redevelopment of the subject site.

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

Field Check	
07/07/20	Staff performed a routine field check where the subject site was observed. Staff noted the landscaping within the existing landscape buffers is well maintained, and there was no graffiti or debris on the site. Staff also noted the trash receptacles where not being kept in a trash enclosure

Details of Application Request	
Site Area	
Gross Acres	30.55

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Heavy Machinery and Equipment (Rental, Sales & Service)	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
North	Vacant Building(s)	C (Commercial)	C-1 (Limited Commercial)
	Undeveloped Land		C-2 (General Commercial)
	Multi-Family		R-E (Residence Estates)
	Contractor's Plant, Shop & Storage Yard		P-R (Professional Office and Parking)
	Office, Medical or Dental	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	US 95	Right-of-Way	Right-of-Way
East	Contractor's Plant, Shop & Storage Yard	LI/R (Light Industry/Research)	C-2 (General Commercial)
West	Truck and Trailer Rental	LI/R (Light Industry/Research)	C-2 (General Commercial)
	General Retail, Other Than Listed		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
West Las Vegas Plan	Y
Trails	N/A
Las Vegas Redevelopment Plan - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	235 Feet	Y
Min. Setbacks			
• Front	10 Feet	36 Feet	Y
• Side	10 Feet	41 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	10 Feet	22 Feet	Y
Max. Building Height	Residential Adjacency Standards	19 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened		

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			
• North	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• South	1 Tree / 20 Linear Feet	20 Trees	20 Trees	Y
• West	1 Tree / 20 Linear Feet	20 Trees	20 Trees	Y
Buffer Trees – South:				
• North	1 Tree / 20 Linear Feet	65 Trees	65 Trees	Y
• South	1 Tree / 20 Linear Feet	86 Trees	86 Trees	Y
• East	1 Tree / 20 Linear Feet	18 Trees	18 Trees	Y
• West	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
TOTAL PERIMETER TREES		**180 Trees**	**180 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	54 Trees	Zero Trees	N*

NE

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS - North				
Min. Zone Width				
• North	8 Feet		15 Feet	Y
• South	15 Feet		15 Feet	Y
• West	8 Feet		15 Feet	Y
LANDSCAPE BUFFER WIDTHS - South				
Min. Zone Width				
• North	15 Feet		4 to 9 Feet	N**
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		8 Feet	Y

**The applicant is requesting an Exception to allow zero parking lot landscape islands and trees.*
***The applicant is requesting a Waiver to allow the existing landscape buffer adjacent to the south side of Bonanza Road to remain as previously constructed.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways Map	72	Y
Clarkway Drive	Local Street	Title 13	54	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	
Heavy Machinery and Equipment (Rental, Sales & Service)	66,615 SF	1:250 SF	267				
TOTAL SPACES REQUIRED			267		282		Y
Regular and Handicap Spaces Required			260	7	271	11	Y

NE

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot wide landscape buffer adjacent to right-of-way.	To allow the existing 4 to 9-foot wide landscape buffer adjacent to the south side of Bonanza Road to remain as previously constructed.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree for every six uncovered parking spaces.	To allow zero parking lot trees.	Approval

Department of Public Works Traffic Study

Proposed 21.806 Thousand Square-Foot Expansion of an Existing Rental and Light Manufacturing Facility:				
Existing Use	***Description***	***#Unit***	***Rate/#Unit***	***Total***
Average Daily Traffic (ADT)	Building Materials and Lumber Store [1,000 SF]	5.250	18.05	95
AM Peak Hour			1.57	8
PM Peak Hour			2.06	11
Proposed Use	***Description***	***#Unit***	***Rate/#Unit***	***Total***
Average Daily Traffic (ADT)	Building Materials and Lumber Store [1,000 SF]	7.056	18.05	127
AM Peak Hour			1.57	11
PM Peak Hour			2.06	15
Proposed Use	***Description***	***#Unit***	***Rate/#Unit***	***Total***
Average Daily Traffic (ADT)	General Light Industrial [1,000 SF]	20.000	4.96	99
AM Peak Hour			0.70	14
PM Peak Hour			0.63	13
Net Change	***Description***	***#Unit***	***Rate/#Unit***	***Total***
Average Daily Traffic (ADT)	Net Use	21.806	N/A	132
AM Peak Hour				17
PM Peak Hour				16

Existing Traffic on Nearby Streets	
Bonanza Road	
Average Daily Traffic (ADT)	21,510
PM Peak Hour (Heaviest 60 Minutes)	1,721
Martin L. King Boulevard	
Average Daily Traffic (ADT)	48,369
PM Peak Hour (heaviest 60 minutes)	3,869
Traffic Capacity of Adjacent Streets:	
Adjacent Street ADT Capacity	
Bonanza Road	35,490
Martin L. King Boulevard	52,173
Summary	
This project will add approximately 132 trips per day on Bonanza Road and Martin L. King Boulevard. Currently, Bonanza Road is at about 61 percent of capacity and Martin L. King Boulevard is at about 93 percent of capacity. With this project, these capacities are expected to remain unchanged.	
Based on Peak Hour use, this development will add into the area roughly 17 additional cars, or about one every four minute.	

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1607 West Bonanza Road

Project Name Ahern Rentals **Proposed Use** _____

Assessor's Parcel #(s) 139-28-412-001, 139-28-401-009 & 139-28-302-034 **Ward #** 5

General Plan: Existing LI/R Proposed LI/R **Zoning:** Existing C-M Proposed C-M

Additional Information _____

Property Owner DFA LLC Contact Don Ahern

Address 8350 Eastgate Road City Henderson State NV Zip 89015

E-mail _____ Phone _____

Applicant Ahern Rentals Inc Contact Don Ahern

Address 1607 West Bonanza Road City Las Vegas State NV Zip 89106

E-mail _____ Phone _____

Representative George M Rogers, Architect Contact George Rogers

Address 6325 South Jones Boulevard, Suite 100 City Las Vegasq State NV Zip 89118

E-mail george@gmrarchitect.com Phone 702-894-5027

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 Don F Ahern

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

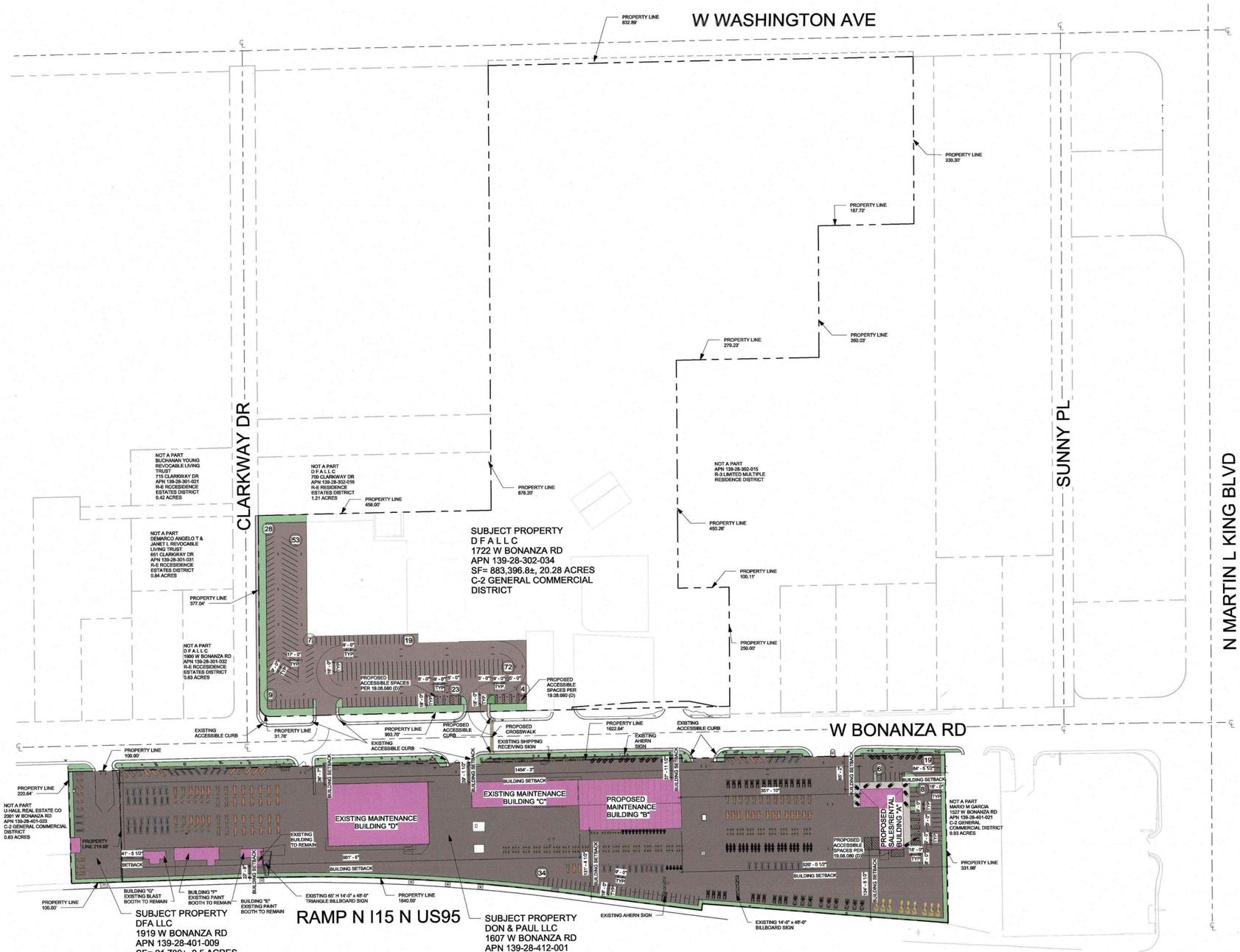
Print Name DON F. AHERN

Subscribed and sworn before me

This 28 day of MAY , 20 20

_____

Notary Public in and for said County and State



1 OVERALL SITE PLAN

1" = 100'-0"

19-961

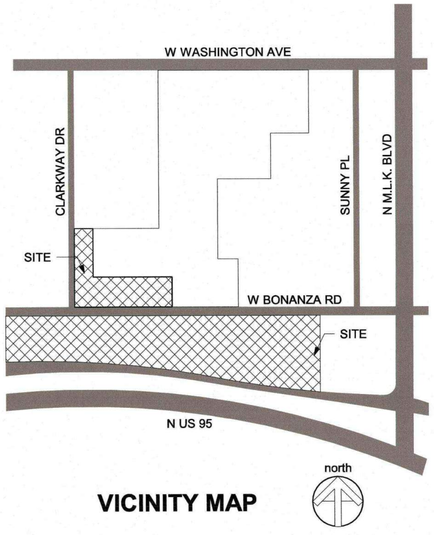
PROJECT DATA (CITY OF LAS VEGAS)

CURRENT ZONING		C-M COMMERCIAL INDUSTRIAL DISTRICT		
DESIRED ZONING		C-M COMMERCIAL INDUSTRIAL DISTRICT		
			REQUIRED	PROPOSED
SETBACKS (UDC 19.08.090 TABLE 1)	FRONT (NORTH)		10'-0"	36'-7" (N)
	INTERIOR SIDE (WEST)		10'-0"	41'-5" (W)
	INTERIOR SIDE (EAST)		10'-0"	84'-5" (E)
	REAR (SOUTH)		20'-0"	22'-8" (S)
ACCESSOR'S PARCELS		139-28-412-001	139-28-401-009	139-28-302-034
NET SITE AREA	= LOTS	± 467,398.8 S.F.		±10.73 ACRES
	BUILDING FOOTPRINTS	"A" ± 7,056 S.F.		±0.16 ACRES
		"B" ± 20,000 S.F.		±0.46 ACRES
		"C" ± 10,850 S.F.		±0.25 ACRES
		"D" ± 24,443 S.F.		±0.56 ACRES
		"E" ± 726 S.F.		±0.02 ACRES
		"F" ± 2,353 S.F.		±0.05 ACRES
		"G" ± 676 S.F.		±0.02 ACRES
		"H" ± 461 S.F.		±0.01 ACRES
COVERAGE (UDC 19.08.090 TABLE 1)	= MAX: N/A		ACTUAL: 14.25 %	
TOTAL BUILDING AREA	= 66,615 SF			
			ALLOWABLE	PROVIDED
BUILDING HEIGHT (UDC 19.08.090 TABLE 4)	=		N/A (H)	± 40'-0"(H)

PARKING REQUIREMENTS		REQUIRED	PROVIDED
COMPACT PARKING (30% ALLOWANCE) (19.08.110-C [2-a])		0	0
ACCESSIBLE PARKING	PARCEL: 139-28-412-001	3	4
	PARCEL: 139-28-302-034	7	7
LOADING ZONES (TABLE 3-19.08.110(D))		4	4

PARKING REQUIREMENTS BY USE (TABLE 19.12.070)		REQUIRED PARKING	PARKING PROVIDED	PARCEL#
EQUIPMENT RENTAL/SALES/SERVICE = 66,615 SF	1/250 SF	267	282	
		ON-SITE PARKING	67	139-28-412-001
		OFF-SITE PARKING	215	139-28-302-034

271 REGULAR + 0 COMPACT + 11 HANDICAP = 282 TOTAL



VICINITY MAP

north

0' 50' 100' 200' 400'

1" = 100'-0"

GMRA
George M. Rogers, Architect
Architecture - Interiors
6325 South Jones Boulevard.
Suite 100
Las Vegas, Nevada 89118
702-894-5027
Fax 702-894-5028
www.gmrachitect.com

GEORGE M. ROGERS REGISTERED No. 2632 ARCHITECT STATE OF NEVADA
MAY 2 1 2020

AHERN RENTALS

1607 W BONANZA RD
LAS VEGAS, NV 89106

OWNER:

AHERN RENTALS, INC.

SITE PLAN

DATE: 05/21/2020
JOB NO.: 19-961

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78759
06/16/2020

CLARKWAY DR

PROPERTY LINE 878.25'

PROPERTY LINE 458.00'

PROPOSED LANDSCAPING

PROPOSED ASPHALT PAVING

PROPOSED 5' SIDEWALK

PROPERTY LINE 377.04'

EXISTING BUILDING

EXISTING NOT A PART

SUBJECT PROPERTY
D F A L L C
1722 W BONANZA RD
APN 139-28-302-034
SF= 883,396.8±, 20.28 ACRES
C-2 GENERAL COMMERCIAL
DISTRICT

EXISTING LANDSCAPE

PROPERTY LINE 450.26'

PROPERTY LINE 100.11'

PROPERTY LINE 250.00'

EXISTING DRIVEWAY

EXISTING SIDEWALK

PROPERTY LINE 903.70'

PROPOSED ACCESSIBLE CURB

PROPOSED LANDSCAPING

W BONANZA RD

PROPERTY LINE 100.00'

RECESSED TRUCK GATE ACCESS - 8' HT. DECORATIVE FENCE TO MATCH EXISTING

EXISTING LANDSCAPE

PROPOSED GATE TO MATCH EXISTING

EXISTING 8' HT DECORATIVE W.I. FENCE TO REMAIN

EXISTING GATE

PROPOSED CROSSWALK

EXISTING SHIPPING RECEIVING SIGN

PROPERTY LINE 1622.64'

EXISTING AHERN SIGN

EXISTING BUS STOP

OWNER FURNISHED EQUIPMENT

PROPERTY LINE 220.64'

EXISTING BLOCK WALL

BUILDING "H" EXISTING STORAGE TO REMAIN

PROPERTY LINE 219.68'

EXISTING MAINTENANCE BUILDING "D"

EXISTING MAINTENANCE BUILDING "C"

PROPOSED MAINTENANCE SHOP BUILDING "B"

PROPOSED SALES/RENTAL BUILDING "A"

EXISTING DIESEL AND GAS TANKS

EXISTING FUEL TANK

EXISTING PROPANE TANK

EXISTING TANK

EASEMENT

PROPOSED TRASH ENCLOSURE

PROPOSED LOADING ZONE

NOT A PART
MARIO M. GARCIA
1527 W. BONANZA RD.
APN 139-28-401-021
O.R. 20090630:04751

PROPERTY LINE 331.98'

PROPOSED LANDSCAPING

PROPERTY LINE 100.00'

PROPOSED 8' CHAIN LINK FENCE WITH JERSEY BARRIER

BUILDING "G" EXISTING BLAST BOOTH TO REMAIN

BUILDING "F" EXISTING PAINT BOOTH TO REMAIN

BUILDING "E" EXISTING PAINT BOOTH TO REMAIN

EXISTING BUILDING TO REMAIN

EXISTING 65' H 14'-0" x 48'-0" TRIANGLE BILLBOARD SIGN

PROPERTY LINE 1640.50'

EXISTING FREEWAY RAMP RETAINING WALL

RAMP N I15 N US95

SUBJECT PROPERTY
DFA LLC
1919 W BONANZA RD
APN 139-28-401-009
SF= 21,780±, 0.5 ACRES
C-M COMMERCIAL
INDUSTRIAL DISTRICT

SUBJECT PROPERTY
DON & PAUL LLC
1607 W BONANZA RD
APN 139-28-412-001
SF= 445,618.8±, 10.23 ACRES
C-M COMMERCIAL
INDUSTRIAL DISTRICT

PROPOSED 8' CHAIN LINK FENCE WITH JERSEY BARRIER

EXISTING AHERN SIGN

EXISTING 14'-0" x 48'-0" BILLBOARD SIGN

EXISTING AREA LIGHT

RAMP MLK N US95

1 ENLARGED SITE PLAN
1" = 60'-0"

north

0' 30' 60' 120' 240'

1" = 60'-0"

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MAY 2 1 2020

AHERN RENTALS

1607 W BONANZA RD
LAS VEGAS, NV 89106

OWNER:

AHERN RENTALS, INC.

ENLARGED SITE PLAN

DATE: 05/21/2020
JOB NO.: 19-961

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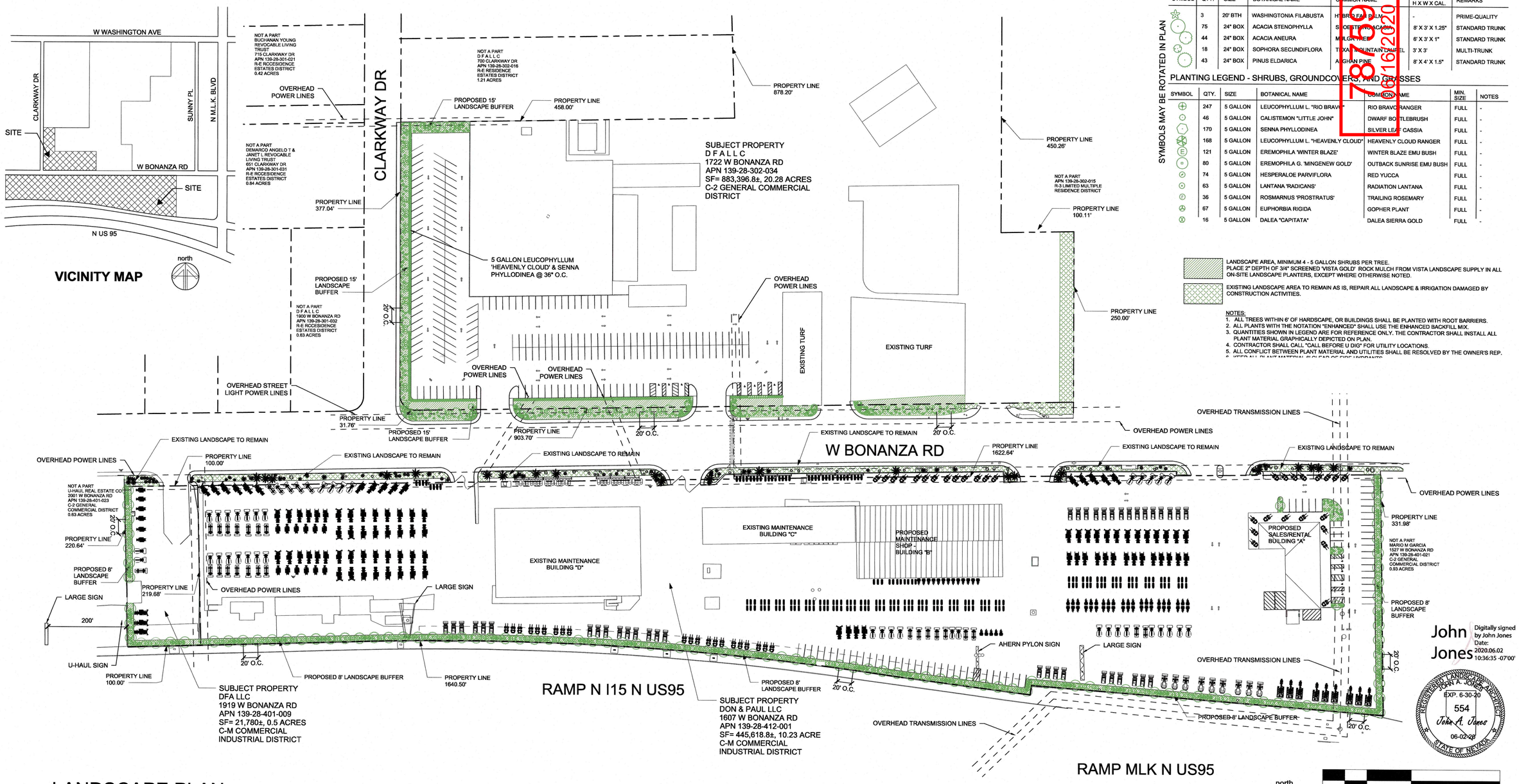


PLANTING LEGEND - TREES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL.	REMARKS
	3	20' BTH	WASHINGTONIA FILABUSTA	HYBRID FAN PALM	-	PRIME-QUALITY
	75	24" BOX	ACACIA STENOPHYLLA	SHOESTRING ACACIA	8' X 3' X 1.25"	STANDARD TRUNK
	44	24" BOX	ACACIA ANEURA	MULGA TREE	6' X 3' X 1"	STANDARD TRUNK
	18	24" BOX	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	3' X 3'	MULTI-TRUNK
	43	24" BOX	PINUS ELDARICA	AFGHAN PINE	8' X 4' X 1.5"	STANDARD TRUNK

SYMBOLS MAY BE ROTATED IN PLAN

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
	247	5 GALLON	LEUCOPHYLLUM L. "RIO BRAVO"	RIO BRAVO RANGER	FULL	-
	46	5 GALLON	CALISTEMON "LITTLE JOHN"	DWARF BOTTLEBRUSH	FULL	-
	170	5 GALLON	SENNA PHYLLODINEA	SILVER LEAF CASSIA	FULL	-
	168	5 GALLON	LEUCOPHYLLUM L. "HEAVENLY CLOUD"	HEAVENLY CLOUD RANGER	FULL	-
E	121	5 GALLON	EREMOPHILA 'WINTER BLAZE'	WINTER BLAZE EMU BUSH	FULL	-
	80	5 GALLON	EREMOPHILA G. 'MINGENEW GOLD'	OUTBACK SUNRISE EMU BUSH	FULL	-
	74	5 GALLON	HESPERALOE PARVIFLORA	RED YUCCA	FULL	-
	63	5 GALLON	LANTANA 'RADICANS'	RADIATION LANTANA	FULL	-
P	36	5 GALLON	ROSMARNUS 'PROSTRATUS'	TRAILING ROSEMARY	FULL	-
	67	5 GALLON	EUPHORBIA RIGIDA	GOPHER PLANT	FULL	-
	16	5 GALLON	DALEA "CAPITATA"	DALEA SIERRA GOLD	FULL	-

LANDSCAPE AREA, MINIMUM 4 - 5 GALLON SHRUBS PER TREE.
PLACE 2" DEPTH OF 3/4" SCREENED 'VISTA GOLD' ROCK MULCH FROM VISTA LANDSCAPE SUPPLY IN ALL ON-SITE LANDSCAPE PLANTERS, EXCEPT WHERE OTHERWISE NOTED.

EXISTING LANDSCAPE AREA TO REMAIN AS IS, REPAIR ALL LANDSCAPE & IRRIGATION DAMAGED BY CONSTRUCTION ACTIVITIES.

NOTES:
1. ALL TREES WITHIN 6' OF HARDSCAPE, OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
2. ALL PLANTS WITH THE NOTATION "ENHANCED" SHALL USE THE ENHANCED BACKFILL MIX.
3. QUANTITIES SHOWN IN LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL GRAPHICALLY DEPICTED ON PLAN.
4. CONTRACTOR SHALL CALL "CALL BEFORE U DIG" FOR UTILITY LOCATIONS.
5. ALL CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNER'S REP.

7859
6/16/2020

John Jones
Digitally signed by John Jones
Date: 2020.06.02 10:36:35 -07'00'

REGISTERED LANDSCAPE ARCHITECT
JOHN A. JONES, ARCHITECT
EXP. 6-30-20
554
John A. Jones
06-02-20
STATE OF NEVADA

north
0' 30' 60' 120' 240'
1" = 60'-0"

1 LANDSCAPE PLAN
1" = 60'-0"

GMRA
George M. Rogers, Architect
Architecture - Interiors
6325 South Jones Boulevard.
Suite 100
Las Vegas, Nevada 89118
702-894-5027
Fax 702-894-5028
www.gmrachitect.com

John Jones Landscape Architect PLLC
8275 S. Eastern Avenue, Ste. 200
Las Vegas, NV 89123
702.403.4320

AHERN RENTALS

1607 W BONANZA RD
LAS VEGAS, NV 89106

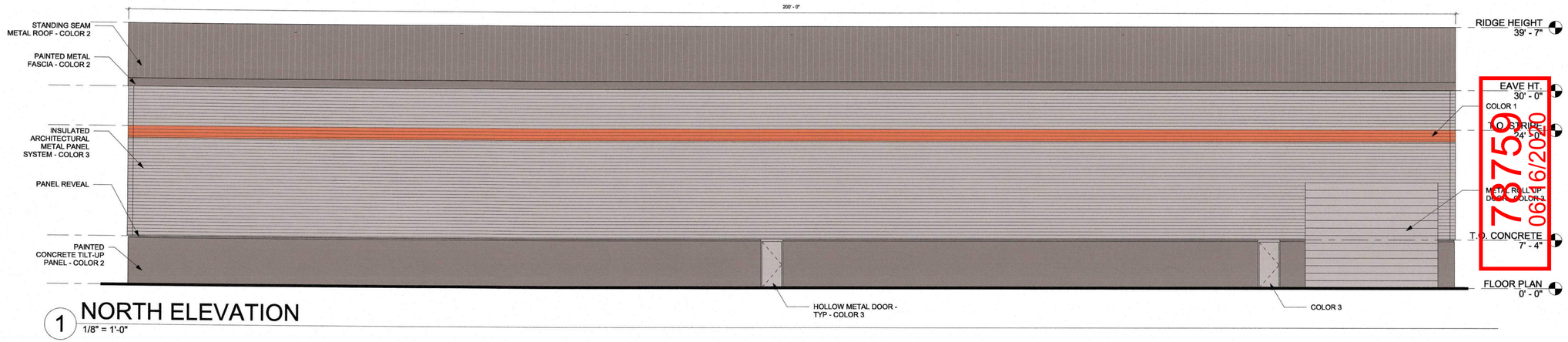
OWNER:

AHERN RENTALS, INC.

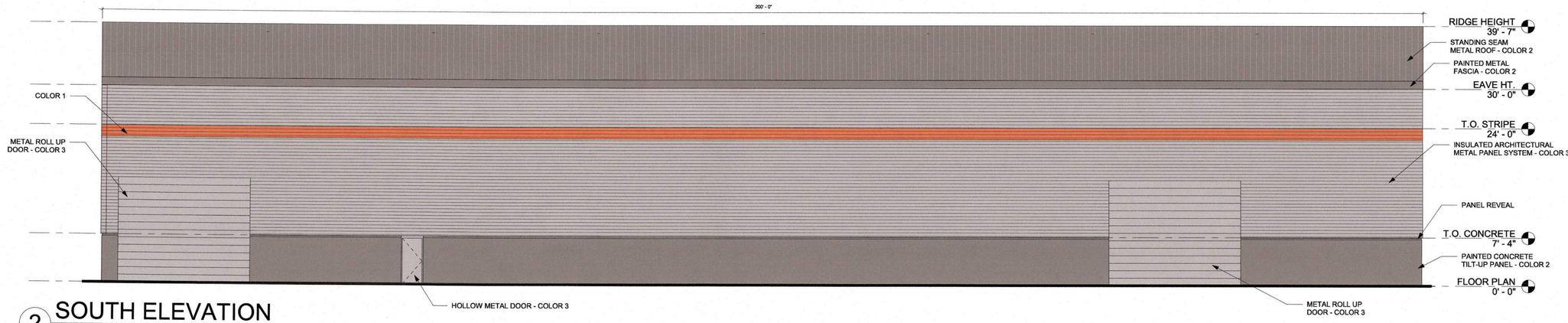
LANDSCAPE ENTITLEMENT PLAN

DATE: 06/02/2020
JOB NO.: 19-961

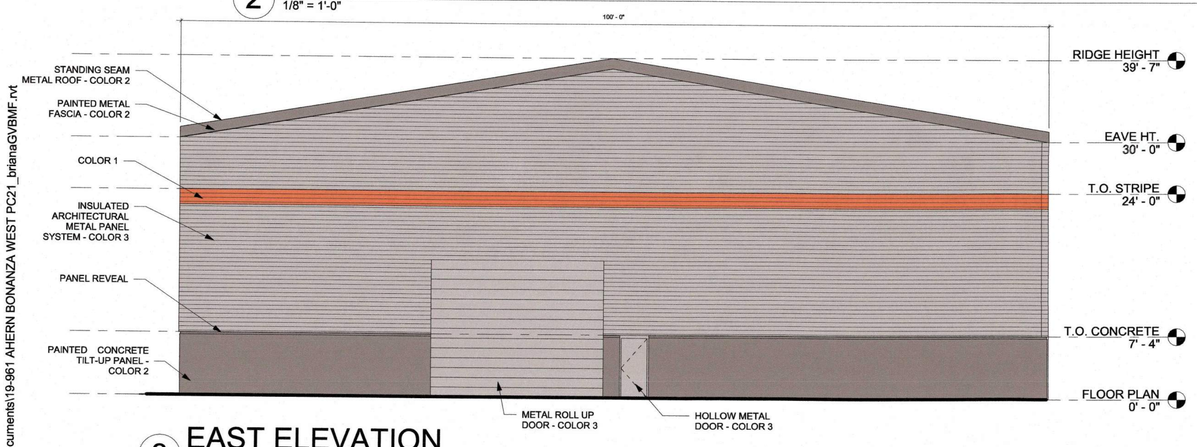
LU 1.6



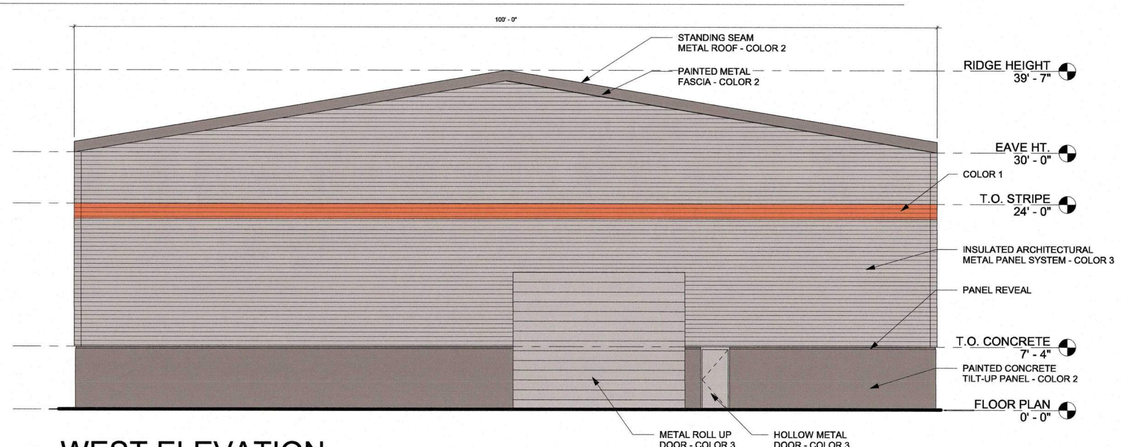
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8" = 1'-0"

EXTERIOR COLOR LEGEND

COLOR 1
SHERWIN-WILLIAMS
SW 6634 "COPPER HARBOR"-
CONCRETE TILT UP PANEL REVEAL
EXPOSED STRUCTURE

COLOR 2
SHERWIN-WILLIAMS
SW 6257 "GIBRALTAR"-
CONCRETE TILT UP PANEL
STANDING SEAM ROOF

COLOR 3
SHERWIN-WILLIAMS
SW 6254 "LAZY GRAY"-
ARCHITECTURAL METAL PANEL
DOORS

COLOR 4
SHERWIN-WILLIAMS
SW 7004 "SNOWBOUND"-
ARCHITECTURAL METAL PANEL

7375
06/6/2020

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George M. Rogers, Architect
Architecture - Interiors
6325 South Jones Boulevard.
Suite 100
Las Vegas, Nevada 89118
702-894-5027
Fax 702-894-5028
www.gmrachitect.com

GEORGE M. ROGERS REGISTERED No. 2682 ARCHITECT STATE OF NEVADA MAY 21 2020

AHERN RENTALS

1607 W BONANZA RD
LAS VEGAS, NV 89106

OWNER:

AHERN RENTALS, INC.

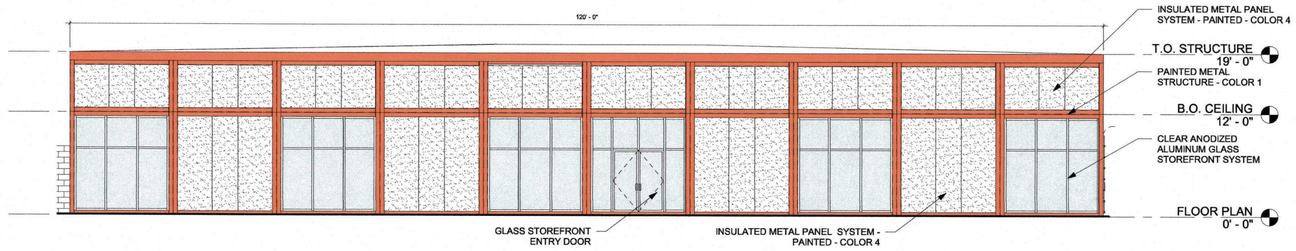
ELEVATIONS

DATE: 05/21/2020
JOB NO.: 19-961

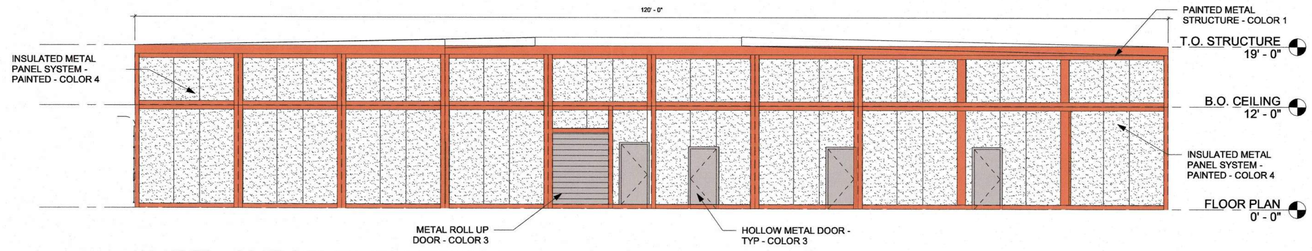
LU 1.4

78759
06/16/2020

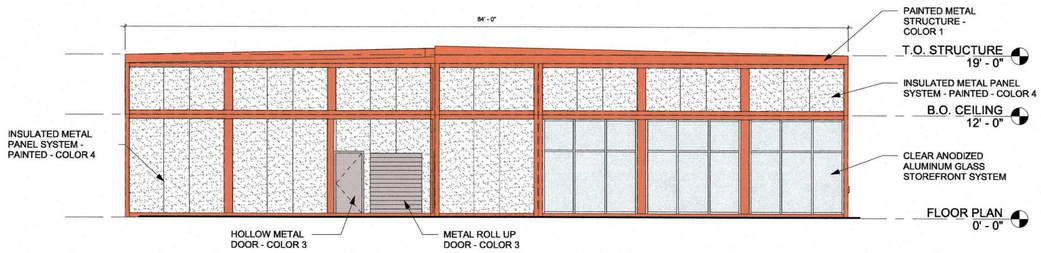
EXTERIOR COLOR LEGEND
COLOR 1
SHERWIN-WILLIAMS SW 6634 "COPPER HARBOR"- CONCRETE TILT UP PANEL REVEAL EXPOSED STRUCTURE
COLOR 2
SHERWIN-WILLIAMS SW 6257 "GIBRALTAR"- CONCRETE TILT UP PANEL STANDING SEAM ROOF
COLOR 3
SHERWIN-WILLIAMS SW 6254 "LAZY GRAY"- ARCHITECTURAL METAL PANEL DOORS
COLOR 4
SHERWIN-WILLIAMS SW 7004 "SNOWBOUND"- ARCHITECTURAL METAL PANEL



1 CUBE - EAST ELEVATION
1/8" = 1'-0"



2 CUBE - WEST ELEVATION
1/8" = 1'-0"



3 CUBE - SOUTH ELEVATION
1/8" = 1'-0"



4 CUBE - NORTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8" = 1'-0"

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GMRA
George M. Rogers, Architect
Architecture - Interiors
6325 South Jones Boulevard.
Suite 100
Las Vegas, Nevada 89118
702-894-5027
Fax 702-894-5028
www.gmrachitect.com

GEORGE M. ROGERS REGISTERED No. 7832 ARCHITECT STATE OF NEVADA MAY 21 2020

AHERN RENTALS

1607 W BONANZA RD
LAS VEGAS, NV 89106

OWNER:

AHERN RENTALS, INC.

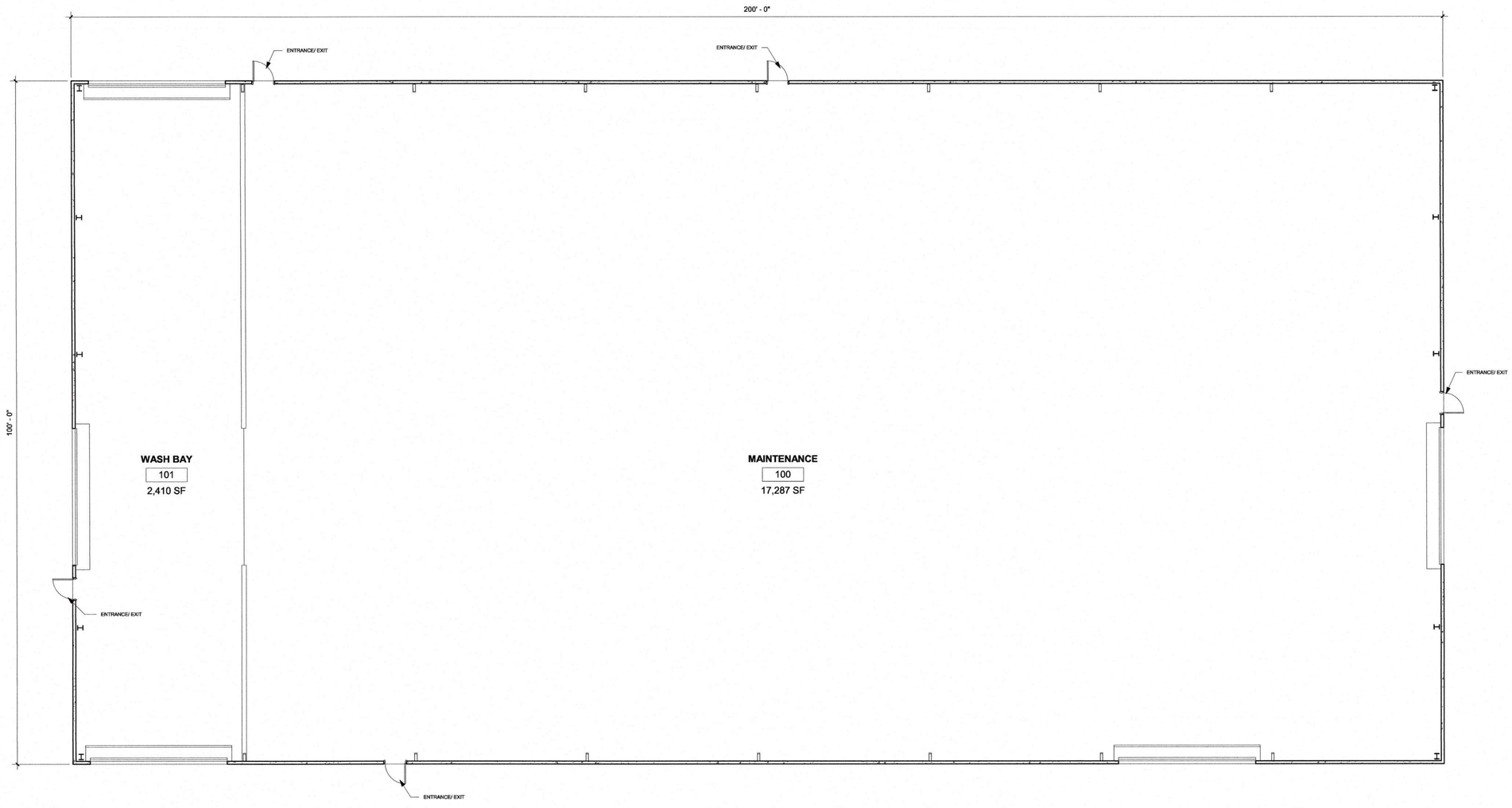
CUBES ELEVATIONS

DATE: 05/21/2020
JOB NO.: 19-961

LU 1.5

Occupant Load - Maintenance					
Room No.	Room Name	Occupancy	Area	Occupant Load Factor	Occupant Load
MAINTENANCE					
100	MAINTENANCE	F-1	17,28	SF 100	173
101	WASH BAY	F-1	2,410	SF 100	25
			MAXIMUM OCCUPANCY PER IBC 2018:		198

78759
06/16/2020



1 FLOOR PLAN
1/8" = 1'-0"

north

0' 4' 8' 16' 32'
1/8" = 1'-0"

George M. Rogers, Architect
Architecture - Interiors

6325 South Jones Boulevard.
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Las Vegas, Nevada 89118
702-894-5027
Fax 702-894-5028

www.gmrachitect.com

GEORGE M. ROGERS REGISTERED No. 2632 ARCHITECT STATE OF NEVADA
MAY 21 2020

AHERN RENTALS

1607 W BONANZA RD
LAS VEGAS, NV 89106

OWNER:

AHERN RENTALS, INC.

FLOOR PLAN

DATE: 05/21/2020
JOB NO.: 19-961

LU 1.2

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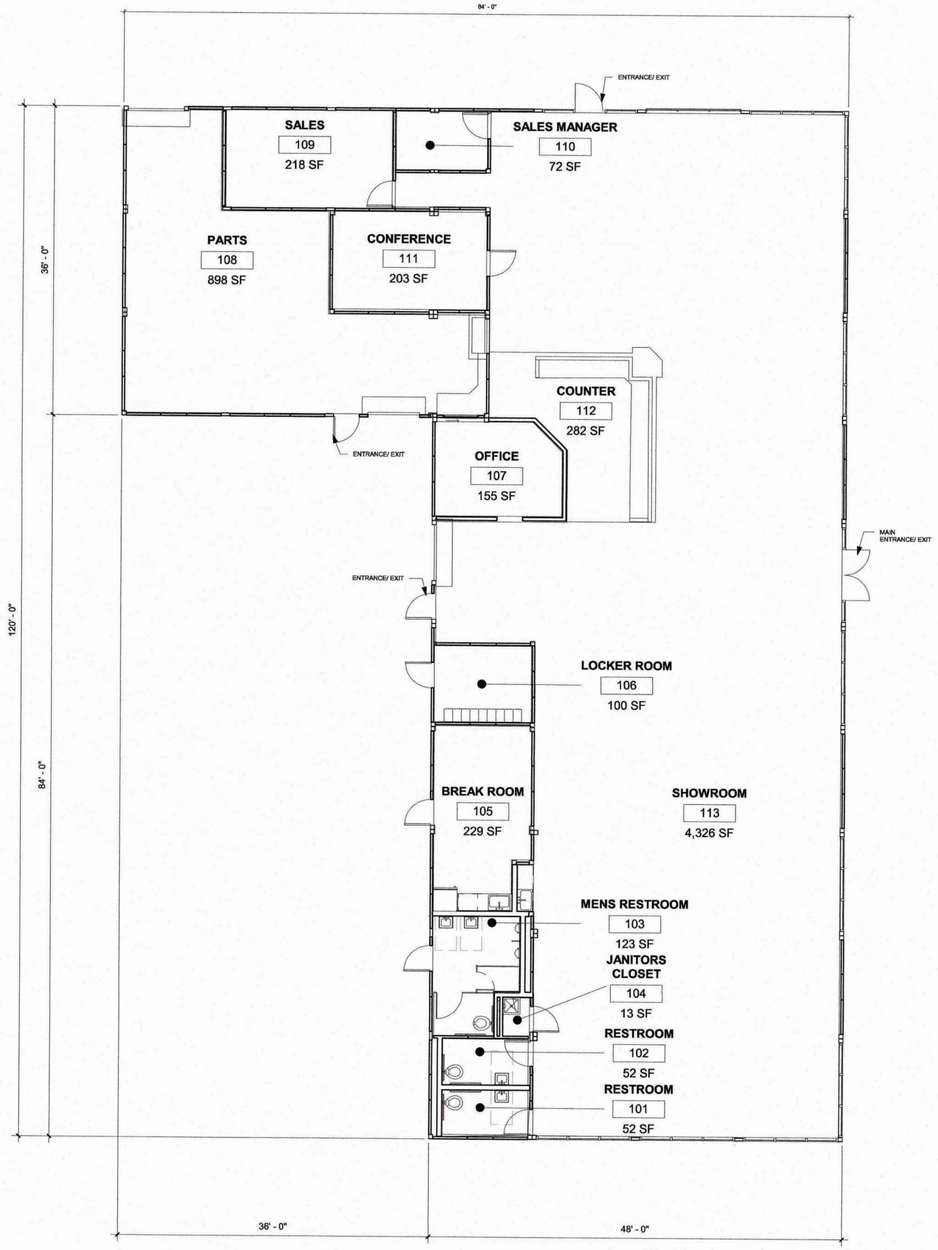
Occupant Load - Sales/Rental					
Room No.	Room Name	Occupancy	Area	Occupant Load Factor	Occupant Load
SALES/RENTAL					
101	RESTROOM		52 SF	0	0
102	RESTROOM		52 SF	0	0
103	MENS RESTROOM		123 SF	0	0
104	JANITORS CLOSET	U	13 SF	300	1
105	BREAK ROOM	A	229 SF	15	16
106	LOCKER ROOM	A	100 SF	50	2
107	OFFICE	B	155 SF	150	2
108	PARTS	A	898 SF	300	3
109	SALES	B	218 SF	150	2
110	SALES MANAGER	B	72 SF	150	1
111	CONFERENCE	A	203 SF	15	14
112	COUNTER	B	282 SF	150	2
113	SHOWROOM	B	4,326 SF	150	29
			MAXIMUM OCCUPANCY PER IBC 2018:		72

78759



2 CUBES FLOOR PLAN

1/8" = 1'-0"

north

0' 4' 8' 16' 32'

1/8" = 1'-0"

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Fax 702-894-5028

www.gmrachitect.com

GEORGE M. ROGERS REGISTERED No. 2632 ARCHITECT STATE OF NEVADA
MAY 21 2020

AHERN RENTALS

1607 W BONANZA RD
LAS VEGAS, NV 89106

OWNER:

AHERN RENTALS, INC.

CUBES FLOOR PLAN

DATE: 05/21/2020
JOB NO.: 19-961

LU 1.3

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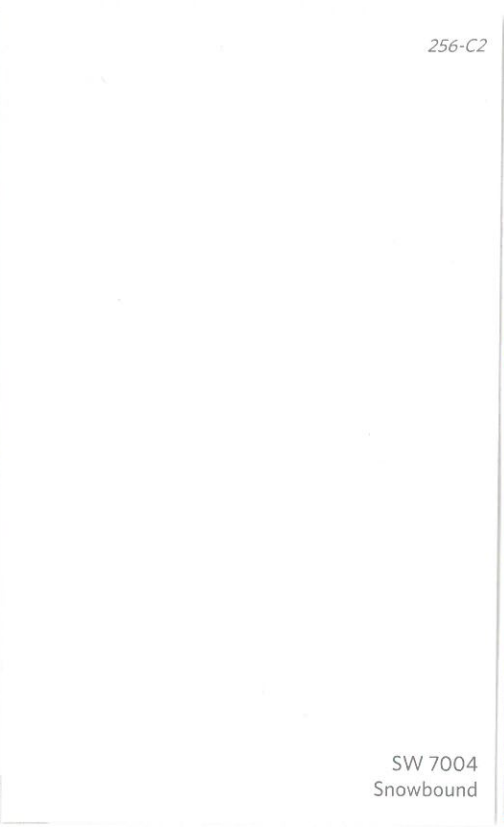
COLOR 2

SHERWIN-WILLIAMS
SW 6257 "GIBRALTAR"



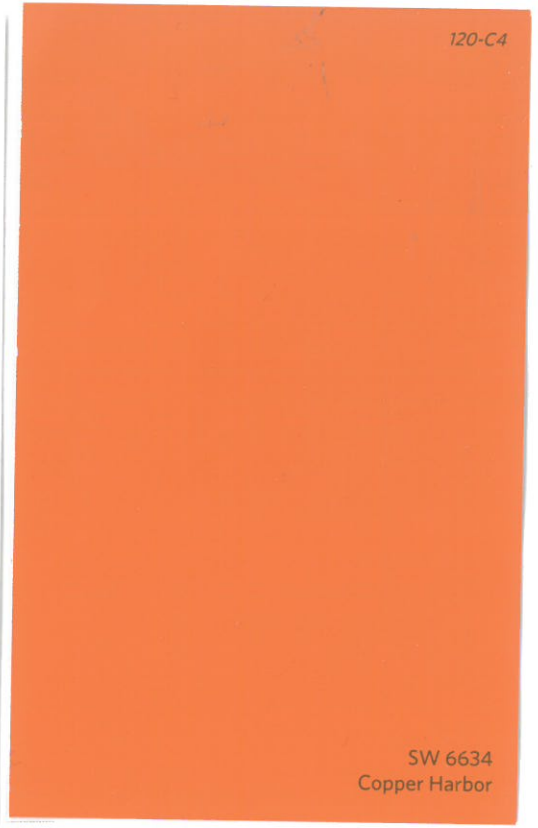
COLOR 3

SHERWIN-WILLIAMS
SW 6254 "LAZY GRAY"



COLOR 4

SHERWIN-WILLIAMS
SW 7004 "SNOWBOUND"



COLOR 1

SHERWIN-WILLIAMS
SW 6634 "COPPER HARBOR"

GMRA

George M. Rogers, Architect
Architecture - Interiors

6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
702-894-5027
Fax: 702-894-5028
https://gmralv.com

COLORS AND MATERIALS

78759
06/16/2020

Date: 05/21/2020
JOB NO.: 19-961
JOB NAME: AHERN RENTALS

LU 1.7



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020



78759-VAR1 AND 78759-SDR1 - APPLICANT/OWNER: DFA, LLC, ET AL
SOUTH SIDE OF BONANZA ROAD, WEST OF MARTIN L KING BOULEVARD

07/08/2020

George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702)894-5027
fax (702)894-5028
www.gmrarchitect.com

May 21, 2020

Nicole Eddowes
City of Las Vegas Planning & Development Department
333 North Rancho Drive
Las Vegas, NV 89106

re: 1607 West Bonanza Road
Project # PRJ-78759
APN 139-28-412-001, 139-28-401-009 & 139-28-302-034

Dear Ms. Eddowes,

REQUEST

Please accept this Justification Letter for 1) Site Development Plan Review associated with two new buildings on an existing commercial industrial development as well as a Parking Alternative to allow required parking across the street on an adjacent site on the north side of West Bonanza Road and 2) a Variance to allow 6" side yard setback where 10' is required.

DESCRIPTION

The existing zone designation at the site is C-M, Commercial Industrial and the use includes replacement of the existing sales/rental office with a new 7,056 square foot rental/sales office and a 20,000 square foot expansion of the existing repair and maintenance facility for the equipment.

Required parking is proposed to be located on the north side of West Bonanza Road, across the street from the existing facility.

The existing 600 square foot building at 1919 West Bonanza Road, originally constructed sometime prior to 1950, is 6" away form the west side yard property boundary and a Variance is required.

78759
06/16/2020

JUSTIFICATION

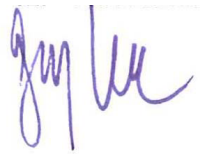
The application is justified for the following reasons:

1) The C-M zoning allows for the commercial industrial development that has operated on the site historically.
2) The frontage on West Bonanza Road is existing with existing landscape and existing decorative security fence and it is kept in "like-new" condition, beautifying the street.
3) The site development includes loading spaces, parking islands/landscape and buffers in accordance with the Zoning Code, including a landscape buffer 8' wide adjacent to the I-95 right-of-way on the south.
4) The project will update the existing development and organize the sales/rental office to better accommodate customers and parking.
5) Ahern has been a business owner and employer for a long time and this project has been in operation for a long time. It operates form 6:30AM to 5:00PM, Monday through Friday. The existing project and the proposed portions of the project utilize steel in the construction of the buildings – a superior sustainable material. Also, the proposed project includes a vehicle wash bay that utilizes water recycling technology.
6) The parking area on the north side of West Bonanza Road is provided with perimeter landscape buffers on Clarkway Drive and West Bonanza Road; however, parking lot landscaping has not been provided since the site includes four landscaped areas totaling approximately 85,000 square feet including a date palm tree grove as well other trees and turf areas.
7) It is anticipated that a pedestrian crosswalk with a signalized beacon will be required for the safety of pedestrians.
8) The side yard setback encroachment at 1919 West Bonanza was originally approved in 2002, V-0030-02. Staff has requested a new Variance application to support the previously approved V-0030-02. To the best of the owner's recollection, the building has been in continuous use for more than 70 years.

We respectfully request approval for this application in accordance with all City requirements.

Don't hesitate to call if you have any questions or concerns.

Very truly yours,



George Rogers, AIA
GEORGE M. ROGERS, CHARTERED
A Nevada Professional Corporation

78759
06/16/2020

78759-SDR1
Ahern Rentals, Inc.

SS Bonanza Road, W of Martin L. King Boulevard

Proposed 21.806 thousand square foot expansion of an existing rental and light manufacturing facility.

Traffic produced by proposed development:

Use to be Removed	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	BUILDING MATERIALS & LUMBER STORE [1000 SF]	5.250	18.05	95
AM Peak Hour			1.57	8
PM Peak Hour			2.06	11

First New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	BUILDING MATERIALS & LUMBER STORE [1000 SF]	7.056	18.05	127
AM Peak Hour			1.57	11
PM Peak Hour			2.06	15

Second New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	20.000	4.96	99
AM Peak Hour			0.70	14
PM Peak Hour			0.63	13

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET USE	21.806		**132**
AM Peak Hour				**17**
PM Peak Hour				**16**

Existing traffic on all nearby streets:

Bonanza Road	
Average Daily Traffic (ADT)	21,510
PM Peak Hour	1721
(heaviest 60 minutes)	

Martin L. King Boulevard	
Average Daily Traffic (ADT)	48,369
PM Peak Hour	3869
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	35,490
Martin L. King Boulevard	52,173

This project will add approximately 132 trips per day on Bonanza Rd and Martin L. King Blvd. Currently, Bonanza is at about 61 percent of capacity and Martin L. King is at about 93 percent of capacity. With this project, these capacities are expected to remain unchanged.

Based on Peak Hour use, this development will add into the area roughly 17 additional cars, or about one every four minutes.

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
08/10/2020

CASE: 78759-VAR1 AND 78759-SDR1

SUBJECT: APPLICANT/OWNER: DFA, LLC, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***AUGUST 11, 2020*** 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 10, 2020.***

Cory Rosencrans — Signature

8/7/2020 — Date

Cory Rosencrans — Please Print Name

DFA, LLC — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 15

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
08/10/2020

CASE: 78759-VAR1 AND 78759-SDR1

SUBJECT: APPLICANT/OWNER: DFA, LLC, ET AL

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Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, AUGUST 10, 2020.***

Signature

7 AUG 20

Date

GEORGE ROGERS

Please Print Name

GEORGE M. ROGERS, ARCHITECT

Company Name

Sincerely,

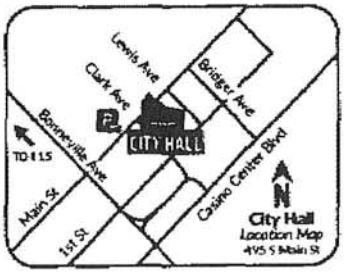
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
ITEM 15

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 04 2020
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.
78759 and 78759-VAR1 and 78759-SDR1 [PRJ-78759]
Planning Commission Meeting of **08/11/2020**

78759
13928210032
BELL LIVING TRUST
BELL J D & ESTHER L TRS
1131 SHARON RD
LAS VEGAS NV 89106-2035

67 FRDFNP1 89105

08/03/2020 11:53 7028754694 GEORGE BREWER PAGE 01

15a
15b P

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

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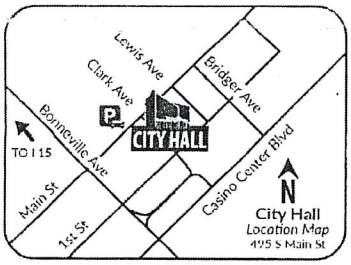

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City of Las Vegas

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.
78759 and 78759-VAR1 and 78759-SDR1 [PRJ-78759]
Planning Commission Meeting of **08/11/2020**

78759
13928210045
JACOBS WILLIE JR & MINNIE LEE
401 BETH CIR
NORTH LAS VEGAS NV 89030-4022

111 FRDFNP1 89030

Submitted after final agenda

15P
(a-b)

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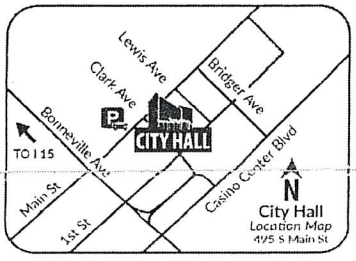

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
78759 and 78759-VAR1 and 78759-SDR1 [PRJ-78759]
Planning Commission Meeting of **08/11/2020**

78759
13928301031
DEMARCO ANGELO T & JANET L
REVOCABLE LIVING TRUST
DEMARCO ANGELO T TRS
651 CLARKWAY DR
LAS VEGAS NV 89106-3629

Submitted after final agenda

15A
(a-b)

Nora Lares

From: Kelly Woods
Sent: Tuesday, August 11, 2020 8:12 AM
To: Nora Lares
Subject: FW: Planning Commission Meeting, August 11, 2020 78759 and 78759-VARI and 78759-SDRI (PRJ-78759)

Good Morning Nora.,

Please see below.

Kelly

Kelly Woods
Special Assistant to
Councilman Cedric Crear
City of LasVegas - Ward 5 (702) 229-5443

From: SHONDRA SUMMERS <karlshon@cox.net>
Sent: Tuesday, August 11, 2020 12:32 AM
To: luannidholmes@lasvegasnevada.gov
Cc: Cedric Crear <ccrear@LasVegasNevada.GOV>; Ward 5 <Ward5@LasVegasNevada.GOV>; jamespatsy2@gmail.com
Subject: Planning Commission Meeting, August 11, 2020 78759 and 78759-VARI and 78759-SDRI (PRJ-78759)

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

August 11, 2020

Reference: Planning Commission Meeting August 11, 2020 78759 and 78759-VARI and 78759-SDRI (PRJ-78759)

Dear Planning Commission,

We are requesting the meeting be rescheduled (30-60 days) so that the homeowners and residents of Bonanza Village and surrounding affected community, may have an opportunity to discuss this application information.

At this time, we are currently in opposition of this request because we were not notified in a timely manner and this proposal could possibily have a negative effect on our property value.

Submitted after final agenda

Karl and Shondra Armstrong

15 P
(a-b)
Pg 1 of 2

1931 Fair Avenue

Las Vegas, NV 89106

(702) 453-9372

.

15 (a-b)
Pg 2082

Nora Lares

From: Kelly Woods
Sent: Monday, August 10, 2020 2:41 PM
To: Nora Lares
Subject: Fwd: Opposition to Planning Agenda Items 78759, 78759-VAR1 & 78759-SDR1

Hi Nora,
Please see below.
Thank you,
Kelly

Kelly Woods
City of Las Vegas
(702) 229-5443 ofc
(702) 782-3145 cel
Note: City Hall is closed on Friday's.

Begin forwarded message:

From: Brenda Williams <bwneosho1@cox.net>
Date: August 10, 2020 at 2:05:22 PM PDT
To: Anthony Williams <bcc_awilliams@lasvegasnevada.gov>, Robert Summerfield <rsummerfield@LasVegasNevada.GOV>, "Idholmes@LasVegasnevada.gov" <Idholmes@LasVegasnevada.gov>, Cedric Crear <ccrear@LasVegasNevada.GOV>
Cc: Kelly Woods <kwoods@LasVegasNevada.GOV>
Subject: Opposition to Planning Agenda Items 78759, 78759-VAR1 & 78759-SDR1
Reply-To: Brenda Williams <bwneosho1@cox.net>

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Commissioner Williams, etal -

I am opposed to Agenda Items 78759, 78759-VAR1,and 78759-SDR1. Please do not vote on these items. They should be pulled from the One Motion-One Vote agenda. There should be a community meeting before any action is taken to approve such items.

Bonanza Village property owners have not been notified; therefore have had no input on that which could possibly have a negative impact on our neighborhood. It should be the responsibility of the PC, not the developer, to insure proper notification.

Fair and equal treatment is what we deserve and expect. Thank you for your consideration in this regard.

Brenda J. Williams,

15 P
(a-b)
Pg 1 of 2

15(a-b)
Pg 2of2

Nora Lares

From: LuAnn D. Holmes
Sent: Friday, August 7, 2020 3:52 PM
To: Nora Lares
Subject: Fwd: 78759 VAR1/SDR1 (Ahern)

Get Outlook for iOS

From: Swayzine Fields <swayzinesellsvegas@hotmail.com>
Sent: Friday, August 7, 2020 3:23:21 PM
To: LuAnn D. Holmes <ldholmes@LasVegasNevada.GOV>
Subject: 78759 VAR1/SDR1 (Ahern)

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>
>> I live at 1124 Comstock Drive. I am requesting a delay in the Planning Commission hearing the above items until the surrounding community can see the actual plans.
>>
>> Swayzine Fields
>> 702-325-6063

15 C (a-b)

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

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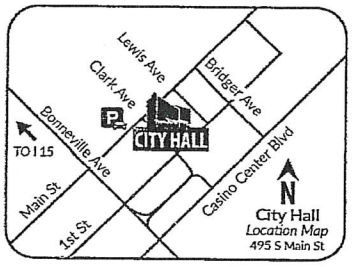

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
78759 and 78759-VAR1 and 78759-SDR1 [PRJ-78759]
Planning Commission Meeting of **08/11/2020**

78759
13928311139
KUBICEK JERRY J
1720 W BONANZA RD # 139
LAS VEGAS NV 89107

87 PRDFNP1 89106

Submitted after final agenda

18
(18a-18b) P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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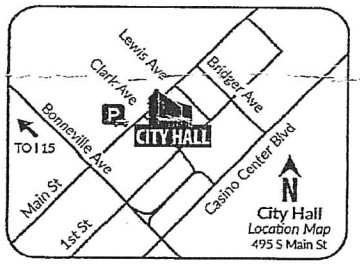

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
78759 and 78759-VAR1 and 78759-SDR1 [PRJ-78759]
Planning Commission Meeting of **08/11/2020**

78759
13928210025
KIM MYONG & DAE YONG
1130 SHARON RD
LAS VEGAS NV 89106

97 PRDFNP1 89106

18
(18a-18b) P

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

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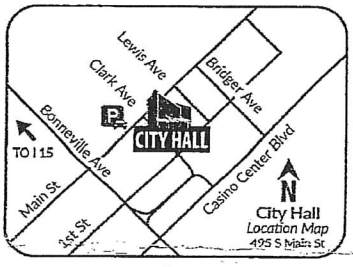

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
78759 and 78759-VAR1 and 78759-SDR1 [PRJ-78759]
Planning Commission Meeting of **08/11/2020**

78759
13928301002
WOOTEN DAVID LEE & SYDNEY ANN
829 CLARKWAY DR
LAS VEGAS NV 89106-3645

07 PROPNP1 89106

Submitted after final agenda

18
(18a-18b) A

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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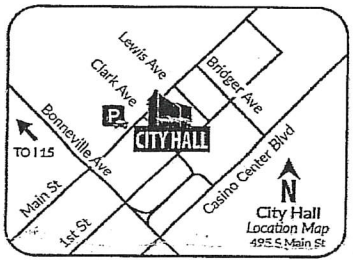
City of Las Vegas



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
78759 and 78759-VAR1 and 78759-SDR1 [PRJ-78759]
Planning Commission Meeting of **08/11/2020**

78759
13928301003
WOOTEN DAVID L & SYDNEY A
829 CLARK WAY
LAS VEGAS NV 89106-3645

87 FRDFNP1 89106

18
(18a-18b) A

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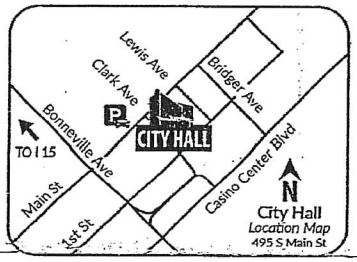

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
78759 and 78759-VAR1 and 78759-SDR1 [PRJ-78759]
Planning Commission Meeting of **08/11/2020**

78759
13928301004
WOOTEN DAVID L & SYDNEY ANN
829 CLARKWAY DR
LAS VEGAS NV 89106-3645

87 FRDFNP1 89106

18
(18a-18b) A

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
78832-MSP1
Planning Commission Meeting of **08/11/2020**

78832-MSP1
13824201001
S L A 2121 L L C
801 S RANCHO DR STE E-4
LAS VEGAS NV 89106

BT PRSRT STD

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

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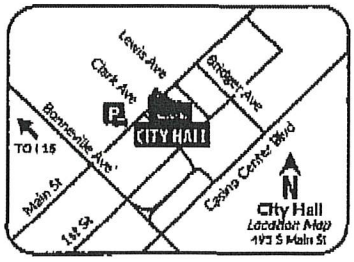

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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78759 and 78759-VAR1 and 78759-SDR1 [PRJ-78759]
Planning Commission Meeting of **08/11/2020**

78759
13928410073
PLASTER BRIAN ROBERT SEPARATE PPTY TR
MUNN KENNETH L
801 S RANCHO DR # E-4
LAS VEGAS NV 89106

BT PRSRT STD

18
(18a-18b)A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
18a

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

SUBJECT:
ABEYANCE - 78759-VAR1 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED. Staff recommends APPROVAL.

C.C.: 10/21/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	5
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
18b

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

SUBJECT:
ABEYANCE - 78759-SDR1 - FOR THE PROPOSED DEMOLITION AND RECONFIGURATION OF AN EXISTING HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES & SERVICE) DEVELOPMENT THAT INCLUDES A NEW 7,056 SQUARE-FOOT SALES AND RENTAL BUILDING, AND A 20,000 SQUARE-FOOT MAINTENANCE BUILDING WITH A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS. Staff recommends APPROVAL.

C.C.: 10/21/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	5
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
19

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

SUBJECT:
ABEYANCE - 20-0004 - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: NORTHLAND, LLC - For possible action on the following Land Use Entitlement project requests generally located at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr (APNs Multiple), Ward 6 (Fiore). Staff recommends DENIAL of the Land Use Entitlement project.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	5
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Abeyance Request Letter
2. Location and Aerial Maps for 20-0004-VAR1
3. Location and Aerial Maps for 20-0004-SNC1
4. Conditions and Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. Backup Documentation Submitted for the August 11, 2020 Planning Commission Meeting
9. Submitted after Final Agenda - Abeyance Request Letter Submitted by Stephanie H. Allen, Protest Postcard, and Documentation Not Vetted - Protest Comment Form

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

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1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

August 28, 2020

Via Fax: (702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Re: Request for hold.
September 8, 2020 Las Vegas City Planning Commission
Lennar Homes: 20-0004, 20-0004-VAR1 and 20-0004-SNC1

Dear Ms. Holmes:

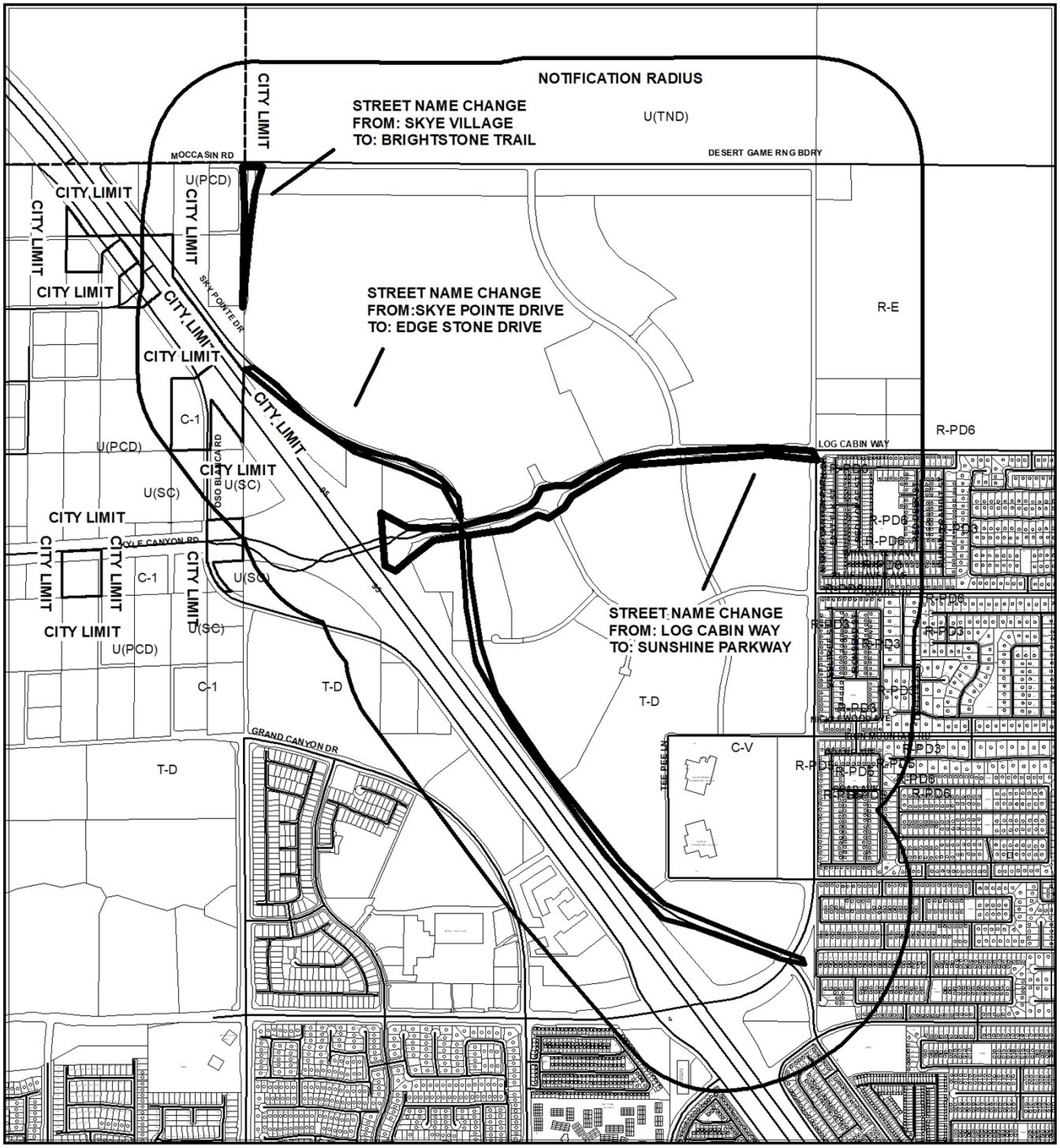
Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **September 8, 2020** until the following City of Las Vegas Planning Commission hearing scheduled on **October 13, 2020**.

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

Very truly yours,
KAEMPFER CROWELL

Stephanie H. Allen

SHA/lab
cc: Dave Cornoyer (*via email*)



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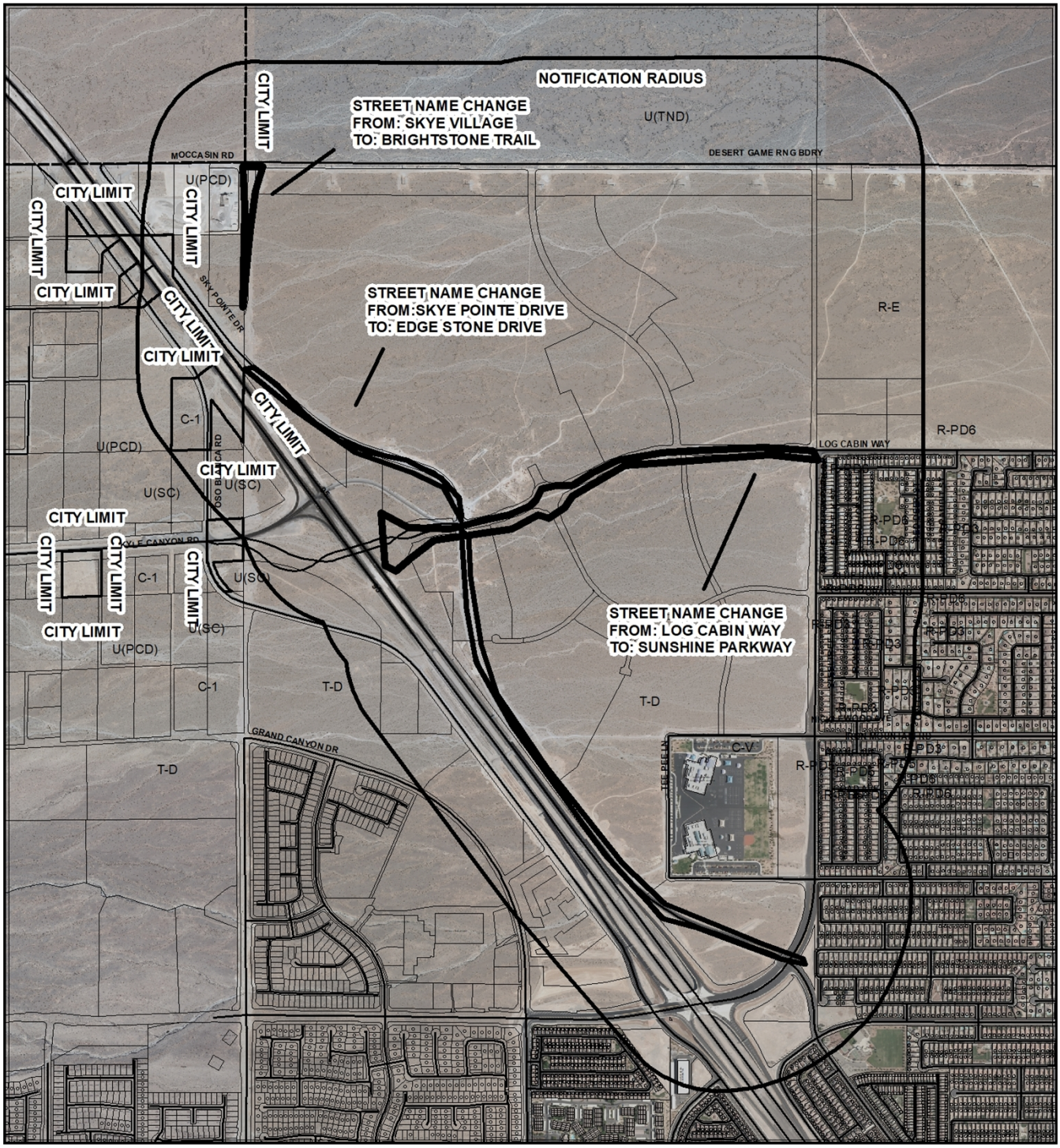
Feet

CASE: 20-0004-VAR1

RADIUS: 1000 FEET

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

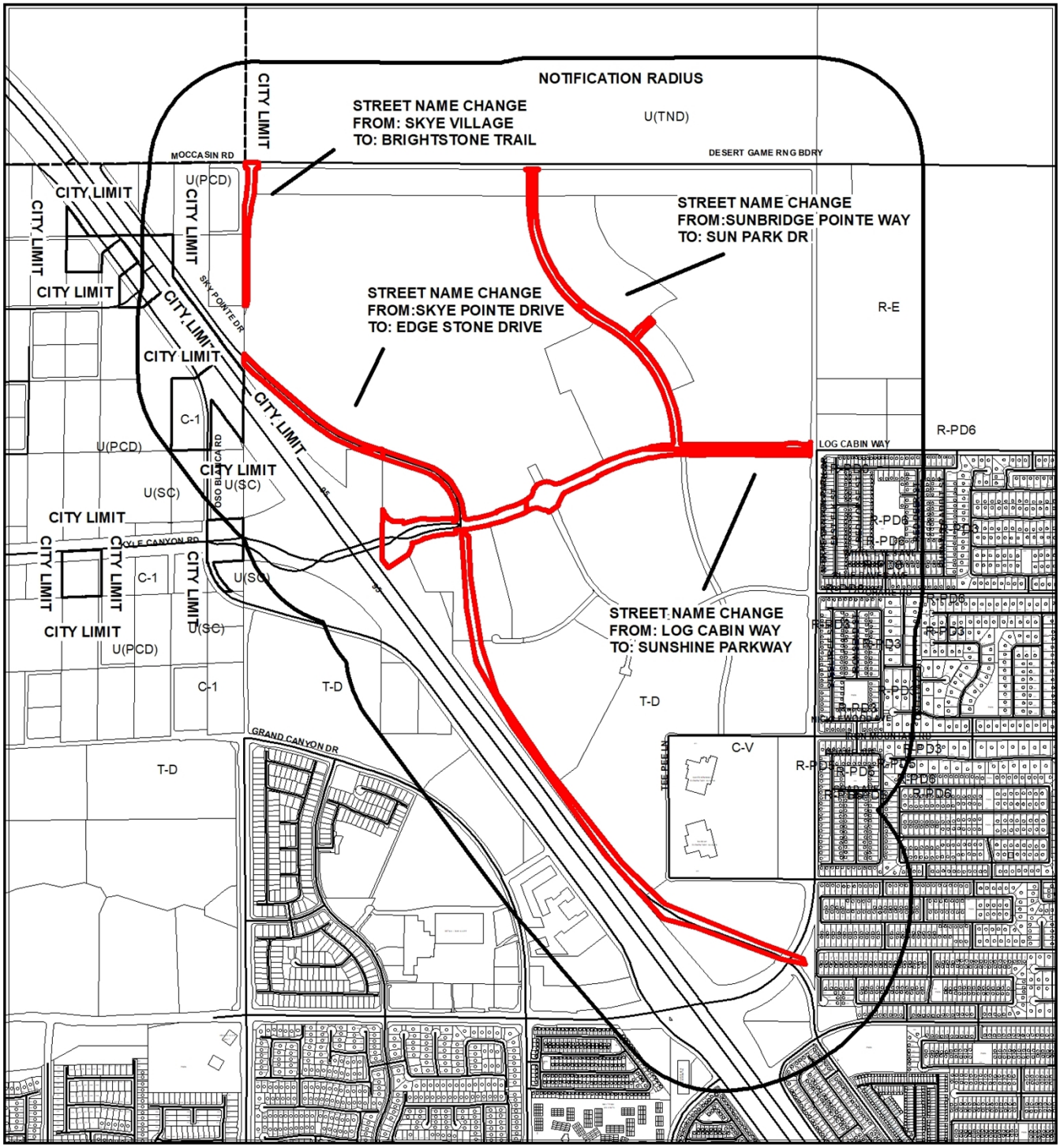
N



CASE: **20-0004-VAR1**

RADIUS: 1000 FEET

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



CASE: 20-0004-SNC1

RADIUS: 1000 FEET

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Feet

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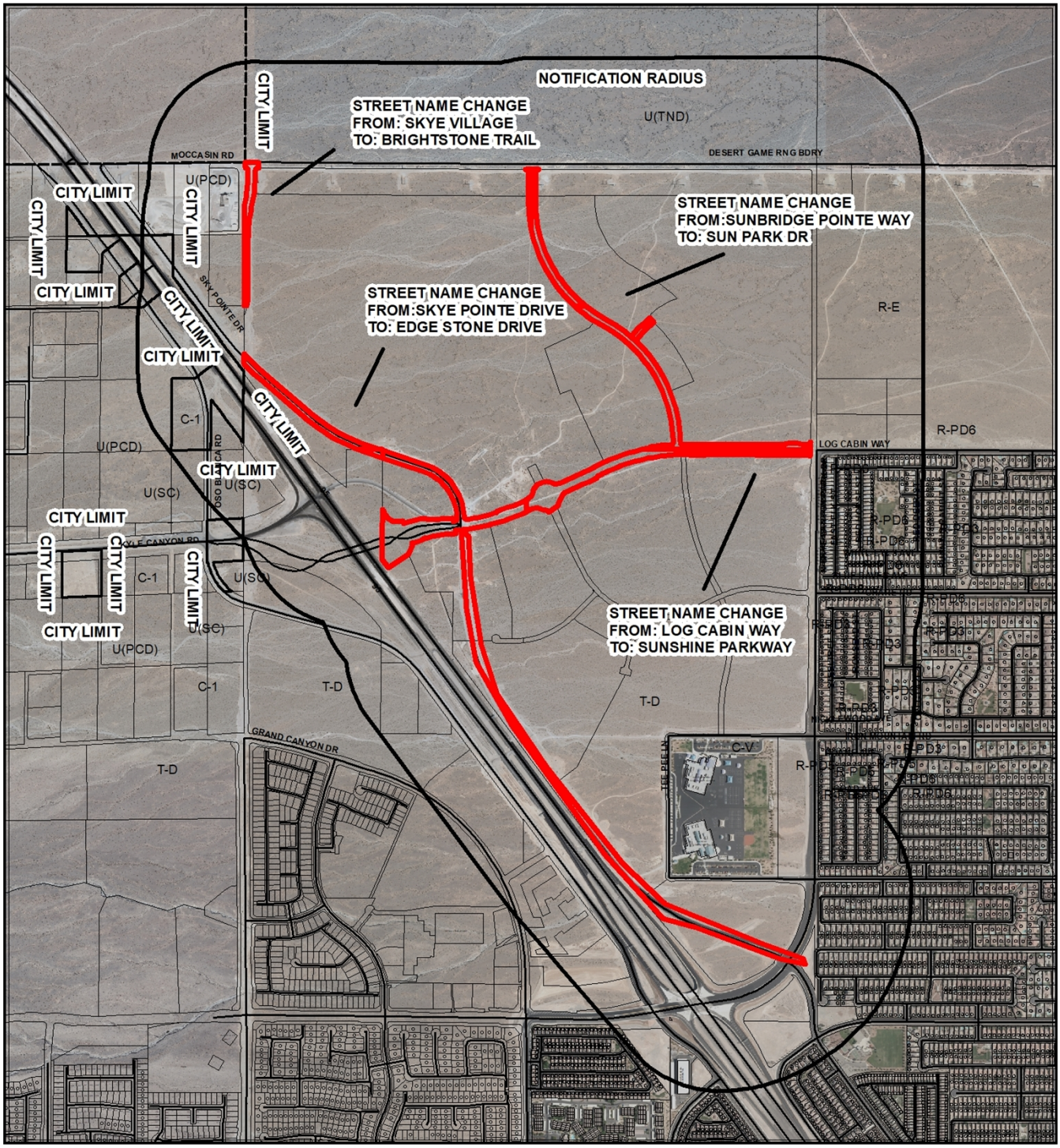


CASE: **20-0004-SNC1**

RADIUS: 1000 FEET

0 1,050 2,100 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LENNAR HOMES - OWNER: NORTHLAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0004-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0004-SNC1	Staff recommends DENIAL, if approved subject to conditions:	20-0004-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 1407

PROTESTS 0

APPROVALS 3

CS

** CONDITIONS **

20-0004-VAR1 CONDITIONS

Planning

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

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

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

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

20-0004-SNC1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (20-0004-VAR1) shall be required, if approved.

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

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

Public Works

4. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

5. The Master Developer for the Sunstone Master Planned Community must modify all signage on US 95 that references Log Cabin Way and Sky Pointe Drive associated with this Street Name Change at the developer's expense. Obtain approval from the Nevada Department of Transportation (NDOT) prior to changing street names within NDOT jurisdiction.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow four Street Name Changes, of which three fail to comply with the requirements of the City of Las Vegas Street Naming and Address Assignment regulations generally located at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr.

ISSUES

- A Variance is requested to allow Trail as a suffix where such is not allowed. Staff does not support the request.
- A Variance is requested to allow a Street Name Change to Sunstone Parkway where Sunstone Street already exists. Staff does not support the request.
- A Variance is requested to allow a Street Name Change to Edgestone Drive where Edgestone Avenue already exists. Staff does not support the request.
- All lots adjacent to the subject streets are under the same ownership.
- The City of Las Vegas Fire Department have voiced their opposition to the proposal.

ANALYSIS

The subject area is home to the future Sunstone Masterplan community. Currently, the area is undeveloped and no existing addresses will be impacted. The applicant proposes to rename four streets, of which three fail to meet the minimum requirements of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition.

Pursuant to the Street Naming and Address Assignment Regulations, 2009 Edition, Section IV.B., a primary street name shall be used only once and shall not be used in any other alignment. The applicant requests a Variance to utilize the following duplicate street names with a different suffix:

- Sunstone Parkway where Sunstone Street already exists. (There is an approximate 10 mile distance between these streets)
- Edgestone Drive where Edgestone Avenue already exists. (There is an approximate three mile distance between these streets)

The use of suffixes is limited to the requirements of the Street Naming and Address Assignment Regulations, 2009 Edition, Section IV.C. The "Trail" suffix is only intended to be used to represent a meandering road in a rural mountainous region. The applicant requests a Variance to allow the usage of 'Trail" as a suffix for the proposed street name of Brightstone Trail. This street does not qualify for the "Trail" suffix as it is not a meandering road in a rural mountainous region.

Per the submitted justification letter, the applicant stresses the importance of having Sunstone as a street name within the community that shares the same name. They also argue that there is an adequate distance separation between the duplicate streets and that the "trail" suffix should be allowed as the area is predominately rural.

The City of Las Vegas Fire & Rescue, Fire Prevention Division has commented that they are opposed to the proposed changes due to the associated Variance requests. Objectives of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition include the assurance of rapid emergency response and competent growth management. In an effort to protect these objectives, staff recommends denial of all entitlement requests. If approved, they are subject to conditions.

FINDINGS (20-0004-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing street name changes that fail to meet minimum requirements of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0004-SNC1)

The proposed street name changes are not in conformance with the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. The applicant has requested Variances in regards to the usage of duplicate street names and the usage of a suffix that does not comply with the Street Naming regulations. Staff therefore recommends denial of the requested Street Name Changes. If approved, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the City of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
06/20/07	The Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the Effective Date of the Development Agreement.
01/21/18	The City Council approved a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition on Horse Drive between U.S. 95 and Iron Mountain Road, Fort Apache Road between U.S. 95 and Moccasin Road, and Hualapai Way from Grand Teton Drive to Moccasin Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Street Name Change (SNC-55060) from Horse Drive to W Skye Canyon Park Dr (between the US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between U.S. 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.
11/21/18	The City Council approved the Fourth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-74292), reducing the area within the Skye Canyon community from 1,663 acres to 1,031 acres. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Fourth Amendment to the Skye Canyon Development Agreement (DIR-74293). The Planning Commission and staff recommended approval.
	The City Council approved the Eastland Development Agreement (DIR-74289) between SC East Landco, LLC and the City of Las Vegas on approximately 633 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Eastland Development Agreement (DIR-74290). The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/16/19	The City Council adopted the Eastland Development and Parks Agreement through Ordinance #6666.
06/19/19	The City Council approved the Fifth Amendment and Restatement of the Skye Canyon Development Agreement on approximately 1,030 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (DIR-76242). The Planning Commission and staff recommended approval.
	The City Council approved the Second Amendment and Restatement of the Parks Agreement accompanying the Fifth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-76243). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland) on approximately 628 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (DIR-76290). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Parks Agreement (DIR-76291). The Planning Commission and staff recommended approval.
07/23/19	The Planning Commission approved a request for a Parent Tentative Map (TMP-76718) for a 22-Parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. Staff recommended approval of the request.
02/10/20	A Final Map (FMP-77750) was processed for a 20-parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. The map recorded on 02/10/20.
07/14/20	Major Modification (MOD-78829) is scheduled to be heard before the Planning Commission to allow an amendment to the Sunstone Master Plan located at the southwest corner of N Skye Canyon Park Drive and Moccasin Road. Planning Staff recommended approval.
	Tentative Map (TMP-78830) is scheduled to be heard before the Planning Commission to allow a Parent Tentative Map for a 26-parcel master planned community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Drive. Planning Staff recommended approval.
08/11/20	The Planning Commission voted (5-0) to hold in ABEYANCE project 20-0004 to the September 8, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
05/12/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
06/01/20	Staff conducted a virtual pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Street Name Change.

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

Field Check	
07/02/20	The site is undeveloped and contains desert vegetation free from trash and debris.

Details of Application Request	
Site Area	
Net Acres	N/A
Street Segment	All of Sunbridge Pointe Way, Skye Village Road, Skye Pointe Drive and Log Cain Way
Parcels directly affected	Every abutting parcel is undeveloped without an existing address.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped)
South	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Public or Private School, Primary	PCD (Planned Community Development)	R-E (Residence Estates)
	Undeveloped		R-PD3 (Residential Planned Development – 3 Units per Acre)
	Single Family, Detached		R-PD6 (Residential Planned Development – 6 Units per Acre)
	Undeveloped	O (Office)	O (Office)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
	U.S. 95 Freeway	Right-of-Way	Right-of-Way

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

DEVELOPMENT STANDARDS

Pursuant to the Street Naming and Address Assignment Regulations, 2009 Edition, the following standards are applicable to the proposed street name change:

Code Section	***Requirements***	***Proposed***
IV.B.1	A primary street name shall be used only once and shall not be used in any other alignment. The same primary street name cannot be repeated with a different suffix, in the case where the street crosses jurisdictional boundaries.	A Variance is requested to allow a Street Name Change to Sunstone Parkway where Sunstone Street already exists and Edgestone Drive where Edgestone Avenue already exists.
IV.B.8	Street names are restricted to a maximum of 20 characters (includes street name, space, affix, and suffix).	All proposed street names adhere to this requirement
IV.C.2	When used, “Trail” shall represent a meandering road in a rural mountainous region.	A Variance is requested to allow Trail as a suffix where such is not allowed.

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) Street name change

Project Address (Location) Moccasin/Skye Canyon Park

Project Name Sunstone Street Name Change **Proposed Use**

Assessor's Parcel #(s) 125-07-610-001 **Ward #** 6 - Fiore

General Plan: Existing _____ Proposed N/A **Zoning:** Existing _____ Proposed N/A

Additional Information

Property Owner Northland, LLC Contact

Address 11411 Southern Highlands, #300 City Las Vegas State NV Zip 89141

E-mail Phone

Applicant Lennar Homes Contact Dave Cornoyer

Address 9275 W. Russell Road, Suite 400 City Las Vegas State NV Zip 89148

E-mail David.Cornoyer@lennar.com Phone

Representative Kaempfer Crowell Contact Stephanie Allen

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

E-mail SHA@kcnvlaw.com Phone 702-792-7000

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

☐ Yes
☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name ROBERT JOHNSON (AUTHORIZED AGENT)

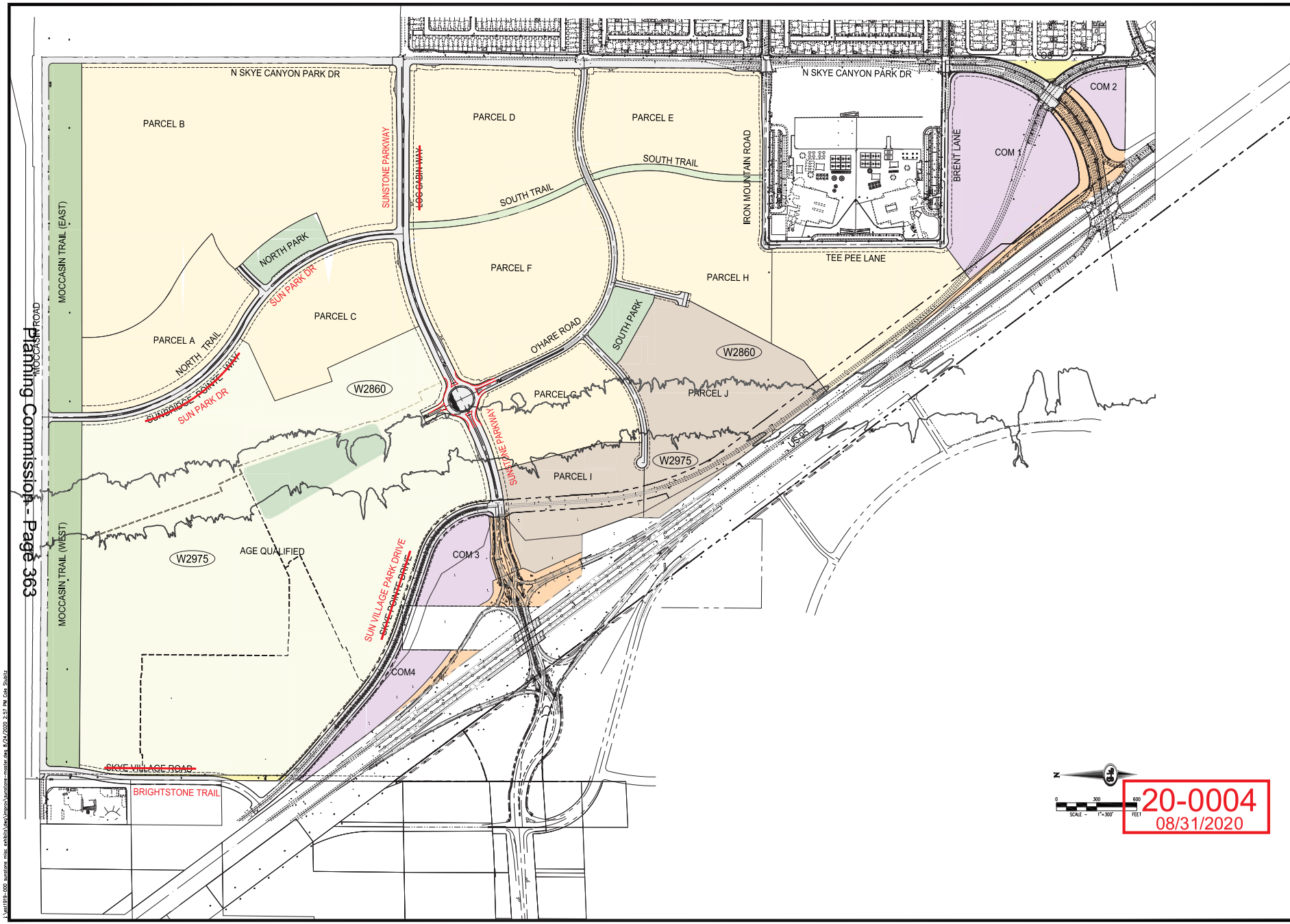
Subscribed and sworn before me

This 12TH day of JUNE , 20 20

Notary Public in and for said County and State

Marian Dumancas exp: 08/18/23
State of Nevada
County of Clark

MARIAN DUMANCAS
Notary Public-State of Nevada
Appointment No. 19-2915-01
My Appointment Expires 08-18-2023



20-0004
08/31/2020

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

SC EAST LANDCO, LLC

SUNSTONE
MASTER PLAN

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

PROJECT NO.
EST1919

EX-1
SHEET 1 OF ----



20-0004-VAR1 AND 20-0004-SNC1 - APPLICANT: LENNAR HOMES - OWNER: NORTHLAND, LLC
SOUTHWEST CORNER OF THE MOCCASIN ROAD ALIGNMENT AND N SKYE CANYON PARK DR

07/02/2020

KAEMPFER CROWELL

LAS VEGAS OFFICE

STEPHANIE ALLEN
sallen@kcnvlaw.com
702.792.7045

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 900
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

RECEIVED
8/31/2020

August 28, 2020

VIA UPLOAD
City of Las Vegas Comprehensive Planning
333 N Rancho Drive 1st Floor
Las Vegas, NV 89155

Re: **Revised Justification Letter**
Street name change request – Sunstone Master Planned Community

To Whom It May Concern:

This office represents Lennar Homes ("Lennar"). Lennar is the master developer for Sunstone Master Planned Community. They are requesting a change to several of the street names within the community. Attached please find a redlined exhibit showing the current and proposed street names.

1) Sunbridge Pointe Way to be changed to Sun Park Drive. There are no other streets named Sun Park Drive in Las Vegas.

2) Skye Village Road to be changed to Brightstone Trail. There are no other streets named Brightstone Trail in Las Vegas.

3) Skye Pointe Drive to be changed to ~~Edgestone Drive~~ Sun Village Park Drive.

4) Log Cabin Way to be changed to Sunstone Parkway.

The Applicant is also requesting a variance to allow a duplicate street name for Sunstone Parkway. Sunstone Street is currently located approximately 10 miles away from Sunstone Parkway near Cheyenne Avenue and Rampart Boulevard. The Applicant does not feel as though there will be confusion on the streets as they are located a fair distance from each other and do not share the same street type. The Applicant also stresses the importance of having a street name within its community that shares the same name as the community.

At the time of filing the Application, the Applicant was not aware of another Edgestone Drive; however it has come to our attention that an Edgestone Avenue is located near Grand Teton Drive and Shaumber Road. Due to the concern with Edgestone Drive being similar to Edgestone Avenue in Skye Canyon, Lennar has changed its request from Edgestone Drive to "Sun Village Park Drive".

The Applicant is also requesting a Variance for the Brightstone Trail street name to use

KAEMPFER
CROWELL

20-0004
08/31/2020

the suffix "Trail". The definition of Trail is: "Trail" is intended to represent a meandering road in a rural mountainous region." The area where this street will be located is certainly rural, and the google definition of mountainous is "adjective (of a region) having many mountains" which this region has. Therefore, we respectfully request that the use of "Trail" be allowed for this street.

Thank you for your consideration and please let us know if you have any questions.

Sincerely,
Kaempfer Crowell

Stephanie H Allen

SHA/lab

1610726v1

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

RECEIVED
CITY CLERK
2020 AUG 11 A 10:16

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

RECEIVED
08/11/2020

August 11, 2020

Via Fax: (702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Re: Request for hold.
August 11, 2020 Las Vegas City Planning Commission - Items 29, 29a and 29b
Lennar Homes: 20-0004, 20-0004-VAR1 and 20-0004-SNC1

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **August 11, 2020** until the following City of Las Vegas Planning Commission hearing scheduled on **September 8, 2020**.

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

Very truly yours,
KAEMPFER CROWELL

Stephanie H. Allen

SHA/adb
cc: Dave Cornoyer (*via email*)

Submitted after final agenda
ITEM 29
18067.37
(a-b)

2609245_1.docx

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

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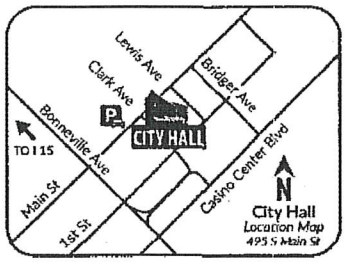
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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AUG 04 2020
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.
20-0004 and 20-0004-VAR1 and 20-0004-SNC1
Planning Commission Meeting of **08/11/2020**

20-0004
12507601010
GRAND CANYON VILLAGE L L C
10655 PARK RUN DR # 160
LAS VEGAS NV 89144

29a A
29b

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 OPPOSE this Request

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20-0004 and 20-0004-VAR1 and 20-0004-SNC1
Planning Commission Meeting of **08/11/2020**

20-0004
12507601009
GRAND CANYON VILLAGE L L C
10655 PARK RUN DR # 160
LAS VEGAS NV 89144

131 FROFNP1 89144

29a
29b A

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

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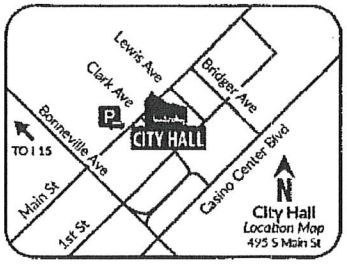

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0004 and 20-0004-VAR1 and 20-0004-SNC1
Planning Commission Meeting of **08/11/2020**

20-0004
12507601008
GRAND CANYON VILLAGE L L C
10655 PARK RUN DR # 160
LAS VEGAS NV 89144

29a A
29b

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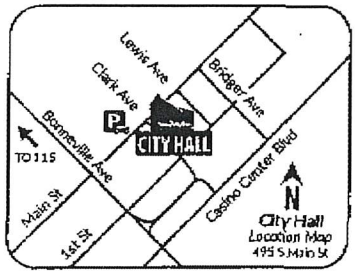

RECEIVED
AUG 10 2020
Dept of Planning
City of Las Vegas

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

20-0004 and 20-0004-VAR1 and 20-0004-SNC1
Planning Commission Meeting of **08/11/2020**

20-0004
12507715214
HIGHTOWER INVESTMENT
CORPORATION L L C
5109 MASOTTA AVE
LAS VEGAS NV 89141-3888

Submitted after final agenda

29 A
(a-b)

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

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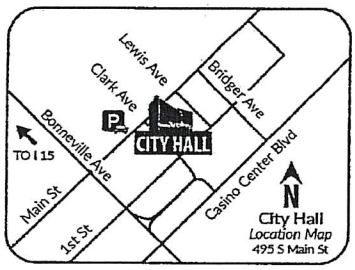

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0004 and 20-0004-VAR1 and 20-0004-SNC1
Planning Commission Meeting of **08/11/2020**

20-0004
12505413073
STACHAL JOZEF J & WANDA
9508 STEELTREE ST
LAS VEGAS NV 89143-1146

35 FRDFNP1 89143

29 A
(a-b)

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 10, 2020 3:39 PM
To: Planning Comments
Subject: Planning Application Comments Form

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

formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 08/10/20 3:39 PM

Meeting Date:	Tuesday, August 11, 2020
Project Number:	0004-SNC1
Position:	I OPPOSE the project and all related applications.
Name:	Louise Ruskamp
Residential or Business Address:	Residential 8500 Log Cabin Way Las Vegas, NV, NV 89143
Phone:	(702) 656-0385
Email:	louiseruskamp@gmail.com
Comments:	I am opposed to 20-0004-SNC 1 where Lennar Homes, Owner Northland LLC, is proposing changing the street name of Log Cabin to Sunstone Parkway. I have lived on this street for over 20 years and do not want it changed.

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

Submitted after final agenda

29(b) P

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

RECEIVED
CITY CLERK
2020 AUG 31 A 7:02

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

August 28, 2020

Via Fax: (702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Re: Request for hold.
September 8, 2020 Las Vegas City Planning Commission
Lennar Homes: 20-0004, 20-0004-VAR1 and 20-0004-SNC1

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **September 8, 2020** until the following City of Las Vegas Planning Commission hearing scheduled on **October 13, 2020**.

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

Very truly yours,

KAEMPFER CROWELL

Stephanie H. Allen

SHA/lab
cc: Dave Cornoyer (*via email*)

Submitted after final agenda

RECEIVED
08/31/2020

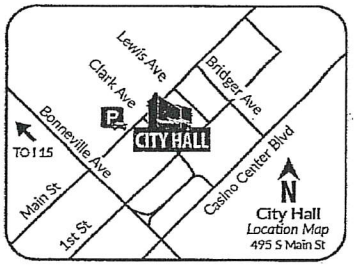
ITEM 19
(19A-19B)

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
SEP 08 2020
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.
20-0004 and 20-0004-VAR1 and 20-0004-SNC1
Planning Commission Meeting of **08/11/2020**

20-0004
12505413090
SINGER KATHRYN
9132 NICKLEWOOD AVE
LAS VEGAS NV 89143-1132

35 PRDFNP1 89143

Submitted after final agenda
19
(19a-19b) P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, September 6, 2020 9:23 AM
To: Planning Comments
Subject: Planning Application Comments Form

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

formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 09/06/20 9:23 AM

Meeting Date:	Tuesday, September 8, 2020
Project Number:	20-004-VA
Position:	I OPPOSE the project and all related applications.
Name:	Tedi Vilardo
Residential or Business Address:	10846 Edgestone Ave Las Vegas, NV 89166
Phone:	(702) 885-8334
Email:	tmaugino@gmail.com

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

Submitted after final agenda

19
(19a-19b) P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
19a

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

SUBJECT:
ABEYANCE - 20-0004-VAR1 - TO ALLOW TRAIL AS A SUFFIX WHERE SUCH IS NOT ALLOWED; TO ALLOW A STREET NAME CHANGE TO SUNSTONE PARKWAY WHERE SUNSTONE STREET ALREADY EXISTS AND EDGESTONE DRIVE WHERE EDGESTONE AVENUE ALREADY EXISTS. Staff recommends DENIAL.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	5
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
19b

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

SUBJECT:
ABEYANCE - 20-0004-SNC1 - TO ALLOW MULTIPLE STREET NAME CHANGES FROM: SUNBRIDGE POINTE WAY TO: SUN PARK DRIVE; FROM: SKYE VILLAGE ROAD TO: BRIGHTSTONE TRAIL; FROM: SKYE POINTE DRIVE TO: EDGESTONE DRIVE AND FROM: LOG CABIN WAY TO: SUNSTONE PARKWAY. Staff recommends DENIAL.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	5
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20

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

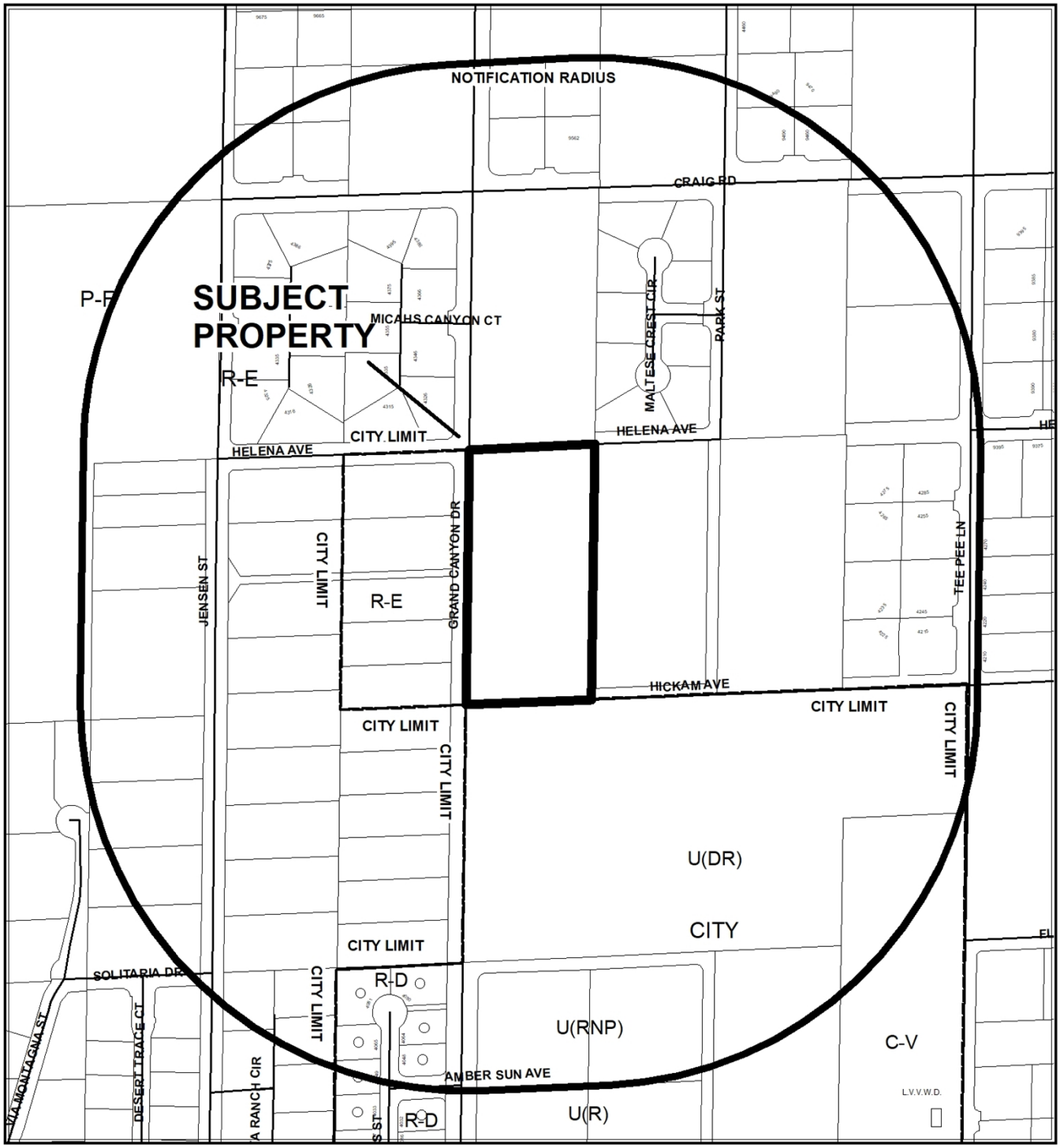
SUBJECT:
20-0081 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC - For possible action on the following Land Use Entitlement project requests on 4.97 acres at the southeast corner of Helena Avenue and Grand Canyon Drive (APN 138-06-701-022), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 20-0081-TMP1
7. School Development Tracking Form Submitted by Clark County School District for 20-0081-TMP1
8. Submitted after Final Agenda - Protest/Support Postcards for 20-0081-VAR1, 20-0081-VAR2, 20-0081-VAR3, and 20-0081-VAR4
9. Submitted after Final Agenda - Protest/Support Postcards for 20-0081-VAR5, 20-0081-VAR6, 20-0081-VAR7, and 20-0081-VAR8
10. Submitted after Final Agenda - Protest/Support Postcards for 20-0081-VAR9, 20-0081-VAR10, 20-0081-VAR11, and 20-0081-TMP1



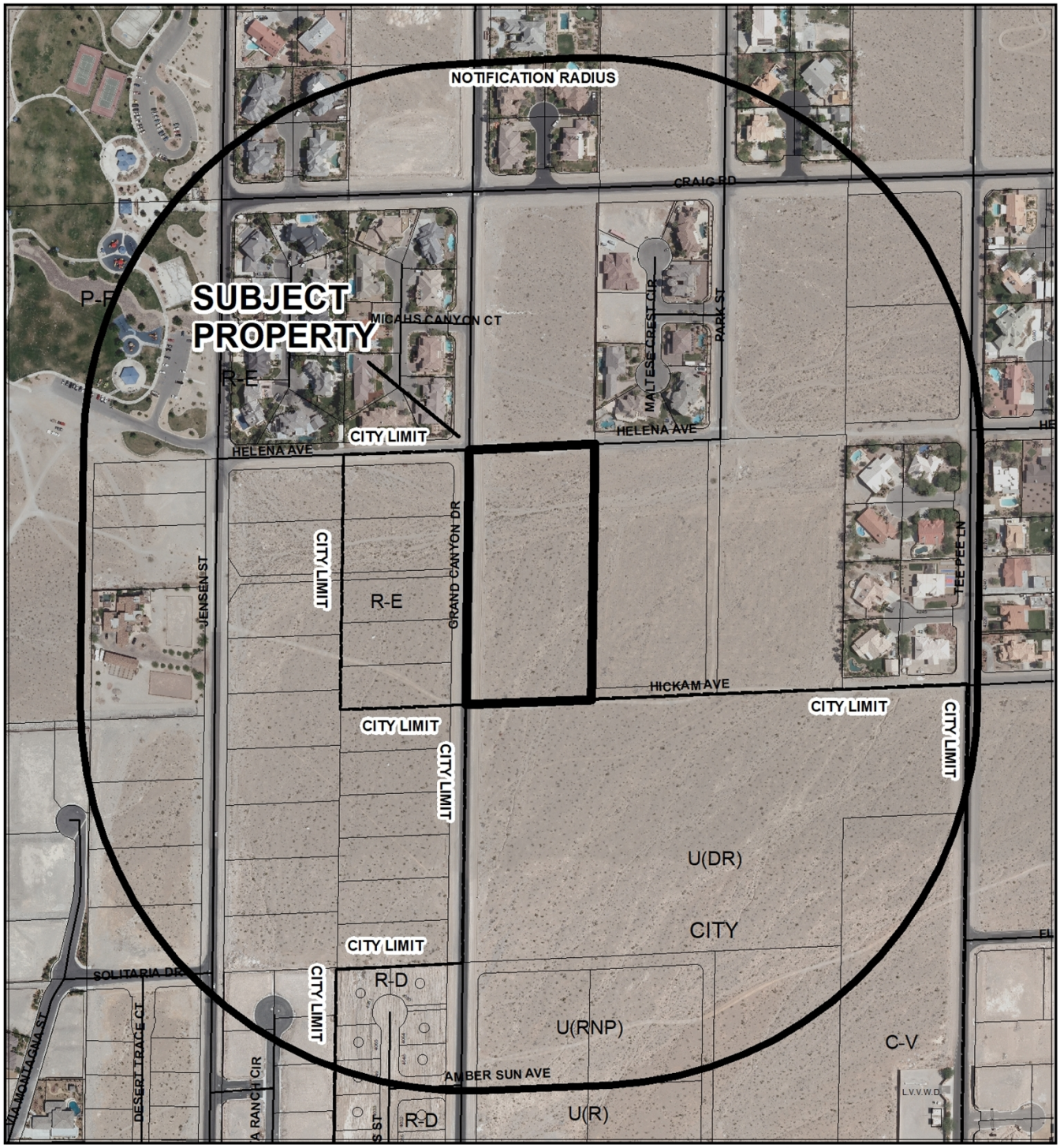
0 295 590 Feet

CASE: 20-0081

RADIUS: 1000 FEET

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

N



0 295 590 Feet

CASE: 20-0081

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0081-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-VAR2	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-VAR3	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-VAR4	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-VAR5	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-VAR6	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-VAR7	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-VAR8	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-VAR9	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-VAR10	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-VAR11	Staff recommends DENIAL, if approved subject to conditions:	
20-0081-TMP1	Staff recommends DENIAL, if approved subject to conditions:	20-0081-VAR1-11

CS

Notification Page One
September 8, 2020 - Planning Commission Meeting

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED
105 - 20-0081-VAR1, VAR2, VAR3 and VAR4
105 - 20-0081-VAR5, VAR6, VAR7 and VAR8
105 - 20-0081-VAR9, VAR10, VAR11 and TMP1

PROTESTS
0 - 20-0081-VAR1, VAR2, VAR3 and VAR4
0 - 20-0081-VAR5, VAR6, VAR7 and VAR8
0 - 20-0081-VAR9, VAR10, VAR11 and TMP1

APPROVALS
0 - 20-0081-VAR1, VAR2, VAR3 and VAR4
0 - 20-0081-VAR5, VAR6, VAR7 and VAR8
0 - 20-0081-VAR9, VAR10, VAR11 and TMP1

CS

** CONDITIONS **

20-0081-VAR1 through VAR9 CONDITIONS

Planning

1. Approval of and conformance to Tentative Map (20-0081-TMP1) 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.

20-0081-VAR10 CONDITIONS

Planning

1. Approval of and conformance to Tentative Map (20-0081-TMP1) 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.

20-0081-VAR11 CONDITIONS

Planning

1. Approval of and conformance to Tentative Map (20-0081-TMP1) 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.

Public Works

6. Construction of improvements on Grand Canyon Drive, Hickam Avenue and Helena Avenue may be deferred provided that the applicant make a deferral contribution based on improvement not constructed per Standard Drawing numbers 244.10 (Hickam Avenue and Helena Avenue) and Standard Drawing 244.11 (Grand Canyon Drive). The improvement contribution shall be equal to 100% of the City's bond estimate costs for deferred improvements on Grand Canyon Drive and 50% of the City's bond estimate costs for all deferred improvements on Helena Avenue and Hickam Avenue. Per 19.02.025.F, the street light contribution on Grand Canyon Drive may be reduced to 50% if a service is provided. The street light contribution on Helena Avenue and Hickam Avenue may be reduced to 25% if a service is provided. Streetlight conduit that was not covered under the deferral for the West half of Grand Canyon, shall be covered with the deferral for this site.

7. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance City Standards for all improvements not required to be constructed at this time as a result of the requested Variance. Such Covenant Running with Land agreement shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever occurs first.

20-0081-TMP1 CONDITIONS

Planning

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

2. Approval of 20-0081-VAR1 through 11 shall be required, if approved.

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

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

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

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

Public Works

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

8. Dedicate 30-feet of right-of-way adjacent to this site for Helena Avenue, 40-feet for Grand Canyon Drive and 30-feet for Hickam Avenue. Additionally, dedicate a 25-foot radius at the northeast corner of Grand Canyon Drive and Hickam Avenue and a 25-foot radius at the southeast corner of Grand Canyon Drive and Helena Avenue.

9. Construct half street improvements on Grand Canyon Drive, Helena Avenue, and Hickam Avenue per City Standards concurrent with development except as amended by 20-0081-VAR11.

10. If not already constructed by others at the time of development, extend public sewer in Grand Canyon Drive to the southern border of this site concurrent with development of this site.

11. Prior to the submittal of any construction drawings, meet with Sanitary Sewer Planning Section of the Department of Public Works to discuss minimum sewer separation from median islands.

12. Residents shall be provided remote control "clickers" for the gated entrance to avoid queuing into the Helena Avenue right-of-way.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a nine-lot single family residential family subdivision that fails to meet minimum Title 19 development standards generally located at the southeast corner of Helena Avenue and Grand Canyon Drive.

ISSUES

- Variances (20-0081-VAR1 through VAR9) are requested to allow reduced front and rear yard setback areas and to allow reduced lot sizes. Staff does not support the request.
- The average lot size for the subdivision is 15,271 square-feet where 18,000 square feet is required.
- Variance (20-0081-VAR10) is requested to allow a hammerhead stub street terminus where a cul-de-sac is required. Staff does not support the request.
- Variance (20-0081-VAR11) is requested to allow RTC (Regional Transportation Commission of Southern Nevada) rural off-site improvements where Title 19 off-site improvements are required. Staff does not support the request.
- The proposed subdivision fails to meet the minimum requirements of the Interlocal Agreement with Clark County.

ANALYSIS

The subject undeveloped site is zoned R-E (Residence Estates) with an RNP (Rural Neighborhood Preservation) General Plan designation and it is subject to Title 19 development standards. Adjacent properties to the north, east and west are under Clark County jurisdiction and are all zoned R-E (Rural Estates Residential). The City Council previously approved Tentative Map (TMP-74627) to allow a six-lot residential subdivision, including the subject lot, on December 19, 2018. While the request was for a six-lot subdivision, the sixth lot located on the east side of Grand Canyon Drive was always intended to be re-mapped at a later date. The applicant now proposes to develop this lot with a nine-lot single family residential subdivision.

Variances are requested to allow reduced front and rear yard setback areas and to allow reduced lot sizes. Per Title 19, lots within the R-E (Residence Estates) zoning district are required to provide 30-foot front yard setbacks from private streets and 35-foot rear yard setbacks. The applicant proposes to provide 20-foot front yard setbacks and 30-foot rear yard setbacks. The minimum lot size allowed in the R-E (Residence Estates) zoning district is 18,000 square feet. The proposed lots range in size from 13,102 square feet to 16,759 square feet, with an average lot size of 15,271 square feet. Staff finds that the requests are self-imposed hardships and recommends denial.

The subject site is located within Planning Area A2 of the Interlocal Agreement. This agreement was adopted by the City of Las Vegas and Clark County on December 21, 2016. It established a joint position on Corporate boundaries, Planning and Public Facilities/Service Provisions within the defined Joint Land Use Planning Area. The Interlocal Agreement stipulates that the area must remain residential and designated at a density of no greater than 2.0 units per gross acre. Furthermore, it states, “The Parties agree that they shall not accept any General Plan Amendment (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 proposed tentative map fails to adhere to this agreement as an average lot size of 15,271 square feet is proposed for the subject development.

The submitted north/south cross section depicts a maximum grade greater than 2% across this site. Per the Tables in Subdivision Code 19.06.060 a development with natural slope greater than 2% is allowed a maximum 6-foot retaining wall. A 4.5-foot retaining wall is shown on the western border and a 1.5-foot retaining wall is shown on the eastern border. The submitted east/west cross section depicts a maximum grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.060 a development with natural slope greater than 2% is allowed a maximum 6-foot retaining wall. A 1.5-foot retaining wall is shown on the western border and a 3.5-foot retaining wall is shown along the eastern border.

The Department of Public Works – Transportation Engineering Division commented, “This project will add approximately 111 trips per day on Helena Ave., Grand Canyon Dr. and Alexander Rd. Currently, Grand Canyon and Alexander are both at about 23 percent of capacity. With this project, they are both expected to be at about 24 percent of capacity. Counts are not available for Helena, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 9 additional cars, or about one every seven minutes.”

The Las Vegas Valley Water District (LVVWD) has commented, "This property is currently not served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. The proposed single family development must be individually metered for all lots and public water dedicated in public or private streets. Two sources of water are required for this development and only one source is shown in the tentative map and is non-existent. To comply with District Service Rules the development will be required submit a hydraulic analysis for approval and address the point of connection sources. The developer must pothole the 42" transmission main on Grand Canyon at the crossing with utilities."

The Clark County School District projects that approximately four primary and secondary school students would be generated by the proposed development on this site. The District notes that Garehime Elementary School and Centennial High School were over capacity for the 2019-20 school year. In particular, Garehime Elementary School was at 137.87 percent capacity and Centennial High School was at 109.92 percent capacity.

FINDINGS (20-0081-VAR1-11)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development that fails to meet minimum Title 19 development standard 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 (20-0081-TMP1)

While the proposed Tentative Map conforms to Nevada Revised Statutes, it fails to adhere to all applicable requirements of Title 19 and the Interlocal Agreement; therefore, staff recommends denial. If approved, it will be subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
02/15/17	The City Council approved a petition to Annex (ANX-67643) 9.92 acres on the northside of Hickam Avenue, approximately 330 feet west of Park Street. Staff recommended approval of the request.
12/19/18	The City Council approved Rezoning (ZON-74626) request from U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] to R-E (Residence Estates) on 9.92 acres at the southwest and southeast corner of Grand Canyon Drive and Helena Avenue. The Planning Commission and Staff recommended approval.
	The City Council approved Tentative Map (TMP-74627) request for a six-lot single-family residential subdivision with a waiver to allow a deferral of off-site improvements on 9.92 acres at the southwest and southeast corner of Grand Canyon Drive and Helena. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
10/17/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
07/13/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

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

Field Check	
07/30/20	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	4.97

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

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	R-E (Rural Estates Residential) – Clark County
West	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Area 2	N*
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The applicant has requested Variances for each lot to allow reduced lot sizes.

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	13,102 SF - 16,759 SF	N*
Min. Setbacks			
• Front	30 Feet	25 Feet	N*
• Rear	35 Feet	30 Feet	N*

*The applicant has requested Variances to allow reduced front and back yard setback areas and reduced lot sizes.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Grand Canyon Drive	Major Collector	Master Plan of Streets and Highways Map	N/A	N/A*
Helena Avenue	Local	Title 13	N/A	N/A*
Hickam Avenue	Local	Title 13	N/A	N/A*

*The applicant has requested a Variance to allow RTC (Regional Transportation Commission of Southern Nevada) rural off-site improvements where title 19 off-site improvements are required.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	20-0081
Meeting Date	
Total Fee	
Received By/Date	07/20/2020

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

Project Address (Location) Jensen St. and Helena Ave.

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

Assessor's Parcel #(s) 138-06-701-022 **Ward #** ~~X~~ 4

General Plan: Existing RNP Proposed ~~X~~ **Zoning:** Existing U Proposed ~~XX~~

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 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 Kristoffer Templeton

Subscribed and sworn before me

This 6th day of July, 20 20

Susan Berger

Notary Public in and for said County and State

SUSAN BERGER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 18-1807-1
MY APPT. EXPIRES FEBRUARY 20, 2022

DEPARTMENT OF PLANNING

DATE:

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

RE: **PROJECT NAME:** Jensen & Helena Area 6
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

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

If any question or concerns arise from this request please contact Kris Templeton at (702)-873-6700. Thank you.

Sincerely,

(Signature)

Kris Templeton
(Print)

Subscribed and sworn before me

This 20th day of July, 2020.

Elisha Scrogum
Notary Public in and for said County and State

ELISHA L. SCROGUM
Notary Public, State of Nevada
Appointment No. 03-79901-1
My Appt. Expires Feb 12, 2022

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

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

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

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

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

B. Supplemental Information

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

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

☐ N/A 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☐ 3. Any proposed deviations from City standards (refer to the pre-application checklist). hammerhead

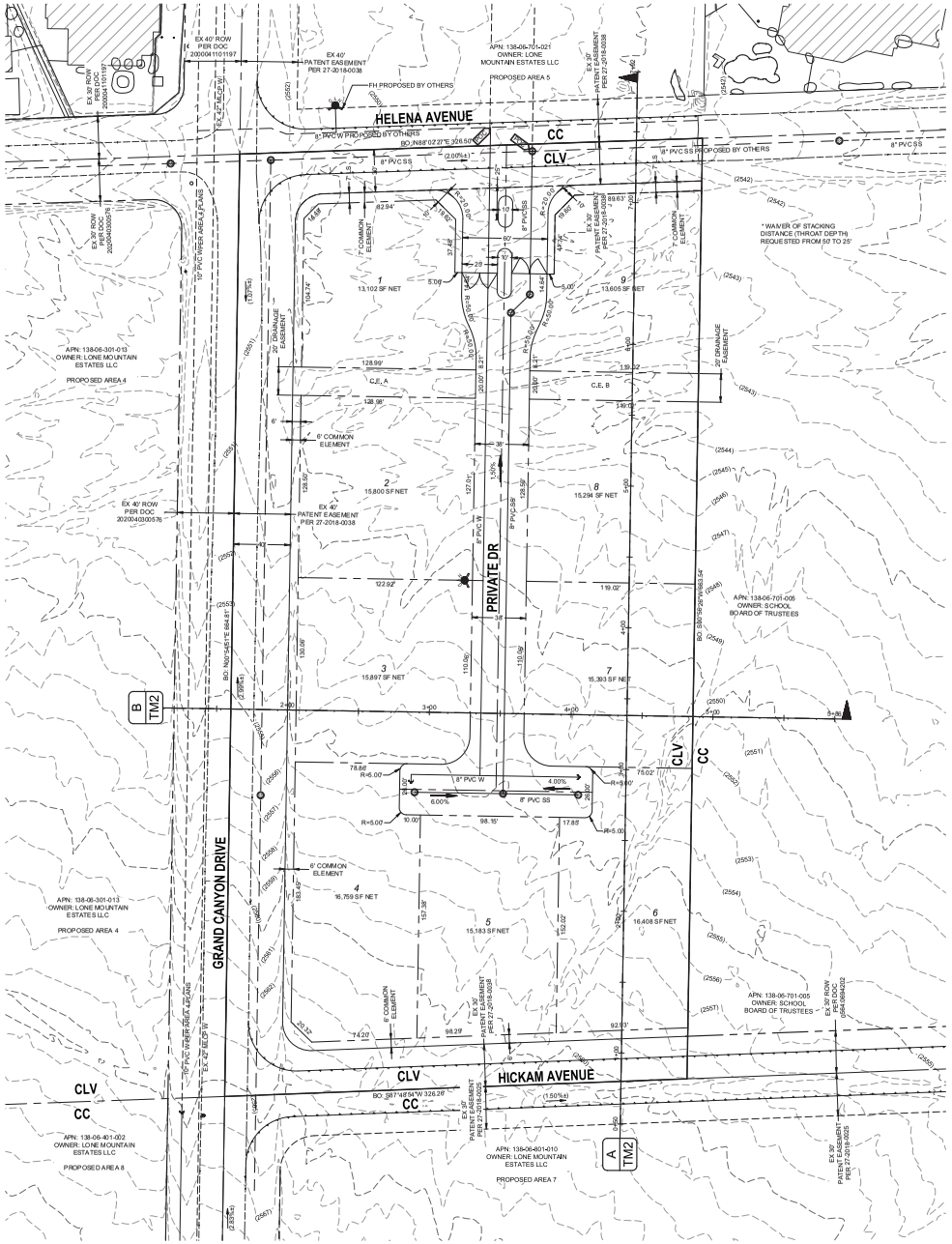
☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

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

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

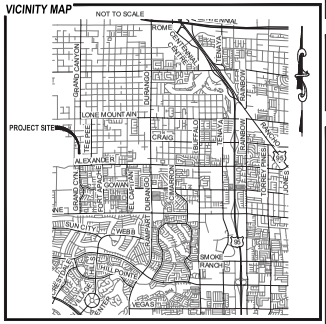
Department of Public Works Signature: _____

Date: 7/13/20



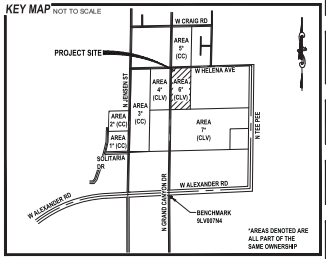
VICINITY MAP

NOT TO SCALE



KEY MAP

NOT TO SCALE



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 DEPART MENT	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

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

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

BUILDING SETBACKS

	REQUIRED	VARIANCE
FRONT:	10'	25'
INTERIOR SIDE:	10'	5'
CORNER SIDE:	15'	10'
REAR:	35'	30'
MAX HEIGHT:	35'	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
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 COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONT AINS NO KNOWN FAULTS AND FISSURES. A GEOTECHNICAL ANALYSIS OF 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:	138-06-701-022
PROPOSED USE OF PROPERTY:	RURAL NEIGHBORHOOD PRESERVATION
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	9 LOTS (TYP) / 2 COMMON LOT
GROSS ACREAGE:	4.97 ACRES
NET ACREAGE:	3.96 ACRES
DENSITY (BASED ON GROSS ACREAGE):	1.81 LOTS ACRE
SMALLEST LOT SIZE:	13,102 SF (NET)
LARGEST LOT SIZE:	16,759 SF (NET)
AVERAGE LOT SIZE:	15,271 SF (NET)
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT

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 ¼) 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 SLV007744
RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & GRAND CANYON
ELEVATION 762.842 METERS (NAVD88) ,2501.18 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)

LEGEND

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

20-0081
08/12/2020

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

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

TAMEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-4844 FAX: (702) 362-2023

EST. 2000

JENSEN & HELENA AREA 6
SINGLE FAMILY RESIDENTIAL
TENTATIVE MAP

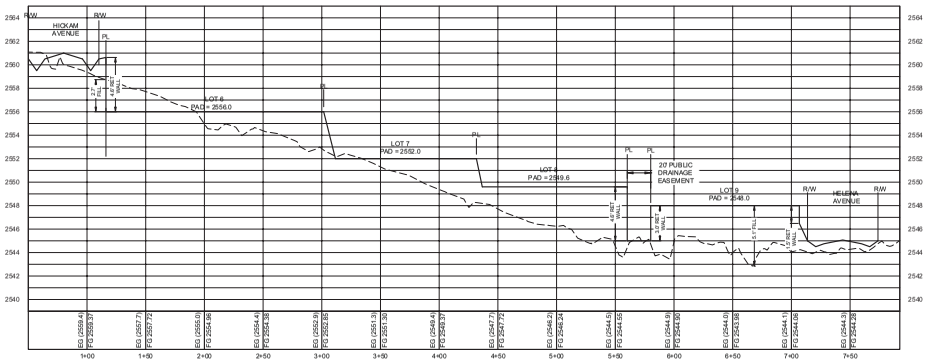
ROBERT D CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726

DATE: 8/11/2020
SCALE: 1=40'
JOB NO: LMT-18-001
DESIGNED BY: JT
CHECKED BY: RC
SHEET NAME: TM
SHEET NUMBER: 1 OF 2

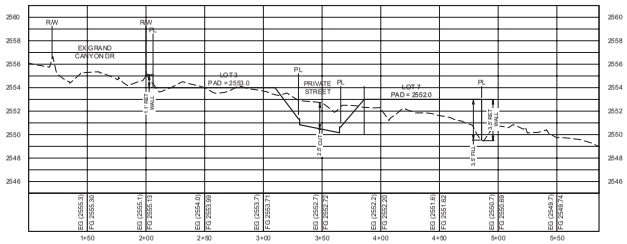
CLV

Planning Commission - Page 403

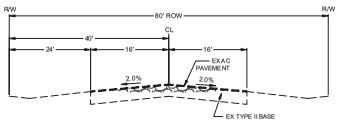
LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELENA\ENGINEER\TITLEMENTS\TM\TENTATIVE MAP_AREA6.DWG



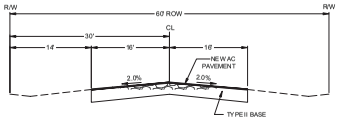
SECTION A STA: 7+90 TO 15+27.95
1"=50' HORIZONTAL
1"=5' VERTICAL



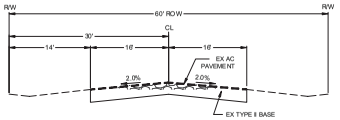
SECTION B STA: 1+00 TO 5+85.90
1"=50' HORIZONTAL
1"=5' VERTICAL



TYPICAL 80' ROW (GRAND CANYON DR)
NTS



TYPICAL 60' ROW (HICKAM AVE)
NTS



TYPICAL 60' ROW (HELENA AVE)
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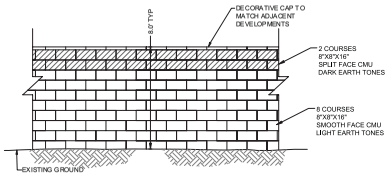
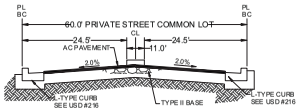
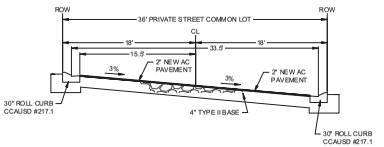


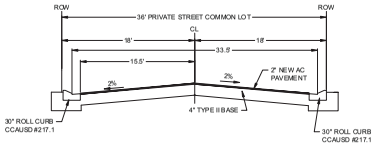
PERIMETER DECORATIVE BLOCK
WALL SECTION
NTS



60-FT PRIVATE ENTRANCE
NTS



TYPICAL INTERIOR PRIVATE STREET
CROSSFALL
NTS



TYPICAL INTERIOR PRIVATE STREET
STANDARD CROWN
NTS

20-0081
08/12/2020

Planning Commission - Page 404

LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELENA\ENGINEER\TITLEMENTS\TM\TENTATIVEMAP_AREA6.DWG

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISIONS			

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

TAMEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 382-4844 FAX: (702) 382-2023

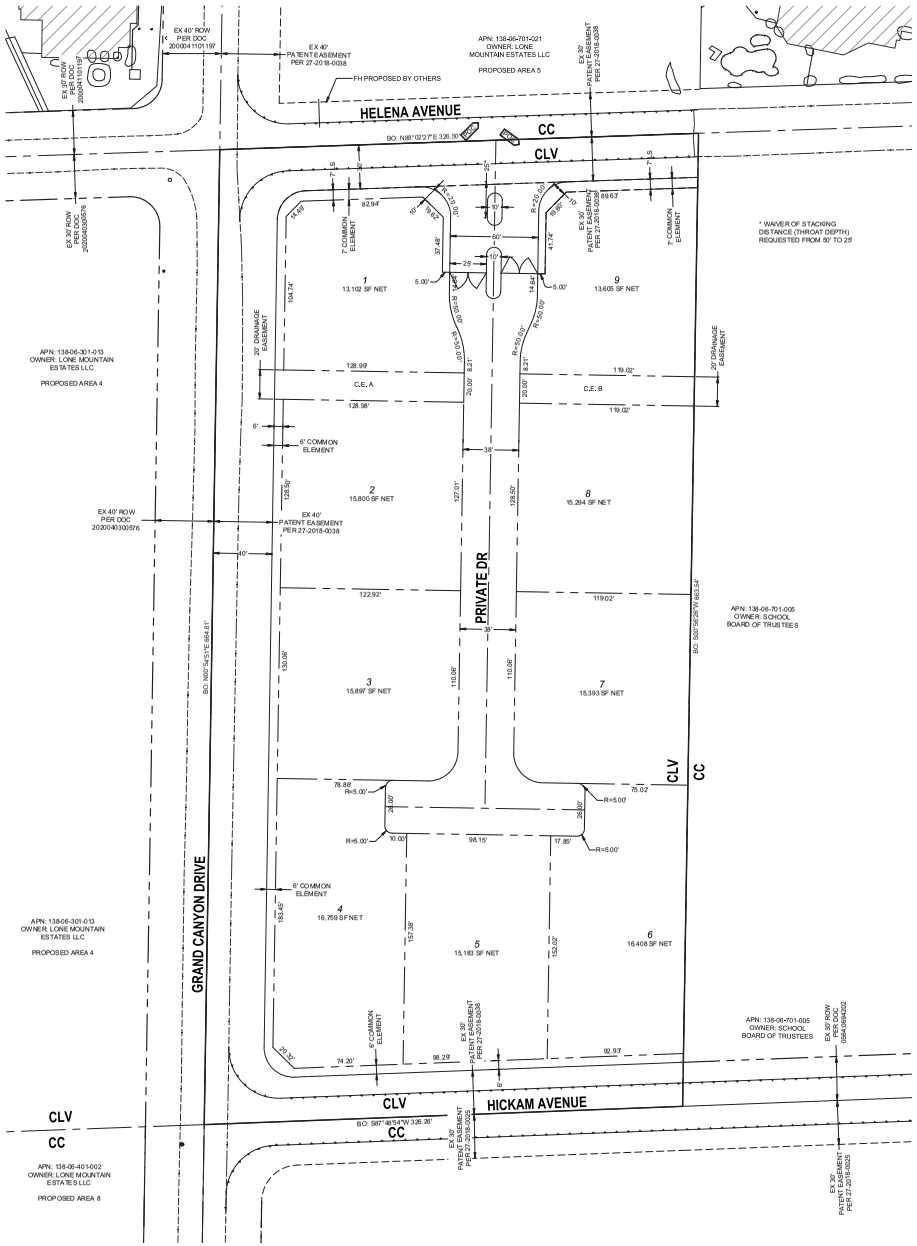
EST. 2000

JENSEN & HELENA AREA 6
SINGLE FAMILY RESIDENTIAL
SECTIONS & DETAILS

ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726

DATE:	8/11/2020
SCALE:	1=40'
JOB NO:	LMT-18-001
DESIGNED BY: JT	CHECKED BY: RC
SHEET NAME:	TM
SHEET NUMBER:	2 OF 2

CLV



Planning Commission - Page 405

LAST PLOT: Jeff Thomson
FILE NAME: S:\ACTIVE\LONE MOUNTAIN ESTATES LLC\LMT-18-001 - JENSEN & HELENA\ENGINEER\TITLEMENTS\TMT\ENTATIVE\MAP_AREAS.DWG

SCALE: 1" = 40'
40' 20' 40' 80' 120'

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

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OR 1-800-227-2600

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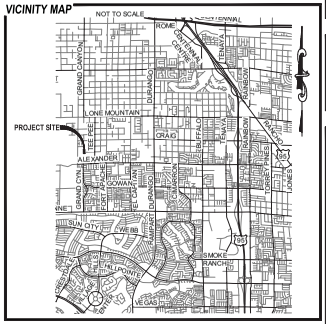
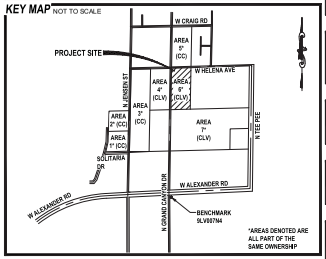
VICINITY MAP

NOT TO SCALE



KEY MAP

NOT TO SCALE



*AREAS DENOTED ARE ALL PART OF THE SAME OWNERSHIP

DEVELOPMENT NOTES

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PROJECT INFORMATION

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PROPOSED ZONING:	R-E
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NET ACREAGE:	3.96 ACRES
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MAXIMUM HEIGHT ALLOWED:	35 FT

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 SLV007N4
RIVET & PLATE IN TOP OF CURB AT SE CORNER OF ALEXANDER & GRAND CANYON
ELEVATION 762.842 METERS (NAVD88) 2501.18 FEET

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)

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	SWWA	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

LEGEND

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

20-0081
08/12/2020

NO.	DESCRIPTION	BY	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) 362-4844 FAX: (702) 362-2023

EST. 2000

JENSEN & HELENA AREA 6
SINGLE FAMILY RESIDENTIAL
SITE PLAN

DATE: 8/11/2020
SCALE: 1=40'
JOB NO: LMT-18-001
DESIGNED BY: JT
CHECKED BY: RC
SHEET NAME: SP
SHEET NUMBER: 1 OF 1

CLV



20-0081-VAR1, 20-0081-VAR2, 20-0081-VAR3, 20-0081-VAR4, 20-0081-VAR5, 20-0081-VAR6, 20-0081-VAR7, 20-0081-VAR8, 20-0081-VAR9, 20-0081-VAR10, 20-0081-VAR11 AND 20-0081-TMP1 - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC
SOUTHEAST CORNER OF HELENA AVENUE AND GRAND CANYON DRIVE

07/30/2020



20-0081-VAR1, 20-0081-VAR2, 20-0081-VAR3, 20-0081-VAR4, 20-0081-VAR5, 20-0081-VAR6, 20-0081-VAR7, 20-0081-VAR8, 20-0081-VAR9, 20-0081-VAR10, 20-0081-VAR11 AND 20-0081-TMP1 - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC
SOUTHEAST CORNER OF HELENA AVENUE AND GRAND CANYON DRIVE

07/30/2020

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

June 22, 2020
Job No: LMT-18-001

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

RE: JUSTIFICATION LETTER
JENSEN & HELENA AREA 6

This letter is being submitted in support of the project described above on behalf of our client, Templeton Development Corporation. The applications being submitted include Variances and a Tentative Map.

Project Description

APN(s): 138-06-701-022
The subject site is generally located on the south side of Helena Avenue and the east side of N Grand Canyon Drive. The site is approximately 4.97 gross acres and is proposed to be developed as Single Family Residential with 9 lots and a density of 1.81 units per acre.

The proposed single-family development consists of 9 lots ranging from 13,102 sf (net)/17,735 sf (gross) to 16,759 sf (net)/19,307 sf (gross). There is one 38' wide private street that is located onsite that can be entered on from Helena Avenue through a gated entrance. Offsites for a rural street will be done for Hickam Avenue. Grand Canyon is an existing street with rural offsite and the rural offsite for Helena Avenue are being done per the Jensen & Helena Area 5 plan set.

The proposed development will feature a 6' wide landscape strip along Grand Canyon Dr. and Hickam Avenue. A 7' wide landscape strip along Helena Avenue is being proposed.

Variances

The development is also requesting the following waivers:

1. Variance of Title [19.06.060] to allow for lot sizes that are a minimum size of 13,102 sf where 18,000 sf is required.
    a. This development is a mirrored image of the proposed 9 lot development that is directly across Helena Avenue which is known as Area 5. The project site areas are identical to the lot sizes in Area 5 and will create a beautiful look once Area 6 is completed. Also, note that there is public right-of-way on 3 sides of the site, along with a drainage easement that has taken up some of the area that could have been used to increase the lot sizes.
    b.
2. Variance of Title [19.06.060] to allow for a 20' front setback from the back of curb where 30' is required.
    a. This is to match the setbacks that are allowed in Clark County so that the setbacks for the site will be similar to the setbacks for Area 5; therefore, being able to use the same house product in both areas.
3. Variance of Title [19.06.060] to allow for a 30' rear setback where 35' is required.
    a. This is to match the setbacks that are allowed in Clark County so that the setbacks for the site will be similar to the setbacks for Area 5; therefore, being able to use the same house product in both areas.
4. Variance of Title [19.04.100] to allow for a no standard hammerhead design where a cul-de-sac with a minimum radius of 40' is required.
    a. This is to match the terminating street section that is being proposed with area 5 and to help with the lot sizes staying as large as possible.

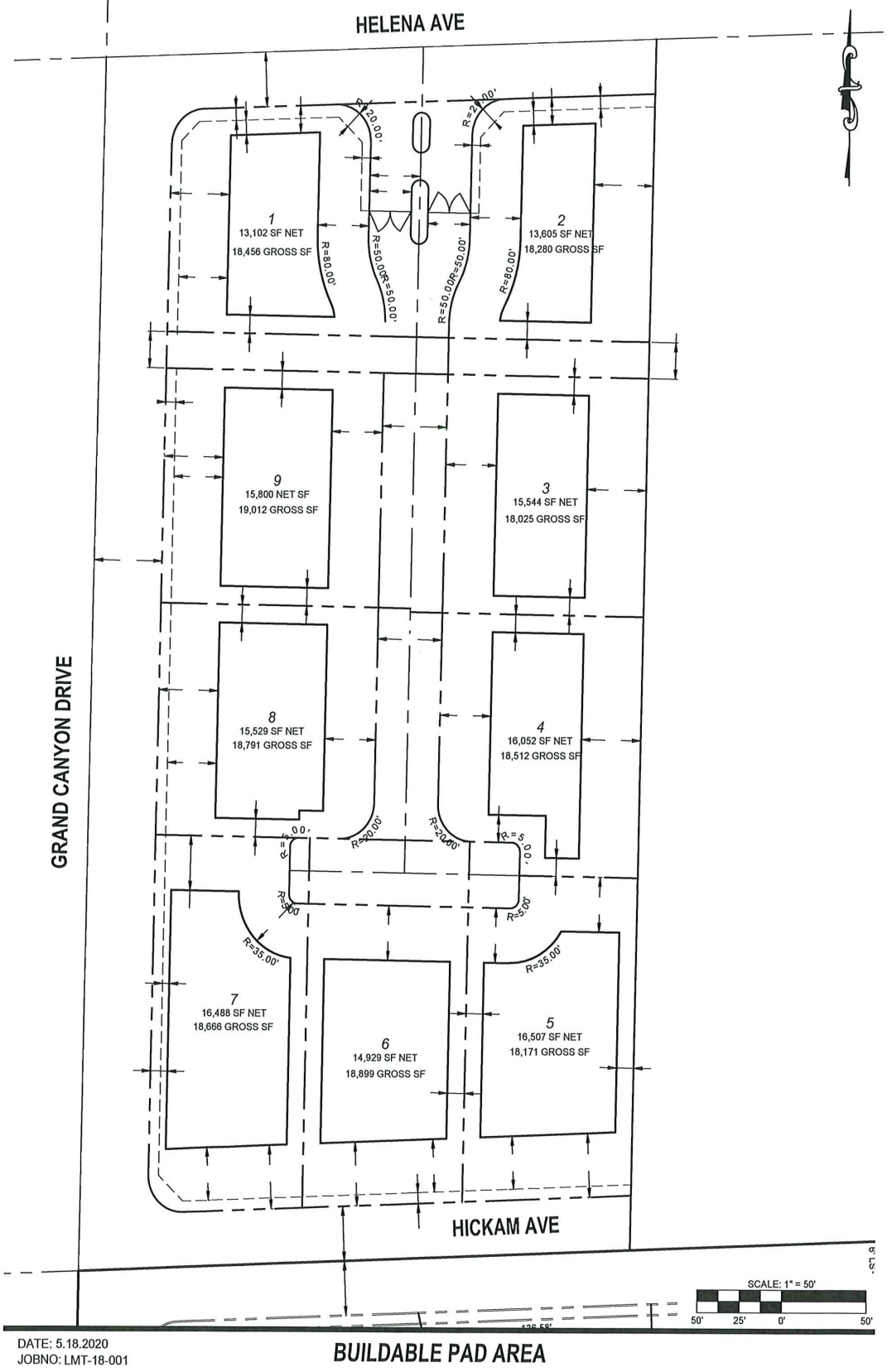
We are hopeful that this letter clearly describes the proposed development. If you have any questions or require additional information, please do not hesitate to call our offices.

Sincerely,

Jeff Thomson
Taney Engineering

JENSEN & HELENA AREA 6

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233
EST. 2000



DATE: 5.18.2020
JOBNO: LMT-18-001

BUILDABLE PAD AREA

20-0081-TMP1
Lone Mountain Estates, LLC

SEC Helena Avenue and Grand Canyon Drive

Proposed 9 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	9	12.38	**111**
AM Peak Hour			0.74	**7**
PM Peak Hour			0.99	**9**

Existing traffic on all nearby streets:

Grand Canyon Drive

Average Daily Traffic (ADT)	3,765
PM Peak Hour	301
(heaviest 60 minutes)	

Alexander Road

Average Daily Traffic (ADT)	8,276
PM Peak Hour	662
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Grand Canyon Drive	16,380
Alexander Road	35,490

This project will add approximately 111 trips per day on Helena Ave., Grand Canyon Dr. and Alexander Rd. Currently, Grand Canyon and Alexander are both at about 23 percent of capacity. With this project, they are both expected be at about 24 percent of capacity. Counts are not available for Helena, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 9 additional cars, or about one every seven minutes.

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

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

School Development Tracking Form

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

Date Filed 08/03/2020 **Application Number** 20-0081-TMP1 **Entity** LV

Company Name Taney Engineering

Contact Name

Contact Mailing Address

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

Phone (702) 362-8844 **Mobile** **Fax** **Email**

Project Name Jensen & Helena Area 6

Project Description 9 single family residential lots

APN's 138-06-701-022

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	9	x 0.196 =	2	x 0.101 =	1	x 0.137 =	1
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
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
Garehime ES	3850 Campbell Rd	K-5	536	739	4/1/2020
Leavitt MS	4701 Quadrel St	6-8	1596	1566	4/1/2020
Centennial HS	10200 Centennial Pkwy	9-12	2541	2793	4/1/2020

*** CCSD Comments** Garehime ES and Centennial HS were over capacity for the 2019-2020 school year. Garehime ES was at 137.87 % and Centennial HS was at 109.92% of program capacity.

☐ Approved ☐ Disapproved

City of Las Vegas
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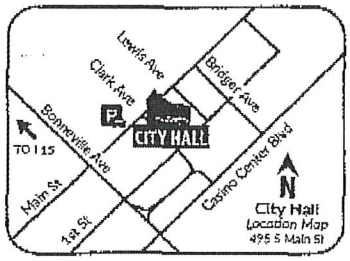

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0081 and 20-0081-VAR1 and 20-0081-VAR2 and 20-0081-VAR3 and 20-0081-VAR4

Planning Commission Meeting of **09/08/2020**

20-0081
13806701020
STARR FAMILY TRUST
4225 N TEE PEE LN
LAS VEGAS NV 89129

Submitted after final agenda
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(20a-20d) P

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Planning Commission Meeting of **09/08/2020**

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20-0081
13806710007
STEINBECK JOHN C & LYNETTE
4319 MALTESE CREST CIR
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(20a-20d) P

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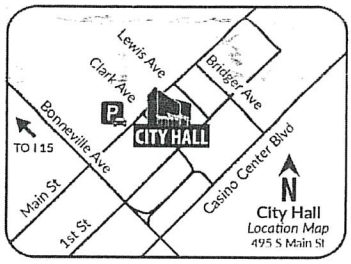

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Planning Commission Meeting of **09/08/2020**

20-0081
13806310003
GOODIN TRUST
GOODIN ALAN J TRS
4316 JERDON CT
LAS VEGAS NV 89129-1618

125 FRDFNP1 89129

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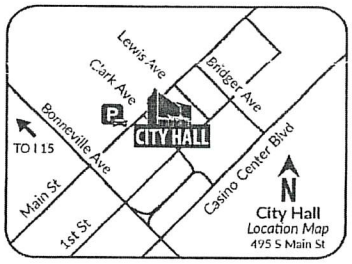

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Planning Commission Meeting of **09/08/2020**

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13806701019
PINCHART RICKY M & BRENDA K
4215 TEE PEE LN
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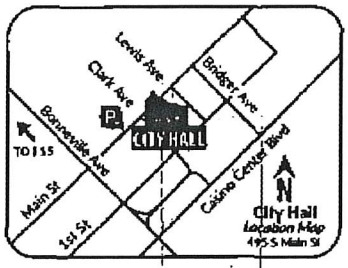

We strongly oppose Lot size reduction in rural zoned neighborhood with minimum ½ acre Lots. Not why we purchased in a community zoned like this.

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☑ I OPPOSE this Request

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Planning Commission Meeting of **09/08/2020**

20-0081
13806701017
YAZZIE EUGENE KODIAK III
BOBOESCU ROXANA
4235 N TEE PEE LN
LAS VEGAS NV 89129-2628

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Sep. 8. 2020 9:28AM Las Vegas Manor No. 4953 P. 2

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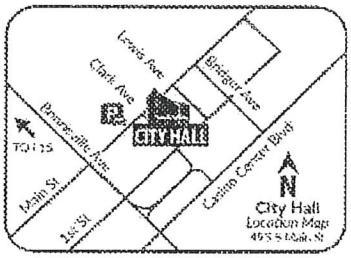

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Planning Commission Meeting of **09/08/2020**

20-0081
13806701002
T P ESTATES IRR BUSINESS TRUST
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

Submitted after final agenda

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(20a-20d) A

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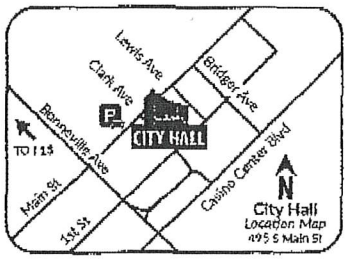

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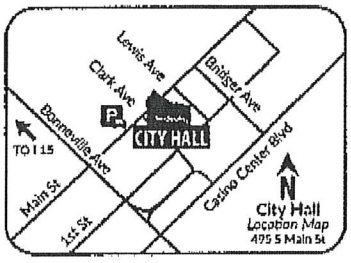

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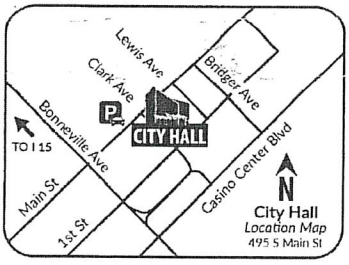

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Planning Commission Meeting of **09/08/2020**

20-0081
13806310003
GOODIN TRUST
GOODIN ALAN J TRS
4316 JERDON CT
LAS VEGAS NV 89129-1618

125 FRDFNF1 89129

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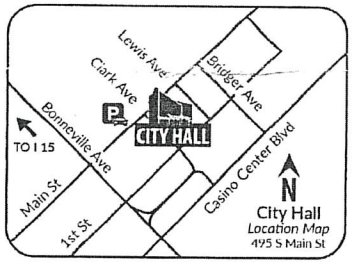

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0081 and 20-0081-VAR5 and 20-0081-VAR6 and 20-0081-VAR7 and 20-0081-VAR8

Planning Commission Meeting of **09/08/2020**

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20-0081
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PINCHART RICKY M & BRENDA K
4215 TEE PEE LN
LAS VEGAS NV 89129-2628

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Department of Planning
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Las Vegas, Nevada 89106

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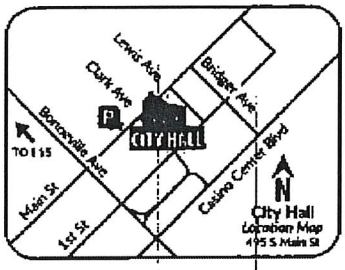

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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20-0081 and 20-0081-VAR5 and 20-0081-VAR6 and 20-0081-VAR7 and 20-0081-VAR8

Planning Commission Meeting of **09/08/2020**

We strongly oppose Lot size Reduction in a rural zoned neighborhood with minimum 1/2 acre Lots. Not why we purchased in a community like this.

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YAZZIE EUGENE KODIAK III
BOBOESCU ROXANA
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Sep. 8. 2020 9:28AM Las Vegas Manor No. 4953 P. 3

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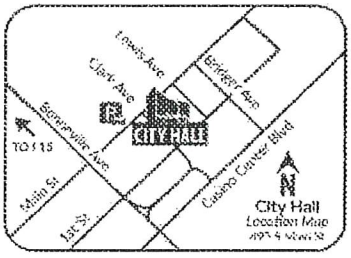

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20-0081 and 20-0081-VAR5 and 20-0081-VAR6 and 20-0081-VAR7 and 20-0081-VAR8

Planning Commission Meeting of **09/08/2020**

20-0081
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T P ESTATES IRR BUSINESS TRUST
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

Submitted after final agenda
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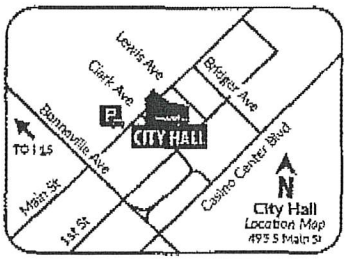

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20-0081 and 20-0081-VAR9 and 20-0081-VAR10 and 20-0081-VAR11 and 20-0081-TMP1

Planning Commission Meeting of **09/08/2020**

20-0081
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4225 N TEE PEE LN
LAS VEGAS NV 89129

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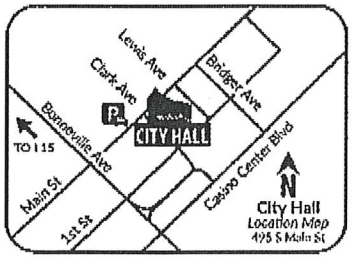

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Planning Commission Meeting of **09/08/2020**

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LAS VEGAS NV 89129-2683

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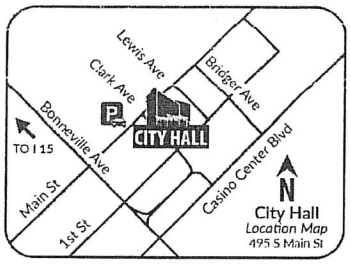

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20-0081 and 20-0081-VAR9 and 20-0081-VAR10 and 20-0081-VAR11 and 20-0081-TMP1

Planning Commission Meeting of **09/08/2020**

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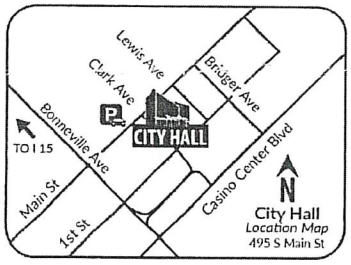

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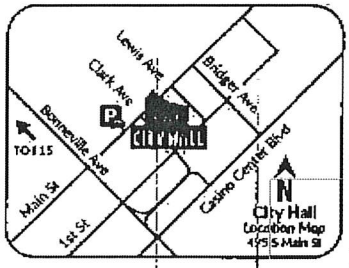

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[ ] SUPPORT this Request
[✓] OPPOSE this Request

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Planning Commission Meeting of **09/08/2020**

20-0081
13806701002
T P ESTATES IRR BUSINESS TRUST
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

Submitted after final agenda
26
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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20a

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

SUBJECT:
20-0081-VAR1 - TO ALLOW A 13,102 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 1. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20b

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

SUBJECT:
20-0081-VAR2 - TO ALLOW A 15,800 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 2. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20c

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

SUBJECT:
20-0081-VAR3 - TO ALLOW A 15,897 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 3. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20d

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

SUBJECT:
20-0081-VAR4 - TO ALLOW A 16,759 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 4. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20e

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

SUBJECT:
20-0081-VAR5 - TO ALLOW A 15,183 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 5. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20f

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

SUBJECT:
20-0081-VAR6 - TO ALLOW A 16,408 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 6. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20g

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

SUBJECT:
20-0081-VAR7 - TO ALLOW A 15,393 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 7. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20h

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

SUBJECT:
20-0081-VAR8 - TO ALLOW A 15,294 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 8. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20i

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

SUBJECT:
20-0081-VAR9 - TO ALLOW A 13,605 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 9. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20j

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

SUBJECT:
20-0081-VAR10 - TO ALLOW A HAMMERHEAD STUB STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20k

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

SUBJECT:
20-0081-VAR11 - TO ALLOW RTC (REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA) RURAL OFF-SITE IMPROVEMENTS WHERE TITLE 19 OFF-SITE IMPROVEMENTS ARE REQUIRED. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
20I

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

SUBJECT:
20-0081-TMP1 - JENSEN & HELENA AREA 6 - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
21

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

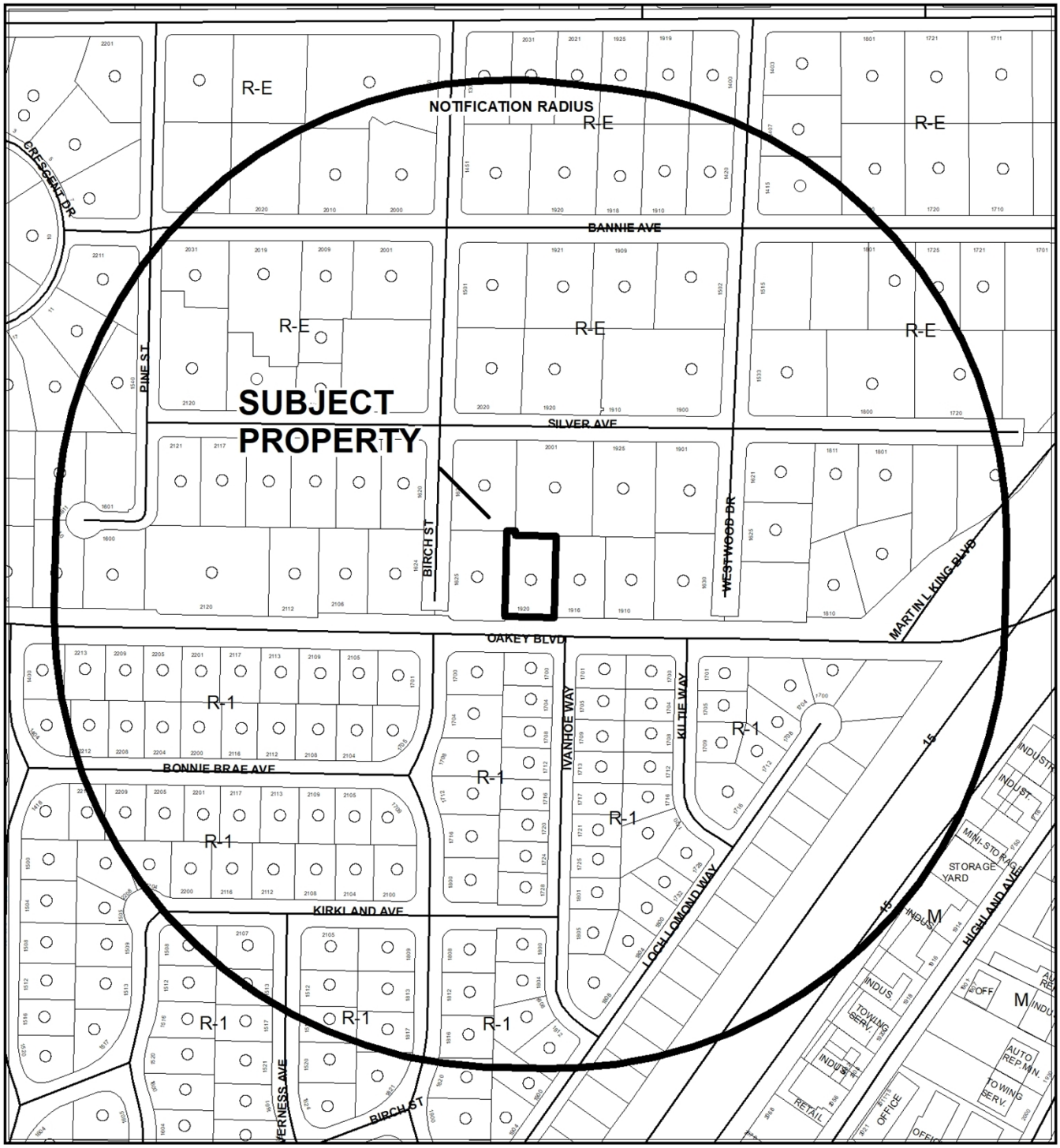
SUBJECT:
78560-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAUL CARROZA - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS THE MAXIMUM ALLOWED on 0.46 acres at 1920 West Oakey Boulevard (APN 162-04-210-090), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	5
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 Postcards



CASE: 78560-VAR1

RADIUS: 1000 FEET

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



CASE: **78560-VAR1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RAUL CARROZA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
78560-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 179

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

78560-VAR1 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Variance request to keep an existing seven-foot tall front yard fence that exceeds the maximum height allowed at 1920 West Oakey Boulevard.

ISSUES

- Code Enforcement Case (#CE19-04643) was opened on 12/18/19 regarding the subject fence being built without a building permit.
- The Planning Commission approved Variance (VAR-77766) request to keep an existing seven-foot tall front yard wall on neighboring property to the east at 1916 West Oakey Boulevard on 01/14/20.

ANALYSIS

The subject site is located in the R-E (Residence Estates) zoning district, which allows for the development of low density, large-lot single-family detached residential homes. Pursuant to Title 19.06.060, walls/fences within the front yard setback area may have a maximum height of five feet with a two-foot solid base. The existing fence at the subject site is constructed with solid block and wrought iron. It was constructed without a building permit and measures approximately seven feet tall. According to Google Street Images, it appears the fence was constructed sometime after April 2015.

Per the submitted justification letter, the applicant argues the fence height is needed for security purposes in order to prevent trespassing in an area where homelessness is a nuisance. Photos are provided which depict similar wall heights for properties adjacent to the east and the west. The Planning Commission approved Variance (VAR-77766) request to keep an existing seven-foot tall front yard wall on neighboring property to the east at 1916 West Oakey Boulevard on 01/14/20. The property adjacent to the west is a corner lot that fronts on Birch Street. Thus, the wall along Oakey Boulevard is considered a corner side yard perimeter wall which is allowed a maximum height of eight feet.

As this proposal is not compliant with Title 19.06.060 development standards and was erected without obtaining building permits; staff thereby recommends denial of the Variance request. If approved, the applicant will move forward with obtaining all required building permits.

FINDINGS (78560-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by erecting a fence that does not comply with Title 19.06.060 development standards and without obtaining building permits. Alternative height and 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.	
12/18/19	Code Enforcement Case (#CE19-04643) was opened regarding a fence built without permits that fails to meet minimum Title 19 requirements at 1920 West Oakey. The case remains open.
01/14/20	The Planning Commission approved Variance (VAR-77766) request to allow a seven-foot tall front yard wall at 1916 West Oakey Boulevard. Planning Staff recommended denial.

Most Recent Change of Ownership	
08/29/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
03/16/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
07/30/20	Staff conducted a routine field check where a single family dwelling was found. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.46

	Land Use Per Title 19.12	***General Plan***	***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	L (Low Density Residential)	R-1 (Single Family Residential)
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***
Rancho Charleston Land Use Study	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Max. Front Yard Wall/Fence Height	5 Feet	7 Feet	N*

*The applicant has requested the subject Variance in order to allow an increased front yard fence height.

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) 1920 W. Oakey blvd Las Vegas NV 89102

Project Name 1920 W Oakey fence **Proposed Use** Increase Fence Size

Assessor's Parcel #(s) 162042100 90 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed No change

Additional Information _____

Property Owner Raul CARROZA Contact _____

Address 1920 W. Oakey blvd City Las Vegas State NV Zip 89102

E-mail CARROZARaul@yahoo.com Phone 702 8755500

Applicant _____ Contact _____

Address N/A City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative N/A Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Raul Carroza

Subscribed and sworn before me

This 19th day of March , 20 20

_____

Notary Public in and for said County and State

EDGAR A. HERRERA
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 09-2482-1
MY APPT. EXPIRES JUNE 9, 2023

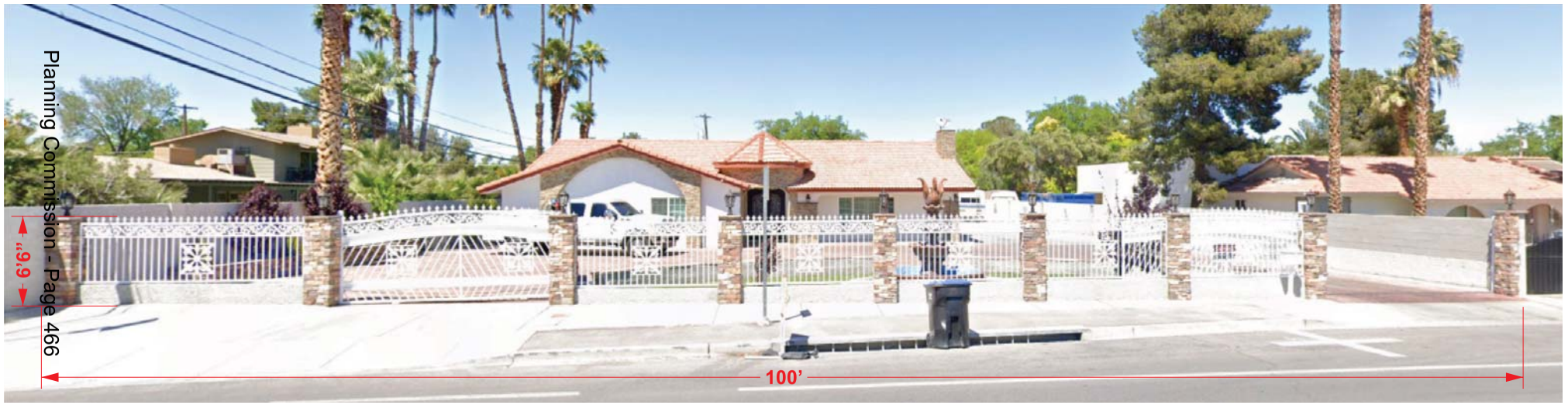
78560
09/25/2020

1920 West Oakey Boulevard, Las Vegas, Nevada



78560
06/25/2020

1920 West Oakey Boulevard, Las Vegas, Nevada



78560
06/25/2020

1920 West Oakey Boulevard, Las Vegas, Nevada





78560
06/25/2020



78560-VAR1 - APPLICANT/OWNER: RAUL CARROZA
1920 WEST OAKEY BOULEVARD

07/30/2020

To whom it may concern, February 24, 2020

The fence in discussion is of vital importance for the security and safety of my property. As it may be shown on the records of the property we have had to call police a few times already for trespassing of homeless people which walk up and down around the area on a daily basis. We didn't know about the limits of the allowed height at the time I upgraded it but it was already made to that size perhaps a few inches shorter but not much difference to what is in place right now. In addition it is important for us to keep it as such high as it blends with the rest of the properties on the block... I have attached images of my east and west side neighbors for visual. I thank you in advance for taking this application in consideration and are available any time for questions or concerns.
Sincerely,

Raul Carroza
Prop. Owner
Prop. Address: 1920 W Oakey blvd, Las Vegas, NV 89102.

78560
06/25/2020

0001/0005

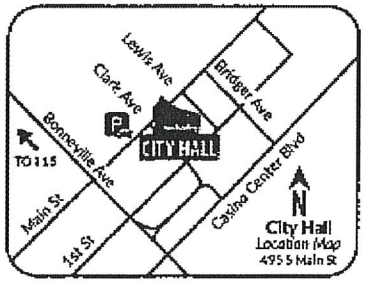
LINDA ARLT

08/30/2020 5:04PM FAX 7023846762

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
SEP 08 2020
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.

78560-VAR1

Planning Commission Meeting of **09/08/2020**

78560-VAR1
16204210026
ARLT FAMILY TRUST
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

Submitted after final agenda

21A

08/30/2020 5:04PM FAX 7023846762 LINDA ARLT 0002/0005

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

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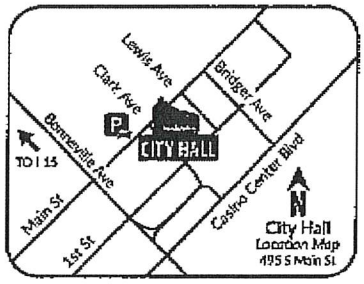

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

78560-VAR1

Planning Commission Meeting of **09/08/2020**

78560-VAR1
16204210131
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A

0003/0005

LINDA ARLT

08/30/2020 5:04PM FAX 7023846762

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

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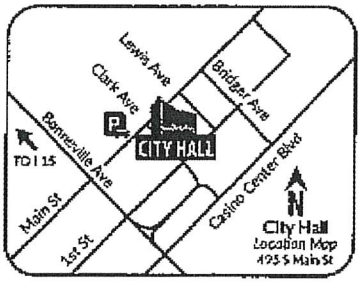

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

78560-VAR1

Planning Commission Meeting of **09/08/2020**

78560-VAR1
16204210132
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A

0004/0005

LINDA ARLT

08/30/2020 5:04PM FAX 7023846762

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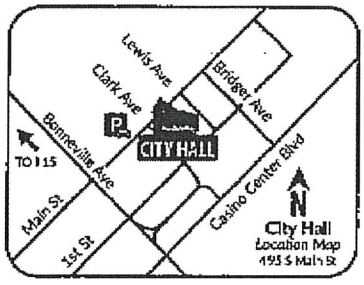

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

78560-VAR1

Planning Commission Meeting of **09/08/2020**

78560-VAR1
16204210024
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102

21A

0005/0005

LINDA ARLT

08/30/2020 5:04PM FAX 7023846762

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

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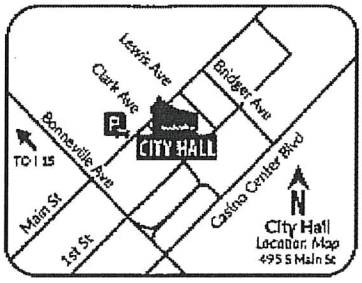

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

78560-VAR1

Planning Commission Meeting of **09/08/2020**

78560-VAR1
16204210053
ARLT FAMILY TRUST
ARLT THOMAS MICHAEL & LINDA
DARLENE TRS
1725 BANNIE AVE
LAS VEGAS NV 89102-2452

21A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
22

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

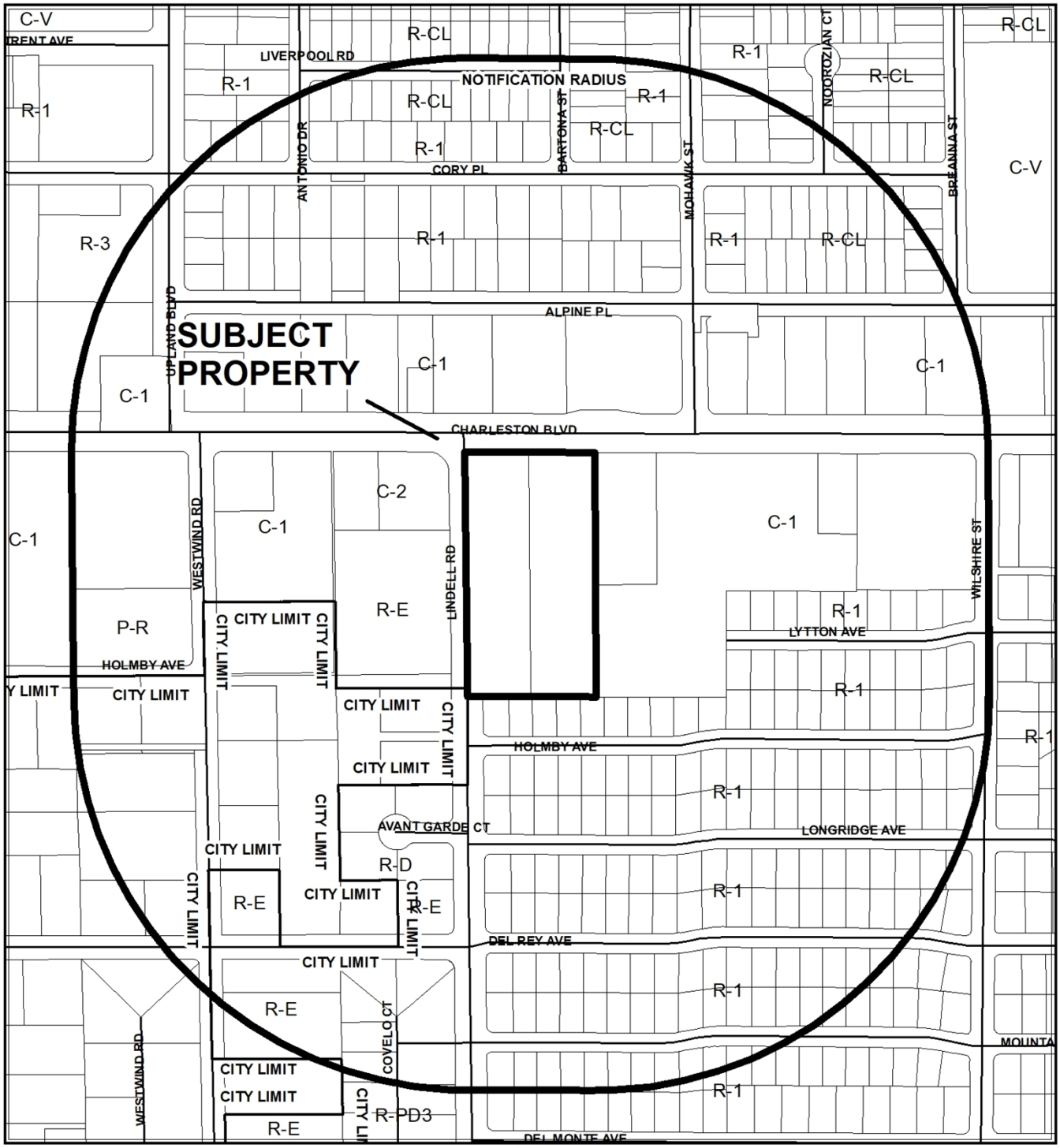
SUBJECT:
20-0031-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL J DEAN - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW FIVE ADDRESSES WHERE ONE IS ALLOWED FOR A PREVIOUSLY APPROVED SENIOR CITIZEN APARTMENTS DEVELOPMENT on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), R-4 (High Density Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

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

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

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

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



0 290 580 Feet

CASE: **20-0031-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N



0 290 580 Feet

CASE: **20-0031-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MICHAEL J DEAN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0031-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 355

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0031-VAR1 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Variance request to allow multiple addresses for a previously approved Senior Citizen Apartment development located at the southeast corner of Charleston Boulevard and Lindell Road.

ISSUES

- A Variance is requested to allow five address for a single development where one is allowed. Staff does not support the request.

ANALYSIS

The subject undeveloped site is zoned R-4 (High Density Residential) and subject to Title 19 development standards. The City Council approved Site Development Plan Review (SDR-75858) for a proposed 144-unit senior citizen apartment development at the subject site on May 15, 2019. The applicant now requests Variance (20-0031-VAR1) to allow individual addresses for each of the five proposed buildings (four apartment buildings and one clubhouse building) where one overall master address assignment is allowed for the proposed development. Pursuant to the Street Naming and Address Assignment Regulations, 2009 Edition, Section VI.A.1, “All multi-family residential developments shall be assigned an address (street number, direction, street name) corresponding to the appropriate hundred block. The development address shall be called the “Master Site Address or General Address.”

Per the submitted justification letter, the applicant argues that due to the COVID-19 pandemic life safety changes are needed to promote health and wellness for their future elderly residents. In order to deter all residents from converging at one central mailbox area at the clubhouse building, mailbox areas are proposed for each individual building. The applicant also submitted documentation alluding to the United States Postal Service (USPS) signifying they will follow the City’s decision if the Variance request is approved. However, it is not clearly stated whether the USPS supports or objects to the request to allow multiple addresses.

Staff finds that sufficient evidence has not been provided and the request to be a self-imposed hardship. Therefore, staff recommends denial of the Variance request. If approved, it will be subject to conditions.

FINDINGS (20-0031-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Sufficient evidence of a unique or extraordinary circumstance has not been presented, in that the applicant has created a self-imposed hardship by proposing to allow multiple addresses for a single development which fails to meet the minimum requirements of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/07/07	The City Council approved a request for an Extension of Time (EOT-19549) of an approved Variance (VAR-5124) to allow 0.44 acres of open space where 0.66 acres is the minimum required for a proposed 40-lot single-family residential development on 5 acres at the southwest corner of Charleston Boulevard and Lindell Road. Staff recommended approval.
10/08/13	The City Council approved a request for a General Plan Amendment (GPA-50835) from ML (Medium Low Density Residential) to GC (General Commercial) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-50839) from U (Undeveloped) to C-2 (General Commercial) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road. The Planning Commission and staff recommended approval.
01/08/19	The applicant withdrew without prejudice Site Development Plan Review (SDR-74315) for a proposed 106-unit Multi-Family Residential development on 4.62 acres at the Planning Commission Hearing. Planning Staff recommended denial.
	The applicant withdrew without prejudice Variance (VAR-74314) request to allow 172 parking spaces where 189 were required at the Planning Commission Hearing. Planning Staff recommended denial.
	General Plan Amendment (GPA-74312) request from SC (Service Commercial) to H (High Density Residential) was tabled at the Planning Commission. Planning Staff recommended denial.
	Rezoning (ZON-74313) request from C-1 (Limited Commercial) to R-4 (High Density Residential) was tabled at the Planning Commission. Planning Staff recommended denial.
05/15/19	The City Council approved General Plan Amendment (GPA-74312) from: SC (Service Commercial) to: H (High Density Residential) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road. The Planning Commission recommended approval. Staff recommended denial.
	The City Council approved Rezoning (ZON-74313) from: C-1 (Limited Commercial) TO: R-4 (High Density Residential) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road. The Planning Commission recommended approval. Staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved Site Development Plan Review (SDR-75858) request to allow a proposed 144-unit senior citizen apartment development on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road. The Planning Commission recommended approval. Staff recommended denial.

Most Recent Change of Ownership	
10/17/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
06/22/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
07/30/20	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	4.62

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	Car Wash, Full Service	MXU (Mixed Use)	C-1 (Limited Commercial)
	Financial Institution, General		
	General Retail Store, Other Than Listed		
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Retail Store, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Motor Vehicle Sales (Used)	MXU (Mixed Use)	C-2 (General Commercial)
	Single Family, Detached	SC (Service Commercial)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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 Charleston and Lindell

Project Name Lindell Living **Proposed Use**

Assessor's Parcel #(s) 163-01-501-001 & 163-01-501-002 **Ward #**

General Plan: Existing **Proposed** **Zoning:** Existing R-4 Proposed N/A

Additional Information

Property Owner Michael J Dean Contact Rodman Jordan

Address 5055 W Patrick Ln. Ste 101 City Las Vegas State NV Zip 89118

E-mail rjordan@centuradev.com Phone 702-901-3183

Applicant Michael J Dean Contact Rodman Jordan

Address 5055 W Patrick Ln. Ste 101 City Las Vegas State NV Zip 89118

E-mail rjordan@centuradev.com Phone 702-901-3183

Representative Baughman & Turner, Inc. Contact David Turner

Address 1210 Hinson St City Las Vegas State NV Zip 89102

E-mail joshh@baughmasn-turner.com Phone 702-870-8771

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

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

City Official **Partner(s)**

Partner(s)

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

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

Property Owner Signature

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

Print Name Michael J. Dean

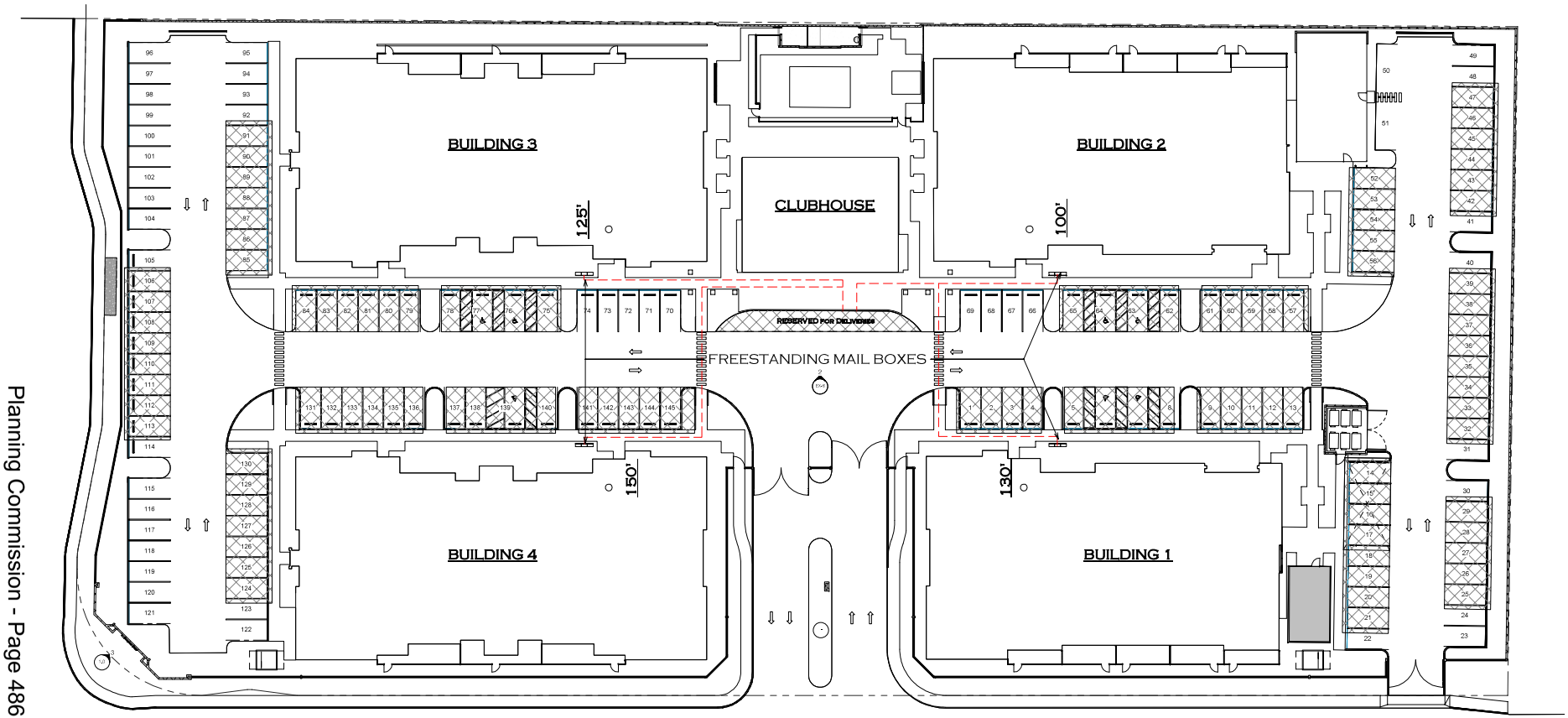
Subscribed and sworn before me

This 26th day of June, 20 20

Pamela M. Bennetts

Notary Public in and for said County and State

PAMELA M. BENNETTS
Notary Public, State of Nevada
Appointment No. 14-13075-1
My Appt. Expires Feb 26, 2022





20-0031
05/12/2020

SITE PLAN

© COPYRIGHT 2019, ENVIRONMENTAL DESIGN GROUP, LLC
THIS PLAN IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED. THE OWNER/ARCHITECT RESERVES THE RIGHT TO MAKE DESIGN MODIFICATIONS WITHOUT NOTICE. ALL COLORS, DIMENSIONS, SIZES, AND ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE

PROJECT NO:918035 7/15/2020

LINDELL LIVING

W. CHARLESTON BLVD. AND S. LINDELL RD.
CLARK COUNTY, NEVADA

Perlman ARCHITECTS

From: Vannozzi, Michael <Michael.Vannozzi@mail.house.gov>
Sent: Tuesday, June 2, 2020 4:11 PM
To: rjordan@centuradev.com
Cc: David Turner <davidt@baughman-turner.com>; 'Chip Maxfield' <chip@themaxfieldgroup.com>; 'Karl Catarata' <kcatarata@lasvegasnevada.gov>
Subject: RE: RESPONSE: Addressing with USPS

Rodman – thanks for the note. I talked to my contact at the Post Office, and she made clear to me that, if the City (or other municipality) approves the addressing, they move forward with the delivery per their agreement with the municipality. Hope that helps.

> **From:** rjordan@centuradev.com <rjordan@centuradev.com>
> **Sent:** Friday, May 29, 2020 11:25 AM
> **To:** Vannozzi, Michael <Michael.Vannozzi@mail.house.gov>
> **Cc:** David Turner <davidt@baughman-turner.com>; 'Chip Maxfield' <chip@themaxfieldgroup.com>; 'Karl Catarata' <kcatarata@lasvegasnevada.gov>
> **Subject:** RE: RESPONSE: Addressing with USPS
>
> I'm looping Karl Catarata back in …
>
> Dear Michael Vannozzi,
>
> Thank you for your help with postal. You got more done in an afternoon that me over the last 3 weeks. I did double check my emails, but couldn't find any previous email from Sarah Cano, but I'm sure something happened with the delivery.
>
> To your question about processing multiple address, "Yes" there is a Variance Application we can file with the Planning Department at the City of Las Vegas, asking them to assign us multiple addresses, whom our Civil Engineer, Dave Turner (copied) will initiate for us.
>
> Therefore Mr. Vannozzi, may I please request your assistances with USPS, to get an acknowledgement they are not opposed to multiple addresses at the property? If USPS would do this, then we believe we can muster the rest.
>
> Respectfully,
>
> **Rodman Jordan**, Principal Member
> **Centura Development Co., LLC**
> rjordan@centuradev.com
> www.centuradev.com
>
> CENTURA
>
> 1210 Hinson St.
> Las Vegas, Nevada 89102
> (702) 901-3183
>
> *IMPORTANT*
> *This message may contain confidential and/or privileged information and is for the named person's use only. If you are not the intended recipient or have received this communication in error, please notify the sender immediately and discard all copies.*

20-0031
08/12/2020

From: Vannozzi, Michael <Michael.Vannozzi@mail.house.gov>
Sent: Thursday, May 28, 2020 1:16 PM
To: rjordan@centuradev.com
Subject: FW: RESPONSE: Addressing with USPS

Rodman – please see the response from USPS below. What would it take to re-address the apartments? That seems to be the only way that they will do this…

> **From:** USPS Local Liasion
> **Sent:** Thursday, May 28, 2020 1:10 PM
> **To:** Vannozzi, Michael <Michael.Vannozzi@mail.house.gov>
> **Subject:** RE: RESPONSE: Addressing with USPS
>
> Good afternoon Michael,
>
> I am doing great and I hope all is well with you too.
>
> I spoke with the Growth Management department and was advised that USPS Conversion Coordinator, Sarah Cano sent an email to Mr. Jordan on May 8th, 2020 informing him that there can only be one delivery location. She also provided him with the regulations for apartments/condos and the developers and builders guide.
>
> The USPS requirements are if a project has been assigned one street address and multiple buildings exist, the owner/developer will be required to furnish and install centralized delivery equipment at a single location.
>
> The Postal Service is closely monitoring the COVID-19 situation and continues to follow strategies and measures recommended by the Centers for Disease Control and Prevention (CDC) and public health departments. We communicate regularly with employees regarding staying safe and understanding the symptoms of COVID-19 to avoid the spread of the virus. We would encourage the residents to continue practicing social distancing and limit the amount of people that retrieve their mail at one time.
>
> The Postal Service is taking all reasonable measures to minimize the impact to our customers. We will continue to provide essential mail service and will work with customers to accommodate safe mail delivery.
>
> Best regards,
>
> Manager, Consumer & Industry Contact
> 1001 E Sunset Rd.
> Las Vegas, Nevada 89199

From: Vannozzi, Michael [mailto:Michael.Vannozzi@mail.house.gov]
Sent: Wednesday, May 27, 2020 4:13 PM
To: USPS Local Liaison
Subject: [EXTERNAL] FW: RESPONSE: Addressing with USPS

20-0031
08/12/2020

CAUTION: This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Good afternoon! Hope you are well.

We received the attached letter from the developer of a new assisted living facility in our district. The facility is slated to break ground in October. The developer is requesting that USPS approve plans for mail be delivered to this complex in four locations instead of the original plan of one to minimize interactions between residents. He has apparently engaged the appropriate person at USPS, but has not heard back. Can you help us get him an answer?

Thanks so much!

Mike

> **From:** Karl Catarata <kcatarata@lasvegasnevada.gov>
> **Sent:** Wednesday, May 27, 2020 2:29 PM
> **To:** Spotleson, Vinny <Vinny.Spotleson@mail.house.gov>; Vannozzi, Michael <Michael.Vannozzi@mail.house.gov>
> **Cc:** rjordan@centuradev.com; Brian Knudsen <bknudsen@lasvegasnevada.gov>
> **Subject:** FW: RESPONSE: Addressing with USPS
>
> Good Afternoon Vinny and Mike,
>
> Hope this reaches you two well.
>
> **Attached** are copies of correspondence letters to Rep. Titus and Rep. Lee in regards to an inquiring constituent that is seeking a USPS request. I'll leave it between your offices and the constituent, Rodman Jordan, to decide on if this is possible USPS Casework.
>
> **Rodman –** Attached are Mr. Vinny Spotleson (District Director for Rep. Titus) and Mr. Michael Vannozzi (District Director for Rep. Lee) to assist with this federal matter concerning the USPS. They and their staff can be of good help.
>
> Thank you all very much. I hope the Office of Councilman Brian Knudsen could be of good assistance in these connections.
>
> Regards,
>
> **Karl Catarata**
> Special Assistant to Council
> City Councilman Brian Knudsen | Ward 1
> **office (702)-229-4609** | **mobile (702)-595-6292**
> 495 S. Main St., 7th floor | Las Vegas, NV 89101

20-0031
08/12/2020

lasvegasnevada.gov

From: rjordan@centuradev.com <rjordan@centuradev.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Karl Catarata <kcatarata@lasvegasnevada.gov>
Cc: Brian Knudsen <bknudsen@lasvegasnevada.gov>; 'Chip Maxfield' <chip@themaxfieldgroup.com>
Subject: RE: RESPONSE: Addressing with USPS

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

Dear Councilman Knudsen, cc: Mr. Karl Catarata and Chip Maxfield

Please note the attached emails to US Congresswoman Dian Titus and US Congresswoman Susi Lee concerning our efforts with USPS.

I wrote Rep. Titus because Lindell Living is in her District, and Rep. Lee because our home is in her district and we have a pre-existing relationship.

Especially, I wanted to thank Karl Catarata again for his thoughtful and detailed response to me (below). His suggestions had good merit which I hope will make the difference.

Have a nice rest of your day.

Thanks,

Rodman Jordan, Principal Member
Centura Development Co., LLC

From: Karl Catarata <kcatarata@lasvegasnevada.gov>
Sent: Friday, May 15, 2020 5:05 PM
To: rjordan@centuradev.com; rjordan@centuradev.com
Cc: Brian Knudsen <bknudsen@lasvegasnevada.gov>
Subject: RESPONSE: Addressing with USPS

Good Afternoon Rodman Jordan,

This is Karl Catarata with LV City Councilman Brian Knudsen's Office responding to your email to the Councilman on May 13th regarding Addressing with USPS.

Wanted to follow up with some responses that can help you in your proposals:

20-0031
08/12/2020

On Parking

After reviewing your concern, the Councilman forwarded your inquiry over to the City's Public Parks and Planning Departments to address parking inquiries to your email.

To my understanding, if the Postal Service says yes to these changes, then the City will consider changes to the appropriate parking placements.

On Mailboxes + Changing Mail Carrier Routes/Deliveries
In regard to changing Mail Carrier Routes and changing centralized delivery for this specific property, this appears to be a federal matter outside of the scope of the City of Las Vegas jurisdiction (as mailboxes are property of the federal government).

I know you had discussed with Arnett S. McLoughlin on proposing these changes with the Address Management System. Additionally, have you reached out to your Member of Congress (who is the appropriate Congressperson) for the zip code? Congressional offices have the ability to open up **a formal casework process** toward the USPS, which instructs the Postal Service (in this case, the Nevada-Sierra Postal Service District) to review these changes and either give you a formal YES or NO, so that you can get your result for your residents.

In my past as a Caseworker/Staff Member in the U.S. Congress, usually the Postal Service District works in tandem with the inquiring constituent and the Member office to consider proposed changes.

Then, local jurisdictions like the City/County/Town then appropriately change planning/public works development to accommodate the Mailbox (federal) changes.

Our Office
We want to be as helpful as possible. Please keep us in the loop on what the appropriate Member of Congress notes during your casework process with them.

Please let me know your thoughts, questions, or concerns. Thank you so much!

Regards,

Karl Catarata
Special Assistant to Council
City Councilman Brian Knudsen | Ward 1
office (702)-229-4609 | **mobile (702)-595-6292**
495 S. Main St., 7th floor | Las Vegas, NV 89101
lasvegasnevada.gov

20-0031
08/12/2020



20-0031-VAR1 - APPLICANT/OWNER: MICHAEL J DEAN
SOUTHEAST CORNER OF CHARLESTON BOULEVARD AND LINDELL ROAD

07/30/2020

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

June 16, 2020

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

RE: Lindell Living
Charleston Boulevard @ Lindell Road

To Whom This May Concern,

Please let this letter serve as a request for a variance on the above referenced project. The variance is to allow for four mailboxes/addresses (one per building) on a Senior Living Project where only one is allowed per 19.04.050.

Due to what we have learned from COVID 19, we are looking to make life safety changes to promote health and wellness for our proposed, elderly residents.

For example, we have widened interior hallways, increased air circulation in the clubhouse, and will provide Ultraviolet Air Cleaning technology that eliminates molecular organism in the air. One of the most relevant safety precautions possible, would be to de-centralize postal from the clubhouse (with 144 boxes in a small confined area), so that the mail would be delivered to each of the 36-unit buildings, where just inside each door we would have the 36 mail boxes per building. Although this would result in 4 deliveries, rather than 1, all of the deliveries could be staged from the same centralized parking space, which we would reserve exclusively for US Postal deliveries.

The USPS indicated as long as the local entity was okay with this request, they were okay.

Should you have any questions, please feel free to contact David Turner at this office.

Sincerely,
Baughman & Turner, Inc.

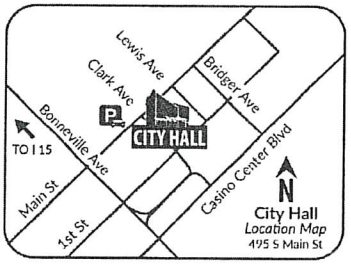
David S. Turner
President

DT/ms

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
SEP 01 2020
Dept of Planning
City of Las Vegas

No! No! No!

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.

20-0031-VAR1

Planning Commission Meeting of **09/08/2020**

20-0031-VAR1
16301510036
HARDINGER JULIE A & CLYDE R
5421 LONGRIDGE AVE
LAS VEGAS NV 89146-1340

Submitted after final agenda

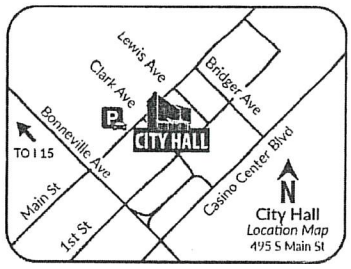
22P

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
SEP 01 2020
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.

20-0031-VAR1

Planning Commission Meeting of **09/08/2020**

20-0031-VAR1
16301611023
UNDERWOOD JOHN
5329 MOUNTAIN VIEW DR
LAS VEGAS NV 89146-1315

Submitted after final agenda

22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
23

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

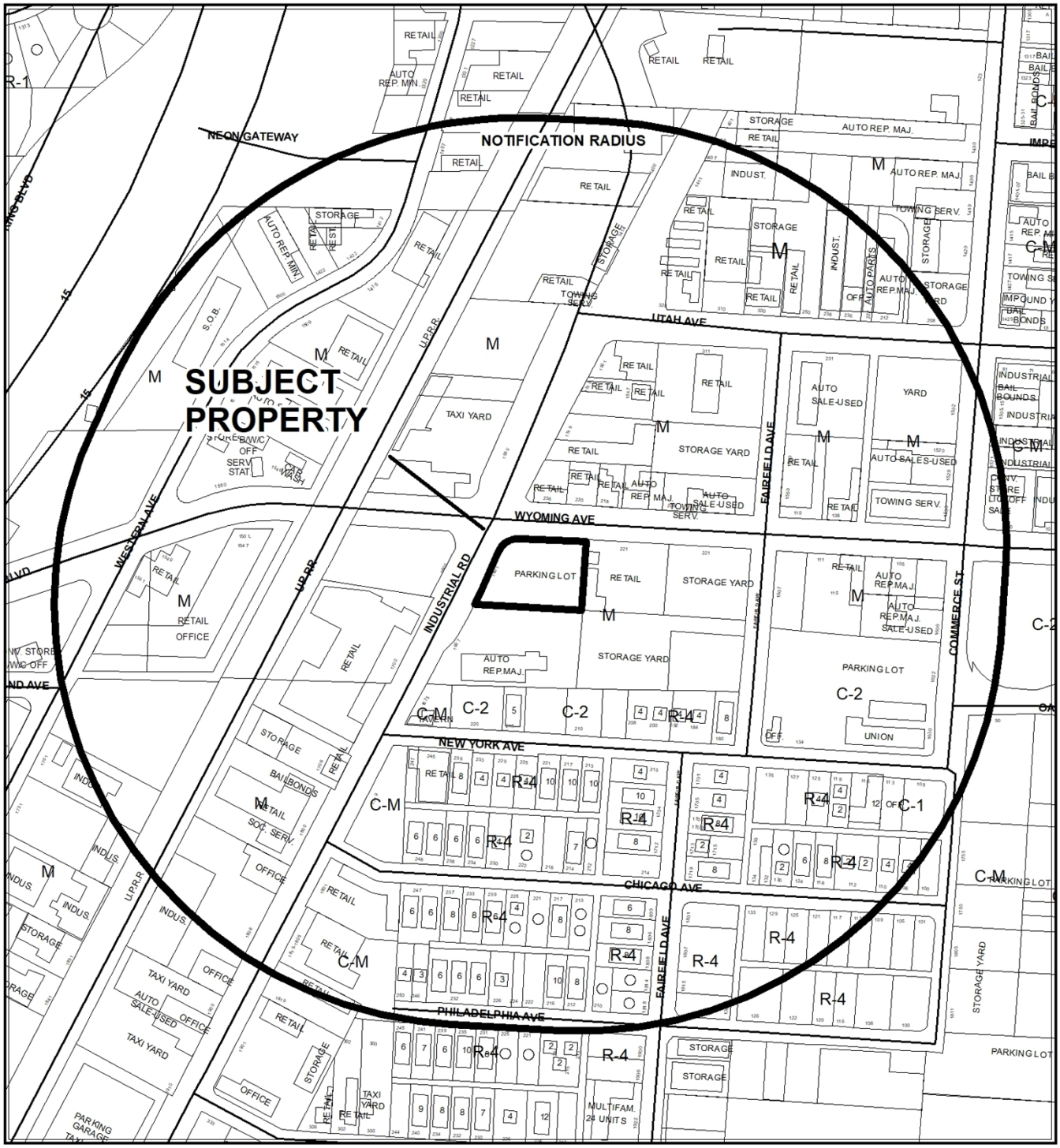
SUBJECT:
20-0036 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST - OWNER: BELL REAL ESTATE, LLC - For possible action on the following Land Use Entitlement project requests on 0.81 acres at 1601 Industrial Road (APN 162-04-609-002), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 20-0036-SDR1
7. Submitted after Final Agenda - Support Postcards



CASE: **20-0036**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **20-0036**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TERRIBLE HERBST - OWNER: BELL REAL ESTATE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0036-SUP1	Staff recommends DENIAL, if approved subject to conditions:	
20-0036-SUP2	Staff recommends DENIAL, if approved subject to conditions:	20-0036-SUP1
20-0036-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0036-SUP1 20-0036-SUP2

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 163

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

20-0036-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0036-SUP2) and Site Development Plan Review (20-0036-SDR1) shall be required.

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

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

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

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

20-0036-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale Establishment use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0036-SUP1) and Site Development Plan Review (20-0036-SDR1) shall be required.

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

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

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

6. 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.

20-0036-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (20-0036-SUP1) and Special Use Permit (20-0036-SUP2) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 07/23/20; landscape plan date stamped 07/15/20 and building elevations date stamped 08/24/20, except as amended by conditions herein.

4. A Waiver from Appendix F Interim Downtown Las Vegas setback development standards is hereby approved, to allow the proposed structure to align with zero percent of the front and corner yard property line where 70 percent is the minimum allowed.

5. All utility or mechanical equipment shall comply with the provisions of the Appendix F Interim Downtown Las Vegas – Area 1 development standards, unless approved by a separate Waiver.

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. Concurrent with development, construct all incomplete half street improvements on Industrial Road adjacent to this site. Additionally, the sidewalk along Industrial Road adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Wyoming Avenue project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

13. 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.

14. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Masterplan Standards (Title 19 Appendix F) for all improvements not required to be constructed at this time in accordance with Appendix F Table 11. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Submit a License Agreement for landscaping and private improvements in the public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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

18. 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 or the issuance of any building or grading permits for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a for a Site Development Plan Review and two Special Use Permits to allow a Convenience Store with fuel pumps and canopy with a Beer/Wine/Cooler Off-Sale and Car Wash, Full Service use on 0.81 acres at the southeast corner of Wyoming Avenue and Industrial Road.

ISSUES

- A Beer/Wine/Cooler Off-Sale Establishment use is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit.
- A Car Wash, Full Service or Auto Detailing use is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit.
- A Site Development Plan Review is required for a proposed 4,022 square-foot general retail store [convenience store] with fuel pumps and 1,591 square-foot Car Wash, Full Service, pursuant to the Title 19.16.100.
- The applicant has requested a waiver to allow the proposed structure to align with zero percent of the front and corner yard property line where 70 percent is the minimum allowed. Staff does not support the requested waiver.

ANALYSIS

This project is located on the southeast corner of Wyoming Avenue and Industrial Road in the Downtown Las Vegas Overlay – Design District. The subject site is 0.81 acres with a zoning designation of M (Industrial), and is subject to Appendix F Interim Downtown Las Vegas, Area 1 development standards. The applicant has proposed to develop the site with a one-story 4,022 square-foot general retail store [convenience store] building with fuel pumps and 1,591 square-foot Car Wash, Full Service use, which will operate as an accessory use to the general retail store [convenience store].

The proposed convenience store and car wash structure has been oriented toward the southern perimeter of the subject site, with fuel canopy located in the center of the site. Pursuant to Appendix F Interim Downtown Las Vegas setback development standards, new structures are required to align 70 percent of the first story façade with the front and corner property line. The applicant has requested a waiver to allow the proposed structure to align with zero percent of the front and corner yard property line where 70 percent is the minimum allowed. The car wash structure will have a single stacking drive-through lane on the south perimeter of the building and will accommodate up to six vehicles and will be screened, which complies with Title 19.12 development standards.

The submitted building elevations indicate the general retail store [convenience store] structure will be approximately 22.00 feet in height measured to the building parapet wall, which conforms to the Appendix F Interim Downtown Las Vegas, Area 1 development standards. The submitted building elevations indicate the building façades will have be comprised of “Light Tan” and “Dark Brown” stucco, “Imperial Panel” concrete plaster, “Light National Walnut” metal sidings with “Texas White Strip Stone” stacked stone veneer accents and a “Standing Seam” metal roofing. Also, metal awnings have been provided on the ground level of the development above the storefront, which complies with Area 1 architectural design standards.

A Car Wash, Full Service or Auto Detailing use is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit. Per Title 19, the Car Wash, Full Service or Auto Detailing is defined as “An establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof.”

The Minimum Special Use Permit Requirements for this use include:

1. Each wash bay shall have a stacking lane that will accommodate at least six cars.

   The proposed use meets this requirement as the proposed stacking lane will accommodate six cars.

In addition, the applicant has requested a Beer/Wine/Cooler Off-Sale Establishment use which will operate in conjunction with the proposed general retail store [convenience store]. A Beer/Wine/Cooler Off-Sale Establishment use is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit. Per Title 19, the Beer/Wine/Cooler Off-Sale Establishment use is defined as “An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premise where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store.” The proposed use meets the definition as it is in connection with a convenience store.

The Minimum Special Use Permit Requirements for this use include:

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

The proposed use meets this requirement, as there are no protected land uses within 400 feet of the subject property.

*2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or
b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

The proposed use meets this requirement, as there are no protected land uses within 400 feet of the subject property.

*3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

This requirement is not applicable, as the subject site is 0.81 acres.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

This requirement is not applicable, as there are no protected land uses within 400 feet of the subject site.

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

    This requirement is not applicable, as the proposed use will not be operated within a non-restricted gaming hotel with 200 rooms or a retail establishment with more than 50,000 square feet of floor area.

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

    The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.50 if approved.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise non-waivable under the provisions of LVMC 19.12.050(C), may be waived:
    a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
    b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan;
    c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
    d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

    This requirement is met as there are no protected land uses within 400 feet of the subject property.

8. No beer/wine/cooler off-sale establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

   This requirement is not applicable, as the subject site is not located adjacent to an existing Pedestrian Mall, as defined in LVMC Chapter 11.68.

The submitted site plan indicates the proposed development will provide 20 parking spaces, including one van-accessible ADA parking space, which does not comply with the 23 parking spaces that Title 19.12 parking standards requires for the overall development. However, projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements, therefore a Variance or Waiver is not required for the deficiency in on-site parking. Staff has determined that the proposed deviation will have a minimal negative impact to the surrounding commercial development.

Per Appendix F Interim Downtown Las Vegas Permanent Parking Lot development standards 10 square feet of interior parking lot landscaping is required per parking space. The submitted landscape drawings indicate that approximately 600 square feet of landscaping has been provided within the interior parking lot. Also, the approximately 1,890 square feet of perimeter landscaping has been provided within a five-foot wide landscape buffer adjacent the Wyoming Avenue and Industrial Road street frontages, which exceed permanent parking lot landscaping requirements. The primary tree species being utilized are 24-inch box “Rio Grande Ash”, 24-inch box “Western Honey Mesquite” and 24-inch box “Eucalyptus Polyanthemos”, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

This property is currently served by Las Vegas Valley Water District (LVVWD) for domestic service, however, the existing 1-inch meter may not be adequate for the proposed development. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability.

Although the requested Special Use Permits for the Beer/Wine/Cooler Off-Sale Establishment and Car Wash, Full Service or Auto Detailing uses meet Title 19.12 development standards and can be conducted harmoniously with surrounding development. Staff finds that the requested Waivers of required setbacks to allow the proposed structure to align with zero percent of the front and corner yard property line where 70 percent is the minimum allowed and lack of required architectural design features to allow no arcades, awnings or canopies on the ground level of the development further reinforce the unsuitability of the proposed development to the surrounding area. For these reasons, staff recommends denial of the proposed development.

FINDINGS (20-0036-SUP1)

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

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

   The proposed land use can be conducted in a harmonious and compatible manner with the existing surrounding commercial land uses.

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

   The subject commercial development is physically suitable for a Car Wash, Full Service or Auto Detailing use.

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

   Site access is provided from Wyoming Avenue, an 80-foot Major Collector and Industrial Road a 105-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

   The proposed use will be subject to business license review and periodic inspection, thereby safeguarding the public health, safety and general welfare.

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

   The proposed Car Wash, Full Service or Auto Detailing use meets all applicable conditions per Title 19.12.

FINDINGS (20-0036-SUP2)

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

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

   The proposed land use can be conducted in a harmonious and compatible manner with the existing surrounding commercial and residential land uses.

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

   The subject commercial development is physically suitable for a Beer/Wine/Cooler Off-Sale Establishment use.

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

   Site access is provided from Wyoming Avenue, an 80-foot Major Collector and Industrial Road a 105-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

   The proposed use will be subject to business license review and periodic inspection, thereby safeguarding the public health, safety and general welfare.

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

   The proposed Beer/Wine/Cooler Off-Sale Establishment use meets all applicable conditions per Title 19.12.

FINDINGS (20-0036-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   Staff has determined that due to the requested Waiver of required setbacks to allow the proposed structure to align with zero percent of the front and corner yard property line where 70 percent is the minimum allowed is not compatible with adjacent 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 Convenience Store with fuel pumps and canopy with a Beer/Wine/Cooler Off-Sale and Car Wash, Full Service or Auto Detailing development is consistent with the General Plan and complies with all Title 19 development standards, except for the requested waiver of setback development standards.

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

   Site access is provided from Wyoming Avenue, an 80-foot Major Collector and Industrial Road a 105-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

   Staff has determined that due to the requested Waiver of required setbacks to allow the proposed structure to align with zero percent of the front and corner yard property line where 70 percent is the minimum allowed the proposed project design and style are not appropriate for the subject location and will not be harmonious with buildings in the surrounding area.

The submitted building elevations indicate the building façades will have be comprised of “Light Tan” and “Dark Brown” stucco, “Imperial Panel” concrete plaster, “Light National Walnut” metal sidings with “Texas White Stripstone” stacked stone veneer accents and a “Standing Seam” metal roofing. The primary tree species being utilized are 24-inch box “Rio Grande Ash”, 24-inch box “Western Honey Mesquite” and 24-inch box “Eucalyptus Polyanthemos”, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

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

   The design characteristics of the proposed building elevations are not unsightly. However, due to the requested Waiver of setbacks development standards the proposed structure has been deemed incompatible with development in the area.

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

   The proposed commercial development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant City Actions associated with the subject site.

Most Recent Change of Ownership	
09/29/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
06/24/20	A pre-application conference was held with the applicant to discuss the two Special Use Permits and Site Development Plan Review submittal requirements for a Convenience Store with accessory fuel pumps and car wash development on the subject site.

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

Field Check	
07/23/20	During a routine site inspection staff observed a well maintained undeveloped site free from trash and debris.

Details of Application Request	
Site Area	
Net Acres	0.81

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	LI/R (Light Industry/Research)	M (Industrial)
North	General Retail	LI/R (Light Industry/Research)	M (Industrial)
South	Auto Repair Garage, Major	LI/R (Light Industry/Research)	M (Industrial)
East	General Retail	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 - 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Design District)	N*
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

* The applicant has requested a waiver to allow the proposed structure to align with zero percent of the front and corner yard property line where 70 percent is the minimum allowed.

DEVELOPMENT STANDARDS

Pursuant to Appendix F Interim Downtown Las Vegas - Area 1 Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	70% along Property Line	0%	*N
• Corner Side	70% along Property Line	0%	*N
• Side (South)	N/A	0 Feet	Y
• Rear	N/A	53 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

* The applicant has requested a waiver to allow the proposed structure to align with zero percent of the front and corner yard property line where 70 percent is the minimum allowed.

Pursuant to Appendix F Interim Downtown Las Vegas - Area 1 Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 0 Linear Feet	0 Trees	6 Trees	Y
• South	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 0 Linear Feet	0 Trees	1 Trees	Y
• West	1 Tree / 0 Linear Feet	0 Trees	6 Trees	Y
TOTAL PERIMETER TREES		**0 Trees**	**13 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		5 Feet	Y
• South	0 Feet		0 Feet	Y
• East	0 Feet		0 Feet	Y
• West	0 Feet		5 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Industrial Road	Primary Arterial	Master Plan of Streets and Highways Map	105	Y
Wyoming Avenue	Major Collector	Master Plan of Streets and Highways Map	80	Y

Pursuant to Appendix F Interim Downtown Las Vegas - Area 1 Development Standards, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Wyoming Avenue (east/west street)	5' amenity zone	0' amenity zone	*N
	10' sidewalk	5' sidewalk	*N
	Sidewalk amenities	Not indicated	*N
	Street trees 36" box shade at 20' intervals	Zero 36" box shade trees	*N
Industrial Road (north/south street)	5' amenity zone	0' amenity zone	*N
	10' sidewalk	5' sidewalk	*N
	Sidewalk amenities	Not indicated	*N
	Deglet-Noor Date Palms or similar type palms, 25 feet tall at 30' intervals	Zero 25-foot tall Mexican Fam Palm trees at 30' interval	*N

**Per the Interim Downtown Las Vegas Development Standards (Appendix F) - Threshold Document the subject site qualifies as a partial block frontage any streetscape not implemented due to existing conditions will require a Covenant Running with Land to obtain property owner's consent for future improvements.*

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other than Listed	4,022 SF	1:175	23				
Car Wash, Full Service Or Auto Detailing (Accessory to Convenience Store)	1,591 SF	N/A	0				
TOTAL SPACES REQUIRED			23		20		Y*
Regular and Handicap Spaces Required			22	1	19	1	Y*
Loading Spaces	0 to 10,000 SF		1		1		Y

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

Waivers		
Requirement	***Request***	***Staff Recommendation***
70 percent of the first story façade shall align along the front and corner property line	To allow the proposed structure to align with zero percent of the front and corner yard property line where 70 percent is the minimum allowed.	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) SDPR & SUP

Project Address (Location) 1601 Industrial Rd

Project Name Terrible Herbst **Proposed Use** Service Station

Assessor's Parcel #(s) 162-04-609-002 **Ward #**

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

Additional Information Convenience Store with attached car wash and detached FuelCanopy

Property Owner BELL REAL ESTATE LLC. Contact BRENT BELL
Address 1900 INDUSTRIAL RD. City LV. State NV Zip 89102
E-mail brent@belltransportation.com Phone 702-386-7435

Applicant Terrible Herbst Contact Bob Laszcik
Address 5195 S. Las Vegas Blvd. City LV State NV Zip 89102
E-mail blaszcik@terribleherbst.com Phone 702-798 6400

Representative GK3 Architecture Contact Gemie Knisely
Address 2111 Edgewood Ave City LV State NV Zip 89102
E-mail gemie@gk3architecture.com Phone 702-932-0455

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

☐ Yes
☒ No

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name BRENT BELL

Subscribed and sworn before me

This 10th day of June, 20 2020

[signature]
Notary Public in and for said County and State

NYKIA L. MILLER
Notary Public, State of Nevada
County of Clark
No. 20-1268-1
My Appt. Exp. Jan. 7, 2023

20-0036
07/23/2020

PROJECT INFORMATION:

APN: 162 04609 002
1601 INDUSTRIAL RD.
SOUTH EAST CORNER OF:
INDUSTRIAL RD, & W, WYOMING AVE,
LAS VEGAS, NV 89102
ZONING: INDUSTRIAL DISTRICT (M)
PROPERTY SIZE: 0.81 ACRES (38,332 SF)
PROPOSED BUILDING:
C-STORE- 4,022 SF
CAR WASH-1,591 SF
SINGLE STORY
F.A.R: 16%

REQUIRED PARKING:

PROJECT IS LOCATED IN THE DOWNTOWN OVERLAY DISTRICT

TOTAL PARKING PROVIDED=21 SPACES*

* 20 REGULAR SPACES
+ 1 VAN ACCESSIBLE SPACE

Planning Commission - Page 520

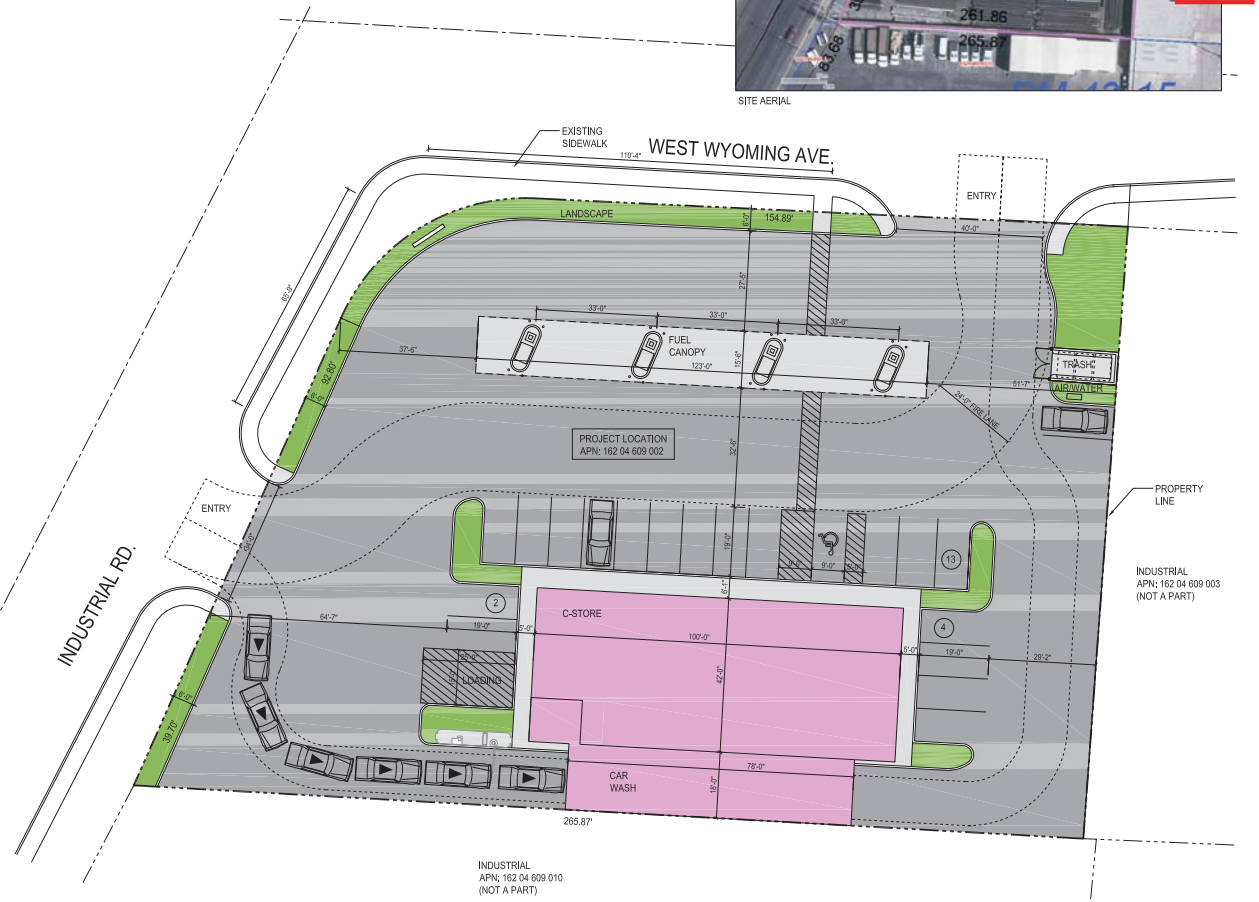


SITE AERIAL

20-0036
07/23/2020



2 VICINITY MAP
N.T.S.



0 10' 20' 40'
SCALE:1/16" = 1'-0"

1 SITE PLAN
1/16"=1'-0"

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
kevin@gk3architecture.com
gemie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS:
TIMOTHY P. HERBST
5195
S. LAS VEGAS BLVD.
LAS VEGAS, NV
89119
TEL: (702) 798-6400

PROJECT:
C-STORE, CAR WASH & FUELING STATION
1601 INDUSTRIAL RD.
(SOUTH EAST CORNER OF INDUSTRIAL RD & W. WYOMING AVE.)
LAS VEGAS, NV 89102
APN: 162-04-609-002

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

SCALE:
AS NOTED

DATE:
06-10-20

ISSUED FOR:
DESIGN

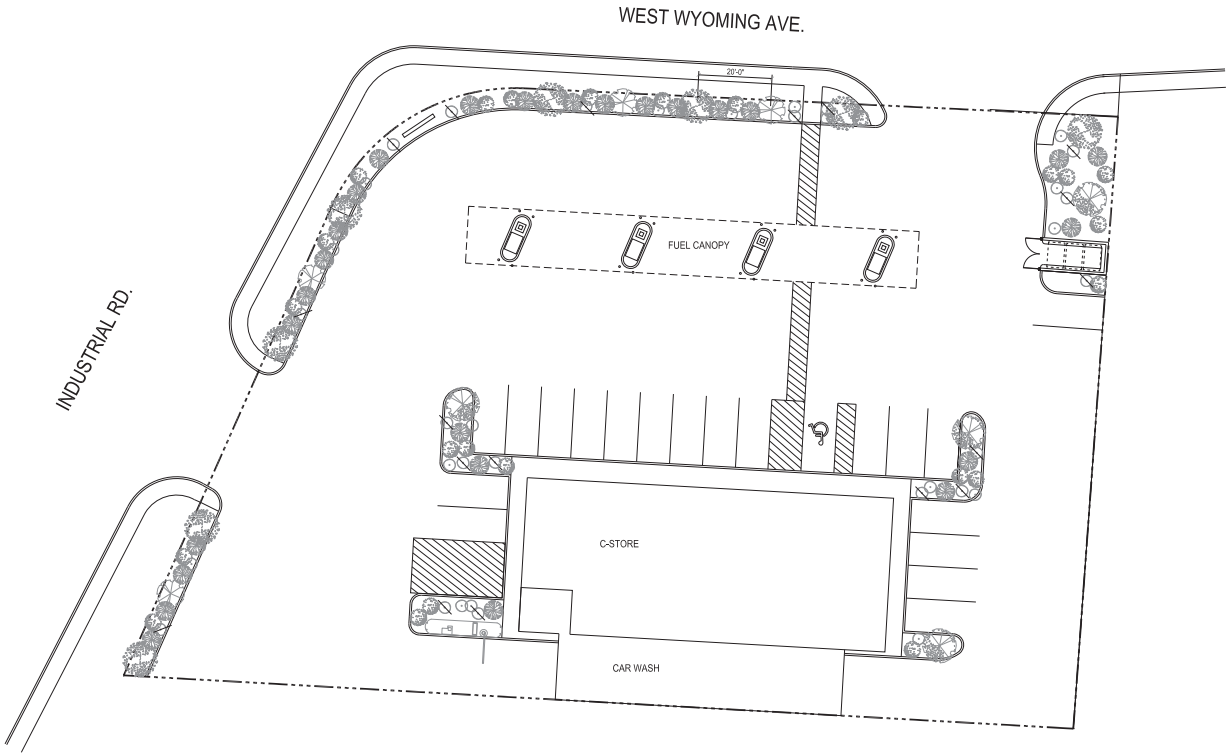
SHEET:
A1.0

PLANT LEDGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME
	24" BOX	7	FAN TEX	RIO GRANDE ASH
	24" BOX	8	PROSOPIS	WESTERN HONEY MESQUITE
	24" BOX	4	SILVER DOLLAR GUM	EUCALYPTUS POLYANTHEMOS
	5 GAL.	24	SALVIA GREGGI	AUTUMN SAGE
	5 GAL.	26	CASSIA PHYLODENIA	SILVERY CASSIA
	5 GAL.	20	NEW GOLD LANTANA	NEW GOLD LANTANA
	5 GAL.	20	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA

LANDSCAPE NOTES:

1. GROUND COVER TO BE ROCK MULCH 3/8" SCREENED, 2" DEPTH IN ALL LANDSCAPE PLANTERS, COLOR BY OWNER
2. TREES IN SIGHT VISIBILITY RESTRICTIONS EASEMENTS (SVRE) SHALL BRANCH AT OR ABOVE 84" ABOVE FINISH GRADE. SHRUBS IN SVRE'S SHALL BE BELOW 24" AT MATURITY.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, SO AT MATURITY, THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERS SHALL BE INSTALLED WHENEVER TREES ARE PLANTED WITHIN 6 FEET OF HARD SCAPE OR OTHER STRUCTURES, INCLUDING BUILDING WALLS AND FOUNDATIONS.
SHRUBS SHALL BE DESIGNED TO COVER MORE THAN 60% OF LANDSCAPED AREA PER CLV DESIGN STANDARDS..
PROVIDE TREES PER CLV DESIGN STANDARDS.



1 LANDSCAPE PLAN
1/16"=1'-0"

N

20-0036
07/15/2020

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel, (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
• kevin@gk3architecture.com
• gemie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS:
TIMOTHY P. HERBST
5195
S. LAS VEGAS BLVD.
LAS VEGAS, NV
89119
TEL: (702) 798-6400

PROJECT:
C-STORE, CAR WASH & FUELING STATION
1601 INDUSTRIAL RD.
(SOUTH EAST CORNER OF INDUSTRIAL RD & W. WYOMING AVE.)
LAS VEGAS, NV 89102
APN: 162-04-609-002

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

SCALE: AS NOTED
DATE: 06-10-20
ISSUED FOR: DESIGN
SHEET: A2.0

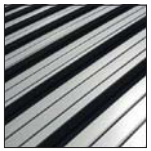
Planning Commission - Page 521

GENERAL ELEVATION NOTES:

1. ALL MECHANICAL UNITS ARE SCREENED BY BUILDING PARAPET.
2. PROVIDE FINISH SAMPLES TO OWNER FOR APPROVAL.
3. SIGNS SHALL BE UNDER SEPARATE REVIEW AND PERMIT.

EXTERIOR MATERIALS:

RF-2 ROOFING: STANDING SEAM METAL ROOFING



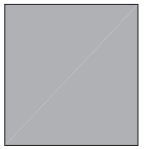
MS-1 HORIZONTAL METAL SIDING: LIGHT NATIONAL WALNUT BY ALUMABOARD



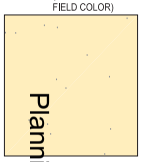
CS-1 CULTURED STONE: TEXAS WHITE STRIPSTONE



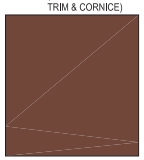
CS-2 CONCRETE LARGE FORMAT TILE: IMPERIAL PANEL, CONCRETE COLOR



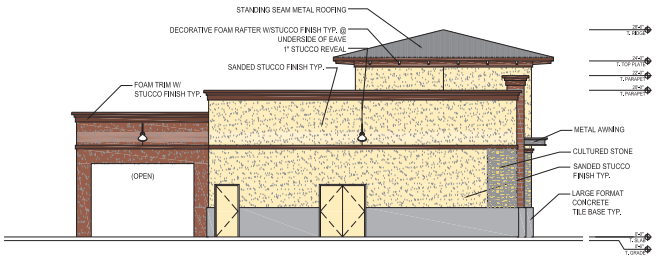
P-1 PAINT: COLOR: LIGHT TAN SAIL CLOTH BMOC-142 (TYPICAL STUCCO FIELD COLOR)



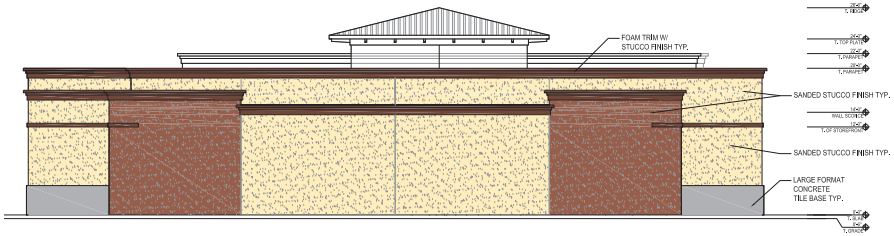
P-2 PAINT: COLOR: DARK BROWN BLACK FOX SW7020 (TYPICAL STUCCO ACCENT COLOR @ TRIM & CORNICE)



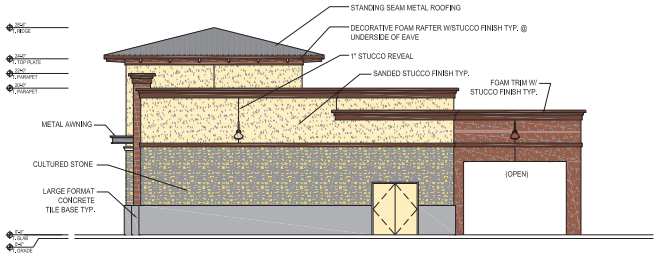
Planning Commission - Page 522



4 EAST BUILDING ELEVATION
1/8"=1'-0"



3 SOUTH BUILDING ELEVATION
1/8"=1'-0"



2 WEST BUILDING ELEVATION
1/8"=1'-0"



1 NORTH BUILDING ELEVATION
1/8"=1'-0"

20-0036
08/24/2020

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
• kevin@gk3architecture.com
• gemie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNERS:
TIMOTHY P. HERBST
5195
S. LAS VEGAS BLVD.
LAS VEGAS, NV
89119
TEL: (702) 798-6400

PROJECT:
C-STORE, CAR WASH & FUELING STATION
1601 INDUSTRIAL RD.
(SOUTH EAST CORNER OF INDUSTRIAL RD & W. WYOMING AVE.)
LAS VEGAS, NV 89102
APN: 162-04-609-002

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
BUILDING ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: 06-10-20
ISSUED FOR: DESIGN

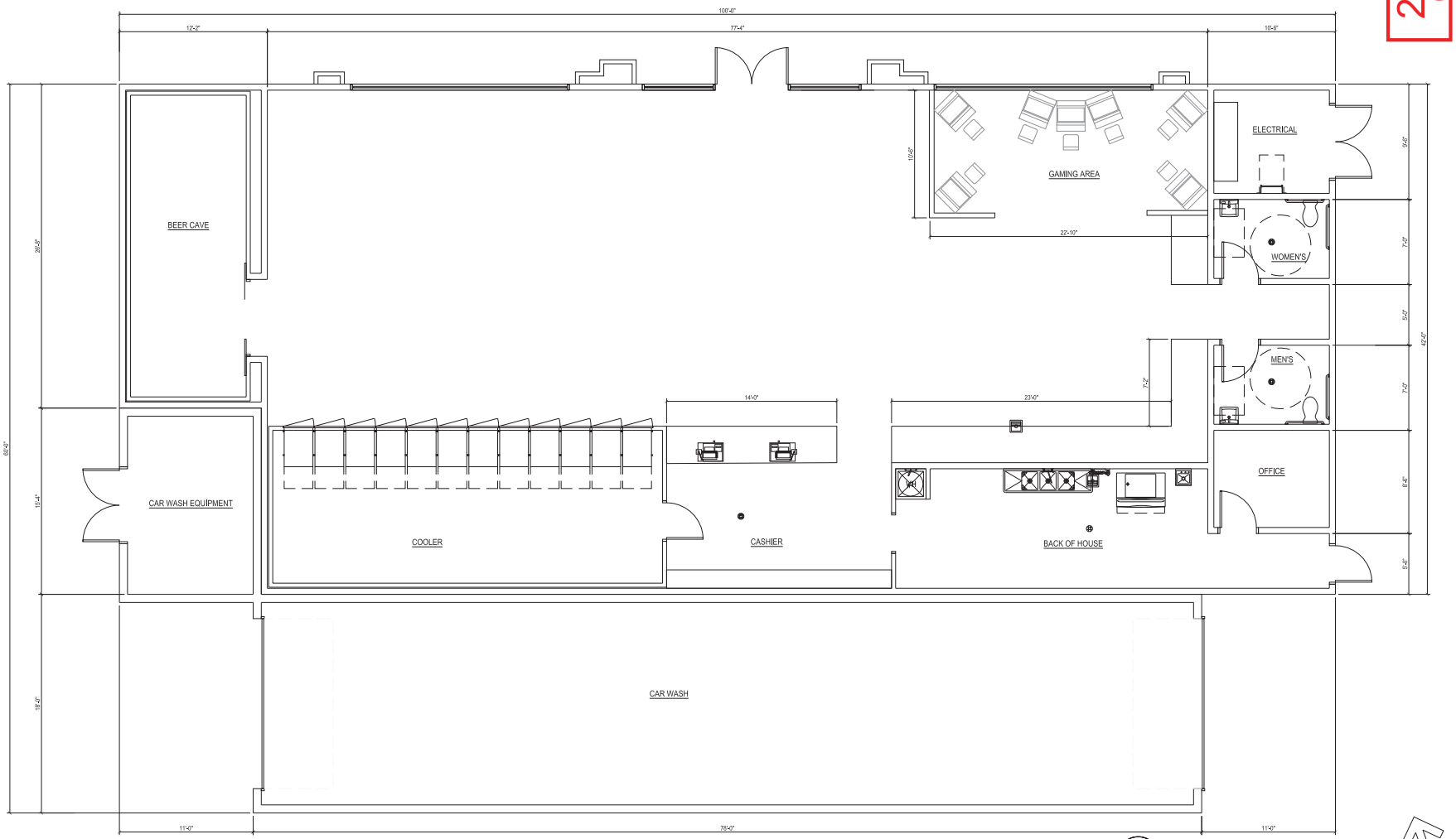
SHEET:
A4.0


Chevron
RESTROOMS
DRINKS · SODA


TERRIBLE'S
Clean
RESTROOMS
IceCold DRINK

OCCUPANT LOAD AND EXITING, CHAPTER 10, TABLE 1004.5

OCCUPANCY DESCRIPTION	SF / OCCUPANT LOAD FACTOR	OCCUPANTS	MIN. 2 EXITS REQ. WHEN O.L..	REQUIRED NUMBER OF EXITS	NUMBER OF EXITS PROVIDED
SALES & GAMING AREA	2,150 SF / 60	36	50	2	2
CASHIER	250 SF / 150	2	50	1	1
OFFICE	125 SF / 150	1	50	1	1
RESTROOMS	924 SF / 150	7	50	1	1
WALK-IN COOLER/FREEZER	469 SF / 300	2	30	1	1
WALK-IN BEER COOLER	263 SF / 300	2	30	1	1
BACK OF HOUSE	158 SF / 300	1	50	1	1
ELECTRICAL ROOM	75 SF / 300	1	30	1	1
STORAGE	120 SF / 300	1	30	1	1
	TOTAL=	53		2	2



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

20-0036
07/15/2020

Planning Commission - Page 525

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9416
kevin@gk3architecture.com
gemie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

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PROJECT:
C-STORE, CAR WASH & FUELING STATION
1601 INDUSTRIAL RD.
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LAS VEGAS, NV 89102
APN: 162-04-609-002

SEAL:

REVISIONS

NO.	DESCRIPTION

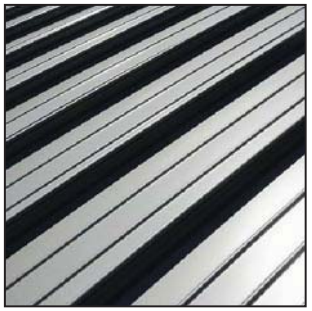
SHEET TITLE:
FLOOR PLAN

SCALE: 1/4"=1'-0"
DATE: 06-10-20
ISSUED FOR: DESIGN
SHEET: A3.0

EXTERIOR MATERIALS:

RF-2

ROOFING:
STANDING SEAM METAL ROOFING



MS-1

HORIZONTAL METAL SIDING:
LIGHT NATIONAL WALNUT BY ALUMABOARD



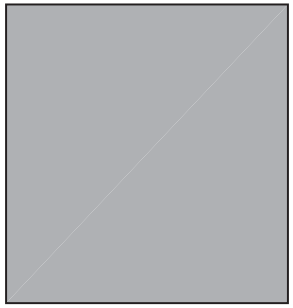
CS-1

CULTURED STONE:
TEXAS WHITE STRIPSTONE



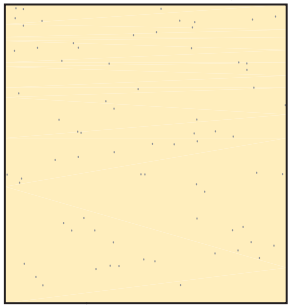
CS-2

CONCRETE LARGE FORMAT TILE:
IMPERIAL PANEL, CONCRETE COLOR



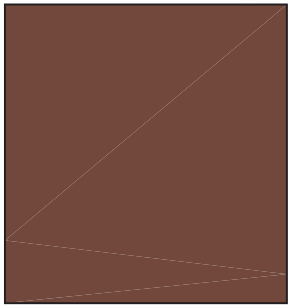
P-1

PAINT:
COLOR: LIGHT TAN
SAIL CLOTH BMOC-142
(TYPICAL STUCCO
FIELD COLOR)



P-2

PAINT:
COLOR: DARK BROWN
BLACK FOX SW7020
(TYPICAL STUCCO ACCENT COLOR @
TRIM & CORNICE)



20-0036
07/15/2020



20-0036-SUP1, 20-0036-SUP2 AND 20-0036-SDR1 - APPLICANT: TERRIBLE HERBST - OWNER: BELL REAL ESTATE, LLC
1601 INDUSTRIAL ROAD

07/23/2020



20-0036-SUP1, 20-0036-SUP2 AND 20-0036-SDR1 - APPLICANT: TERRIBLE HERBST - OWNER: BELL REAL ESTATE, LLC
1601 INDUSTRIAL ROAD

07/23/2020



20-0036-SUP1, 20-0036-SUP2 AND 20-0036-SDR1 - APPLICANT: TERRIBLE HERBST - OWNER: BELL REAL ESTATE, LLC
1601 INDUSTRIAL ROAD

07/23/2020



20-0036-SUP1, 20-0036-SUP2 AND 20-0036-SDR1 - APPLICANT: TERRIBLE HERBST - OWNER: BELL REAL ESTATE, LLC
1601 INDUSTRIAL ROAD

07/23/2020

2111 Edgewood Ave. • Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456

gk3 architecture
ARCHITECTURE • PLANNING • INTERIOR DESIGN

June 10, 2020

City of Las Vegas
Planning & Development Department
333 N Rancho Dr
Las Vegas, NV 89106

Justification Letter for C-Store and Fueling Station
SEC of Industrial and Wyoming; Las Vegas, NV

Ladies and Gentlemen:

GK3 Architecture, on behalf of Terrible Herbst, is requesting the review and approval of a Site Development Plan Review for a commercial development with a 4,022 SF convenience store with an attached 1,591 SF car wash and one detached fuel canopy with 8 fueling positions. The store will have 7 slot machines and will sell packaged beer, wine, cooler for off-site consumption. The business will be open 24/7. The building is oriented East/West with standard vehicle traffic at the North portion of the site and car wash traffic to the South. The building is single story. This site is zoned Industrial District (M). The project meets all parking, loading and stacking standards and proposes landscape standards consistent with the area.

We respectfully request a waiver for the placement of the building. The building is located along the South, rear property line. The building does not align with the front property line per development standards. The fuel canopy aligns with the front property line. For this use it is typical for the fuel canopy to be placed at the front corner of the site. This is best for traffic flow and fuel truck serviceability.

We respectfully request Special Use Permits for the beer, wine, cooler off sale and for the car wash. The sales area for the store is 2,150 SF where 1,200 SF is the minimum. All required restrictions for alcohol sales will be followed. The car wash will be automatic and unattended. The required 6 stacking spaces are provided. Proper maneuvering clearance and turning radiuses have been provided for ease of access and traffic flow. Both of these uses compliment the fueling station and will be an asset to the area. These services typically go hand in hand with a convenience store and fueling station and this owner had a solid reputation for proper maintenance and operation.

The uses are consistent with the current improvements in the surrounding area. The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the M Zone, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie M. Knisely, RA

20-0036
07/23/2020

20-0036-SDR1
Terrible Herbst

1601 Industrial Road

Proposed convenience store with a car wash and 8 fueling positions.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [VFP]	8.000	288.00	2,304
AM Peak Hour			20.76	166
PM Peak Hour			23.04	184

Existing traffic on all nearby streets:

Wyoming Avenue

Average Daily Traffic (ADT)	15,581
PM Peak Hour	1246
(heaviest 60 minutes)	

Industrial Road

Average Daily Traffic (ADT)	16,218
PM Peak Hour	1297
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Wyoming Avenue	27,040
Industrial Road	27,040

This project will add approximately 2,304 trips per day on Wyoming Ave. and Industrial Rd. Currently, Wyoming is at about 58 percent of capacity and Industrial is at about 60 percent of capacity. With this project, Wyoming is expected to be at about 66 percent of capacity and Industrial to be at about 68 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 184 additional cars, or about three every minute.

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

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

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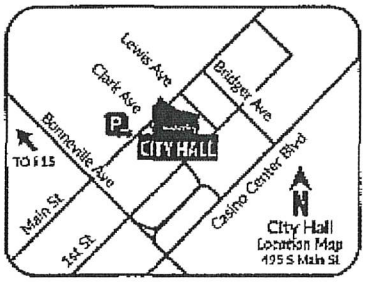
Official Notice of Public Hearing



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.

20-0036 and 20-0036-SUP1 and 20-0036-SUP2 and 20-0036-SDR1

Planning Commission Meeting of **09/08/2020**

RECEIVED
SEP 08 2020
Dept of Planning
City of Las Vegas

20-0036
16204605003
A W S WESTERN L L C
PO BOX 26119
LAS VEGAS NV 89126-0119

Submitted after final agenda
23
(23a-23c) A

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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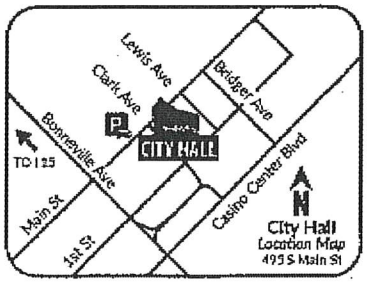
Official Notice of Public Hearing



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20-0036 and 20-0036-SUP1 and 20-0036-SUP2 and 20-0036-SDR1
Planning Commission Meeting of **09/08/2020**

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Dept of Planning
City of Las Vegas

20-0036
16204605004
A W S WESTERN L L C
PO BOX 26119
LAS VEGAS NV 89126-0119

23
(23a-23c) A

P.003/005
(FAX)

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

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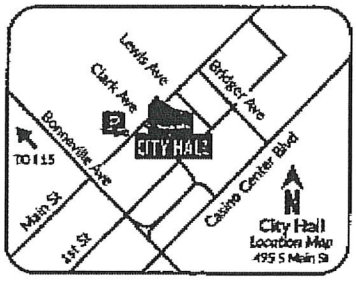
Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
20-0036 and 20-0036-SUP1 and 20-0036-SUP2 and 20-0036-SDR1
Planning Commission Meeting of **09/08/2020**

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SEP 0 8 2020
Dept of Planning
City of Las Vegas

20-0036
16204608017
KINGS EIGHT L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 FRDFNP1 89102

08/31/2020 09:18

23
(23a-23c) A

P.004/005

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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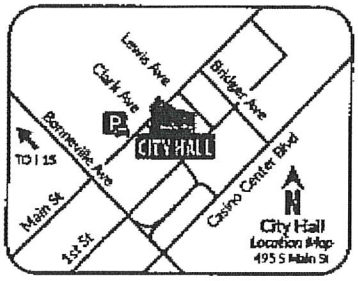
Official Notice of Public Hearing

(FAX)



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0036 and 20-0036-SUP1 and 20-0036-SUP2 and 20-0036-SDR1

Planning Commission Meeting of **09/08/2020**

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Dept of Planning
City of Las Vegas

20-0036
16204608010
BAILEY K & PRATO T 2003 REV TR
BAILEY KAREN M TRS
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

89 FRDFNP1 89102

08/31/2020 09:18

23
(23a-23c) A

1-310-360-7509 From: Kasho Inc.
2020-09-02 22:01:26 (GMT)
To: Page 4 of 4

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

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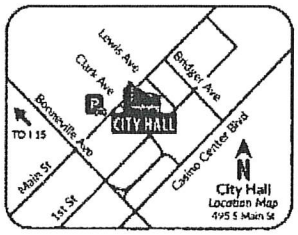
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

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SEP 08 2020
Dept of Planning
City of Las Vegas

20-0092
16203110141
ART DISTRICT PARTNERS INVESTMENT
FUNDS L L C
625 N WEST KNOLL DR
WEST HOLLYWOOD CA 90069

32 FRDFMP1 90069

23
(23a-23c) A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
23a

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

SUBJECT:
20-0036-SUP1 - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE. Staff recommends DENIAL.

C.C.: 10/21/2020

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
23b

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

SUBJECT:
20-0036-SUP2 - FOR A PROPOSED 4,022 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE. Staff recommends DENIAL.

C.C.: 10/21/2020

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
23c

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

SUBJECT:
20-0036-SDR1 - FOR A PROPOSED 4,022 SQUARE-FOOT CONVENIENCE STORE AND 1,591 SQUARE-FOOT CAR WASH WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS. Staff recommends DENIAL.

C.C.: 10/21/2020

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
24

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

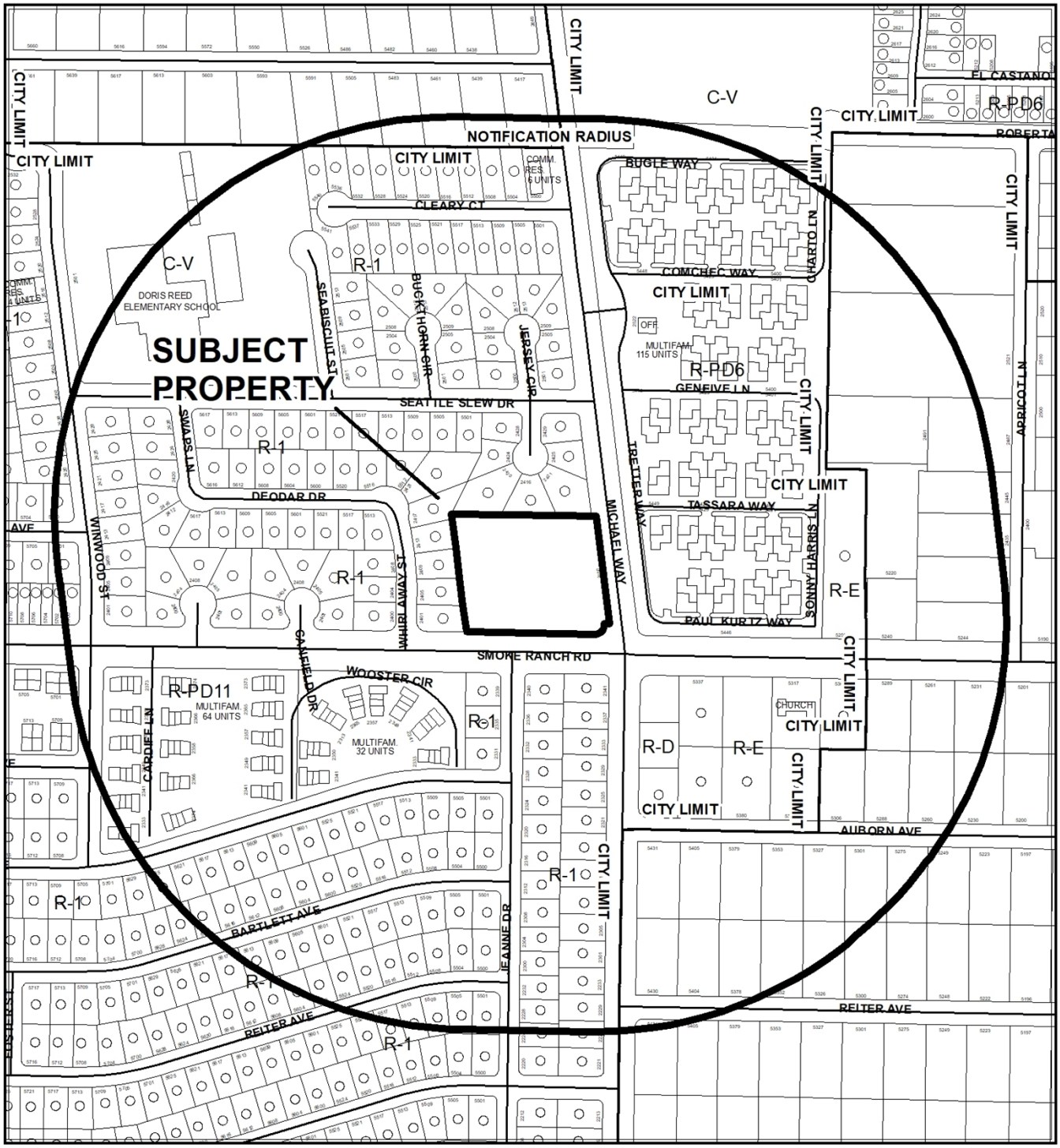
SUBJECT:
20-0071 - PUBLIC HEARING - APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on the following Land Use Entitlement project requests on 2.50 acres at 2400 North Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

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

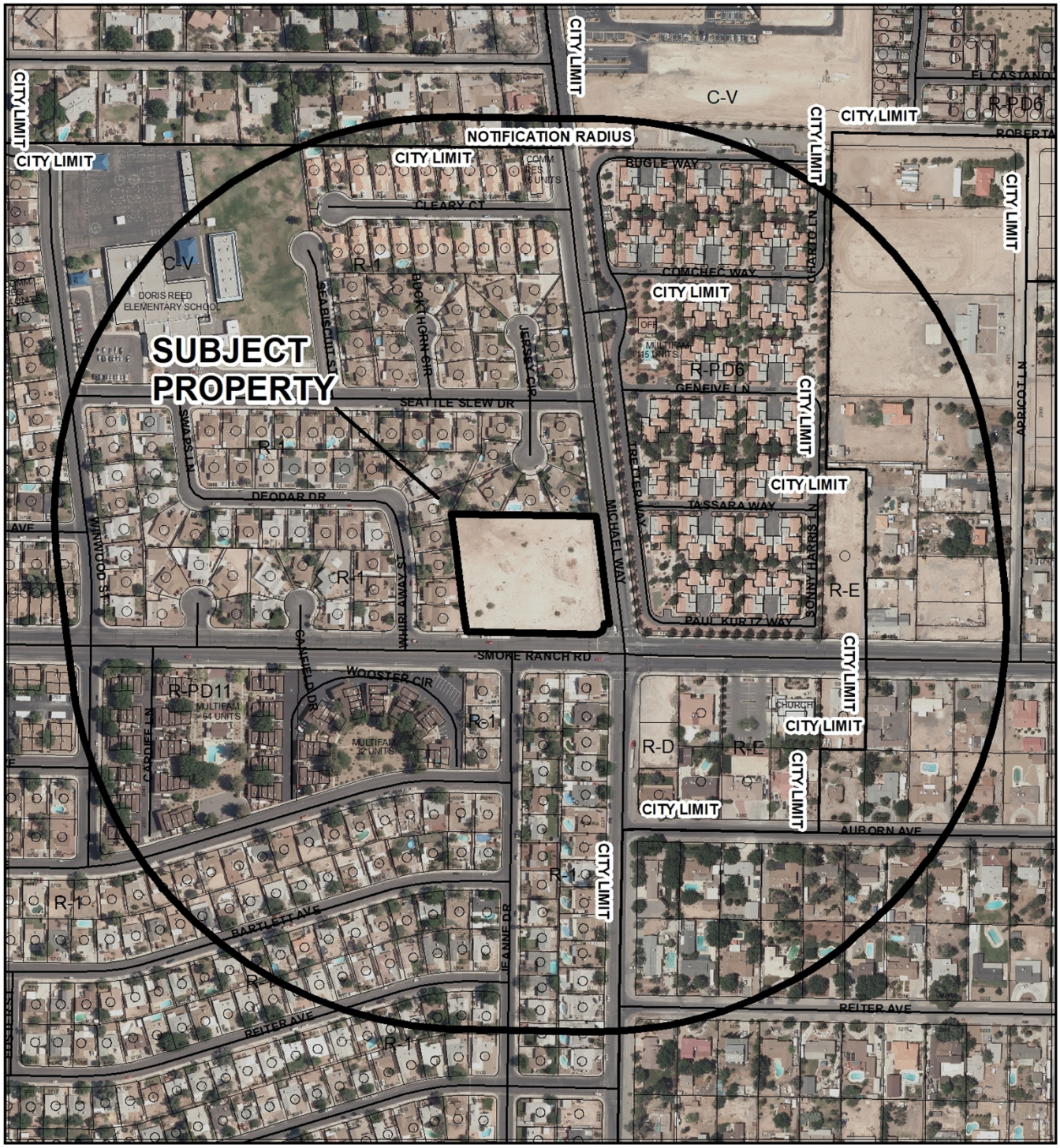
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Comments Submitted by Clark County Department of Aviation for 20-0071-SDR1
7. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 20-0071-SDR1
8. Submitted after Final Agenda - Revised Conditions and Staff Report, Elevations, 3D Renderings and Justification Letter, Protest/Support Postcards, and Documentation Not Vetted - Protest Comment Forms



CASE: 20-0071

RADIUS: 1000 FEET

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



CASE: **20-0071**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0071-SUP1	Staff recommends DENIAL, if approved subject to conditions:	
20-0071-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0071-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 469

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

20-0071-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Church/House of Worship use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0071-SDR1) shall be required, if approved.

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

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

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

6. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
    a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
    b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.

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

20-0071-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0071-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan date stamped on 08/24/20, and the building elevations date stamped on 07/20/20, except as amended by conditions herein.

4. An Exception from 19.06.0400 is hereby approved to allow 24-inch box trees to be planted at 35 feet on center where 20 feet is required along right-of-way lines.

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

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

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

8. 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. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
    a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
    b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.7460-1) would (a) constitute a hazard to air navigation, (b) would result in
    c. Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
    d. Applicant is advised that the FAA’s airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

Public Works

11. Prior to the issuance of any permits, dedicate an additional 10-feet of right-of-way for a total half street width of 40-feet on Michael Way and the right turn lane/bus turnout on Smoke Ranch Road as shown on the site plan. Additionally, grant a Bus Shelter Pad Easement on Smoke Ranch Road adjacent to this site prior to the issuance of permits unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

12. Construct all incomplete half-street improvements on Michael Way meeting current City Standards 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.

13. The sidewalk along Smoke Ranch Road adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.

14. This site shall connect to the public sewer line in Michael Way.

15. Submit a License Agreement for landscaping and private improvements in the 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a 16,870 square-foot Church/House of Worship on 2.5 acres on the northwest corner of Smoke Ranch Road and Michael Way.

ISSUES

- A Church/ House of Worship is permitted in the R-E (Residence Estates) zone through the approval of a Special Use Permit.
- An Exception is requested to allow 24-inch box trees to be planted 35 feet on center where 20 feet is required along right-of-way lot lines. Staff approves this request.

ANALYSIS

The applicant is proposing to develop a 16,870 square-foot Church/House of Worship on an undeveloped 2.5 acre site at the northwest corner of Smoke Ranch Road and Michael Way. The subject site is an R-E (Residence Estates) zone. While the R-E zone is a residential zoning district, a Church/House of Worship is permitted through the approval of a Special Use Permit.

The Church/House of Worship use is defined as “Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. This use includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under LVMC Chapter 19.16. This use does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.” The Minimum Special Use Permit Requirements for this use include:

1. The Special Use Permit approval may include such activities as religious services, religious instruction, church club activities and similar activities.

   The proposed use meets this requirement, as the primary uses are religious services with small gatherings held on various days of the week. The classrooms are primarily used for Sunday school with ancillary function as a pre-kindergarten as allowed below.

AS

2. The Special Use Permit approval may also include accessory functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, if:
    a. The uses are specifically proposed in the application; and
    b. The Director finds that each such use is ancillary to the primary use.

    In a justification letter date stamped on 08/24/20, the applicant has stated they would like to have pre-kindergarten classes and small group gatherings during the weekdays. These activities will be ancillary to the proposed Church/House of Worship use.

3. Following approval of a Special Use Permit, if any additional uses not specifically covered by that Special Use Permit are proposed, an additional public hearing process shall be required to add the uses.

    Aside from the church services, Sunday School, small group gatherings, and pre-kindergarten classes, there were no additional uses listed in the applicant's submitted justification letter date stamped on 08/24/20. Additional uses that were not mentioned in the submitted justification letter would be required approval at a public hearing as mentioned above.

4. *In residential districts, related uses such as thrift shops, homeless shelters and other similar activities may not be conducted and are not eligible for approval as part of a Special Use Permit. Such uses may be conducted only in the zoning districts in which such uses are permitted as primary uses, and must receive specific approval to operate.

    There will be no thrift shops, homeless shelters, and other similar activities related to the proposed Church/House of Worship use.

5. *Churches on sites larger than 5 acres shall not be permitted in the U District or a district with an "R" prefix.

    According to the Clark County Assessor's Office, the subject site is 2.5 acres.

The building elevations date stamped on 07/20/20 demonstrates a 26-foot tall single-story structure primarily compressed of rustic rawhide brown colored vertical metal siding and galvalume grey colored horizontal metal siding. The structure is accented by dark bronze metal shade canopies, grey CMU block, and old zinc grey shiplap metal siding. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. The materials used are industrial in nature and not permitted for any residentially zoned properties.

The floor plan is divided into three separate sections: Phase One A, Phase One B, and a future development area. The 8,745 square-foot Phase One A consists of the main worship sanctuary, lobby, and miscellaneous administrative and operational rooms. The 3,575 square-foot Phase One B area consists of eight classrooms for Sunday School and pre-kindergarten classes and additional office and administrative spaces. Lastly, the 4,550 square-foot future building area will consist of a gathering area.

As the proposed development is located at the northwest corner of Smoke Ranch Road and Michael Way, vehicular access is provided from driveways off both roadways. The Church/House of Worship use has different parking requirements based on the type of seating provided in the gathering area. For the proposed development, the Church/House of Worship will use non-fixed seating, which requires one parking space for every 100 square feet within the gathering area. The proposed development includes 145 parking spaces are provided for the site where 38 are required. All parking lot landscaping is provided in accordance with Title 19.

The landscape plan depicts perimeter landscape buffers along all property lines. Trees species used throughout the site include Mondel Pine, Chilean Mesquite, Sophora Secundiflor, and Acacia Farnesiana. Provided shrubs include five-gallon Texas Ranger, Desert Spoon, and Indian Hawthorn. An Exception from Title 19.06.040 is requested to allow 24-inch box trees to be planted 35 feet on center where 20 feet is required along right-of-way lot lines.

The site is adjacent to R-1 (Single Family Residential) zoned properties that are located to the north and the west of the subject site. As such, residential adjacency standards apply to the proposed development. However, the proposed building setbacks are adequate as the proposed development is located in the center of the subject site; therefore, does not compromise the residential adjacency. An existing six-foot-tall CMU perimeter wall creates a buffer between the proposed development and the neighboring residential properties. Additionally, the proposed landscaping within the north and west landscape buffers complies with the perimeter landscape buffer requirements, increasing the transitional buffer between the proposed development and the neighboring residential properties.

The Department of Public Works has conducted a traffic study and concluded that the proposed development will add approximately 578 trips per day on Smoke Ranch Road and Michael Way. Currently, Smoke Ranch is at about 26 percent of capacity and Michael is at about nine percent of capacity. With this project, these capacities are expected to remain unchanged.

This property is not currently served by the Las Vegas Valley Water District (LVVWD) for domestic service. Civil and plumbing plans will need to be submitted to the LVVWD for domestic meter sizing and fire flow availability.

The proposed development is located within 500 feet of the City boundary with Clark County. The Special Use Permit application requires a submittal of the Project of Regional Significance form. Comments received from the Clark County Department of Aviation included the following:

> Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.
>
> The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration.

A condition of approval has been added to address this issue.

The design of the proposed Church/House of Worship utilizes building materials that features a variety of metal siding. These materials are industrial in nature and not permitted to be used for residentially zoned properties. In doing so, the proposed development is not harmonious or compatible with the surrounding residential development. Additionally, the proposed development requires an Exception of the perimeter landscape standards in order to meet the landscape buffer requirements. Therefore, staff recommends denial subject to conditions.

FINDINGS (20-0071-SUP1)

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

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

The proposed Church/House of Worship 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.

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

   The subject site is physically suitable for the type and intensity of the 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.**

   Site access is provided by Smoke Ranch Road, an 80-foot collector street, and Michael Way, a 100-foot Primary Arterial. Each of which is adequate in size to service the proposed use. The Department of Public Works has conducted a traffic study and concluded that the proposed uses are expected to not change the capacities of either roadway.

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

   Approval of the Special Use Permit will not compromise the public's health, safety, or general welfare.

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

   The use meets all applicable conditions per Title 19.12.

FINDINGS (20-0071-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed design of the non-residential development is made up of a variety of metal materials that are not permitted for residentially zoned properties. As such, the design of the proposed development is non-compatible with neighboring residentially zoned properties.

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

The applicant is proposing to use building materials that are not permitted for residentially zoned properties. Additionally, the applicant is requesting an Exception in order to create a non-residential development that is consistent with the R-E (Residence Estates) development standards.

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

Site access is provided by Smoke Ranch Road, an 80-foot collector street, and Michael Way, a 100-foot Primary Arterial. Each of which is adequate in size to service the proposed development. The Department of Public Works has conducted a traffic study and concluded that the proposed development is expected to not change the capacities of either roadway.

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

Building elevations and design characteristics are not compatible with residential design standards and thereby are considered unsightly or obnoxious in appearance. The submitted elevation plan date stamped on 07/20/20, show the building façade composed of vertical and horizontal metal siding and is accented by metal shade canopies, CMU block, and shiplap metal siding. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

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

The design characteristics of the proposed building elevations are made of metal materials that are not compatible with the residential design standards. In doing so, the proposed development is incompatible with the surrounding residential development.

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

The proposed development will be subject to building permit review and inspections; therefore, protecting the public health, safety, and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/22/99	The City Council approved a General Plan Amendment (Z-0050-98) from ML (Medium Low Density Residential) to PF (Public Facilities) at the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission recommended approval.
	The City Council approved a Rezoning (Z-0094-98) from R-E (Residence Estates) to C-V (Civic) at the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission recommended approval.
10/06/04	The City Council approved a General Plan Amendment (GPA-4649) from PF (Public Facilities) to ML (Medium Low Density Residential) on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units per Acre) on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
	The City Council approved a Waiver (WVR-4846) to allow approximately 157 feet between street intersections where 220 feet is the minimum distance separation required on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
	The City Council approved a Variance (VAR-4648) to allow a 2.5-acre R-PD subdivision where 5 acres is required for a 14-unit single-family residential planned development on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR4647) for a 14-unit single-family residential planned development on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
12/16/04	The Planning Commission approved a Tentative Map (TMP-5585) for a 14-lot single-family residential subdivision on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/01/06	The City Council approved an Extension of Time (EOT-17074) for a previously approved Rezoning (ZON-4646) from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units per Acre) on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-17075) for a previously approved Variance (VAR-4648) to allow a 2.5-acre R-PD subdivision where 5 acres is required for a 14unit single-family residential planned development adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-17076) for a previously approved Site Development Plan Review (SDR-4647) for a 14-unit single-family residential planned development on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
	The City Council approved a Review of Condition (ROC-17081) of condition number 4 of Site Development Plan Review (SDR-4647) to allow zero-foot setbacks on all sides where a minimum of 20 feet are required in the front of the house, 10 feet on the side, 22 feet on the corner side and 20 feet in the rear on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
02/08/07	The Planning Commission approved a Waiver (WVR-18830) to allow a zero foot perimeter landscape buffer adjacent to public rights-of-way where a six-foot landscape buffer is the minimum required at 2400 North Michael Way. Staff recommended denial.
08/20/14	The City Council denied the request for a General Plan Amendment (GPA-54270), from: ML (Medium Low Density Residential) to: SC (Service Commercial) at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended denial.
	The City Council denied a Rezoning (ZON-54271) from: R-E (Residence Estates) to: C-1 (Limited Commercial) at the northwest corner of Smoke Ranch and Michael Way. The Planning Commission and staff recommended denial.
	The City Council denied a Site Development Plan Review (SDR54272) for two proposed general retail buildings totaling 16,305 square feet and a 2,203 square-foot restaurant at the northwest corner of Smoke Ranch and Michael Way. The Planning Commission and staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/20/17	The City Council approved a Variance (VAR-71093) to allow a 15-foot front yard setback where 50 feet is required on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-71094) for a proposed church/house of worship use at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR71095) for a proposed 17,210 square-foot church/house of worship with waivers to allow a five-foot landscape buffer along the east perimeter and a six-foot landscape buffer along the south perimeter where 15 feet is required at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended approval.
03/10/20	A General Plan Amendment (GPA-77808) was withdrawn without prejudice on a request from: ML (Medium Low Density Residential) to: SC (Service Commercial) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way. Staff recommended denial.
	A Rezoning (ZON-77809) was withdrawn without prejudice on a request from: R-E (Residence Estates) to: C-1 (Limited Commercial) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way. Staff recommended denial.
	A Special Use Permit (SUP-78083) was withdrawn without prejudice on a request for a Car Wash, Full Service or Auto Detailing at the northwest corner of Smoke Ranch Road and Michael Way. Staff recommended denial.
	A Special Use Permit (SUP-77810) was withdrawn without prejudice on a request for a 5,000 square-foot Beer/Wine/Cooler Off-Sale Establishment Use with a Waiver to allow a 315-foot distance separation from a church/house of worship where 400 feet is required at the northwest corner of Smoke Ranch Road and Michael Way. Staff recommended denial.
	A Site Development Plan Review (SDR-77811) was withdrawn without prejudice on a request for a proposed 5,000 square-foot convenience store with fuel pumps and a canopy; a car wash; and a Waiver of the building orientation requirements on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way. Staff recommended denial.

Most Recent Change of Ownership	
11/22/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no applicable building permits or business licenses.

Pre-Application Meeting	
07/13/20	A pre-application meeting was held with the applicant through WebEx to discuss the submittal requirements for a Special Use Permit and a Site Development Plan Review pertaining to the development of a 16,870 square-foot Church/ House of Worship.

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

Field Check	
07/30/20	A routine field check was conducted by staff. Staff found an undeveloped lot with light trash and debris scattered throughout.

Details of Application Request	
Site Area	
Net Acres	2.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South			
East	Multi-Family Residential	MLA (Medium Low Attached Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (70 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	108,900 SF	Y
Min. Lot Width	100 Feet	279 Feet	Y
Min. Setbacks			
• Front	50 Feet	80 Feet	Y
• Side	10 Feet	86 Feet	Y
• Corner	15 Feet	104 Feet	Y
• Rear	35 Feet	84 Feet	Y
Max. Lot Coverage	N/A	15.5%	Y
Max. Building Height	35 Feet or 2 Stories	26 Feet	Y
Trash Enclosure	Screened, Gated, with a Roof or Trellis	Screened, Gated, with a Roof or Trellis	Y

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	86 Feet	78 Feet	Y
Trash Enclosure	50 Feet	58 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 / 20 Linear Feet	18 Trees	18 Trees	Y
• South	1 Tree / 20 Linear Feet	15 Trees	12 Trees	N*
• East	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
• West	1 Tree / 20 Linear Feet	15 Trees	15 Trees	Y
TOTAL PERIMETER TREES		**60 Trees**	**57 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	25 Trees	27 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		10 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		10 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6-Foot	Y

**The applicant is requesting an Exception of the perimeter landscape requirements.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Smoke Ranch Road	Collector	Master Plan of Streets and Highways Map	80	Y
Michael Way	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church/ House of Worship	3,788 SF	1 per 100 SF of non-fixed seating area in the gathering room	38				
TOTAL SPACES REQUIRED			38		145		Y
Regular and Handicap Spaces Required			38	2	141	4	Y

Freestanding Signs: Institutional Sign (Freestanding)		
Standards	***Allowed***	***Provided***
Maximum Number	1 per street frontage 2 total	1 on each street frontage 2 total
Maximum Area	50 SF	50 SF
Maximum Height	8 Feet	Not Specified*
Minimum Setback	5 Feet	5 Feet
Illumination	Direct white light or Internal illumination only	Not Specified*

**All signs will be subject to building permit review ensuring compliance with the following signage standards.*

Wall Signs: Institutional Sign (Attached)		
Standards	***Allowed***	***Provided***
Maximum Number	1 per street frontage 2 total	1 on the Smoke Ranch Road street frontage
Maximum Area	10% of the attached building elevation	99.55 SF
Illumination	Direct white light or Internal illumination only	Not Specified*

**All signs will be subject to building permit review ensuring compliance with the following signage standards.*

Exception		
Requirement	***Request***	***Staff Recommendation***
Standard planting requires 24-inch box trees every 20 feet on center	To allow 24-inch box trees planted at 35 feet on center where 20 feet is required along the right-of-way lines.	Approval

Department of Public Works Traffic Study

Site Development Plan Review for a Proposed 16,870 Square-Foot Church with Daycare Development - Smoke Ranch Road and Michael Way				
First Proposed Use				
Average Daily Traffic (ADT)	CHURCH [1,000 SF]	13.295	6.13	81
AM Peak Hour			0.33	5
PM Peak Hour			0.49	6
Second Proposed Use				
Average Daily Traffic (ADT)	DAYCARE CENTER [1,000 SF]	3.575	139.00	497
AM Peak Hour			11.00	39
PM Peak Hour			11.12	40
Total Proposed Use				
Average Daily Traffic (ADT)	TOTAL	16.870		578
AM Peak Hour				44
PM Peak Hour				46
Existing Traffic on Nearby Streets				
Smoke Ranch Road				
Average Daily Traffic (ADT)			13,829	
PM Peak Hour (Heaviest 60 Minutes)			1106	
Michael Way				
Average Daily Traffic (ADT)			4,748	
PM Peak Hour (Heaviest 60 minutes)			380	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Smoke Ranch Road			53,445	
Michael Way			53,445	

Department of Public Works Traffic Study

Summary
This project will add approximately 578 trips per day on Smoke Ranch Road and Michael Way. Currently, Smoke Ranch is at about 26 percent of capacity and Michael is at about nine percent of capacity. With this project, these capacities are expected to remain unchanged.
Based on Peak Hour use, this development will add into the area roughly 46 additional cars, or about three every four minutes.

Las Vegas Valley Water District (LVVWD)
Comments:
This property is not currently served by the Las Vegas Valley Water District (LVVWD) for domestic service. Civil and plumbing plans will need to be submitted to the LVVWD for domestic meter sizing and fire flow availability.

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 Premit

Project Address (Location) 2400 North Michael Way, Las Vegas, 89108

Project Name Living Grace Foursquare Church **Proposed Use** House of Worship

Assessor's Parcel #(s) 138-13-403-001 **Ward #** 5

General Plan: Existing _____ Proposed XX **Zoning:** Existing R-E Proposed R-E

Additional Information _____

Property Owner First Thai-Laotian Presbyterian Church **Contact** Same

Address 2744 Childress Drive City Las Vegas State NvV Zip 89134

E-mail pdechawan@yahoo.com Phone 702-243-0913

Applicant Living Grace Fourquare Church **Contact** Pastor Richard Box

Address 3013 North Rancho # 128 City Las Vegas State Nv Zip 89130

E-mail pastorrichie@livinggracelv.org Phone 702-646-7332

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.

Property Owner Signature Prachuab Dechawan

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

Print Name Prachuab Dechawan

STATE of NEVADA, COUNTY of CLARK

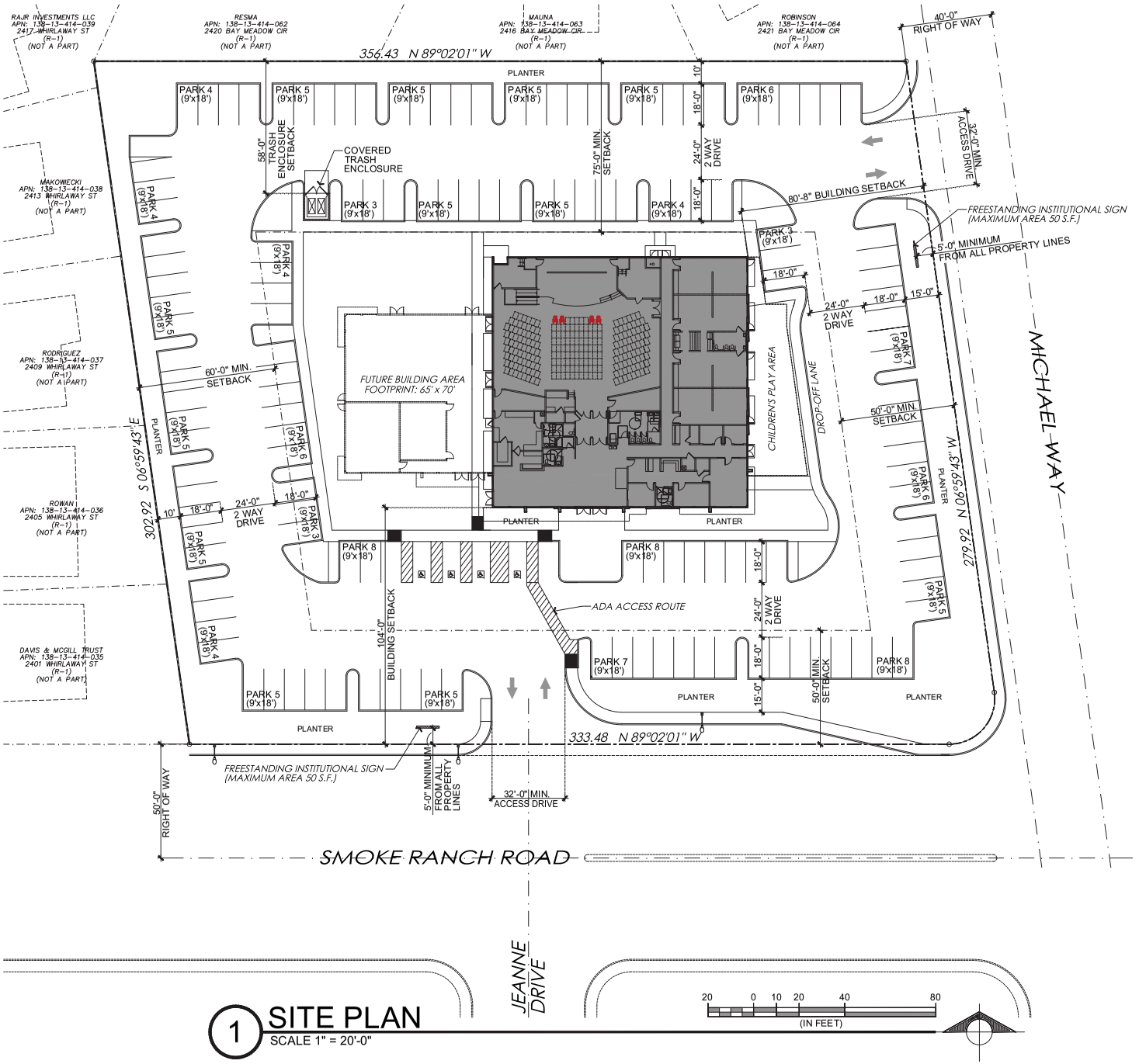
Subscribed and sworn before me

This 16 day of July, 20 20

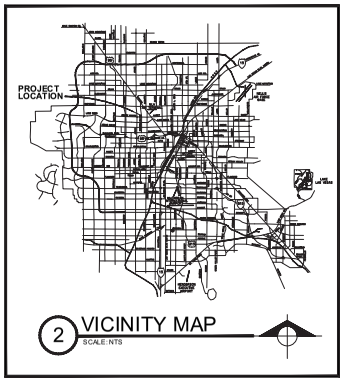
Notary Public in and for said County and State

DIANNE L. HAMRICK
Notary Public - State of Nevada
County of Clark
APPT. NO. 04-82443-1
My App. Expires Apr. 24, 2022

20-0071
07/20/2020



1 SITE PLAN
SCALE 1" = 20'-0"



2 VICINITY MAP
SCALE: NTS

SITE DATA

ADDRESS: 2400 N. MICHAEL WAY, LV, NV
APN: 138-13-403-001
EX. ZONING: R-E
PROP. ZONING: R-E w/SPECIAL USE PERMIT
LOT AREA LESS RIGHT-OF-WAY: 106,811 S.F. (2.45 ACRES)

BUILDING AREAS

LEVEL ONE AREA:
PHASE ONE 'A' (SANCTUARY): 8,745 SQ. FT.
PHASE ONE 'B' (DAYCARE): 3,575 SQ. FT.
SUBTOTAL: 12,320 SQ. FT.

FUTURE BUILDING FOOTPRINT: 4,550 SQ. FT.
SUBTOTAL: 4,550 SQ. FT.

TOTAL BUILDING AREA: 16,870 SQ. FT.

PARKING REQUIRED

LEVEL ONE AREA:
PHASE ONE 'A':
GATHERING AREA: 4,334 S.F. AT 1/100 = 44
(1 SPACE PER 100 S.F. OF NON-FIXED SEATING)
(SANCTUARY/STAGE/FAMILY & CRY ROOM)

TOTAL PARKING REQ.: 44 SPACES
(2 HANDICAPPED SPACES)

PARKING PROVIDED

TOTAL PARKING PROVIDED: 145 SPACES
(4 HANDICAPPED SPACES)

MRJA ARCHITECTS
4290 WEST UNIVERSITY AVENUE
LAS VEGAS, NEVADA 89103
EMAIL: info@mrjarchitects.com
TEL: (702) 892-3500
FAX: (702) 892-3515

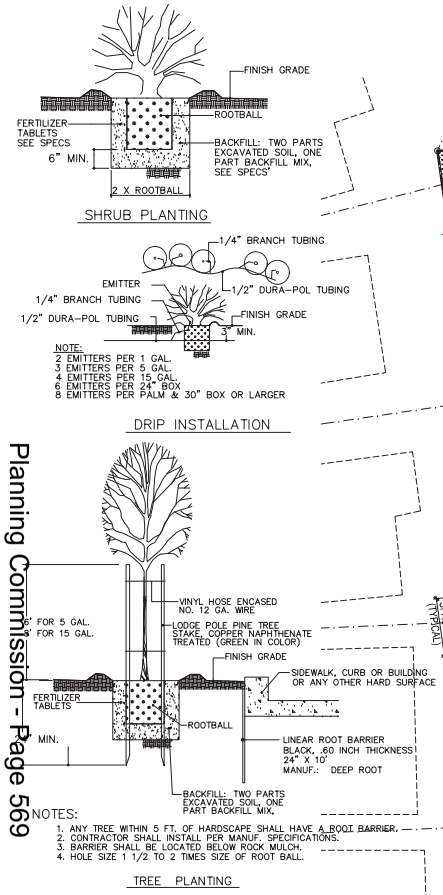
SHOWCASE
CHUCK DAVISON 702-497-3111

LIVING GRACE FOURSQUARE CHURCH
SPECIAL USE PERMIT PACKAGE
2400 NORTH MICHAEL WAY
APN 138-13-403-001
FOR: LIVING GRACE FOURSQUARE CHURCH
LAS VEGAS, NEVADA

DATE: 7-6-2020
DATE REV: 7-18-2020
DATE REV: 8-18-2020

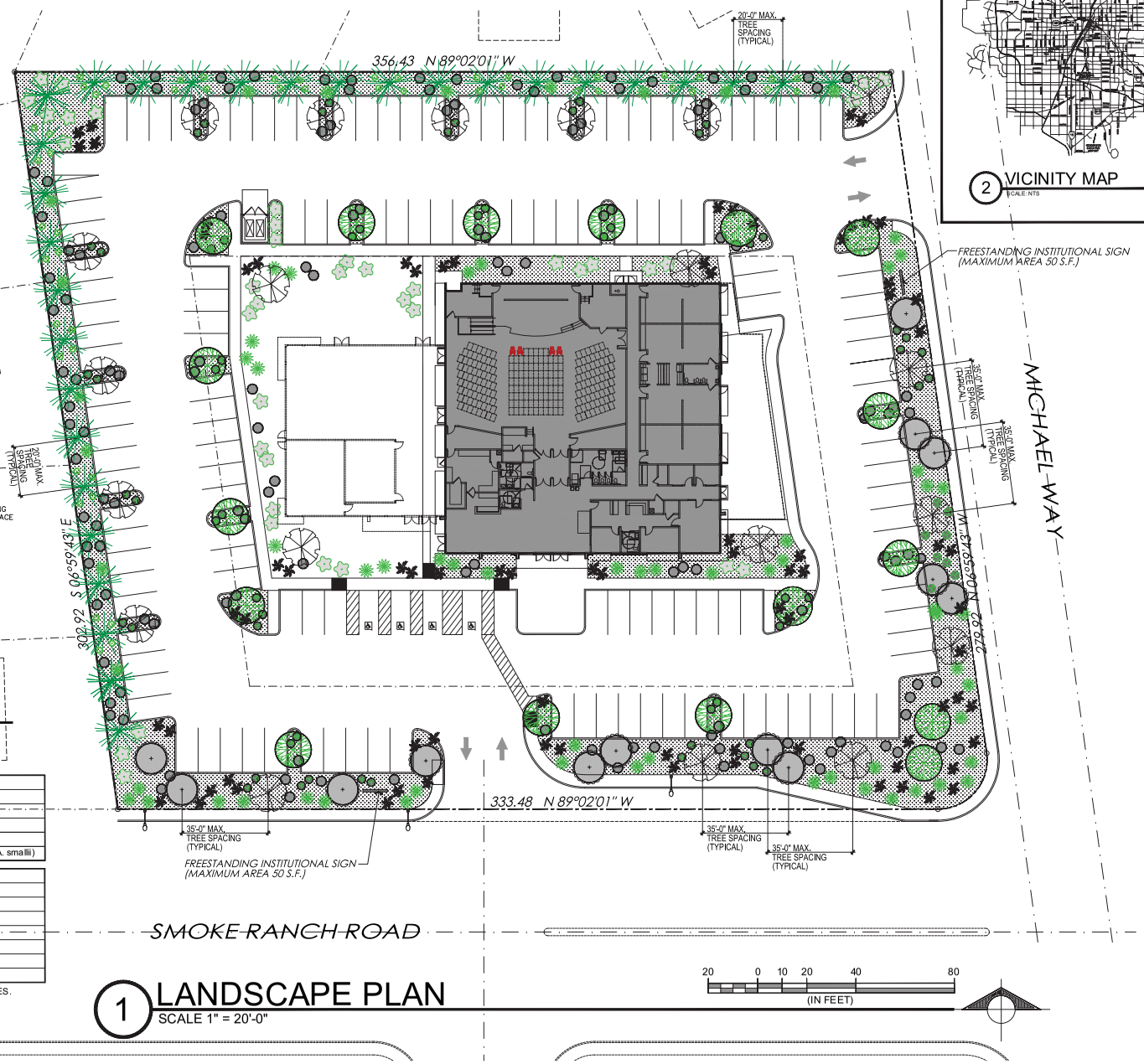
PROJECT NUMBER 202012

A-1.0



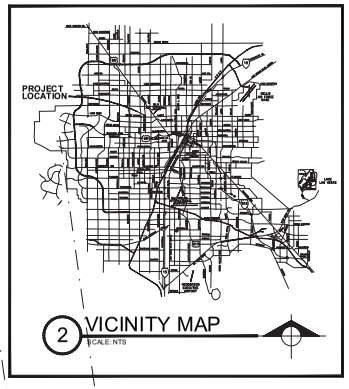
3 TYPICAL DETAILS

SCALE: NONE



1 LANDSCAPE PLAN

SCALE 1" = 20'-0"



2 VICINITY MAP

SCALE: NTS

LANDSCAPE LEGEND

TREE LEGEND

Symbol	Qty	Size	Scientific Name	Common Name
	30	24" Box	Pinus elderica	Mondel pine (Std.)
	20	24" Box	Prosopis chilensis	Chilean mesquite
	13	24" Box	Texas Mountain Laurel	Sophora secundiflora
	17	24" Box	Sweet Acacia	Acacia farnesiana (=A. smallii)

SHRUB LEGEND

Symbol	Qty	Size	Scientific Name	Common Name
	36	5-Gal	Leucophyllum frutescens	Texas Ranger
	139	1-Gal	Hesperaloe parvifolia 'Duet'	Red Yucca
	80	1-Gal	Lantana montevidensis	Lantana
	68	5-Gal	Rhaphiolepis indica	Indian Hawthorn
	52	1-Gal	Cassia artemisioides	Feathery cassia
	66	5-Gal	Dasylirion wheeleri	Desert spoon

++ PLANT QUANTITIES FOR REFERENCE ONLY, CONTRACTOR TO VERIFY QUANTITIES.

INORGANIC GROUND COVER TO BE 3/4"-1" CRUSHED GRANITE ROCK COLOR RED

MRJA ARCHITECTS
4700 WEST UNIVERSITY AVENUE
LAS VEGAS, NEVADA 89103
EMAIL: info@mrjarchitects.com
TEL: (702) 895-3858
FAX: (702) 895-3815

SHOWCASE
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LIVING GRACE FOURSQUARE CHURCH

SPECIAL USE PERMIT PACKAGE
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APN 138-13-403-001
FOR: LIVING GRACE FOURSQUARE CHURCH
LAS VEGAS, NEVADA

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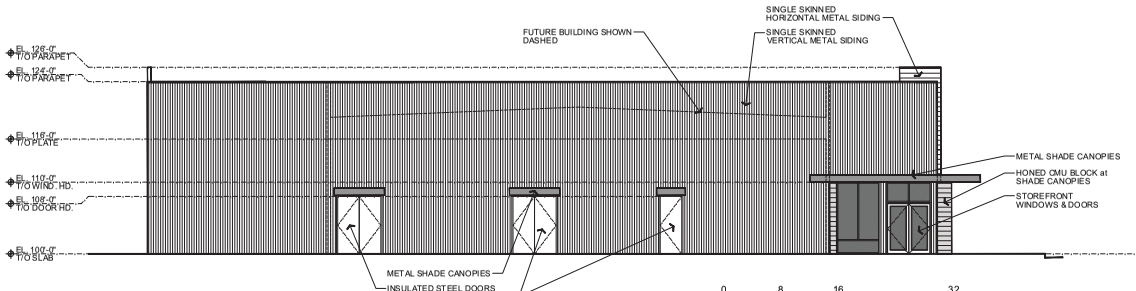
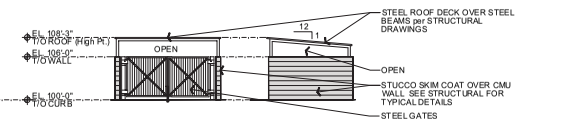
PROJECT NUMBER 202012

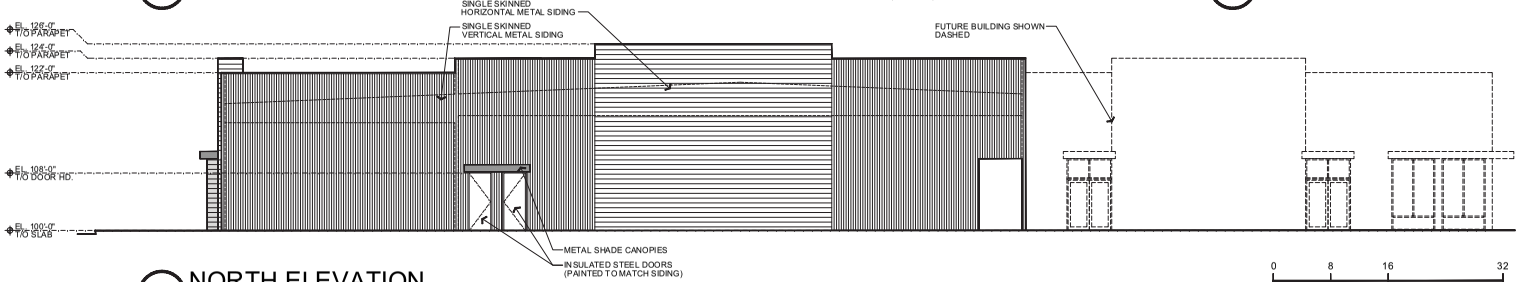
L-1



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



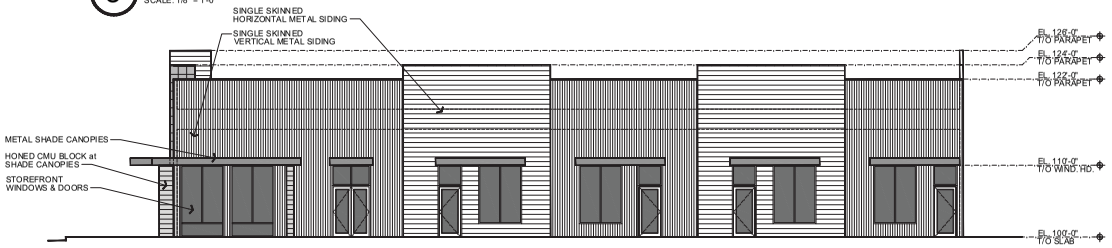
5 TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

CONCEPT PHOTO

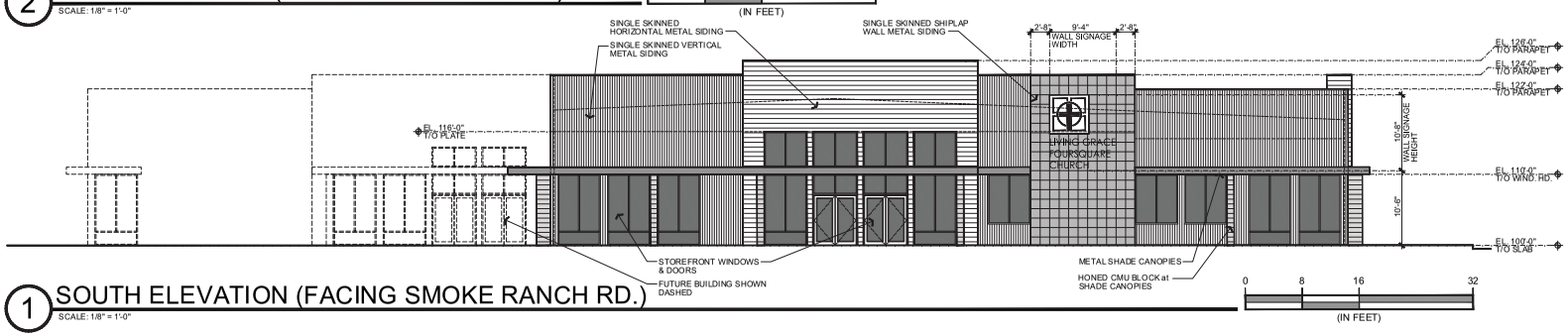




2 EAST ELEVATION (FACING MICHAEL WAY)
SCALE: 1/8" = 1'-0"

COLOR / MATERIAL KEY

SINGLE SKINNED VERTICAL METAL SIDING. BRIDGERSTEEL 7/8" CORRUGATED COLOR: RUSTIC RAWHIDE	SINGLE SKINNED HORIZONTAL METAL SIDING. BRIDGERSTEEL 3' TUFF RIB COLOR: GALVALUME
SINGLE SKINNED SHIPLAP WALL METAL SIDING. BRIDGERSTEEL COLOR: OLD ZINC GRAY	METAL SHADE CANOPY BRIDGERSTEEL COLOR: DARK BRONZE
HONED CMU BLOCK at SHADE CANOPY COLOR: NATURAL GREY	



1 SOUTH ELEVATION (FACING SMOKE RANCH RD.)
SCALE: 1/8" = 1'-0"

MR ARCHITECTS

SHOWCASE
CHUCK DAVISON 702-497-3111

LIVING GRACE FOURSQUARE CHURCH
SPECIAL USE PERMIT PACKAGE
2400 NORTH MICHAEL WAY
APN 138-13-403-001
FOR: LIVING GRACE FOURSQUARE CHURCH
LAS VEGAS, NEVADA

DATE: 7-6-2020
DATE REV: 7-18-2020

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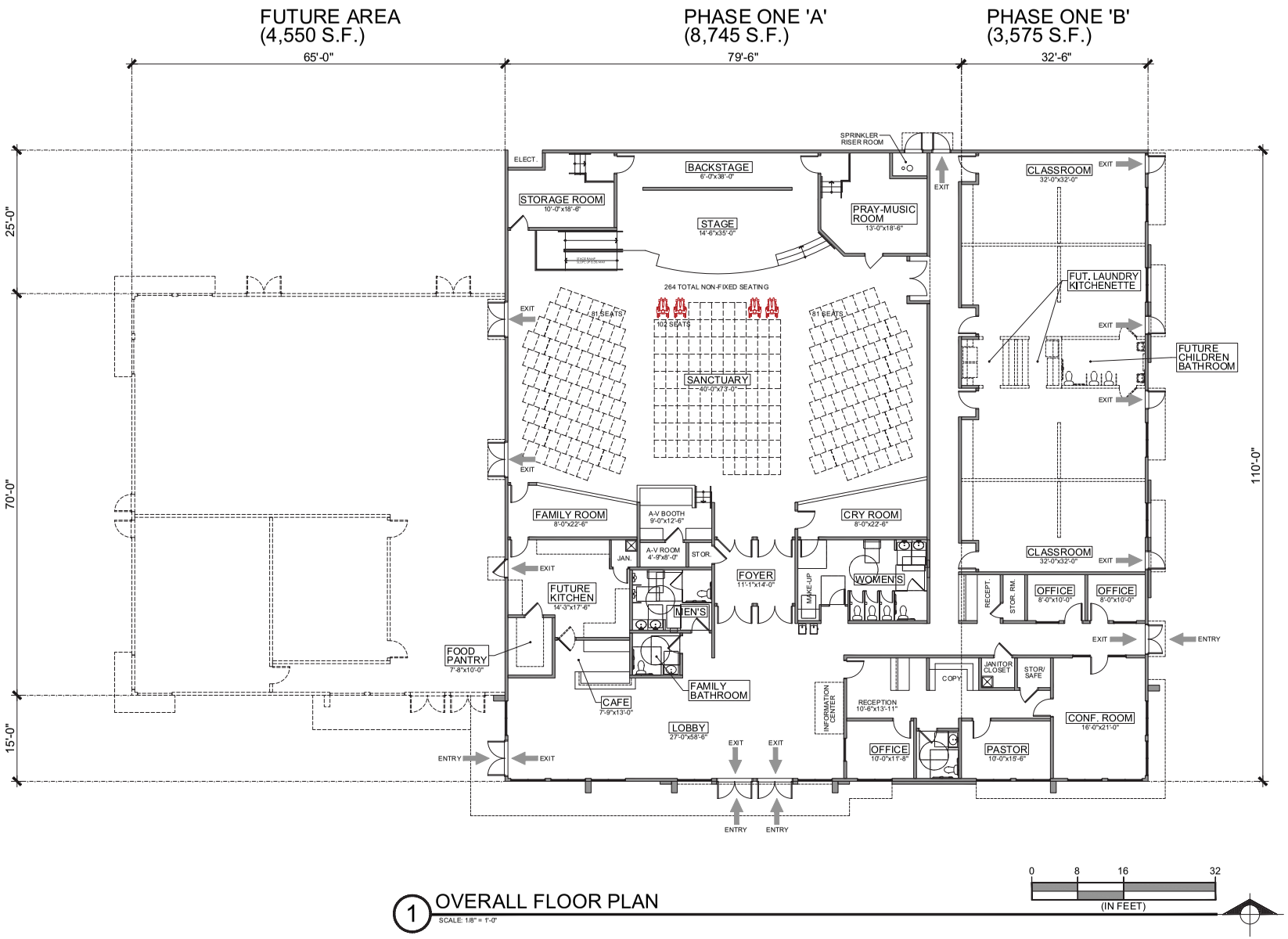
A-6.0



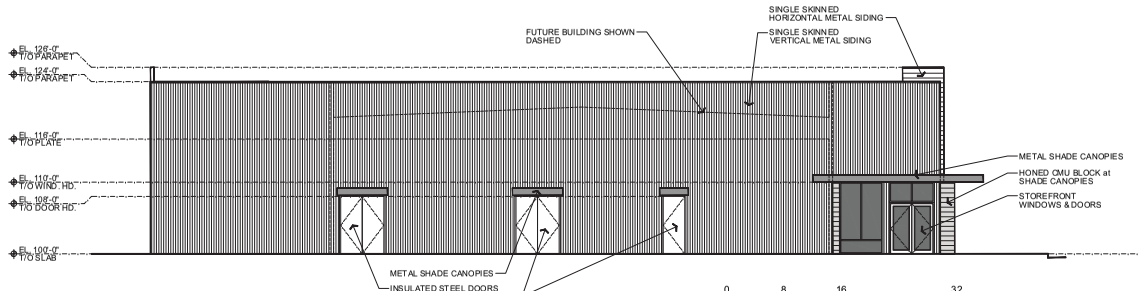
1 OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

LIVING GRACE FOURSQUARE CHURCH
SPECIAL USE PERMIT PACKAGE
2400 NORTH MICHAEL WAY
APN 138-13-403-001
FOR: LIVING GRACE FOURSQUARE CHURCH
LAS VEGAS, NEVADA

DATE : 7-6-2020
DATE REV: 7-18-2020
DATE REV: 8-18-2020

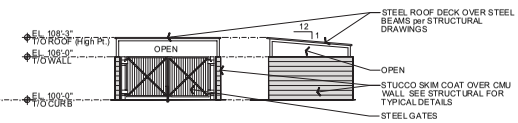
PROJECT NUMBER
202012

A-2.0



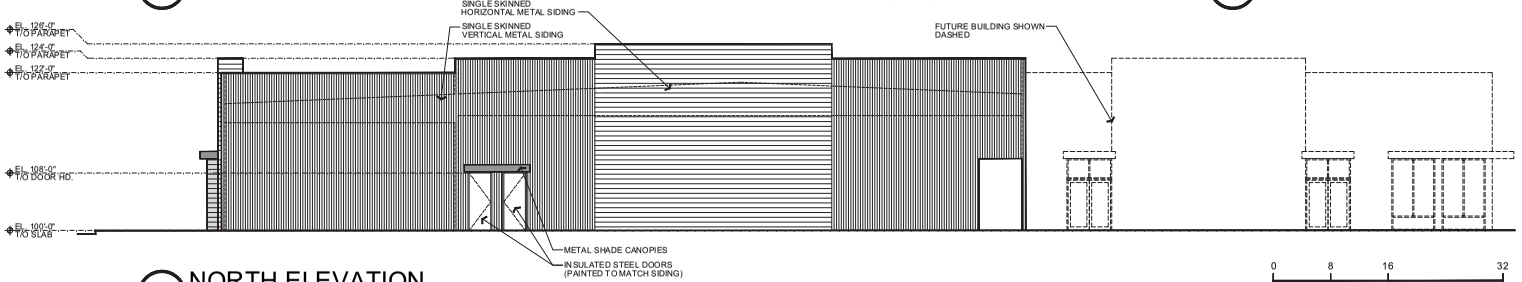
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 8 16 32
(IN FEET)



5 TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"

0 8 16 32
(IN FEET)

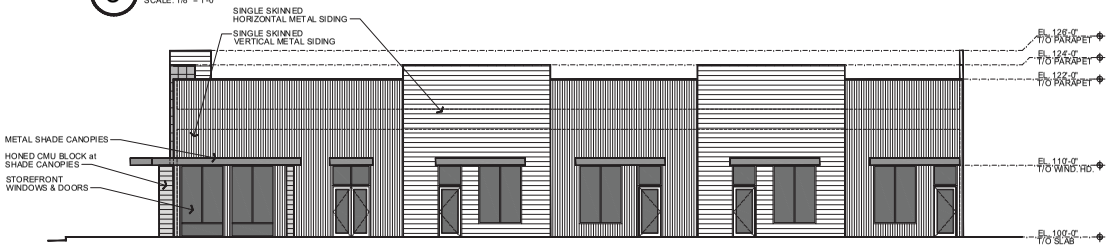


3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

0 8 16 32
(IN FEET)

CONCEPT PHOTO



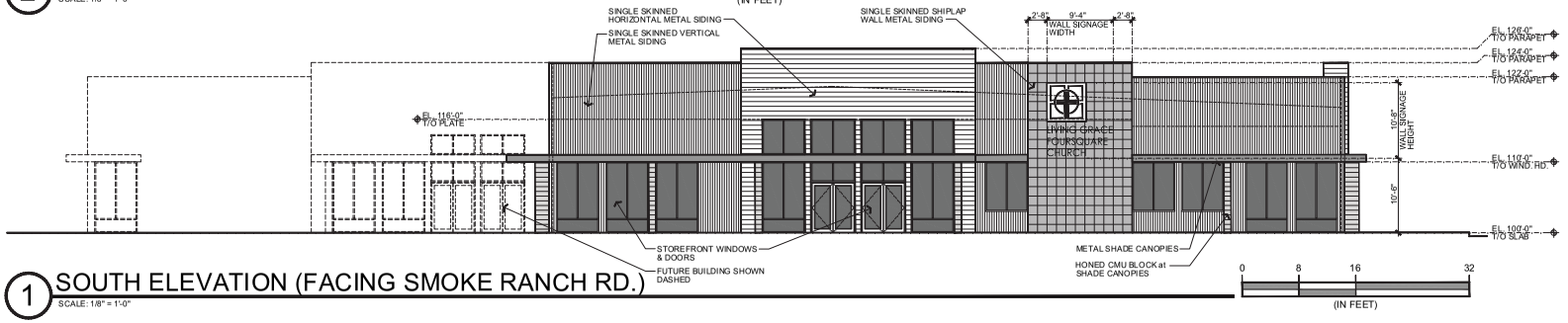


2 EAST ELEVATION (FACING MICHAEL WAY)
SCALE: 1/8" = 1'-0"

0 8 16 32
(IN FEET)

COLOR / MATERIAL KEY

SINGLE SKINNED VERTICAL METAL SIDING. BRIDGERSTEEL 7/8" CORRUGATED COLOR: RUSTIC RAWHIDE	SINGLE SKINNED HORIZONTAL METAL SIDING. BRIDGERSTEEL 3' TUFF RIB COLOR: GALVALUME
SINGLE SKINNED SHIPLAP WALL METAL SIDING. BRIDGERSTEEL COLOR: OLD ZINC GRAY	METAL SHADE CANOPY BRIDGERSTEEL COLOR: DARK BRONZE
HONED CMU BLOCK at SHADE CANOPY COLOR: NATURAL GREY	



1 SOUTH ELEVATION (FACING SMOKE RANCH RD.)
SCALE: 1/8" = 1'-0"

0 8 16 32
(IN FEET)

MR ARCHITECTS
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EMAIL: info@mrarchitects.com
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SHOWCASE
CHUCK DAVISON 702-497-3111

LIVING GRACE FOURSQUARE CHURCH
SPECIAL USE PERMIT PACKAGE
2400 NORTH MICHAEL WAY
APN 138-13-403-001
FOR: LIVING GRACE FOURSQUARE CHURCH
LAS VEGAS, NEVADA

DATE: 7-6-2020
DATE REV: 7-18-2020

PROJECT NUMBER
202012

A-6.0



20-0071-SUP1 AND 20-0071-SDR1 - APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH
2400 NORTH MICHAEL WAY

07/30/2020



20-0071-SUP1 AND 20-0071-SDR1 - APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH
2400 NORTH MICHAEL WAY

07/30/2020



20-0071-SUP1 AND 20-0071-SDR1 - APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH
2400 NORTH MICHAEL WAY

07/30/2020

LIVING GRACE
FOURSQUARE CHURCH

Leading people into authentic, growing relationships with Jesus Christ.

To: City of Las Vegas Planning Department

Date: June 30th, 2020

Subject: Living Grace Foursquare Church
Justification letter for Special Use Permit and Site Development Plan Review

From: Pastor Richard Box

This project is to construct the Living Grace Foursquare Church on the vacant 2.5-acre parcel on the NWC of Smoke Ranch and Michael Way (2400 North Michael Way). The Primary use will be church services on Sunday mornings and Wednesday evenings. Small group gatherings may also take place on other days of the week. Initially the classrooms are for Sunday school use but in the future may be used, for a Pre-kindergarten on weekdays.

The project is planned with entrances off Michael Way and Smoke Ranch. The entrances are located a sufficient distance from the intersection so that traffic queuing will not be a problem.

Smoke Ranch is a 100' arterial with traffic markings. As a result, several other homes in the area have been converted to churches with no traffic or parking problems. Our site provides more than adjacent on-site parking, so we meet the City parking requirements.

Michael Way is an 80' Right of Way with only 70' dedicated. The church will dedicate the additional 10' Right of Way as part of this project. The addition of the church will add benefit to the street users.

This application includes a Special Use Permit (SUP) and a Site Development Plan (SDR).

A Special Use Permit is requested for House of Worship use in the R-E zone. Previously approved, September 20th, 2017, SUP-71094 (PRJ-67966) – Special Use Permit related to VAR-71093 and SDR-71095. Additionally, a Special Use Permit is requested for a future Pre-kindergarten.

This church will be a welcome addition to the area. We are looking forward to serving the community and growing together.

Sincerely,

Pastor Richard Box

20-0071
07/20/2020

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**20-0071-SDR1**
PROJECT:	**LIVING GRACE FOURSQUARE CHURCH**
LOCATION:	**138-13-403-001**
MEETING DATES:	**SEPTEMBER 8, 2020, PLANNING COMMISSION & OCTOBER 21, 2020, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. **The CCDOA requests that the City of Las Vegas impose the conditions listed below for the project:**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
- No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1), would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
- Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
- Applicant is advised that the FAA’s airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

20-0071-SDR1
Living Grace Foursquare Church

NWC Smoke Ranch Road & Michael Way

Proposed 16.87 thousand square foot church with daycare.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	13.295	6.13	81
AM Peak Hour			0.33	5
PM Peak Hour			0.49	6

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DAY CARE CENTER [1000 SF]	3.575	139.00	497
AM Peak Hour			11.00	39
PM Peak Hour			11.12	40

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	16.870		**578**
AM Peak Hour				**44**
PM Peak Hour				**46**

Existing traffic on all nearby streets:

Smoke Ranch Road

Average Daily Traffic (ADT)	13,829
PM Peak Hour	1106
(heaviest 60 minutes)	

Michael Way

Average Daily Traffic (ADT)	4,748
PM Peak Hour	380
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Smoke Ranch Road	53,445
Michael Way	53,445

This project will add approximately 578 trips per day on Smoke Ranch Rd. and Michael Wy. Currently, Smoke Ranch is at about 26 percent of capacity and Michael is at about 9 percent of capacity. With this project, these capacities are expected to remain unchanged.

Based on Peak Hour use, this development will add into the area roughly 46 additional cars, or about three every four minutes.

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0071-SUP1	Staff recommends DENIAL, if approved subject to conditions:	
20-0071-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0071-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 469

PROTESTS 0

APPROVALS 0

AS

Submitted after final agenda
RECD 9/8/2020 Item 24

** CONDITIONS **

20-0071-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Church/House of Worship use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0071-SDR1) shall be required, if approved.

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

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

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

6. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
    a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
    b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

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c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.

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

20-0071-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0071-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan date stamped on 08/24/20, and the building elevations date stamped on 09/02/20, except as amended by conditions herein.

4. An Exception from 19.06.0400 is hereby approved to allow 24-inch box trees to be planted at 35 feet on center where 20 feet is required along right-of-way lines.

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

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

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

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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. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
    a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
    b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.7460-1) would (a) constitute a hazard to air navigation, (b) would result in
    c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
    d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

Public Works

11. Prior to the issuance of any permits, dedicate an additional 10-feet of right-of-way for a total half street width of 40-feet on Michael Way and the right turn lane/bus turnout on Smoke Ranch Road as shown on the site plan. Additionally, grant a Bus Shelter Pad Easement on Smoke Ranch Road adjacent to this site prior to the issuance of permits unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

12. Construct all incomplete half-street improvements on Michael Way meeting current City Standards 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.

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13. The sidewalk along Smoke Ranch Road adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.

14. This site shall connect to the public sewer line in Michael Way.

15. Submit a License Agreement for landscaping and private improvements in the 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.

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

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** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a 16,870 square-foot Church/House of Worship on 2.5 acres on the northwest corner of Smoke Ranch Road and Michael Way.

ISSUES

- A Church/ House of Worship is permitted in the R-E (Residence Estates) zone through the approval of a Special Use Permit.
- An Exception is requested to allow 24-inch box trees to be planted 35 feet on center where 20 feet is required along right-of-way lot lines. Staff approves this request.

ANALYSIS

The applicant is proposing to develop a 16,870 square-foot Church/House of Worship on an undeveloped 2.5 acre site at the northwest corner of Smoke Ranch Road and Michael Way. The subject site is an R-E (Residence Estates) zone. While the R-E zone is a residential zoning district, a Church/House of Worship is permitted through the approval of a Special Use Permit.

The Church/House of Worship use is defined as "Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. This use includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under LVMC Chapter 19.16. This use does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity." The Minimum Special Use Permit Requirements for this use include:

1. The Special Use Permit approval may include such activities as religious services, religious instruction, church club activities and similar activities.

   The proposed use meets this requirement, as the primary uses are religious services with small gatherings held on various days of the week. The classrooms are primarily used for Sunday school with ancillary function as a pre-kindergarten as allowed below.

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2. The Special Use Permit approval may also include accessory functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, if:
    a. The uses are specifically proposed in the application; and
    b. The Director finds that each such use is ancillary to the primary use.

    In a justification letter date stamped on 08/24/20, the applicant has stated they would like to have pre-kindergarten classes and small group gatherings during the weekdays. These activities will be ancillary to the proposed Church/House of Worship use.

3. Following approval of a Special Use Permit, if any additional uses not specifically covered by that Special Use Permit are proposed, an additional public hearing process shall be required to add the uses.

    Aside from the church services, Sunday School, small group gatherings, and pre-kindergarten classes, there were no additional uses listed in the applicant's submitted justification letter date stamped on 08/24/20. Additional uses that were not mentioned in the submitted justification letter would be required approval at a public hearing as mentioned above.

4. *In residential districts, related uses such as thrift shops, homeless shelters and other similar activities may not be conducted and are not eligible for approval as part of a Special Use Permit. Such uses may be conducted only in the zoning districts in which such uses are permitted as primary uses, and must receive specific approval to operate.

    There will be no thrift shops, homeless shelters, and other similar activities related to the proposed Church/House of Worship use.

5. *Churches on sites larger than 5 acres shall not be permitted in the U District or a district with an "R" prefix.

    According to the Clark County Assessor's Office, the subject site is 2.5 acres.

The building elevations date stamped on 09/02/20 demonstrates a 30-foot tall single-story structure primarily compossed of rustic rawhide brown colored vertical metal siding and galvalume grey colored horizontal metal siding. The structure is accented by dark bronze metal shade canopies, grey CMU block, and old zinc grey shiplap metal siding. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. The materials used are industrial in nature and not permitted for any residentially zoned properties.

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The floor plan is divided into three separate sections: Phase One A, Phase One B, and a future development area. The 8,745 square-foot Phase One A consists of the main worship sanctuary, lobby, and miscellaneous administrative and operational rooms. The 3,575 square-foot Phase One B area consists of eight classrooms for Sunday School and pre-kindergarten classes and additional office and administrative spaces. Lastly, the 4,550 square-foot future building area will consist of a gathering area.

As the proposed development is located at the northwest corner of Smoke Ranch Road and Michael Way, vehicular access is provided from driveways off both roadways. The Church/House of Worship use has different parking requirements based on the type of seating provided in the gathering area. For the proposed development, the Church/House of Worship will use non-fixed seating, which requires one parking space for every 100 square feet within the gathering area. The proposed development includes 145 parking spaces are provided for the site where 38 are required. All parking lot landscaping is provided in accordance with Title 19.

The landscape plan depicts perimeter landscape buffers along all property lines. Trees species used throughout the site include Mondel Pine, Chilean Mesquite, Sophora Secundiflor, and Acacia Farnesiana. Provided shrubs include five-gallon Texas Ranger, Desert Spoon, and Indian Hawthorn. An Exception from Title 19.06.040 is requested to allow 24-inch box trees to be planted 35 feet on center where 20 feet is required along right-of-way lot lines.

The site is adjacent to R-1 (Single Family Residential) zoned properties that are located to the north and the west of the subject site. As such, residential adjacency standards apply to the proposed development. However, the proposed building setbacks are adequate as the proposed development is located in the center of the subject site; therefore, does not compromise the residential adjacency. An existing six-foot-tall CMU perimeter wall creates a buffer between the proposed development and the neighboring residential properties. Additionally, the proposed landscaping within the north and west landscape buffers complies with the perimeter landscape buffer requirements, increasing the transitional buffer between the proposed development and the neighboring residential properties.

The Department of Public Works has conducted a traffic study and concluded that the proposed development will add approximately 578 trips per day on Smoke Ranch Road and Michael Way. Currently, Smoke Ranch is at about 26 percent of capacity and Michael is at about nine percent of capacity. With this project, these capacities are expected to remain unchanged.

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This property is not currently served by the Las Vegas Valley Water District (LVVWD) for domestic service. Civil and plumbing plans will need to be submitted to the LVVWD for domestic meter sizing and fire flow availability.

The proposed development is located within 500 feet of the City boundary with Clark County. The Special Use Permit application requires a submittal of the Project of Regional Significance form. Comments received from the Clark County Department of Aviation included the following:

> Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.
>
> The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration.

A condition of approval has been added to address this issue.

The design of the proposed Church/House of Worship utilizes building materials that features a variety of metal siding. These materials are industrial in nature and not permitted to be used for residentially zoned properties. In doing so, the proposed development is not harmonious or compatible with the surrounding residential development. Additionally, the proposed development requires an Exception of the perimeter landscape standards in order to meet the landscape buffer requirements. Therefore, staff recommends denial subject to conditions.

FINDINGS (20-0071-SUP1)

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

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

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The proposed Church/House of Worship 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.

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

   The subject site is physically suitable for the type and intensity of the 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.**

   Site access is provided by Smoke Ranch Road, an 80-foot collector street, and Michael Way, a 100-foot Primary Arterial. Each of which is adequate in size to service the proposed use. The Department of Public Works has conducted a traffic study and concluded that the proposed uses are expected to not change the capacities of either roadway.

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

   Approval of the Special Use Permit will not compromise the public's health, safety, or general welfare.

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

   The use meets all applicable conditions per Title 19.12.

FINDINGS (20-0071-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed design of the non-residential development is made up of a variety of metal materials that are not permitted for residentially zoned properties. As such, the design of the proposed development is non-compatible with neighboring residentially zoned properties.

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

   The applicant is proposing to use building materials that are not permitted for residentially zoned properties. Additionally, the applicant is requesting an Exception in order to create a non-residential development that is consistent with the R-E (Residence Estates) development standards.

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

   Site access is provided by Smoke Ranch Road, an 80-foot collector street, and Michael Way, a 100-foot Primary Arterial. Each of which is adequate in size to service the proposed development. The Department of Public Works has conducted a traffic study and concluded that the proposed development is expected to not change the capacities of either roadway.

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

   Building elevations and design characteristics are not compatible with residential design standards and thereby are considered unsightly or obnoxious in appearance. The submitted elevation plan date stamped on 09/02/20, show the building façade composed of vertical and horizontal metal siding and is accented by metal shade canopies, CMU block, and shiplap metal siding. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

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

   The design characteristics of the proposed building elevations are made of metal materials that are not compatible with the residential design standards. In doing so, the proposed development is incompatible with the surrounding residential development.

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

   The proposed development will be subject to building permit review and inspections; therefore, protecting the public health, safety, and general welfare.

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BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/22/99	The City Council approved a General Plan Amendment (Z-0050-98) from ML (Medium Low Density Residential) to PF (Public Facilities) at the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission recommended approval.
	The City Council approved a Rezoning (Z-0094-98) from R-E (Residence Estates) to C-V (Civic) at the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission recommended approval.
10/06/04	The City Council approved a General Plan Amendment (GPA-4649) from PF (Public Facilities) to ML (Medium Low Density Residential) on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units per Acre) on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
	The City Council approved a Waiver (WVR-4846) to allow approximately 157 feet between street intersections where 220 feet is the minimum distance separation required on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
	The City Council approved a Variance (VAR-4648) to allow a 2.5-acre R-PD subdivision where 5 acres is required for a 14-unit single-family residential planned development on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR4647) for a 14-unit single-family residential planned development on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
12/16/04	The Planning Commission approved a Tentative Map (TMP-5585) for a 14-lot single-family residential subdivision on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/01/06	The City Council approved an Extension of Time (EOT-17074) for a previously approved Rezoning (ZON-4646) from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units per Acre) on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-17075) for a previously approved Variance (VAR-4648) to allow a 2.5-acre R-PD subdivision where 5 acres is required for a 14unit single-family residential planned development adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-17076) for a previously approved Site Development Plan Review (SDR-4647) for a 14-unit single-family residential planned development on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
	The City Council approved a Review of Condition (ROC-17081) of condition number 4 of Site Development Plan Review (SDR-4647) to allow zero-foot setbacks on all sides where a minimum of 20 feet are required in the front of the house, 10 feet on the side, 22 feet on the corner side and 20 feet in the rear on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
02/08/07	The Planning Commission approved a Waiver (WVR-18830) to allow a zero foot perimeter landscape buffer adjacent to public rights-of-way where a six-foot landscape buffer is the minimum required at 2400 North Michael Way. Staff recommended denial.
08/20/14	The City Council denied the request for a General Plan Amendment (GPA-54270), from: ML (Medium Low Density Residential) to: SC (Service Commercial) at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended denial.
	The City Council denied a Rezoning (ZON-54271) from: R-E (Residence Estates) to: C-1 (Limited Commercial) at the northwest corner of Smoke Ranch and Michael Way. The Planning Commission and staff recommended denial.
	The City Council denied a Site Development Plan Review (SDR54272) for two proposed general retail buildings totaling 16,305 square feet and a 2,203 square-foot restaurant at the northwest corner of Smoke Ranch and Michael Way. The Planning Commission and staff recommended denial.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/20/17	The City Council approved a Variance (VAR-71093) to allow a 15-foot front yard setback where 50 feet is required on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-71094) for a proposed church/house of worship use at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR71095) for a proposed 17,210 square-foot church/house of worship with waivers to allow a five-foot landscape buffer along the east perimeter and a six-foot landscape buffer along the south perimeter where 15 feet is required at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended approval.
03/10/20	A General Plan Amendment (GPA-77808) was withdrawn without prejudice on a request from: ML (Medium Low Density Residential) to: SC (Service Commercial) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way. Staff recommended denial.
	A Rezoning (ZON-77809) was withdrawn without prejudice on a request from: R-E (Residence Estates) to: C-1 (Limited Commercial) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way. Staff recommended denial.
	A Special Use Permit (SUP-78083) was withdrawn without prejudice on a request for a Car Wash, Full Service or Auto Detailing at the northwest corner of Smoke Ranch Road and Michael Way. Staff recommended denial.
	A Special Use Permit (SUP-77810) was withdrawn without prejudice on a request for a 5,000 square-foot Beer/Wine/Cooler Off-Sale Establishment Use with a Waiver to allow a 315-foot distance separation from a church/house of worship where 400 feet is required at the northwest corner of Smoke Ranch Road and Michael Way. Staff recommended denial.
	A Site Development Plan Review (SDR-77811) was withdrawn without prejudice on a request for a proposed 5,000 square-foot convenience store with fuel pumps and a canopy; a car wash; and a Waiver of the building orientation requirements on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way. Staff recommended denial.

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Most Recent Change of Ownership	
11/22/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no applicable building permits or business licenses.

Pre-Application Meeting	
07/13/20	A pre-application meeting was held with the applicant through WebEx to discuss the submittal requirements for a Special Use Permit and a Site Development Plan Review pertaining to the development of a 16,870 square-foot Church/ House of Worship.

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

Field Check	
07/30/20	A routine field check was conducted by staff. Staff found an undeveloped lot with light trash and debris scattered throughout.

Details of Application Request	
Site Area	
Net Acres	2.50

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South			
East	Multi-Family Residential	MLA (Medium Low Attached Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (70 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	108,900 SF	Y
Min. Lot Width	100 Feet	279 Feet	Y
Min. Setbacks			
• Front	50 Feet	80 Feet	Y
• Side	10 Feet	86 Feet	Y
• Corner	15 Feet	104 Feet	Y
• Rear	35 Feet	84 Feet	Y
Max. Lot Coverage	N/A	15.5%	Y
Max. Building Height	35 Feet or 2 Stories	30 Feet	Y
Trash Enclosure	Screened, Gated, with a Roof or Trellis	Screened, Gated, with a Roof or Trellis	Y

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	86 Feet	78 Feet	Y
Trash Enclosure	50 Feet	58 Feet	Y

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Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	18 Trees	18 Trees	Y
• South	1 Tree / 20 Linear Feet	15 Trees	12 Trees	N*
• East	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
• West	1 Tree / 20 Linear Feet	15 Trees	15 Trees	Y
TOTAL PERIMETER TREES		**60 Trees**	**57 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	25 Trees	27 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		10 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		10 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6-Foot	Y

**The applicant is requesting an Exception of the perimeter landscape requirements.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Smoke Ranch Road	Collector	Master Plan of Streets and Highways Map	80	Y
Michael Way	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church/ House of Worship	3,788 SF	1 per 100 SF of non-fixed seating area in the gathering room	38				
TOTAL SPACES REQUIRED			38		145		Y
Regular and Handicap Spaces Required			38	2	141	4	Y

Freestanding Signs: Institutional Sign (Freestanding)		
Standards	***Allowed***	***Provided***
Maximum Number	1 per street frontage 2 total	1 on each street frontage 2 total
Maximum Area	50 SF	50 SF
Maximum Height	8 Feet	Not Specified*
Minimum Setback	5 Feet	5 Feet
Illumination	Direct white light or Internal illumination only	Not Specified*

**All signs will be subject to building permit review ensuring compliance with the following signage standards.*

Wall Signs: Institutional Sign (Attached)		
Standards	***Allowed***	***Provided***
Maximum Number	1 per street frontage 2 total	1 on the Smoke Ranch Road street frontage
Maximum Area	10% of the attached building elevation	99.55 SF
Illumination	Direct white light or Internal illumination only	Not Specified*

**All signs will be subject to building permit review ensuring compliance with the following signage standards.*

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Exception		
Requirement	***Request***	***Staff Recommendation***
Standard planting requires 24-inch box trees every 20 feet on center	To allow 24-inch box trees planted at 35 feet on center where 20 feet is required along the right-of-way lines.	Approval

Department of Public Works Traffic Study

Site Development Plan Review for a Proposed 16,870 Square-Foot Church with Daycare Development - Smoke Ranch Road and Michael Way				
First Proposed Use				
Average Daily Traffic (ADT)	CHURCH [1,000 SF]	13.295	6.13	81
AM Peak Hour			0.33	5
PM Peak Hour			0.49	6
Second Proposed Use				
Average Daily Traffic (ADT)	DAYCARE CENTER [1,000 SF]	3.575	139.00	497
AM Peak Hour			11.00	39
PM Peak Hour			11.12	40
Total Proposed Use				
Average Daily Traffic (ADT)	TOTAL	16.870		578
AM Peak Hour				44
PM Peak Hour				46
Existing Traffic on Nearby Streets				
Smoke Ranch Road				
Average Daily Traffic (ADT)			13,829	
PM Peak Hour (Heaviest 60 Minutes)			1106	
Michael Way				
Average Daily Traffic (ADT)			4,748	
PM Peak Hour (Heaviest 60 minutes)			380	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Smoke Ranch Road			53,445	
Michael Way			53,445	

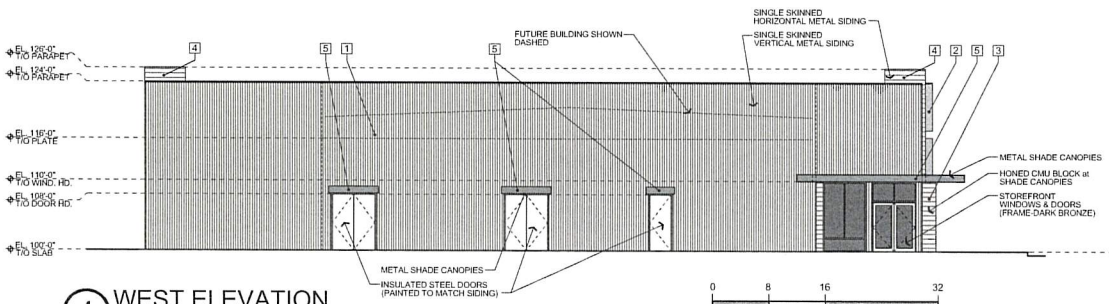
AS

Department of Public Works Traffic Study

Summary
This project will add approximately 578 trips per day on Smoke Ranch Road and Michael Way. Currently, Smoke Ranch is at about 26 percent of capacity and Michael is at about nine percent of capacity. With this project, these capacities are expected to remain unchanged.
Based on Peak Hour use, this development will add into the area roughly 46 additional cars, or about three every four minutes.

Las Vegas Valley Water District (LVVWD)
Comments:
This property is not currently served by the Las Vegas Valley Water District (LVVWD) for domestic service. Civil and plumbing plans will need to be submitted to the LVVWD for domestic meter sizing and fire flow availability.

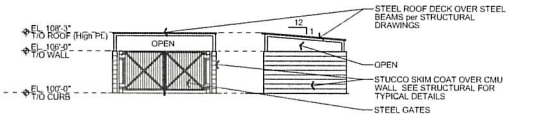
AS



4 WEST ELEVATION

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

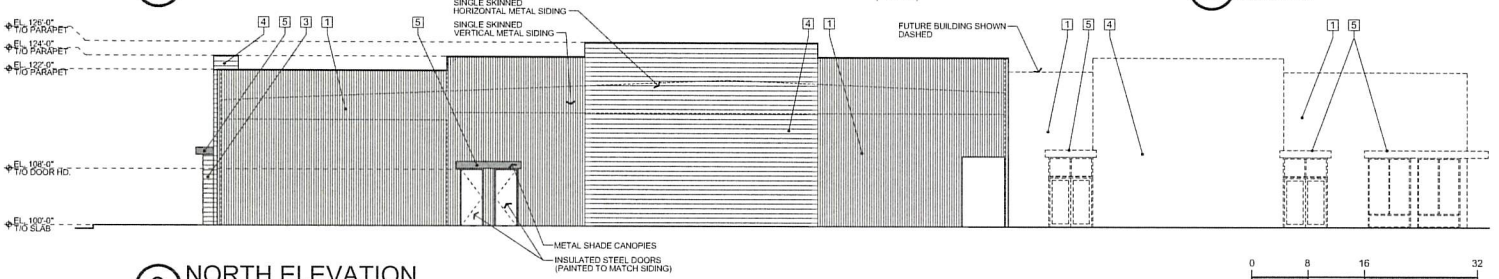
0 8 16 32 (IN FEET)



5 TRASH ENCLOSURE

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

0 8 16 32 (IN FEET)



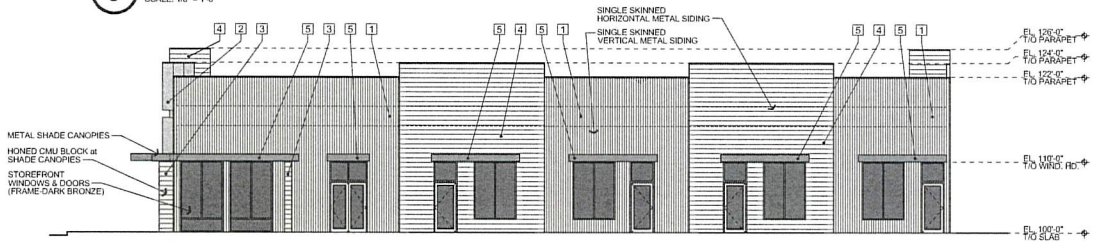
3 NORTH ELEVATION

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

0 8 16 32 (IN FEET)

CONCEPT PHOTO





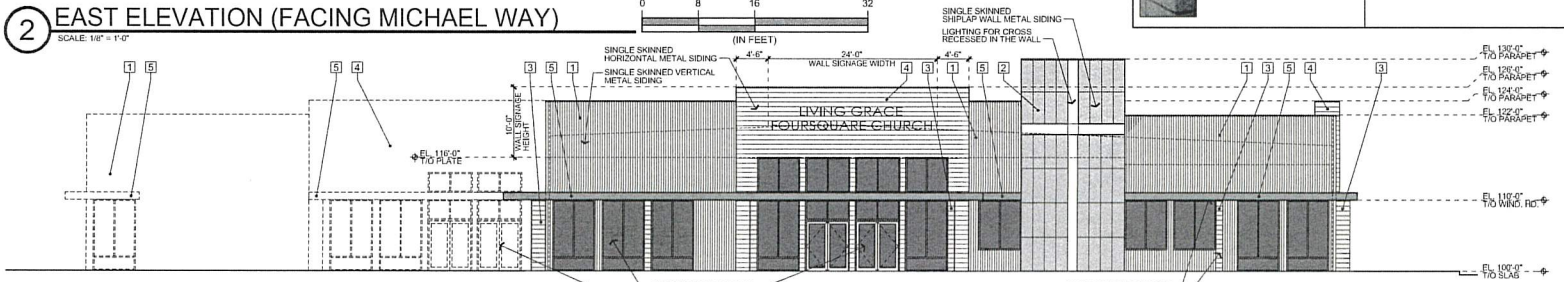
2 EAST ELEVATION (FACING MICHAEL WAY)

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

0 8 16 32 (IN FEET)

COLOR / MATERIAL KEY

[1] SINGLE SKINNED VERTICAL METAL SIDING. BRIDGERSTEEL 7/8" CORRUGATED COLOR: RUSTIC RAWHIDE	[4] SINGLE SKINNED HORIZONTAL METAL SIDING. BRIDGERSTEEL 3" TUFF RIB COLOR: GALVALUME
[2] SINGLE SKINNED SHIPLAP WALL METAL SIDING. BRIDGERSTEEL COLOR: BLUE COPPER PATINA	[5] METAL SHADE CANOPY BRIDGERSTEEL COLOR: DARK BRONZE
[3] HONED CMU BLOCK at SHADE CANOPY COLOR: NATURAL GREY	



1 SOUTH ELEVATION (FACING SMOKE RANCH RD.)

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

0 8 16 32 (IN FEET)

MR JA ARCHITECTS
4761 WEST UNIVERSITY AVENUE
LAS VEGAS, NEVADA 89147
PHONE: (702) 966-3616
FAX: (702) 804-0112

SHOWCASE
CHUCK DAVISON 702-497-3111

LIVING GRACE FOURSQUARE CHURCH
SPECIAL USE PERMIT PACKAGE
2400 NORTH MICHAEL WAY
APN 138-13-403-001
FOR: LIVING GRACE FOURSQUARE CHURCH
LAS VEGAS, NEVADA

DATE: 7-6-2020
DATE REV: 7-18-2020
DATE REV: 8-31-2020

PROJECT NUMBER 202012

A-6.0

ITEM 24

ITEM
24

ITEM
24

ITEM
24

LIVING GRACE
FOURSQUARE CHURCH

Leading people into authentic, growing relationships with Jesus Christ.

To: City of Las Vegas Planning Department

Date: Aug 19th, 2020

Subject: Living Grace Foursquare Church
Justification letter for Special Use Permit and Site Development Plan Review

From: Pastor Richard Box

This project is to construct the Living Grace Foursquare Church on the vacant 2.5-acre parcel on the NWC of Smoke Ranch and Michael Way (2400 North Michael Way). The Primary use will be church services on Sunday mornings and Wednesday evenings. Small group gatherings may also take place on other days of the week. Initially the classrooms are for Sunday school use but in the future may be used, for a Pre-kindergarten on weekdays. The Sanctuary seating will be arranged in a non-fixed seating arrangement.

The project is planned with entrances off Michael Way and Smoke Ranch. The entrances are located a sufficient distance from the intersection so that traffic queuing will not be a problem.

Smoke Ranch is a 100' arterial with traffic markings. As a result, several other homes in the area have been converted to churches with no traffic or parking problems. Our site provides more than adjacent on-site parking, so we meet the City parking requirements.

Michael Way is an 80' Right of Way with only 70' dedicated. The church will dedicate the additional 10' Right of Way as part of this project. The addition of the church will add benefit to the street users.

This application includes a Special Use Permit (SUP) and a Site Development Plan (SDR).

A Special Use Permit is requested for House of Worship use in the R-E zone. Previously approved, September 20th, 2017, SUP-71094 (PRJ-67966) – Special Use Permit related to VAR-71093 and SDR-71095. Additionally, a Special Use Permit is requested for a future Pre-kindergarten.

This church will be a welcome addition to the area. We are looking forward to serving the community and growing together.

Sincerely,

Richard Box

Pastor Richard Box

ITEM 24
20-0071
08/24/2020

3013 N. Rancho Dr #128
Las Vegas, Nevada
livinggracelv.org pastorrichie@livinggracelv.org 702.646.7332

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.
20-0071 and 20-0071-SUP1 and 20-0071-SDR1
Planning Commission Meeting of **09/08/2020**

20-0071
13813810018
DIPIERRO DOMINICK & LINDA
901 REYNOLDS ST
PEEKSKILL NY 10566-2331

Submitted after final agenda

24
(24a-24b) P

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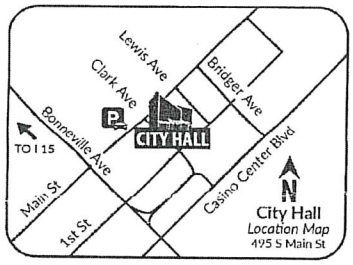

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0071 and 20-0071-SUP1 and 20-0071-SDR1
Planning Commission Meeting of **09/08/2020**

20-0071
13813810005
MORRIS ARLENE J LIVING TRUST
MORRIS ARLENE TRS
5400 PAUL KURTZ WAY # 105
LAS VEGAS NV 89108-3503

99 FROFMP1 89106

24
(24a-24b)P

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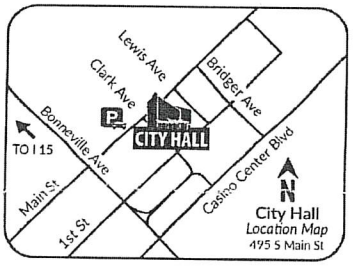

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☒ I OPPOSE this Request

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20-0071 and 20-0071-SUP1 and 20-0071-SDR1
Planning Commission Meeting of **09/08/2020**

20-0071
13813810020
PERMUT FAMILY TRUST
PERMUT FLORINE TRS
5401 TASSARA WAY # 102
LAS VEGAS NV 89108-3577

99 FRDFNP1 89108

24
(24a-24b) P

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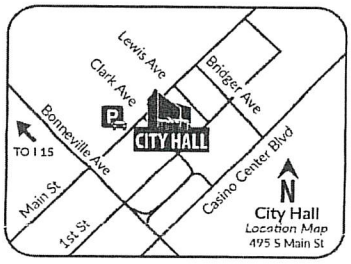

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Planning Commission Meeting of **09/08/2020**

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20-0071
13824113038
LEVIS RONALD & VALETTE TRUST
LEVIS VALETTE A TRS
2324 JEANNE DR
LAS VEGAS NV 89108-3172

99 FRDFNP1 89108

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(24a-24b)P

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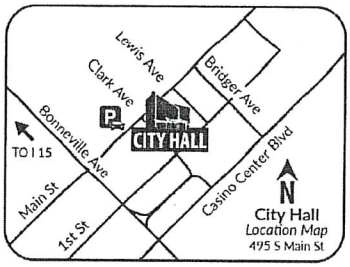

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of **09/08/2020**

20-0071
13813810101
KITE KENNETH DALE
5425 BUGLE WAY # 106
LAS VEGAS NV 89108

This is A Residential AREA

99 FRDFNP1 89108

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(24a-24b)P

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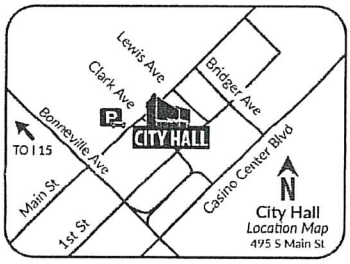

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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20-0071 and 20-0071-SUP1 and 20-0071-SDR1

Planning Commission Meeting of **09/08/2020**

20-0071
13824120002
NIDAY BRENDA K
2337 MICHAEL WAY
LAS VEGAS NV 89108-3157

99 PRDFNP1 89106

24
(24a-24b) P

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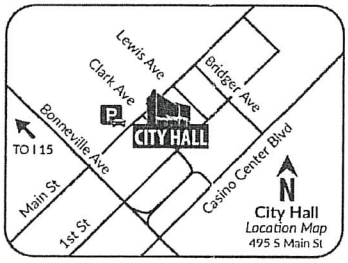

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0071 and 20-0071-SUP1 and 20-0071-SDR1
Planning Commission Meeting of **09/08/2020**

20-0071
13813810094
TOPACIO JOSEPH & LOIS
5448 COMCHEC WAY # 105
LAS VEGAS NV 89108

Submitted after final agenda
24
(24a-24b)A

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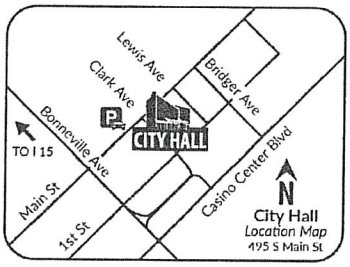

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0071 and 20-0071-SUP1 and 20-0071-SDR1
Planning Commission Meeting of **09/08/2020**

20-0071
13824510015
FENNEWALD LUKE C & CHERYL M
5431 AUBORN AVE
LAS VEGAS NV 89108

99 FRDFNP1 89108

24
(24a-24b) A

From 1.877.233.3839 Tue Sep 1 16:53:01 2020 PDT Page 2 of 2

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Department of Planning
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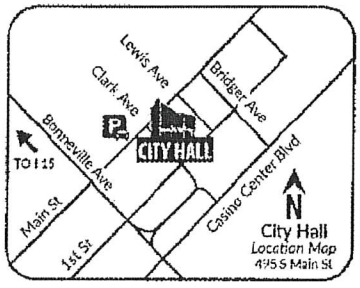

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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20-0071 and 20-0071-SUP1 and 20-0071-SDR1
Planning Commission Meeting of **09/08/2020**

20-0071
13824112029
LOARIS APRIL
2333 WOOSTER CIR # A
LAS VEGAS NV 89108-3230

24
(24a-24b) A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, September 1, 2020 12:52 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2020
Submitted at 09/01/20 12:51 PM

Meeting Date:	Tuesday, September 8, 2020
Project Number:	20-0071
Position:	I OPPOSE the project and all related applications.
Name:	Randell & Mary Laczniak
Residential or Business Address:	5431 Reiter Ave Las Vegas, NV 89108
Phone:	(702) 646-3299
Email:	rjlaczniak@gmail.com
Comments:	I oppose this project wholeheartedly. This is will be the fifth faith based business entering our small neighborhood. Its always the same story--their impact is minimal, and they are good people. That's not the point--these are becoming large megachurches. They bring crowds, noise and traffic. We know this is true based on the churches we already have in our neighborhood. What I do not understand is that there are at least 5 completely empty malls within a two mile radius. This is a residential community based on the master plan. Why can't planning personnel require these churches to locate in a commercial area? Does it have to do with the

Submitted after final agenda

24(24a-b) P
Pg 1 of 2

tax code in that the city/county isn't able to collect enough from a religious organization in a designated businesses area? Whatever, after living here for 30 years, I am getting tired of voting on these issues. This was once a quiet, safe community. No longer, primarily due to poor planning. All I can say is that if this continues to happen I will be forced to leave the Las Vegas area. We most certainly will vote against anyone supporting these kinds of applications in our neighborhood. Let's locate them where they belong in a businesses zoned area. Please help us keep businesses out of my neighborhood. We don't need the noise, traffic, and congestion associated with these large churches.

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24(24a-b)
Pg 2of2

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, September 1, 2020 8:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 09/01/20 8:23 PM

Meeting Date:	Tuesday, September 8, 2020
Project Number:	20-0071
Position:	I OPPOSE the project and all related applications.
Name:	Susan Houlihan Huxster
Residential or Business Address:	5425 Comchec Way Unit 105 Las Vegas, NV 89108
Phone:	(805) 267-6295
Email:	shuxster@yahoo.com
Comments:	Hi, my name is Susan E. Houlihan Huxster. I do oppose the application for a church at 2400 North Michael Way. I oppose this application because this is an area that is zoned for residential properties. This is a community of young families with children, retired people, single people. A community that reflects the diversity of this great city. Of course we need churches but presently there are 17 churches within two miles of my home. What about a library, a community garden, a small park? The nearest library is 2.7

24(24a-b) P
Pg 1 of 2

miles from my home. Just one. The next closest library is 3.3 miles away. We have a community. Let's think of the people who live here and what would be beneficial for my neighbors. Thank you.

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24(24a-b)
Pg 2 of 2

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
24a

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

SUBJECT:
20-0071-SUP1 - FOR A CHURCH/HOUSE OF WORSHIP USE. Staff recommends DENIAL.

C.C.: 10/21/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
24b

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

SUBJECT:
20-0071-SDR1 - FOR A 16,870 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP. Staff recommends DENIAL.

C.C.: 10/21/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
25

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

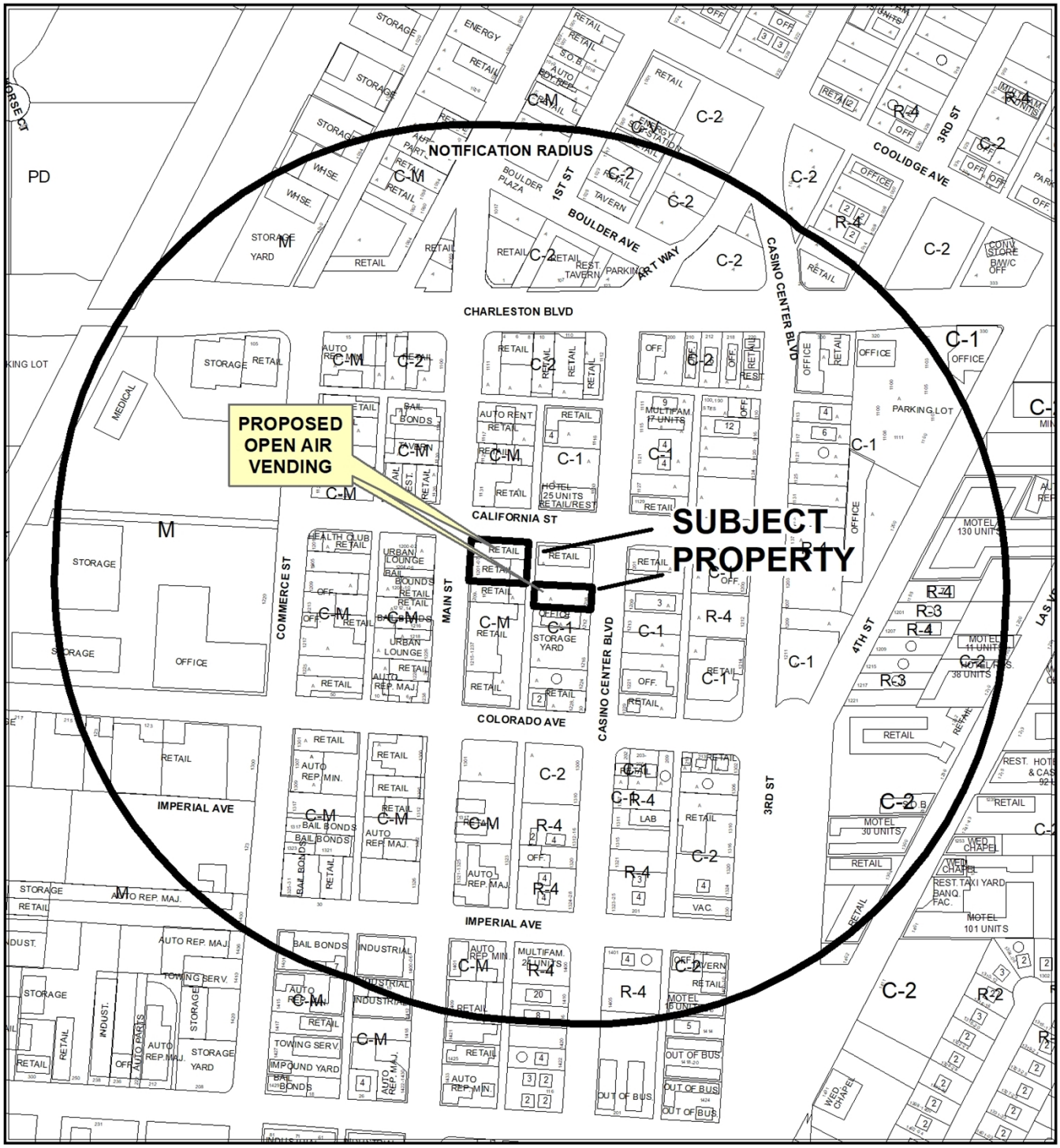
SUBJECT:
20-0092 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.48 acres at 1205 South Main Street and 1208 South Casino Center Boulevard (APNs 162-03-105-011 and 162-03-110-067), C-M (Commercial-Industrial) and C-1 (Limited Commercial) Zones, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	15
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 20-0092-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Support Postcards



CASE: **20-0092**

RADIUS: 1000 FEET

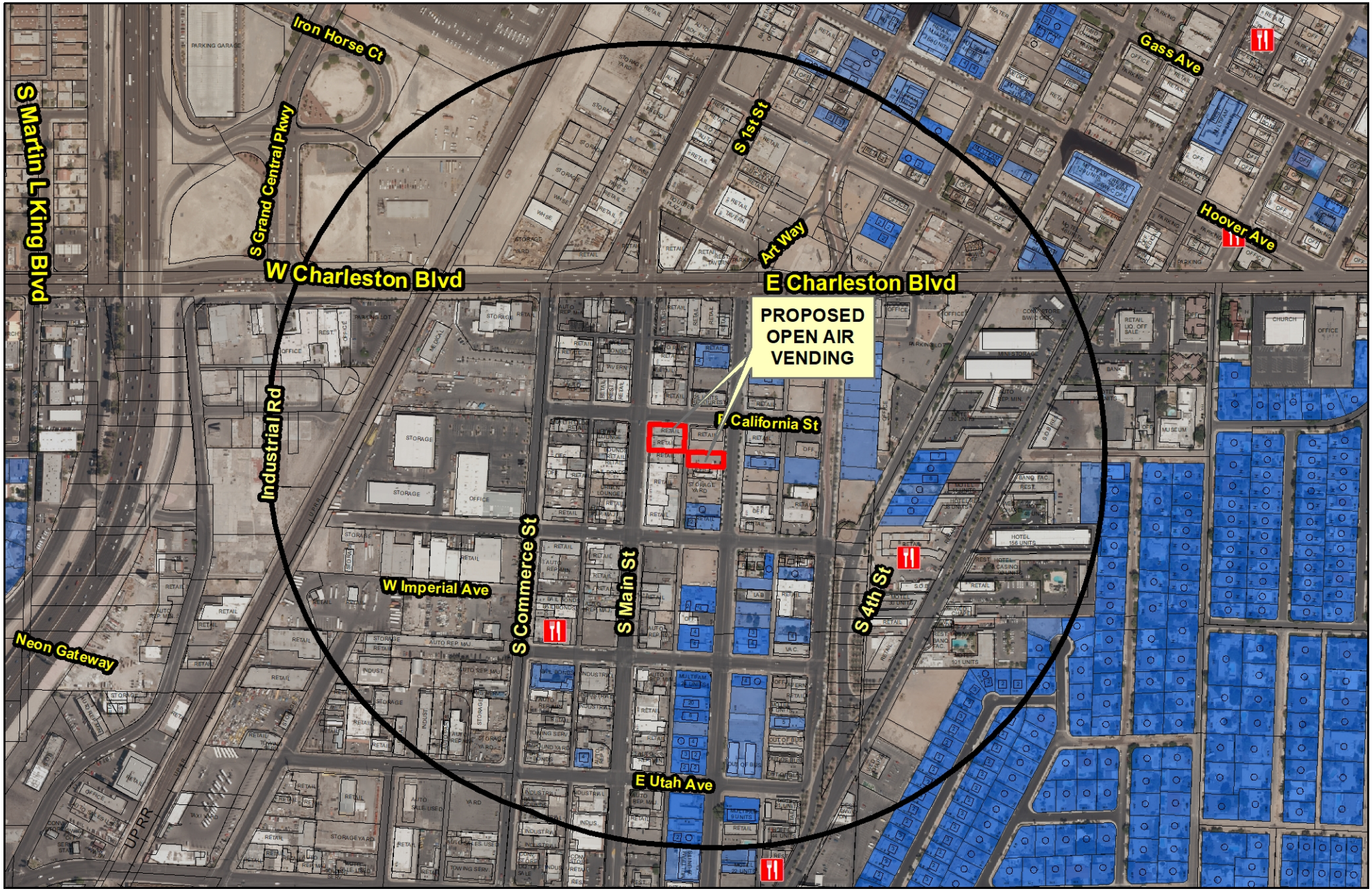
ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/NDUSTRIAL) AND C-1 (LIMITED COMMERCIAL)



CASE: **20-0092**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/NDUSTRIAL) AND C-1 (LIMITED COMMERCIAL)



20-0092-SUP1

Open Air Vending

Business Licenses

- Open Air Vending Non-Conforming
- Open Air Vending Conforming to Bill 2012-37

Protected Uses

- Residential Property

Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 1500ft Buffer

N

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

Date: Tuesday, July 28, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0092-SUP1	Staff recommends DENIAL, if approved subject to conditions:	
20-0092-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0092-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 180

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0092-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Open Air Vending/Transient Sales Lot use, except as amended herein.

2. A Special Use Permit is hereby approved to allow more than one open air vendor on the site at one time.

3. Approval and conformance to the Conditions of Approval for Site Development Plan Review (20-0092-SDR1) shall be required, if approved.

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

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

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

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

20-0092-SDR1 CONDITIONS

Planning

1. Approval and conformance to the Conditions of Approval for Special Use Permit (20-0092-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/31/20, except as amended by conditions herein.

4. Refuse collection areas and dumpsters shall be provided in accordance with Title 19.08:
    - Provided in sufficient size and numbers to meet the needs of the development;
    - Located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening; and
    - Shall have solid metal gates, and a roof or trellis structure.

5. Ground mechanical and electrical service equipment, such as utility boxes, valves, gas and electric meters shall be screened from public view through the use of shrubs and landscaping.

6. The existing chain link fencing shall be removed prior to the issuance of a business license.

7. Shade structures shall be designed to be architecturally compatible with the principal structure on the site, utilizing similar colors, materials and style.

8. Appropriate levels of lighting shall be provided in accordance with Title 19.08 to create adequate visibility and safety at night and shall be of low intensity and of a cutoff variety so that light will not spill out onto surrounding properties or project above the horizontal plane of the light source.

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

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

11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

12. 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. Temporary power poles shall not be utilized.

13. A revised site plan for APN 162-03-110-067 shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to reflect the changes herein and include the following changes from the conceptual site plan:
    - A paved surface shall be provided.
    - Site amenities, including without limitation benches, pergolas, landscaped arbors, artwork and other appropriate landscape features, shall be incorporated into the design of each pedestrian open space/plaza.

14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - A revised landscape plan for APN 162-03-110-067 shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit.
    - A minimum five-foot wide landscaped area next to the south property line shall be provided in accordance with Title 19.08.040(F)(12).

15. Revised elevations shall be submitted to and approved by the Department of Planning prior to the time application is made for a building permit for:
    - The proposed restroom trailer facility; and
    - The trash enclosure.

16. 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.

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

Public Works

18. All turning and other parking maneuvers shall take place on-site; no backing in from or out to Casino Center Boulevard shall be allowed.

19. All restrooms associated with this project shall connect to public sewer prior to operation of the site. Meet with the Sewer Planning Section of the Department of Public Works to determine available sewer service alternatives for the proposed Ghost Kitchen facilities. Comply with the recommendations of the Sewer Planning Section prior to occupancy of this site.

20. All restrooms associated with this project shall connect to public sewer prior to operation of the site. Meet with the Sewer Planning Section of the Department of Public Works to determine available sewer service alternatives for the proposed Ghost Kitchen facilities. Comply with the recommendations of the Sewer Planning Section prior to occupancy of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to create an open air food court with ghost kitchens and food trucks/trailers on the west side of Casino Center Boulevard, east of California Street (APN 162-03-110-067). In addition, as an interim use at 1205 South Main Street, the applicant is proposing a mobile food vendor for the rear patio area of this location, and for the patio area to be utilized as seating for the patrons of all open air vending in the area.

ISSUES

- The Open Air Vending/Transient Sales Lot use is a conditional use in the C-1 (Limited Commercial) zoning district. The proposed use does not meet the conditions and a Special Use Permit is requested. Staff does not support this request.

ANALYSIS

On December 6, 2017, the City Council adopted the City's Vision 2045 Downtown Las Vegas Master Plan, which established the vision and goals for 12 Downtown Districts. This includes the subject site, which is located within the 18b Las Vegas Arts District. The 18b Las Vegas Arts District is the creative heart of the city. The local stores, art galleries, and artists in residence are compelling and memorable elements of downtown. The goal of the 18b Las Vegas Arts District is to be a diverse community, and a regional showcase for the arts.

Phased over time, each of these twelve Districts will be administered by a distinct set of standards to be adopted as either of Form-Based Zoning Districts or Special Area Plans following the completion of a context-based plan for land use and development. In the interim, the 18b Las Vegas Arts District is a district that was originally created as part of the Downtown Centennial Plan and is within Area 1, with development standards currently governed by Appendix F, Interim Downton Las Vegas Development and Title 19.

The 18b Las Vegas Arts District is the creative heart of the city. The local stores, art galleries, and artists in residence are compelling and memorable elements of downtown. This district strives to be a diverse community and regional showcase for the arts.

As stated by Appendix F for the 18b Arts District, “using the underutilized and raw land, especially along Casino Center Boulevard, smart investments could promote walkability, safety, and sustainability.” The subject site is a highly visible site located on the west side of Casino Center Boulevard, just south of California Street. The site is currently undeveloped and secured with a chain link fence.

The applicant is proposing to cover the site with “Type 2” ground cover, which is a granular subbase made of crushed stone such as limestone or granite with a size of 40 millimeter to dust, then open it to self-contained mobile food vendors and/or ghost kitchens for operation. A self-contained restroom trailer facility is also proposed for the site. No other improvements for the site is proposed at this time. As proposed, this development includes an unpaved surface, no utilities, and no pedestrian amenities such as shade trees and benches.

Unpaved surfaces are only allowed in conjunction with such uses as ‘temporary real estate sales offices’, and must comply with the Clark County Department of Air Quality and Environmental Management regulations for “Unpaved Parking Lots and Storage Areas” to prevent fugitive dust. The use of “Type 2” is not an appropriate surface for the proposed use, and a condition of approval has been added by staff for the applicant to provide a paved surface in accordance with Title 19.08 and 19.12 if approved.

The applicant has proposed no infrastructure, such as sewer, power and water, and instead has proposed a self-contained restroom trailer facility, and for the mobile food vendors and ghost kitchens to be self-contained. Self-contained restroom facilities are not allowed, and the restroom trailer will be permitted by the Department of Building & Safety, if approved, in accordance with the ‘Sales Trailer Checklist’ which includes plumbing plans for gas, water, and sewer lines. In addition, electrical plans will be required for the routing of power to the trailer. These requirements are not Waivable.

As stated by Title 19.08, “outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining.” In addition, the City’s Vision 2045 Downtown Las Vegas Master Plan also strives to achieve a compact, vibrant, urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. Plazas and courtyards are an element of downtown design with the ability to create activity nodes.

Pedestrian open spaces and plazas shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. The subject site is located adjacent to a high pedestrian traffic area with the potential of providing the residents and patrons of the 18b Las Vegas Arts District an amenity that would add additional vibrancy to an area currently experiencing a revitalization with new construction and facility improvements. The addition of an amenity that does not include the basic improvements such as paved surfaces, landscaping, and utilities is not compatible with the adjacent development, or development in the area.

In addition to being required by Title 19.08, patrons of plazas and courtyards that include services such as the proposed mobile food vending and ghost kitchens expect site amenities, such as benches, pergolas, landscaped arbors, artwork and other appropriate landscape features, to be incorporated into the design of each pedestrian open space/plaza. If approved, staff has added a condition of approval to ensure such amenities are provided in accordance with Title 19.08.

As stated by the applicant in the justification letter, the current pandemic prevents people from patronizing restaurants and bars in the traditional sense, and expects for the food court to operate as a take-out facility. Staff acknowledges the current conditions while evaluating the proposed development as a permanent installation and long-term amenity for the downtown area. This includes the popular outdoor dining model that has emerged during this pandemic. Amenities such as shade structures and trees play a key role in providing a pedestrian friendly downtown area. The applicant has proposed no landscaping for the subject site in order to provide shade, or soften the hard edges of the adjacent buildings and walls. Title 19.08 requires any pedestrian open space/plaza that abuts a blank wall shall include a minimum five-foot wide landscaped area next to the wall to soften and screen the wall and increase pedestrian comfort and interest. Applicants are also strongly encouraged to design the outside wall of planters in such a manner that they might also be used for seating. If approved, staff has added a condition of approval requiring a landscape planter adjacent to the south property line of APN 162-03-110-067 in accordance with Title 19.08.

Across the alley, to the northwest of the undeveloped lot is an existing building currently entitled for several alcohol related uses such as an Urban Lounge, Tavern-Limited and a Beer/Wine/Cooler On-Sale Establishment. The applicant is proposing to utilize the outdoor patio area for 1205 South Main Street as outdoor seating for the proposed open air vending lot across the alleyway, as well as a second location for an open air vendor. This patio area will be required to obtain a certificate of occupancy prior to use, and once the alcohol use is licensed and active, a security plan required by the Planning Department’s Licensing Division will ensure the alcohol does not leave the site through the rear patio area. Title 19.12 allows one open air vendor per lot, and the vendor will be required to comply with all regulations for an open air vendor at 1205 South Main Street. Any shade structures proposed will be required to obtain a building permit.

The proposed development is more suitable for a weekend event, and not a permanent installation within the 18b Las Vegas Arts District. The proposed development consists of a lot covered with 'type 2,' no utilities, no amenities for patrons, no landscaping or shade, a self-contained restroom trailer, and up to seven mobile food vendors. This proposed development does not support the goals of the City's Vision 2045 Downtown Las Vegas Master Plan, nor is it compatible with the newly developing surrounding area. Therefore, staff is recommending denial of the Site Development Plan Review.

Special Use Permit

The Open Air Vending/Transient Sales Lot use is described by Title 19.12 as "an outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open Air Vending, Mobile Food Vending and a Farmer's Market. This use includes the display or sale of merchandise by means of Open Air Vending and Mobile Food Vending." The proposed use meets this description as the applicant is proposing a lot that would provide mobile food vendors and ghost kitchens for area patrons.

The proposed use is a Conditional Use in the C-1 (Limited Commercial) zoning district. The proposed use was not able to meet Conditional Use Regulation number seven (7b and 7d), which prohibits vending on undeveloped lots and unpaved surfaces, and limits the number of vendors for any one lot to one. Since these conditional use regulations were not able to be met, a Special Use Permit is requested as the applicant is proposing an open air food court to include multiple food vendors in the form of ghost kitchens, food trucks and/or carts on an undeveloped and unpaved lot. Operating on an unpaved lot is only allowed in conjunction with temporary uses as the Clark County Department of Air Quality and Environmental Management regulates these standards and a condition of approval has been added to ensure compliance by paving the lot.

The applicant has provided a site design that provides no site improvements and only the placement of self-contained facilities for permanent operation. The proposed site design includes an unpaved surface, no utilities, and no pedestrian amenities such as shade trees and benches. Staff is not able to support a use within the 18b Arts District to occur on an undeveloped site that does not support the overall goals of the district, or the City's Vision 2045 Downtown Las Vegas Master Plan to provide a pedestrian friendly environment that promotes walkability, safety and sustainability. Staff would support the proposed use if it would be conducted on a site that was developed as a plaza or courtyard and provided the necessary infrastructure and amenities for both patrons and operators of the mobile food vending. As proposed, staff is not able to support the proposed development and associated land use, and recommends denial of the Special Use Permit.

FINDINGS (20-0092-SUP1)

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

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

   The use is proposed for an undeveloped and unpaved lot, which prevents the use from being harmonious and compatible with the existing and future land uses within the 18b Las Vegas Arts District.

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

   An undeveloped lot is not suitable for the type and intensity of the land use proposed.

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

   Staff is concerned with the number and type of mobile food vendors (truck/trailer) that would be utilizing a single alleyway as access to the subject site, and a Condition of Approval has been added to limit the maneuvering to on-site only, with no access to Casino Center Boulevard if approved. The street facilities providing access to the property are not adequate in size to meet the requirements of the proposed use.

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

   Approval of the Special Use Permit will be inconsistent with the overall objectives of the General Plan and could possibly compromise public health and safety without the appropriate infrastructure being provided.

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

   The proposed use was not able to meet the Conditional Use Regulations set forth the proposed use such as operating on a developed or paved lot and a Special Use Permit is requested which staff does not support.

FINDINGS (20-0092-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with the adjacent development or development in the area.

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

   The proposed development is not consistent with the general Plan, Title 19, or the City's Vision 2045 Downtown Las Vegas Master Plan as no utilities, amenities or pavement are proposed.

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

   Staff is concerned with the number and type of mobile food vendors (truck/trailer) that would be utilizing a single alleyway as access to the subject site, and a Condition of Approval has been added to limit the maneuvering to on-site only, with no access to Casino Center Boulevard if approved. The street facilities providing access to the property are not adequate in size to meet the requirements of the proposed use.

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

   Type 2 ground cover is not an appropriate surface for a high pedestrian traffic area, as well as the frequent change of mobile food vendors. Type 2 is only considered for temporary land uses and not a permanent development that expects a high volume of patrons and vehicle traffic. No landscape materials have been proposed.

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 were not proposed, and staff has added a condition of approval for building elevations to be submitted and approved prior to the issuance of a building permit for the restroom trailer facility and the trash enclosure to ensure compliance with Title 19.08 as well compatibility with the existing development in the area.

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

If approved, staff has added conditions of approval to ensure the general welfare of the public is secured, in addition to the multiple governmental agencies that will have continuous oversight of the proposed development once in operation.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no related City actions for APN 162-03-110-067.

Most Recent Change of Ownership	
08/12/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits or business licenses for APN 162-03-110-067.

Pre-Application Meeting	
07/01/20	Staff conducted a pre-application conference to discuss the submittal requirements for the proposed development.

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

Field Check	
08/20/20	Staff conducted a routine field check to observe the existing site conditions and the developing surrounding area. Both the subject site and 1205 South Main Street were secured with a chain link fence. No outstanding issues were noted during the visit.

Details of Application Request	
Site Area	
Net Acres for 162-03-110-067	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Vacant Suites / Beer/Wine/Cooler On-Sale Establishment		
South	Office, Other Than Listed		
East	Vacant/Undeveloped		
West	Secondhand Dealer	C (Commercial)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas Master Plan	N
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 1	N*
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**The proposed development does not support the goals and objectives of the Redevelopment Plan which strives to achieve an environment reflecting a high level of concern for architectural, landscape, and urban design.*

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Casino Center Boulevard	Collector	Master Plan of Streets and Highways Map	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Open Air Vending / Transient Sales Lot	0.17 Acre	No additional parking required beyond the principal use.	Zero				
TOTAL SPACES REQUIRED			Zero		Zero		Y

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

Las Vegas Valley Water District (LVVWD)
Comments:
This property is currently served by LVVWD for domestic service, however the existing service may not be adequate for the proposed development. In addition, the side does not have the adequate backflow device per NACs. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1205 S Main Street and 1208 S Casino Center Blvd

Project Name Pod Park and Ethos Cafe **Proposed Use** Open Air Vending

Assessor's Parcel #(s) 162-03-105-011 and 162-03-110067 **Ward #** 3

General Plan: Existing C/MXU Proposed _____ **Zoning:** Existing CM/C-1 Proposed _____

Additional Information _____

Property Owner Main Street Investments II, LLC Contact David LeGrand

Address 3773 Howard Hughes Parkway, Suite 500S City Las Vegas State NV Zip 89169

E-mail MainStreetCRE@gmail.com Phone 702-450-2343

Applicant Main Street Investments II, LLC Contact David LeGrand

Address 3773 Howard Hughes Parkway, Suite 500S City Las Vegas State NV Zip 89169

E-mail MainStreetCRE@gmail.com Phone 702-450-2343

Representative Zaher Fakih Contact Zaher Fakih

Address 1205 S Main Street City NV State NV Zip 89104

E-mail Zaher Fakih Phone (702)409-1999

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 G. LeGrand

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

ETHNOS CAFE
OPEN AIR
VENDING

1205 S. Main
Street
Las Vegas ,
Nevada 89104
(702) 409 - 1999

PACIFIC EXPERTS L.L.C.
2901 S. Highland Drive
Building 3
Las Vegas, Nevada 89019
(702) 338 - 4435 Lic No. 0082237

ETHNOS CAFE
OPEN AIR VENDING
1205 S. Main Street
Las Vegas , Nevada 89104
(702) 409 - 1999

PACIFIC EXPERTS L.L.C. (Lic No. 0082237)
License Type - B License Limit - $250,000.00
Drawings Prepared By - RWS/Pacific Experts

DATE

T1.0

20-0092
08/31/2020

TYPICAL ABBREVIATIONS

AB.	ANCHOR BOLT		
ACOUS	ACOUSTICAL		
ACT	ACOUSTICAL CEILING TILE		
ACI	AMERICAN CONCRETE INSTITUTE		
A.D.	AREA DRAIN		
APD	ACCORDION FOLDING DOOR		
APF	ABOVE FINISH FLOOR		
AGGR.	AGGREGATE		
AISC	AMERICAN INSTITUTE OF STEEL CONST.		
AL OR ALUM.	ALUMINUM		
ALT.	ALTERNATE		
AMP	AMPERE/AMPERAGE	LAB.	LABORATORY
ANCH.	ANCHOR/ANCHORAGE	LAM	LAMINATE
ANO	ANODIZED	LAV	LAVATORY
ARCH.	ARCHITECT/ARCHITECTURE	LBS	POUNDS
ASPH.	ASPHALT	LH	LEFT HAND
ASTM	AMERICAN SOCIETY TESTING MATERIALS	LO. PT.	LOW POINT
AUTO	AUTOMATIC		
AVG	AVERAGE	MAS	MASONRY
		MAT	MATERIAL
BD	BOARD	MTL	METAL
BET.	BETWEEN	MAX.	MAXIMUM
BITUM	BITUMINOUS	M.C.	MECHANICAL CONTRACTOR
BLDG	BUILDING	MCJ	MASONRY CONTROL JOINT
BLKG	BLOCKING	MECH	MECHANICAL
BLKS	BEAM	MET	METAL
BM	BENCH MARK	MFR	MANUFACTURER
B.M.	BOTTOM	MH	MAN HOLE
BOT	BEARING	MIN	MINIMUM
BRG.	BASEMENT	MISC	MISCELLANEOUS
BSMT	BRITISH THERMAL UNIT	M.O.	MASONRY OPENING
BTU	BUILT-UP (ROOFING)	MTD	MOUNTED
BU		MUL	MULLION
CAB	CABINET	(N)	NEW
CB	CATCH BASIN	N	NORTH
C.B.	CENTER TO CENTER	NIC	NOT IN CONTRACT
C/C	CEMENT	NO.	NUMBER
CEM	CERAMIC	NOM	NOMINAL
CER	CUBIC FEET PER MINUTE	NTS	NOT TO SCALE
CFM	CAST IRON		
CI.	CONTROL JOINT/CONSTRUCTION JOINT		
C.J.	CEILING	O.C.	ON CENTER
CLG	CLEAR(ANCE)	O.D.	OUTSIDE DIAMETER
CLR	CONCRETE MASONRY UNIT	O.H.	OVERHEAD
CMU	COLUMN	OPNG	OPENING
COL	CONCRETE	OPP	OPPOSITE
CONC	CONNECTION	ORD	OVERFLOW ROOF DRAIN
CONN	CONSTRUCTION		
CONST.	CONTINUOUS	P.C.	PLUMBING CONTRACTOR
CONT	CONTRACTOR	PCF	POUNDS PER CUBIC FOOT
CONTR	CLEAN-OUT	PL	PROPERTY LINE
CO	CARPET	PL GL	PLATE GLASS
CPT	CERAMIC TILE	P. LAM	PLASTIC LAMINATE
CT	CENTER	PLAS	PLASTER
CTR	CUBIC FEET	PLT	PLATE
CU. FT.	COLD WATER	PLBG	PLUMBING
CW		PLYWD OR PLY	PLYWOOD
D.	DOUBLE	PR	PAIR
DBL	DEPARTMENT	PSF	POUNDS PER SQUARE FOOT
DEPT	DRINKING FOUNTAIN	PSI	POUNDS PER SQUARE INCH
DF	DIAMETER	PART	PARTITION
DIA.	DIAGONAL	PNT	PAINT
DIAG.	DIMENSION		
DIM	DISPENSER	Q.T.	QUARRY TILE
DISP	DIVISION		
DIV	DOWN	R	RISER/RADIUS
DN	DOOR	RAD	RADIUS
DR	DETAIL	RC	RESILIENT CHANNEL
DTL	DISH WASHER	R.D.	ROOF DRAIN
DW	DRYWALL FURRING CHANNEL	REF	REFERENCE
DWC	DRAWER	REINF	REINFORCING
DWR	DOWNSPOUT	REQ'D	REQUIRED
DWP		RESIL	RESILIENT
E	EXISTING	REV	REVISION
(E)	EAST	RFG	ROOFING
EA.	EACH	RH	RIGHT HAND
EC	ELECTRICAL CONTRACTOR	RM	ROOM
EDF	ELECTRIC DRINKING FOUNTAIN	R.O.	ROUGH OPENING
EJ	EXPANSION JOINT	ROW	RIGHT OF WAY
EL	ELEVATION	RWL	RAIN WATER LEADER
ELEC	ELECTRICAL		
ELEV.	ELEVATOR/ELEVATION	S	SOUTH
EMER.	EMERGENCY	S.C.	SOLID CORE
ENCL.	ENCLOSURE/ENCLOSE	SCHED	SCHEDULE
ENGR.	ENGINEER	SECT.	SECTION
EQ.	EQUAL	SHT.	SHEET
EQUIP.	EQUIPMENT	SIM	SIMILAR
EWC	ELECTRIC WATER COOLER	SIMP	SIMPSON CO.
EXIST.	EXISTING	SPEC	SPECIFICATION
EXPO	EXPOSED/EXPANSION	SQ	SQUARE
EXH.	EXHAUST	SQ. FT.	SQUARE FOOT
EXT.	EXTERIOR	S.S.	STAINLESS STEEL
F.	FIRE ALARM	ST.	STREET
FD	FLOOR DRAIN	STC	SOUND TRANSMISSION COEFFICIENT
FDN	FOUNDATION	STD	STANDARD
FF	FINISH FLOOR ELEVATION	STL	STEEL
FEC OR FXC	FIRE EXTINGUISHER CABINET	STOR	STORAGE
FHC	FIRE HOSE CABINET	STRL	STRUCTURAL
FIN	FINISH	SUSP	SUSPENDED
FL OR FLR.	FLOOR	SWT	SWITCH
FLASH.	FLASHING	SYM	SYMMETRICAL
FLUOR.	FLUORESCENT		
F.O.C.	FACE OF CONCRETE	TC	TOP OF CURB(OR WALK)
F.O.G.	FACE OF GIRT	TEL	TELEPHONE
F.O.M.	FACE OF MASONRY	TERR	TERRAZZO
F.O.S.	FACE OF STUD	T & G	TONGUE & GROOVE
FPRF	FIREPROOF	TJ	TRUSS JOIST
FR.	FRAME	TOBM	TOP OF BEAM
FS	FLOOR SINK	TOL	TOP OF LEDGER
FT	FEET	TOP	TOP OF PLATE
FTG	FOOTING	TOS	TOP OF STEEL
FX	FIRE EXTINGUISHER	TOW	TOP OF WALL
		THK	THICK (THICKNESS)
GA	GAUGE	TP	TOP OF PAVEMENT
GALV	GALVANIZED	TPD	TOILET PAPER DISPENSER
G.B.	GRAB BAR	TRANS	TRANSFORMER
G.C.	GENERAL CONTRACTOR	TOW (TW)	TOP OF WALL
G.I.	GALVANIZED IRON	TYP	TYPICAL
GL	GLASS	TTB	TELEPHONE TERMINAL BOARD
GLU-LAM BM	GLUE LAMINATED BEAM		
GR	GRADE	UL	UNDERWRITERS' LABORATORY
GWB	GYPSUM WALL BOARD	UNF.	UNFINISHED
GYP	GYPSUM	UNO	UNLESS NOTED OTHERWISE
		U.G.	UNDER GROUND
H.B.	HOSE BIBB		
HC	HANDICAPPED	V	VOLT
H.C.	HOLLOW CORE	VCT	VINYL COMPOSITION TILE
HD	HEAD	VERT	VERTICAL
HDWR	HARDWARE	VEST	VESTIBULE
HI. PT.	HIGH POINT	VOL	VOLUME
H.M.	HOLLOW METAL	VP	VENT PIPE
HORIZ.	HORIZONTAL	VTR	VENT THRU ROOF
HT	HEIGHT	VWC	VINYL WALL COVERING
H.W.	HOT WATER	VIF	VERIFY IN FIELD
HVAC	HEATING, VENTILATING, AIR CONDITIONING		
		W	WEST/WATTAGE
I.D.	INSIDE DIAMETER	W/	WITH
IN	INCH	WC	WATER CLOSET
INFO	INFORMATION	WH	WATER HEATER
INSUL	INSULATION	WH	WALL HUNG
INT	INTERIOR	WD	WOOD
		W/O	WITHOUT
JAN	JANITOR	WP	WATERPROOF
JBT	JOIN BOLT	W/PT	WARMPOOT
JT	JOINT	WT	WEIGHT
JP	JACK POST	WW	WINDOW WALL
		W/W	WALL TO WALL
KIT	KITCHEN	WWF	WELDED WIRE FABRIC
KWH	KILOWATT HOUR		

SYMBOLS LEGEND

BUILD. SECT. & WALL SECT. REFERENCE

DETAIL REFERENCE

WALL TYPE

ELEVATION REFERENCE

SEQUENTIAL INTERIOR ELEVATION REFERENCE

+8'-0" CEILING HEIGHT ABOVE FINISH FLOOR

2 SHEARWALL DESIGNATION

100 DOOR NO.

1 KEYNOTE REFERENCE

A WINDOW TYPE

ELEVATION ABOVE FINISH FLOOR

DELTA REVISION REFERENCE

BATT INSULATION

ABC FILL

CONCRETE

STUCCO OR GYPSUM WALL BOARD

ROUGH WOOD-CONTINUOUS FURRING JOISTS, STUDS, ETC.

ROUGH WOOD - BLOCKING, BHSML, ETC. NON-CONTINUOUS

EARTH

EXISTING GRADES OR ROOF OVERHANG

GENERAL NOTES

1. THE DRAWINGS AND SPECIFICATIONS ARE PREPARED TO SHOW THE OWNERS INTENT IN THE DESIGN AND CONSTRUCTION OF THE PROJECT.
2. ALL CONSTRUCTION SHALL BE EQUAL TO OR EXCEED THE MINIMUM REQUIREMENTS AND PROVISIONS SET FOURTH IN THE HEREAFTER CURRENT LISTED CODES AS AMMENDED BY LOCAL ORDINANCES:
   - INTERNATIONAL RESIDENTIAL CODE
   - UNIFORM PLUMBING CODE
   - NATIONAL ELECTRICAL CODE
   - UNIFORM MECHANICAL CODE
   - AL ZONING ORDINANCES
   - IEDC
3. ALL WORK TO BE COMPLETE AND OPERABLE AND ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER. ALL IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES AND TO THE SATISFACTION OF THE GENERAL CONTRACTOR.
4. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK.
5. ALL TRADES SHALL BE FAMILIAR WITH THE CONSTRUCTION DOCUMENTS AS INFORMATION SHOWN ON ONE IS BINDING AND IN AFFECT AS IF SHOWN ON ALL.
6. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAWS, ORDINANCES, PERMITS AND THE CONSTRUCTION DOCUMENTS. HE SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.
7. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE WORK OR ANY PART OF IT.
8. ALL PATCHING, REPAIRING, AND REPLACEMENT OF MATERIALS AND SURFACES CUT OR DAMAGED IN THE EXECUTION OF THE WORK SHALL BE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
9. THE GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH SUB-CONTRACTOR, IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THEIR WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF THEIR OPERATION.
10. ALL MATERIALS STORED ON SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
11. DIMENSIONS AND NOTES SHALL TAKE PRESEDENCE OVER SCALE ON DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR NOTE

CONTRACTOR ACKNOWLEDGES THAT HE IS FAMILIAR WITH EVERY SHEET IN THIS SET. AS INFORMATION SHOWN ON ONE SHEET APPLIES TO ALL SHEETS.

!IMPORTANT!

THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLANCHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY WITH THE OWNER AND THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS.

SQUARE FOOTAGE CALCULATIONS

PROPOSED OPEN AIR VENDING WITH PERGOLA

1000 ± SMALL STREET
- SHELVING 980.0 #
- SHELVES 1450.0 #

1000 ± CHEVIS COUNTY
- SHELVING 7000.0 #
- TOTAL STORE 10,430.0 #

KEY MAP



CODE ANALYSIS

ADDRESS - 1205 S MAIN STREET
1205 S CHEVIS COUNTY
OCCUPANCY - A2
TYPE OF CONSTRUCTION - II B
FIRE SPRINKLER - NO
EXITS REQ. 1 PROV 1
PLUMBING REQ. 1 PROV 2
OCCUPANT LOADS
- SHED 500 SF
- SHED 500 SF
- SHED 500 SF
- SHED 500 SF
- SHED 500 SF
- SHED 500 SF
- SHED 500 SF
- SHED 500 SF

DATE

DATE	BY	DESCRIPTION
7/1/20	A	PLANCHECK & INITIAL TO PLAN

PACIFIC EXPERTS L.L.C.
2901 S Highland Drive
Building 3
Las Vegas, Nevada 89019
(702) 338 - 4455
Lic No. 0082237

ETHNOS CAFE
OPEN AIR VENDING
1205 S. Main Street
Las Vegas , Nevada 89104
(702) 409 - 1999

A1.0

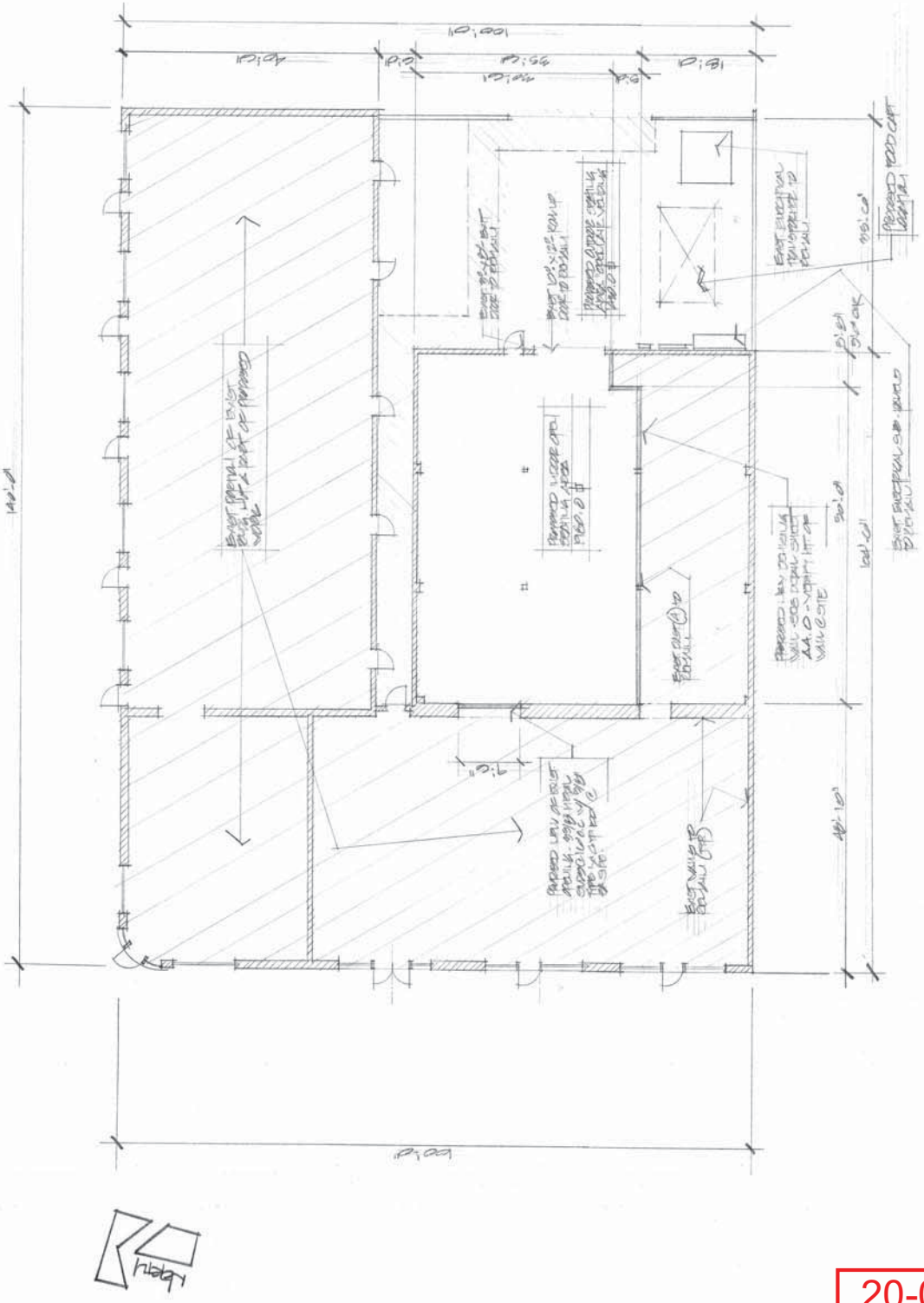
PACIFIC EXPERTS L.L.C. (Lic No. 0082237)
License Type - B License Limit - $250,000.00
Drawings Prepared By - RWS/Pacific Experts

7/1/20
DATE

Planning Commission - Page 642

20-0092
08/31/2020

20-0092
08/31/2020



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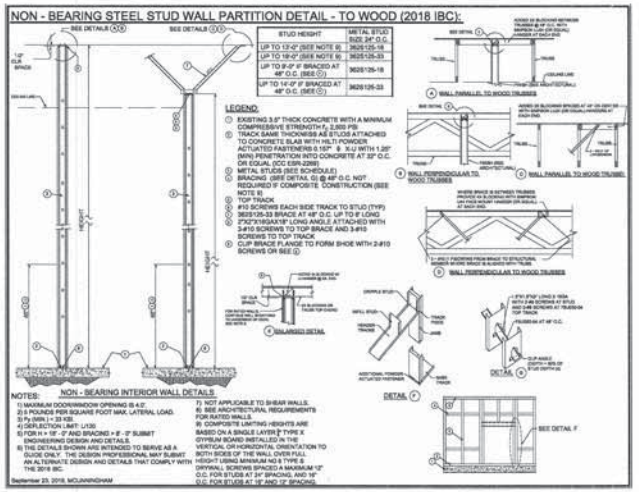

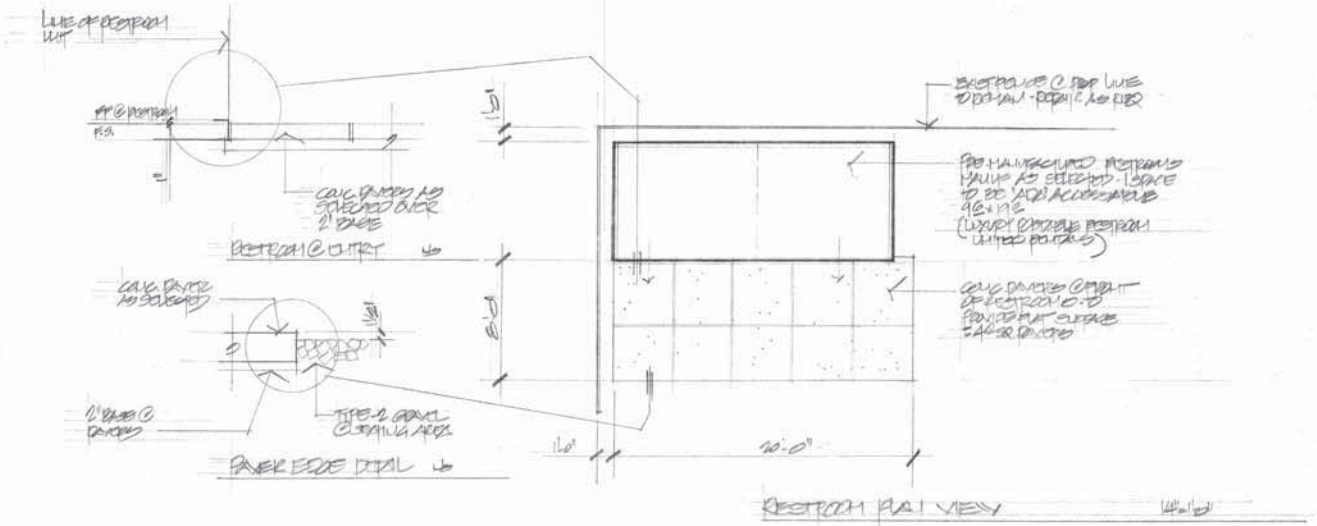

PACIFIC EXPERTS L.L.C. (Lic No. 0082237)
License Type - B License Limit - $250,000.00
Drawings Prepared By - RWS/Pacific Experts

7/17/2020
DATE

PACIFIC EXPERTS L.L.C.
2901 S Highland Drive
Building - 3
Las Vegas, Nevada 89019
(702) 338 - 4435 Lic No. 0082237

ETHNOS CAFE
OPEN AIR VENDING
1205 S. Main Street
Las Vegas, Nevada 89104
(702) 409 - 1999

WALL DETAIL

VEIL LOUNGE - DINING WALL
1205 S. MAIN ST. LAS VEGAS, NV

DATE
A

SCALE
AS NOTED

DRAWN
RWS

A4.0

20-0092
08/31/2020



20-0092-SUP1 AND 20-0092-SDR1 - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC
1205 SOUTH MAIN STREET AND 1208 SOUTH CASINO CENTER BOULEVARD

08/20/2020



20-0092-SUP1 AND 20-0092-SDR1 - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC
1205 SOUTH MAIN STREET AND 1208 SOUTH CASINO CENTER BOULEVARD

08/20/2020



20-0092-SUP1 AND 20-0092-SDR1 - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC
1205 SOUTH MAIN STREET AND 1208 SOUTH CASINO CENTER BOULEVARD

08/20/2020

ETHOS CAFÉ & POD PARK

July 19, 2020

To Whom It May Concern:

The pandemic and subsequent issues have altered our original plans to open an urban lounge at 1205 South Main Street. The urban lounge SUP for 5,811 sq ft including 600 sq ft of patio space was approved a few months prior to the City, State, and much of the country shutting down. We had to come up with a plan to make the idea of a Greek restaurant lounge work in phases and split the space in half as well as two concepts.

The first concept includes outdoor and indoor seating. The outdoor seating will be facing the back alley under a garden trellis with some patio furniture to allow for social distancing and air circulation. We will serve Greek food from a permitted trailer that will be parked in the open air on premise. The inside seating will be located in a portion of the interior space under a decorative tent if permitted by the Fire Department. Upscale and sanitary restrooms will be available to all customers and staff. The second concept will be in the front portion of the space down the road when things get back to normal. The second concept will have its own SUP as well.

Please help us open the first concept/back space portion for now that includes the food trailer, outdoor seating, and the tent. It will help create jobs needed in our local economy now and also help us get awareness to a future brand and location.

We are also asking for an opportunity to turn an empty lot that have sat vacant and fenced in for many years into a new destination in Downtown Arts District - tentatively called the Pod Park. Property owners have been approached by a couple of established restaurant operators who are seeing an opportunity to pivot from a traditional din- in model that is problematic in this environment and may become more so when there is a second or third wave of the pandemic. They would like to place ghost kitchens in a self contained pod designed and manufactured in a local factory to be able to operate and serve customers via delivery and pick up model that has grown dramatically during pandemic. They will have some outdoor seating if there is demand for that as well so that they can serve local residents, as more are moving in, and the daytime employees working in the area. This project will create a lot of jobs during construction and once operating while maintaining health rules.

Thank you for your help as we pivot to survive in this economy,

Zaher Fakih

20-009
07/21/2020

Sep 07, 2020 21:18 (UTC-07) From: +17022606829 (Tiffany Thomas) To: +17024647499 1 of 5

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

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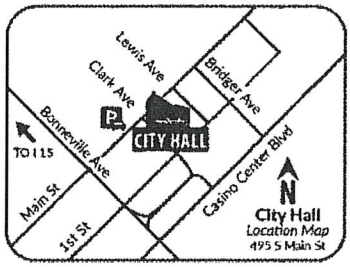

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

20-0092
16203110082
MAIN STREET INVESTMENTS I L L C
PO BOX 93033
LAS VEGAS NV 89193

Submitted after final agenda

25
(25a-25b) A

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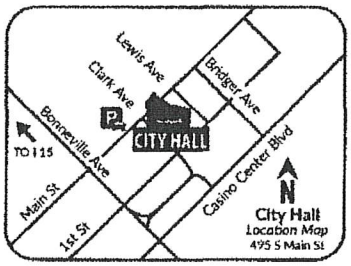

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Planning Commission Meeting of **09/08/2020**

20-0092
16203105011
MAIN STREET INVESTMENTS II L L C
PO BOX 93033
LAS VEGAS NV 89193

1 37 FRDFMP1 89193

25
(25a-25b) A

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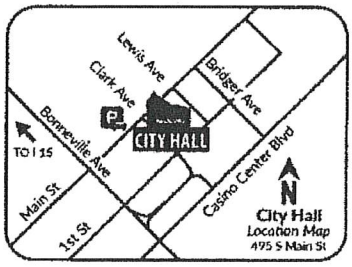

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Planning Commission Meeting of **09/08/2020**

20-0092
16203110131
MAIN STREET INVESTMENTS III L L C
PO BOX 93033
LAS VEGAS NV 89193

25
(25a-25b)A

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Development Services Center
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Las Vegas, Nevada 89106

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(25a-25b) A

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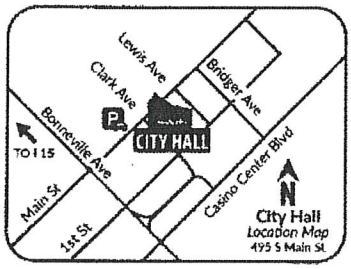

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16203110067
MAIN STREET INVESTMENTS II L L C
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137 PROFMP1 89193

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(25a-25b) A

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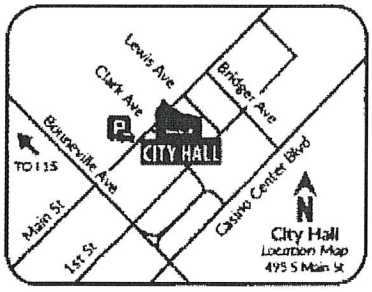

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20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

20-0092
16203110130
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

25
(25a-25b) A

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

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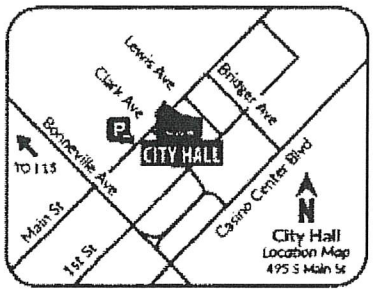

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

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City of Las Vegas

20-0092
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

101 FRDFNP1 89158

25
(25a-25b) A

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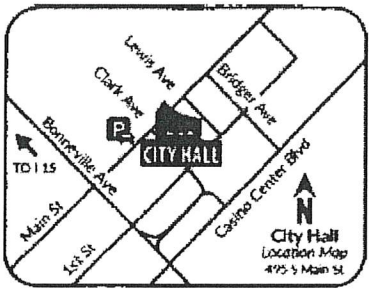

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City of Las Vegas

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

20-0092
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CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

101 FRDFNP1 89158

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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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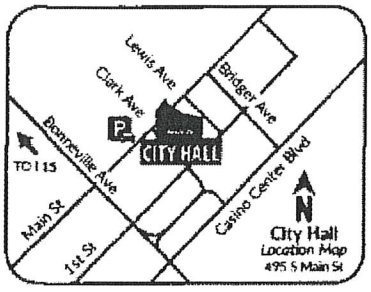

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Planning Commission Meeting of **09/08/2020**

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LAS VEGAS NV 89158-4364

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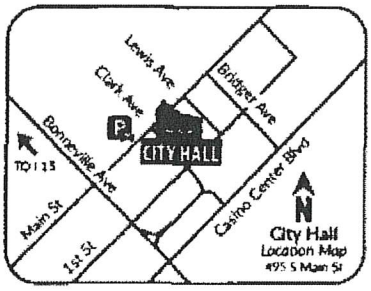

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Planning Commission Meeting of **09/08/2020**

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LAS VEGAS NV 89158

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as Vegas, Nevada 89106

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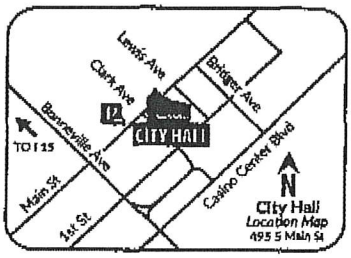

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SEP 08 2020
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)-0092 and 20-0092-SUP1 and 20-0092-SDR1
anning Commission Meeting of **09/08/2020**

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197 E CALIFORNIA STREET L L C
4104 FAIRYWREN DR
NORTH LAS VEGAS NV 89031

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

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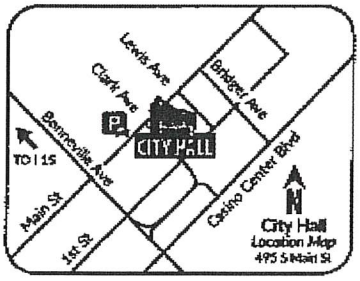

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Planning Commission Meeting of **09/08/2020**

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BAILEY KAREN M TRS
105 W CHARLESTON
LAS VEGAS NV 89102-2532

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City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89106

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Permit No. 1630

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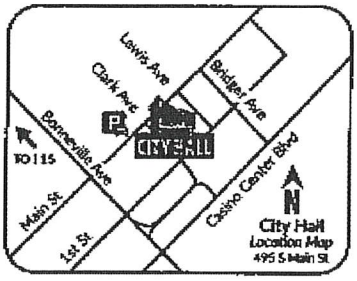

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20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

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1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

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Development Services Center
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Las Vegas, Nevada 89106

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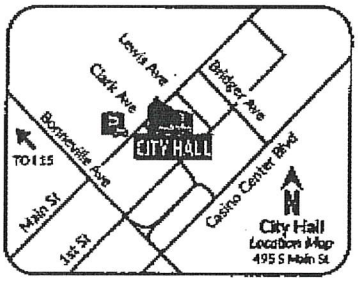

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Planning Commission Meeting of **09/08/2020**

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Dept of Planning
City of Las Vegas

20-0092
16203110108
BAILEY KAREN M & PRATO T LIV TR
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

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

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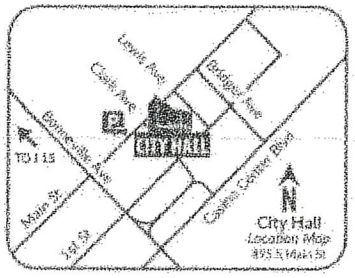

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Dept of Planning
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20-0092 and 20-0092-SUP1 and 20-0092-SDR1
Planning Commission Meeting of **09/08/2020**

20-0092
16203110140
ART DISTRICT PARTNERS INVESTMENT FUNDS L L C
625 N WEST KNOLL DR
WEST HOLLYWOOD CA 90069

25
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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
25a

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

SUBJECT:
20-0092-SUP1 - FOR AN OPEN AIR VENDING USE. Staff recommends DENIAL.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	15
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
25b

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

SUBJECT:
20-0092-SDR1 - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA. Staff recommends DENIAL.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	15
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
26

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

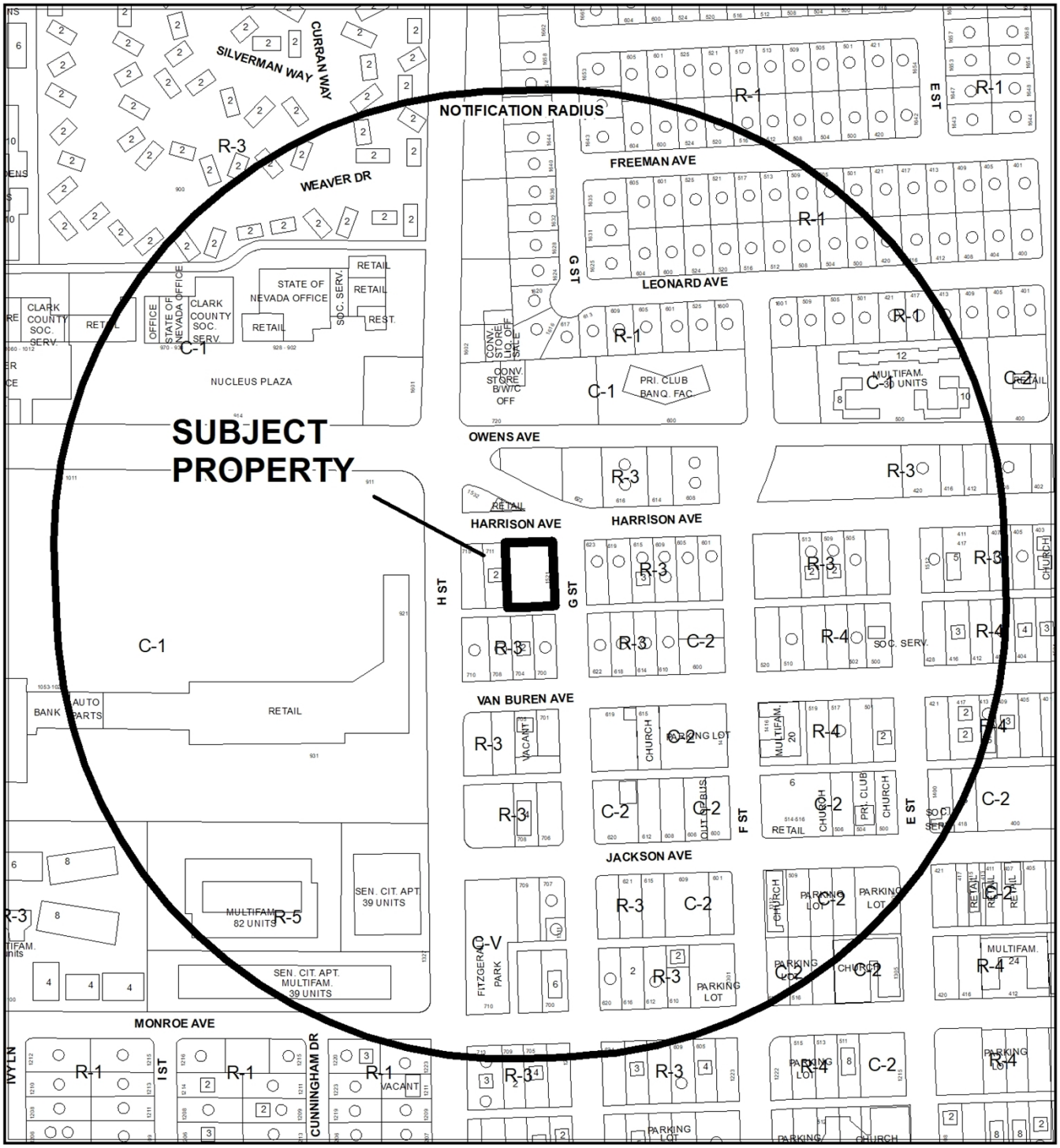
SUBJECT:
20-0047-SDR1 - PUBLIC HEARING - APPLICANT/OWNER: HAROLD CRAWLEY - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW 12 PARKING SPACES WHERE 23 ARE REQUIRED AND TO ALLOW A SIX-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.34 acres at 1521 G Street (APN 139-27-110-029), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

May go to City Council on: 10/21/2020 OR May be Final Action (Unless Appealed Within 10 Days)

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division
7. School Development Tracking Form Submitted by Clark County School District
8. Submitted at Meeting - Official Notice of Neighborhood Meeting, Protest Postcards, and Documentation Not Vetted - Protest E-comment



0 250 500 Feet

CASE: **20-0047-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

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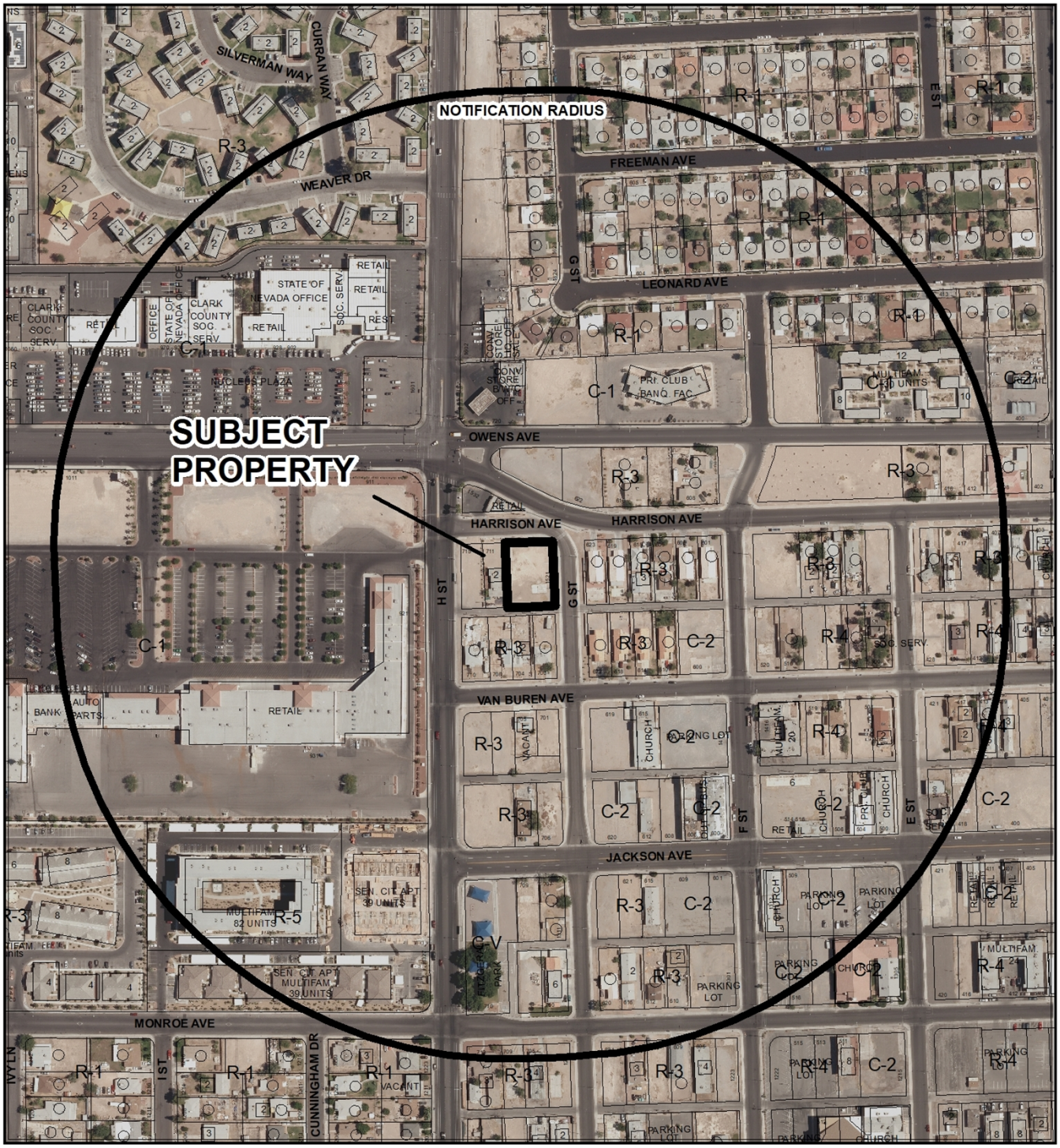


CASE: **20-0047-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HAROLD CRAWLEY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0047-SDR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 182

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0047-SDR1 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan and landscape plan date stamped 08/10/20, and building elevations date stamped 07/15/20, except as amended by conditions herein.

3. Pursuant to Title 19 Appendix F a Waiver from Title 19.12 is hereby approved, to allow 12 parking spaces where 23 parking spaces are required.

4. Pursuant to Title 19.06.110 a Waiver is hereby approved, to allow a six-foot front yard setback where 10 feet is the minimum required.

5. Pursuant to Title 19.06.110 a Waiver is hereby approved, to allow a zero-foot landscape buffer on a portion of the west perimeter where five feet is the minimum required.

6. Pursuant to Title 19.06.110 a Waiver is hereby approved, to allow a 13-foot wide landscape buffer on the north and east perimeter where 15 feet is required.

7. Pursuant to Title 19.06.040 an Exception is hereby approved, to allow two 24-inch box trees where six trees are required within the interior parking lot area.

8. Pursuant to Title 19.06.040 an Exception is hereby approved, to allow 13 24-inch box perimeter landscape buffer trees where 19 are required within the perimeter landscape buffers.

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

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

11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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

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

Public Works

16. Dedicate an appropriate radius on the southwest corner of “G” Street and Harrison Avenue such that the public sidewalk is completely within the public right-of-way prior to the issuance of any permits.

17. The sidewalks along “G” Street and Harrison Avenue adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.

18. Concurrent with development of this site, remove and replace all unused driveways adjacent to this site with sidewalk, curb and gutter meeting current City standards.

19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. Submit a License Agreement for landscaping and private improvements in the Harrison Avenue and “G” Street public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has proposed to develop the subject site into a multi-family residential development containing 12 two bedroom units at 1521 G Street.

ISSUES

- The applicant has also requested a Waiver to allow 12 parking spaces where 23 parking spaces are required. Staff recommends denial of the request.
- The applicant has also requested a Waiver to allow a six-foot front yard setback where 10 feet is the minimum required. Staff recommends denial of the request.
- The applicant has also requested a Waiver to allow a zero-foot landscape buffer on a portion of the west perimeter where five feet is the minimum required. Staff recommends denial of the request.
- The applicant has also requested a Waiver to allow a 13-foot wide landscape buffer on the north and east perimeter where 15 feet is required. Staff recommends denial of the request.
- The applicant has requested an Exception of interior parking lot planting materials to allow two 24-inch box trees where six trees are required. Staff recommends denial of the request.
- The applicant has requested an Exception of required perimeter planting materials to allow 13 24-inch box perimeter landscape buffer trees where 19 are required. Staff recommends denial of the request.

ANALYSIS

The subject site is located within the Downtown Las Vegas Overlay District (DTLV-O) within Area 2. Area 2 standards shall conform to Title 19 development standards; however, any deviation from these standards (including those normally requiring a Variance) shall require approval of a Waiver that may be attached to a Site Development Plan Review.

The subject parcel is included in the Vision 2045 Master Plan for Downtown Las Vegas within an area called the Historic Westside District. The District is dominated by sparse low-rise residential neighborhoods and industrial zones. The area needs improved housing stock, development of vacant parcels, and programming for the existing parks and amenities. Two of the District's strengths are abundance of open space and

availability of parcels suitable for mid-to-large scale development easily accessible by all modes of transportation. For long-term success, the Hundred Plan, a visioning and strategic planning document prepared by the UNLV Downtown Design Center, recommends the promotion of contextual neighborhood infill with multi-family housing and appropriate amenities to stabilize the community as a primary objective. The proposed 12-unit multi-family development supports this objective.

The subject parcel is currently zoned R-3 (Medium Density Residential) with an underlying MXU (Mixed Use) General Plan designation, which allows for multi-family residential development as permitted land use. As is common within the Historic Westside District, the immediate area consists primarily of low-rise residential development. The applicant has proposed to develop the subject site into a two-story multi-family residential development containing 12 two-bedroom units.

The proposed building is approximately 22 feet in height measured to the midpoint of roof line eaves, and will cover approximately 37% of the 0.34 acre site. The submitted building elevations indicate the roof will have grey asphalt roof shingles. The building façades will have a “Perfect Greige” and “Bold Brick” stucco finish, metal staircase and wrought iron hand rails, which have been incorporated along all sides of the building.

The applicant has requested a Wavier to allow a six-foot front yard setback where ten feet is the minimum required. The applicant has proposed a four-foot architectural embellishment in the front of the building which will cover the staircase entry into the building which is placed parallel to Harrison Avenue right-of-way. In addition, the applicant has requested a Waiver to allow a zero-foot landscape buffer on a portion of the west perimeter where five feet is the minimum required. An additional Waiver is also required to allow a 13-foot wide landscape buffer on the north and east perimeter where 15 feet is required. The applicant has requested an Exception of required perimeter planting materials to allow 13 24-inch box perimeter landscape buffer trees where 19 are required within the perimeter landscape buffers. The primary tree species being utilized are the 24-inch box “Desert Museum Palo Verde” and 24-inch box “Texas Mountian Laurel” trees, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

The on-site surface parking area is located in the rear on the site adjacent to the alleyway, behind the proposed building. The site will provide 12 total parking spaces with one van-accessible handicapped parking space, where 23 parking spaces are required by Title 19.12.010 for a Multi-Family Residential development with 12 two-bedroom units. The applicant has also requested a Waiver to allow 12 parking spaces where 23 parking spaces are required. In addition, the applicant has requested an Exception of interior

parking lot planting materials to allow two 24-inch box trees where six trees are required within the interior parking lot area. The proposed trash enclosure is located at the rear of the site adjacent to the rear alleyway and has been designed to comply with Title 19.08 standards, which requires it to be screened and gated.

The Clark County School District projects that approximately four additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Kelly Elementary, Eisenberg Elementary, Kahre Elementary, West Middle School and Canyon Springs High School) Eisenberg Elementary, West Middle School and Canyon Springs High School all were over capacity for the 2019-2020 school year at approximately 5, 7 and 5 percent over capacity respectively.

This property is currently served by Las Vegas Valley Water District (LVVWD) for domestic service, however the existing service may not be adequate for the proposed development. In addition, the side does not have the adequate backflow device per NACs. 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 due per unit prior to plan approval.

Although the proposal represents much needed multi-family housing within the Downtown Las Vegas Historic Westside area. Staff finds that the requested Waivers of required setbacks, parking spaces, landscape buffers and Exceptions of required planting materials further reinforce the unsuitability of the proposed development to the surrounding area. For these reasons, staff recommends denial of the proposed development.

FINDINGS (20-0047-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   Staff has determined that due to the requested Waivers of required setbacks, parking spaces, landscape buffers and Exceptions of required planting materials the proposed development is not compatible with adjacent development in the area.

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

The proposed development has proposed Waivers of required setbacks, parking spaces, landscape buffers and Exceptions of required planting materials, which are inconsistent with Appendix F Interim Las Vegas, Area 2 development standards.

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

The subject site is accessed by Harrison Avenue and G Street, which are both designated as 70-foot wide Local Streets as designated by Title 13.

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

The proposed stucco building façade and color palette has been deemed appropriate for the desert environment. The primary tree species being utilized are the 24-inch box "Desert Museum Palo Verde" and 24-inch box "Texas Mountian Laurel" trees, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

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

The proposed building elevations and materials are not unsightly, undesirable, or obnoxious in appearance, which will be harmonious and compatible with the proximate environment. The building façades will have a "Perfect Greige" and "Bold Brick" stucco finish, metal staircase and wrought iron hand rails, which have been incorporated along all sides of the building.

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/28/06	A Code Enforcement case (#45820) was processed for a vehicle parking in the front yard on property located at 1521 G Street. The case was resolved on 09/03/06.
02/25/16	A Code Enforcement case (#163905) was processed for a homeless encampment on property located at 1521 G Street. The case was resolved on 03/01/16.
04/04/19	A Code Enforcement case (#198439) was processed for high weeds and vegetation on property located at 1521 G Street. The case was resolved on 05/17/19.
08/14/19	A Code Enforcement case (CE19-01894) was processed for an abandoned camper on a lot. Homeless citizen are using it as shelter. The owners of the abandoned camper are the church on the corner of Harrison Street on property located at 1521 G Street. The case was resolved on 09/17/19.
05/12/20	A Code Enforcement case (CE20-02749) was processed for trash, high weeds and vegetation on property located at 1521 G Street. The case has not been resolved.

Most Recent Change of Ownership	
03/27/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
06/25/20	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Site Development Plan Review for a proposed 12-unit multi-family development.

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

Field Check	
07/23/20	A site visit was conducted and the project parcel is an undeveloped lot surrounded by a chain link fence with high weeds, trash and debris scattered throughout the site.

Details of Application Request	
Site Area	
Net Acres	0.34

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	R-3 (Medium Density Residential)
North	General Retail, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
South	Duplex Single Family, Detached	MXU (Mixed Use)	R-3 (Medium Density Residential)
East	Single Family, Detached	MXU (Mixed Use)	R-3 (Medium Density Residential)
West	Duplex	MXU (Mixed Use)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
West Las Vegas Master Plan Area	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Historic Westside District)	Y
Other Plans or Special Requirements	***Compliance***
Trails (name and location)	N/A
Las Vegas Redevelopment Plan (Area 1)	N/A
Interlocal Agreement (Planning Area A1/A2/B)	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.110, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	14,810 SF	Y
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 5 Feet 5 Feet 20 Feet	 6 Feet 5 Feet 5 Feet 40 Feet	 N* Y Y Y
Min. Distance Between Buildings	10 Feet	N/A	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	5 Stories or 55 Feet	22 Feet to midpoint of eaves	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

* The applicant has requested a Waiver to allow a six-foot front yard setback where 10 feet is the minimum required.

Pursuant to Title 19.06.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North • South • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 5 Trees 0 Trees 7 Trees 7 Trees	 5 Trees 2 Trees 6 Trees 0 Trees	 Y Y N* N*
TOTAL PERIMETER TREES		**19 Trees**	**13 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	2 Trees	N*

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 15 Feet 0 Feet 15 Feet 5 Feet		 13 Feet 0 Feet 13 Feet 0 Feet	 N** Y N** N**
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

* The applicant has requested an Exception of Title 19.06 interior parking lot development standards to allow two 24-inch box trees where six trees are required.
**The applicant has proposed a waiver to allow a zero-foot landscape buffer on a portion of the west perimeter where five feet is the minimum required and to allow a 13-foot wide landscape buffer on the north and east perimeter where 15 feet is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Harrison Avenue	Local Street	Title 13	70	Y
G Street	Local Street	Title 13	70	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	
12-Unit Multi-Family Residential	12 – Two Bedroom Units	1:1.75	21				
	Guest Parking	(plus one additional parking space for every six units)	2				
TOTAL SPACES REQUIRED			23		12		N*
Regular and Handicap Spaces Required			22	1	11	1	N*
Percent Deviation			48%				

* The applicant has requested a Waiver to allow 12 parking spaces where 23 parking spaces are required.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.12 a 12-unit two bedroom development required 23 overall parking spaces.	To allow 12 parking spaces where 23 parking spaces are required.	Denial
Pursuant to Title 19.06.110 the required minimum front yard setback is 10 feet.	To allow a six-foot front yard setback where 10 feet is the minimum required.	Denial
Pursuant to Title 19.06.110 a five-foot landscape buffer is required along the west perimeter. When building setbacks are less restrictive, the setbacks shall prevail.	To allow a zero-foot landscape buffer on a portion of the west perimeter where five feet is the minimum required.	Denial
Pursuant to Title 19.06.110 a 15-foot landscape buffer is required adjacent to the right-of-way	To allow a 13-foot wide landscape buffer on the north and east perimeter where 15 feet is required.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.06.040 One 24-inch box tree is required for every six uncovered spaces, plus one tree at the end of each row of spaces.	To allow two 24-inch box trees where six trees are required.	Denial
Pursuant to Title 19.06.040 19 24-inch box perimeter landscape buffer trees are required.	To allow 13 24-inch box perimeter landscape buffer trees where 19 are required.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1521 G St. Las Vegas, NV 89106

Project Name G Street Apartments **Proposed Use** Residential Apartment

Assessor's Parcel #(s) 139-27-110-029 **Ward #** 5-CREAR

General Plan: Existing MXU Proposed MXU **Zoning:** Existing R-3 Proposed R-3

Additional Information

Property Owner Harold Crawley and Makiko Crawley Contact

Address 3172 N. Rainbow Blvd, PMB #22271 City Las Vegas State NV Zip 89108

E-mail bamcisllc@gmail.com Phone (702) 479-0610

Applicant Harold H. Crawley Jr. Contact

Address 3172 N. Rainbow Blvd, PMB#22271 City Las Vegas State NV Zip 89108

E-mail bamcisllc@gmail.com Phone (702)479-0610

Representative Sheldon Colen/SCA Design Contact

Address 2580 St. Rose Parkway, Suite 305 City Henderson State NV Zip 89074

E-mail sheldon@scadesign.com Phone (702) 400-2957

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 Harold H Crawley Jr.

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

Print Name Harold H. Crawley Jr.

Subscribed and sworn before me

This 8th day of July, 20 2020

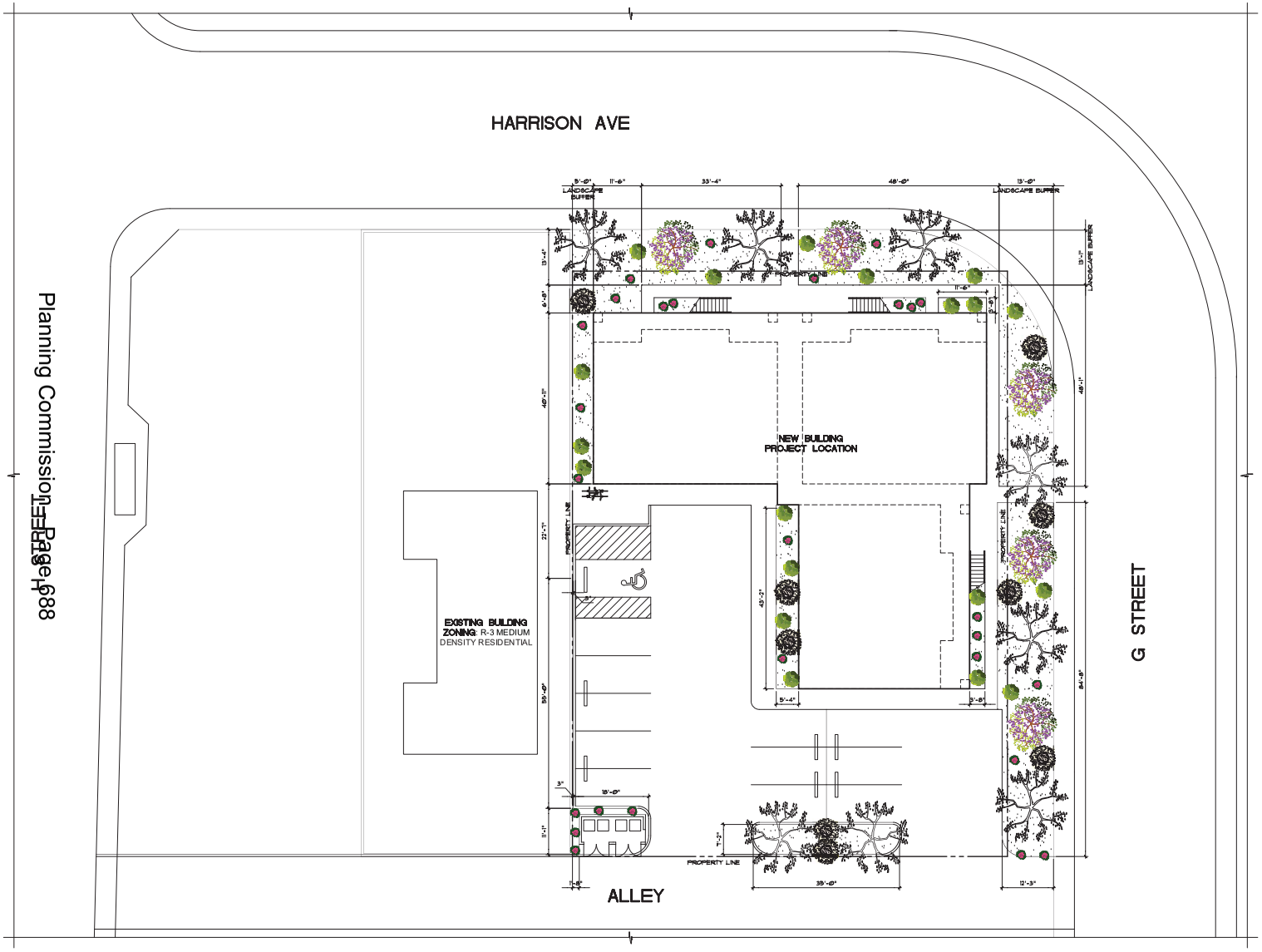
Olga Velez

Civilian Attorney
Legal Assistance Office, Okinawa, Japan
10 US § 936 and USC 1044a
Exp: Indefinite

Notary Public in and for said County and State

WITH THE ARMED FORCES
OF THE UNITED STATES
ON OKINAWA JAPAN

20-0047
08/10/2020
Department of Planning Stamp
G STREET APARTMENTS
Project
Sheet Title
SITE PLAN
Drawn By NLD
Checked By BLC
Date
Dwg. Scale AS SHOWN
Sheet No.
AS1
Project No.
SITE INFORMATION
PARKING CALCULATION
NOTES
G STREET
NEW BUILDING PROJECT LOCATION
EXISTING SIDEWALK
CONCRETE WALKWAY
LANDSCAPING
PROPERTY LINE
ASPHALT
TRASH ENCLOSURE
BICYCLE PARKING
NORTH
Graphic Scale
1" = 10'-0"
1" = 10'



LANDSCAPE PLAN 1" = 10'

NORTH

Graphic Scale
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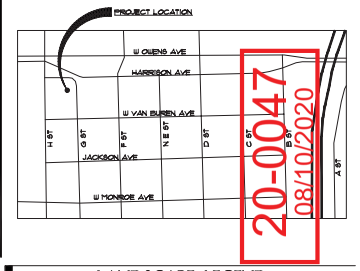
(IN FEET)
1" = 10'-0"

VICINITY MAP



20-0047
08/10/2020

LANDSCAPE LEGEND

All tree sizes to meet or exceed Southern Nevada Regional Planning Coalition (SNRPC) Specifications

Proposed Trees

Item	Size	Quantity
Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Std. Trunk	9
Dermatophyllum secundiflorum Texas Mountain Laurel	24" Multi Trunk	5

Proposed Shrubs and Accents

Item	Size	Quantity
Leucophyllum Frutescens Texas Sage	15 gal	19
Sphaeralcea ambigua Globe Mallow	5 gal.	14
Hesperaloe Parviflora Red Yucca	5 gal	24

Proposed Groundcovers

Item	Size	Quantity
3/4" 'Apache Brown' Gravel (2" Thick Min.)	3/4"	4,301 S.F.

Department of Planning Stamp

Consultant

PLEASE RECYCLE

sca design
2580 St. Rose Parkway, Ste. 306
Henderson, Nevada 89074
T 702.789.2020 F 702.289.9873

Seal

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Project: G STREET APARTMENTS

No.	Revision	No.	Revision

Sheet Title: LANDSCAPE PLAN

Dwg. Scale: AS SHOWN

Date

Drawn By: NLD

Checked By: BLC

Sheet No.: L1

Project No. 2081

COLORS AND MATERIALS

PAINT COLORS

SW 6327
Bold Brick
Interior / Exterior
Location Number: 114-C6

SW 6073
Perfect Greige
Interior / Exterior
Location Number: 242-C3

WROUGHT IRON GUARDRAIL

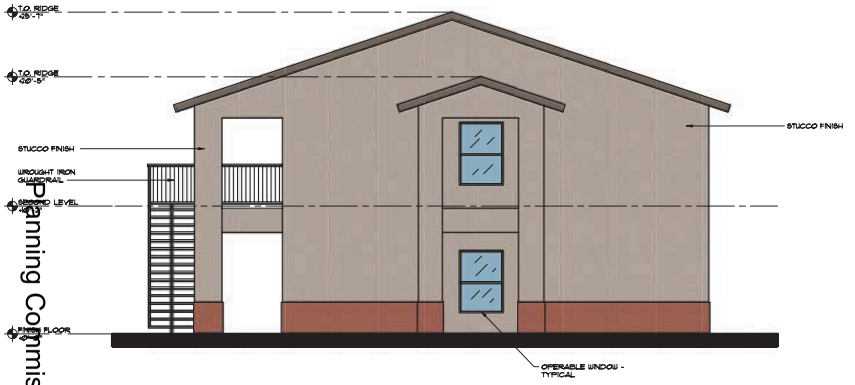


METAL STAIRCASE



ASPHALT SHINGLES

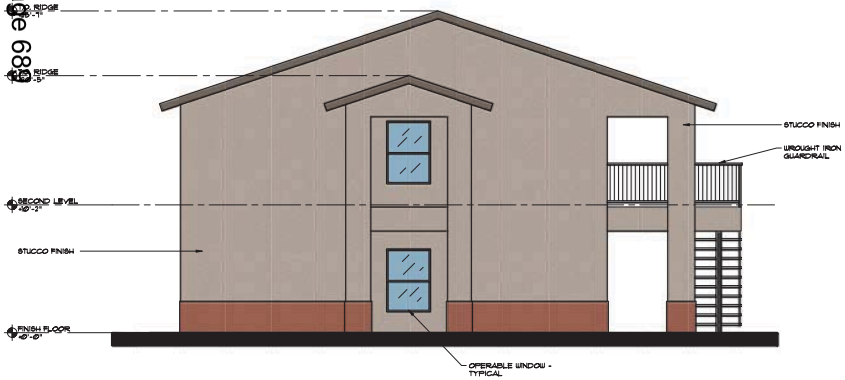




TYPICAL SIDE ELEVATION 1/4"=1'-0" 3



TYPICAL FRONT ELEVATION 1/4"=1'-0" 1



TYPICAL SIDE ELEVATION 1/4"=1'-0" 4



TYPICAL REAR ELEVATION 1/4"=1'-0" 2

Graphic Scale

10 0 5 10 20

(IN FEET)

1/4" = 1'-0"

Department of Planning Stamp

Consultant

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Henderson, Nevada 89074
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Project G STREET APARTMENTS

Sheet Title EXTERIOR ELEVATIONS

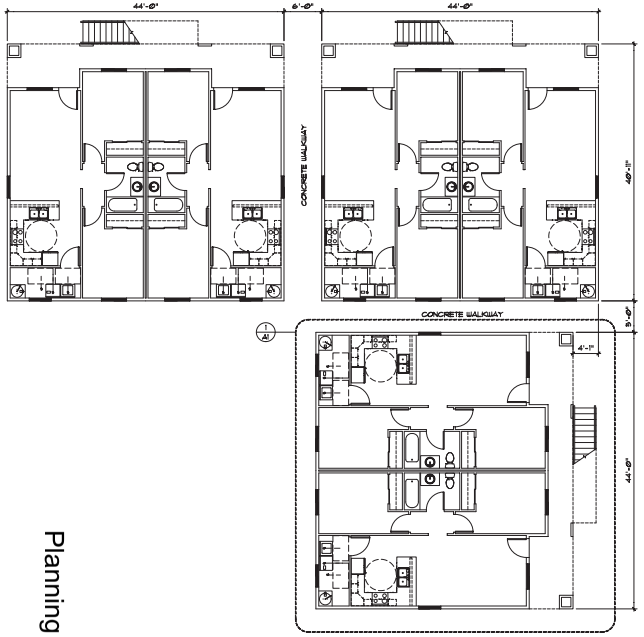
No. Revision No. Revision

Dwg. Scale AS SHOWN Date

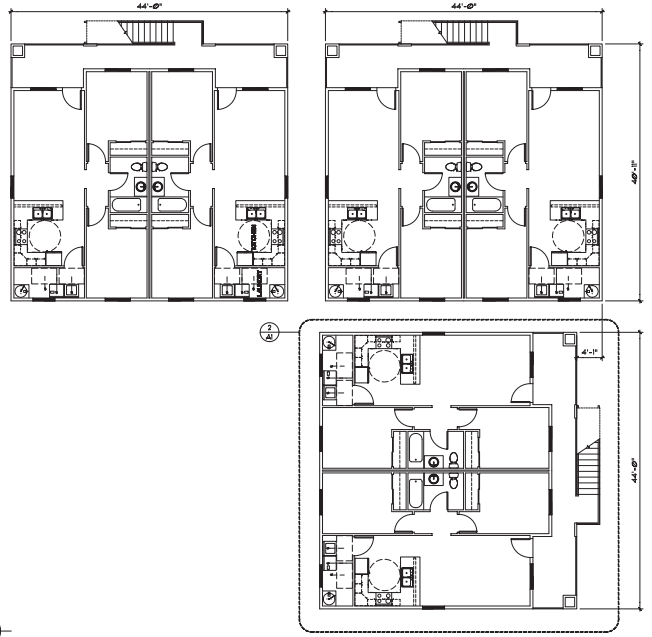
Drawn By NLD Checked By SLC

Sheet No. A2

Project No. 20021



OVERALL FIRST LEVEL FLOOR PLAN 1/8"=1'-0"



OVERALL SECOND LEVEL FLOOR PLAN 1/8"=1'-0"

OCCUPANCY CALCULATION

TWO BEDROOM UNIT = 778 SF EACH

OCCUPANT LOAD FACTOR FOR RESIDENTIAL (PER TABLE 1004.5) = 200 GROSS / SF

NUMBER OF UNITS = 12

778 / 200 = 4 OCCUPANTS X 12 UNITS = 48 MAX OCCUPANTS

Graphic Scale
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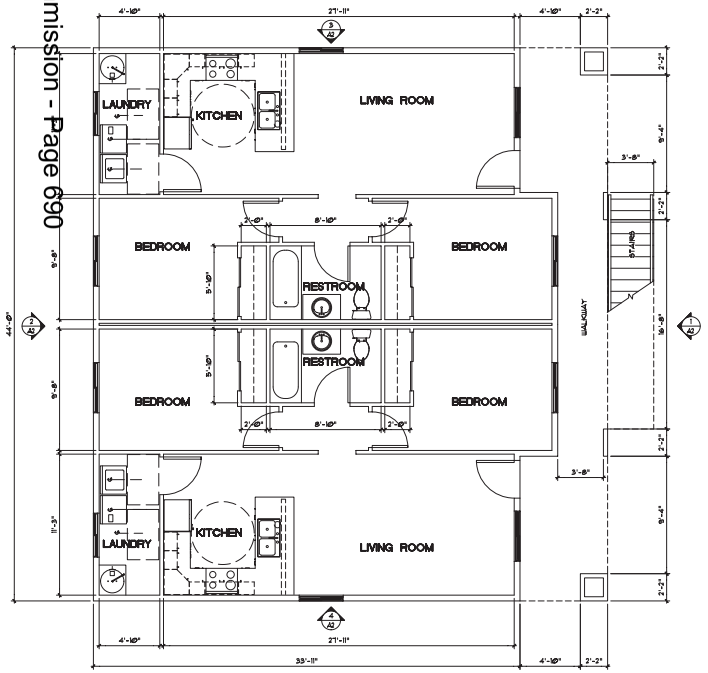
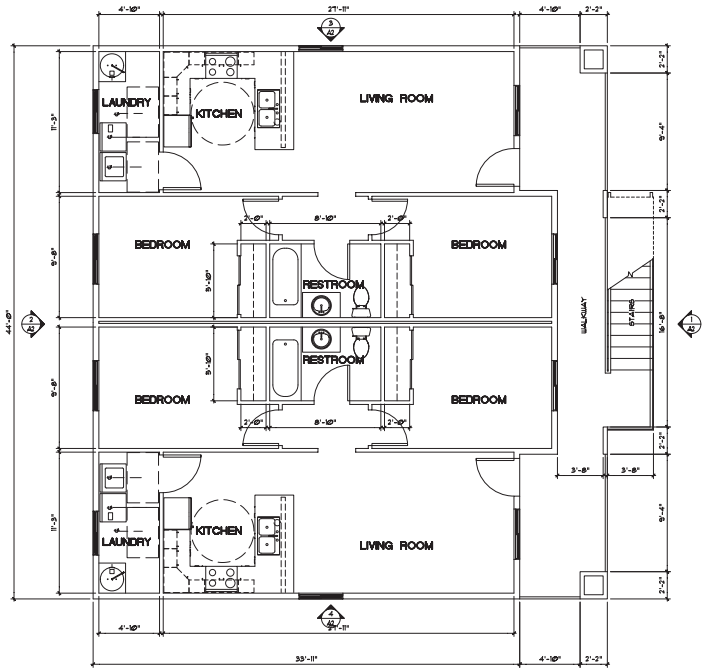
(IN FEET)
1/8" = 1'-0"



TYPICAL FIRST LEVEL FLOOR PLAN 1/8"=1'-0" (2)



TYPICAL FIRST LEVEL FLOOR PLAN 1/8"=1'-0" (1)

Graphic Scale
10 0 5 10 20
(IN FEET)
1/4" = 1'-0"

Department of Planning Stamp

Planning Commission - Page 690

Consultant

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scavdesign
2880 St. Rose Parkway, Ste. 305
Henderson, Nevada 89074
T 702.776.3020 F 702.286.6873

Seal

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The Contractor shall check and verify all dimensions and conditions at the job site prior to the start of any work and shall report any discrepancies to the Architect before proceeding with the work. Contractor shall be responsible for all dimensions and conditions at the job site and shall not scale drawings. Contractor shall not deviate from these drawings without written authorization.

Copyright SCA design

Project G STREET APARTMENTS

Sheet Title FLOOR PLAN

No.	Revision

Dwg. Scale AS SHOWN Date

Drawn By NLD Checked By SLC

Sheet No. A1

Project No.

COLORS AND MATERIALS

PAINT COLORS

SW 6327
Bold Brick
Interior / Exterior
Location Number: 114-C6

SW 6073
Perfect Greige
Interior / Exterior
Location Number: 242-C3

WROUGHT IRON GUARDRAIL



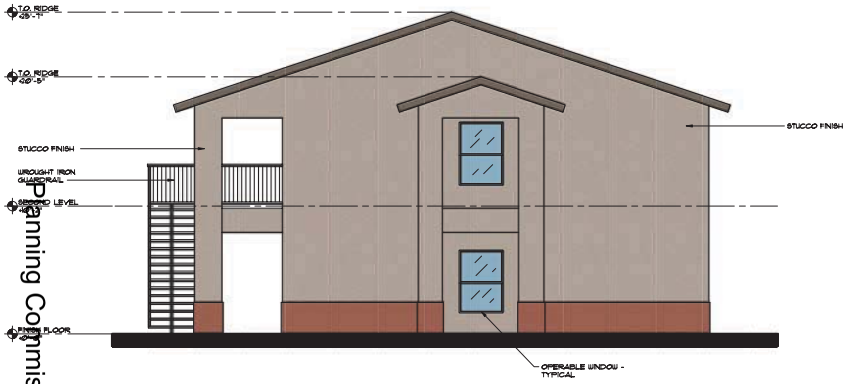
METAL STAIRCASE



ASPHALT SHINGLES



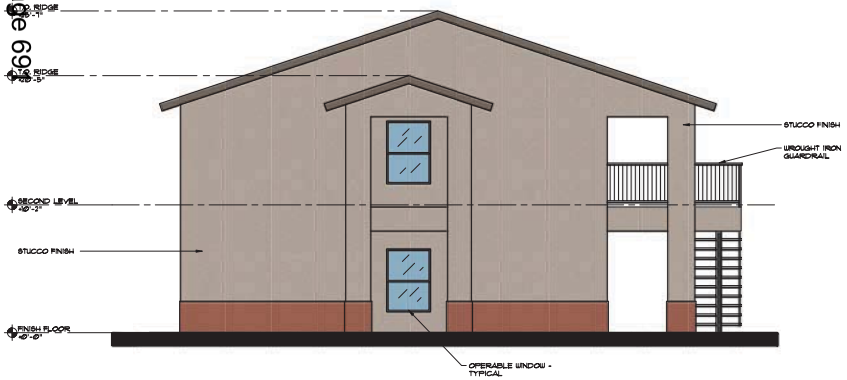
20-0047
07/15/2020



TYPICAL SIDE ELEVATION 1/4"=1'-0" 3



TYPICAL FRONT ELEVATION 1/4"=1'-0" 1



TYPICAL SIDE ELEVATION 1/4"=1'-0" 4



TYPICAL REAR ELEVATION 1/4"=1'-0" 2

Graphic Scale

10 0 5 10 20

(IN FEET)

1/4" = 1'-0"

Department of Planning Stamp

Consultant

PLEASE RECYCLE

sca design
2680 St. Rose Parkway, Ste. 305
Henderson, Nevada 89074
T 702.719.2020 F 702.269.8673

Seal

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Project G STREET APARTMENTS

Sheet Title EXTERIOR ELEVATIONS

No. Revision No. Revision

Dwg. Scale AS SHOWN Date

Drawn By NLD Checked By SLC

Sheet No. A2

Project No. 20021



20-0047-SDR1 - APPLICANT/OWNER: HAROLD CRAWLEY
1521 G STREET

07/23/2020



20-0047-SDR1 - APPLICANT/OWNER: HAROLD CRAWLEY
1521 G STREET

07/23/2020



20-0047-SDR1 - APPLICANT/OWNER: HAROLD CRAWLEY
1521 G STREET

07/23/2020

2580 St. Rose Parkway, Suite 305
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

July 1,2020

Justification letter for APN: 139-27-110-029

Project Description:

The project is for an apartment complex located in the cross streets of Harrison Ave and G Street of the Historic Westside District. The said project is in conformance to the existing master plan in the area. The current zoning, R-3, and general plan, MXU will not be changed, bringing a much-needed affordable apartment living to the area.

The project will consist (12) two-bedroom units in total separated into fourplex units. Each fourplex unit will be sprinklered and separated by a 5' concrete walkways on the ground level of each fourplex unit with direct access to the streets.

The design of the complex is contemporary architecture and will be in conformance with surrounding developments. Due to the proximity of the exterior walls to the adjacent property, no architectural articulation/details is provided on the sides of each building. The HVAC units will be located on the roof of each fourplex and will screened from public view. The covered trash enclosure and onsite parking will be accessed through the existing alley at the south of the property, allowing for the units to be pushed against the front of the property.

We also ask for the following waivers:

1. Due to taking full advantage of the lot size and number of units provided, we ask for a waiver to allow for 13 parking spaces (including 1 handicapped parking) where 23 parking spaces are required. There is an existing bus stop less than a block away from the property, at the intersection of Harrison Ave and H Street. Bicycle parking will also be available at the ground level.

2. Due to the proximity of the exterior walls of the adjacent property, we ask for a waiver to allow an almost zero-foot landscape buffer where the parking stalls are located on the site. Having no landscape buffer will allow us adequate space for parking stalls with the required driveway widths.

With all these items in mind we would like your approval recommendation for this project.

Thank you,

Sheldon Colen
SCA Design
(702) 719-2020
Cell (702) 400-2957
Sheldon@scadesign.com

20-0047
07/15/2020

20-0047-SDR1
Harold Crawley

SWC Harrison Avenue and G Street

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	7.00	**84**
AM Peak Hour			0.46	**6**
PM Peak Hour			0.56	**7**

Existing traffic on all nearby streets:

Owens Avenue

Average Daily Traffic (ADT)	14,369
PM Peak Hour	1150
(heaviest 60 minutes)	

H Street

Average Daily Traffic (ADT)	6,698
PM Peak Hour	536
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Owens Avenue	35,490
H Street	16,380

This project will add approximately 84 trips per day on Harrison Ave., G St., Owens Ave. and H St. Currently, Owens is at about 40 percent of capacity and H is at about 41 percent of capacity. With this project, they are both expected be at about 41 percent of capacity. Counts are not available for Harrison or G in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 7 additional cars, or about one every nine minutes.

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

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

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

Date Filed 08/03/2020 **Application Number** 20-0047-SDR1 **Entity** LV

Company Name SCA Design

Contact Name

Contact Mailing Address

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

Phone (702) 400-2957 **Mobile** **Fax** **Email**

Project Name G Street Apartments

Project Description 12 Multi-family units

APN's 139-27-110-029

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.173 = 0	x 0.095 = 0	x 0.133 = 0
Multi-Family Units (2)	12	x 0.144 = 2	x 0.065 = 1	x 0.074 = 1
Resort Condo Units (3)				
Total		2	1	1

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Kelly ES	1900 N. J St	K	372	350	4/1/2020
Eisenberg ES	7770 Delhi Ave	1-5	528	554	4/1/2020
Kahre ES	7887 W. Gowan Rd	1-5	518	445	4/1/2020
West MS	2050 W. Sapphire Stone Ave	6-8	1499	1598	4/1/2020
Canyon Springs HS	350 E. Alexander Rd	9-12	2437	2552	4/1/2020

*** CCSD Comments** Eisenberg ES, West MS and Canyon Springs HS were over capacity for the 2019-20 school year. Eisenberg ES was at 104.92%, West MS was at 106.60%, and Canyon Springs HS was at 104.72% of program capacity.

☐ Approved ☐ Disapproved

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

Neighborhood Meeting

13927110150
MARTIN LEONARD
623 HARRISON AVE
LAS VEGAS NV 89106-3018

Case(s):
20-0166, 20-0166-GPA1, 20-0166-ZON1; Ward 5 (Crear)
Case(s) scheduled tentatively for:
October 13th, 2020 Planning Commission Meeting

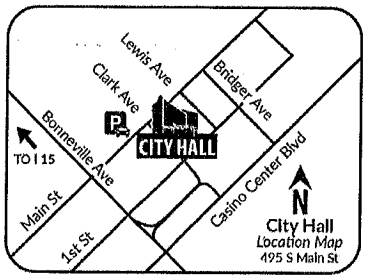
89 PRDGNP1 89106

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

LAS VEGAS
NV 890
05 SEP 20
PM 3 1

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.
20-0047-SDR1
Planning Commission Meeting of **09/08/2020**

20-0047-SDR1
13927110150
MARTIN LEONARD
623 HARRISON AVE
LAS VEGAS NV 89106-3018

Submitted at Planning Commission

Date 9/8/2020 Item 26
martin Leonard

89 PRDPNP1 89106

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

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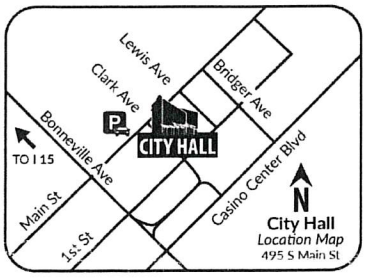
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0047-SDR1

Planning Commission Meeting of **09/08/2020**

20-0047-SDR1
13927110149
SERNA EVALYN
619 HARRISON AVE
LAS VEGAS NV 89106-3018

03 FRDFMP1 89106

Planning Commission

9/8/2020 Item 26
serna Evalyn

Stacey Campbell

From:	bigbrownsis <bigbrownsis@yahoo.com>
Sent:	Tuesday, September 8, 2020 1:32 PM
To:	Meeting Comments
Cc:	Kathryn Duncan; Jackie BRANTLEY; nika.sewell@gmail.com; shelojones@yahoo.com
Subject:	Planning 9-8-2020 item# 20-0047-SDR1 #26

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

Date: September 5, 2020

To: City Of Las Vegas Planning Department
City Of Las Vegas Clerks Office

RE: PUBLIC HEARING-20-0057-SDR1
APPLICANT/OWNER-HAROLD
CRAWLEY

VIA FACSIMILE-- Clerk-702-382-4803
Planning--702-464-7499

To Whom It May Concern:

We are OPPOSED to the application for Mr. Crawley to build a TWO-STORY, 12 UNIT MULTI-FAMILY DEVELOPMENT WITH WAIVERS FOR LANDSCAPING AND PARKING WAIVERS AND TO ALLOW A SIX-FOOT SET BACK.

It is in our opinion that the proposed lots are TOO small to try and cramp this size of apartment units. It will cause congestion in the small and narrow curve. Allowing the requested waivers would also continue to allow building with less consideration of providing comparable housing, beautification and adequate parking like most units in other areas of the city.

In our opinion, a better OPTION would be a commercial single occupant building or at max a duplex at the proposed location. We, like most of the area property owners would like to see positive development and rooftops and commercial buildings for our community but not cramming the most for simple monetary gain.

We have surrounding single-family homes and such a structure would drastically change the aesthetics of that immediate corner, therefore we implore the Planning Department to consider the wishes of the surrounding property owners and the overall future plans of said property owners.

Thank you for your careful consideration and listening to the people who live, work and do business in the area.

Respectfully yours,

Juanita Walker &

Planning Commission

Date 9/8/2020 Item 26
Juanita & Gwen Walker

Gwen Walker
The Walker African-American Museum & Research Center
705 W. Van Buren Avenue
Las Vegas, Nevada 89106
702-752-6043

Cc: Ward 5 Chamber
Westside Historical Society
Residents

Sent from my T-Mobile 4G LTE Device

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
27

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

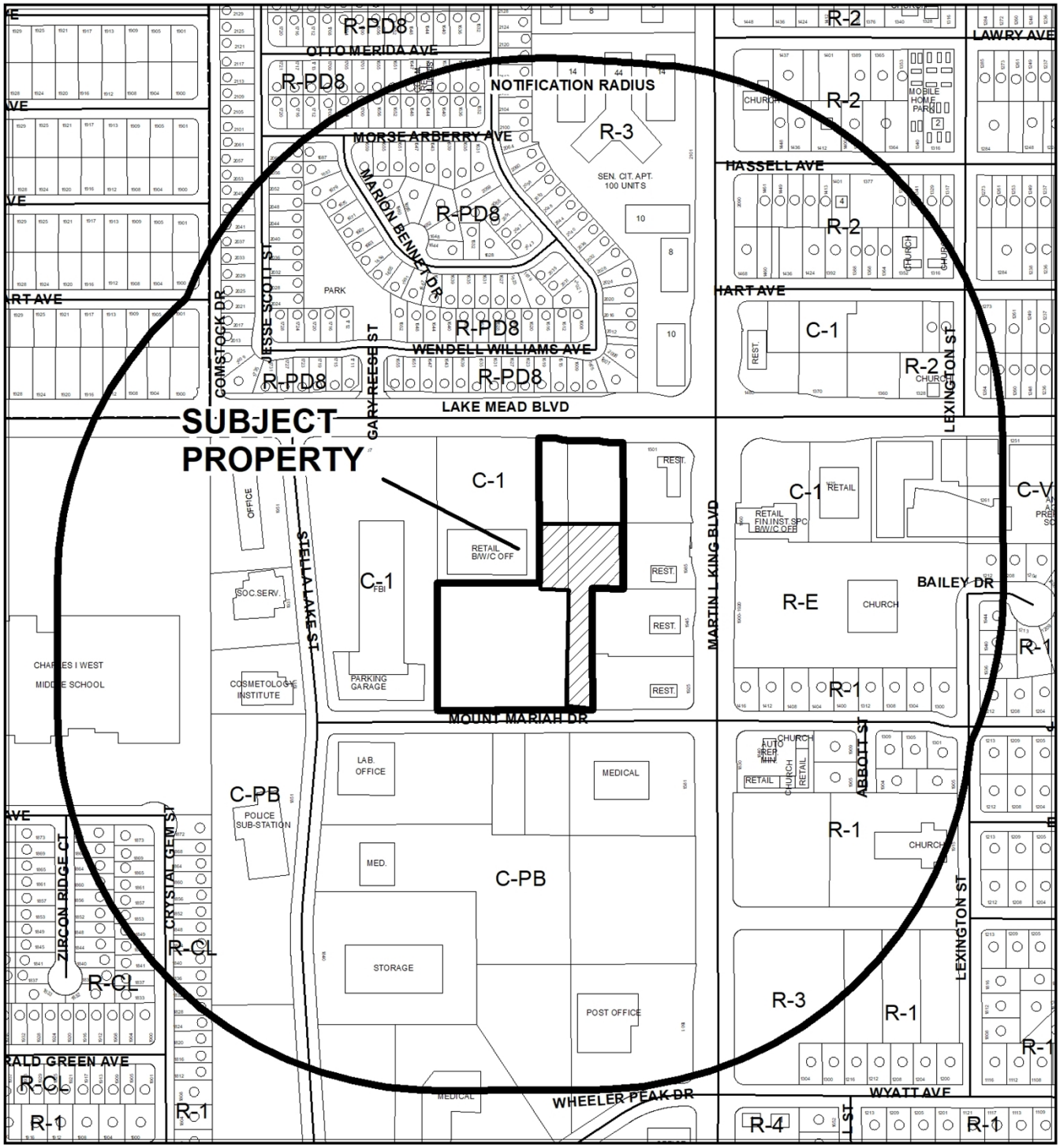
SUBJECT:
20-0067-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED CITY PARK WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS on 0.91 acres on the north side of Mount Mariah Drive, approximately 260 feet west of Martin L King Boulevard (APNs 139-21-313-025 and 021), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

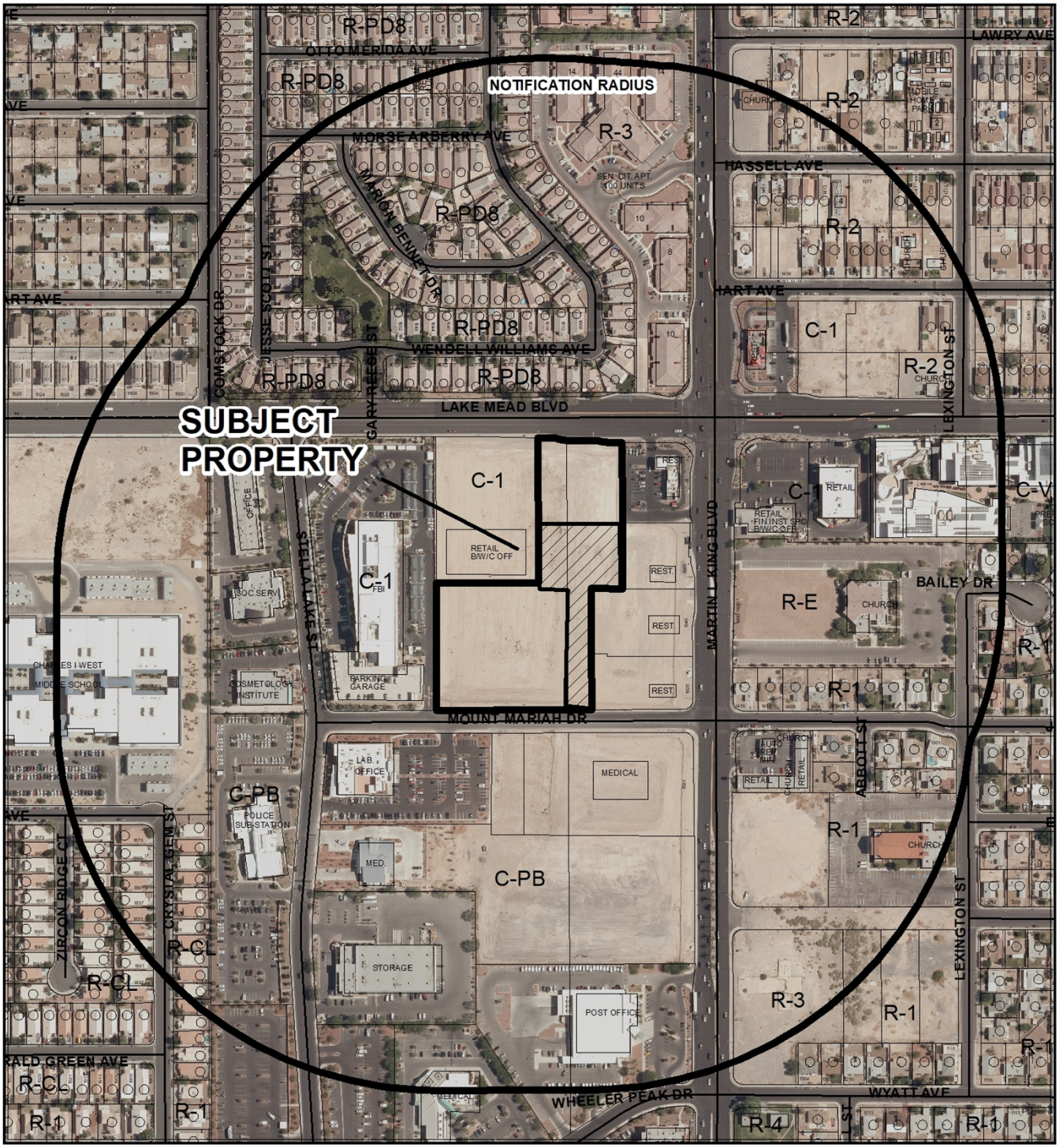
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **20-0067-SDR1**

RADIUS: 1000 FEET

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



CASE: **20-0067-SDR1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0067-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 263

PROTESTS 0

APPROVALS 0

FS

**** CONDITIONS ****

20-0067-SDR1 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/24/20 except as amended by conditions herein.

3. Waivers from Title 19.08 is hereby approved, to allow zero feet of perimeter landscape buffer along portions of the east property line, and to allow zero feet of perimeter landscape buffer along a portion of the south property line adjacent to Mount Mariah Drive.

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

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

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

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

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

Public Works

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for a public park on 0.91 acres adjacent to north side of Mount Mariah Drive, approximately 260 feet west of Martin L King Boulevard.

ISSUES

- The 5.08-acre subject parcel is owned by the City of Las Vegas, of which 0.91 acres will be utilized for the proposed park. The remainder of the parcel will be developed at a future date.
- Waivers of perimeter landscape buffering have been requested along portions of the east and south property lines. Staff recommends approval of the waiver request.
- The request is for a Site Development Plan Review for a public park. Staff recommends approval of the request.

ANALYSIS

The request is for a public park on 0.91 acres adjacent to north side of Mount Mariah Drive, approximately 260 feet west of Martin L King Boulevard. The 5.08-acre subject parcel is owned by the City of Las Vegas, and 0.91 acres will be utilized for the proposed park. The remainder of the parcel will be developed at a future date.

The site plan depicts a park with amenities such as walking trails, public art, a raised stage, and a play area. A 17-foot tall shade structure is located interior to the site and is located outside of all required setback areas. An eight-foot tall steel picket security fence will be located along the perimeter of the site.

Title 19.12 parking requirements call for two on-site parking spaces, which have been provided at the southeast corner of the site. It is expected that park visitors will also utilize the existing parking provided for the commercial development to the east of the subject site. The primary park entrance is located off Mount Mariah Drive, which is only accessible to pedestrians. A secondary pedestrian entrance is located adjacent to the on-site parking spaces. It is anticipated that vehicular traffic will gain access to the park buy utilizing any of the four existing drives located on Mount Mariah Drive, Lake Mead Boulevard, or Martin L King Boulevard. A vehicular maintenance entrance will be located at the northern portion of the site.

The landscape plan depicts heavy landscaping throughout the park with several different species of 24-inch box trees and five-gallon shrubs planted throughout the site. As the park only occupies a portion of the 5.08-acre parcel, there are limited areas where established property lines exist. As such, it was determined that the perimeter landscaping requirements of Title 19.08 would only need to be adhered to in areas adjacent to existing property lines. It is expected that perimeter landscaping for property lines not adjacent to the park will be installed when the remainder of the site is developed.

Along portions of the east and south property lines, a waiver has been requested to allow a zero-foot perimeter landscape buffer where eight feet is required, and to allow a zero-foot perimeter landscape buffer where 15 feet is required, respectively. The waiver is justified as these areas are located directly adjacent to existing landscape buffers installed with the commercial development to the east. This redundancy results in adequate landscaping for this portion of the site, and as such, staff recommends approval of the request.

The proposed park is compatible with adjacent development and development in the area. The development will add needed park space adjacent to the Las Vegas Historic Westside District of the 2045 Downtown Master Plan, and will provide an area of green space in a heavily urbanized area. Staff recommends approval of the Site Development Plan Review and all associated waiver requests.

FINDINGS (20-0067-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed public park is compatible with adjacent development and development in the area.

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

   With approval of the requested waivers, the development will be consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards

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

Site access does not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials are appropriate for the area and for the City.

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

   The proposed shade structures are not obnoxious in appearance and are compatible with development in the area.

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

   Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/10/12	The Planning Commission approved a Special Use Permit (SUP-43927) for an accessory package liquor off-sale use in conjunction with a 20,700 square-foot grocery store. Staff had recommended approval.
01/10/12	The Planning Commission approved a Site Development Plan Review (SDR-43929) for a 20,700 square-foot grocery store. Staff had recommended approval.
11/20/13	The City Council approved a Site Development Plan Review (SDR-50831) for a 2,932 square-foot restaurant with a drive-though. Staff and the Planning Commission had recommended approval on 10/08/13.
03/30/15	Planning Staff administratively approved a Site Development Plan Review (SDR-58375) for a 2,400 square-foot restaurant with a drive-though.

Most Recent Change of Ownership	
05/15/95	A deed was recorded for a change in ownership.

Pre-Application Meeting	
07/08/20	A pre-application meeting was held and primary issues discussed included the need for on-site parking and compliance with Title 19.08 development standards including setback and landscape requirements.

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

Field Check	
08/20/20	The subject site is currently undeveloped

Details of Application Request	
Site Area	
Net Acres	0.91

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	LI/R (Light Industry / Research)	C-1 (Limited Commercial)
North	Undeveloped	LI/R (Light Industry / Research)	C-1 (Limited Commercial)
South	Medical Office	LI/R (Light Industry / Research)	C-PB (Planned Business Park)
East	Restaurant	LI/R (Light Industry / Research)	C-1 (Limited Commercial)
West	Government Facility General Retail	LI/R (Light Industry / Research)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Enterprise Park	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (105 Feet)	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	250 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	20 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	N/A	7 Trees	Y
• South	1 Tree / 20 Linear Feet	1 Trees	1 Trees	Y
• East	1 Tree / 30 Linear Feet	16 Trees	15 Trees	N*
• West	1 Tree / 30 Linear Feet	N/A	20 Trees	Y
TOTAL PERIMETER TREES		**17 Trees**	**43 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	1 Trees	1 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		8 Feet	Y
• South	15 Feet		0 Feet	N*
• East	8 Feet		0 Feet	N*
• West	N/A		8 Feet	Y

*Waivers have been requested to provide relief from these requirements.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Mount Mariah Drive	Collector	N/A	60’	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Public Park	0.91 acres	2 per gross acre	2				
TOTAL SPACES REQUIRED			2		2		Y
Regular and Handicap Spaces Required			1	1	1	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Eight-foot interior perimeter landscape buffer area planted with 24-inch box trees spaced 30 feet on-center	No landscape buffer along a portion of the east property line	Approval
15-foot perimeter landscape buffer area adjacent to ROW planted with 24-inch box trees spaced 20 feet on-center	No landscape buffer along a portion of the property line adjacent to ROW	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Mt. Mariah Drive & Martin Luther King Blvd. (just west of approximately 1925 N. MLK Blvd.)

Project Name Historic Westside Leader's Park **Proposed Use** Park

Assessor's Parcel #(s) 139-21-313-025 / 139-21-313-021 **Ward #** 5

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

Additional Information _____

Property Owner CITY OF LAS VEGAS Contact Fred Solis

Address 333 N. Rancho Drive, 8th Floor City Las Vegas State NV Zip 89106

E-mail fsolis@LasVegasNevada.gov Phone 702-229-5409

Applicant Southwick Landscape Architects Contact Joe Vickers

Address 1700 W. Horizon Ridge Pkwy, Suite 203 City Henderson State NV Zip 89012

E-mail joev@southwickla.com Phone 702-597-3108

Representative Joe Vickers Contact _____

Address 1700 W. Horizon Ridge Pkwy, Suite 203 City Henderson State NV Zip 89012

E-mail joev@southwickla.com Phone 702-597-3108

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

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

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

Partner(s) _____

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

Property Owner Signature Teresa M Boyce

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

Print Name Teresa M Boyce

Subscribed and sworn before me — Teresa M. Boyce

This 21st day of July, 20 20

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1185-1
My Appt. Expires January 4, 2023

20-0067
07/21/2020

SITE PLAN KEYNOTES

01 METAL MARQUEE SIGNAGE

02 METAL SIGNAGE WITH PHENOLIC INTERPRETIVE PANELS AT TIMELINE WALKWAY

03 TEXTURED CONCRETE BANDS WITH DECORATIVE LETTERS AND EMBEDDED COMMUNITY DERIVED ART

04 CONCRETE SIDEWALK

05 MAIN ENTRY GATEWAY

06 METAL PARK SIGNAGE

07 SLIDING GATE

08 THEMED ARTWORK TO DENOTE CATEGORY, DESIGN BY ARTIST

09 CENTRAL PLAZA FEATURED ARTWORK MONUMENT, DESIGN BY ARTIST

10 DEDICATION WALLS UNDER METAL SHADE STRUCTURE

11 RAISED CONCRETE STAGE AREA

12 STABILIZED DG ACCESSIBLE PATH TO STAGE AREA

13 PREFABRICATED PARK BENCHES, TYP

14 PREFABRICATED PLAY STRUCTURE

15 STABLIZED DG WALKING TRAIL

16 10 FT WIDE MAINTENANCE ACCESS WITH SWING GATES

17 ZERO CURB ENTRY TO CONNECT TO EXISTING PARKING AREAS AND DRIVEWAYS

18 PERIMETER FENCE

19 COLOR ACCENT PAVING

20 EXISTING ADJACENT PARKING AREAS

21 SITE UTILITIES INCLUDING: WATER METER, IRRIGATION CONTROLLER, SMART PARK INFRASTRUCTURE

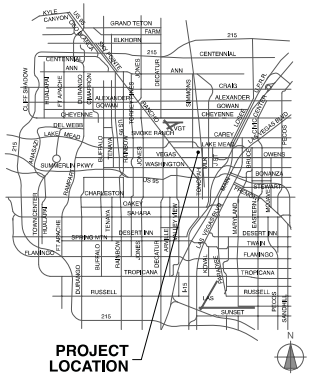
22 TRASH RECEPTACLES, TYP

23 NEW PARKING SPACES

SITE PLAN LEGAND

- LANDSCAPE AREA
- STABILIZED ACCESSIBLE DG PATH
- STANDARD GRAY CONCRETE
- COLOR ACCENT PAVING
- TEXTURED CONCRETE BANDS
- PLAYGROUND SURFACING
- SHADING STRUCTURE

VICINITY MAP



PARCEL INFO

APN: 139-21-313-021 & 025
ZONING: C-1 (LIMITED COMMERCIAL)
TOTAL AREA: 39,876 S.F. / 0.91 ACRES

PARKING ANALYSIS

TOTAL PARKING SPACES REQUIRED: 2
TOTAL PARKING SPACES PROVIDED: 2
TOTAL ADA SPACES REQUIRED: 1
TOTAL ADA SPACES PROVIDED: 1
PERCENT OF PARKING FOR ADA: 50%

20-0067
08/24/2020

CONCEPTUAL SITE PLAN

CORE CONSTRUCTION | LGA | LAGE design

HISTORIC WESTSIDE LEGACY PARK

NEAR MT. MARIAH DR & MARTIN LUTHER KING BLVD, LAS VEGAS, NV 89106

for CITY OF LAS VEGAS

STATUS
A-1
8/24/20

PLANT SCHEDULE

SYMBOL	TREES	SIZE	CAL	QTY
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY TREE STANDARD	24" BOX	1.25"CAL	17
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' NARROW-LEAVED ASH STANDARD	24" BOX	1.25"CAL	17
	LAGERSTROEMIA INDICA 'CATAWBA' CATAWBA TREE CRAPE MYRTLE MULTI-TRUNK MULTI-TRUNK	24" BOX	1"CAL	20
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE MULTI-TRUNK	24" BOX	2.5"CAL	11
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE STANDARD	24" BOX	1.5"CAL	9
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL MULTI-TRUNK	24"BOX	1"CAL	14

SYMBOL	SHRUBS	SIZE	FIELD2	QTY
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL		19
	DIETES BICOLOR FORTNIGHT LILY	5 GAL		83
	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	5 GAL		23
	LANTANA MONTEVIDENSIS TRAILING LANTANA	5 GAL		48
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO LANGMAN'S SAGE	5 GAL		61
	MYRTUS COMMUNIS 'COMPACTA VARIEGATA' VARIEGATED DWARF MYRTLE	5 GAL		98
	PENNISETUM SETACEUM PURPLE FOUNTAIN GRASS	5 GAL		124
	PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE	5 GAL		67
	ROSMARINUS OFFICINALIS 'IRENE' TM IRENE TRAILING ROSEMARY	5 GAL		49
	TECOMA STANS YELLOW BELLS	5 GAL		17
	TEUCRIUM CHAMAEDRYS GERMANDER	5 GAL		33
	XYLOSMA CONGESTUM 'COMPACTA' COMPACT XYLOSMA	5 GAL		18

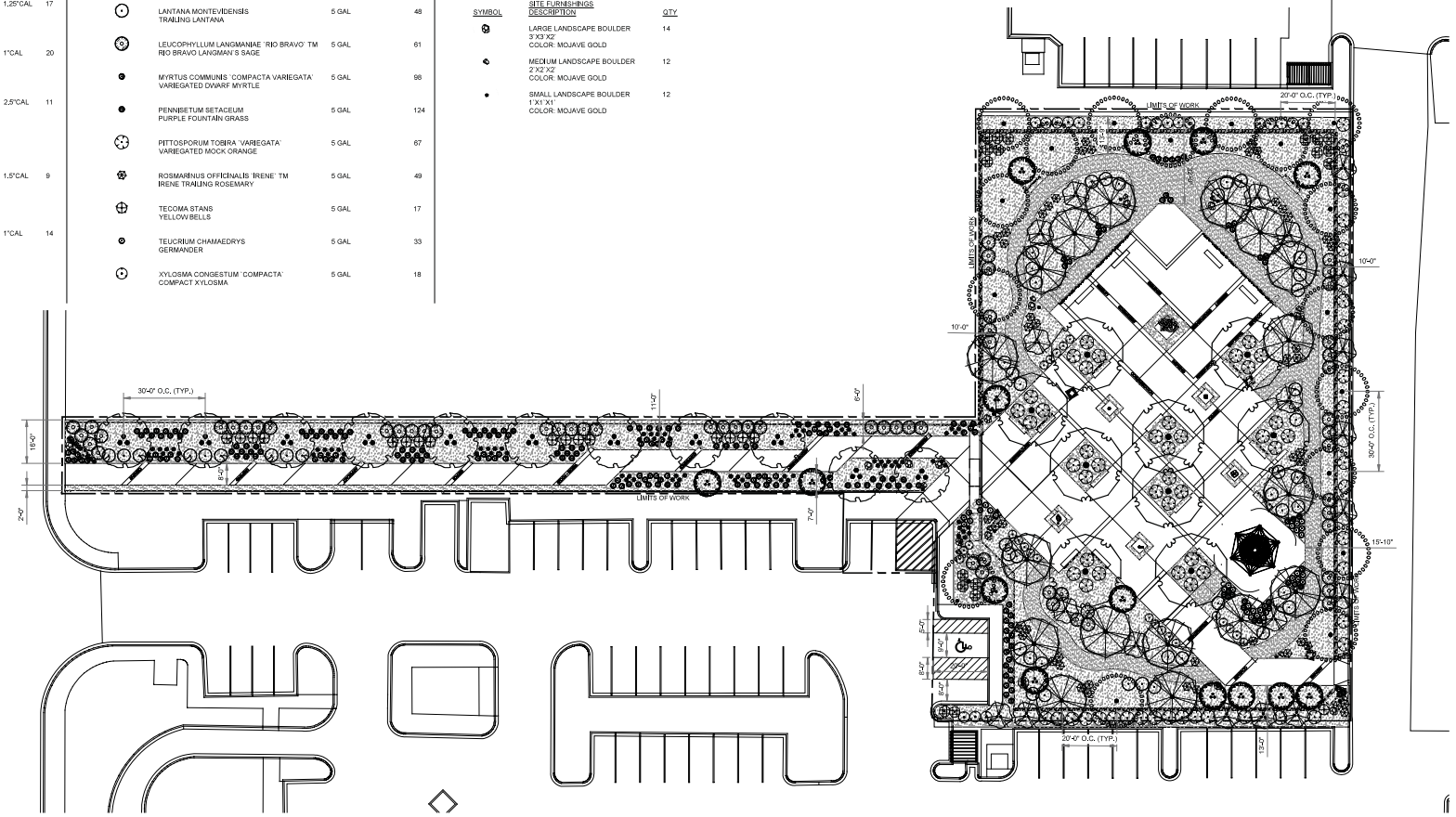
LANDSCAPE ELEMENTS

SYMBOL	DESCRIPTION	QTY
	CRUSHED STABILIZED DG COLOR: RED	3,880 SF
	3/4" SCREENED CRUSHED GRANITE 2" DEPTH COLOR: MOJAVE GOLD	19,345 SF
	CHUNKY 3-5" CRUSHED GRANITE 4" DEPTH COLOR: MOJAVE GOLD	2,602 SF

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY
	LARGE LANDSCAPE BOULDER 3'X3'X2' COLOR: MOJAVE GOLD	14
	MEDIUM LANDSCAPE BOULDER 2'X2'X2' COLOR: MOJAVE GOLD	12
	SMALL LANDSCAPE BOULDER 1'X1'X1' COLOR: MOJAVE GOLD	12

LANDSCAPE NOTES

1. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS, TRANSFORMERS, AND 10'-0" FROM STREET LIGHTS AS NECESSARY.
2. ALL TREES WITHIN 5'-0" OF PERIMETER WALLS, SIDEWALKS, STREETS, OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT GUARD AND A DEEP ROOT IRRIGATION SYSTEM.
3. IN SIGHT VISIBILITY RESTRICTION ZONES (SVRZ), THE LANDSCAPE IS DESIGNED TO MEET CLARK COUNTY STANDARD DRAWING NO. 201.2 AND H.M.C. 19.7.4.J.4(C).
4. **ALL PLANT MATERIAL SHALL MEET OR EXCEED THE ARIZONA NURSERY ASSOCIATION'S TREE SPECIFICATIONS.**



0 20 40 60 feet

1" = 20'-0"

NORTH

20-0067
08/24/2020

LANDSCAPE PLAN

CORE CONSTRUCTION | LGA | LAGE design

241 W. CHARLESTON, SUITE 107
LAS VEGAS, NEVADA 89102
702.260.7111
www.lgalv.com

HISTORIC WESTSIDE LEGACY PARK

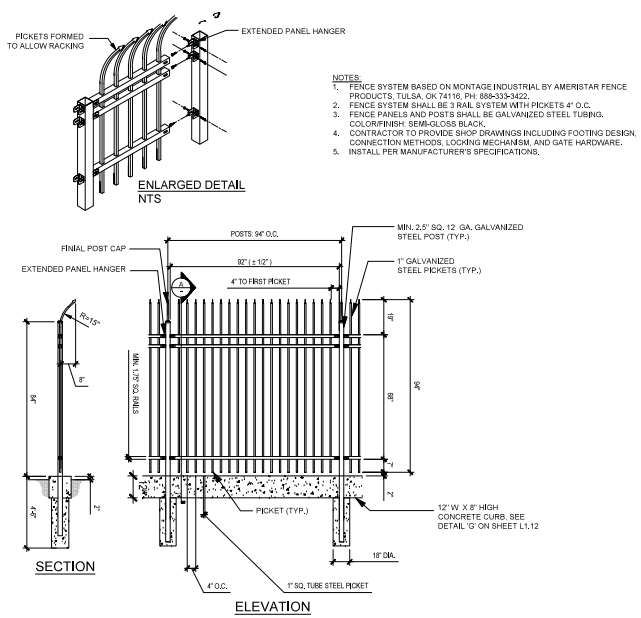
NEAR MT. MARIAH DR & MARTIN LUTHER KING BLVD, LAS VEGAS, NV 89106

for CITY OF LAS VEGAS

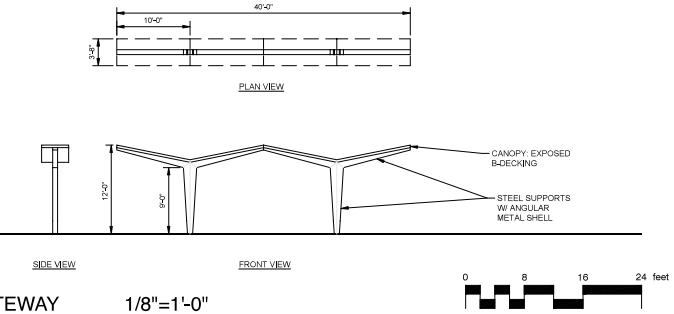
STATUS

A-2

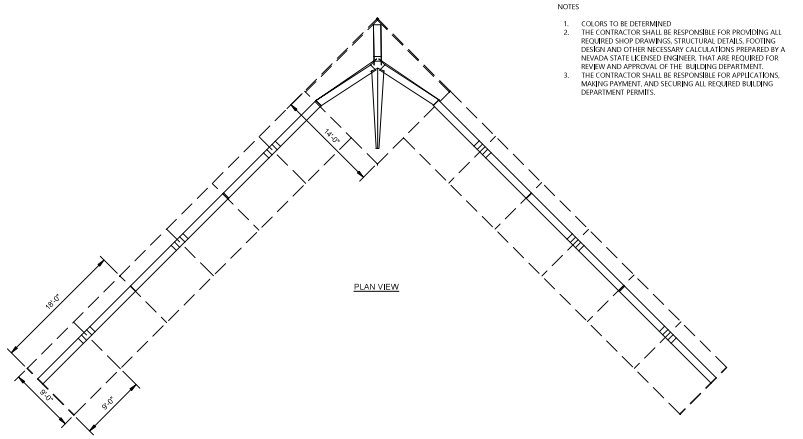
8/24/20

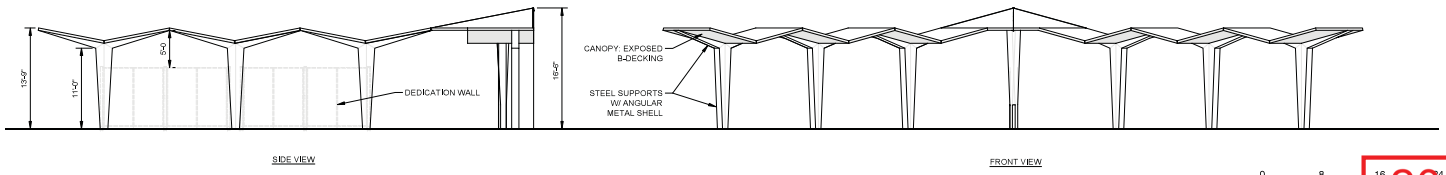


PERIMETER STEEL FENCE 3/8"=1'-0"



ENTRY GATEWAY 1/8"=1'-0"





SHADE STRUCTURE AT DEDICATION WALL 1/8"=1'-0"

20-0067
08/24/2020

ELEVATIONS

CORE CONSTRUCTION | LGA | LAGE design

HISTORIC WESTSIDE LEGACY PARK

NEAR MT. MARIAH DR & MARTIN LUTHER KING BLVD, LAS VEGAS, NV 89106

for CITY OF LAS VEGAS

STATUS
A-4
8/24/20

Planning Commission - Page 718



ENTRY GATEWAY



PARK OVERVIEW



CEREMONIAL PLAZA



FENCE ENCLOSURE

20-0067
08/24/2020

3D PERSPECTIVES

CORE CONSTRUCTION LGA LAGE design

HISTORIC WESTSIDE LEGACY PARK

NEAR MT. MARIAH DR & MARTIN LUTHER KING BLVD, LAS VEGAS, NV 89106

for CITY OF LAS VEGAS

STATUS

A-3

8/24/20



20-0067-SDR1 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTH SIDE OF MOUNT MARIAH DRIVE WEST OF MARTIN L KING BOULEVARD

08/20/2020



20-0067-SDR1 - APPLICANT/OWNER: CITY OF LAS VEGAS
NORTH SIDE OF MOUNT MARIAH DRIVE WEST OF MARTIN L KING BOULEVARD

08/20/2020

southwick
LANDSCAPE ARCHITECTS
imagine • design • live

June 17, 2020

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

RE: Historic Westside Leader's Park (a City of Las Vegas Public Works Project)
Justification Letter

This letter of justification is to request a design review for the Historic Westside Leader's Park located just west of Martin Luther King Blvd. at approximately mid-block south of Lake Mead Blvd. and north of Mount Mariah Drive. The neighborhood park is approximately 0.9 acres in size.

The Historic Westside Leader's Park is compatible with the adjacent land uses (residential neighborhoods, churches, and healthcare centers). The neighborhood park amenities include artistic displays, educational and historical documentaries of the neighborhood, tribute and memorial displays of individuals who have made significant contributions to the Westside neighborhood, entry gateway, shade shelters, site furniture, landscaping, irrigation.

There is a total of two (2) parking spaces, one (1) of which is ADA compliant. The parking spaces are accessible from the existing adjacent parking lot on the west side of Starbucks and Del Taco located on the west side of Martin Luther King Blvd. This existing parking lot area is accessible from both Martin Luther King Blvd and Mount Mariah Drive.

The park is fenced and will be locked during closed hours. The hours of operation shall be established by City of Las Vegas Parks and Recreation but will likely follow standard city park hours.

All adjacent uses, in terms of scale, site design, operating characteristics, hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts have been taken into consideration and have been appropriately planned for in the design of this project. There will also be no significant adverse impacts on the natural environment due to this project. The park is intended to be maintained by the City of Las Vegas upon its completion and will prove to be a valuable amenity for the community.

Should you have any questions, please contact me at (702) 597-3108.

Sincerely,

Joe Vickers, PLA, ASLA
NV #638

20-0067
07/17/2020

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
28

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

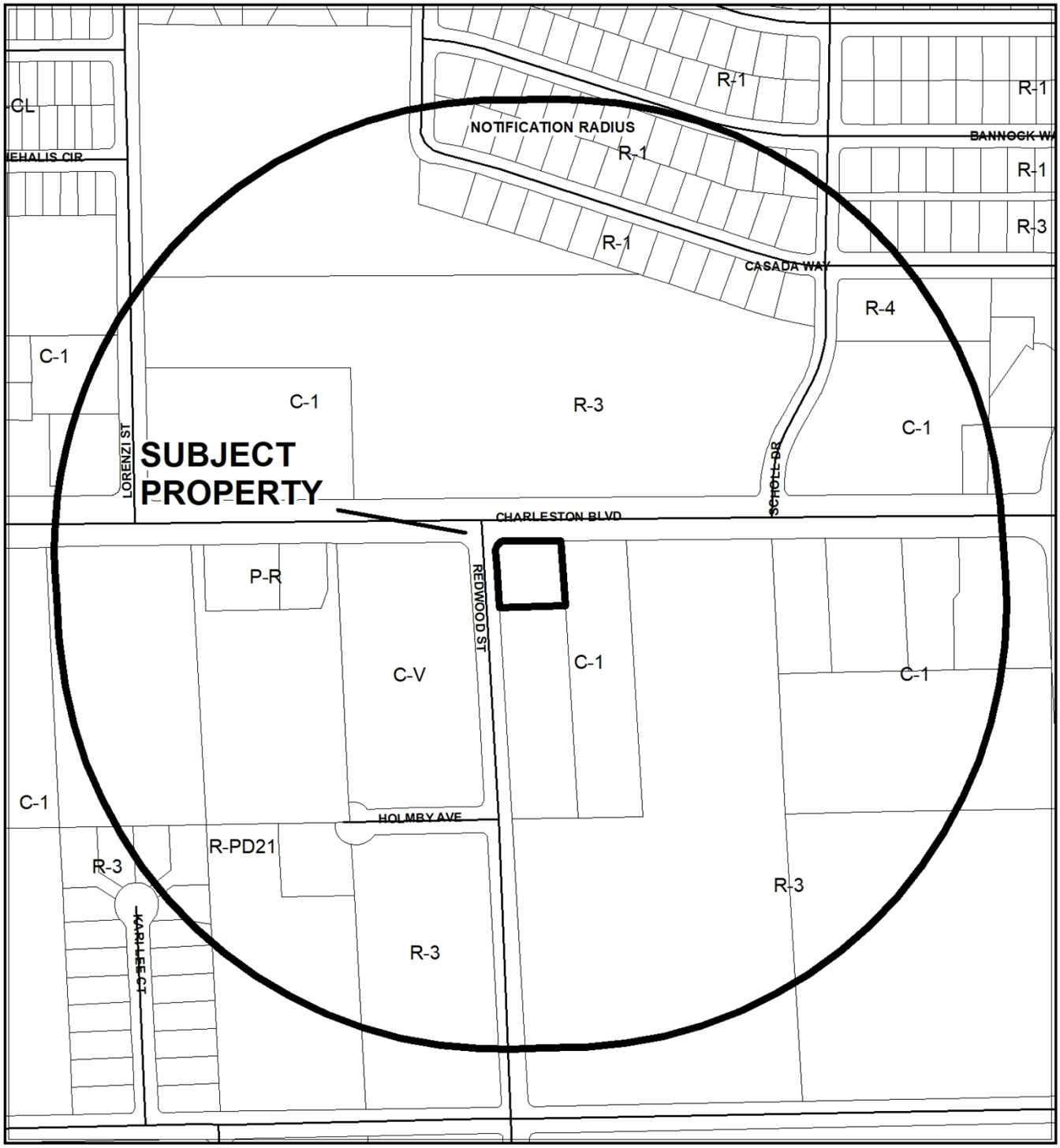
SUBJECT:
20-0072-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DUTCH BROTHERS COFFEE - OWNER: STEVEN A. AND RAYNELL PHILLIPS - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 871 SQUARE-FOOT DRIVE THROUGH COFFEE SHOP WITH A WAIVER OF THE BUILDING ORIENTATION REQUIREMENTS on 0.52 acres at 6651 West Charleston Boulevard (APN 163-02-104-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

C.C.: 10/21/2020

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

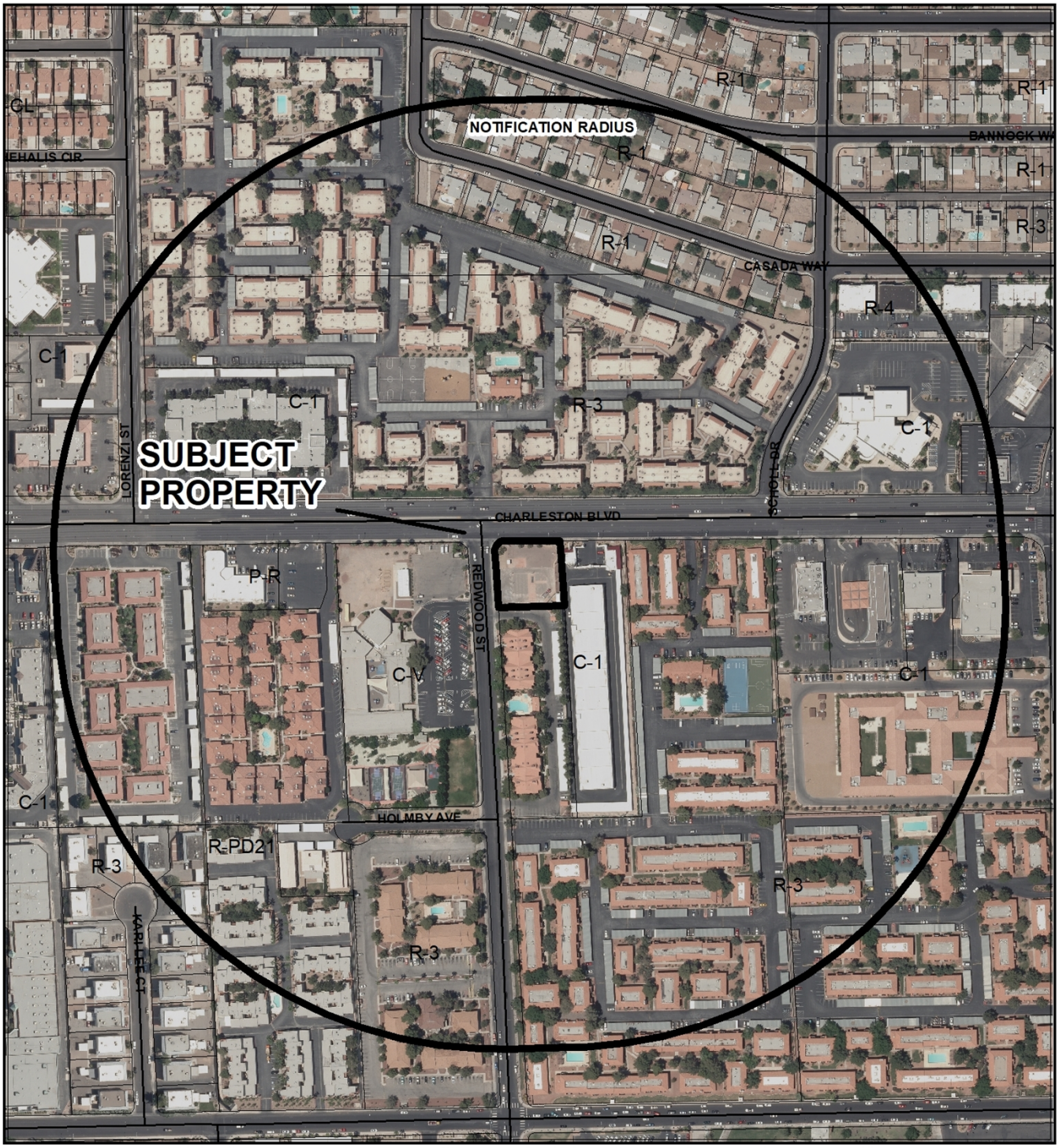
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division



CASE: **20-0072-SDR1**

RADIUS: 1000 FEET

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



0 260 520 Feet

CASE: **20-0072-SDR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 8, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DUTCH BROTHERS COFFEE - OWNER: STEVEN A. AND RAYNELL PHILLIPS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0072-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 251

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0072-SDR1 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan date stamped 08/25/20; and the landscape plan and building elevations date stamped 07/20/20, except as amended by conditions herein.

3. The trash enclosure shall be screened and gated, with a roof or trellis in accordance with Title 19.

4. The mechanical equipment shall be screened in accordance with Title 19.

5. A Waiver from Title 19.08 is hereby approved, to not orient the building to the corner where such is required.

6. An Exception from Title 19.08 is hereby approved, to allow zero parking lot landscape islands where one is required.

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

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

9. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade. The existing wall adjacent to the south property line shall meet the minimum requirements of Title 19.08.040.G.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - One, 24-inch box single trunk shade tree shall be planted every 20 linear feet within the perimeter landscape buffers.
    - Four, 5-gallon shrubs shall be planted for every required shade tree.
    - Landscaping shall include drought-resistant and water efficient plant materials consistent with the Southern Nevada Regional Planning Coalition Regional Plant List.

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

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

Public Works

13. The sidewalk along Charleston Boulevard and Redwood Avenue adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

14. Concurrent with development, dedicate appropriate right-of-way or grant appropriate roadway, sewer, and drainage easements for a portion of a bus turn out lane acceptable to the City Traffic Engineer, meeting the intent of Clark County Standard Drawing #234 for the existing bus stop on Charleston Boulevard. No construction is required at this time. Additionally, grant an appropriate Bus Shelter Pad Easement to the Regional Transportation Commission (RTC).

15. Contact the Operations and Maintenance Office at 702-229-1688 to coordinate the development of this project with the Charleston Boulevard overlay project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

16. 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.

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

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct an 871 square-foot drive-through coffee shop on the southeast corner of Charleston Boulevard and Redwood Street.

ISSUES

- A Waiver is requested to not orient the building to the corner where such is required. Staff supports this request.
- An Exception is requested to allow zero parking lot landscape islands where one is required. Staff supports this request.

ANALYSIS

The subject site has operated as a temporary sales lot on special occasions and holidays for over a decade and contains some improvements such as lighting and perimeter fencing. The applicant is proposing to remove the improvements associated with the temporary sales lot and develop the site into a drive-through coffee shop. The proposed coffee shop would operate as a “Dutch Bros Coffee,” which business model is drive through only, and provides no indoor or outdoor seating. To accommodate a strictly drive-through business model, the applicant has proposed two drive-through lanes. The proposed structure is single story, with a blue and gray façade that represents the Dutch Bros brand. The proposed floor plan demonstrates a design to accommodate employees only, as they prepare the beverages for the drive-through lanes.

Title 19.08 requires buildings located on a corner lot to be oriented to the corner and make a strong tie to the street frontage. The applicant is requesting a Waiver of this standard as the business model of Dutch Bros Coffee is to provide dual drive-through lanes with no interior seating for customers which makes locating the building on the corner not possible. Title 19.08, states that when an applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible, a Waiver is warranted. Staff finds the proposed business model is an unusual circumstance where compliance with building orientation and a single drive through lane would create circulation issues, and possibly negatively affect the adjacent roadways. Therefore, staff supports the requested Waiver and recommends approval.

The Restaurant land use is a permitted use in the C-1 (Limited Commercial) zoning district and is described by Title 19.12 as “an establishment providing for the preparation and retail sale of food and beverages, including without limitation cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses.”

The Drive Through land use is a Conditional Use in the C-1 (Limited Commercial) zoning district and is described by Title 19.12 as “the use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service.”

The Conditional Use Regulations for this use are:

1. A single-station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station. A multiple-station drive-through shall have stacking lanes that will accommodate a minimum of three vehicles per station, including the vehicle at that station.

   The proposed drive through lane meets this requirement as the stacking lanes will accommodate more than three vehicles each.

2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).

   The proposed drive through meets this requirement as the drive through lanes are screened from neighboring properties as well as the adjacent right-of-way in accordance with Title 19.08.

3. In the O (Office) and C-D (Designed Commercial) Districts, a drive-through shall be separated from any residentially zoned property by an intervening building and shall not have access to local residential streets.

   This requirement is not applicable.

The subject site is located within Redevelopment Plan Area 2 which presents a series of ideas and recommendations for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize tax base and maintain the viability of existing business. Staff finds the proposed development supports the goals of the Redevelopment Plan by providing a new investment into the area with a permanent business that will contribute to the stabilization of the tax base.

Staff finds the proposed coffee shop to be a compatible use for the commercial corridor along Charleston Boulevard, and the proposed development supports the goals and objectives of the Redevelopment Plan. Therefore, staff recommends approval of the Site Development Plan Review with conditions. If denied, the subject site will remain a temporary sales lot.

Any signage noted or demonstrated on the site plans and building elevations are not part of this review and will be reviewed for compliance to Title 19 separately as part of a building permit review.

FINDINGS (20-0072-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with the existing adjacent development in the area.

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

   With the exception of the building orientation and one missing parking lot landscape island, the proposed development meets all minimum development requirements of Title 19.08, and supports the overall goals and objectives of the Redevelopment Plan.

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

   Site access is from Redwood Street, with on-site circulation that moves in a counter clockwise direction in order to efficiently move vehicular traffic through the drive-through lanes. The proposed site access and circulation would not negatively impact the adjacent roadways.

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

Building finish materials include composite siding and concrete masonry unit (CMU) veneer in colors representative of the future tenant, Dutch Bros Coffee. Not all plant materials may be appropriate for an environment of extreme desert heat, and staff has added a Condition of Approval to ensure the planting materials will not only tolerate the environment of which it will be introduced to, but thrive.

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

   The proposed building elevations are not unsightly or undesirable, and create an aesthetically pleasing environment that is compatible with the existing development in the area.

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

   If approved, the proposed development will be subject to building permit review, as well as regular inspections during construction to ensure the public health, safety and general welfare are secured.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/05/95	The City Council approved a request for a Special Use Permit (U-0027-95) to allow a 14-foot by 48-foot off-premise advertising (billboard) sign on property located on the southeast corner of Charleston Boulevard and Redwood Street.
09/06/00	The City Council approved a request for a Required Five-Year Review [U-0027-95(1)] of an approved Special Use Permit (U-0027-95) which allowed a 40-foot tall, 14-foot by 48-foot tall Off-Premise Advertising (Billboard) sign at 6651 West Charleston Boulevard.
08/07/02	The City Council approved a request for a Site Development Plan Review (SD-0026-02) for a temporary sales lot at 6651 West Charleston Boulevard.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/06/02	The City Council approved a request for a Required Two-Year Review [U-0027-95(2)] of an approved Special Use Permit (U-0027-95) which allowed a 40-foot tall, 14-foot by 48-foot tall Off-Premise Advertising (Billboard) sign at 6651 West Charleston Boulevard.
02/12/04	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-3927) for Valentine's Day sales at 6651 West Charleston Boulevard.
05/04/04	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-4398) for Mother's Day flower sales at 6651 West Charleston Boulevard.
10/06/04	The City Council approved a request for a Required Two-Year Review (RQR-4910) of an approved Site Development Plan Review (SD-0026-02) for site improvements in conjunction with temporary sales at 6651 West Charleston Boulevard. The Planning Commission recommended approval.
11/17/04	The City Council approved a request for an appeal of the denial by the Planning Commission of a required two-year review of an approved Special Use Permit (U-0027-95) which allowed a 40-foot tall, 14-foot by 48-foot tall Off-Premise Advertising (Billboard) sign at 6651 West Charleston Boulevard.
11/23/04	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-5654) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/23/05	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-10455) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/27/06	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-18300) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/26/07	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-25727) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
12/03/08	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-32112) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
12/03/08	The City Council approved a request for a required two-year review (RQR-30595) of an approved Special Use Permit (U-0027-95) which allowed a 40-foot tall, 14-foot by 48-foot tall Off-Premise Advertising (Billboard) sign at 6651 West Charleston Boulevard.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/23/09	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-36755) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/22/10	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-40283) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/22/11	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-43936) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/19/12	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-47519) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/25/13	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-52043) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/24/14	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-56955) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/23/15	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-62227) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/16/16	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-67734) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/20/17	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-72108) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
11/15/18	The Department of Planning administratively approved a request for a Temporary Commercial Permit (TCP-75098) for a Christmas tree sales lot at 6651 West Charleston Boulevard.
12/18/19	The City Council approved a request for a Rezoning (ZON-77502) from U (Undeveloped) [MXU (Mixed Use) General Plan Designation] to C-1 (Limited Commercial) at 6651 West Charleston Boulevard. The Planning Commission recommended approval.

Most Recent Change of Ownership	
07/02/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/17/02	A building permit (#2016912) for a six-foot tall by 340-foot long chain link fence at 6651 West Charleston Boulevard. The permit received its final inspection on 09/24/02.
09/23/02	A building permit (#2017256) for electrical at a temporary sales/event lot at 6651 West Charleston Boulevard. The permit received its final inspection on 10/11/02.
11/25/14	A business license permit (PMT14-01886) was issued for a Christmas tree sales lot at 6651 West Charleston Boulevard. The license went inactive on 12/20/14.
11/30/15	A business license permit (PMT15-01889) was issued for a Christmas tree sales lot at 6651 West Charleston Boulevard. The license went inactive on 12/20/15.
11/15/16	A building permit (FTP16-00012) was issued for a temporary Christmas tree lot at 6651 West Charleston Boulevard.
	A building permit (FTP16-00013) was issued for a temporary Christmas tree lot at 6651 West Charleston Boulevard.
	A business license permit (PMT16-01960) was issued for a Christmas tree sales lot at 6651 West Charleston Boulevard. The license went inactive on 12/20/16.
11/13/17	A building permit (FTP17-00206) was issued for a temporary Christmas tree lot at 6651 West Charleston Boulevard.
11/22/17	A business license permit (PMT17-02087) was issued for a Christmas tree sales lot at 6651 West Charleston Boulevard. The license went inactive on 12/17/17.
11/01/18	A building permit (FTP18-00203) was issued for a temporary Christmas tree lot at 6651 West Charleston Boulevard.
11/28/18	A business license permit (PMT18-02278) was issued for a Christmas tree sales lot at 6651 West Charleston Boulevard. The license went inactive on 12/20/18.

Pre-Application Meeting	
07/07/20	Staff conducted a pre-application meeting via email and telephone to discuss the development requirements and submittal requirements for land entitlements for the proposed development.

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

Field Check	
08/20/20	Staff conducted a routine field check of the subject site. Nothing of concern was noted during the visit, as the existing improvements will need to be removed prior to construction of the proposed if approved.

Details of Application Request	
Site Area	
Net Acres	0.52

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Temporary Sales Lot	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Mini-Storage Facility	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Child Care Center	MXU (Mixed Use)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	152 Feet	Y
Min. Setbacks			
• Front	10 Feet	43 Feet	Y
• Side	10 Feet	57 Feet	Y
• Corner	10 Feet	44 Feet	Y
• Rear	20 Feet	81 Feet	Y
Max. Lot Coverage	50 %	4 %	Y
Max. Building Height	Residential Adjacency	24 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened		

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	4 Trees	N*
• South	1 Tree / 20 Linear Feet	8 Trees	4 Trees	N*
• East	1 Tree / 20 Linear Feet	8 Trees	4 Trees	N*
• West	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
TOTAL PERIMETER TREES		**27 Trees**	**16 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	1 Trees	0 Trees	N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential – Along the Southern Property Line		Height Not Indicated	Y**

**A Condition of Approval has been added by staff to ensure the appropriate number of shade trees are planted within the perimeter landscape buffers.*

***A Condition of Approval has been added to ensure the existing screen wall either meets or will meet the minimum requirements of Title 19.*
****The applicant is requesting an Exception to allow no parking lot landscape islands.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	101	Y
Redwood Street	Local Street	Title 13	57	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	
Restaurant	871 SF	1:50 for Public Area 1:200 for Back-of-House	5				
Drive Through		No additional parking required beyond principal use					
TOTAL SPACES REQUIRED			5		12		
Regular and Handicap Spaces Required			4	1	11	1	Y
Loading Zone [Less Than 10,000 SF]			1		1		

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street.	To not orient the building to the corner or street front.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One parking lot landscape island for every six uncovered parking spaces.	To allow zero parking lot landscape islands where one is required.	Approval

Department of Public Works Traffic Study

Proposed 0.871 Thousand Square-Foot Coffee Shop with Drive Through				
Proposed Use				
Average Daily Traffic (ADT)	Coffee/Doughnut Shop with Drive Through and No Indoor Seating [1000 SF]	0.871	1,041.63	907
AM Peak Hour			337.04	294
PM Peak Hour			83.33	73
Existing Traffic on Nearby Streets				
Charleston Boulevard				
Average Daily Traffic (ADT)			40,162	
PM Peak Hour (Heaviest 60 Minutes)			3,213	
Rainbow Boulevard				
Average Daily Traffic (ADT)			61,742	
PM Peak Hour (heaviest 60 minutes)			4,939	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Charleston Boulevard			53,445	
Rainbow Boulevard			53,445	
Summary				
This project will add approximately 907 trips per day on Charleston Boulevard, Redwood Street and Rainbow Boulevard. Currently, Charleston Boulevard is at about 75 percent of capacity and Rainbow Boulevard is over capacity. With this project, Charleston Boulevard is expected to be at about 77 percent of capacity and Rainbow Boulevard is expected to remain over capacity. Counts are not available for Redwood Street, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly 294 additional cars, or about five every minute.				

Las Vegas Valley Water District (LVVWD)
Comments:
This property is not currently served by LVVWD for domestic service, the existing service onsite is designated for irrigation. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 6651 W. Charleston Blvd.

Project Name Dutch Bros Coffee NV0309 **Proposed Use** Coffee Shop

Assessor's Parcel #(s) 163-02-104-001 **Ward #** 1

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

Additional Information _____

Property Owner STEVE & RAYNELL PHILLIPS Contact 702-496-5394

Address 4890 VON LEIDNER ST. City LV State NV Zip 89149

E-mail sphill6716@AOL.COM Phone 702-496-5394

Applicant BP Holdings, Inc Contact Joseph Bonifatto

Address 11700 W. Charleston Blvd. City Las Vegas State NV Zip 89135

E-mail joeb@bphold.com Phone 702-735-5700

Representative ADN Architects Contact Kimberly Raden

Address 1330 Olympic Blvd. City Santa Monica State CA Zip 90404

E-mail kimberly@adnarch.com Phone 805-796-9537

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 Steve Phillips Raynell Phillips

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

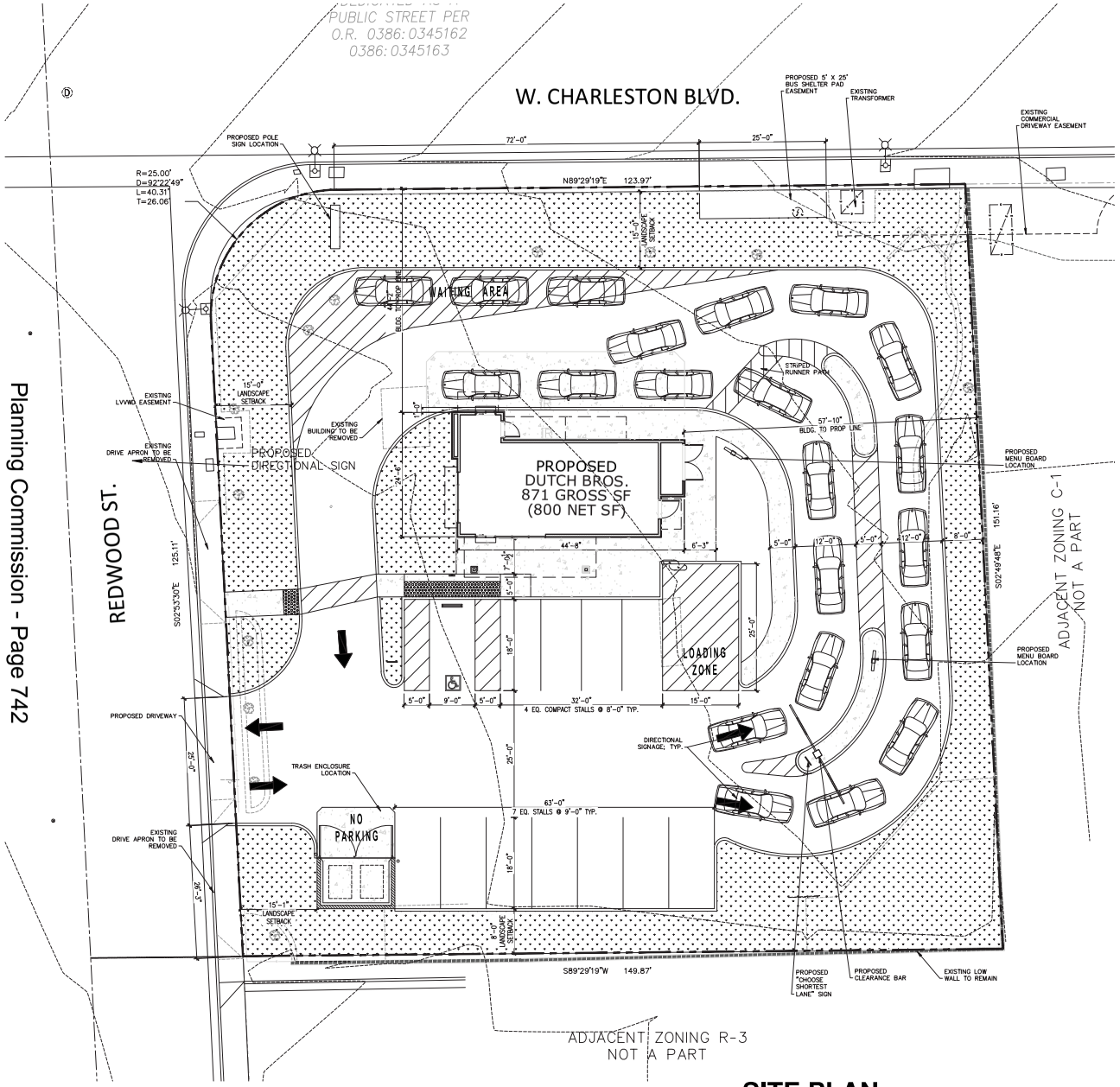
Print Name STEVE PHILLIPS Raynell Phillips

20-0072
07/20/2020

Subscribed and sworn before me

This _____ day of _____, 20 _____

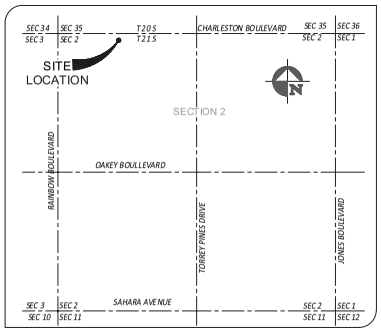
Notary Public in and for said County and State



SITE PLAN
SCALE: 1"=10'-0"

SITE INFORMATION	
APN:	163-02-104-001
TOTAL LOT AREA:	0.52± ACRES (22,500 SF)
PROPOSED BUILDING AREA:	871 SF GROSS (800 SF NET BUILDING AREA)
EXISTING ZONING:	C-1 – LIMITED COMMERCIAL
PROPOSED ZONING:	C-1 – LIMITED COMMERCIAL
CONSTRUCTION TYPE:	VB
OCCUPANCY:	B / 4 OCCUPANTS (1PER 200 SF)
PROPOSED BUILDING HEIGHT:	24'-0"
PARKING ANALYSIS:	
REQUIRED PARKING RATIO	1 SPACE PER 200 SF INDOOR AREA 871 SF/200 SF = 4.5 SPACES 1 SPACE PER 50 SF OF OUTDOOR WAITING AREA 200 SF/50 SF = 4 SPACES
INDIVIDUAL PARKING:	REQUIRED / PROVIDED
STANDARD	7.5 / 7
COMPACT	/ 4
ACCESSIBLE PER ADA	1 / 1
TOTAL PARKING:	8.5 / 12
LOADING ZONE:	1 / 1

LEGEND
- PROPOSED SMALL SIGN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE



VICINITY MAP
SCALE: N.T.S.

20-0072
08/25/2020

DUTCH BROS

PAUL W. DEPPE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

PAUL DEPPE REGISTERED No.7096 ARCHITECT STATE OF NEVADA
EXPIRES 12/31/2020

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Project No: NV0309
Dutch Bros Coffee - New Freestanding Store
DB2040-A1
6651 W. CHARLESTON BOULEVARD
LAS VEGAS, NV 89146
APN: 163-02-104-001

DATE: 08/20/20

REV: DATE:	DESCRIPTION:

SHEET NAME:
SITE PLAN

SHEET NUMBER:
SP1.0

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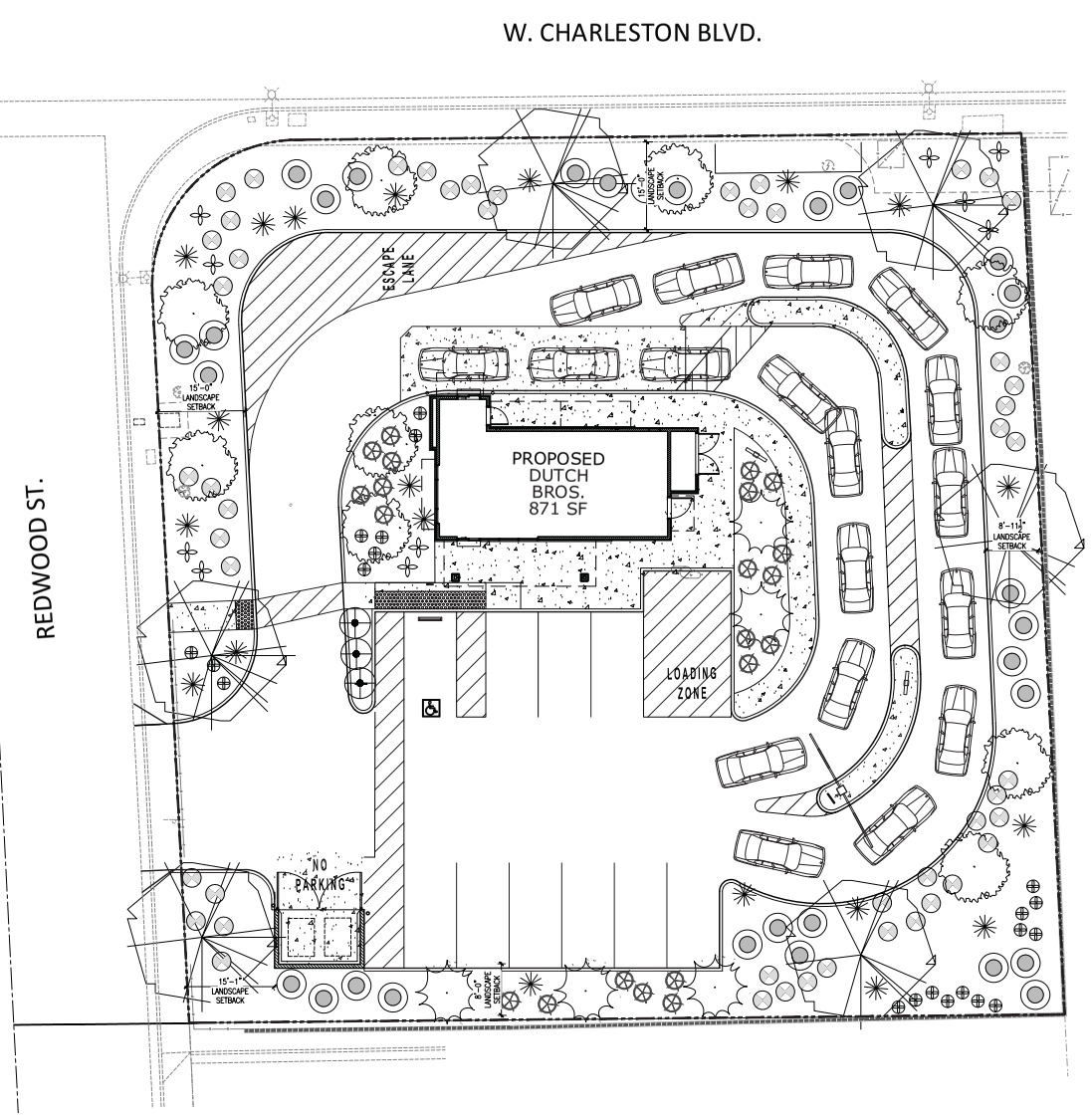


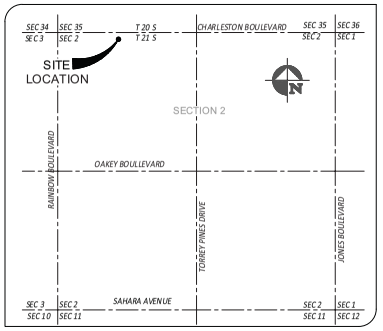
PLANT SCHEDULE

SYMBOL	COMMON NAME		QTY.	SIZE	REMARKS
TREES					
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER®'	HONEYLOCUST - FRUITLESS		24" BOX	1 1/2" CALIPER, SINGLE TRUNK, 5 to 6' HT.
	LAGERSTROEMIA INDICA x FAURIEI 'TUSCARORA'	RED-PINK CRAPE MYRTLE		24" BOX	1" CALIPER, SINGLE TRUNK, 4' to 5' HT.
	ILEX x 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		24" BOX or LARGER	THICK & FULL BUSH 4 to 5' HT.
GROUNDCOVERS					
	RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT		5 GAL	
	GAURA LINDHEIMERI 'SISKIYOU PINK'	PINK GAURA		5 GAL	
	TEUCRIUM CHAEMAEDRYS	PROSTRATE GERMANDER		5 GAL	
	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER		5 GAL	
ACCENTS					
	DASYLIRION QUADRANGULATUM	TOOTHLESS SOTOL		5 GAL	
	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE		5 GAL	
	ASPARAGUS DENSIFLORUS 'MYERS'	ASPARAGUS FOXTAIL FERN		5 GAL	
OTHER					
	MOHAVE GOLD	3/4" CRUSHED ROCK	2" DEPTH		3/4" SCREEN

NOTES:
1) SUBMIT PHOTOS OF ALL TREES FOR APPROVAL PRIOR TO PURCHASE.
2) ALL AREAS OF LANDSCAPE TO RECEIVE A 2" LAYER OF CRUSHED ROCK TO MATCH EXISTING. BLEND NEW AREAS OF LANDSCAPE INTO ADJACENT EXISTING AREAS OF CRUSHED ROCK.

PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=10'-0"



VICINITY MAP

SCALE: N.T.S.

20072
07/20/2020

DUTCH BROS

PAUL W. DEPPE, AIA
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SANTA MONICA, CALIFORNIA 90404
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Project No: NVXXXX
Dutch Bros Coffee - New Freestanding Store
DB2040-A1
6651 W. CHARLESTON BOULEVARD
LAS VEGAS, NV 89146
APN: 163-02-104-001

DATE: 07/02/20

REV:	DATE:	DESCRIPTION:

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
L1.0

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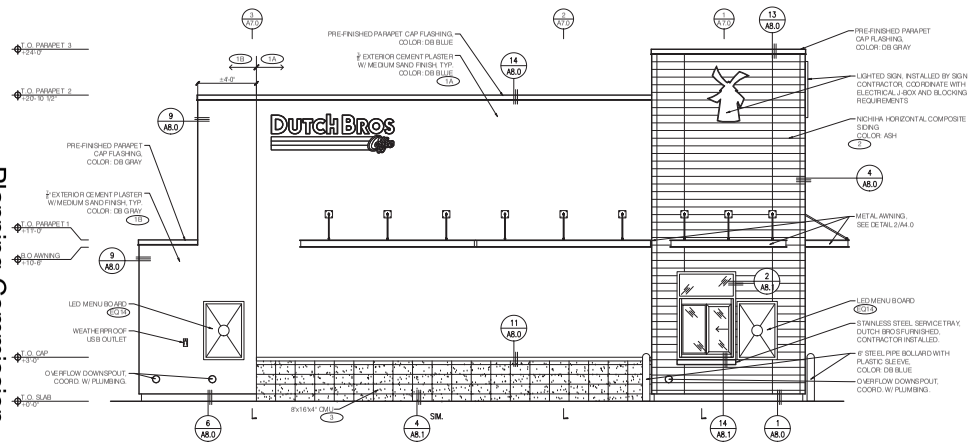
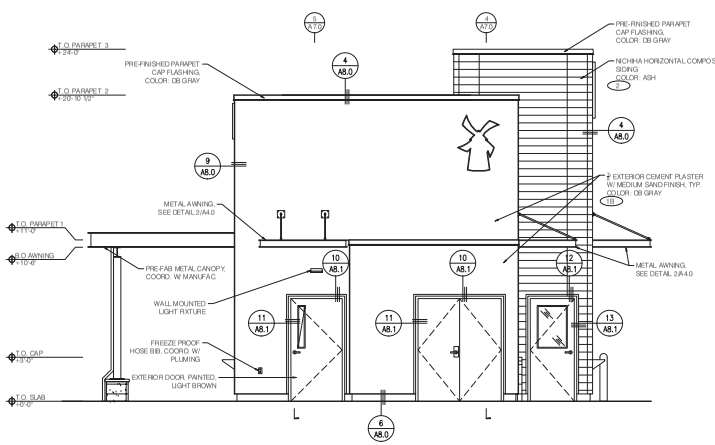
EXTERIOR FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY) COLOR: DB BLUE OR DB GRAY				
1A	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	DB BLUE	DB BLUE; MEDIUM SAND/CEMENT PLASTER
1B	EXTERIOR CEMENT PLASTER	SHERWIN WILLIAMS	DB GRAY	DB GRAY; MEDIUM SAND/CEMENT PLASTER
ZONE 2 (TOWER) (Z2) COLOR: ASH				
2	FIBER CEMENT HORIZONTAL SIDING	NICHIHA	VINTAGE WOOD - ASH	ORIENTATION: HORIZONTAL
ZONE 3 (3' BASE) (Z3) COLOR: CHARCOAL				
3	CMU VENEER	MUTUAL MATERIALS/ WILLAMETTE STONE	4-8-16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION WITH DB



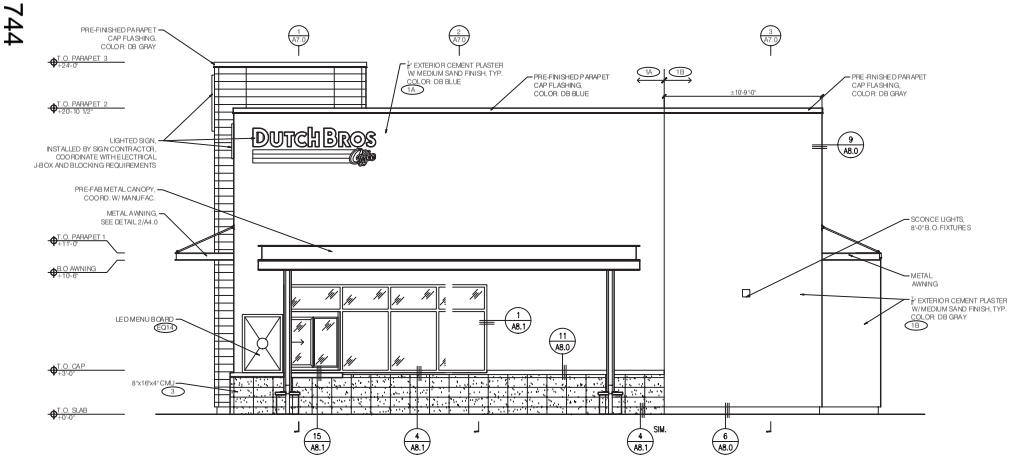
4 ELEVATION - DRIVE-THRU WINDOW

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



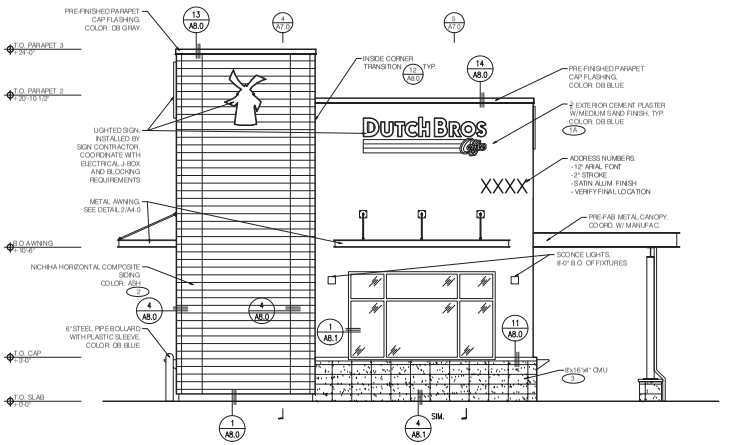
3 REAR ELEVATION

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



2 ELEVATION - WALK-UP WINDOW

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



1 FRONT ELEVATION

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

Planning Commission - Page 744

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DB2040-A1
6651 W. CHARLESTON BOULEVARD
LAS VEGAS, NV 89146
APN: 163-02-104-001

DATE: 07/02/20

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS

SHEET NUMBER:

A2.0

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Planning Commission - Page 745

EXTERIOR FINISH SCHEDULE

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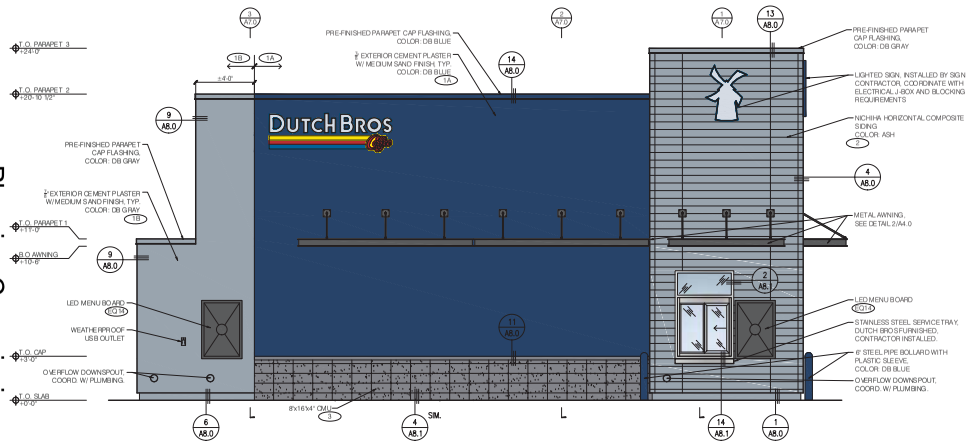

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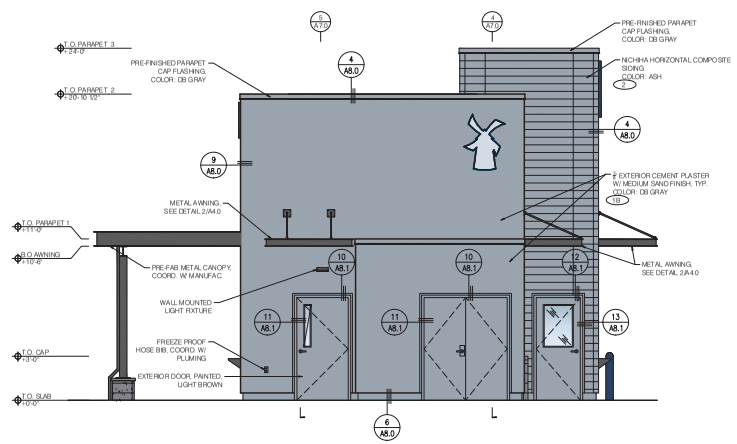
SCALE: 1/4" = 1'-0"



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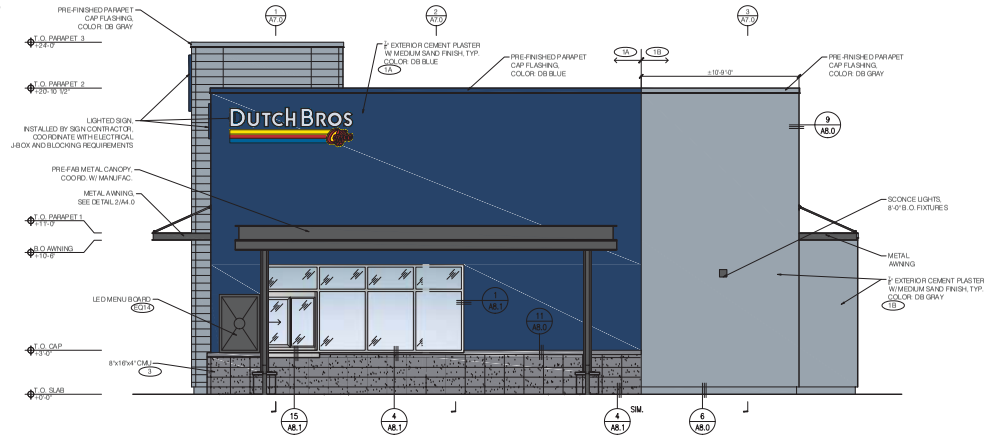

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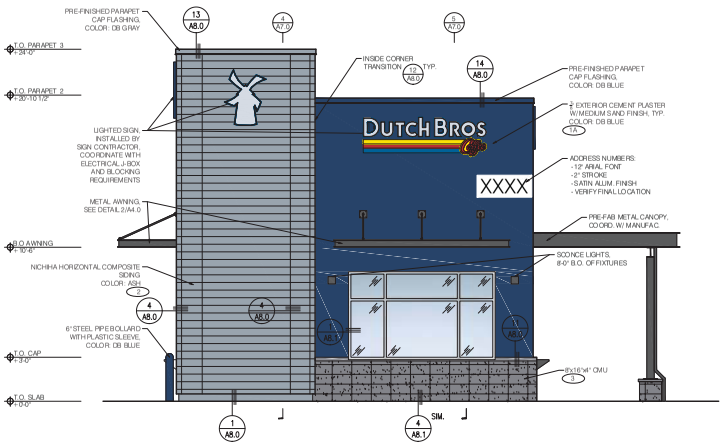

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EXPIRES 12/31/2020

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THE CONSTRUCTION AGREEMENT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR, FOR RELEASE OF RETENTION WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR AND FOR FINAL PAYMENT WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

NOTICE OF EXTENDED PAYMENT PROVISION:

THE CONSTRUCTION AGREEMENT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS, WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR RELEASE OF RETENTION AND WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR FINAL PAYMENT.

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Project No: NVXXXX
Dutch Bros Coffee - New Freestanding Store
DB2040-A1
6651 W. CHARLESTON BOULEVARD
LAS VEGAS, NV 89146
APN: 163-02-104-001

DATE: 07/02/20

REV:	DATE:	DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS

SHEET NUMBER:
A2.0

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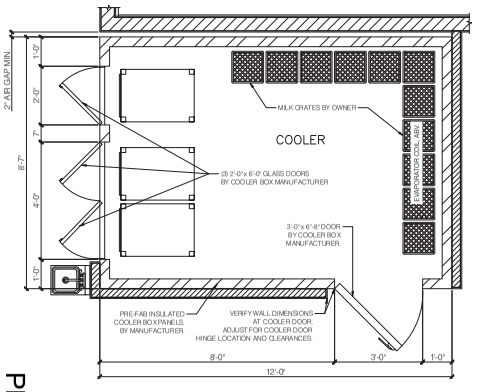
"The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the 'look and feel' of the establishments and products, all text, images, colors, configurations, [illegible] ("Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."

Planning Commission - Page 746

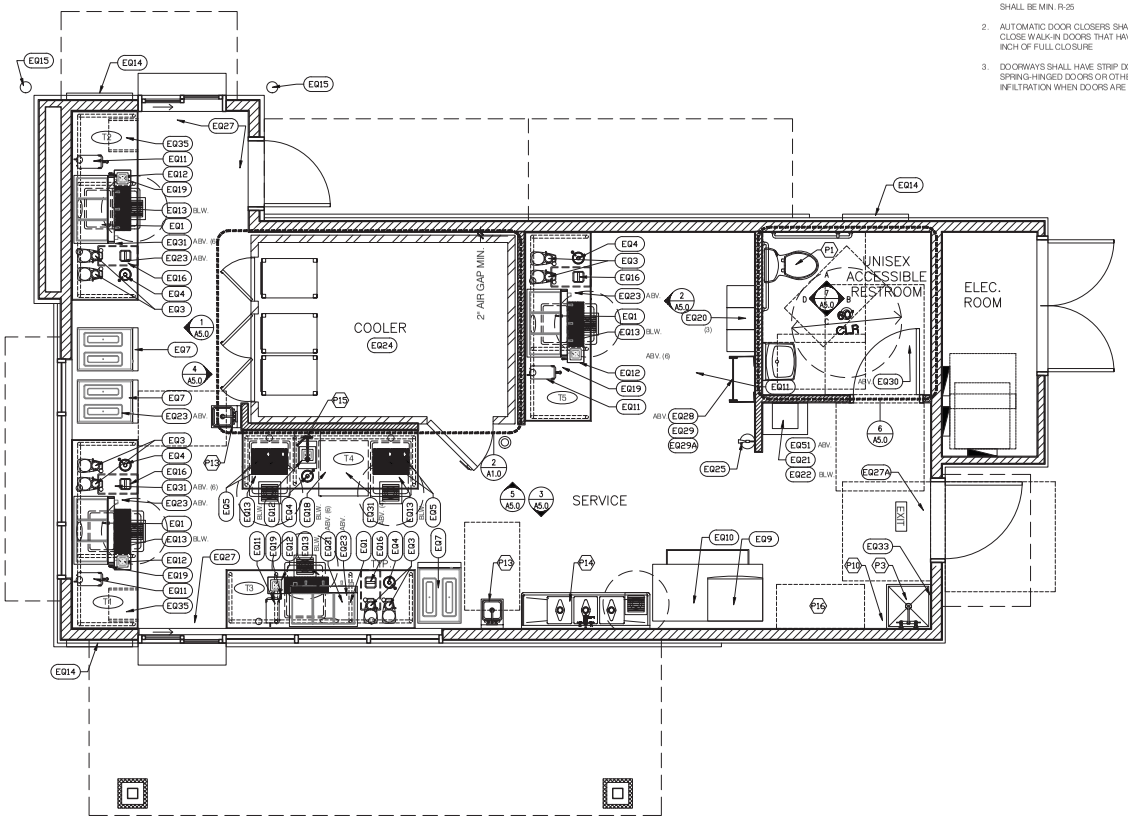


2 ENLARGED COOLER PLAN

SCALE: 1/2" = 1'-0"

BUILDING OCCUPANCY DATA

OCCUPANCY CLASSIFICATION:	GROUP B (FOOD PREP, COMMERCIAL KITCHEN)
GROSS AREA:	862 S.F.
LOAD FACTOR:	1/100
OCCUPANT LOAD:	8.62
TOTAL OCCUPANT LOAD:	9



1 EQUIPMENT PLAN

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

GENERAL NOTES

1. THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
2. NOTE: PLEASE SEE SHEET G1.0, COVER SHEET, FOR CODE SUMMARY, BUILDING DATA AND EXIT ACCESS REQUIREMENTS.
3. G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
4. ALL FIRE EXTINGUISHERS SHALL BE STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE BE PROPERLY MOUNTED AT A HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-0" AFF TO THE TOP OF THE EXTINGUISHER AND AT LEAST 4" ABOVE FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10: 6.1.3.2)
5. ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 10: 6.1.3.1)
6. FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10: 6.1.3)
7. FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10: 6.1.3)
8. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. (NFPA 10: 6.1.3.3)
7. TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
   A. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN;
   B. TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT";
   C. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1

COOLER GENERAL NOTES

1. COOLER INSULATION VALUES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-25
2. AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE
3. DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN

RECEIVED 07/02/2020

DUTCH BROS

PAUL W. DEPPE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

PAUL DEPPE REGISTERED No.7096 ARCHITECT STATE OF NEVADA

EXPIRES 12/31/2020

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Dutch Bros Coffee - New Freestanding Store
DB2040-A1

6651 W. CHARLESTON BOULEVARD
LAS VEGAS, NV 89146
APN: 163-02-104-001

DATE: 07/02/20

REV:	DATE:	DESCRIPTION:

SHEET NAME:

EQUIPMENT PLAN/ ENLARGED PLANS

SHEET NUMBER:

A1.0

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Paint Color (Main Building):
"Dutch Bros Blue" (Custom)



Paint Color (Building & Awnings):
"Dutch Bros Grey" (Custom)



CMU Veneer Wainscot:
"Charcoal"
Mutual Materials



Tower Composite Siding
"Vintagewood - Ash"
Nichiha

20-0072
07/20/2020



20-0072-SDR1 - APPLICANT: DUTCH BROTHERS COFFEE - OWNER: STEVEN A. AND RAYNELL PHILLIPS
6651 WEST CHARLESTON BOULEVARD

08/20/2020



20-0072-SDR1 - APPLICANT: DUTCH BROTHERS COFFEE - OWNER: STEVEN A. AND RAYNELL PHILLIPS
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6651 WEST CHARLESTON BOULEVARD

08/20/2020

ADN Architects
Armet Davis Newlove & Associates

July 6, 2020

City of Las Vegas
Department of Planning
333 N. Rancho Dr, 3rd Floor
Las Vegas, NV 89106

Re: **Justification Letter for the Proposed Dutch Bros Coffee Stand**
6651 W. Charleston Blvd.
Las Vegas, NV 89146
APN: 163-02-104-001

Dear Planning Staff,

Please accept this description as the justification letter to accompany the submittal of the remainder of the required documents for our Pre-Application Conference Submittal.

This application is for the proposed development of a new 871 sq. ft. Dutch Bros Drive Through Coffee Stand constructed on a 22,500 sq. ft. parcel (APN 163-02-104-001). The subject parcel is zoned C-1 and is currently being utilized as a Christmas Tree Lot. The proposed use is compatible with all applicable provisions of the Development Code, and therefore the existing zoning and comprehensive plan land use designation without any waivers required. It is also compatible with adjacent land uses (C-1 to the east and R-3 to the south). Access to the Dutch Bros will be from the West from a proposed entrance drive off of Redwood St.

The double drive through has been designed to hold an eighteen car stack and its layout does not encumber traffic on the public streets. The layout of the site has been designed with respect to the required development standards of the City of Las Vegas.

The coffee stand will not have public access to the interior. The drive-thru and walk-up window will operate 5:30am - 10pm Sunday through Thursday and 5:30am – 11:00pm Friday through Saturday. The restaurant typically will have 2 deliveries a week. There is anticipated to be 40 to 50 employees with a shift crew size of 4-6 people.

We appreciate the opportunity to submit this proposed development for your review. Please do not hesitate to contact me if you have any questions.

Sincerely,

Paul Deppe AIA, NCARB, CASp

Date: July 6, 2020

20-0072
07/20/2020

1338 Olympic Blvd, Santa Monica, CA 90404
Phone: 310-452-5533 x203 Fax: 310-450-4742 Email: Deppe@ADNarchitects.com www.ADNarchitects.com

20-0072-SDR1
Dutch Brothers Coffee

6651 W. Charleston Boulevard

Proposed 0.871 thousand square foot coffee shop with drive-through.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	COFFEE/DOUGNUT SHOP W/ DRIVE THRU & NO INDOOR SEATING [1000SF]	0.871	1,041.63	907
AM Peak Hour			337.04	294
PM Peak Hour			83.33	73

Existing traffic on all nearby streets:

Charleston Boulevard

Average Daily Traffic (ADT)	40,162
PM Peak Hour	3213
(heaviest 60 minutes)	

Rainbow Boulevard

Average Daily Traffic (ADT)	61,742
PM Peak Hour	4939
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Charleston Boulevard	53,445
Rainbow Boulevard	53,445

This project will add approximately 907 trips per day on Charleston Blvd., Redwood St. and Rainbow Blvd. Currently, Charleston is at about 75 percent of capacity and Rainbow is over capacity. With this project, Charleston is expected to be at about 77 percent of capacity and Rainbow is expected to remain over capacity. Counts are not available for Redwood, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 294 additional cars, or about five every minute.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 8, 2020

Agenda Item No.:
29

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.