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

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

Planning Commission Agenda

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

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

September 10, 2019
6:00 PM

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of August 13, 2019.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

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.

7. TMP-77066 - TENTATIVE MAP - DURANGO BELTWAY PLAZA (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: DURANGO BELTWAY PLAZA, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.19 acres at 8635 West Rome Boulevard (APN 125-20-802-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-76988]. Staff recommends APPROVAL.
8. ZON-77074 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JUAN A. FERNANDEZ - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.17 acres at 4224 West Charleston Boulevard (APN 139-31-411-021), Ward 1 (Knudsen) [PRJ-77054]. Staff recommends APPROVAL.
9. VAR-77073 - VARIANCE RELATED TO ZON-77074 - PUBLIC HEARING - APPLICANT/OWNER: JUAN A. FERNANDEZ - For possible action on a request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 4224 West Charleston Boulevard (APN 139-31-411-021), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-77054]. Staff recommends APPROVAL.
10. SUP-77032 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROUND ONE ENTERTAINMENT, INC. - OWNER: SERITAGE SRC FINANCE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 42,518 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND 100-FOOT SEPARATION FROM A PRIVATE AND PUBLIC SCHOOL WHERE 1500 FEET IS REQUIRED at 4000 Meadows Lane (APN 139-31-510-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76763]. Staff recommends APPROVAL.
11. SUP-77085 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERENITY FUNERAL HOME - OWNER: METROPOLITAN COMMUNITY CHURCH OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE at 1140 Almond Tree Lane (APN 162-03-801-131), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77031]. Staff recommends APPROVAL.

12. SUP-77086 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCTAPHARMA PLASMA, INC - OWNER: 1999, LLC - For possible action on a request for a Special Use Permit FOR A BLOOD PLASMA DONOR CENTER USE at 2101 South Decatur Boulevard, Suite #23-25, (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77010]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

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

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

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

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

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

18. ABEYANCE - VAR-76903 - VARIANCE - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Variance TO ALLOW 35 PARKING SPACES WHERE 146 SPACES ARE REQUIRED on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

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

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

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

22. ZON-77091 - REZONING - PUBLIC HEARING - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED) on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard (APNs 140-30-503-001; 140-30-503-002; 140-30-520-017; and 140-30-520-018 through 033), Ward 3 (Diaz) [PRJ-76961]. Staff recommends APPROVAL.

23. TMP-77092 - TENTATIVE MAP RELATED TO ZON-77091 - OWENS & LAMB STREET & AVENUE A PROJECT - PUBLIC HEARING - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL - For possible action on a request for a Tentative Map FOR A 222-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard (APNs 140-30-503-001; 140-30-503-002; 140-30-520-017; and 140-30-520-018 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones [PROPOSED: R-TH (Single Family Attached)], Ward 3 (Diaz) [PRJ-76961]. Staff recommends APPROVAL.

24. VAR-77088 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19 COMPLETE STREET DEVELOPMENT STANDARDS on 4.24 acres on the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004, 005, 006 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-77059]. Staff recommends DENIAL.

25. TMP-77089 - TENTATIVE MAP RELATED TO VAR-77088 - TORREY PINES AND HORSE - EAST - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.24 acres on the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004, 005, 006 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-77059]. Staff recommends DENIAL.

26. VAR-77093 - VARIANCE - PUBLIC HEARING - APPLICANT: IMAGE 360 - OWNER: 5600 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 50-FOOT TALL ON-PREMISE FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW THREE SIGNS ON THE STREET FRONTAGE WHERE TWO SIGNS ARE ALLOWED AND TO ALLOW A 71-FOOT SEPARATION FROM AN EXISTING MONUMENT SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED on 3.38 acres at 5600 West Sahara Avenue (APN 163-01-404-025), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76983]. Staff recommends DENIAL.

27. SUP-77075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PARKING FACILITY on 0.21 acres at 1124 South Maryland Parkway (APN 162-03-514-001), C-D (Design Commercial) Zone, Ward 3 (Diaz) [PRJ-77037]. Staff recommends APPROVAL.

28. SDR-77076 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77075 - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.21 acres at 1124 South Maryland Parkway (APN 162-03-514-001), C-D (Design Commercial) Zone, Ward 3 (Diaz) [PRJ-77037]. Staff recommends APPROVAL.

29. SUP-77094 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANAS - For possible action on a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77019]. Staff recommends APPROVAL.

30. ROC-77077 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: STEPHANIE AND BROC GODDARD - For possible action on a request for a Review of Condition of an approved Variance (VAR-76187)

TO REMOVE CONDITION NUMBER 1 THAT STATES, "ALL NECESSARY BUILDING PERMITS SHALL BE OBTAINED WITHIN 30 DAYS FROM THE DATE OF FINAL APPROVAL AND FINAL INSPECTIONS OF SUCH PERMITS SHALL BE ACCOMPLISHED WITHIN 60 DAYS OF THE ISSUANCE OF THE BUILDING PERMITS, UNLESS EXTENDED BY THE BUILDING OFFICIAL" on 0.83 acres at 5050 Elkhorn Road (APN 125-13-803-004), R-E (Residential Estates) Zone, Ward 6 (Fiore) [PRJ-77033]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

31. TXT-77205 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend Section 4B: Minimum Requirements of the Town Center Development Standards Manual to allow a Waiver of the minimum distance separation requirement between a proposed Package Liquor Off-Sale Establishment and the following uses: another Package Liquor Off-Sale Establishment and a Liquor Establishment (Tavern), and to provide for other related matters. Staff has NO RECOMMENDATION.

32. TXT-77254 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.10 Special Area and Overlay Districts, LVMC Title 19.12 Permissible Uses and 19.18 Definitions & Measures to allow City Communication Signage, and to provide for other related matters. Staff recommends APPROVAL.

33. DIR-77214 - DIRECTOR'S BUSINESS - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a presentation by the Department of Planning regarding progress on the Las Vegas Downtown Master Plan. Staff has NO RECOMMENDATION.

Citizens Participation:

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

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE
Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE
Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 13, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.: **7**

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

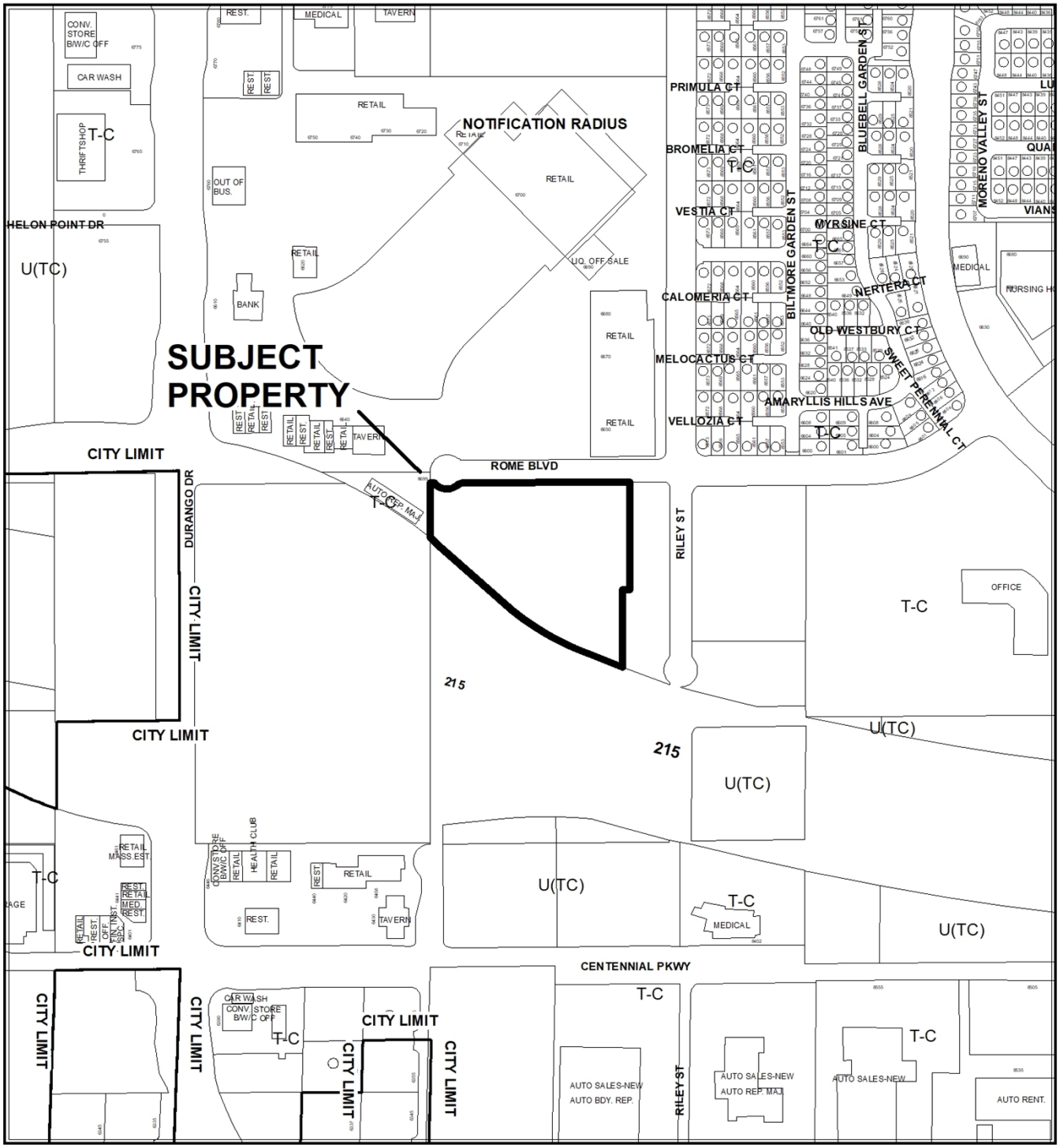
SUBJECT:
TMP-77066 - TENTATIVE MAP - DURANGO BELTWAY PLAZA (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: DURANGO BELTWAY PLAZA, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.19 acres at 8635 West Rome Boulevard (APN 125-20-802-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-76988]. 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

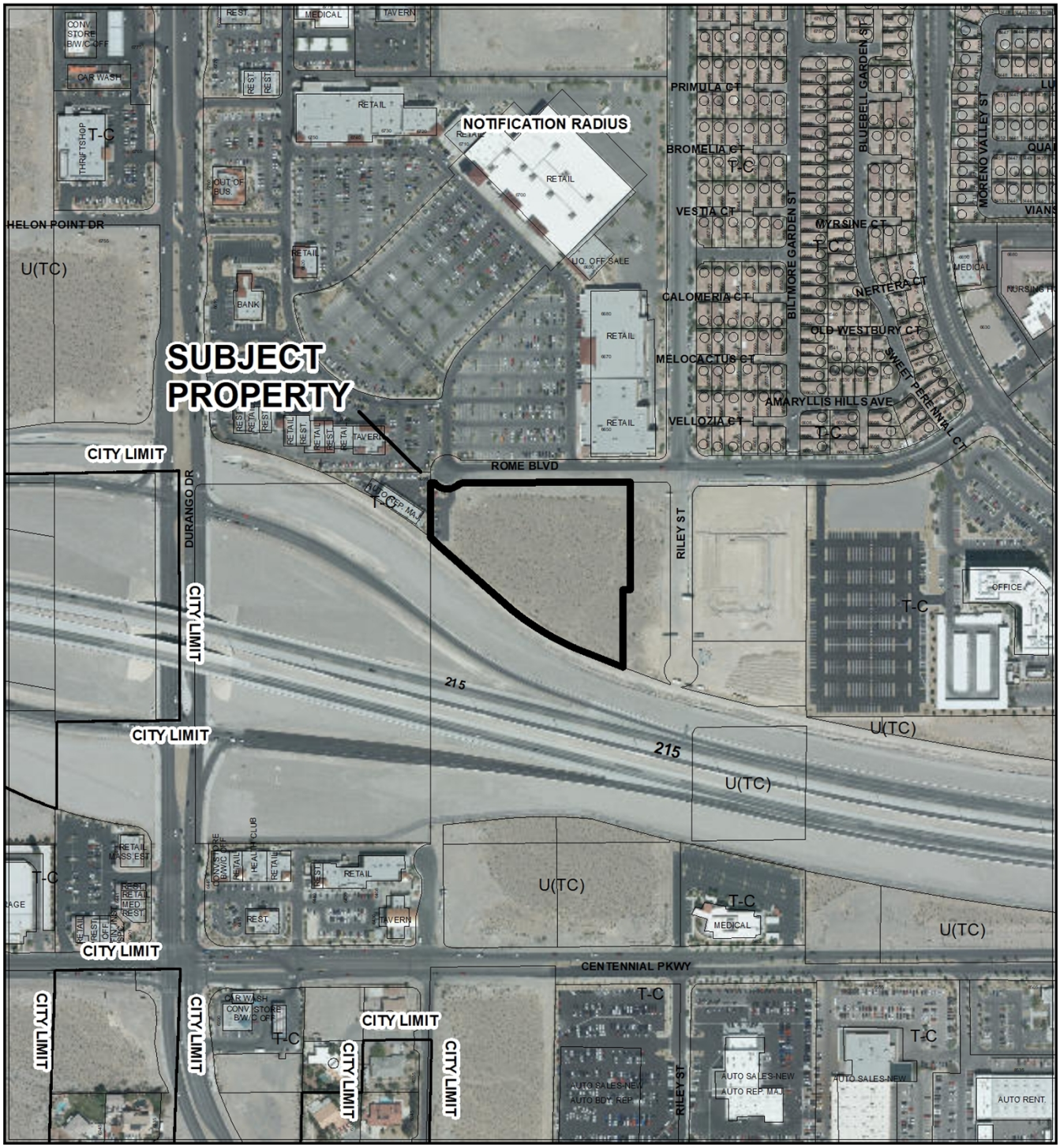
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **TMP-77066 (PRJ-76988)**

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



CASE: **TMP-77066 (PRJ-76988)**

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DURANGO BELTWAY PLAZA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-77066	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED NA

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

TMP-77066 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. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.

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

Public Works

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

7. Per Title 19.16.060.W.2, add the Commercial Subdivision Sewer Note on the Final Map per Uniform Development Code 19.16.060.W, B or C.

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

9. Comply with all applicable conditions of approval for Site Development Plan Review SDR-72808, SDR-36953 and any other site related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on 4.19 acres at 8635 West Rome Boulevard.

ANALYSIS

The subject site is zoned T-C (Town Center) with a special land use designation of SC-TC (Service Commercial - Town Center). All development is subject to Title 19 and Town Center development standards. The City Council approved Site Development Plan Review (SDR- 72808) to allow a proposed shopping center at the subject site on May 16, 2018.

The Las Vegas Valley Water District (LVVWD) commented the following, “This parcel has proposed services for both fire and domestic service which have not been accepted by the District at this time. To comply with LVVWD Service Rules, executed CC&Rs or REA regarding the shared fire lines between future buildings must be recorded prior to the final map approval by the District.”

Parking and access is intended to be allowed across the one-lot commercial subdivision. A condition of approval will require that common perpetual access and parking will be granted across the entire proposed commercial subdivision. The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the existing parcels would remain.

FINDINGS (TMP-77066)

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
03/03/10	The City Council approved a request for a Site Development Plan Review (SDR-36953) for a proposed 6,126 square-foot Auto Repair Garage (Minor) with Waivers of the Town Center Development Standards to allow zero percent build-to-line where 80 percent is required, to allow the parking area to encroach seven feet into the front landscape planter where a maximum of five feet is allowed, a Waiver of Town Center Parking Lot Standards and Waivers of Title 19 landscape buffer standards to allow a zero-foot landscape buffer along portions of the side property lines where eight feet is required on a portion of 5.93 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street. The Planning Commission recommended approval, staff recommended denial.
05/16/18	The City Council approved Modification (MOD-72805) request to allow a Major Modification of the Town Center Land Use Plan from: UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) to: SC-TC (Service Commercial - Town Center) on 5.68 acres at the southwest corner of Rome Boulevard and Riley Street. The Planning Commission and Planning Staff recommended approval.
	The City Council approved Variance (VAR-72806) request to allow 11 percent open space where title 19 requires 20 percent on a portion of 5.68 acres at the southwest corner of Rome Boulevard and Riley Street. The Planning Commission recommended approval. Planning Staff recommended denial.
	The City Council approved Special Use Permit (SUP-72807) request to allow a proposed auto repair garage, minor use with a waiver to allow a 114-foot distance separation from a single-family detached dwelling where 330 feet is required at the southwest corner of Rome Boulevard and Riley Street. The Planning Commission recommended approval. Planning Staff recommended denial.
	The City Council approved a request for a Site Development Review (SDR-72808) for a proposed 61,142 square-foot shopping center at the southwest corner of Rome Boulevard and Riley Street. The Planning Commission recommended approval. Planning Staff recommended denial.

Most Recent Change of Ownership	
02/12/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/08/19	Building Permit (#C18-05068) was issued for a proposed commercial building. The permit has not been finalized.
	Building Permit (#C18-05070) was issued for a proposed commercial building. The permit has not been finalized.
06/02/19	Building Permit (#PRC18-00217) was issued for three proposed commercial buildings. The permit has not been finalized.

Pre-Application Meeting	
07/09/19	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	
08/01/19	Staff conducted a routine field check and found a vacant lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	4.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Shopping Center	MC-TC (Montecito - Town Center)	T-C (Town Center)
South	CC 215	Right-of-Way	Right-of-Way
East	Convalescent Care Facility (Under Construction)	MC-TC (Montecito - Town Center)	T-C (Town Center)
West	Auto Repair Garage (Minor)	SC-TC (General Commercial – Town Center)	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***
Centennial Hills Sector Plan	Y
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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) 8635 W, Rome Boulevard

Project Name DURANGO BELTWAY PLAZA **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 125-20-802-005 **Ward #** 6-FIORE

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

Additional Information _____

Property Owner DURANGO BELTWAY PLAZA LLC Contact _____

Address c/o GREAT AMERICAN CAPITAL, 8350 W. SAHARA AVE #210 City LAS VEGAS State NV Zip 89117

E-mail _____ Phone _____

Applicant MOMENI ENGINEERS LLC Contact ROYA DEHBOZORGI

Address 3110 S. DURANGO DRIVE STE 205 City LAS VEGAS State NV Zip 89117

E-mail roya@momeniengineers.com Phone 702-902-2444

Representative JOHN VORNSAND, AICP Contact JOHN VORNSAND

Address 62 SWAN CIRCLE City HENDERSON State NV Zip 89074

E-mail landuseplanning@embarqmail.com Phone 702-896-2932

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Haskel Iny

Subscribed and sworn before me

This 17 day of July, 20 19

Vito Teruna

Notary Public in and for said County and State

VITO TERUNA
Notary Public – California
Los Angeles County
Commission # 2223034
My Comm. Expires Nov 24, 2021

PRJ-76988
07/18/19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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

State of California
County of Los Angeles }

On July 17, 2019 before me, Vito Teruna, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Hasud Iny
Name(s) of Signer(s)

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

VITO TERUNA
Notary Public – California
Los Angeles County
Commission # 2223034
My Comm. Expires Nov 24, 2021

Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

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

Description of Attached Document
Title or Type of Document: Department of Planning - Application/Petition Form & Statement of Financial Interest.
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

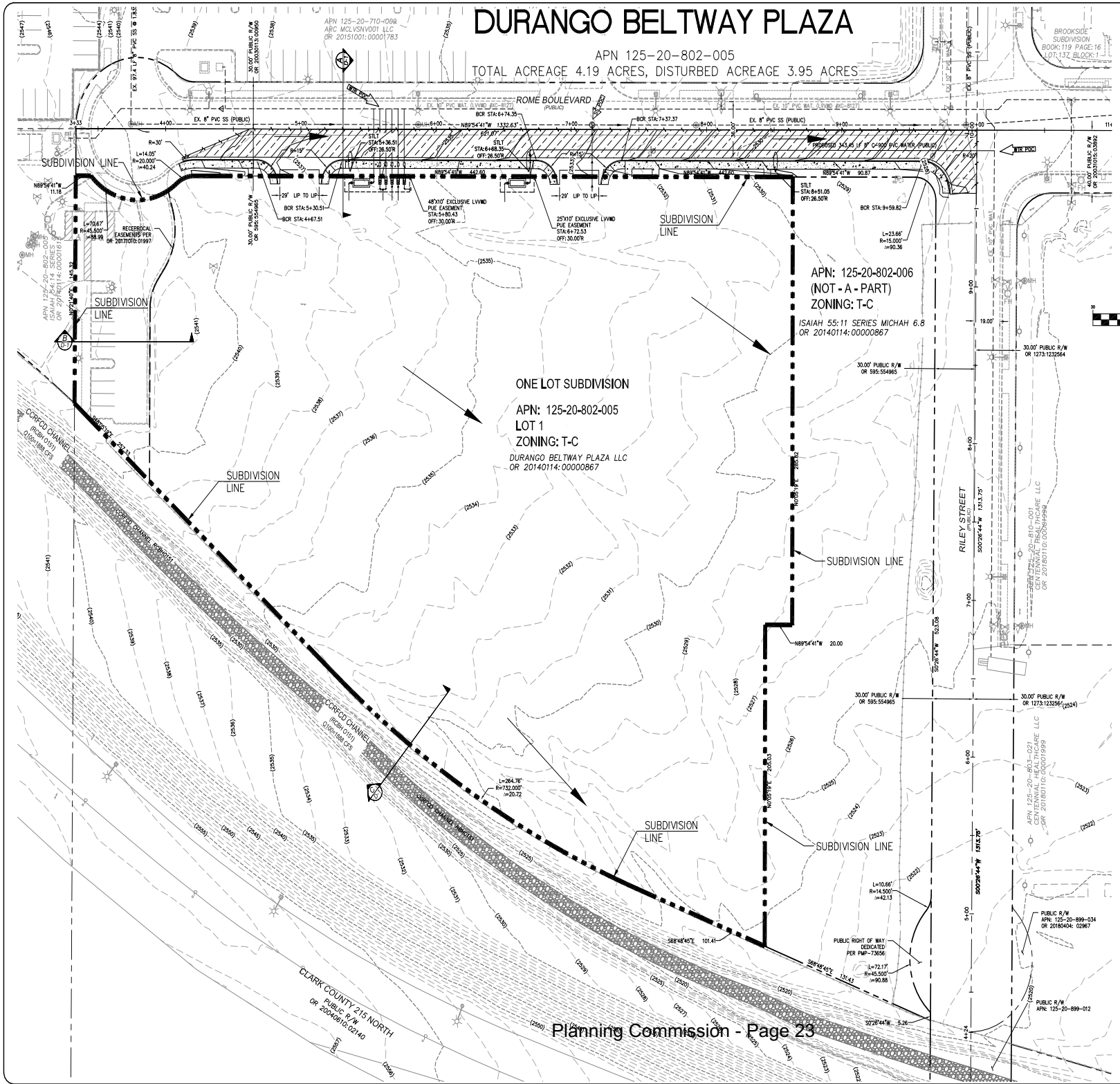
©2017 National Notary Association

PRJ-76988
07/18/19

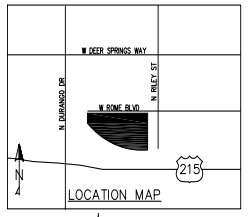
DURANGO BELTWAY PLAZA

APN 125-20-802-005

TOTAL ACREAGE 4.19 ACRES, DISTURBED ACREAGE 3.95 ACRES



Planning Commission - Page 23



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

	EXISTING	PROPOSED
CL OR SECTION LINE		
PROPERTY LINE		
RIGHT OF WAY LINE		
EASEMENT LINE		
SAWCUT LINE		
HEAVY AC PAVEMENT		
EDGE OF PAVEMENT		
"A" TYPE CURB		
"L" TYPE CURB		
WALLS		
FENCE		
SIGN		
CONTOUR	(2210)	2210
SPOT ELEVATION	(12.34) TC	12.14 FG
MANHOLE - SEE DESCRIPTION BELOW	S	S
100W HPS STLT.		
FIRE HYDRANT		
GATE VALVE		
REDUCER		
CLEAN OUT		
UTILITY BOX/ VAULT		
METER		
RPPA		
DCDA		

S=SANITARY SEWER, D=STORM DRAIN, E=ELECTRICAL, T=TELEPHONE

OWNER:
APN: 125-20-802-005
NAME: DURANGO BELTWAY PLAZA LLC
8350 W. SAHARA AVE #210
LAS VEGAS, NV 89117
PHONE (702) 253-5371
FAX (702) 255-4656

DEVELOPER:
APN: 125-20-802-005
NAME: GREAT AMERICAN CAPITAL
8350 W. SAHARA AVE #210
LAS VEGAS, NV 89117
CONTACT: MATT HUSS
PH: 702 253-5371
FAX: 702 255-4656
EMAIL: MattG@greatAC.com

UTILITY PROVIDERS:

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GAS:	SOUTHWEST GAS CORPORATION
ELECTRIC:	NEVADA POWER COMPANY
TELEPHONE:	CENTRAL TELEPHONE COMPANY, d/b/a CENTURYLINK
CABLE:	COX COMMUNICATIONS OF LAS VEGAS, INC.
TRASH:	REPUBLIC SERVICES OF NEVADA

CITY OF LAS VEGAS

PROJECT NUMBERS:

TRAFFIC STUDY PROJECT #	SDR 72808
DRAINAGE STUDY PROJECT #	DSS0705-0
IMPROVEMENT PLAN PROJECT #	18-0203
GEOTECHNICAL STUDY PROJECT #	0-18-045

BASIS OF BEARINGS:

SOUTH 00°16'37" WEST, BEING THE BEARING OF THE CENTERLINE OF DURANGO DRIVE AND THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 206 OF SURVEYS, AT PAGE 97, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK "LVM02056", RIVET & PLATE IN TOP OF CURB AT SW CORNER OF DURANGO DR. & WESTBOUND HIGHWAY 215 ON RAMP

ELEVATION: 2558.08 (US SURVEY FEET)
779.704 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGAL DESCRIPTION: 08/14/19

APN: 125-20-802-005

PARCEL 1 PER PMP-73656 AS SHOWN IN FILE 124, AT PAGE 26, OFFICIAL RECORDS BOOK NO. 20190128 OF CLARK COUNTY, NEVADA. BEING THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PRJ-76988

BY	DATE	DESCRIPTION	APPROVAL
		REVISIONS	

momen ENGINEERS, LLC.
CIVIL & STRUCTURAL ENGINEERING
3110 S. DURANGO DRIVE, SUITE 205
LAS VEGAS, NEVADA 89117
TEL: (702) 900-2444 | FAX: (702) 248-8455 | MOE@MMENGINEERS.COM

NICK MOMEN
Exp: 12/31/19
CIVIL
STRUCTURAL
No.12752
STATE OF NEVADA
4/23/2019

6/18/2019
DATE

103109
PROJECT NUMBER

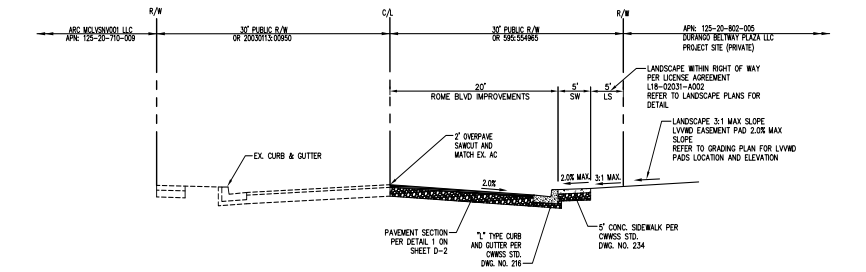
RM
DRAWN BY

MM
CHECKED BY

PROJECT:
DURANGO BELTWAY PLAZA
CITY OF LAS VEGAS
SWC OF ROME BLVD. AND RILEY ST.

TENTATIVE MAP

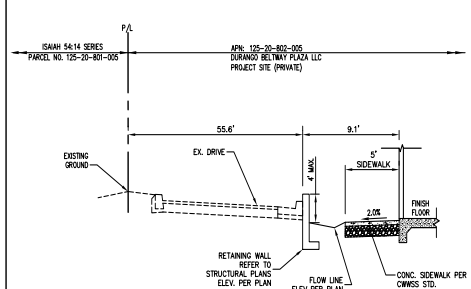
SHEET:
TM
1 OF 2



A SECTION

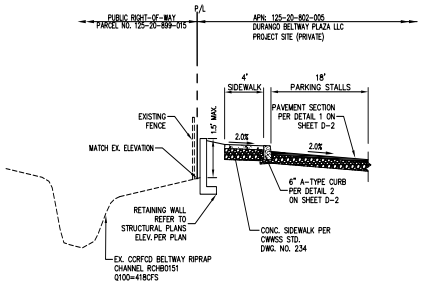
ROME BLVD

NOT TO SCALE



B SECTION

NOT TO SCALE



C SECTION

NOT TO SCALE

BY	DATE	DESCRIPTION	APPROVAL

REVISIONS

momeni ENGINEERS, LLC.
CIVIL & STRUCTURAL ENGINEERING
3110 S. DURANGO DRIVE, SUITE 205
LAS VEGAS, NEVADA 89117
TEL: (702) 902-2444 | FAX: (702) 248-8495 | MOE@MHMENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
MOE MOMENI
Exp: 12/31/19
CIVIL / STRUCTURAL
No.12732

4/23/2019

4/23/2019	DATE
103109	PROJECT NUMBER
RM	DRAWN BY
MM	CHECKED BY

PROJECT:
DURANGO BELTWAY PLAZA
CITY OF LAS VEGAS
SWC OF ROME BLVD. AND RILEY ST.

CROSS SECTIONS

SHEET:
TM
1 OF 2

PRJ-76988
07/18/19



TMP-77066 [PRJ-76988] - TENTATIVE MAP - APPLICANT/OWNER: DURANGO BELTWAY PLAZA, LLC
8635 WEST ROME BOULEVARD

08/01/19



TMP-77066 [PRJ-76988] - TENTATIVE MAP - APPLICANT/OWNER: DURANGO BELTWAY PLAZA, LLC
8635 WEST ROME BOULEVARD

08/01/19

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: landuseplanning@embarqmail.com

June 24, 2019

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

RE: Justification Letter - Durango Beltway Plaza Tentative Map - APN 125-28-510-001

Please let this letter serve as justification for the filing of a one lot commercial subdivision Tentative Map on the above referenced parcel in a T-C Zone. The site is presently vacant. The owner feels that a commercial subdivision map will allow more flexibility with carving out future parcels. The application will not have any negative effects on the site or surrounding community.

SINCERELY

John Vornsand, AICP

PRJ-76988
07/18/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: TMP-77066 [PRJ-76988] - TENTATIVE MAP

SUBJECT: APPLICANT/OWNER: DURANGO BELTWAY PLAZA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 10, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 9, 2019.***

Signature

9/9/2019
Date

Moe Momeni, P.E, S.E
Please Print Name

Momeni Engineers, LLC.
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

AGENDA ITEM #7
RECEIVED 09.09.19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.: **8**

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

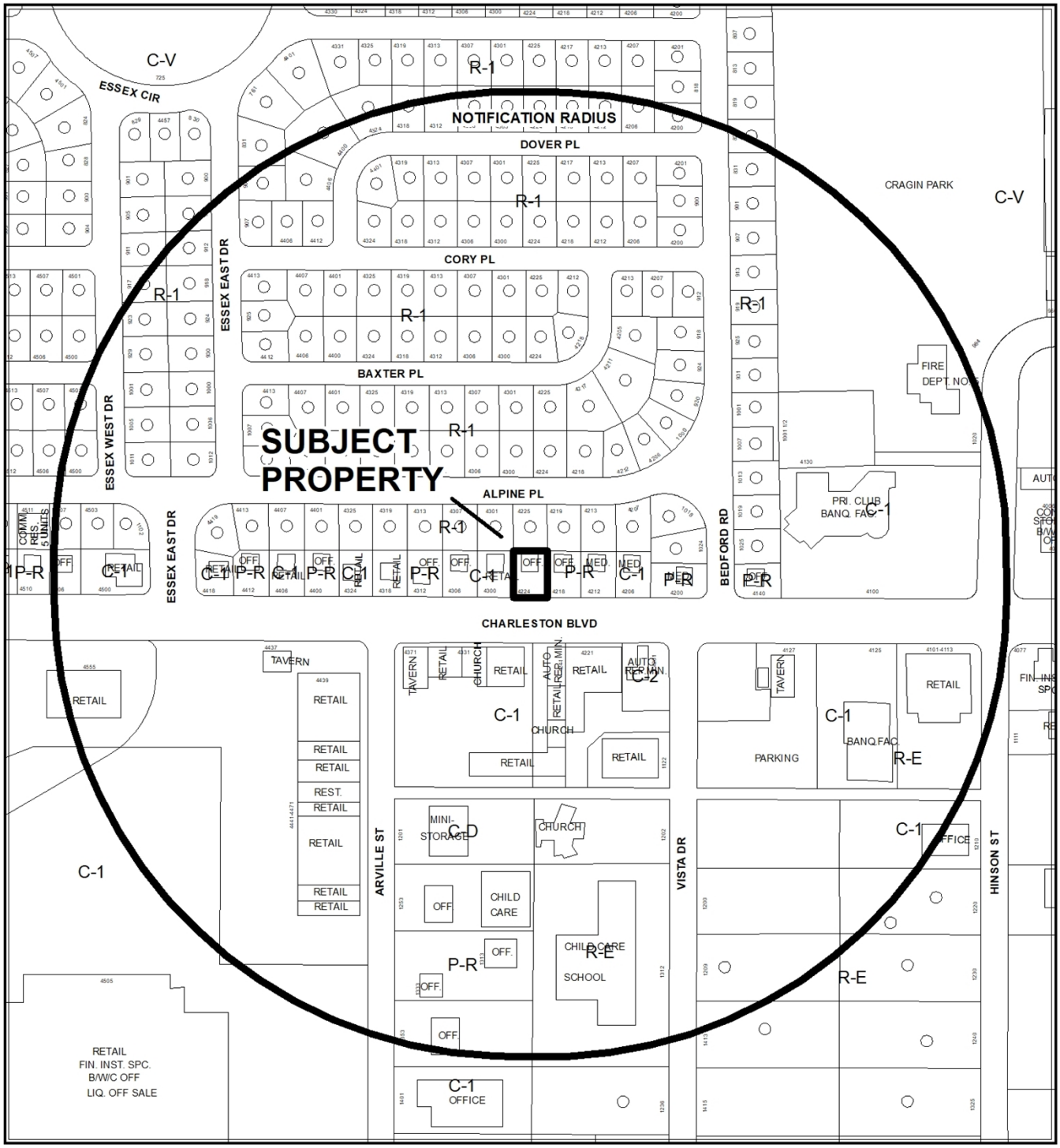
SUBJECT:
ZON-77074 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JUAN A. FERNANDEZ - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.17 acres at 4224 West Charleston Boulevard (APN 139-31-411-021), Ward 1 (Knudsen) [PRJ-77054]. Staff recommends APPROVAL.

C.C.: 10/16/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-77074 and VAR-77073 [PRJ-77054]
2. Land Use Map
3. Conditions and Staff Report - ZON-77074 and VAR-77073 [PRJ-77054]
4. Supporting Documentation - ZON-77074 and VAR-77073 [PRJ-77054]
5. Photo(s) - ZON-77074 and VAR-77073 [PRJ-77054]
6. Justification Letter - ZON-77074 and VAR-77073 [PRJ-77054]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards for ZON-77074 and VAR-77073 [PRJ-77054]

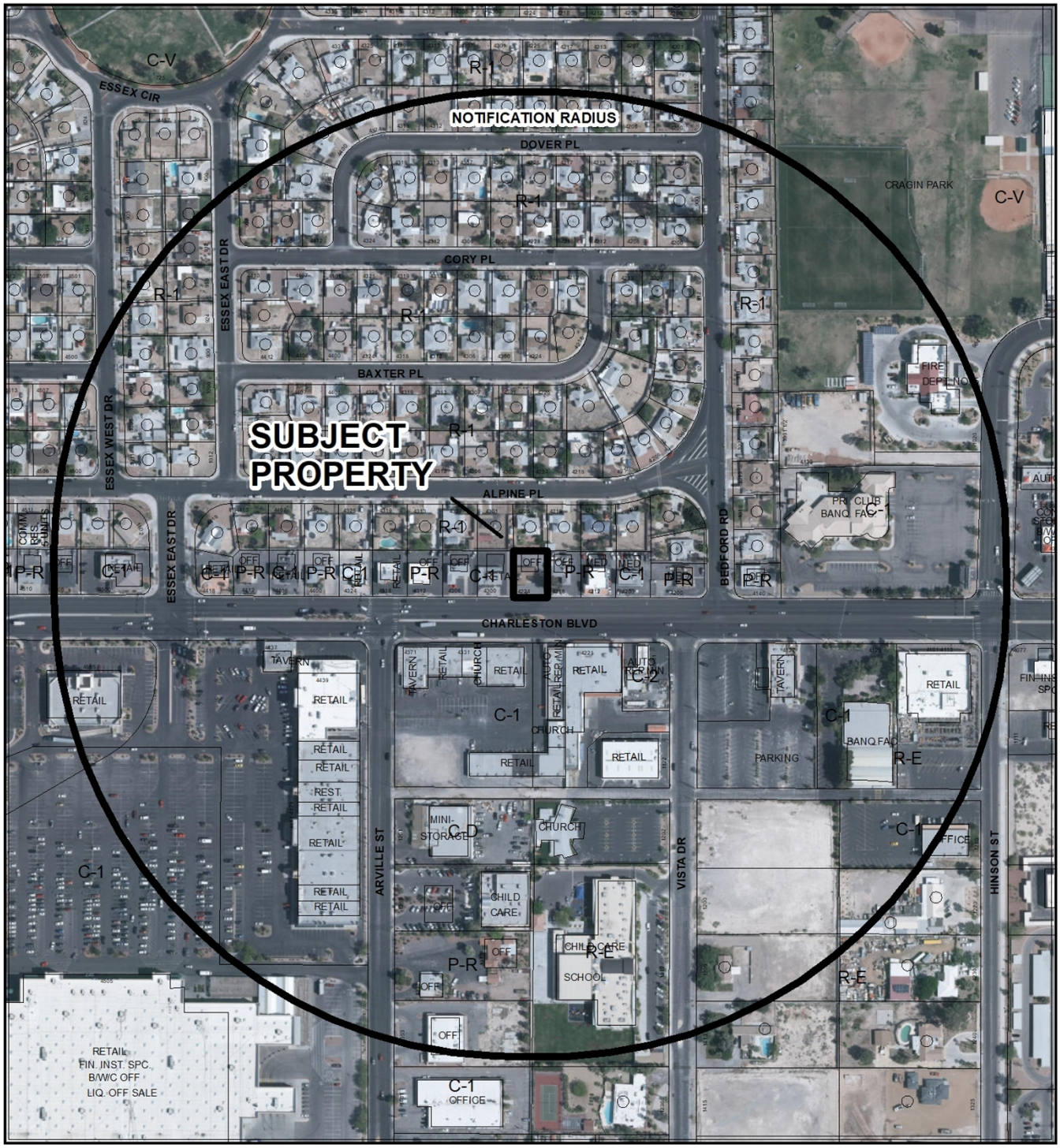


CASE: **ZON-77074, VAR-77073 (PRJ-77054)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

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



0 250 500 Feet

CASE: **ZON-77074, VAR-77073 (PRJ-77054)**

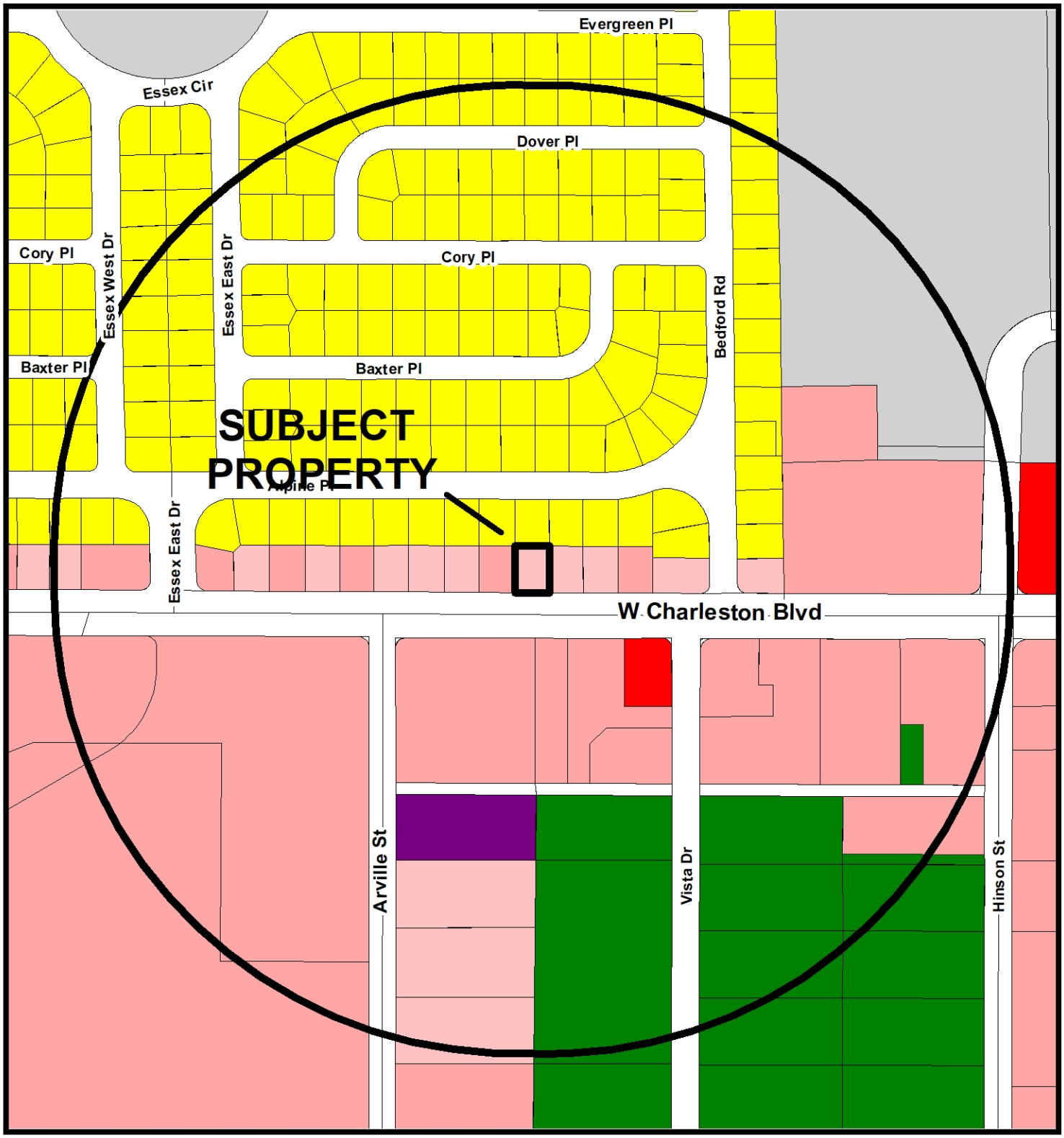
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

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

N

ZON-77074



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM P-R TO C-1

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, July 22, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JUAN A. FERNANDEZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-77074	Staff recommends APPROVAL.	
VAR-77073	Staff recommends APPROVAL, subject to conditions:	ZON-77074

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 188 - ZON-77074 and VAR-77073

PROTESTS 0 - ZON-77074 and VAR-77073

APPROVALS 0 - ZON-77074 and VAR-77073

CS

** CONDITIONS **

VAR-77073 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-77074).

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 rezone the subject property from P-R (Professional Office and Parking) to C-1 (Limited Commercial) at 4224 West Charleston Boulevard.

ISSUES

- Variance (VAR-77073) is requested to allow a lot width of 75 feet where 100 feet is required in the C-1 (Limited Commercial) zoning district. Staff supports the request.

ANALYSIS

The subject site is currently zoned P-R (Professional Office and Parking) with an SC (Service Commercial) General Plan future land use designation and is subject to Title 19 development standards. The applicant proposes to rezone the property to C-1 (Limited Commercial). Per the submitted justification letter, the applicant intends to operate a General Personal Service use within the currently vacant building. Variance (VAR-77073) is requested to allow a lot width of 75 feet where 100 feet is required. Staff finds this request acceptable as there are other existing commercially zoned-lots on the block with lot widths of less than 100 feet.

The Las Vegas Valley Water District (LVVWD) commented the following, “The parcel is currently served by LVVWD but the existing service does not have the backflow prevention required for this use per NAC 445A.67195. The applicant may apply for an over the counter Backflow By Permit with LVVWD to retrofit the service.”

As the request adheres to the overall vision of the SC (Service Commercial) General Plan future land use designation of the 2020 Las Vegas Masterplan, staff recommends approval of both entitlements, subject to conditions.

FINDINGS (ZON-77074)

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

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

   The proposed C-1 (Limited Commercial) zoning district conforms to the existing SC (Service Commercial) future land use designation.

CS

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

   The mostly retail shopping and personal service uses allowed in the C-1 (Limited Commercial) zoning district are compatible with the existing commercial and office space uses located within the surrounding area.

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

   Per the Las Vegas 2020 Masterplan, the future land use designation for the subject site is SC (Service Commercial) which aligns with the proposed C-1 (Limited Commercial) zoning district.

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

   Street access is provided by Charleston Boulevard, a 100-foot Primary Arterial, is adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (VAR-77073)

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

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

Additionally, Title 19.16.140(L) states:

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

Sufficient evidence of a unique or extraordinary circumstance has been presented, in that while the existing subject lot does not meet the minimum lot width requirement of Title 19, there are other existing commercially-zoned lots on the same block with similar lot widths. In view of this unique circumstance 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	
04/08/12	The City Council approved General Plan Amendment (GPA-43991) request to establish Redevelopment Area 2 and change the future land use designation on various parcels within the Redevelopment Area to Commercial or Mixed Use. The Planning Commission and Staff recommended approval

Most Recent Change of Ownership	
07/15/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/19/91	Business License (#P50-02221) was issued for a mortgage broker use. The license remains active.
12/09/08	Business License (#G55-00456) was issued for a mail box center use. The license remains active.

Pre-Application Meeting	
07/18/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Rezoning and Variance.

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

Field Check	
08/01/19	Staff conducted a routine field check and found an existing commercial building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.17

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)	P-R (Professional Office and Parking)
North	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Office, Other than Listed	SC (Service Commercial)	P-R (Professional Office and Parking)
West	Office, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Meadows	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	75 Feet	N*
Min. Setbacks			
• Front	10 Feet	26 Feet	Y
• Side (west)	10 Feet	19 Feet	Y
• Side (east)	10 Feet	24 Feet	Y
• Rear	20 Feet	37 Feet	Y

*The applicant has requested Variance (VAR-77073) to allow a reduced minimum lot width. Staff supports the request.

Existing Zoning	*Permitted Density*	*Units Allowed*
P-R (Professional Office and Parking)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	N/A	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	100	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) REZONING

Project Address (Location) 4224 W. CHARLESTON BLVD. LAS VEGAS, NEVADA 89113

Project Name BELLA STUDIO **Proposed Use** HAIR & MAKE UP

Assessor's Parcel #(s) 139-31-411-021 **Ward #**

General Plan: Existing P-R Proposed C-1 **Zoning:** Existing P-R Proposed C-1

Additional Information

Property Owner JUAN A. FERNANDEZ Contact (702) 232-8890
Address 4224 W. CHARLESTON BLVD. City LAS VEGAS State NV Zip 89102
E-mail jufern@cox.net Phone (702) 232-8890

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

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Partner(s)

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Print Name JUAN A. FERNANDEZ

Subscribed and sworn before me
This 19 day of July, 20 19

Notary Public in and for said County and State

Notary Public - State Of Nevada
COUNTY OF CLARK
DAVID ERIC GOLDFARB
No. 17-1737-1 My Appointment Expires March 8, 2021

PRJ-77054
07/22/19

DEPARTMENT OF PLANNING

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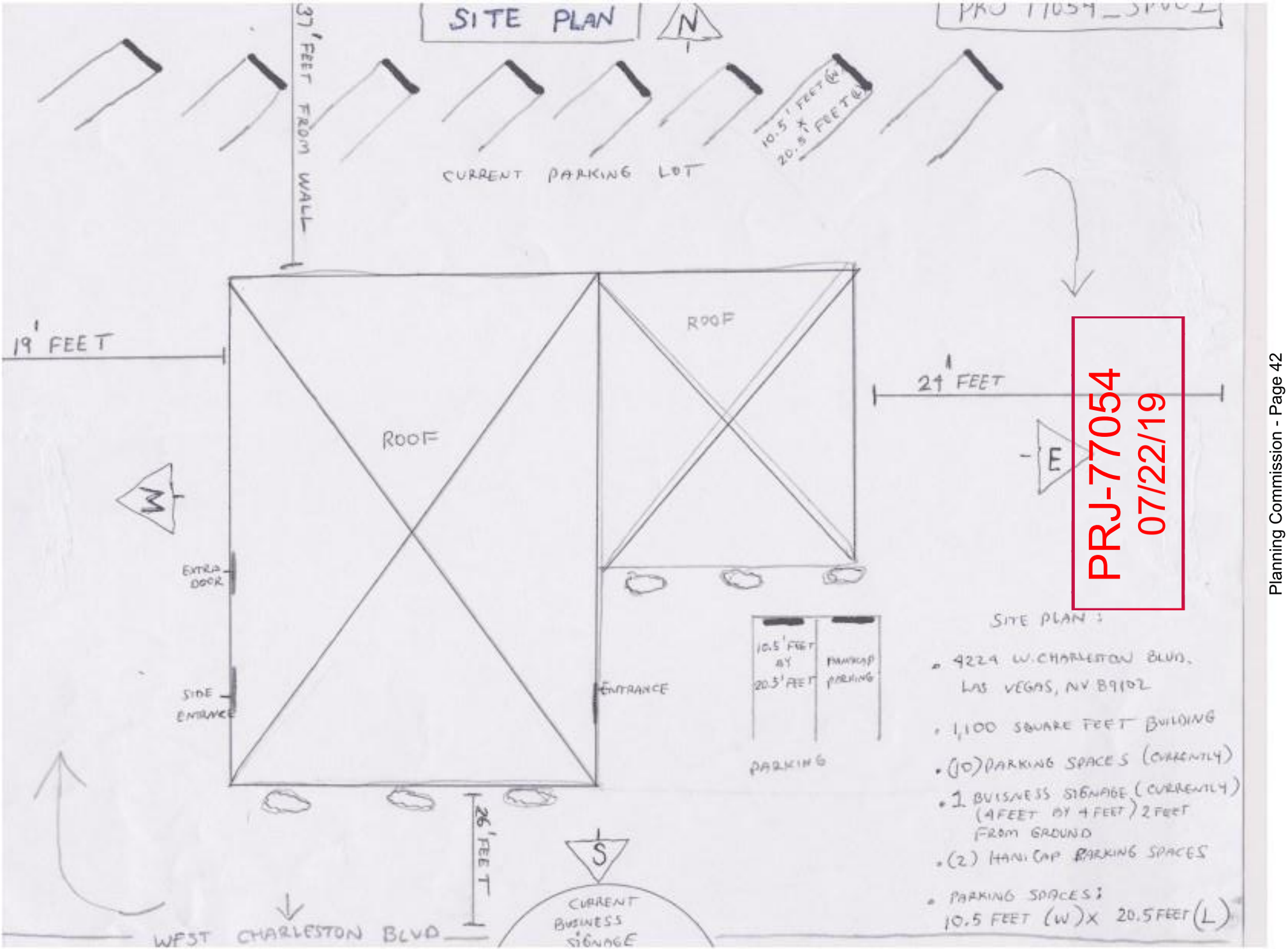
March 8, 2021

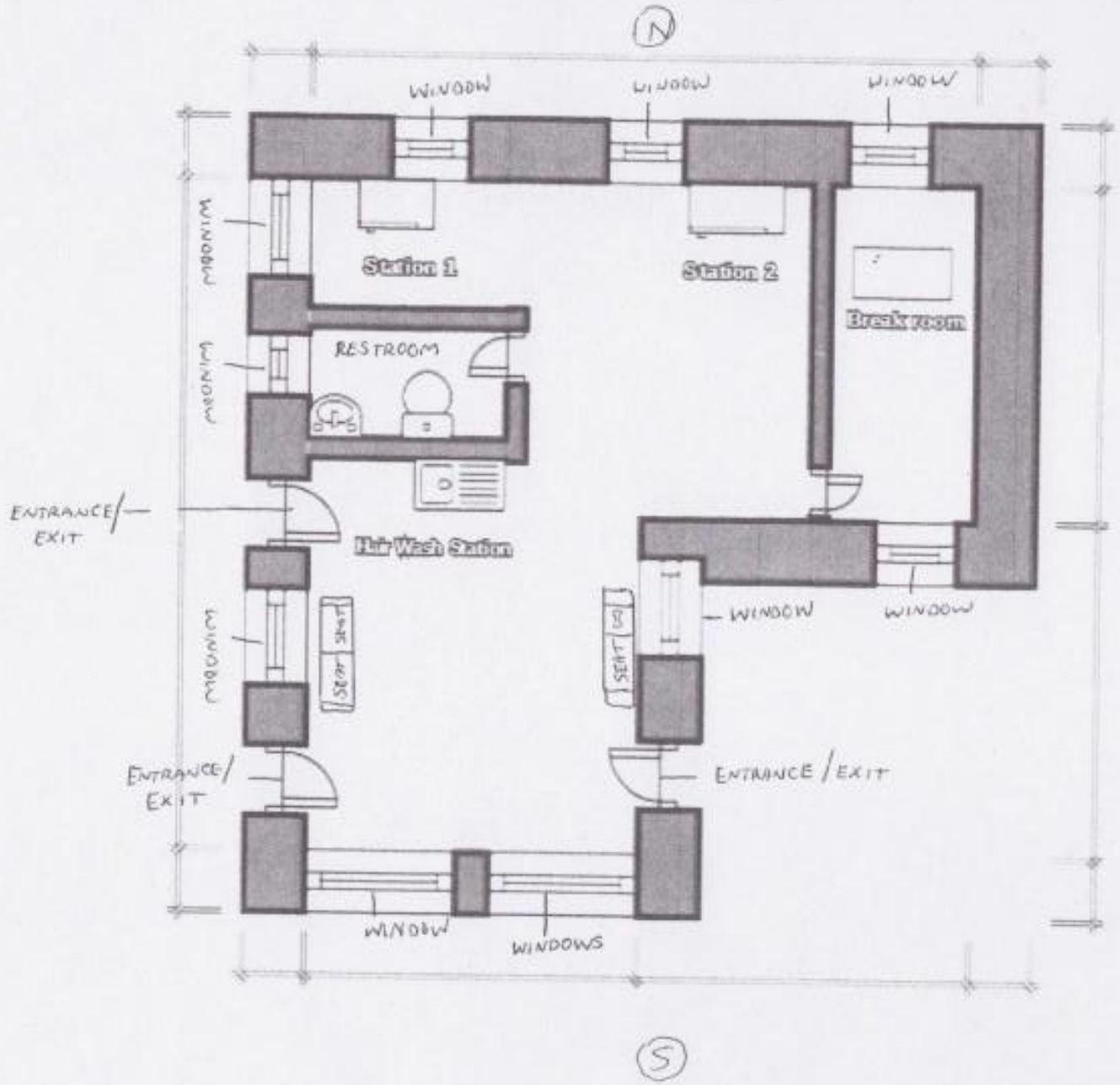
PRJ-77054
07/22/19



PRJ-77054
07/22/19

FLOOR PLAN

PRJ77054_SP001



FLOOR PLAN

- 4221 W. CHARLESTON BLVD LAS VEGAS, NV 89102
- 1,117 SQUARE FEET
- 2 HAIR STATIONS
- 1 WASH STATION
- 1 BREAKROOM
- 1 RESTROOM
- LARGE COMMON AREA / SEATING

PRJ-77054
07/22/19



ZON-77074 [PRJ-77054] - REZONING RELATED TO VAR-77073 - APPLICANT/OWNER: JUAN A. FERNANDEZ
4224 WEST CHARLESTON BOULEVARD

08/01/19



ZON-77074 [PRJ-77054] - REZONING RELATED TO VAR-77073 - APPLICANT/OWNER: JUAN A. FERNANDEZ 4224 WEST CHARLESTON BOULEVARD

08/01/19

PRJ 77054_JF 001

Juan A. Fernandez
4224 W Charleston Boulevard
Las Vegas, Nevada 89102
Phone: 702-232-8890
Fax - 702-202-1781

July 1, 2019

City of Las Vegas
333 N Rancho Drive Las Vegas, Nevada 89106

To whom it may concern:

I am writing this letter requesting a zoning change. The proposed change is for a C-1 classification.
The property is located at 4224 W Charleston Boulevard Las Vegas, Nevada 89102 (Parcel # 139-31-411-021).

We are currently zoned for (PR) with a mail services and Mailbox business.

Our intention is to open up a small business that provides makeup, eyelash and hair services. The days and hours of operation are Tuesday through Saturday from 08:00 am - 6:00 pm. The days and time are tentative. I will be more specific as we move along with the project.
Minimal tenant improvement is going to be done on the inside/outside. We currently have 10 parking spaces onsite with space available for 2 more.

My hope is that this information may prove helpful. Thank you for your attention.

Juan Fernandez,
(Mobile) 702-232-8890

PRJ-77054
07/22/19

RECEIVED 09.05.19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: ZON-77074 [PRJ-77054] - REZONING RELATED TO VAR-77073

SUBJECT: APPLICANT/OWNER: JUAN A. FERNANDEZ

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 10, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 9, 2019.***

Juan A. Fernandez
Signature

September 5, 2019
Date

Juan A. Fernandez
Please Print Name

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 8

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

RECEIVED

SEP 10 2019

City of Las Vegas
Department of Planning

PRJ-77054
13931411037
LUK KAYE & DIANA
10313 POMPEI PL
LAS VEGAS NV 89144

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

Return Service Requested
Official Notice of Public Hearing

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77074 and VAR-77073 [PRJ-77054]
Planning Commission Meeting of 09/10/2019

Submitted after final agend 8-9 P

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

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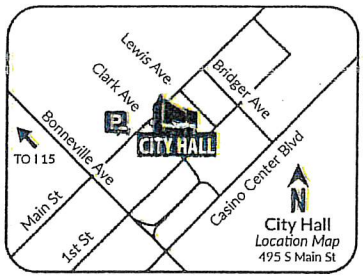

RECEIVED
SEP 04 2019
Dept of Planning
City of Las Vegas

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ZON-77074 and VAR-77073 [PRJ-77054]
Planning Commission Meeting of **09/10/2019**

NO! NO! NO!

PRJ-77054
16206510036
MCGRATH THOMAS & ELIZABETH TRUST
MCGRATH THOMAS J & ELIZABETH J T
3075 WESTWIND RD
LAS VEGAS NV 89146-6858

97 FRDFNP1 89146

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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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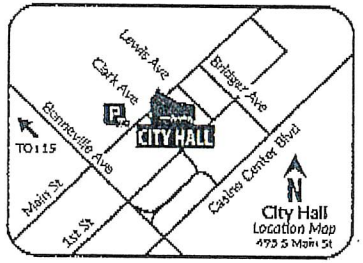
Official Notice of Public Hearing



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ZON-77074 and VAR-77073 [PRJ-77054]
Planning Commission Meeting of **09/10/2019**

RECEIVED
SEP 10 2019
City of Las Vegas
Department of Planning

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FIRST CLASS MAIL
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Las Vegas, NV
Permit No. 1630

PRJ-77054
13931411152
MATTHEWS FAMILY TRUST
MATTHEWS ROBERT B & ADELE F TRS
5395 POLARIS AVE
LAS VEGAS NV 89118-2456

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A

Planning Commission - Page 50

Submitted after final agenda

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.: **9**

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

SUBJECT:
VAR-77073 - VARIANCE RELATED TO ZON-77074 - PUBLIC HEARING - APPLICANT/OWNER: JUAN A. FERNANDEZ - For possible action on a request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 4224 West Charleston Boulevard (APN 139-31-411-021), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-77054]. Staff recommends APPROVAL.

C.C.: 10/16/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 4224 W. CHARLESTON BLVD. LAS VEGAS, NEVADA 89113

Project Name BELLA STUDIO **Proposed Use** HAIR & MAKE UP

Assessor's Parcel #(s) 139-31-411-021 **Ward #**

General Plan: Existing P-R Proposed C-1 **Zoning:** Existing P-R Proposed C-1

Additional Information

Property Owner JUAN A. FERNANDEZ **Contact** (702) 232-8890

Address 4224 W. CHARLESTON BLVD. City LAS VEGAS State NV Zip 89102

E-mail jufern@cox.net Phone (702) 232-8890

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PRJ-77054
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DAVID ERIC GOLDFARB
No. 17-1737-1 My Appointment Expires March 8, 2021

PRJ-77054
07/22/19

RECEIVED 09.05.19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: VAR-77073 [PRJ-77054] - VARIANCE RELATED TO ZON-77074

SUBJECT: APPLICANT/OWNER: JUAN A. FERNANDEZ

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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, SEPTEMBER 9, 2019.***

Juan A. Fernandez
Signature

September 5, 2019
Date

Juan A. Fernandez
Please Print Name

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 9

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
10

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

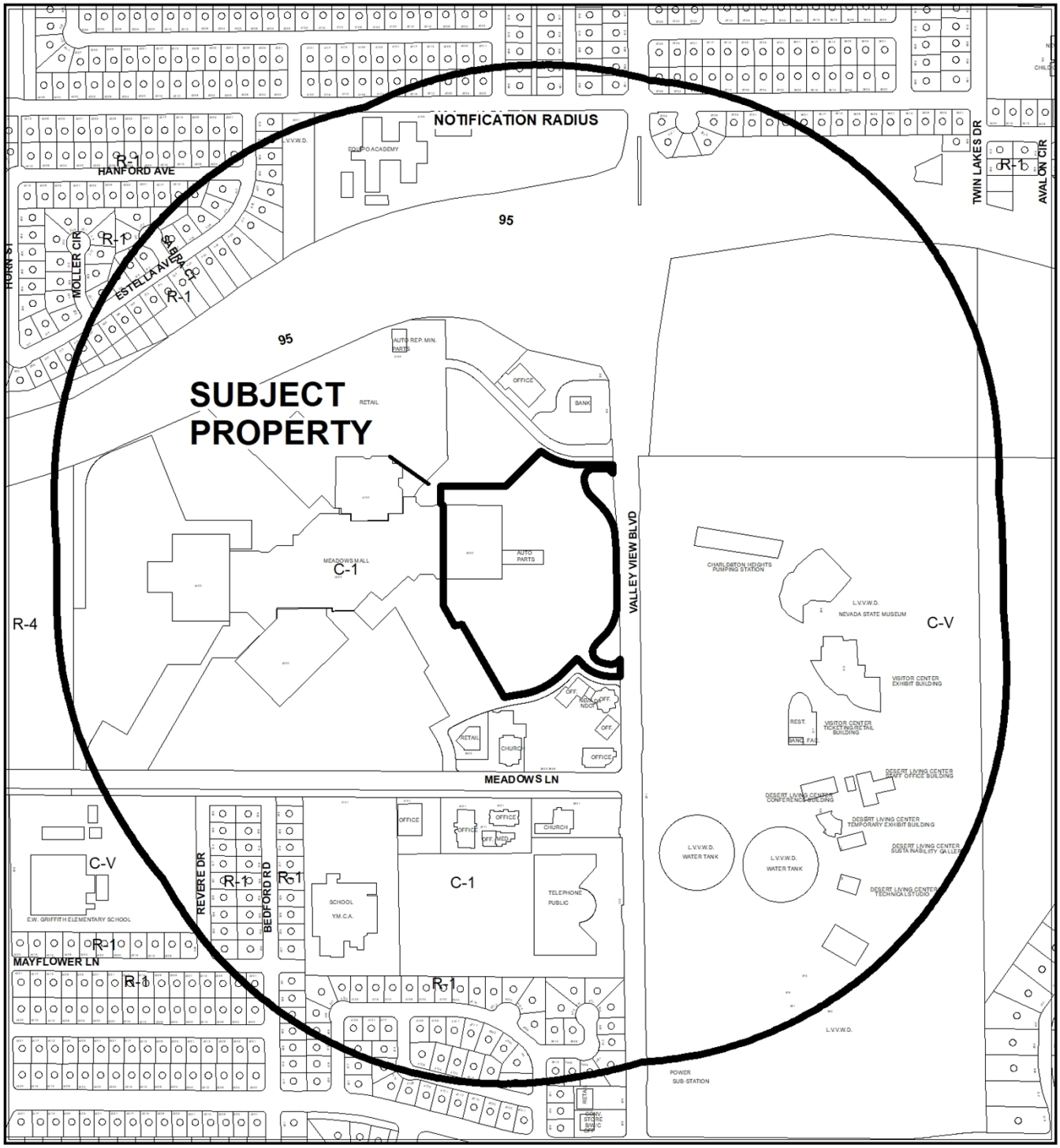
SUBJECT:
SUP-77032 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROUND ONE ENTERTAINMENT, INC. - OWNER: SERITAGE SRC FINANCE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 42,518 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND 100-FOOT SEPARATION FROM A PRIVATE AND PUBLIC SCHOOL WHERE 1500 FEET IS REQUIRED at 4000 Meadows Lane (APN 139-31-510-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76763]. Staff recommends APPROVAL.

C.C.: 10/16/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



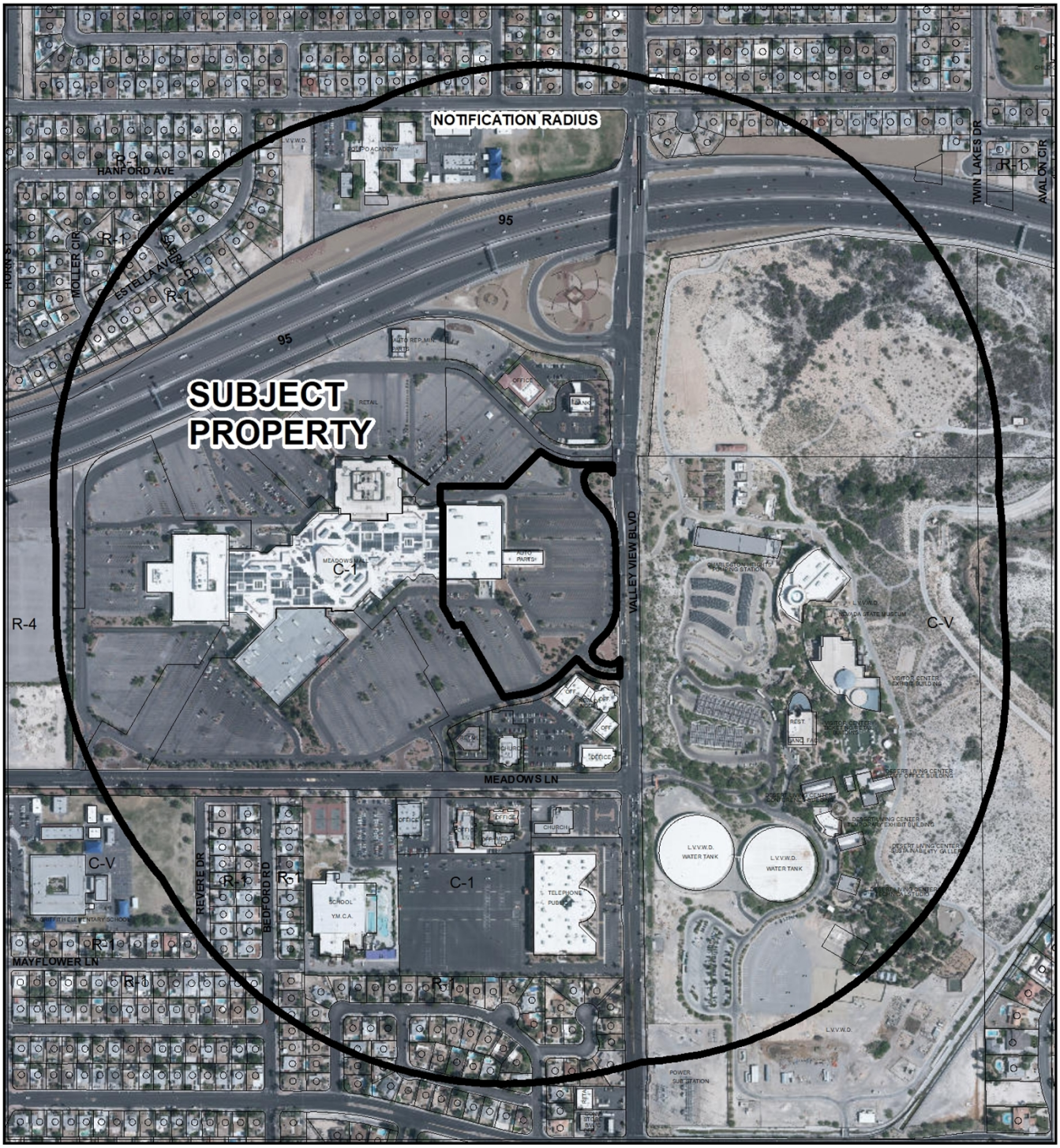
0 445 890 Feet

CASE: **SUP-77032 (PRJ-76763)**

RADIUS: 1500 FEET

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

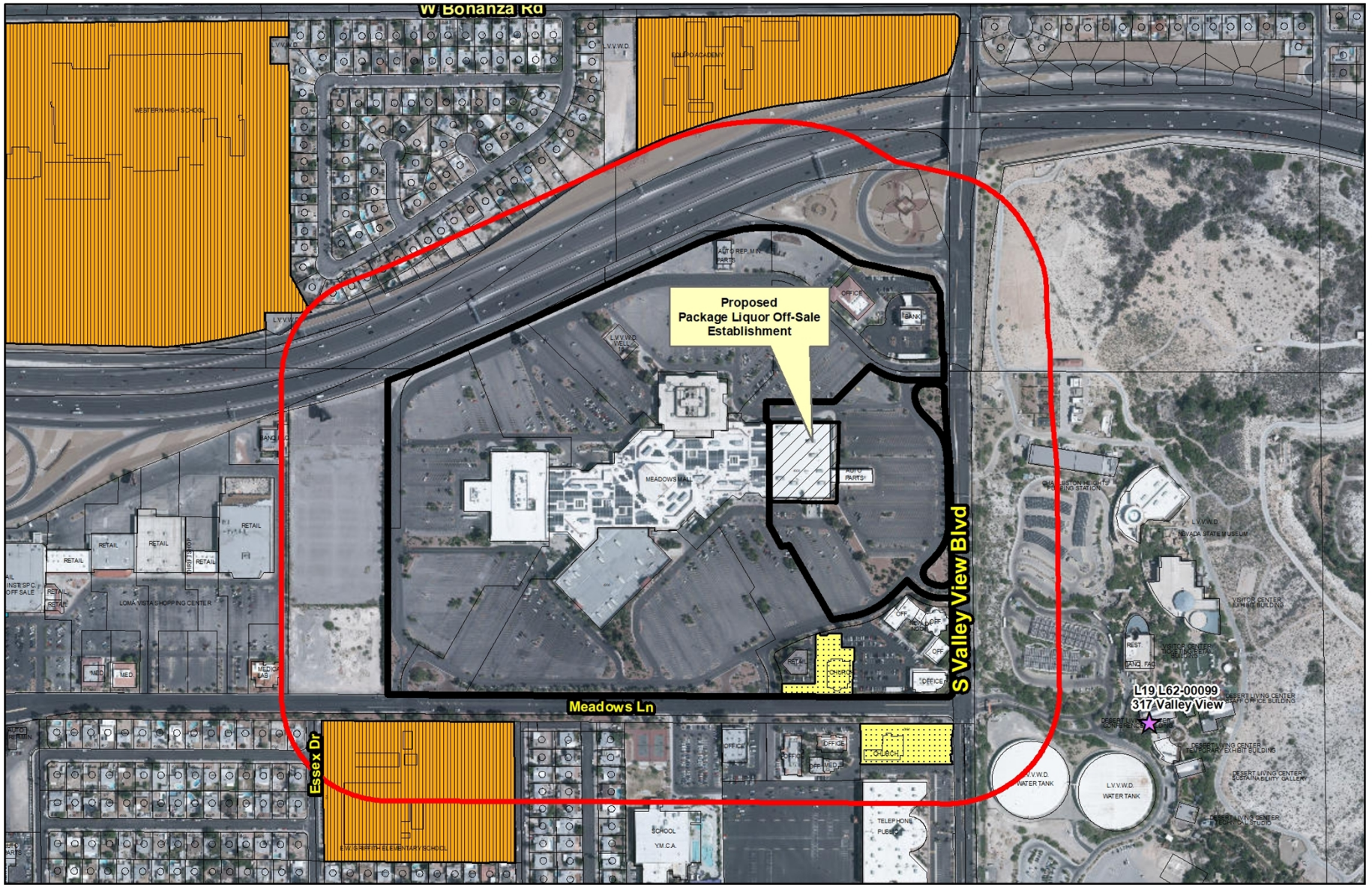
N



CASE: **SUP-77032 (PRJ-76763)**

RADIUS: 1500 FEET

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



SUP-77032 (PRJ-76763)

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

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

- City Limits
- Subject Property
- 400 foot buffer

N

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

Date: Monday, August 26, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ROUND ONE ENTERTAINMENT, INC. - OWNER: SERITAGE SRC FINANCE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77032	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 30

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

SUP-77032 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

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

3. A Waiver from Title 19.12.070 is hereby approved, to allow a zero-foot distance separation from a Church/House of Worship and 100-foot separation from a Private and Public School where 1500 feet is required.

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Liquor Establishment (Tavern) use within a commercial tenant space located within a regional mall at 4000 Meadows Lane.

ISSUES

- The Liquor Establishment (Tavern) use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- Pursuant to Title 19.12.070 Special Use Permit Requirement #5(c) of the Liquor Establishment (Tavern) use a Waiver may be requested for a reduction in the required separation distance from protected uses outlined in Requirement #1 for properties located within a regional mall.
- A Waiver is required to allow a zero-foot distance separation from a Church/House of Worship and 100-foot separation from a Private and Public School where 1,500 feet is required.

ANALYSIS

The applicant is proposing to establish a 42,518 square-foot Liquor Establishment (Tavern) use within a commercial tenant space located at 4000 Meadows Lane. The submitted floor plan indicates that the proposed Liquor Establishment (Tavern) use will be operated in conjunction with a proposed Commercial Recreation/Amusement (Indoor) [Bowling Alley and Video Arcade] use. The subject site is located within the C-1 (Limited Commercial) zoning district, which allows the Liquor Establishment (Tavern) use with an approved Special Use Permit.

The subject site is located within an existing regional mall (Meadows Mall). The existing commercial development provides shared access and parking throughout the subject site through the utilization of existing parking lots in the area.

A Liquor Establishment (Tavern) use is described in Title 19.12 as: “A facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.”

Minimum Special Use Permit Requirements:

* 1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed Liquor Establishment (Tavern) use does not meet this requirement, as the applicant has requested Waivers to allow a zero-foot distance separation from a Church/House of Worship and 100-foot separation from a Private and Public School where 1500 feet is required. This condition can be waived in this instance pursuant to Title 19.12.070 Requirement #5c; because the subject site is located within a regional mall (Meadows Mall). Staff supports this requested waiver, as the use will be located within a commercial tenant space that will provide security and control over the administration of alcohol sales and consumption.

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

Distances have been measured from Commercial Subdivision "The Meadows" Plat Book 18, Page 56.

* 3. For the purpose of Requirement 2, and for that purpose only:

a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and

b. The "property line" of a liquor establishment (tavern) refers to:

i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or

ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:

A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
C. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

Distances have been measured from Commercial Subdivision "The Meadows" Plat Book 18, Page 56.

4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

This condition is not applicable, as there are no existing non-restricted gaming licenses in connection with a hotel having 200 or more guest rooms associated with this proposal.

5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:

a. Will be located on a parcel within the C-V District, the Parkway Center District within the Downtown Centennial Plan, the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;
b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
c. Will be located within a regional mall; or
d. Will be located within a mixed-use development
    i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16;
    ii. That has a minimum net site area of 15 acres; and
    iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or

e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet; or
f. Will have a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

The proposed Liquor Establishment (Tavern) use does not meet this distance separation requirement outlined in Requirement #1, as the applicant has requested Waivers to allow a zero-foot distance separation from a Church/House of Worship and 100-foot separation from a Private and Public School where 1500 feet is required. However, the distance separation requirements outlined in Requirement #1 can be waived in this case pursuant to Title 19.12.010 Requirement #5c; because the subject site is located within an existing regional mall (Meadows Mall).

* 6. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.40 and 6.50 if approved.

According to the submitted justification letter and floor plan, the proposed use meets the definition outlined above. The proposed Liquor Establishment (Tavern) also adheres to all minimum special use permit requirements as outlined by the Title 19.12, except for the associated Waiver to allow a zero-foot distance separation from a Church/House of Worship and 100-foot separation from a Private and Public School where 1,500 feet is required. Staff has determined that since the proposed use will be located in a tenant space within a regional mall there is ample separation from the existing protected land uses. Staff has added a condition of approval requiring the business conform to all provisions of LVMC Chapter 6.50 with regards to running a restaurant with alcohol license. It has been determined that the proposed Liquor Establishment (Tavern) use can be conducted in a manner that is compatible with the surrounding land uses, therefore, staff is recommending approval, as the use is considered appropriate for the surrounding area.

FINDINGS (SUP-77032)

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 Liquor Establishment (Tavern) use is compatible with the surrounding land uses and can be conducted in harmonious manner with surrounding land uses.

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

   The subject site is located within a commercial tenant space within a regional mall that is physically suitable for the intensity of the proposed land use.

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

   Access to the site will not change. The existing street network adjacent to the existing shopping center is adequate in size to meet the requirements of the proposed Liquor Establishment (Tavern) use.

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

   Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

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

   The proposed use meets all applicable conditions of approval for a Liquor Establishment (Tavern) use per Title 19.12, with the exception of the proposed Waivers to allow a zero-foot distance separation from a Church/House of Worship and 100-foot separation from a Private and Public School where 1500 feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/08/73	The City Council denied a request for a Rezoning (Z-0011-73) from R-1 (Single Family Residence) and C-V (Civic) to C-1 (Limited Commercial) for a proposed Regional Shopping Center consisting of four major department stores in an enclosed mall, together with an office complex on property generally located on the south side of the Las Vegas Expressway between South Decatur Boulevard and Valley View Boulevard, extending 1,100 feet south along Decatur Boulevard, and 2,100 feet south of Valley View Boulevard. The Planning Commission recommended approval.
01/10/74	The City Council approved a request for a Rezoning (Z-0102-73) from R-1 (Single Family Residence) and C-V (Civic) to C-1 (Limited Commercial) on property generally located on the south side of the Las Vegas Expressway between South Decatur Boulevard and Valley View Boulevard, extending 1,100 feet south along Decatur Boulevard, and 2,100 feet south of Valley View Boulevard.
09/07/05	The City Council approved a request for a Special Use Permit (SUP-7668) for a proposed Automobile Rental facility at 4000 Meadows Lane. The Planning Commission and staff recommended approval.
10/17/07	The City Council approved a request for a Special Use Permit (SUP-23572) to allow Automobile Rental with a waiver to store ten vehicles where five is the maximum allowed on 11.17 acres at 4000 Meadows Lane. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
07/21/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1979	First record of construction on the subject site.
12/17/12	A building permit (#222763) was issued for tenant improvements (Sears) at 4000 Meadows Lane. The permit was finalized on 04/18/13.
03/24/14	A business license (G50-02758) was issued for General Retail Sales (Sears Optical #1668) at 4000 Meadows Lane. The license remains active.
04/16/14	A business license (G50-04807) was issued for General Retail Sales (Sears Watch Repair) at 4000 Meadows Lane. The license remains active.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/11/19	A business license (G67-01854) was issued for General Retail Sales (Sears #1668) at 4000 Meadows Lane. The license remains active.

Pre-Application Meeting	
06/10/19	A pre-application meeting was held with the applicant to discuss the submittal process for the Special use Permit for a proposed Liquor Establishment (Tavern) use.

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

Field Check	
08/01/19	A field inspection was conducted by staff which revealed a well maintained commercial tenant space located within an existing regional mall development.

Details of Application Request	
Site Area	
Net Acres	11.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
North	US Highway 95	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Shopping Center	MXU (Mixed Use)	C-1 (Limited Commercial)
	Single Family Detached Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
	Private School	MXU (Mixed Use)	C-1 (Limited Commercial)
	Public School	PF (Public Facilities)	C-V (Civic)
East	Public Facility	PF (Public Facilities)	C-V (Civic)
West	Multi-Family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Valley View Boulevard	Major Collector	Master Plan of Streets and Highways	80	Y
Meadows Lane	Local Street	Title 13	72	Y

JB

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 1,500-foot minimum distance separation is required from any other Liquor Establishment (Tavern), church/house of worship, school and individual care center licensed for more than 12 children.	To allow a zero-foot distance separation from a Church/House of Worship and 100-foot separation from a Private and Public School where 1500 feet is required	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 4000 Meadows Lane, Las Vegas, NV 89107

Project Name Round 1 Bowling & Amusement **Proposed Use** Liquor Establishment (Tavern)

Assessor's Parcel #(s) 139-31-510-015 **Ward #** 1

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

Additional Information _____

Property Owner Seritage SRC Finance LLC **Contact** Matthew McDonnell

Address 489 Fifth Ave. 18th Floor City New York State NY Zip 10017

E-mail mmcdonnell@seritage.com Phone 917-907-1071

Applicant Round One Entertainment, Inc. **Contact** Clarise Bell

Address 3070 Saturn Street, Suite 200 City Brea State CA Zip 92821

E-mail bell@round1usa.com Phone 714-924-7800

Representative Kolesar & Leatham, Chtd. **Contact** Allison J. Gigante, Esq.

Address 400 S. Rampart Blvd., Suite 400 City Las Vegas State NV Zip 89145

E-mail agigante@klnevada.com Phone 702-362-7800

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name James E. Tory

Subscribed and sworn before me

This 31 day of May, 20 19

Kathleen Ann McAuliffe

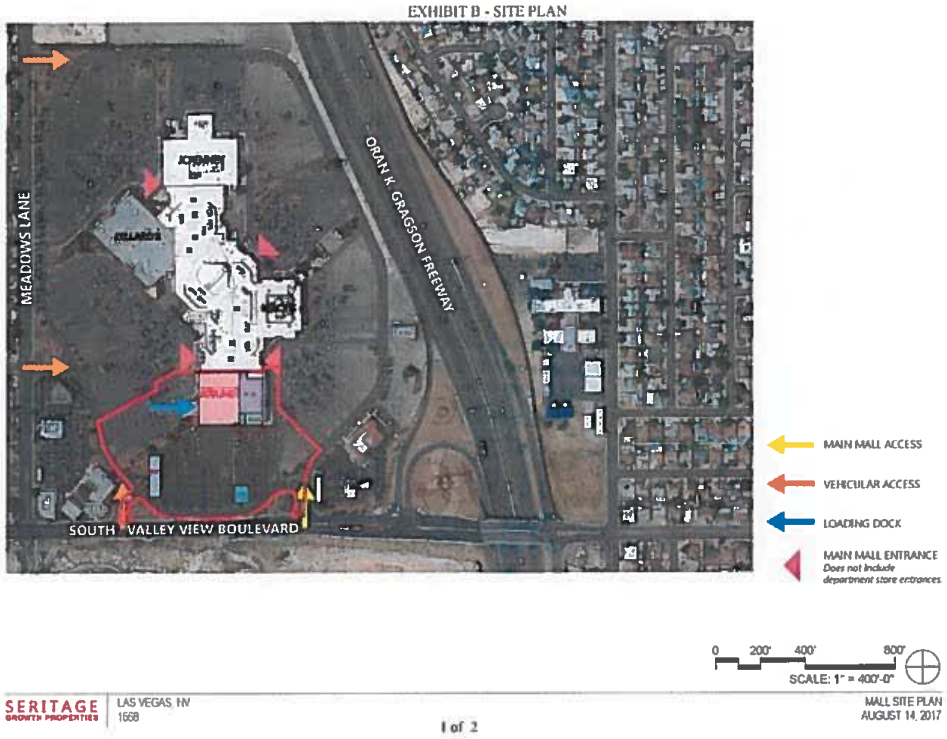
Notary Public in and for said County and State

KATHLEEN ANN MCAULIFFE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MC6363803
Qualified in New York County
My Commission Expires 08-28-2021

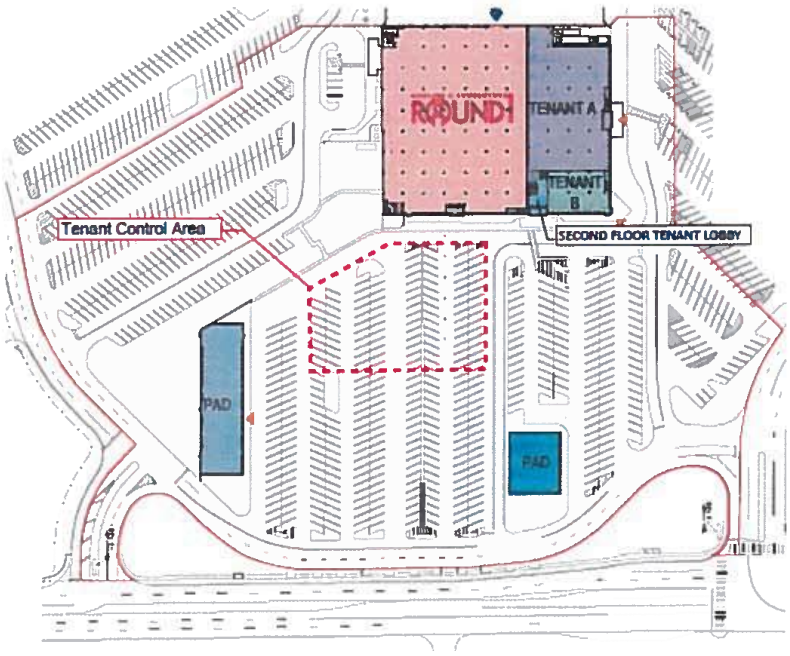
PRJ-76763
07/24/19

EXHIBIT B

SITE PLAN



PRJ-76763
07/24/19

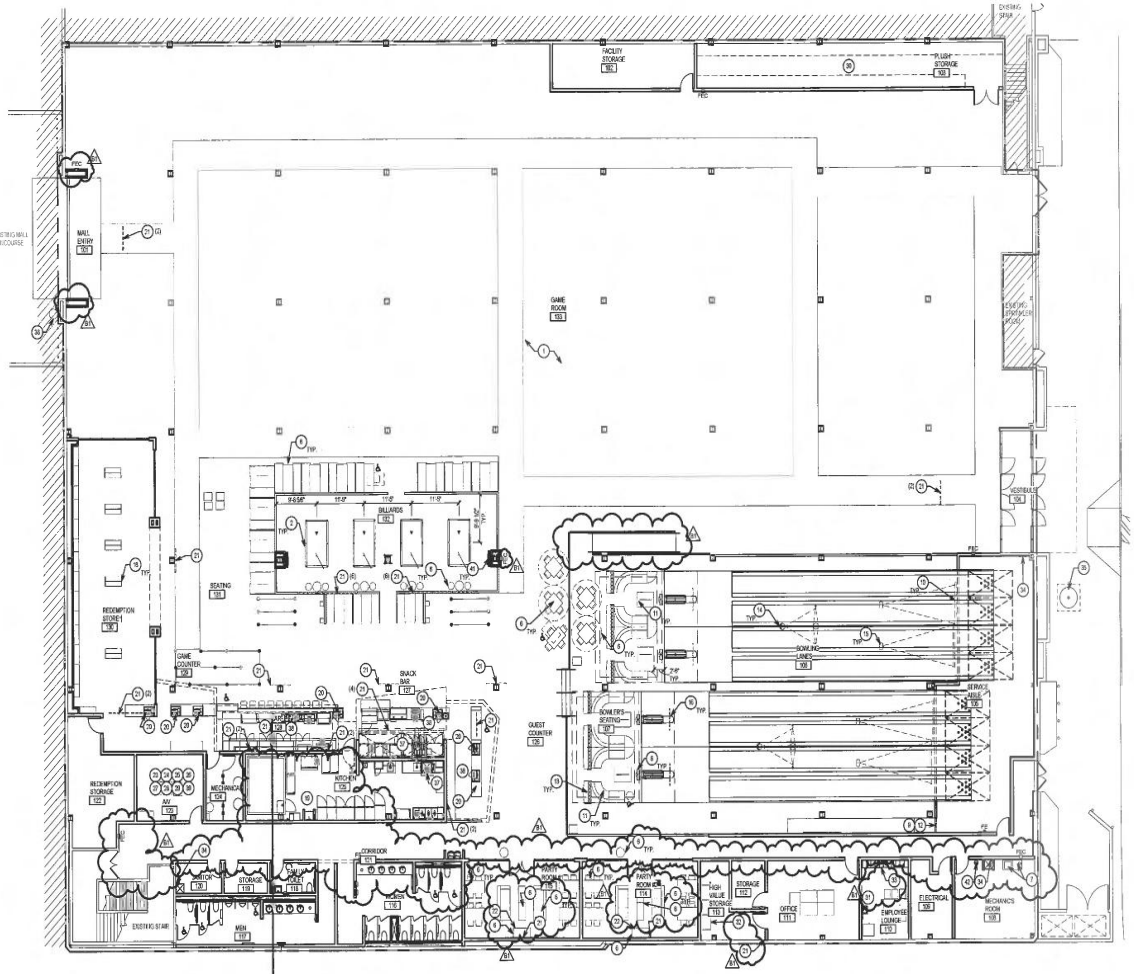


Landlord Parcel Tenant Control Area

LAS VEGAS, NV
1668

This Exhibit is not a representation as to the identity, size, location, type or opening date of any improvement, **building**, patrtions, **building** element, store, tenant, **occupant** or **facility**, or occupancy of any premises, **building** or future premises or future **building within** the Landlord's Parcel or Shopping Center. Except as otherwise expressly set forth in the Lease. Landlord reserves the right to remove, change, alter or modify any **buildings**, common areas, improvements or other items indicated on the Exhibit at any time and from time to time.

PRJ-76763
07/24/19



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

Proposed Bar Area = 270 s.f.

KEYNOTE LEGEND

LEGEND SYMBOL INDICATOR

1. GAMES SUPPLIED AND INSTALLED BY VENDOR, G.C. TO COORDINATE INSTALLATION & PROVIDE POWER DROPS PER ELECTRICAL PLANS - COORDINATE WITH FINAL GAMES LAYOUT
2. BILLIARD TABLES BY BILLIARDS VENDOR
3. EQUIPMENT BY TENANT
4. FURNITURE BY MILLWORK VENDOR
7. WASHER & DRYER
8. BOWLING SCORING CONSOLE/PEDESTAL BY BOWLING VENDOR
9. BI-PARTING BLACK CURTAINS TO THE FLOOR AND CURTAIN TRACKS BY G.C. (FIELD VERIFY WIDTHS) REFER TO INTERIOR ELEVATIONS AND DETAIL 9/A-502
10. MOTORIZED PROJECTOR SCREENS BY VENDOR, SEE ELEC
11. FURNITURE BY BOWLING VENDOR
12. CUSTOM MASKING UNIT AND FILLER PANELS BY BOWLING VENDOR
13. BOWLING BALL RACKS SUPPLIED BY BOWLING VENDOR
14. COSMIC FIXTURE BY AV VENDOR, FINAL LOCATION TO BE DETERMINED BY TENANT
15. VIDEO PROJECTOR AND MOUNTING HARDWARE BY VENDOR - G.C. TO PROVIDE AND INSTALL 1-4 GA. (MIN.) UNISTRUT SUPPORT TO STRUCTURE - REFER TO 4/A-502
16. OVERHEAD SCORING MONITORS (TRIPLE LCD) CONFIGURATION BY BOWLING VENDOR, STRUCTURAL SUPPORT BY G.C., REFER TO 9/A-502 COORDINATE CONDUIT, DATA AND POWER WITH E.C.
18. REDEMPTION STORE DISPLAY GONDOLA UNIT BY TENANT VENDOR
19. FOOD SERVICE EQUIPMENT, WALK-IN COOLERS AND CONDENSING UNITS BY FOOD SERVICE VENDOR
20. POINT OF SALE EQUIPMENT BY VENDOR, SEE ELEC.
21. WALL OR CEILING MOUNT T.V. AND MOUNTING BRACKET BY AV VENDOR - REFER TO INTERIOR ELEVATIONS AND 5/A-502. PROVIDE BLOCKING OR STRUCTURAL SUPPORT AS REQUIRED. COORDINATE CONDUIT, DATA AND POWER WITH E.C.
22. PARTY ROOM AUDIO / VIDEO EQUIPMENT BY AV VENDOR
23. BOWLING SERVER BY BOWLING VENDOR, COORDINATE POWER
24. KARAOKE SERVER BY VENDOR, COORDINATE POWER
25. SECURITY/SURVEILLANCE SYSTEM BY VENDOR
26. AV EQUIPMENT, RACK BY VENDOR COORDINATE CONDUIT AND POWER
27. GAME NETWORKING SERVER / SYSTEM LOCATION BY VENDOR
28. SATELLITE OR CABLE SYSTEM EQUIPMENT BY TENANT
29. TELEPHONE BOARD AND PHONE SYSTEM LOCATION
30. SHELVING BY TENANT
31. TIME CLOCK BY TENANT, COORDINATE POWER AND DATA
32. SAFE EQUIPMENT BY TENANT
33. METAL LOCKERS - 12" WIDE x 18" DEEP x 72" HIGH - 6 TIER (66) LOCKERS TOTAL, REFER TO SPECIFICATIONS
34. UTILITY SHELF WITH HOOK RACK
35. EXTERIOR BOWLING PIN SCULPTURE BY TENANT
36. MOVEABLE BOWLING PIN, PROVIDED AND INSTALLED BY TENANT. REFER TO SHEET G-002.
37. EXHAUST HOOD BY FOOD SERVICE EQUIPMENT VENDOR, SEE MECHANICAL
38. MILLWORK, COUNTER, AND FINISHES BY MILLWORK VENDOR
39. EMBED/TERMINAL BARGE BY VENDOR, COORDINATE POWER
41. WALL MOUNT CUE RACK PROVIDED BY BILLIARDS VENDOR, G.C. PROVIDE BLOCKING
42. EYE WASH STATION - REFER TO PLUMBING

NOTE: GENERAL CONTRACTOR TO COORDINATE REQUIREMENTS AND INSTALLATION WITH ALL VENDOR AND TENANT ITEMS

PRJ-76763
07/24/19

B A

KEY PLAN

PARADIGM DESIGN
ARCHITECTS | ENGINEERS

GRAND RAPIDS
TRAVERSE CITY

www.paradigmes.com

JOSEPH GRECO, R.A.
NV - REGISTRATION # 7.2.20
EXP. DATE - 6/31/2019

PROJECT

ROUND 1 BOWLING & AMUSEMENT

MEADOWS MALL

TENANT IMPROVEMENT

4300 MEADOWS LN.
LAS VEGAS, NV 89107

OWNER

ROUND 1 ENTERTAINMENT

3070 SATURN ST.
STE. 200
BREA, CA 92821

RELEASE DATE

	DATE	DESCRIPTION
	12-19-18	PERMITS
1	2-5-19	PLAN REVIEW RESPONSE
2	3-14-19	PLAN REVIEW SECOND RESPONSE
	3-27-19	BDS
B1	5-29-19	BULLETIN #1

PROJECT
1710130

SHEET
ARCHITECTURAL KEYNOTE PLAN
A-101

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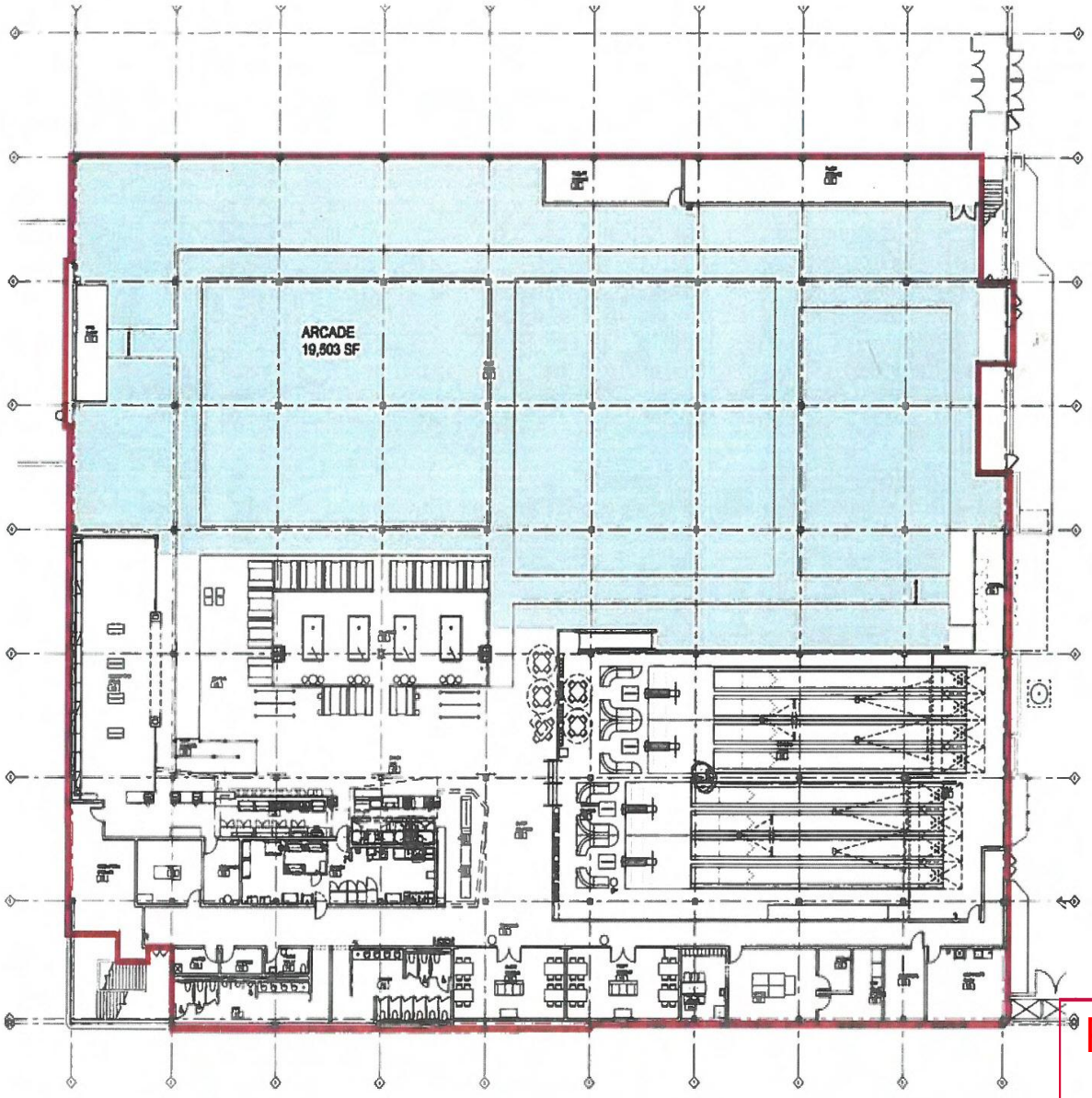

ROUND 1 - MEADOWS
LAS VEGAS, NV

42,518 SF

0 16 32 64

SCALE BAR 3/32"=1'

PLAN VERSION	13	APPROVAL REQUIRED BY:
OWNER PLAN APPROVAL		
VP/CEO ROUND1 18.10.25 Sakamoto	DEVELOPMENT DIRECTOR	F&B DIRECTOR
OPERATIONS DIRECTOR	MAINTENANCE DIRECTOR	BOWLING DIRECTOR

PRJ-76763
07/24/19



SUP-77032 [PRJ-76763] - SPECIAL USE PERMIT - APPLICANT: ROUND ONE ENTERTAINMENT, INC. - OWNER: SERITAGE SRC FINANCE, LLC
4000 MEADOWS LANE

08/01/19



SUP-77032 [PRJ-76763] - SPECIAL USE PERMIT - APPLICANT: ROUND ONE ENTERTAINMENT, INC. - OWNER: SERITAGE SRC FINANCE, LLC
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4000 MEADOWS LANE

08/01/19

KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800

klnevada.com

June 17, 2019

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

Re: Special Use Permit Application

Applicant:	**Round One Entertainment, Inc.**
Proposed Use:	**Liquor Establishment (Tavern)**
Project Name:	**Round 1 Bowling & Amusement**
Project Address:	**4000 Meadows Lane, Las Vegas, Nevada 89107**
APN:	**139-31-510-015**

Dear Sir/Madam:

This firm represents Round One Entertainment, Inc. (the "Applicant") regarding business and liquor licensing matters relative to its new family entertainment center, Round 1 Bowling & Amusement (the "Business") that will be located within the Meadows Mall, 4000 Meadows Lane, Las Vegas, Nevada.

The Applicant has entered into a Lease Agreement with Seritage SRC Finance, LLC the owner of the property for the tenant space formerly occupied by the first floor of Sears. The Business will encompass approximately 42,000 square feet of tenant space, and include bowling lanes, billiard tables, arcades and games, karaoke rooms and food and beverages including alcoholic beverage service to guests over 21 years of age between the hours of 12:00 p.m. to 2:00 a.m. The Business will employ sixty to eighty employees including at least eight employees who will be monitoring alcohol consumption and unaccompanied minors throughout the premises.

The Applicant has included a Floor Plan of the business premises which includes an outline of the bowling, billiards and arcade areas. Alcoholic beverages can only be purchased from the one bar area consisting of 270 square feet.

The Applicant is dedicated to providing a safe and family friendly environment for its guests and is committed to protecting the security of minors. The Applicant has implemented and will adhere to strict internal policies to prevent the sale of alcoholic beverage products to minors, to avoid overconsumption of alcohol by patrons and ensure that unaccompanied minors are monitored. Employees handling alcohol and monitoring alcohol consumption and unaccompanied minors will be trained in security measures for the protection of children and alcohol awareness training, and will obtain Las Vegas Metropolitan Police Department Work Identification Cards.

PRJ-76763
07/24/19

The Applicant currently operates more than thirty locations across the country, and with additional locations opening soon, will operate in twenty-six states including a new location in Reno, Nevada. The Applicant has an outstanding track-record of alcohol compliance at its other locations.

The Business will provide a benefit to the community by offering a unique family entertainment experience to customers at competitive prices. As a national brand, the Applicant will draw vital customer traffic to the Meadows Mall. The proposed use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business.

The site provides adequate pedestrian and vehicle ingress/egress which surrounds the Meadows Mall. Please note that the Business will be open to the public every day between the hours of 10:00 a.m. and 2:00 a.m.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

Allison J. Gigante, Esq.

AJG:dms
Enclosure - as stated
cc: Matthew D. Saltzman, Esq. (w/encls.)

PRJ-76763
07/24/19

RECEIVED 09.04.19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: SUP-77032 [PRJ-76763] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: ROUND ONE ENTERTAINMENT, INC. - OWNER: SERITAGE SRC FINANCE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 10, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 9, 2019.***

Signature

9/4/2019
Date

Shintaro Kaji
Please Print Name

Round One Entertainment, Inc.
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

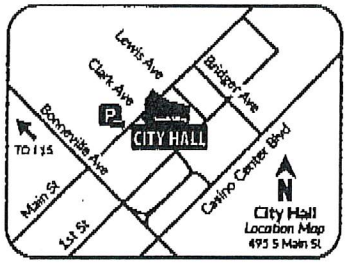
Submitted after final agenda

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



RECEIVED
SEP 05 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77032 [PRJ-76763]
Planning Commission Meeting of **09/10/2019**

PRJ-76763
13931510021
MORIMOTO EARL M TRUST
MORIMOTO EARL M TRS
C/O CORNERSTONE CO
820 RANCHO LN #85
LAS VEGAS NV 89106

87 FROFMP1 89106

Submitted after final agenda 10A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
11

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

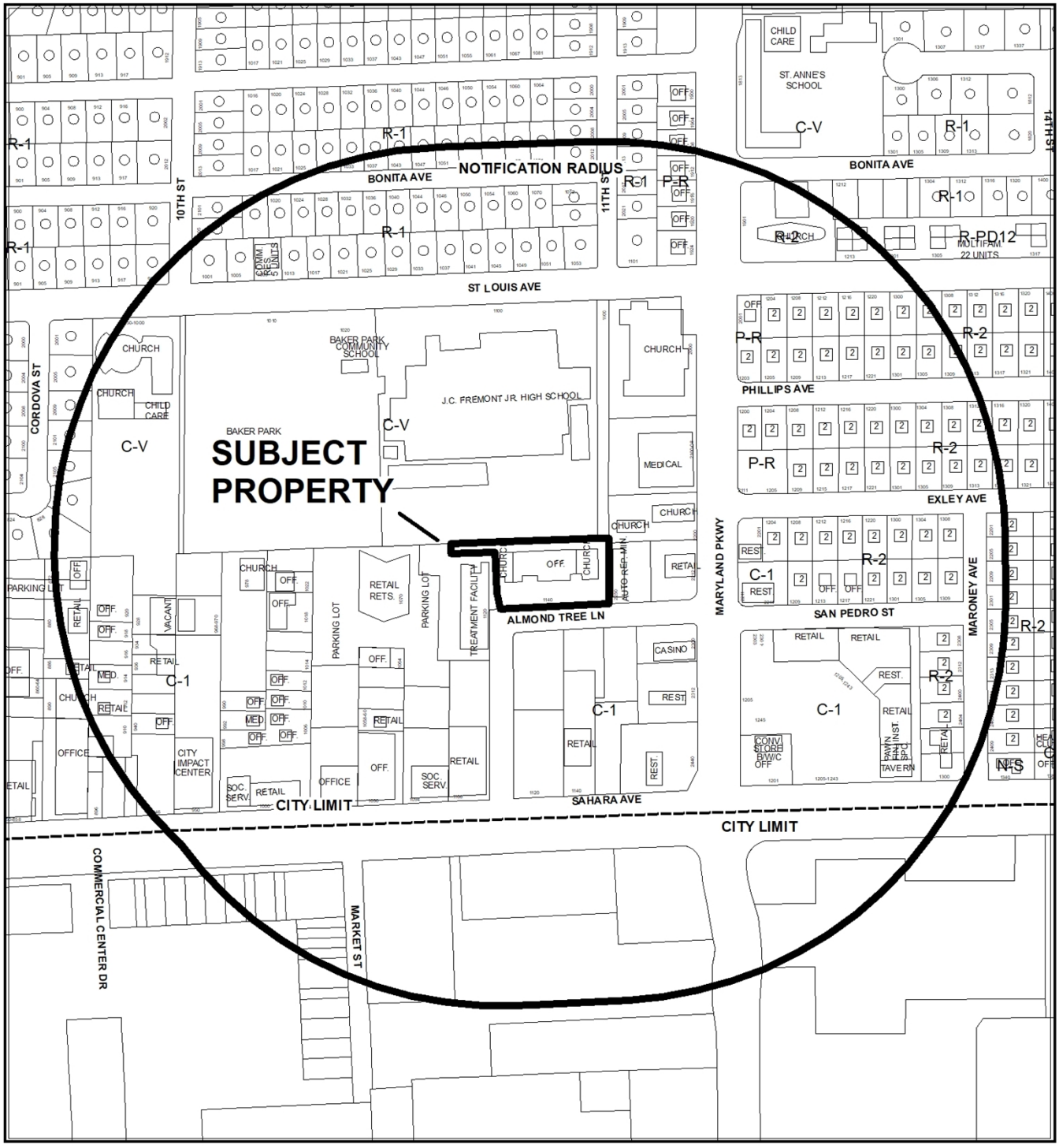
SUBJECT:
SUP-77085 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERENITY FUNERAL HOME - OWNER: METROPOLITAN COMMUNITY CHURCH OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE at 1140 Almond Tree Lane (APN 162-03-801-131), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77031]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: **SUP-77085 (PRJ-77031)**

RADIUS: 1000 FEET

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



0 287.5 575 Feet

CASE: **SUP-77085 (PRJ-77031)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: - APPLICANT: SERENITY FUNERAL HOME - OWNER: METROPOLITAN COMMUNITY CHURCH OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77085	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 244

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

SUP-77085 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. 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 10,670 square foot Mortuary or Funeral Chapel use on 1.18 acres at 1140 Almond Tree Lane, Suites 306 and 310.

ISSUES

- Mortuary or Funeral Chapel use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The subject tenant space was a previously operated as a Social Service Provider use.

ANALYSIS

The subject site is located in C-1 (Limited Commercial) zoning district, which allows for retail and personal services in major retail corridors. The applicant has proposed to develop the 1.18 acre site with Mortuary or Funeral Chapel use totaling 10,670 square feet at 1140 Almond Tree Lane, Suites 306 and 310.

The Mortuary or Funeral Chapel use is described in Title 19.12 as "*a facility in which one or both of the following activities occur: 1) Dead bodies are prepared for burial or cremation. 2) Funeral services are conducted*". This use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. There are no minimum requirements for this Special Use Permit.

The floor plan date stamped on 08/19/19 indicates that the subject site will support this use via a flexible Funeral Home area and Chapel Room, with a 2,500 square foot area of non-fixed seating.

This parcel is currently served by LVVWD, but the existing service and fire line are not the backflow prevention required per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow retrofit.

Based on existing current Title 19 parking requirements, this site would now require 94 parking spaces for 16,330 square feet of commercial retail space. The subject site has been deemed parking impaired. The subject 10,670 square foot area previously operated as a social service provider, which required 36 parking spaces. The proposed Mortuary/Funeral Chapel is a less intense use, and will instead only require 25 parking spaces, and therefore does not require a parking variance.

A Mortuary or Funeral Chapel use at this subject site can be conducted in a compatible and harmonious manner with the surrounding existing uses located in the vicinity and future land uses as projected by the General Plan. As such, staff recommends approval of the proposed use subject to conditions. If denied, no Mortuary or Funeral Chapel use would be permitted to be established at this site.

FINDINGS (SUP-77085)

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

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

   The proposed Mortuary or Funeral Chapel use will be located off a primary arterial, surrounded by light commercial and civic uses, which makes it a compatible use with existing development, and with the Commercial General Plan Land Use designation for the area.

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

   The subject site can physically accommodate the proposed Mortuary or Funeral Chapel use in an existing commercial development, and is in close proximity of other commercial uses in the area.

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

   The proposed Mortuary or Funeral Chapel use is located just off of Maryland Parkway, a 100-foot Primary Arterial Street and Almond Tree Lane, a 50-foot Local Street, and is adequate in size to meet the requirements of the proposed use.

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

   The proposed Mortuary or Funeral Chapel use would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

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

There are no applicable conditions for a Mortuary or Funeral Chapel use per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/27/97	The City Council approved a request for a Rezoning (Z-0029-97) from C-1 (Neighborhood Commercial Center District) to C-1 (Limited Commercial) due to the revised City of Las Vegas Zoning Ordinance no longer having the C-C (Neighborhood Commercial) Zone.
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designations to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan and within the proposed Redevelopment Plan expansion area.
08/06/08	The City Council approved a request for a Special Use Permit (SUP-28130) for a Special Use Permit for a Social Service Provider at 1140 Almond Tree Lane, Suite #306. The Planning Commission and staff recommended approval.
05/20/09	The City Council approved a request for a Required Review (RQR-34144) of a previously approved Special Use Permit (SUP-28130) for a Social Service Provider at 1140 Almond Tree Lane.

Most Recent Change of Ownership	
04/28/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.1971	First record of development on the subject site.
10/17/03	A business license (#A02-02077) was issued for a Management or Consulting Service (advertising publication) at 1140 Almond Tree Lane, Suite #304. The license became inactive on 01/03/19.
02/11/10	A business license (#N33-00037) was issued for a Non-Profit Medical use at 1140 Almond Tree Lane, Suite #306. The license is active.

Pre-Application Meeting	
07/15/19	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Special Use Permit.

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

Field Check	
08/01/19	A field inspection was conducted by staff which revealed a vacant commercial tenant space with trash collected in the rear alley.

Details of Application Request	
Site Area	
Gross Acres	1.18 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship Office	C (Commercial)	C-1 (Limited Commercial)
North	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
South	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
East	Auto Repair Garage, Minor	C (Commercial)	C-1 (Limited Commercial)
	Church/House of Worship	SC (Service Commercial)	
West	Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse	C (Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Beverly Green/Southridge Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Pursuant to Title 19.08, the following standards apply:

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Almond Tree Lane	Local Street	Title 13	50	Y
Maryland Parkway	Primary Arterial	Master Plan of Streets and Highways	103	Y

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

Parking Requirement							
Use	***Gross Floor Area of Non-fixed Seating***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mortuary or Funeral Chapel	10,670 SF (2,500 of non-fixed seating area)	1:100 feet of non-fixed seating area in gathering room	25				
Retail	5,660	1:175	33				
TOTAL SPACES REQUIRED			58		57		Y*
Regular and Handicap Spaces Required			55	3	51	6	Y*

* The subject site has been deemed parking impaired based on current Title 19.12 parking requirements. The subject 10,670 square feet site previously operated as a social service provider, which required 36 parking spaces. The proposed Mortuary/Funeral Chapel will require only 25 parking spaces which is a less intense use, and therefore does not require a parking variance.

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) 1140 Almond Tree Lane Las Vegas, NV 89104

Project Name PRJ-77031 **Proposed Use** Funeral Home

Assessor's Parcel #(s) 162-03-801-131 **Ward #** 3-Diaz

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

Additional Information _____

Property Owner Metropolitan Community Church of Las Vegas Contact Rev. Robert Fleming

Address 1140 Almond Tree Lane City Las Vegas State NV Zip 89104

E-mail rev.robfleming@gmail.com Phone 702 742 9575

Applicant Serenity Funeral Home Contact Andre Bailey

Address 3435 W. Cheyenne Ave. Ste. 105 City North Las Vegas State NV Zip 89032

E-mail andreb@serenitynv.com Phone 702 647 0123

Representative Serenity Funeral Home Contact Dana Hauger

Address 3435 W. Cheyenne Ave ste. 105 City NV State NV Zip 89032

E-mail danah@serenitynv.com Phone 702 647 0123

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 Rev. Robert Fleming

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

Print Name Rev. Robert Fleming, Senior Pastor MCCLV

Subscribed and sworn before me

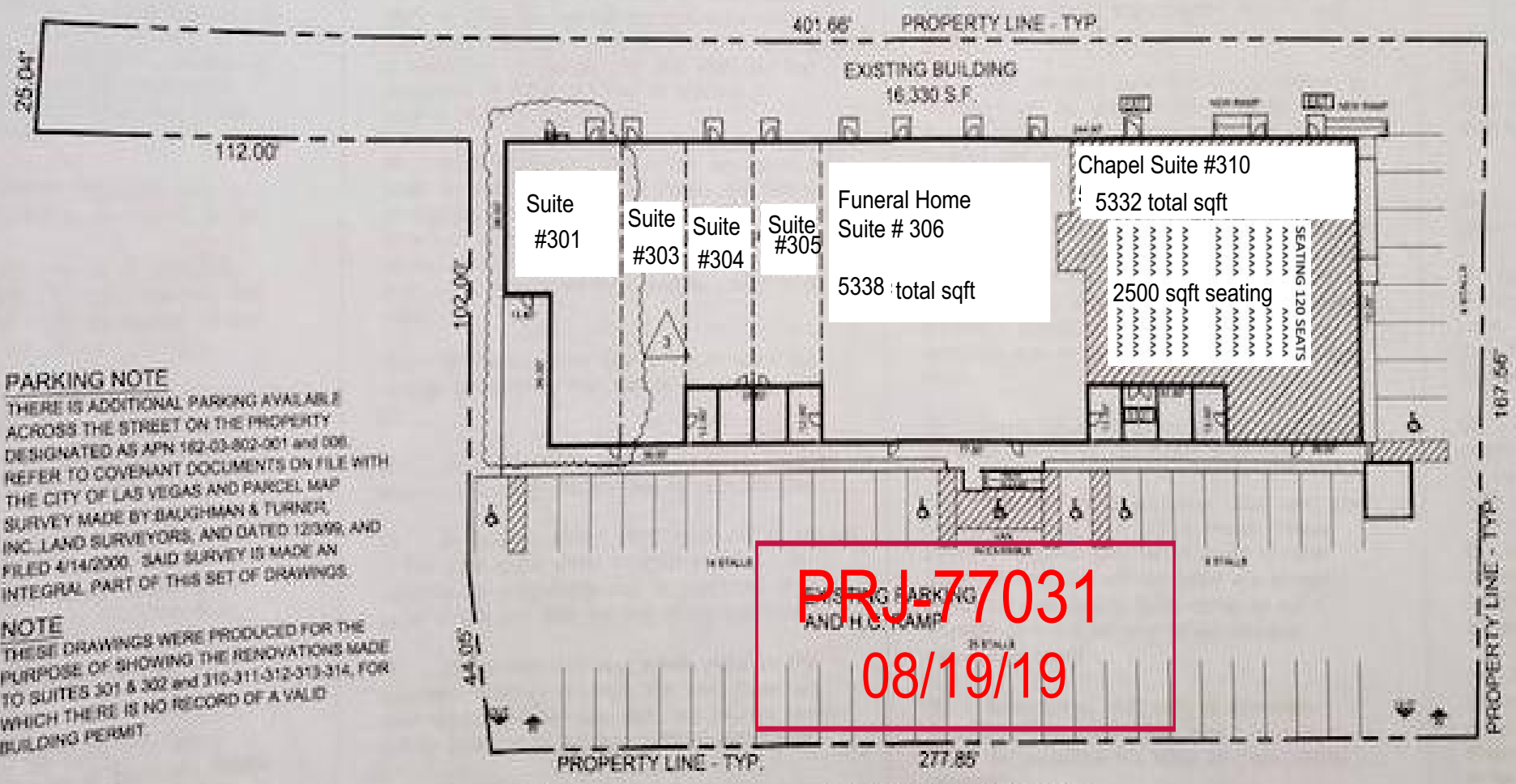
This 17 day of July 2019

Notary Public in and for said County and State

DARON NIXON
Notary Public, State of Nevada
Appointment No. 17-3551-1
My Appt. Expires Oct 6, 2021

PRJ-77031
07/22/19

1140 ALMOND TREE LN
LAS VEGAS, NEVADA 89104



PARKING NOTE
THERE IS ADDITIONAL PARKING AVAILABLE ACROSS THE STREET ON THE PROPERTY DESIGNATED AS APN 162-03-802-001 and 006. REFER TO COVENANT DOCUMENTS ON FILE WITH THE CITY OF LAS VEGAS AND PARCEL MAP SURVEY MADE BY BAUGHMAN & TURNER, INC. LAND SURVEYORS, AND DATED 12/3/99, AND FILED 4/14/2000. SAID SURVEY IS MADE AN INTEGRAL PART OF THIS SET OF DRAWINGS.

NOTE
THESE DRAWINGS WERE PRODUCED FOR THE PURPOSE OF SHOWING THE RENOVATIONS MADE TO SUITES 301 & 302 and 310-311-312-313-314, FOR WHICH THERE IS NO RECORD OF A VALID BUILDING PERMIT

PRJ-77031
08/19/19

SITE PLAN - PHASE 1

SCALE 1"=30'



SUP-77085 [PRJ-77031] - SPECIAL USE PERMIT - APPLICANT: SERENITY FUNERAL HOME - OWNER: METROPOLITAN COMMUNITY CHURCH OF LAS VEGAS
1140 ALMOND TREE LANE

08/01/19



SUP-77085 [PRJ-77031] - SPECIAL USE PERMIT - APPLICANT: SERENITY FUNERAL HOME - OWNER: METROPOLITAN COMMUNITY CHURCH OF LAS VEGAS
1140 ALMOND TREE LANE

08/01/19

SERENITY
Funeral Home
ESTABLISHED IN 2015

3435 W. Cheyenne Ave. Suite 105. North Las Vegas, Nevada 89032
Phone: (702) 647-0123 ~ Fax: (702) 647-0047

July 18th, 2019

City of Las Vegas Planning Commission

To Whom It May Concern,

Serenity Funeral Home, LLC was officially established on June 11th, 2015 with the mission of "educating and ministering to the families impacted by the loss of a loved one." The managing partners of Serenity Funeral Home collectively bring over 45 years serving families and communities and are elated to make The City of Las Vegas our permanent forever home. We specialize in providing death care services (National and International shipping, customized & traditional funeral arrangements, Pre-Need Funeral Arrangements, Pre & Post Needed Counseling Services, Medicaid, VA & Social Security Assistance, Escort Services and Community Educational Seminars/Presentations) that strengthen and empower individuals and families in preparing and coping with the grieving process.

We strongly believe in the importance of having safety measures as a best practice of our company. In addressing traffic conditions, when preparing for funeral processions to the burial site, ample staff will be in place to ensure each safety procession is organized. All funeral processions will depart the funeral home heading west on Almond Tree Lane and will continue south until they have reached Sahara. Once they have reached Sahara they will head west first and then will disperse depending upon the location of the cemetery in which the funeral service will take place.

Serenity Funeral Home is strictly a funeral home; therefore no cremations will take place onsite that could impact the surrounding neighborhood. To ensure the privacy and dignity of the deceased, they will be brought in and out of the east side of the building with a purposed wall separating the space between the building and the removal vehicle, so that nothing is in sight of the public view. The build out will be very minimal since the building that we are trying to acquire will be sufficient for space.

Serenity Funeral Home is comprised of 7 full time staff and 6 part time/on-call staff. Our normal office hours are from 9a-4p Monday-Friday, with an after-hours call service set up to assist our families in need immediately 24/7. The space we are occupying now we have been in since 2015 but due to us leasing and not being able to buy; is why we are requesting the special use permit to permanently establish our roots here in the Las Vegas community. We will also be seeking approval from the Nevada State Funeral Board to obtain a change of address for our facility as well. Other than that, Serenity Funeral Home will be requesting to utilize alternative energy sources such as solar to our facility and if we can create water saving measures to conserve resources we will be looking into that as well. There is connectivity to adjacent parcels not owned by Serenity Funeral Home but the space in which we look to occupy is a space with pedestrian foot traffic and vehicle traffic. We are asking that you approve us due to the community zoning staying the same with just a special use permit being requested.

PRJ-77031
07/22/19

SERENITY
Funeral Home
ESTABLISHED IN 2015

To conclude, Serenity Funeral Home looks forward to being a visible pillar as a servant in the City of Las Vegas and surrounding community. We stand anxiously awaiting to develop partnerships with our new neighbors (local schools, churches, police departments, fire departments, hospitals and other grass roots organizations bringing awareness to stopping violence, offering other funeral service options, educating our community and offering After Care services which encompass grief counseling and additional resources for our families.

We thank you for taking time to read our letter.

Sincerely,

Andre Bailey

Managing Partner
3435 W. Cheyenne Ave.
Ste. 105
North Las Vegas, NV 89032
702.647.0123 office
702.647.0047 fax
andreb@serenitynv.com
www.serenitynv.com

PRJ-77031
07/22/19

RECEIVED 09.04.19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

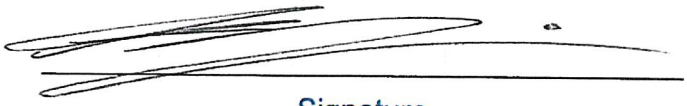
CASE: SUP-77085 [PRJ-77031] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: SERENITY FUNERAL HOME - OWNER: METROPOLITAN COMMUNITY CHURCH OF LAS VEGAS

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 10, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 9, 2019.***



Signature

9-4-2019

Date

Andre Lorenzo Bailey

Please Print Name

Serenity Funeral Home

Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

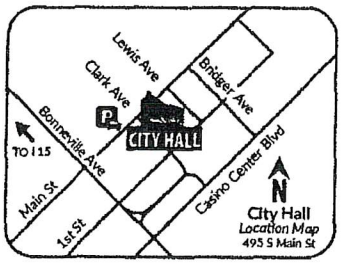
Submitted after final agenda

ITEM 11

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 05 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77085 [PRJ-77031]
Planning Commission Meeting of **09/10/2019**

PRJ-77031
16203723019
SILVER CITY DEVELOPMENT L L C
1916 S MARYLAND PKWY
LAS VEGAS NV 89104-3106

93 FRDFMP1 89104

Submitted after final agenda LP

FROM : 1 A 2BA:0567190 PHONE NO. : 7023691671 Sep. 05 2019 03:28PM P1

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

PRSRT
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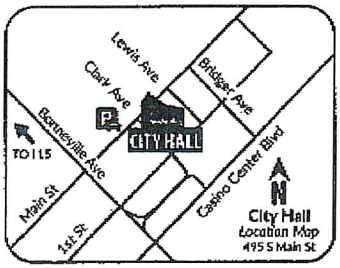
Las Vegas, NV
Permit No 630

Return Service Requested
Official Notice of Public Hearing



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SEP 05 2019
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77085 [PRJ-77031]

Planning Commission Meeting of **09/10/2019**

PRJ-77031
16203722017
HANRATTY MICHAEL W
1060 BONITA AVE
LAS VEGAS NV 89104-3115

93 FROFMP1 89104

11P

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

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Las Vegas, NV
Permit No. 1630

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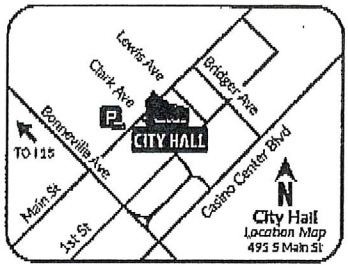
Official Notice of Public Hearing



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SEP 0 3 2019
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77085 [PRJ-77031]

Planning Commission Meeting of **09/10/2019**

PRJ-77031
16203723018
SLAY RONALD
1920 MARYLAND PKWY
LAS VEGAS NV 89104-3106

Submitted after final agenda 11A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
12

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

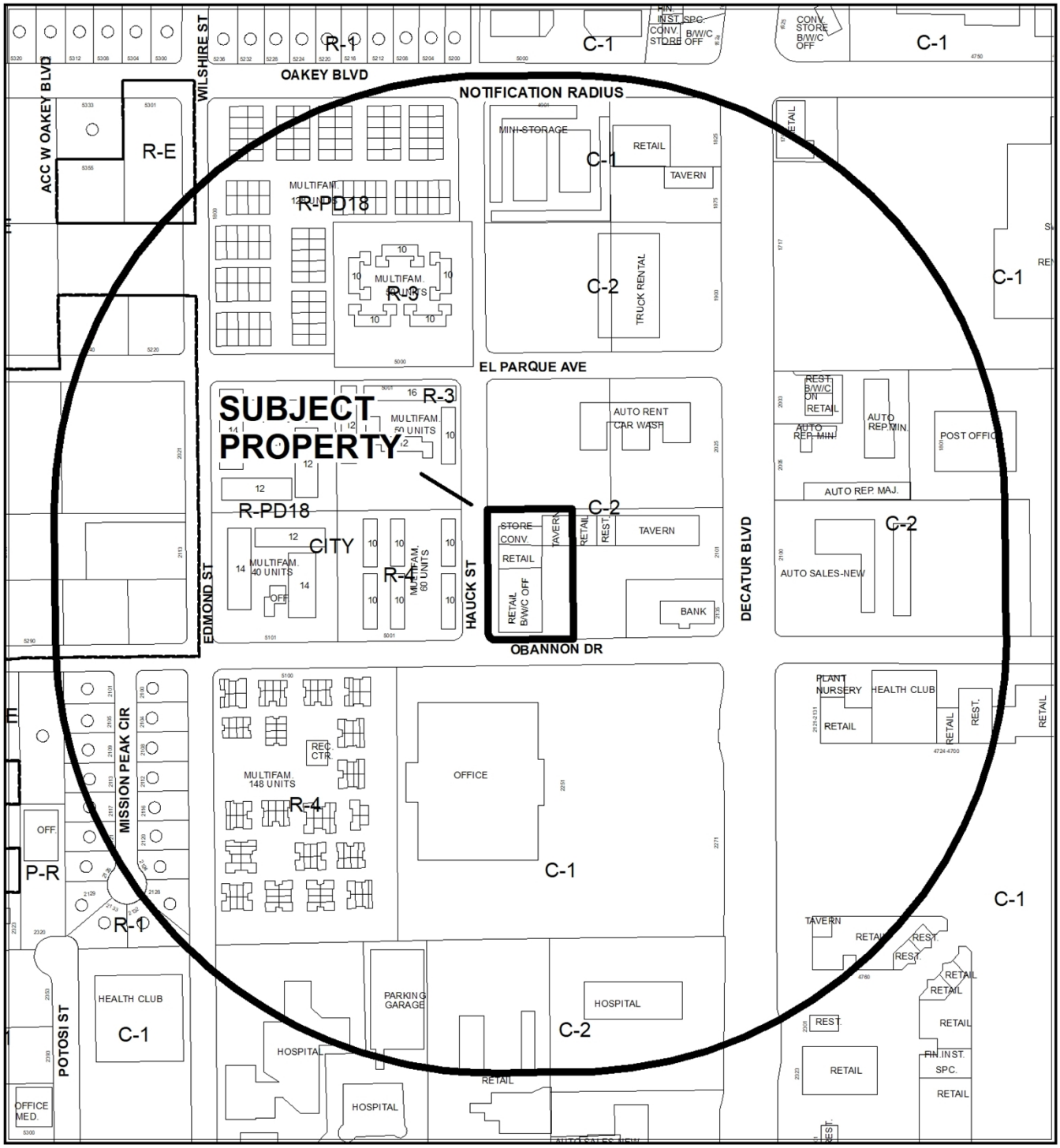
SUBJECT:
SUP-77086 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCTAPHARMA PLASMA, INC - OWNER: 1999, LLC - For possible action on a request for a Special Use Permit FOR A BLOOD PLASMA DONOR CENTER USE at 2101 South Decatur Boulevard, Suite #23-25, (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77010]. Staff recommends APPROVAL.

C.C.: 10/16/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

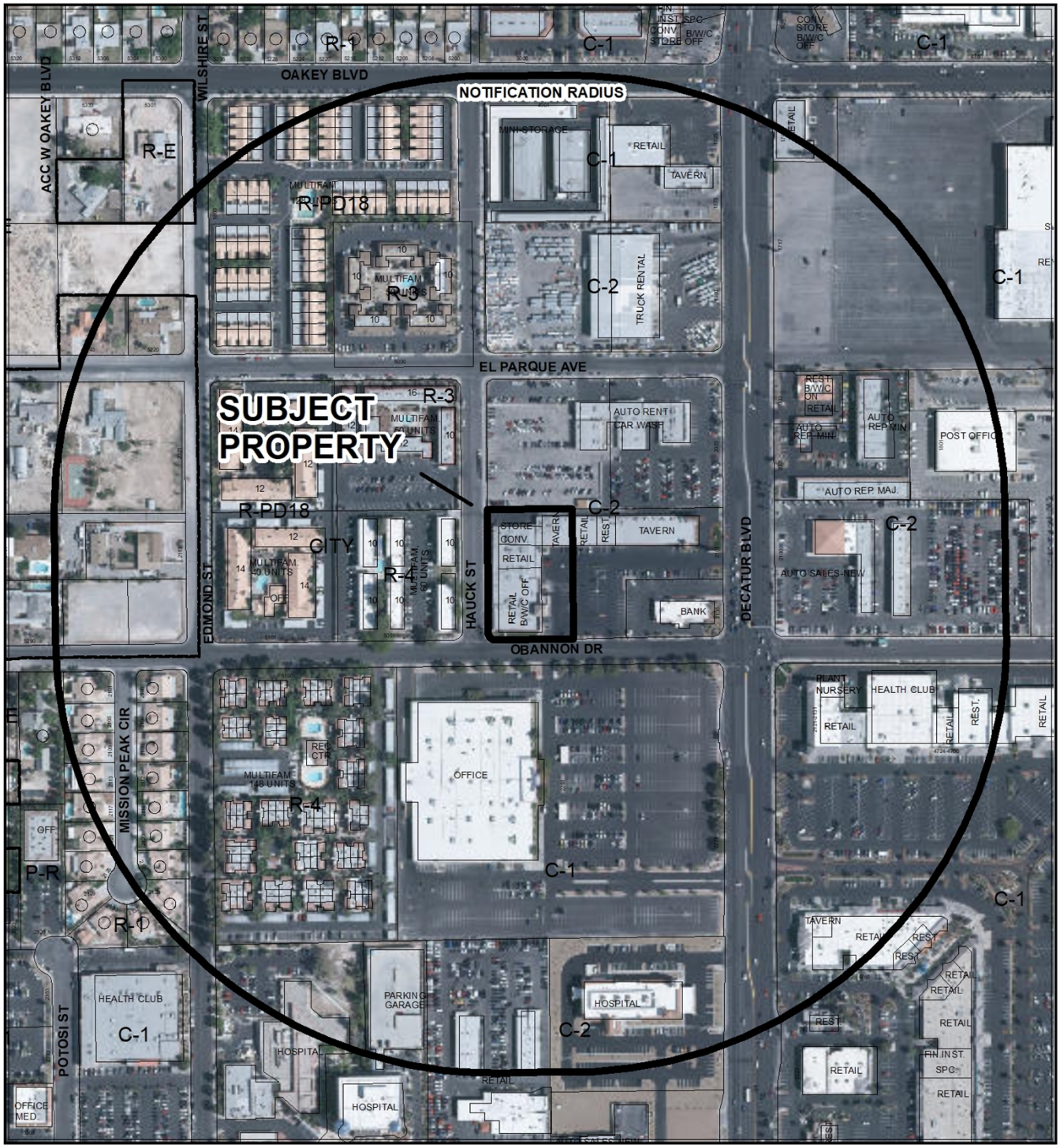
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Revised Proposed Floor Plan Dated 09/04/2019, Revised Staff Report, and Protest/Support Postcards



CASE: **SUP-77086 (PRJ-77010)**

RADIUS: 1000 FEET

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



CASE: **SUP-77086 (PRJ-77010)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: APPLICANT: OCTAPHARMA PLASMA, INC - OWNER: 1999, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77086	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 332

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

SUP-77086 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

5. A revised Site Plan with the truck and loading dock removed, shall be required prior to issuance of building permits.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 12,695 square foot Blood Plasma Donor Center use on 1.36 acres at 2101 South Decatur Boulevard, Suite #23-25 within an existing shopping center.

ISSUES

- The Blood Plasma Donor Center Use is allowed in C-2 (General Commercial) Zone with the approval of a Special Use Permit.

ANALYSIS

The subject site is located in a C-2 (General Commercial) zoning district, which allows for retail and commercial uses of an intense character. The applicant has proposed to develop the site with a Blood Plasma Donor Center use totaling 12,695 square feet on 1.36 acres at 2101 South Decatur Boulevard, Suite #23-25.

A Blood Plasma Donor Center use is described in Title 19.12 as *"A building used for the collection of human blood plasma from plasma donors. This use does not include a facility for the provision of medical care or treatment"*. This use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit. There are no minimum requirements for a Special Use Permit for this use.

The floor plan date stamped July 22, 2019 shows that tenant improvements will support the use with a vestibule and reception area, a 42-bed donor room, processing area with freezers and supporting administrative office space such as management offices, a training area and a conference room.

Staff recommends approval based on the subject site containing an existing shopping center that can handle the intensity of the proposed use, and the existing zoning designation of the area.

FINDINGS (SUP-77086)

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 Blood Plasma Donor Use will be located in a shopping center which use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

   The subject site can physically accommodate the proposed Blood Plasma Donor use and is in close proximity of other commercial uses in the area.

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

   The proposed Blood Plasma Donor use is located on Decatur Boulevard, a 120-foot Primary Arterial Street and O'Bannon, a 60-foot Local Street, and is adequate in size to meet the requirements of the proposed use.

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

   The proposed Blood Plasma Donor Center would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

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

   There are no applicable conditions for a Blood Plasma Donor Center use per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/04/79	The Board of County Commissioners approved Rezoning (ZC-0029-79) under Resolution of Intent from R-E (Residential Estates) to C-2 (General Commercial) to construct and maintain a 50,000 square-foot Shopping Center on property generally located on the north side of O'Bannon Avenue and the west side of Decatur Boulevard. Subject to the approval of Annexation (A0005-79).
03/28/95	The Board of Zoning Adjustment approved a Variance (V-0020-95) to allow 169 parking spaces, where 287 spaces are required at 2101 South Decatur Boulevard. Staff recommended denial.
04/19/95	The City Council approved a Special Use Permit (U-0026-95) to allow package liquor in conjunction with a retail food store at 2101 South Decatur Boulevard. The Board of Zoning Adjustment and staff recommended approval.
08/07/02	The City Council approved a Variance (V-0035-02) to allow 26 parking spaces, where 42 are required at 2101 South Decatur Boulevard. The Planning Commission recommended approval and staff recommended denial.
03/05/03	The City Council approved a Special Use Permit (U-0034-01) for a proposed 40-foot tall, 14-foot x 48-foot Off-Premise Sign at 2101 South Decatur Boulevard after rescinding the 09/19/01 denial by Council and rehearing this item. The Planning Commission recommended denial and staff had no recommendation.
12/17/08	The City Council approved a Required Review (RQR-29711) of an approved Special Use Permit (U-0034-01) for a 40-foot tall, 14-foot x 48-foot Off-Premise Sign at 2101 South Decatur Boulevard. The Planning Commission and staff recommended approval.
04/18/12	The City Council approved General Plan Amendment (GPA-43391) to establish the Redevelopment Area #2 and change future land use designation on various parcels within the Redevelopment Area #2 to C (Commercial) which includes the subject site.
03/04/15	The City Council approved a request for an Extension of Time (EOT-57669) for a for a nonconforming use Liquor Establishment (Tavern) at 2101 South Decatur Boulevard. Staff recommended approval. Extension of Time expired 02/06/15.

Most Recent Change of Ownership	
05/15/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/28/95	A business license (G60-00023) was issued for a Grocery/Mega Store (Trader Joe's) at 2101 South Decatur Boulevard, Suite #25. The license was marked inactive on 09/20/17.
09/28/95	A business license (L15-00085) was issued for Package Liquor (Trader Joe's) at 2101 South Decatur Boulevard, Suite #25. The license has been marked non-operational.

Pre-Application Meeting	
07/17/19	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Special Use Permit.

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

Field Check	
08/01/19	A field inspection was conducted by staff which revealed a vacant but well-maintained commercial tenant space located within an existing shopping center.

Details of Application Request	
Site Area	
Gross Acres	1.36

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, Major	C (Commercial	C-2 (General Commercial)
South	Office	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Auto Repair, Rental, Use Car Sales	C (Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-4 (High Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Las Vegas Redevelopment Plan Area 2	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	120	Y
O'Bannon Drive	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	42,000 SF	1:250	168				
TOTAL SPACES REQUIRED			168				N*
Regular and Handicap Spaces Required			162	6	155	5	N*

*Title 19.18.030(D) (1) Parking Impaired Site

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2101 South Decatur Blvd., Las Vegas, Nevada

Project Name Octapharma Plasma, Inc. **Proposed Use** Blood Plasma Donation Center

Assessor's Parcel #(s) 163-01-708-003 **Ward #**

General Plan: Existing _____ Proposed See Floor Plans **Zoning:** Existing C-2 Proposed _____

Additional Information

Property Owner 1999 LLC Contact _____

Address 5960 S. Jones Blvd City Las Vegas State NV Zip 89118

E-mail _____ Phone _____

Applicant Octapharma Plasma, Inc. Contact Kerry Clish

Address 10644 Westlake Dr. City Charlotte State NC Zip 28273

E-mail kerry.clish@octapharma.com Phone (704) 806-7460

Representative Gordon Rees Scully Mansukhani, LLP Contact Dione C. Wrenn, Esq.

Address 300 S. Fourth Street City Las Vegas State NV Zip 89148

E-mail dwrenn@grsm.com Phone (702) 577-9304

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 Grant Carpenter, Manager

~~Subscribed and sworn before me~~

This 17th day of June, 20 19

Berta Hakimi Negari a notary Public Los Angeles, CA

Notary Public in ~~and for said County and State~~ Los Angeles County, CA.

BERTA HAKIMI NEGARI
Notary Public - California
Los Angeles County
Commission # 2240771
My Comm. Expires May 29, 2022

PRJ-77010
07/22/19


Untitled Map
Write a description for your map.
Legend
2101 S Decatur Blvd
Amber Unicorn Books
Amena Bakery LLC
Elan Nail & Spa
Nevada Autosales & Rentals
Trader Joe's
U.S. Bank - Decatur Office
2101 S Decatur Blvd
PRJ-77010
07/22/19
Google Earth
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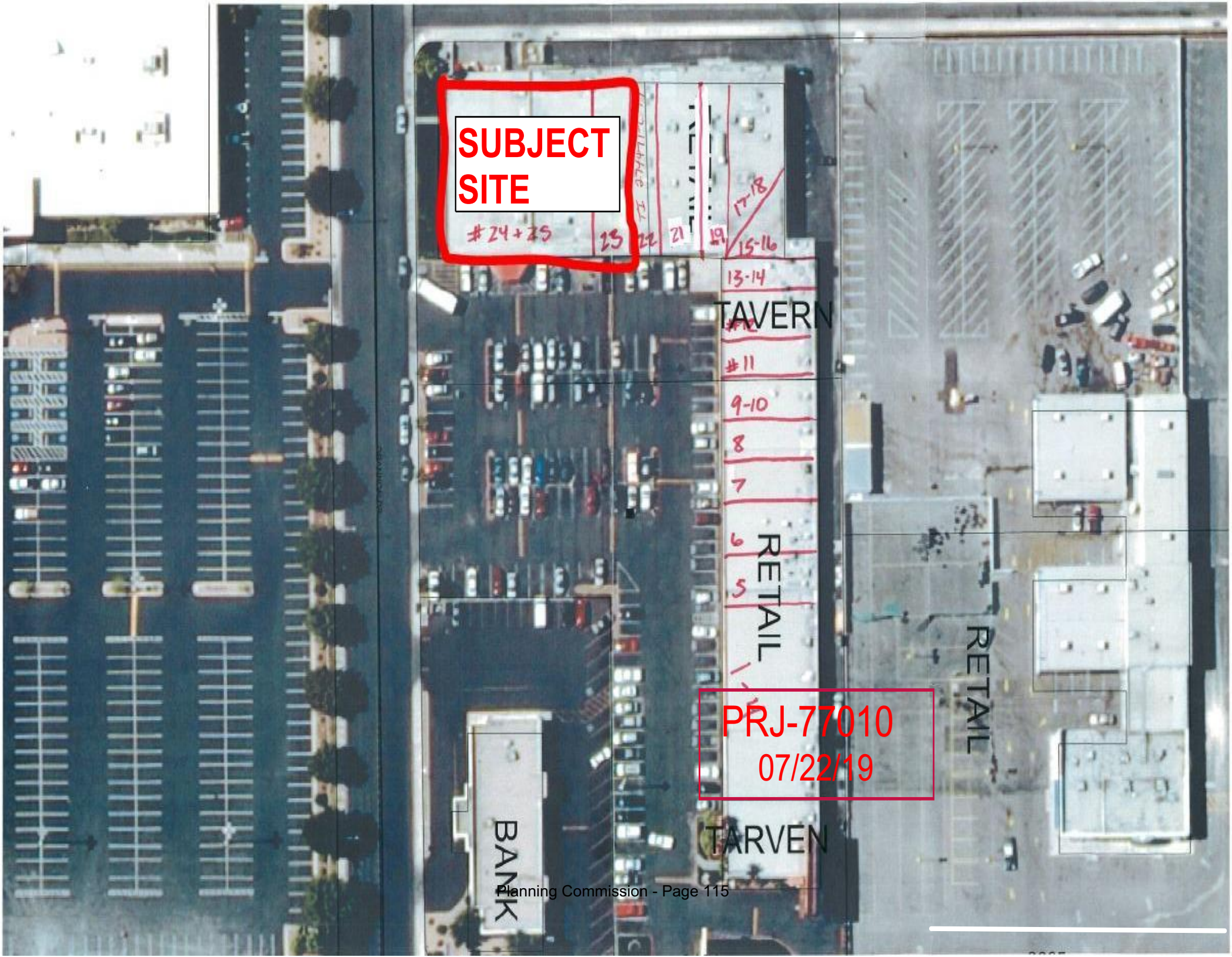
100 ft


SUBJECT SITE
#24+25
23
22
21
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17-18
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RETAIL
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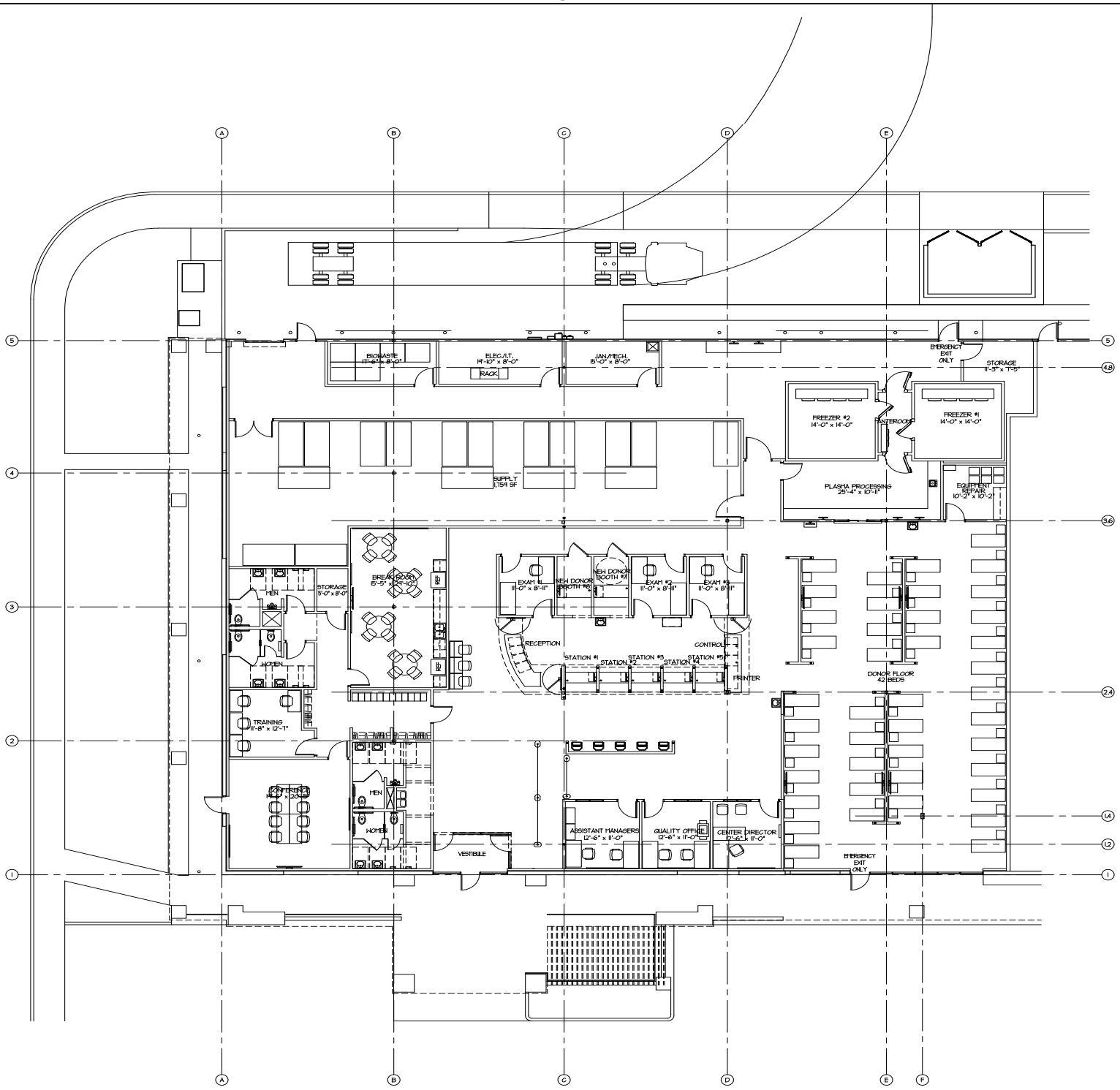
PRJ-77010
07/22/19



PROPOSED FLOOR PLAN 12,695 S.F.

SCALE: 1/8" = 1'-0" 06.06.19

1' 10' 50'

5' 25' 100'

Archetype DESIGN GROUP INC.
8010 STATE LINE RD #150
LEAWOOD, KANSAS 66208
PHONE: 913.341.2356

CONFIDENTIAL
THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND CONTAIN EXCLUSIVE DESIGNS OF ARCHETYPE DESIGN GROUP, INC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY ARCHETYPE DESIGN GROUP, INC. IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM WILL BE EXPRESSLY NOTIFIED OF THEIR CONFIDENTIAL NATURE

OCTAPHARMA PLASMA, INC.
2101 S. DECATUR BLVD. SUITE 25
LAS VEGAS, NEVADA

octapharma plasma

PRJ77010
07/22/19



SUP-77086 [PRJ-77010] - SPECIAL USE PERMIT - APPLICANT: OCTAPHARMA PLASMA, INC - OWNER: 1999, LLC
2101 SOUTH DECATUR BOULEVARD, SUITE #23-25

08/01/19



SUP-77086 [PRJ-77010] - SPECIAL USE PERMIT - APPLICANT: OCTAPHARMA PLASMA, INC - OWNER: 1999, LLC
2101 SOUTH DECATUR BOULEVARD, SUITE #23-25

08/01/19

DIONE C. WRENN, ESQ.
DWRENN@GRSM.COM
DIRECT DIAL: (702) 577-9304

GORDON&REES
SCULLY MANSUKHANI
YOUR 50 STATE PARTNER™

ATTORNEYS AT LAW
300 S. 4TH STREET, SUITE 1550
LAS VEGAS, NV 89101
WWW.GRSM.COM

June 14, 2019

BY ELECTRONIC SUBMISSION (CLVEPLAN)

Department of Planning & Zoning
City of Las Vegas
33 N. Rancho Drive
Las Vegas, Nevada 89106

Re: Justification Letter
Special Use Permit - Octapharma Plasma, Inc.
2101 South Decatur Boulevard (ZVL-75737)

Dear City Planner and Interested Parties:

My office represents Octapharma Plasma, Inc. ("Octapharma"), U.S. based company specializing in the collection of blood plasma for use in life-saving medications. Octapharma submits this Justification Letter, in addition to its Pre-Application Conference and other required documents, to request a Special Use Permit to operate a blood plasma donation center at 2101 South Decatur Boulevard (APN 163-01-708-003) (the "Property").

Zoning Information

The Property is zoned for General Commercial use (i.e. C-2).[1] *See* February 6, 2019 Letter from John Grider of the Department of Planning, **Exhibit 1**. A blood plasma donor center is permitted to operate on the Property with an approved Special Use Permit. *See* **Exhibit 1**; *see also*, LVMC 19.12.01, Table 2. A Special Use Permit allows the permit holder to use the Property for its principal use in the zoning district by right. *See* LVMC 19.12.010, Table 1. In addition to a Special Use Permit, the center is required to provide on-site parking the supports one parking space for each 200 square feet of gross floor area.

[1] The C-2 District is "designed to provide the broadest scope of compatible services for both the general and traveling public." *See* LVMC 19.08.080. This category allows "retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments."

PRJ-77010
07/22/19

Proposed Use

Octapharma has more than 88 blood plasma donation centers across the U.S., which all have the same medical functions and operations.[2] Octapharma's proposed Las Vegas blood plasma donation center will follow the same function and operations as its sister locations. The typical layout of an Octapharma blood plasma donation center is:

- Reception / waiting area where donors sign in
- Interview area for repeat donors
- Exam rooms for new donors, and annual exams for repeat donors
- Donor floor where plasma is collected
- Plasma processing where plasma bottles are labeled, samples are taken for testing, and the collected plasma is loaded into super-cold freezers (-35 Degrees C.)
- Plasma freezers
- Shipping & receiving area in the rear of the premises
- Storage room
- Employee areas including offices, conference / training room, and break room

The planned days and hours of operation are 7:00 a.m. to 7:00 p.m., Monday through Sunday. The number of employees who will man the center will be 25 to 30 with two shifts during each day.

A brief overview of the services to be provided are as follows:

- Each donor receives a full examination annually by a licensed medical professional, along with medical oversight and review upon each donation.

- Prior to each donation, the following tests/services are performed:
    - Test each donor and provide a medical summary, consisting of a full set of vitals, including pulse, blood pressure, and temperature readings.
    - Perform a Hermatacrit examination/reading, which measures the percentage of a donor's red blood cells in their blood.
    - Perform a total protein reading.
    - Draft and update the donor's Medical Health History summary.

- After each donation, per industry standard, (Regulated by State, Federal, and European Union) Octapharma conducts two Viral Marker tests on each unit of plasma collected.

Issuance of a Special Use Permit to Octapharma is appropriate because the Property's zoning permits the operation of a blood plasma donation center. Further, a blood plasma donation center benefits the community. Persons willing to donate may do so in a safe, sterile environment under the supervision of licensed medical professionals, and the donated blood plasma will be used to manufacture life-saving medications.

[2] *See generally*, https://octapharmaplasma.com/.

PRJ-77010
07/22/19

Please do not hesitate to contact me should you have any questions or comments regarding this Justification Letter and supporting information.

Best regards,

GORDON REES SCULLY MANSUKHANI, LLP

/s/ Dione C. Wrenn

Dione C. Wrenn, Esq.

DCW:ga
Enclosures

cc: Kerry Clish, Octapharma

Exhibits In Support of Special Use Permit Application

Exhibit 1: February 6, 2019 Letter from John Grider, Planner I of the Dept. of Planning

Exhibit 2: Octapharma Proposed Floor Plan

Exhibit 3: Las Vegas County Assessor General Information

Exhibit 4: Las Vegas County Assessor Parcel Map

Exhibit 5: Las Vegas County Assessor Aerial Map with Details

PRJ-77010
07/22/19

EXHIBIT 1

PRJ-77010
07/22/19

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

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

cityoflasvegas
lasvegasnevada.gov

February 6, 2019

Stafford, Owens, Piller, Murnane, Kelleher & Trombley, PLLC
c/o: Meghan E. Zedick, Esq.
One Cumberland Avenue
Plattsburgh, NY 12901

RE: 2101 South Decatur Boulevard (ZVL-75737)

Ms. Zedick,

This letter is in response to a request for zoning verification on property located at 2101 South Decatur Boulevard in Las Vegas, NV with Assessor's Parcel Number of 163-01-708-003. The subject property is zoned C-2 (General Commercial). A Blood Plasma Donor Center is permitted with an approved Special Use Permit.

The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character. The C-2 District is consistent with the Commercial category of the General Plan.

A detailed listing of the permissible uses and all applicable requirements for the C-2 (General Commercial) Zone are located in Title 19 ("Unified Development Code") of the Las Vegas Municipal Code. The Unified Development Code may be found on the City of Las Vegas website: https://www.lasvegasnevada.gov/Business/Planning-Zoning/Zoning-Code.

Variance (V-0020-95) was approved on March 28, 1995; Variance (V-0035-02) was approved on August 7, 2002; General Plan Amendment (GPA-43991) was approved on April 18, 2012; Special Use Permits (SUP-44436) and (SUP-44435) were approved on March 13, 2012; Extension of Time (EOT-47809) was approved on February 6, 2013; Extension of Time (EOT-51961) was approved on January 18, 2014 and Extension of Time (EOT-57669) was approved on March 4, 2015. Documents related to these cases, including approval letters, plans, meeting minutes, etc., may be found on the City of Las Vegas website at: http://www5.lasvegasnevada.gov/sirepub/home.aspx. If you are unable to retrieve the files at this location, you may submit a public records request: http://www.lasvegasnevada.gov/recordsrequest.

The department is unable to provide you with a statement as to whether or not this property conforms to current City codes. If a use or building is nonconforming, then Title 19.14 grants certain rights to the owner, which are addressed in Sections 19.14.040 and 19.14.050.

Should you wish to obtain copies of a Certificate of Occupancy or other public records related to the subject property, information regarding City code violations on the subject property you may submit a public records request form: http://www.lasvegasnevada.gov/recordsrequest.

If you have any questions concerning this matter, please contact me at (702) 229-6711.

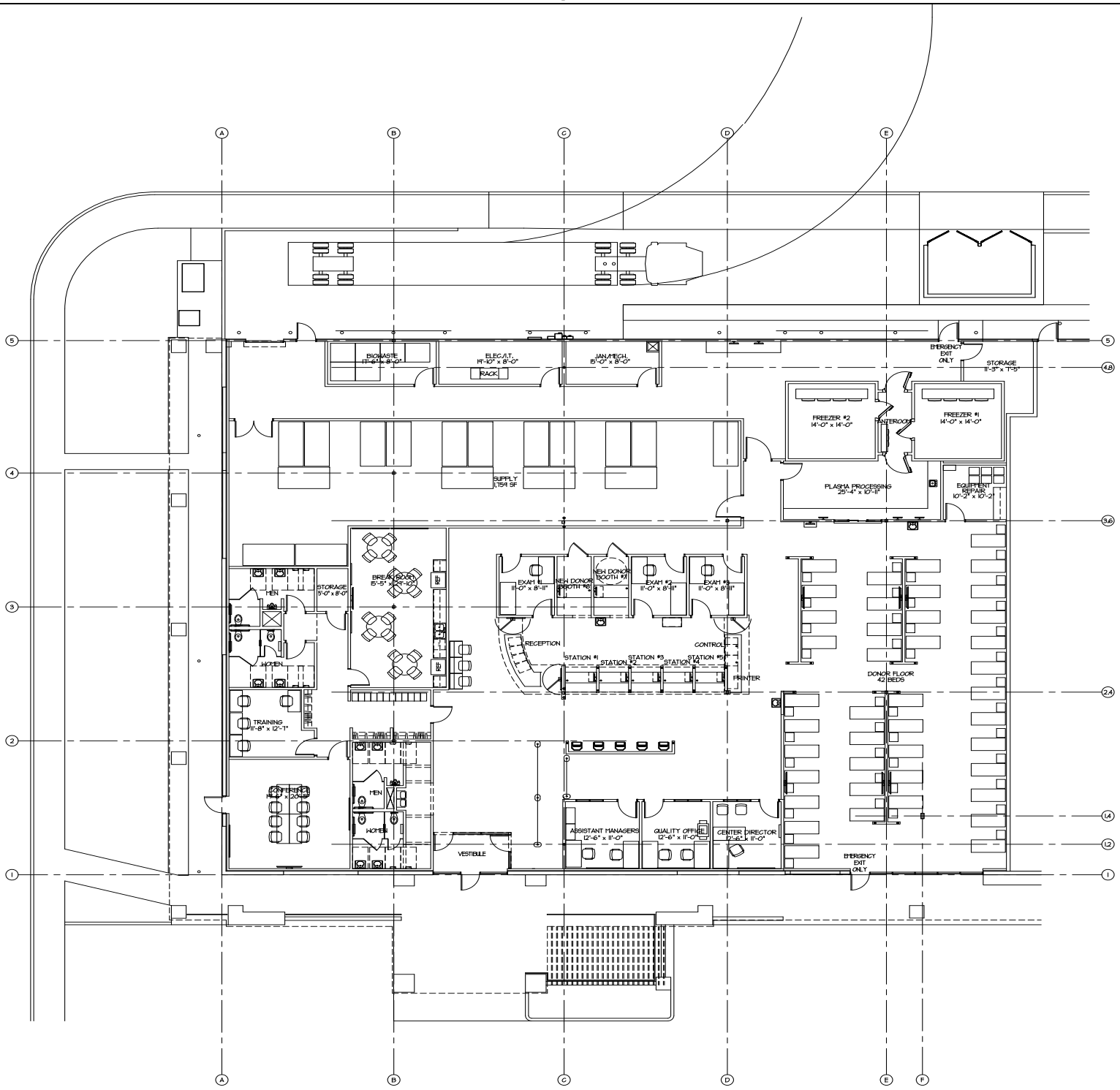
Sincerely,

John Grider
Planner I
Department of Planning

PRJ-77010
07/22/19

EXHIBIT 2

PRJ-77010
07/22/19



PROPOSED FLOOR PLAN 12,695 S.F.

SCALE: 1/8" = 1'-0" 06.06.19

1' 10' 50'

5' 25' 100'

PRJ-77010
07/22/19

Archetype DESIGN GROUP INC.
8010 STATE LINE RD #150
LEAWOOD, KANSAS 66206
PHONE: 913.341.2356

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OCTAPHARMA PLASMA, INC.
2101 S. DECATUR BLVD. SUITE 25
LAS VEGAS, NEVADA

octapharma plasma

EXHIBIT 3

PRJ-77010
07/22/19

GENERAL INFORMATION	
PARCEL NO.	163-01-708-003
OWNER AND MAILING ADDRESS	1999 L L C %MDL GROUP 5960 S JONES BLVD LAS VEGAS NV 89118
LOCATION ADDRESS **CITY/UNINCORPORATED TOWN**	2101 S DECATUR BLVD 22 LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 23 PAGE 97 LOT 3
RECORDED DOCUMENT NO.	* 20180515:02382
RECORDED DATE	May 15 2018
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	213
APPRAISAL YEAR	2018
FISCAL YEAR	2019-20
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	165878	165878
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	165878	165878
TAXABLE LAND+IMP (SUBTOTAL)	473937	473937
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	165878	165878
TOTAL TAXABLE VALUE	473937	473937

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.36 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE **MONTH/YEAR** **SALE TYPE**	4594800 5/2018 M - Multiple-Parcel Sale
LAND USE	40.358 - General Commercial. Retail Stores and Shops
DWELLING UNITS	0

PRJ-77010
07/22/19

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO
3RD FLOOR SQ. FT.	0	STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				

PRJ-77010
07/22/19

EXHIBIT 4

PRJ-77010
07/22/19

PRJ77010_JF012

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK T21S R60E

126 125 124 123
137 138 139 140
164 163 162 161
175 176 177 178

SEC. 1

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

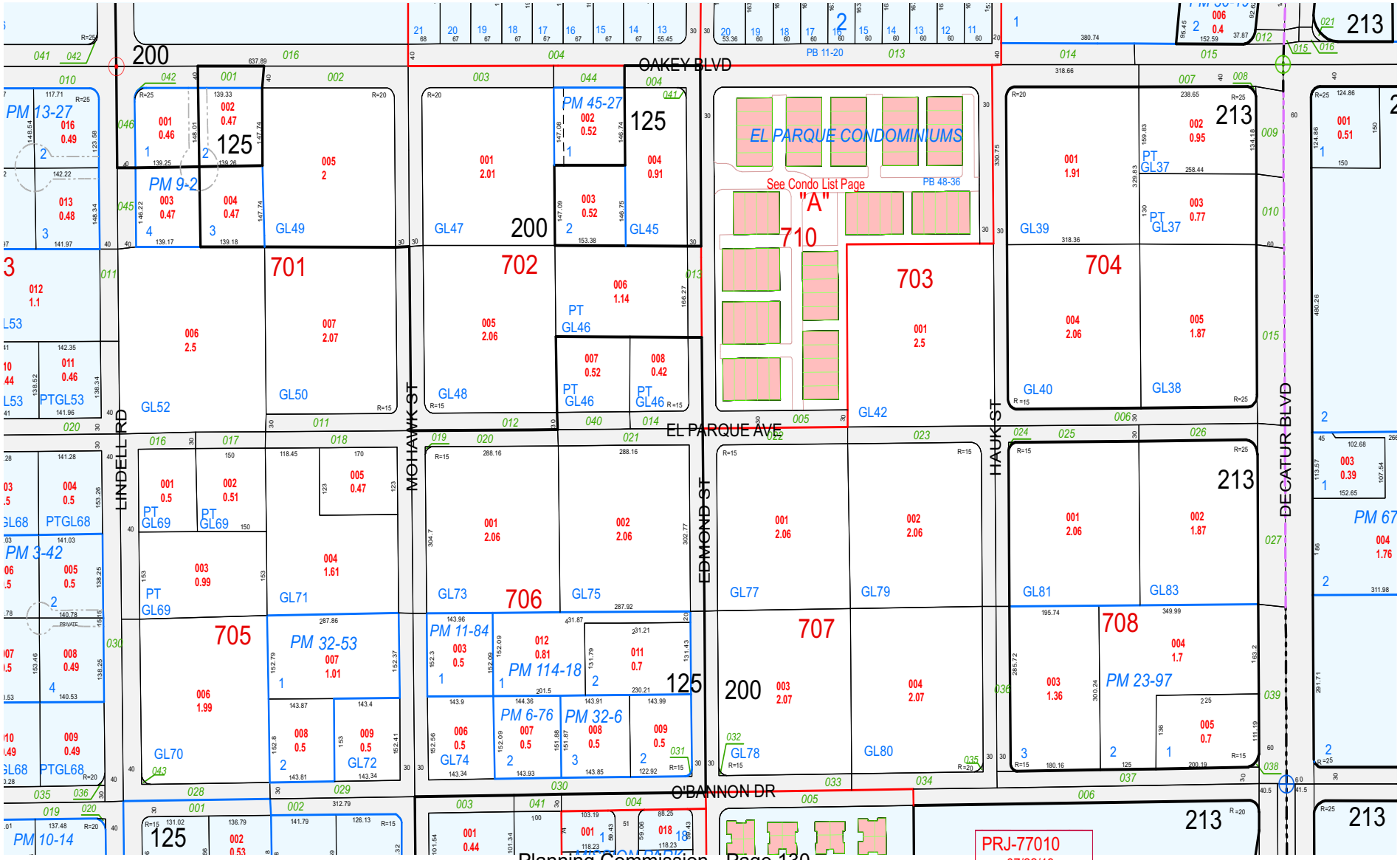
MAP N 2 SE 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

163-01-7

Scale: 1" = 200'

Rev: 1/8/2019



TAX DIST 125,200

EXHIBIT 5

PRJ-77010
07/22/19



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 04/25/2019

Property Information

Parcel:	16301708003
Owner Name(s):	1999 L L C
Site Address:	2101 S DECATUR BLVD
Jurisdiction:	Las Vegas - 89102
Zoning Classification:	General Commercial District (C-2)
Planned Landuse:	

Misc Information

Subdivision Name:	PARCEL MAP FILE 23 PAGE 97		
Lot Block:	Lot:3 Block:	**Construction Year:**	
Sale Date:	05/2018	**T-R-S:**	21-60-1
Sale Price:	$4,594,800	**Census tract:**	Not_Available
Recorded Doc Number:	20180515 00002382	**Estimated Lot Size:**	1.36
Flight Date:	Apr.18.2018		

Elected Officials

Commission District:	Not_Available	**City Ward:**	
US Senate:	Dean Heller, Catherine Cortez-Masto	**US Congress:**	1 - Dina Titus (D)
State Senate:	3 - Chris Brooks (D) - 2 Year Unexpired Term	**State Assembly:**	10 - Rochelle T. Nguyen (D) (2 Year Unexpired)
School District:	E - Lola Brooks	**University Regent:**	2 - Trevor Hayes
Board of Education:	1 - Robert Blakely	**Minor Civil Division:**	Not_Available

PRJ-77010
07/22/19

RECEIVED 09.04.19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: SUP-77086 [PRJ-77010] - SPECIAL USE PERMIT

SUBJECT: APPLICANT: OCTAPHARMA PLASMA, INC - OWNER: 1999, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***SEPTEMBER 10, 2019*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, SEPTEMBER 9, 2019.***

Signature

9/4/2019
Date

Kerry Clish
Please Print Name

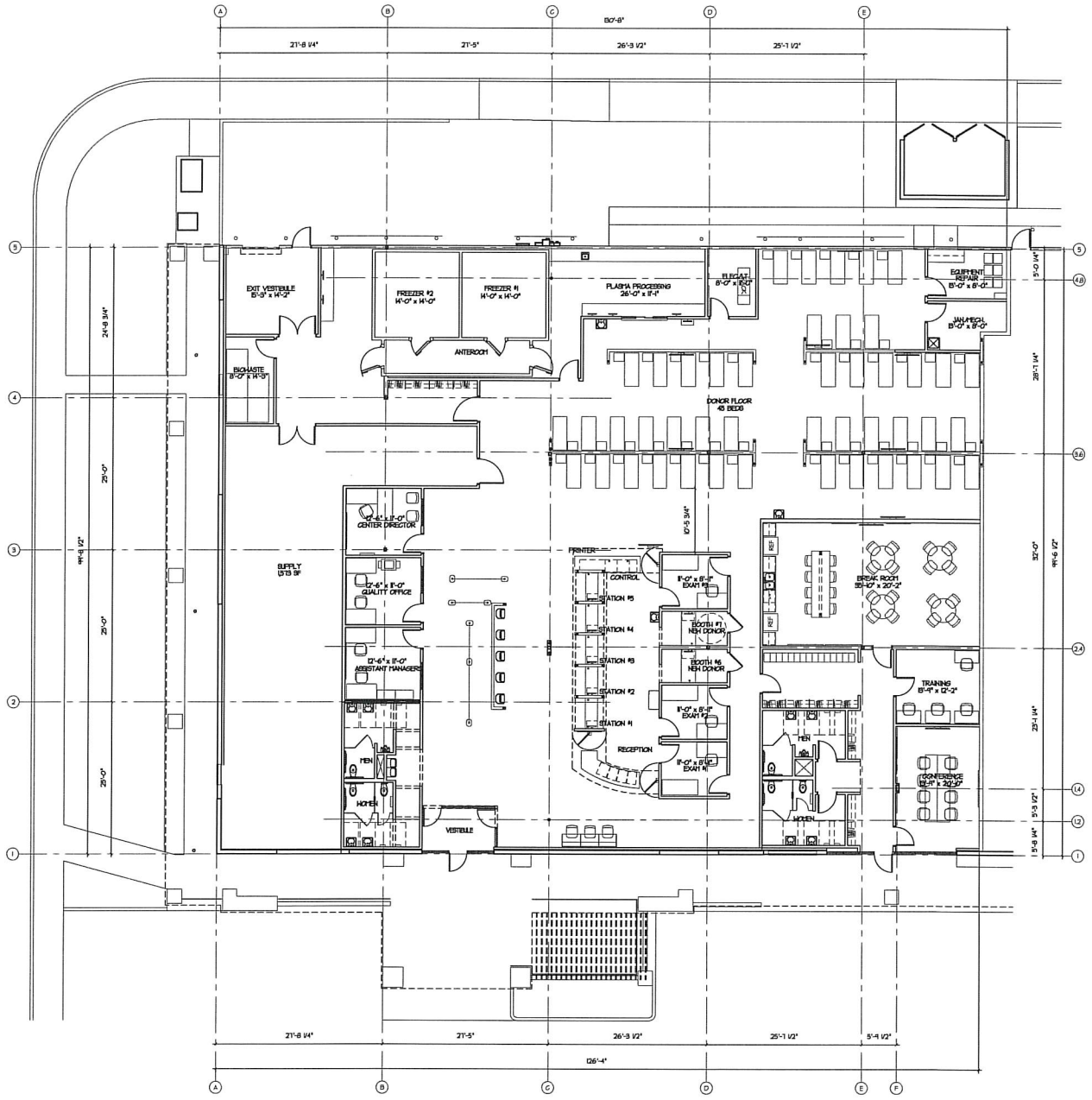
Octapharma Plasma, Inc.
Company Name

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

Submitted after final agenda

ITEM 12



PROPOSED FLOOR PLAN 12,695 S.F.

SCALE: 1/8" = 1'-0" 06.26.19

SUP-77086

1' 10' 50'

5' 25' 100'

Archetype DESIGN GROUP INT.
8010 STATE LINE RD. #150
LEAWOOD, KANSAS 66208
PHONE: 913.341.2358

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OCTAPHARMA PLASMA, INC.
2101 S DECATUR BLVD, SUITE 25
LAS VEGAS, NEVADA

octapharma plasma

SUP-77086
09/04/19

ITEM 12
Submitted after final agenda

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: APPLICANT: OCTAPHARMA PLASMA, INC - OWNER: 1999, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-77086	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 332

PROTESTS 0

APPROVALS 0

SP

** CONDITIONS **

SUP-77086 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SP

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 12,695 square foot Blood Plasma Donor Center use on 1.36 acres at 2101 South Decatur Boulevard, Suite #23-25 within an existing shopping center.

ISSUES

- The Blood Plasma Donor Center Use is allowed in C-2 (General Commercial) Zone with the approval of a Special Use Permit.

ANALYSIS

The subject site is located in a C-2 (General Commercial) zoning district, which allows for retail and commercial uses of an intense character. The applicant has proposed to develop the site with a Blood Plasma Donor Center use totaling 12,695 square feet on 1.36 acres at 2101 South Decatur Boulevard, Suite #23-25.

A Blood Plasma Donor Center use is described in Title 19.12 as *"A building used for the collection of human blood plasma from plasma donors. This use does not include a facility for the provision of medical care or treatment"*. This use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit. There are no minimum requirements for a Special Use Permit for this use.

The floor plan date stamped July 22, 2019 shows that tenant improvements will support the use with a vestibule and reception area, a 42-bed donor room, processing area with freezers and supporting administrative office space such as management offices, a training area and a conference room.

Staff recommends approval based on the subject site containing an existing shopping center that can handle the intensity of the proposed use, and the existing zoning designation of the area.

FINDINGS (SUP-77086)

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:

SP

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 Blood Plasma Donor Use will be located in a shopping center which use can be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

   The subject site can physically accommodate the proposed Blood Plasma Donor use and is in close proximity of other commercial uses in the area.

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

   The proposed Blood Plasma Donor use is located on Decatur Boulevard, a 120-foot Primary Arterial Street and O'Bannon, a 60-foot Local Street, and is adequate in size to meet the requirements of the proposed use.

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

   The proposed Blood Plasma Donor Center would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

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

   There are no applicable conditions for a Blood Plasma Donor Center use per Title 19.12.

SP

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/04/79	The Board of County Commissioners approved Rezoning (ZC-0029-79) under Resolution of Intent from R-E (Residential Estates) to C-2 (General Commercial) to construct and maintain a 50,000 square-foot Shopping Center on property generally located on the north side of O'Bannon Avenue and the west side of Decatur Boulevard. Subject to the approval of Annexation (A0005-79).
03/28/95	The Board of Zoning Adjustment approved a Variance (V-0020-95) to allow 169 parking spaces, where 287 spaces are required at 2101 South Decatur Boulevard. Staff recommended denial.
04/19/95	The City Council approved a Special Use Permit (U-0026-95) to allow package liquor in conjunction with a retail food store at 2101 South Decatur Boulevard. The Board of Zoning Adjustment and staff recommended approval.
08/07/02	The City Council approved a Variance (V-0035-02) to allow 26 parking spaces, where 42 are required at 2101 South Decatur Boulevard. The Planning Commission recommended approval and staff recommended denial.
03/05/03	The City Council approved a Special Use Permit (U-0034-01) for a proposed 40-foot tall, 14-foot x 48-foot Off-Premise Sign at 2101 South Decatur Boulevard after rescinding the 09/19/01 denial by Council and rehearing this item. The Planning Commission recommended denial and staff had no recommendation.
12/17/08	The City Council approved a Required Review (RQR-29711) of an approved Special Use Permit (U-0034-01) for a 40-foot tall, 14-foot x 48-foot Off-Premise Sign at 2101 South Decatur Boulevard. The Planning Commission and staff recommended approval.
04/18/12	The City Council approved General Plan Amendment (GPA-43391) to establish the Redevelopment Area #2 and change future land use designation on various parcels within the Redevelopment Area #2 to C (Commercial) which includes the subject site.
03/04/15	The City Council approved a request for an Extension of Time (EOT-57669) for a for a nonconforming use Liquor Establishment (Tavern) at 2101 South Decatur Boulevard. Staff recommended approval. Extension of Time expired 02/06/15.

Most Recent Change of Ownership	
05/15/18	A deed was recorded for a change in ownership.

SP

Related Building Permits/Business Licenses	
09/28/95	A business license (G60-00023) was issued for a Grocery/Mega Store (Trader Joe's) at 2101 South Decatur Boulevard, Suite #25. The license was marked inactive on 09/20/17.
09/28/95	A business license (L15-00085) was issued for Package Liquor (Trader Joe's) at 2101 South Decatur Boulevard, Suite #25. The license has been marked non-operational.

Pre-Application Meeting	
07/17/19	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Special Use Permit.

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

Field Check	
08/01/19	A field inspection was conducted by staff which revealed a vacant but well-maintained commercial tenant space located within an existing shopping center.

Details of Application Request	
Site Area	
Gross Acres	1.36

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, Major	C (Commercial	C-2 (General Commercial)
South	Office	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Auto Repair, Rental, Use Car Sales	C (Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-4 (High Density Residential)

SP

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*
Las Vegas Redevelopment Plan Area 2	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	120	Y
O'Bannon Drive	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	42,000 SF	1:250	168				
TOTAL SPACES REQUIRED			168				N*
Regular and Handicap Spaces Required			162	6	155	5	N*

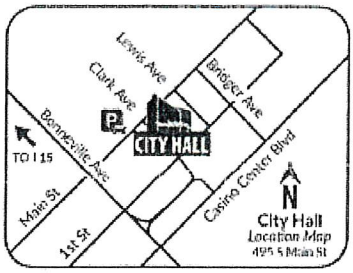
*Title 19.18.030(D) (1) Parking Impaired Site

SP

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
[illegible]
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77086 [PRJ-77010]
Planning Commission Meeting of **09/10/2019**

PRJ-77010
16301813002
DOJO1 LIVING TRUST
KOROWICKI LOLA TRS
2128 MISSION PEAK CIR
LAS VEGAS NV 89146-0341

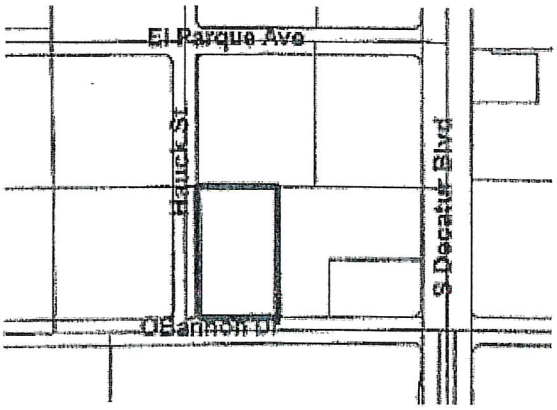
97 PRDFNP1 89146

Application Information

SUP-77086 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCTAPHARMA PLASMA, INC - OWNER: 1999, LLC - For possible action on a request for a Special Use Permit FOR A BLOOD PLASMA DONOR CENTER USE at 2101 South Decatur Boulevard, Suite #23-25, (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77010].

I STRONGLY OPPOSE THE OPENING OF OCTAPHARMA PLASMA IN OUR NEIGHBORHOOD. THIS WILL JUST BECOME A MAGNET FOR THE HOMELESS LOOKING FOR A WAY TO MAKE MONEY FOR THEIR BLOOD, WHILE STANDING AROUND FOR HOURS IN LINE, AND EVENTUALLY LOOKING FOR A CONVENIENT PLACE TO CAMP OUT CLOSER TO THEIR MONEY SOURCE. THE PLACE THEIR WILL BE SETTING UP IN WILL BE OUR NEIGHBORHOOD!

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*09/10/2019*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Submitted after final agenda
12P

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

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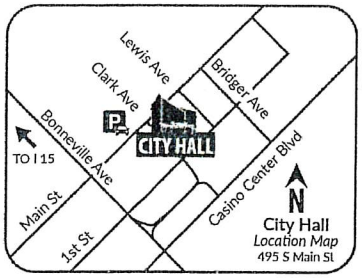

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77086 [PRJ-77010]

Planning Commission Meeting of **09/10/2019**

PRJ-77010
16301812014
NORTHOUSE LISA ANN & THOMAS FRAN
2116 MISSION PEAK CIR
LAS VEGAS NV 89146

97 FRDFNP1 89146

127

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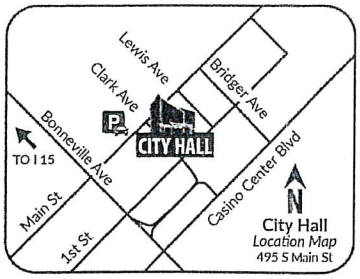

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City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

PRJ-77010
16301710076
GEX LOUIS JAMES III
1800 EDMOND ST #203
LAS VEGAS NV 89146-0330

Please use available blank space on card for your comments.

SUP-77086 [PRJ-77010]
Planning Commission Meeting of **09/10/2019**

This conversion would flood the area with homeless and destitute persons. STRONGLY OPPOSE

97 FRDFNP1 89146

12P
Pg 1 of 2

Louis J Gex III
Lt Col USAF (Ret)
1800 Edmond St, Unit 203
Las Vegas Nevada, 89146

RECEIVED
SEP 10 2019
Dept of Planning
City of Las Vegas

City of Las Vegas
Planning Department
Development Services Center
333 North Rancho
Las Vegas NV 89106

Gentlemen and/or Ladies and/or Persons:

I am writing regarding SUP -77086 (PRJ-77010). I strongly oppose this application.

In my experience, plasma sales by "donors" are tied to persons with no assets and limited skill sets. Most frequently such "donor centers" are associated with an area that at one time was called "skid row". I do not believe that the addition of hundreds of persons with limited aspirations and abilities would be good for the neighborhood.

There are apartments housing over 1,000 people – including numerous school children -within two blocks of the proposed special use site. The addition of the type of persons associated with plasma sales would not enhance public safety.

Act in behalf of the welfare of the neighborhood and deny this application.

Sincerely,

Louis J Gex III

127
P92of2

RECEIVED

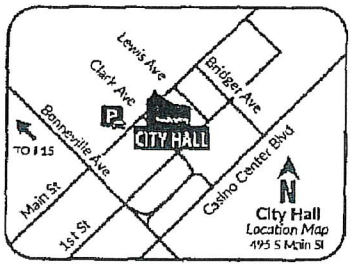
SEP 0 3 2019

Dept of Planning
City of Las Vegas

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



We have had a huge issue in this area with crime + homelessness. I have looked into the ownership of Octapharma. They are based overseas, + their record is not good in care of their clients. This will be an attraction to the Homeless + the

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77086 [PRJ-77010]
Planning Commission Meeting of **09/10/2019**

PRJ-77010
16301812016
DIMITROV VALENTIN D & CAROL A
2108 MISSION PEAK CIR
LAS VEGAS NV 89146-0337

finacial compensation for a few will ruin the property values + way of life for many.

Crime has been at record levels in our neighbourhood Everynight there is a problem!

97 FRDFNP1 89146

Sep 03 19 12:37p Carol Dimitrov

702-254-6066 p.1

12P

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

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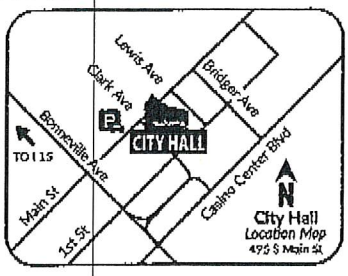


RECEIVED
AUG 30 2019

RECEIVED
SEP 05 2019
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77086 [PRJ-77010]
Planning Commission Meeting of **09/10/2019**

PRJ-77010
16301708003
1999 L L C
C/O MDL GROUP
5960 S JONES BLVD
LAS VEGAS NV 89118

Submitted after final agenda 12A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
13

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

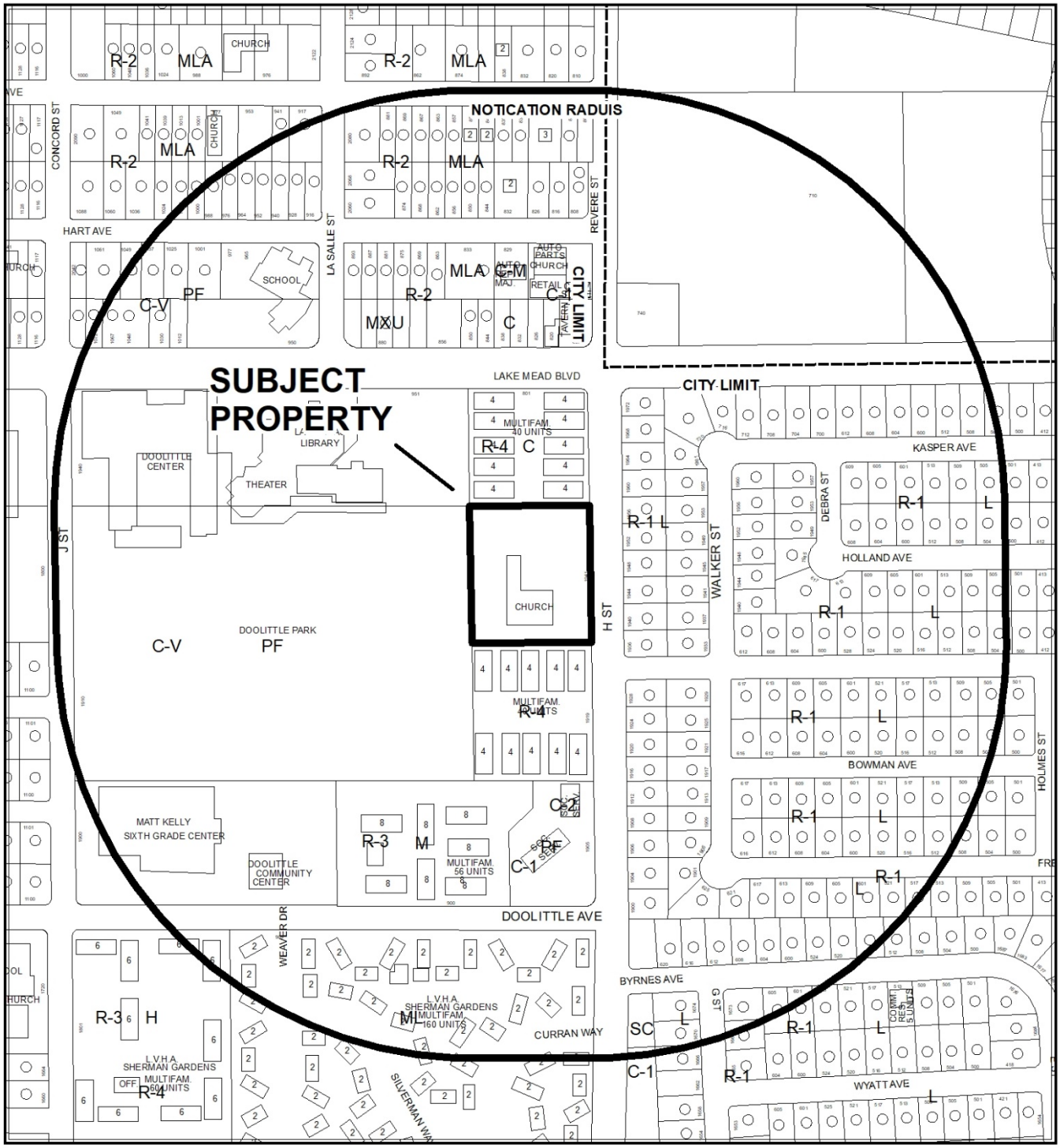
SUBJECT:
ABEYANCE - SDR-76350 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic)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

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	9
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Documentation Submitted for the June 11, 2019 Planning Commission Meeting
7. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting
8. Backup Documentation Submitted for the August 13, 2019 Planning Commission Meeting



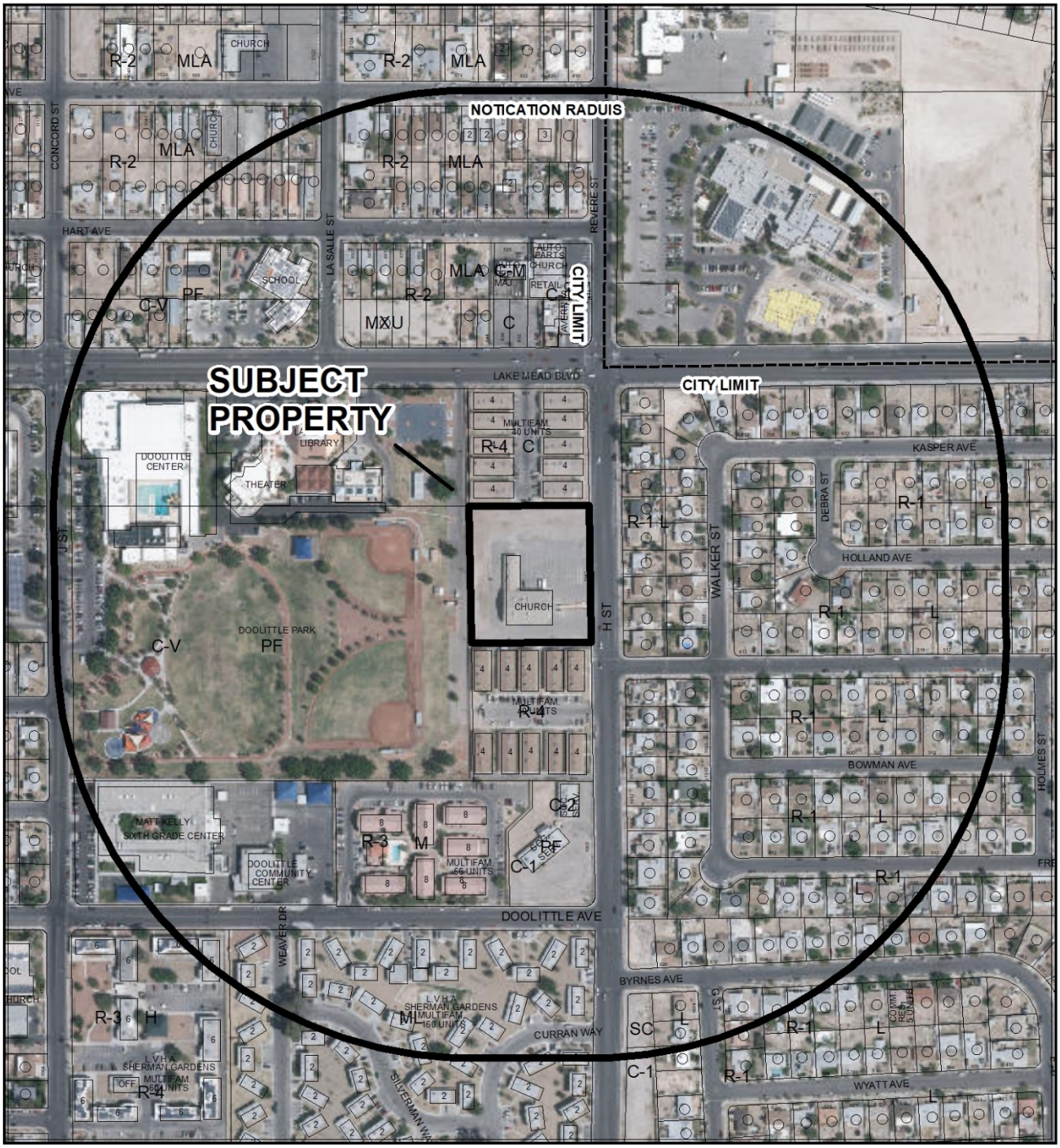
0 275 550 Feet

CASE: **SDR-76350 (PRJ-76225)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **SDR-76350 (PRJ-76225)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76350	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 251

PROTESTS 0

APPROVALS 9

JB

** CONDITIONS **

SDR-76350 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan date stamped 04/22/19 and landscape plan date stamped 08/27/19, except as amended by conditions herein.

3. An Exception from Tile 19.08 is hereby approved, to allow no required five-gallon shrubs within the north landscape buffer pursuant to approved building permit (#C-83-74).

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

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

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

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

Public Works

8. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along H Street adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.

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

10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed parking lot expansion for an existing Church/House of Worship on 2.28 acres at 1941 H Street.

ISSUES

- Pursuant to an approved building permit (#C-83-74) date stamped 09/05/74, the subject site was approved as a church/house of worship development.
- Per Title 19.16.100(F) the proposed parking lot expansion with exception of required landscaping materials meets the definition of a Major Site Development Plan Review, as it is new commercial construction that does not comply with all applicable requirements of Title 19 or approved building permit (#C-83-74).
- The applicant has requested an Exception to allow no required five-gallon shrubs within the north landscape buffer and within the planters adjacent to a portion of H Street pursuant to approved building permit (#C-83-74). Staff does not support this request.
    - On 08/27/19 the applicant submitted a new landscape plan which showed five-gallon Blue Point Juniper shrubs planted three feet off center located with the planters adjacent to a portion of H Street.

ANALYSIS

The subject site is partially developed as an existing 10,407 square-foot Church/House of Worship and is zoned C-V (Civic) with a General Plan designation of PF (Public Facilities).

Currently, an approximately 72-foot wide area adjacent to the north perimeter and a 49-foot wide area adjacent to the west perimeter remains undeveloped within the existing parking lot. The applicant has proposed to pave the undeveloped area within the parking lot to mitigate dust control and aid in protecting air quality in the area.

The submitted site plan date stamped 04/22/19 indicates the undeveloped portion of the parking lot will be paved, with an eight-foot wide drainage swale adjacent to the west and north perimeter. The parking lot area will provide a total of 73 parking spaces, which meets Title 19.12 parking requirements for a Church/House of Worship with a 6,740 square-foot gathering room. Also, the site plan indicates a trash enclose will be developed on the northwest perimeter of the site.

Pursuant to approved building permit (#C-83-74) and plot plan review dated stamped 09/05/74, the subject site was required to provide a five-foot wide landscape buffer adjacent to the north perimeter of the site and one-foot wide planter along a portion of the east perimeter. Within the north landscape buffer five-gallon Oleander shrubs were required to be planted four feet off center. Also, five-gallon juniper shrubs were required to be planted three feet off center within the one-foot wide planter adjacent to H Street. On 08/27/19 the applicant submitted a new landscape plan which showed five-gallon Blue Point Juniper shrubs planted three feet off center located with the planters adjacent to a portion of H Street. The applicant has requested an Exception to allow no required five-gallon shrubs within the north landscape buffer pursuant to approved building permit (#C-83-74).

Due to the proposed removal of all required planting materials from the parking lot area, staff has determined the proposed project is not compatible with surrounding development in the area and will have a negative impact to the adjacent multi-family residential development to the north and south and single-family residential development to the east of the subject site. Therefore, staff recommends denial of this project subject to conditions.

FINDINGS (SDR-76350)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   Due to the proposed removal of all required planting materials the proposed development is not compatible with adjacent multi-family residential development to the north and south and single-family residential development to the east of the subject site.

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

   The proposed development does not conform to current Title 19 development standards. Also, the proposed development does not conform with approved building permit (#C-83-74), which required five-gallon Oleander shrubs to be planted four feet off center and five-gallon juniper shrubs to be planted three feet off center within the one-foot wide planter adjacent to H Street.

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

Site access will remain unchanged from H Street, an 80-foot Major Collector Street as indicated on the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use.

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

There are no building and landscape materials associated with the proposed parking lot expansion.

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

There are no structures proposed with this development project. The design characteristics of the proposed parking lot improvements have been determined by staff to be unsightly due to the lack of planting materials and are not compatible with adjacent multi-family residential development to the north and south and single-family residential development to the east of the subject site and will have a negative impact.

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

The proposed development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/19/60	The Board of City Commissioners approved a request for Rezoning (Z-0034-60) from R-E (Residence Estates) to C-1 (Limited Commercial) at property generally located on the west side of "H" Street between Wyatt and the north city limits.
01/04/61	The Board of Commissioners of the City of Las Vegas approved a Variance (V-0020-60) to allow a Community Recreation Facility, including a Bowling Alley, at property generally located on the west side of H Street between Owens Avenue and College Avenue.
06/26/63	The Board of Commissioners of the City of Las Vegas approved a request for Rezoning (Z-0034-60) from C-1 (Limited Commercial) to R-4 (High Density Residential) at property generally located on the west side of "H" Street between Doolittle Avenue and College Avenue.
02/18/09	The City Council approved a Rezoning (ZON-32214) from R-4 (High Density Residential) to the C-V (Civic) at 1941 H Street. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-32218) for a proposed 4,686 square-foot modular building addition to an existing Church/House of Worship at 1941 H Street. The Planning Commission and staff recommended approval.
12/13/11	The Planning Commission approved a Site Development Plan Review (SDR-43718) for a proposed 5,445 square-foot addition to an existing Church/House of Worship at 1941 H Street. Staff recommended approval.
02/11/14	The Planning Commission approved an Extension of Time (EOT-52239) for a previously approved Site Development Plan Review (SDR-43718) for a proposed 5,445 square-foot addition to an existing Church/House of Worship at 1941 H Street. Staff recommended approval.
06/11/19	The Planning Commission voted (5-0) to hold in abeyance a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225].
07/09/19	The Planning Commission voted (6-0) to hold in abeyance SDR-76350, a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225].
08/13/19	The Planning Commission voted (7-0) to hold in abeyance SDR-76350, a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225].

Most Recent Change of Ownership	
05/14/03	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 1975	Church/House of Worship constructed at 1941 H Street.
04/03/07	A building permit (#85342) was issued for 770 linear feet of six-foot high block wall at the north and south property lines at 1941 H Street. A final inspection was completed on 06/09/07.
07/02/18	A building permit (C18-02765) was issued for a wall sign at 1941 H Street. The permit is in inspections.
10/30/18	A building permit (C18-04450) was issued to reduce the number of light poles at 1941 H Street. The permit is in inspections.

Pre-Application Meeting	
04/08/19	A pre-application meeting was held with the applicant to discuss the submittal process and procedures for a Site Development Plan Review for a proposed parking lot expansion for an existing Church/House of Worship building at 1941 H Street.

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

Field Check	
05/02/19	During a routine site inspection staff observed a well maintained Church/House of Worship development. However, staff noted that there was currently no trash enclosure on the subject site.

Details of Application Request	
Site Area	
Net Acres	2.28

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	PF (Public Facilities)	C-V (Civic)
North	Apartments	C (Commercial)	R-4 (High Density Residential)
South	Apartments	M (Medium Density Residential)	R-4 (High Density Residential)
East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	City Park and Library	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – (140 Feet)	Y
C-V (Civic) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to approved Building Permit (#C-83-74), the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Shrubs***		
Buffer Shrubs:				
• North	1 Shrub / 4 Linear Feet	72 Shrubs	0 Shrubs	N*
• South	0 Shrub / 0 Linear Feet	0 Shrubs	0 Shrubs	Y
• East	1 Shrub / 3 Linear Feet	20 Shrubs	0 Shrubs	N*
• West	0 Shrub / 0 Linear Feet	0 Shrubs	0 Shrubs	Y
TOTAL PERIMETER TREES		**92 Shrubs**	**0 Shrubs**	**N***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	5 Feet		8 Feet	Y
• South	0 Feet		0 Feet	Y
• East	0 Feet		0 Feet	Y
• West	0 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested an Exception to allow no required five-gallon shrubs within the north landscape buffer and within the one-foot wide planters adjacent to a portion of H Street pursuant to approved building permit (#C-83-74).

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
H Street	Major Collector	Master Plan of Streets & Highways	80	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship – 10,404 SF	6,740 SF Gathering Room	1:100	68				
TOTAL SPACES REQUIRED			68		73		Y
Regular and Handicap Spaces Required			65	3	66	7	Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One shrub per four linear feet with the north landscape buffer.	To allow zero shrubs where 72 shrubs are required.	Denial
One shrub per three linear feet with the one-foot wide landscape planters adjacent to a portion of H Street.	To allow zero shrubs where 20 shrubs are required.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1941 H St.

Project Name True Love Baptist Church **Proposed Use** No change

Assessor's Parcel #(s) 139-21-703-003 **Ward #** 5

General Plan: Existing PF Proposed No change **Zoning:** Existing C-V Proposed No change

Additional Information _____

Property Owner True Love Missionary Baptist Church Contact Willie Jacobs

Address ~~U.V. Bell Circle~~ 1941 North H Street City N Las Vegas State NV Zip 89030

E-mail _____ Phone _____

Applicant ACG Design Contact Hailey Shinton

Address 4310 Cameron St. #12-A City Las Vegas State NV Zip 89103

E-mail hshinton@acg.design Phone (702) 931-2992

Representative ACG Design Contact Hailey Shinton

Address 4310 Cameron St. #12-A City Las Vegas State NV Zip 89103

E-mail hshinton@acg.design Phone (702) 931-2992

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

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

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

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name Willie T. Walker

Subscribed and sworn before me

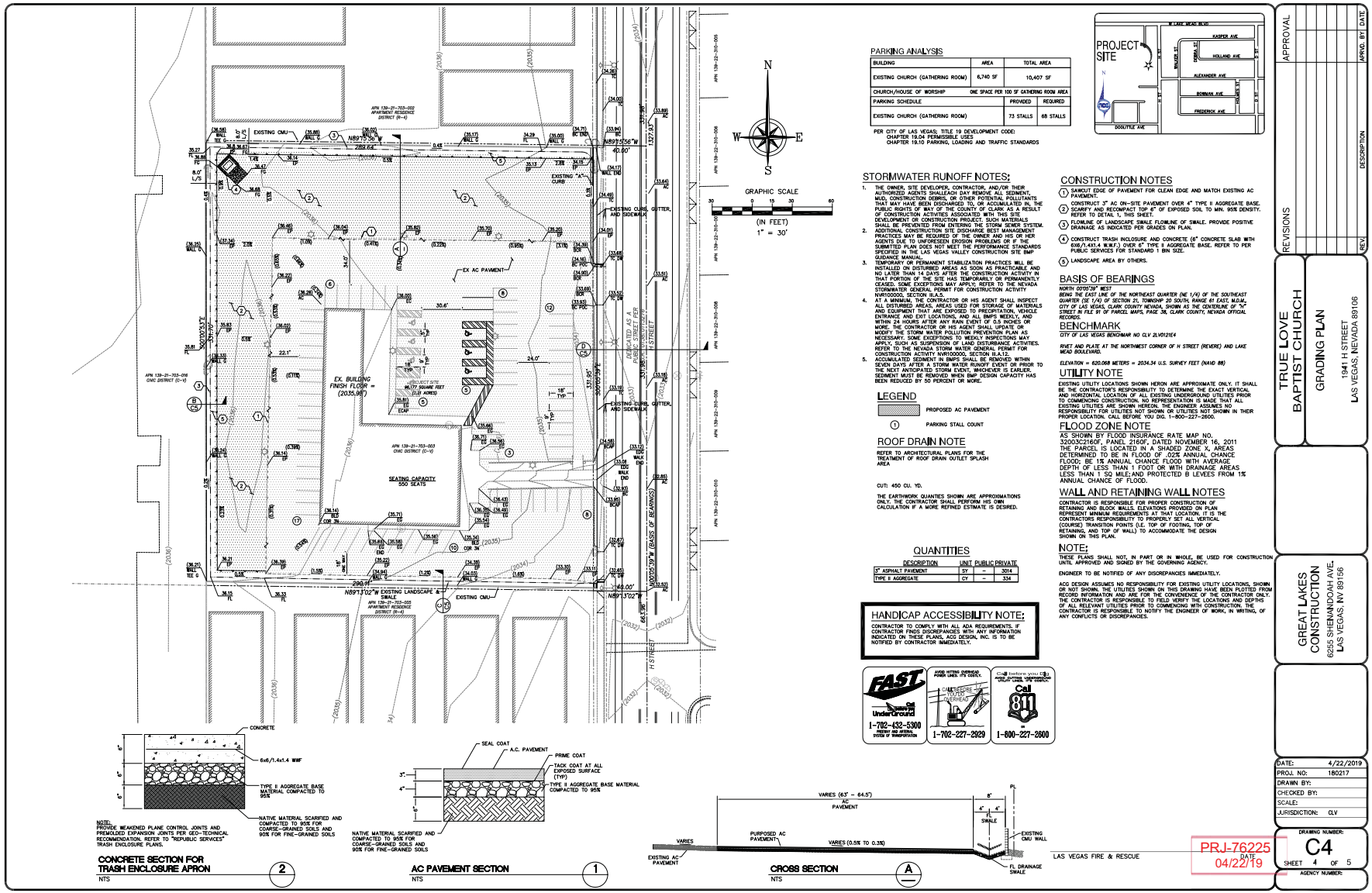
This 14th day of April, 20 19

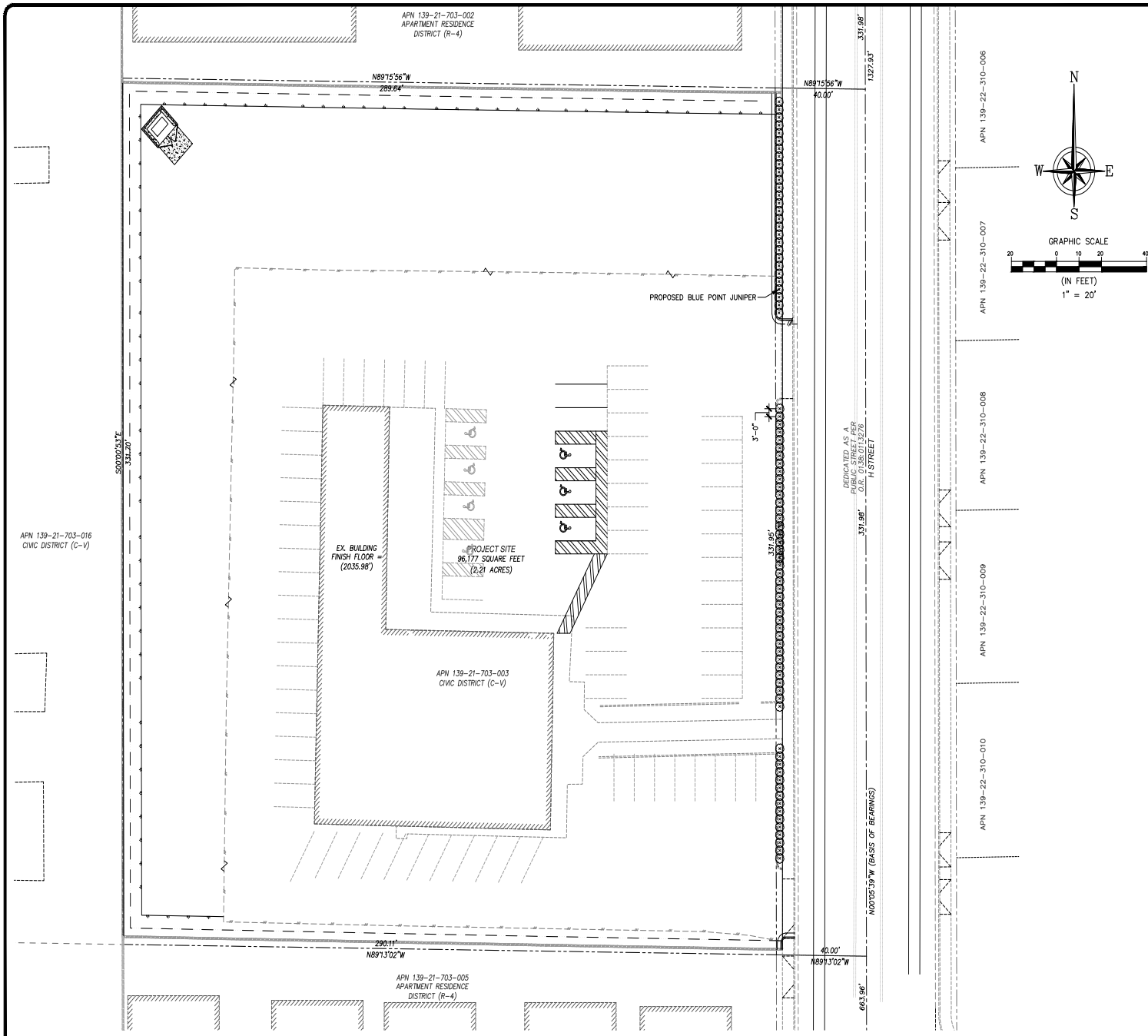
_____

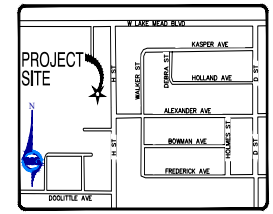
Notary Public in and for said County and State

WILLIE T WALKER
Notary Public, State of Nevada
Appointment No. 16-2798-1
My Appt. Expires June 10, 2020

PRJ-76225
04/22/19


EX. BUILDING FINISH FLOOR = (2035.98')
EX AC PAVEMENT
SEATING CAPACITY 550 SEATS
EXISTING CMU
EXISTING CURB, GUTTER, AND SIDEWALK
N89°37'56"W 289.64'
N89°37'02"W 290.14'
N00°05'39"W (BASIS OF BEARINGS) 331.95'
H STREET
N
S
E
W
GRAPHIC SCALE
(IN FEET)
1" = 30'
PARKING ANALYSIS
BUILDING | AREA | TOTAL AREA
EXISTING CHURCH (GATHERING ROOM) | 6,740 SF | 10,407 SF
CHURCH/HOUSE OF WORSHIP | ONE SPACE PER 100 SF GATHERING ROOM AREA
PARKING SCHEDULE | PROVIDED | REQUIRED
EXISTING CHURCH (GATHERING ROOM) | 73 STALLS | 68 STALLS
PER CITY OF LAS VEGAS; TITLE 19 DEVELOPMENT CODE: CHAPTER 19.04 PERMISSIBLE USES CHAPTER 19.10 PARKING, LOADING AND TRAFFIC STANDARDS
PROJECT SITE
STORMWATER RUNOFF NOTES:
1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALLEACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF THE COUNTY OF CLARK AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION II.A.5.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPS WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO THE NEVADA STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION II.A.12.
5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORM WATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
LEGEND
PROPOSED AC PAVEMENT
PARKING STALL COUNT
ROOF DRAIN NOTE
REFER TO ARCHITECTURAL PLANS FOR THE TREATMENT OF ROOF DRAIN OUTLET SPLASH AREA
CUT: 450 CU. YD.
THE EARTHWORK QUANTITIES SHOWN ARE APPROXIMATIONS ONLY. THE CONTRACTOR SHALL PERFORM HIS OWN CALCULATION IF A MORE REFINED ESTIMATE IS DESIRED.
QUANTITIES
DESCRIPTION | UNIT | PUBLIC | PRIVATE
3" ASPHALT PAVEMENT | SY | - | 3014
TYPE II AGGREGATE | CY | - | 334
HANDICAP ACCESSIBILITY NOTE:
CONTRACTOR TO COMPLY WITH ALL ADA REQUIREMENTS. IF CONTRACTOR FINDS DISCREPANCIES WITH ANY INFORMATION INDICATED ON THESE PLANS, ACG DESIGN, INC. IS TO BE NOTIFIED BY CONTRACTOR IMMEDIATELY.
CONSTRUCTION NOTES
1 SAWCUT EDGE OF PAVEMENT FOR CLEAN EDGE AND MATCH EXISTING AC PAVEMENT.
2 SCARIFY AND RECOMPACT TOP 6" OF EXPOSED SOIL TO MIN. 95% DENSITY. REFER TO DETAIL 1, THIS SHEET.
3 FLOWLINE OF LANDSCAPE SWALE FLOWLINE OF SWALE. PROVIDE POSITIVE DRAINAGE AS INDICATED PER GRADES ON PLAN.
4 CONSTRUCT TRASH INCLOSURE AND CONCRETE (6" CONCRETE SLAB WITH 6X6/1.4X1.4 W.W.F.) OVER 6" AGGREGATE BASE. REFER TO PER PUBLIC SERVICES FOR STANDARD 1 BIN SIZE.
5 LANDSCAPE AREA BY OTHERS.
BASIS OF BEARINGS
NORTH 00°05'39" WEST
BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, SHOWN AS THE CENTERLINE OF "H" STREET ON FILE BY OF PARCEL MAPS, PAGE 38, CLARK COUNTY, NEVADA OFFICIAL RECORDS.
BENCHMARK
CITY OF LAS VEGAS BENCHMAR NO CLV 3LV012E4
RIVET AND PLATE AT THE NORTHWEST CORNER OF H STREET (REVERE) AND LAKE MEAD BOULEVARD.
ELEVATION = 620.068 METERS = 2034.34 U.S. SURVEY FEET (NAVD 88)
UTILITY NOTE
EXISTING UTILITY LOCATIONS SHOWN HERON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CALL BEFORE YOU DIG. 1-800-227-2600.
FLOOD ZONE NOTE
AS SHOWN BY FLOOD INSURANCE RATE MAP NO. 32003C2160F, PANEL 2160F, DATED NOVEMBER 16, 2011 THE PARCEL IS LOCATED IN A SHADED ZONE X, AREAS DETERMINED TO BE IN FLOOD OF 0.2% ANNUAL CHANCE FLOOD; BE 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ MILE AND PROTECTED B LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.
WALL AND RETAINING WALL NOTES
CONTRACTOR IS RESPONSIBLE FOR PROPER CONSTRUCTION OF RETAINING AND BLOCK WALLS. ELEVATIONS PROVIDED ON PLAN REPRESENT MINIMUM REQUIREMENTS AT THAT LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO PROPERLY SET ALL VERTICAL (COURSE) TRANSITION POINTS (I.E. TOP OF FOOTING, TOP OF RETAINING, AND TOP OF WALL) TO ACCOMMODATE THE DESIGN SHOWN ON THIS PLAN.
NOTE:
THESE PLANS SHALL NOT, IN PART OR IN WHOLE, BE USED FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE GOVERNING AGENCY.
ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
ACG DESIGN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, SHOWN OR NOT SHOWN. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM RECORD INFORMATION AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATIONS AND DEPTHS OF ALL RELEVANT UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OF WORK, IN WRITING, OF ANY CONFLICTS OR DISCREPANCIES.
1-702-432-5300
1-702-227-2929
1-800-227-2600
CONCRETE
6x6/1.4x1.4 WWF
TYPE II AGGREGATE BASE MATERIAL COMPACTED TO 95%
NATIVE MATERIAL SCARIFIED AND COMPACTED TO 95% FOR COARSE-GRAINED SOILS AND 90% FOR FINE-GRAINED SOILS
NOTE: PROVIDE WEAKENED PLANE CONTROL JOINTS AND PREMOLDED EXPANSION JOINTS PER GEO-TECHNICAL RECOMMENDATION. REFER TO "REPUBLIC SERVICES" TRASH ENCLOSURE PLANS.
CONCRETE SECTION FOR TRASH ENCLOSURE APRON
NTS
2
SEAL COAT
A.C. PAVEMENT
PRIME COAT
TACK COAT AT ALL EXPOSED SURFACE (TYP)
TYPE II AGGREGATE BASE MATERIAL COMPACTED TO 95%
NATIVE MATERIAL SCARIFIED AND COMPACTED TO 95% FOR COARSE-GRAINED SOILS AND 90% FOR FINE-GRAINED SOILS
AC PAVEMENT SECTION
NTS
1
VARIES (6.3' - 64.5')
AC PAVEMENT
PURPOSED AC PAVEMENT
VARIES (0.5% TO 0.3%)
VARIES
EXISTING AC PAVEMENT
EXISTING CMU WALL
FL DRAINAGE SWALE
CROSS SECTION
NTS
A
LAS VEGAS FIRE & RESCUE
PRJ-76225
04/22/19
DATE
APPROVAL
REVISIONS
NO. DESCRIPTION APVD. BY DATE
TRUE LOVE BAPTIST CHURCH
GRADING PLAN
1941 H STREET
LAS VEGAS, NEVADA 89106
GREAT LAKES CONSTRUCTION
6255 SHENANDOAH AVE.
LAS VEGAS, NV 89156
DATE: 4/22/2019
PROJ. NO: 180217
DRAWN BY:
CHECKED BY:
SCALE:
JURISDICTION: CLV
DRAWING NUMBER:
C4
SHEET 4 OF 5
AGENCY NUMBER:





NOTE:

LANDSCAPE BEAUTIFICATION CONSISTS OF (82) 5 GALLON BLUE POINT JUNIPER SHRUBS AT 3'-0" ON CENTER.

PRELIMINARY SHRUB PLANT PALLET			
SYMB.	Size	Scientific Name	Common Name
⊙	5-Gal	Junpreius Chensis 'Blue Point'	Blue Point Juniper

* SHRUBS MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST AND MEET MINIMUM REQUIRED COVERAGES.

FAST
Call Before you Underground
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

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

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR
1-800-227-2600

PRJ-76225
08/27/19

REVISIONS			
REV.	DESCRIPTION	APRVD. BY	DATE

APPROVAL

TRUE LOVE
BAPTIST CHURCH

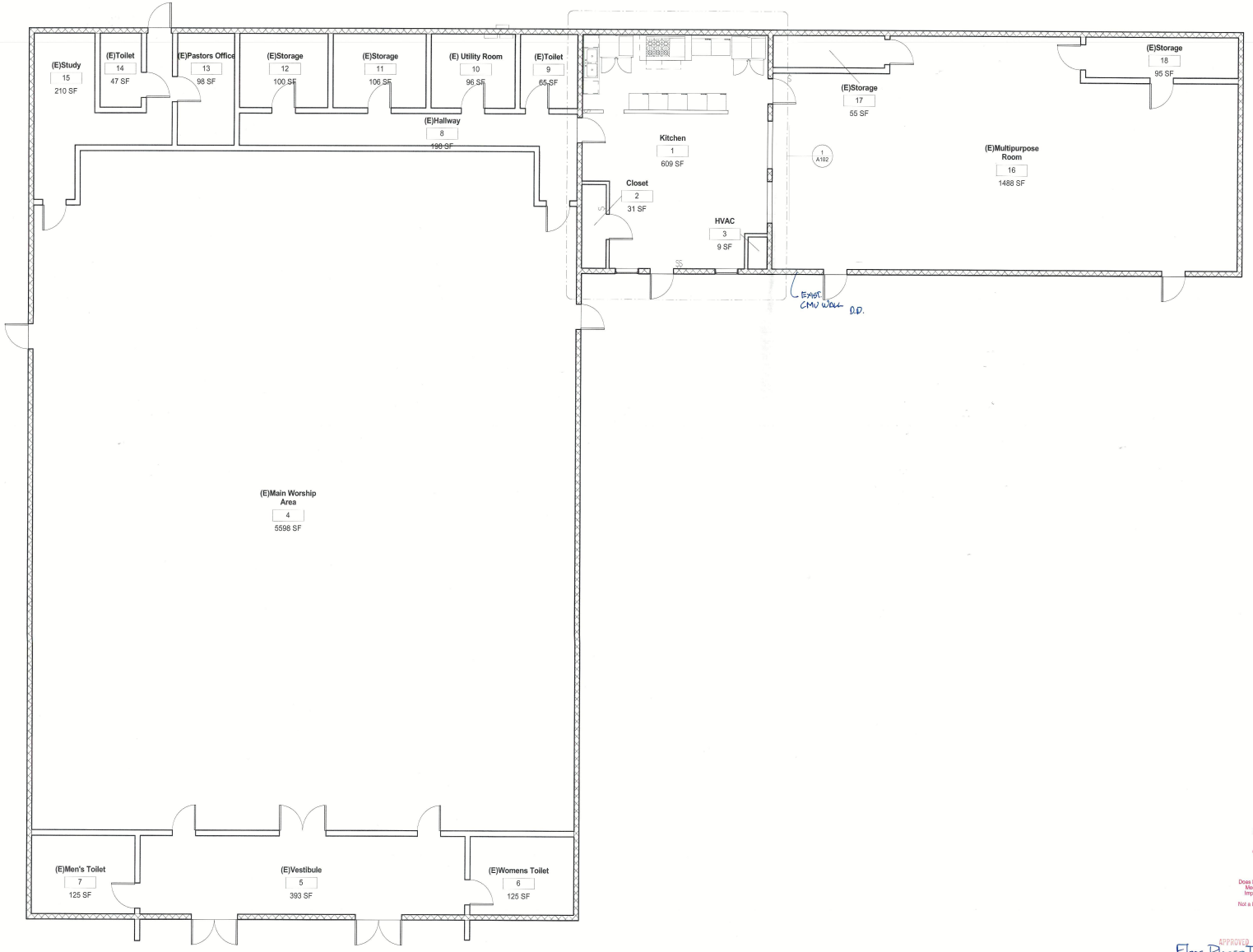
LANDSCAPE PLAN

1941 H STREET
LAS VEGAS, NEVADA 89106

GREAT LAKES
CONSTRUCTION
6255 SHENANDOAH AVE.
LAS VEGAS, NV 89156

DATE:	7/15/19
PROJ. NO:	180217
DRAWN BY:	CH
CHECKED BY:	–
SCALE:	
JURISDICTION:	CITY OF LV

DRAWING NUMBER:
LS-1
SHEET 2 OF 3
AGENCY NUMBER:



1 Level 1
3/16" = 1'-0"

PLANS APPROVED CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada
JAN 13 2016
Does Not Include Electrical, Plumbing, Mechanical Structural or Off-Site Improvements. Make No Change Without Approval. Plan is Not a Permit to Violate Any Ordinance.

APPROVED
Floor Plans T.I. Only
BY [signature] 1/11/16
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

David L Downey
P.C. ARCHITECT
6960 Acorn Court
Las Vegas, Nevada 89147
daveodowney@live.com
Office: 702.245.8221
daveodowney@live.com

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DO NOT SCALE THIS DRAWING

DAVID LEE DOWNEY
REGISTERED
2256
ARCHITECT
STATE OF NEVADA

EXP.
12/31/2015
ISSUED
1/11/2016 9:56:31 AM

No.	Description	Date
	1/11/2016 9:56:31 AM	

PLANS APPROVED CONSTRUCTION
Building & Safety Dept.
City of Las Vegas, Nevada
JAN 11 2016
Does Not Include Electrical, Plumbing, Mechanical Structural or Off-Site Improvements. Make No Change Without Approval. Plan is Not a Permit to Violate Any Ordinance.

True Love Bapist Church

Kitchen Hood Remodel
1941 North H Street
Las Vegas, Nevada 89106

Floor Plan

Project Number	Project Number
Date	01/11/2016
Drawn By	Author
Checked By	Checker

A101

Scale 3/16" = 1'-0"

PRJ-76225
05/23/19

1/11/2016 9:56:31 AM



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019



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1941 H STREET

05/02/2019



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1941 H STREET

05/02/2019



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1941 H STREET

05/02/2019



SDR-76350 [PRJ-76225] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH
1941 H STREET

05/02/2019

ARCHITECTURAL CIVIL GROUP
www.ACG.design

April 9, 2019

City of Las Vegas
Planning Department
333 N. Rancho Dr.
Las Vegas, NV. 89101

RE: 1941 H St.
True Love Baptist Church

To Whom It May Concern,

Please find attached our zoning submittal package for the above referenced project. This project is proposing to pave the parking lot to mitigate dust control and aid in protecting Air Quality. We would like to request to waive landscaping requirements at this time due to the property owner planning to further improve and add to the existing facility at which time landscaping will be proposed.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

PRJ-76225
04/22/19

17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 1 of 6

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

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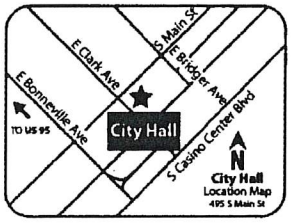

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

ST DRDFNP1 89030

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PRJ-76225
13921612094
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

Submitted after final agenda

25A

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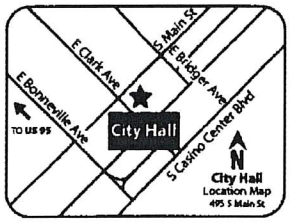

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Planning Commission Meeting of **06/11/2019**

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13921612072
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 DRDFNP1 89030

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2019-06-04 17:25:28 (GMT) 17025434356 From: Dave Walnum

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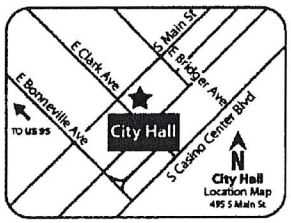

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City of Las Vegas

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SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612097
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4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 DRDFNP1 89030

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17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 4 of 6

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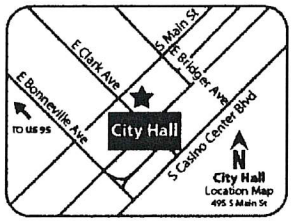

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Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612095
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 ORDFNP1 89030

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17025434356 From: Dave Walnum
2019-06-04 17:25:28 (GMT)
To: Page 5 of 6

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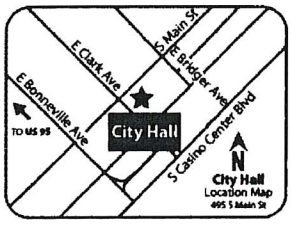

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17025434356 From: Dave Walnum
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To: Page 6 of 6

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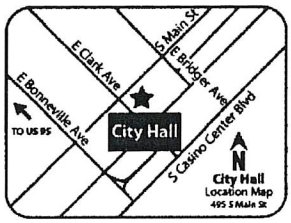

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SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13921612098
SQUARE TRADE HOLDINGS L L C
4345 CORPORATE CENTER #200
NORTH LAS VEGAS NV 89030

57 DRDFNP1 89030

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City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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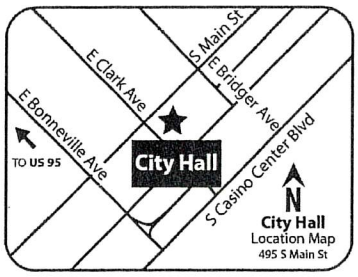

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SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13922314037
BLACK JATONDALYN C TRUST
BLACK JATONDALYN TRS
269-271 MACDONALD ST
PASADENA CA 91103-2125

6/1/19

SB DROFNP1 91103

ZSA

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

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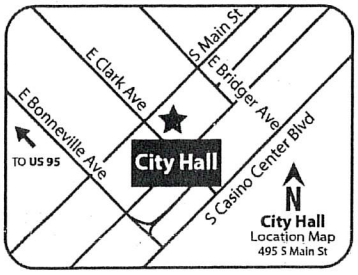

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Dept of Planning
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SDR-76350 [PRJ-76225]
Planning Commission Meeting of **06/11/2019**

PRJ-76225
13922402002
THROWER HERMAN JR & CHARLENE
3305 KEMP ST
NORTH LAS VEGAS NV 89032-7729

61 DRDFNP1 89032

25A

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

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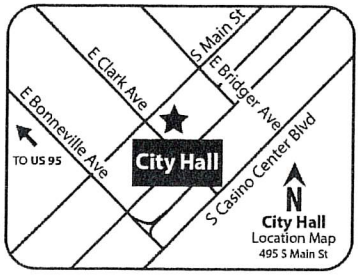

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JUN 04 2019
Dept of Planning
City of Las Vegas

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

PRJ-76225
13922310078
MURRAY ALAN
1952 WALKER ST
LAS VEGAS NV 89106

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76350 [PRJ-76225]

Planning Commission Meeting of **06/11/2019**

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25A

ARCHITECTURAL CIVIL GROUP
www.ACG.design

July 9, 2019

City of Las Vegas
Department of Planning | Case Planning
333N Rancho Dr.
Las Vegas, NV. 89106
Attn: Jason Binks

RE: PRJ-76225 (True Love Baptist Church)
1941 H St.

Dear Mr. Binks,

Please find this letter as a request to hold the above referenced item from the July 9th Planning Commission meeting until the August 13th Planning Commission. This request is due to the property owners meeting with Commissioner Williams and some changes being requested prior to this item being approved.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

PROFESSIONAL ENGINEER · STATE OF NEVADA
RANDOLPH A. SKORPINSKI
9/30/20
CIVIL
No. 14985
JUL 09 2019

Submitted At Meeting
Date 7/9/19 Item 39

ARCHITECTURAL CIVIL GROUP
www.ACG.design

RECEIVED
JUL 0 9 2019
Dept of Planning
City of Las Vegas

July 9, 2019

City of Las Vegas
Department of Planning | Case Planning
333N Rancho Dr.
Las Vegas, NV. 89106
Attn: Jason Binks

RE: PRJ-76225 (True Love Baptist Church)
1941 H St.

Dear Mr. Binks,

Please find this letter as a request to hold the above referenced item from the July 9th Planning Commission meeting until the July 23rd Planning Commission. This request is due to the property owners meeting with Commissioner Williams and some changes being requested prior to this item being approved.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

PROFESSIONAL ENGINEER · STATE OF NEVADA
RANDOLPH A. SKORPINSKI
9/30/20
CIVIL
No. 14985
JUL 0 9 2019

NOTE: waiting on revised request to ABEY item to the AUGUST 13, 2019 meeting.

Submitted after final agenda **Item 39**

RECEIVED
AUG 13 2019
Dept of Planning
City of Las Vegas

ARCHITECTURAL CIVIL GROUP
www.ACG.design

August 12, 2019

City of Las Vegas
Planning Department
333 N. Rancho Dr.
Las Vegas, NV. 89101
Attn: Jason Binks

RE: PRJ-76225 (True Love Baptist Church)
1941 H St.

Dear Mr. Binks,

Please find this letter as a request to hold the above referenced item from the August 13th Planning Commission meeting until the September 10th Planning Commission. This request is due to the property owners meeting with Commissioner Williams and some changes being requested prior to this item being approved.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157



AUG 1 ? 2019

Submitted after final agenda
Item 25

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
14

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

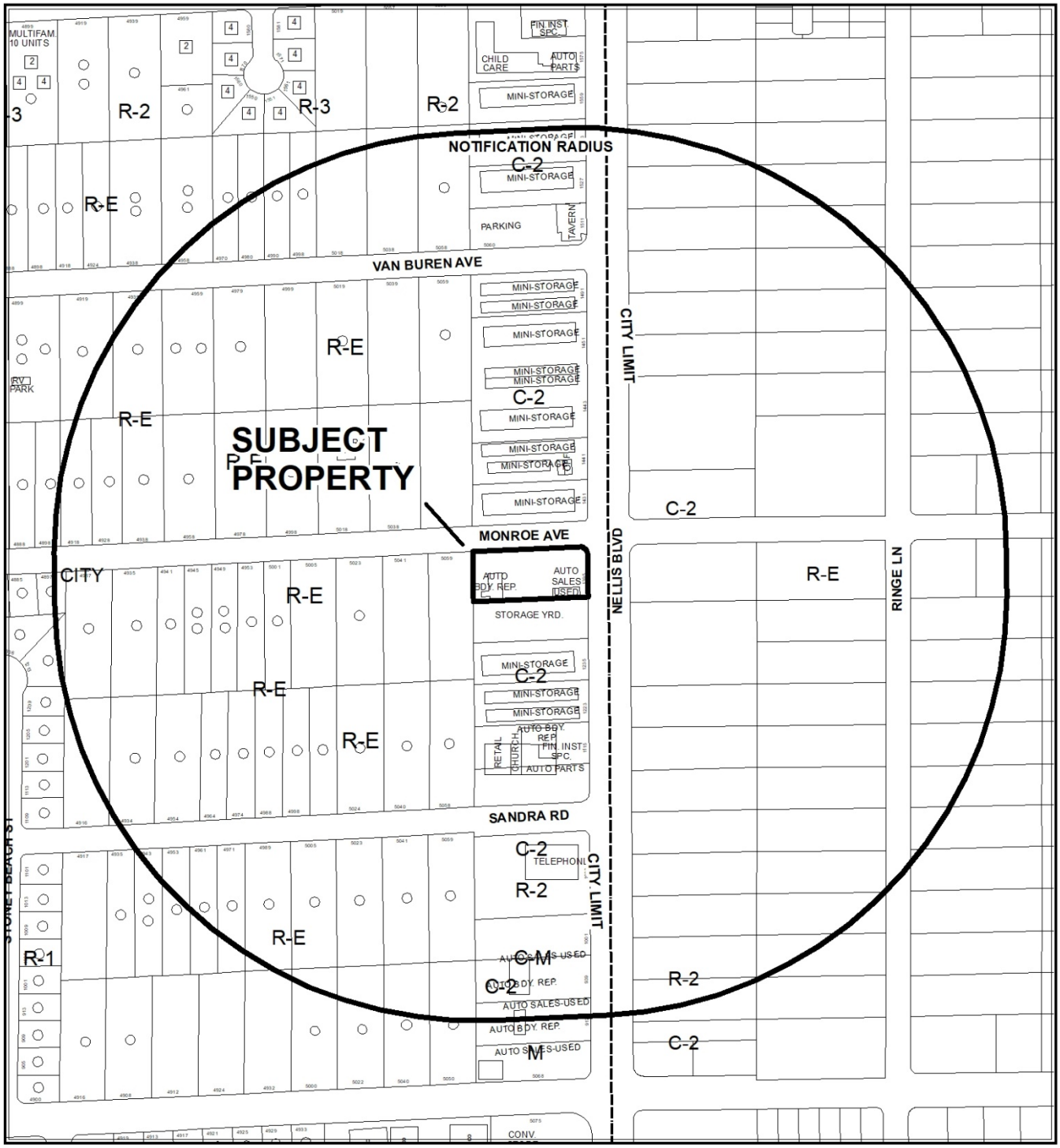
SUBJECT:
ABEYANCE - VAR-76590 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC - For possible action on a request for a Variance TO ALLOW 39 PARKING SPACES WHERE 50 PARKING SPACES ARE REQUIRED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial)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

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

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
2. Conditions and Staff Report - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
3. Supporting Documentation - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
4. Justification Letter - VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300]
5. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting
6. Backup Documentation Submitted for the August 13, 2019 Planning Commission Meeting
7. Submitted after Final Agenda - Photo(s) for VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300] and Protest Postcard for VAR-76590 and VAR-76594 [PRJ-76300]



CASE: **VAR-76590, VAR-76594, SUP-76595, SDR-76597 (PRJ-76300)**

RADIUS: 1000 FEET

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



CASE: **VAR-76590, VAR-76594, SUP-76595, SDR-76597 (PRJ-76300)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RUBIO RAMIREZ, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76590	Staff recommends DENIAL, if approved subject to conditions:	
VAR-76594	Staff recommends DENIAL, if approved subject to conditions:	VAR-76590
SUP-76595	Staff recommends DENIAL, if approved subject to conditions:	VAR-76590 VAR-76594
SDR-76597	Staff recommends DENIAL, if approved subject to conditions:	VAR-76590 VAR-76594 SUP-76595

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED
135 - VAR-76590 and VAR-76594
135 - SUP-76595
135 - SDR-76597

PROTESTS
4 - VAR-76590 and VAR-76594
5 - SUP-76595
4 - SDR-76597

APPROVALS
0 - VAR-76590 and VAR-76594
0 - SUP-76595
0 - SDR-76597

JB

**** CONDITIONS ****

VAR-76590 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590), Special Use Permit (SUP-76595) and Site Development Plan Review (SDR-76597) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-61064).

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

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

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

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

VAR-76594 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590), Special Use Permit (SUP-76595) and Site Development Plan Review (SDR-76597) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-61064).

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

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

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

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

SUP-76595 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Auto Repair Garage (Major) use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590), Variance (VAR-76594) and Site Development Plan Review (SDR-76597) shall be required.

3. Conformance to the approved conditions for Special Use Permit (SUP-61064).

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

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

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

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

SDR-76597 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76590, Variance (VAR-76594) and Special Use Permit (SUP-76595) shall be required, if approved.

2. Conformance to the approved conditions for Special Use Permit (SUP-61064).

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

4. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 08/29/19, except as amended by conditions herein.

5. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required; a one-foot buffer along a portion of the north perimeter and seven-foot buffer along a portion of the east perimeter where 15 feet is required.

6. A Waiver from Title 19.08.040(B)(4)(e) is hereby approved, to allow a service bay door to face the right-of-way where such is not allowed.

7. A Waiver from Title 19.08.040(B)(2)(a) is hereby approved, to allow building facades with no visual interest where such is required.

8. An Exception from Title 19.08.040 is hereby approved, to allow seven interior parking lot islands and end caps with 24-inch box trees where 14 are required.

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

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

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

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

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

Public Works

14. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk along Nellis Boulevard adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant a Public Pedestrian Access Easement for any public sidewalk that is outside of the public right-of-way. The driveway on Nellis Boulevard may need to be replaced to accommodate the crash gate at the back of sidewalk.

15. Construct all incomplete half-street improvements on East Monroe Avenue to meet City standards concurrent with on-site development activities.

16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements within NDOT jurisdiction, if any.

17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

18. The proposed gate at the entrance from Nellis Boulevard shall remain closed except for emergency access.

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

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

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (SDR-76597) for a proposed 8,228 square-foot Auto Repair Garage (Major) facility with an existing 1,308 square-foot Motor Vehicle Sales (Used) building and parking lot reconfiguration on 0.78 acres located at 1385 and 1395 North Nellis Boulevard.

ISSUES

- On 08/29/19 the applicant submitted a revised set of drawings which modified the proposed building elevations; and provided additional perimeter and interior parking lot planting materials.
- The proposed Auto Repair Garage, Major use is a conditional land use in the C-2 (General Commercial) zoning designation. However, a Special Use Permit (SUP-76595) is required because Conditions #5 and #7 listed in Title 19.12 will not be met; to allow vehicles to be parked on the premise for sale which is prohibited and to allow the use adjacent to property zoned R-E (Residence Estates) where such is prohibited.
- A Variance (VAR-76590) has been requested to allow 39 parking spaces where 50 parking spaces are required. Staff recommends denial of this request.
- A Variance (VAR-76594) has been requested to allow a zero-foot side yard where 10 feet is required, a zero-foot rear yard setback where 20 feet is required, to allow a zero-foot residential adjacency setback where 70 feet is required and to allow a six-foot tall front yard wall/fence where a maximum of five feet with a two-foot solid base is allowed. Staff recommends denial of this request.
- A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required; a one-foot buffer along a portion of the north perimeter and seven-foot buffer along a portion of the east perimeter where 15 feet is required. Staff recommends denial of this request.
- A Waiver from Title 19.08.040(B)(4)(e) has been requested, to allow a service bay door to face the right-of-way where such is not allowed. Staff recommends denial of this request.
- A Waiver from Title 19.08.040(B)(2)(a) is hereby approved, to allow building facades with no visual interest where such is required. Staff recommends denial of this request.
- The applicant has requested an Exception to allow seven trees in the interior parking lot area where 14 trees are required within parking lot islands or at the end of a row of parking. Staff recommends denial of this request.

JB

ANALYSIS

The subject 0.78-acre site is comprised of one parcel, which is zoned C-2 (General Commercial) with a General Plan designation of GC (General Commercial). Currently, the site contains two nonconforming structures (one on the east perimeter and one on the west perimeter) that do not comply with current side yard setback requirements, which require a 10-foot setback from the side yard property line.

The applicant has proposed to retain the existing 1,308 square-foot structure on the eastern perimeter of the subject site. Currently, the structure and the eastern perimeter of the site are utilized as Motor Vehicle Sales (Used) use pursuant to approved Special Use Permit (SUP-61064), which was approved by the City of Las Vegas Planning Commission on 10/13/15. The applicant has proposed to demolish the structure on the western perimeter of the subject site and replace it with a new 8,228 square-foot structure, which is proposed to be utilized as an Auto Repair Garage (Major) use. The submitted elevations indicate the structure will be 23.25 feet tall with bland and expressionless CMU masonry block building facades. Title 19.08.040(B)(a) indicates, “Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual interest.” A waiver has been requested from Title 19.08.040, to allow the building facades to have no visual interest where such is required.

The C-2 (General Commercial) zoning district is intended to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments and allows the proposed Auto Repair Garage, Major use as a conditional land use in the C-2 (General Commercial) zoning designation. However, a Special Use Permit (SUP-76595) is required because Conditions #5 and #7 listed in Title 19.12 cannot be met. There are no Special Use Permit requirements for this use.

An Auto Repair Garage (Major) use is described in Title 19.12 as: “A facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. This use includes a facility that provides collision services, including body, frame, or fender straightening, repair and painting of vehicles in an appropriate paint booth, and a facility that performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds..” Per the submitted justification letter date stamped 05/20/19 the applicant indicates they intend to use the new 8,228 square-foot building to conduct major automotive repairs.

Auto Repair Garage, Major Conditional Use Regulations:

1. All repair and service work shall be performed within a completely enclosed building.

The applicant has agreed to adhere to this condition and has indicated that all service work will be performed inside the enclosed building.

2. All disabled vehicles shall be stored on a concrete or asphalt surface in an area which is screened from view from the surrounding properties and adjoining streets, pursuant to LVMC 19.08.040.

The applicant has proposed to install a six-foot tall perimeter screening wall/fence adjacent to the Monroe Avenue and Nellis Boulevard rights-of-way, which surrounds the north and east perimeter of the subject site. Also, existing CMU screen wall is located on the west and south perimeter of the site. Furthermore, the submitted site plan indicates all surface areas within the development will be paved.

3. Outdoor hoists are prohibited.

No outdoor hoists are proposed with this project.

4. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

The applicant has indicated that they will conform to all applicable Federal, State and local regulations and will provide proper handling for all toxic substances and any hazardous materials.

5. No vehicle may be parked on the premises for the purpose of offering the vehicle for sale.

The applicant has requested a waiver of this condition. Currently, there is an existing Motor Vehicle Sales (Used) use located on the east perimeter of the subject site, which was approved via Special Use Permit (SUP-61064) on October 13th, 2015 by the City of Las Vegas Planning Commission. A business license (G67-02225) was issued for Automotive Sales with Minor Repair (KGC Auto Sales, LLC) at 1385 North Nellis Boulevard on March 28th, 2019. The license is still active.

JB

6. Outdoor bells and loudspeakers are prohibited.

The applicant has indicated there will be no outdoor bells or loudspeakers used in this project.

7. This use shall not be located adjacent to any property zoned R-E, R-D, R-1 or R-CL unless that property has been developed with a nonresidential use. (C-2 only)

The proposed Auto Repair Garage, Major use does not comply with this condition. The subject site is zoned C-2 (General Commercial) and is located adjacent to property zoned R-E (Residence Estates) on the western perimeter of the subject site; the applicant has requested a Special Use Permit (SUP-76595) since this condition cannot be met.

The applicant has requested a Variance (VAR-76594) to allow a zero-foot side yard where 10 feet is required, a zero-foot rear yard setback where 20 feet is required, to allow a zero-foot residential adjacency setback where 70 feet is required from the existing R-E (Residence Estates) zoned property located on the west perimeter of the site for the new proposed 8,228 square-foot building. In addition, the applicant has proposed to install a six-foot tall wall/fence adjacent to Monroe Avenue and Nellis Boulevard, which encroaches into the front-yard setback area adjacent to Nellis Boulevard. The applicant has also requested a Variance (VAR-76594) to allow the proposed six-foot tall front yard wall/fence where a maximum of five feet with a two-foot solid base is allowed.

The applicant has proposed Waivers from Title 19.08.080 development standards to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required along the interior property lines. Also, the applicant has requested a one-foot landscape buffer along a portion of the north perimeter and seven-foot landscape buffer along a portion of the east perimeter where 15 feet is required adjacent to the Monroe Ave and Nellis Boulevard right-of-way. The submitted landscape plan indicates the proposed landscaping buffers adjacent to the Monroe Ave and Nellis Boulevard provide with a combination of 24-inch box Shoestring Acacia trees and Evergreen Euony, Burford Holly, Rio Bravo Sage, Lowboy Pyracantha and Dwarf Indian Hawthorn five-gallon shrubs.

Pursuant to approved Special Use Permit (SUP-61064) the existing Motor Vehicle Sales (Used) use requires a minimum of three parking spaces, and the additional parking spaces can be utilized for display and sales of vehicles. According to Title 19.12, the proposed 8,228 square-foot Auto Repair Garage (Major) use will require an additional 47 parking spaces, for a total of 50 required onsite parking spaces. The applicant has requested Variance (VAR-76590) to allow 39 parking spaces where 50 are required. The submitted site plan indicates the site will provide 39 parking spaces, including three ADA

parking spaces and seven dedicated vehicle display spaces on the northeast perimeter of the site. The parking area also provides space for one proposed trash enclosure. The applicant has requested an Exception of Title 19.08.040 development standards to allow zero trees within the interior parking lot area where 14 trees are required within parking lot islands or at the end of a row of parking. Staff denies the Exception as the site can physically accommodate these trees.

Also, the applicant has proposed to install a service bay door on the north perimeter of the existing structure, which will allow vehicles to enter the building. Pursuant to Title 19.08.040(B)(4)(e), "If service or wash bay doors are provided, openings to the bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties." The Planning Commission or City Council may grant a waiver to this standard as part of a Site Development Plan Review if the applicant can show through convincing and substantial evidence that the waiver will not compromise the objective of the City in safeguarding the interests of the City, the proposed project will substantially meet the intent of the standard, and the granting of the waiver will not detrimentally affect the public health, safety or general welfare. As such, the applicant has requested a waiver to allow a service bay door to face the right-of-way where such is not allowed associated with Site Development Plan Review (SDR-76597).

This parcel has a domestic water service, but the service does not have the required backflow prevention per NAC 445A.67195. Civil and plumbing plans will need to be submitted to the Las Vegas Valley Water District (LVVWD) for domestic meter sizing, fire flow availability and backflow retrofit. Additionally, the Department of Public Works estimates this project will add approximately 134 trips per day on Monroe Avenue, Nellis Boulevard and Washington Avenue. Currently, Nellis Boulevard is at about 81 percent of capacity and Washington Avenue is at about 29 percent of capacity. With this project, Nellis Boulevard is expected to remain unchanged and Washington Avenue will increase by about 30 percent of capacity. Traffic counts are unavailable in this vicinity for Monroe Avenue, but it is believed to be under capacity.

The proposed development fails to comply with the minimum parking standards, building setbacks, residential adjacency, front yard wall height, landscape buffer, building façade and service door development standards outlined in Title 19. In addition, the proposed Auto Repair Garage (Major) land use fails to comply with Conditional Use Regulations #5 and #7 outlined in Title 19.12, which prohibits vehicles to be parked on the premise for sale and to allow the use adjacent to property zoned R-E (Residence Estates). As such, the required Variances and Waivers further reinforce the unsuitability of this site for the proposed 8,228 square-foot Auto Repair Garage (Major) land use with the surrounding commercial and residential developments in the area. Therefore, staff recommends denial of the project and all associated land use entitlement applications.

FINDINGS (VAR-76590)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a land use which does not comply with Title 19.12 parking requirements. An alternative land use would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-76594)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to orient the proposed structure zero feet away from the side and rear property line. Alternative building placement would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-76595)

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

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

   The proposed use requires a Variance to address insufficient onsite parking and a Waiver to allow a service bay door to face the right-of-way where such is not allowed; which reinforces the unsuitability of this site for the proposed Auto Repair Garage (Major) use. In addition, the proposed Auto Repair Garage (Major) land use fails to comply with conditional use regulations #5 and #7 outlined in Title 19.12, which prohibits vehicles to be parked on the premise for sale and to allow the use adjacent to property zoned R-E (Residence Estates).The use cannot be conducted in a manner that is harmonious or compatible with the surrounding uses.

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

The proposed development fails to comply with the minimum parking standards, building setback, residential adjacency, front yard wall height, landscape buffer, building façade and service door development standards outlined in Title 19, which reinforces the unsuitability of the subject sit e for the proposed Auto Repair Garage (Major) use.

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

   Access to the site is provided from Monroe Avenue a 60-foot Local Street and Nellis Boulevard a 100-foot Primary Arterial, as designated by Title 13 and the Master Plan of Streets & Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

   The proposed Auto Repair Garage (Major) use will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public's health, safety or general welfare, or the overall objectives of the General Plan.

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

   There are no specific Special Use Permit conditions associated with the Auto Repair Garage (Major) use.

FINDINGS (SDR-76597)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   Staff has determined the proposed project is not compatible with surrounding development in the area, and will have a negative impact to the adjacent residential and commercial developments as evidenced by the requested Variances and Waivers.

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

The proposed development is not compatible with surrounding development in the area as evidenced by the requested Variances and Waivers to address insufficient parking building setbacks, residential adjacency, front yard wall height, landscape buffer, building façade and service door development standards outlined in Title 19; and will have a negative impact to the adjacent commercial developments.

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

Access to the site is provided from Monroe Avenue a 60-foot Local Street and Nellis Boulevard a 100-foot Primary Arterial, as designated by Title 13 and the Master Plan of Streets & Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

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

The project design and style are not appropriate for the subject location and will not be harmonious with buildings in the surrounding area. The submitted elevations indicate the building facades will be constructed with CMU masonry blocks. A waiver has been requested from Title 19.08.040, to allow the building facades to have no visual interest where such is required. The submitted landscape plan indicates the proposed landscaping buffers adjacent to the Monroe Ave and Nellis Boulevard provide with a combination of 24-inch box Shoestring Acacia trees and Evergreen Euony, Burford Holly, Rio Bravo Sage, Lowboy Pyracantha and Dwarf Indian Hawthorn five-gallon shrubs, which are consistent with the Southern Nevada Regional Plant List.

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

The applicant has requested a Waivers to allow a service bay door to face the right-of-way where such is not allowed and to allow the building facades to have no visual interest where such is required, which are inconsistent with the development standards outlined in Title 19.08.040(B)(4)e. Staff has determined the proposal is not compatible with surrounding development in the area, and will have a negative impact to the adjacent residential and commercial developments.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/15/04	A Code Enforcement case (#13107) was processed for code violations at 1395 North Nellis Boulevard. The complaint was resolved on 06/30/04.
01/25/11	A Code Enforcement case (#97592) was processed for sign violations at 1395 North Nellis Boulevard. The complaint was resolved on 03/17/11.
06/27/13	A Code Enforcement case (#130524) was processed for large piles of scrap tires at 1395 North Nellis Boulevard. The complaint was resolved on 08/14/13.
10/13/15	The Planning Commission approved a request for a Special Use Permit (SUP-61064) for a proposed Motor Vehicle Sales (Used) use with a waiver to allow 10,478 square feet of area dedicated to the use where 25,000 square feet is the minimum required at 1385 North Nellis Boulevard. Staff recommended denial of the request.
01/09/17	A Code Enforcement case (#173595) was processed for sign compliance survey (animated signs) at 1395 North Nellis Boulevard. The complaint was resolved on 02/08/17.
03/07/18	A Code Enforcement case (#186509) was processed for sign violations at 1395 North Nellis Boulevard. The complaint was resolved on 05/08/18.
08/29/18	A Code Enforcement case (#192422) was processed for people living in trailers on the commercial property, debris and other violations at 1395 North Nellis Boulevard. The complaint was resolved on 03/17/11.
07/09/19	The Planning Commission voted (6-0) to hold in abeyance VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300].
08/13/19	The Planning Commission voted (7-0) to hold in abeyance VAR-76590, VAR-76594, SUP-76595 and SDR-76597 [PRJ-76300].

Most Recent Change of Ownership	
11/25/14	A deed was recorded for a change in ownership.

JB

Related Building Permits/Business Licenses	
1963	The buildings were constructed.
10/08/92	A business license (A60-00038) was issued for Automotive Repair Garage - Major (Murray Buck) at 1395 North Nellis Boulevard. The license is still active.
10/27/15	A business license (G63-04401) was issued for Automotive Sales with Minor Repair (Diamond Auto Sales) at 1385 North Nellis Boulevard. The license was marked inactive on 09/05/17.
09/06/17	A business license (G65-06366) was issued for Automotive Sales with Minor Repair (Odiaga Auto Sales) at 1385 North Nellis Boulevard. The license was marked to expire on 03/01/19.
10/25/17	A business license (G65-07572) was issued for Automobile Leasing (Odiaga Auto Sales) at 1385 North Nellis Boulevard. The license was marked inactive on 03/19/19.
01/03/18	A business license (G65-09155) was issued for Business Support Service (Silver State taxes and Multi-services) at 1385 North Nellis Boulevard. The license was marked inactive on 03/18/19.
03/28/19	A business license (G67-02225) was issued for Automotive Sales with Minor Repair (KGC Auto Sales, LLC) at 1385 North Nellis Boulevard. The license is still active.

Pre-Application Meeting	
04/17/19	Staff met with the applicant and discussed the submittal requirements for a Variance, Special Use Permit and Site Development Plan Review for a proposed Auto Repair Garage (Major) addition to the existing commercial development.

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

Field Check	
05/23/19	During a routine site visit staff observed the subject staff as a well maintained existing commercial development with a Motor Vehicles Sales use on the east perimeter and Auto Repair Garage use on the west perimeter of the site. Staff noted that currently there is no existing sidewalk improvements on the Monroe Avenue right-of-way alignment; the area is filled with high weeds.

Details of Application Request	
Site Area	
Net Acres	0.78

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Auto Repair Garage (Minor) Motor Vehicle Sales (Used)	GC (General Commercial)	C-2 (General Commercial)
North	Mini-Storage	GC (General Commercial)	C-2 (General Commercial)
South	Storage Yard	GC (General Commercial)	C-2 (General Commercial)
East	Auto Repair Garage (Minor)	CG (Commercial General) – Clark County	C-2 (General Commercial) – Clark County
West	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)

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

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.080, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	120 Feet	Y
Min. Setbacks			
• Front	10 Feet	105 Feet	Y
• Side	10 Feet	0 Feet	N*
• Corner	10 Feet	15 Feet	Y
• Rear	20 Feet	0 Feet	N*
Max. Lot Coverage	50 %	28 %	Y
Max. Building Height	N/A	23.33 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*The applicant has requested a Variance (VAR-76594) to allow a zero-foot side yard where 10 feet is required, a zero-foot rear yard setback where 20 feet is required.

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	70 Feet	0 Feet	N*
Trash Enclosure	50 Feet	170 Feet	Y

*The applicant has requested a Variance (VAR-76594) to allow a zero-foot residential adjacency setback where 70 feet is required.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	15 Trees	Y
• South	1 Tree / 20 Linear Feet	9 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	3 Trees	4 Trees	Y
• West	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*

JB

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
TOTAL PERIMETER TREES		**28 Trees**	**19 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	14 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		1 Feet	N***
• South	8 Feet		0 Feet	N***
• East	15 Feet		7 Feet	N***
• West	8 Feet		0 Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested a Variance (VAR-76594) to allow a zero-foot side yard (south) setback where 10 feet is required, a zero-foot rear yard (west) setback where 20 feet is required.

** The applicant has request an Exception to allow seven trees where 14 trees are required within parking lot islands or at the end of a row of parking spaces.

***The applicant has requested a Waiver from Title 19.08.080 to allow a zero-foot landscape buffer along the west and south perimeters where eight feet is required; a one-foot buffer along a portion of the north perimeter and seven-foot buffer along a portion of the east perimeter where 15 feet is required

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Nellis Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Monroe Avenue	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Repair Garage (Major) – Proposed	8,228 SF	5 Spaces + 1:200	47				
Motor Vehicle Sales (Used)	1,308 SF	1:500	3				
TOTAL SPACES REQUIRED			50		39		N*
Regular and Handicap Spaces Required			48	2	36	3	N*
Loading Spaces	Less than 10,000 SF	1			0		N*
Percent Deviation			22%				

*A Variance (VAR-76590) has been requested to allow 39 parking spaces where 50 parking spaces are required. Staff recommends denial of this request.

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot landscaping buffer is required along all interior lot lines.	To allow a zero-foot landscape buffer on a portion of the south perimeter.	Denial
	To allow a zero-foot landscape buffer on the west perimeter.	Denial
A 15-foot landscaping buffer is required along the right-of-way.	To allow a one-foot landscape buffer on a portion of the north perimeter.	Denial
	To allow a seven-foot landscape buffer on a portion of the east perimeter.	Denial

JB

Waivers		
Requirement	***Request***	***Staff Recommendation***
If service or wash bay doors are provided, openings to the bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.	To allow a service bay door to face the right-of-way where such is not allowed.	Denial
Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls. Variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual interest.	To allow building facades with no visual interest where such is required	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow seven trees within the interior parking lot, where 14 trees should be required within parking lot islands or at the end of a row of parking spaces	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

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

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail — Phone —

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN SUITE 5 City Las Vegas State NV Zip 89119

E-mail richardg@pacdesignconcepts.com Phone 702-524-0054

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	

(No notes for this action)

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

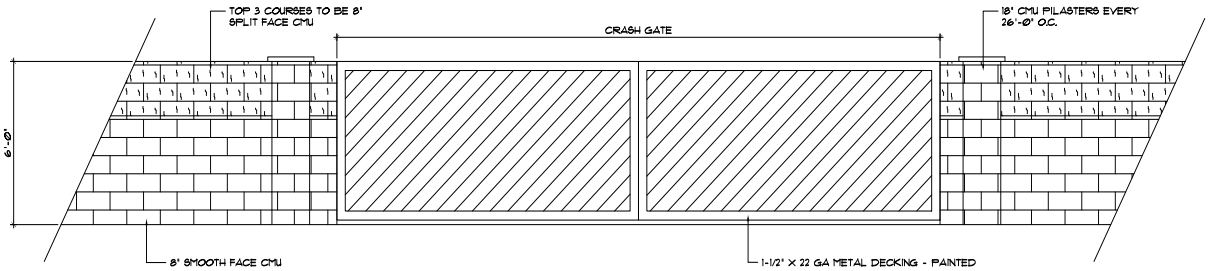
Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

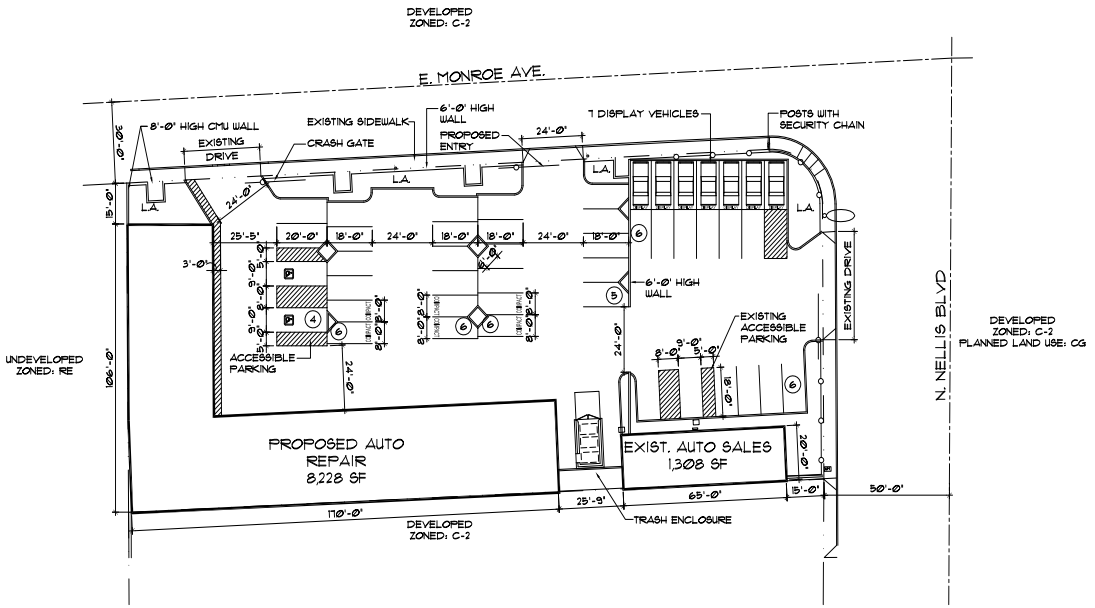
Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

PRJ-76300
05/20/19



1 / AS1.01 WALL / GATE ELEVATION

SCALE: 1/2"=1'-0"



PROJECT DATA:

PREVIOUS APPLICATION NUMBERS:		SUP-61064
BUILDING SQUARE FOOTAGE: 1,308 SF PARKING: 3 REQUIRED WITH 10 FOR DISPLAY VEHICLES		
ASSESSORS PARCEL NUMBER:		140-29-601-001
SITE AREA:		33,976.8 SF. (0.78 ACRES)
CURRENT ZONING:		C-2
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	10'-0"	15'-0"
SIDES:	10'-0"	0'-0", 15'-0
REAR:	20'-0"	0'-0"
RESIDENTIAL ZONE BOUNDARY:	10'-0"	0'-0"
BUILDING AREA:		9,628 SF.
AUTOMOTIVE REPAIR		8,228 SF.
EXISTING AUTO SALES		1,308 SF.
LOT COVERAGE:		28.3%
PARKING CALCULATIONS:		
REQUIRED:		50 SPACES
AUTO REPAIR: 5 SPACES + 1/200 SF		47 SPACES
AUTO SALES:		3 SPACES
PROVIDED:		39 SPACES
INCLUDING 3 HANDICAP SPACES AND 7 DISPLAY VEHICLES		

PROJECT LOCATION:



GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

A / AS1.01 ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

NORTH

PRJ-76300
08/29/19

pacific design concepts, llc
1489 w. warm springs road, suite 110
henderson, nevada 89014
(702) 454-5842

project title:
AUTOMOTIVE REPAIR GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
ARCHITECTURAL SITE PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
AS1.01

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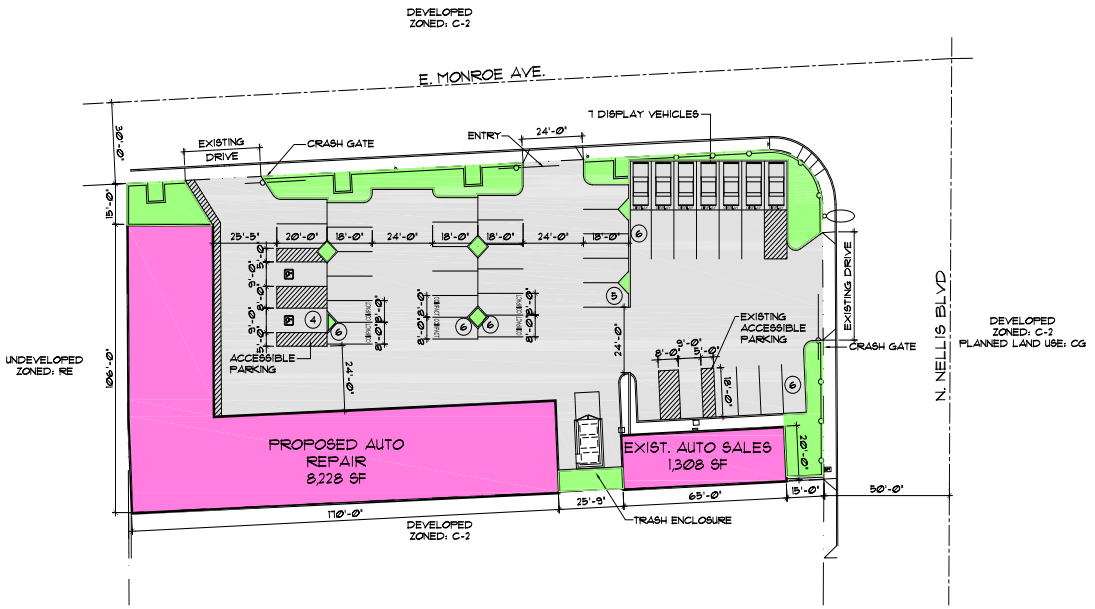

PROJECT DATA:

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PARKING: 3 REQUIRED WITH 10 FOR DISPLAY VEHICLES

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SETBACKS:

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EXISTING AUTO SALES 1,308 SF.

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PARKING CALCULATIONS:
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AUTO REPAIR: 5 SPACES + 1/200 SF 47 SPACES
AUTO SALES: 3 SPACES

PROVIDED: 39 SPACES
INCLUDING 3 HANDICAP SPACES AND 7 DISPLAY VEHICLES

PROJECT LOCATION:



NORTH
NOT TO SCALE

GENERAL NOTES:

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A AS1.01 ARCHITECTURAL SITE PLAN
SCALE: 1"=20'-0"

NORTH

PRJ-76300
08/29/19

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1489 w. warm springs road, suite 110
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AUTOMOTIVE REPAIR GARAGES
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issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
AS1.01

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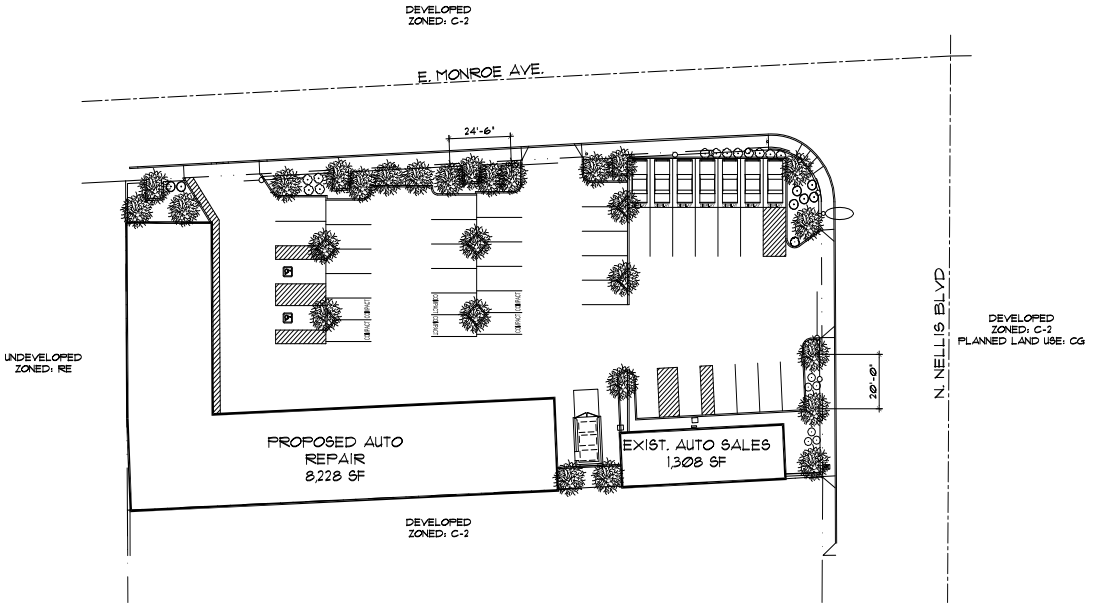
LANDSCAPE LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	TREES			
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	STANDARD TRUNK
	SHRUBS			
○	EUONYMUS JAPONICA	EVERGREEN EUONYMOUS	5 GAL.	
⊖	ILEX CORNUTA 'BURFORD'	BURFORD HOLLY	5 GAL.	
⊙	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	5 GAL.	
⊙	PYRACANTHA COCCINEA 'LOUBOY'	LOUBOY PYRACANTHA	5 GAL.	
⊛	RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN	5 GAL.	



ARCHITECTURAL SITE PLAN
SCALE: 1"=20'-0"

NORTH

PRJ-76300
08/29/19

pacific design concepts, llc
1489 w. warm springs road, suite 110
henderson, nevada 89014
(702) 454-5842

project title:
AUTOMOTIVE REPAIR GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

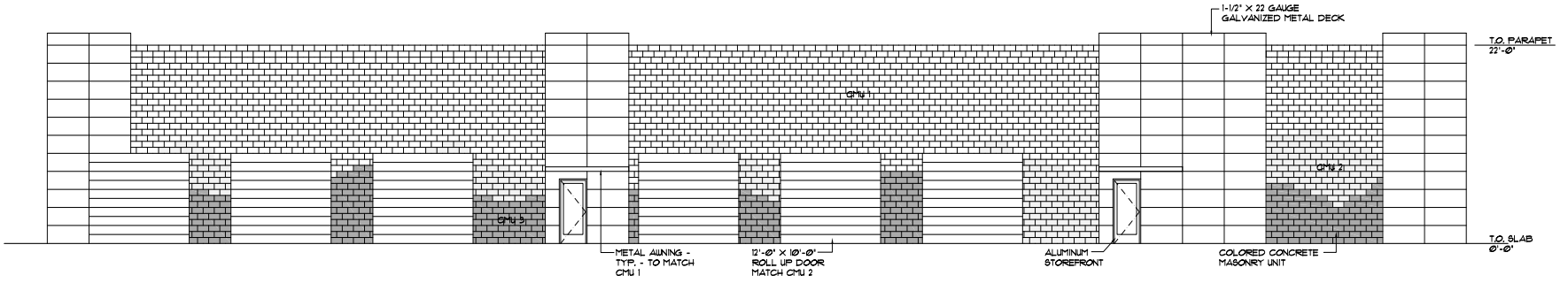
sheet title:
LANDSCAPE PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

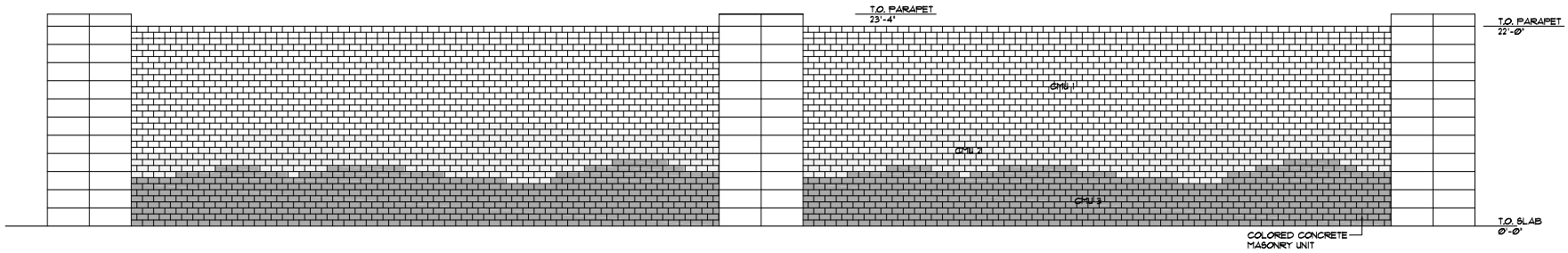
sheet no.
L1.01

as instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the project for which they were prepared, and not for construction of any other projects. any use or reproduction of the drawings, whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. nac 623.180 pacific design concepts, llc 2019.

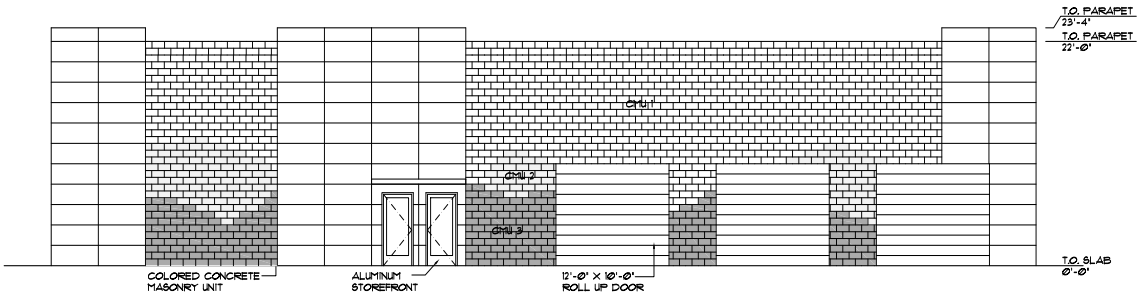
G:\19-04 Nellis Monroe\Arch\L101.dwg plotted: 8/29/2019 12:00 PM



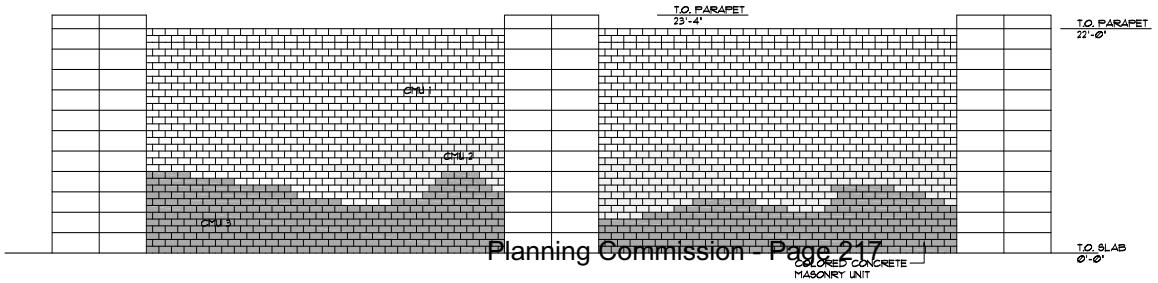
1 A6.01 NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 A6.01 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3 A6.01 EAST ELEVATION
SCALE: 3/16"=1'-0"



4 A6.01 WEST ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR FINISH LEGEND:

CONCRETE MASONRY UNITS: ORCO SPLIT FACED BLOCK - 55% NATURAL GRAY, 15% BLACK 100 AND 30% BLACK 250

STOREFRONT: CLEAR ANODIZED

Planning Commission - Page 217

PRJ-76300
08/29/19

pacific design concepts, llc
1489 w. warm springs road, suite 110
henderson, nevada 89014
(702) 454-5842

project title:
AUTOMOTIVE REPAIR GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
EXTERIOR ELEVATIONS

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
A6.01

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G:\19-04 Nellis Monroe\Arch\A601.dwg plotted: 8/29/2019 12:00 PM



PRJ-76300
08/29/19



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

PRJ-76300
08/29/2019

NORTH

pacific design concepts, llc
1489 w. warm springs road, suite 110
henderson, nevada 89014
(702) 454-5842

project title:
AUTOMOTIVE REPAIR GARAGES
SW CORNER OF NELLIS AND MONROE
LAS VEGAS, NEVADA 89110

consultant:

sheet title:
FLOOR PLAN

issue date:
drawn by:
checked by: JG
project no.: 19-04
revisions:

sheet no.
A1.01

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G:\19-04 Nellis Monroe\Arch\A101.dwg plotted: 8/29/2019 12:01 PM

pacific design concepts, llc
6725 S Eastern, Suite 5, las vegas, nv 89119
PDC

March 20, 2019 *Revised April 02, 2019 Revised May 6, 2019

City of Las Vegas Department of Planning & Zoning
333 Rancho Drive
Las Vegas, NV 89103

Attn: Jonathan Boyles

RE: NELLIS AND MONROE AUTO REPAIR
APN: 140-29-601-001
SITE DEVELOPMENT PLAN REVIEW & VARIANCE & SUP
JUSTIFICATION LETTER

Dear Jonathan,

We respectfully request favorable consideration for the above referenced project for a Site Development Plan Review and Variance.

The proposed Site Development Plan Review is for a 8,228 sq. ft. single story automotive repair shop facility on .78 acre in a C-2 zoning district. This is in conjunction with an existing auto sales lot. The existing auto sales building is approximately 1308 square feet with waivers to allow a zero foot landscape buffer along the south and west perimeters where 8 feet is required and a 3 foot landscape buffer along a portion of the north perimeter where 15 feet is required. The auto repair shop will be conducting major repairs, however there will not be any auto body or painting services. We are also seeking a waiver of the landscaping terminal islands in the parking lot to be able to provide maximum parking and a waiver to allow roll-up service doors to face right of way where not allowed.

The Variance #1 request is to allow 39 parking stalls where 53 are required. (26.4% reduction) The preliminary parking analysis based on ITE standards suggest adequate parking is provided.

The Variance #2 request is to allow a zero foot side setback where 10 feet is required and zero rear setback where 20 feet is required adjacent to a R-E zoning district. The setback reduction is necessary to provide a barrier between the commercial use and residential use.

The Special Use Permit is to allow a 8,228 sq. ft. auto repair service garage (major) use with a waiver to allow vehicles to be parked on the premise for sale which is prohibited. This use was previously approved and is existing under SUP-61064.

We believe the best site use and building planning will be to orient the roll-up doors away from residential uses. This will also provide the necessary buffer for sound attenuation and noise will be directed to the streets where noise already exists.
The proposed development will clean up the existing property and provide the much needed enclosed space for proper use.

This request is appropriate based on the following finding of the facts.

1. The proposed development is compatible with adjacent development and development in the area.

2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, Wall and buffer Standards, and other duly adopted city plans, policies and standards.

PRJ-76300
05/20/19

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

4. Building and landscape materials are appropriate for the area and for the city.

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

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

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

Richard C. Gallegos
Project Director

PRJ-76300
05/20/19

pacific design concepts, llc
6725 s eastern ave., suite 5, henderson, nv 89119 (702) 524-0054

PDC

July 08, 2019

RECEIVED
JUL 0 9 2019
Dept of Planning
City of Las Vegas

City of Las Vegas
333 S. Rancho Drive
Las Vegas, NV 89106

Attn: Jonathan Boyles

RE: CITY OF LV PLANNING COMMISSION AGENDA 07/07/19 ITEMS 56, 57, 58 & 59
NELLIS AND MONROE - AUTO REPAIR
VAR-76590
VAR-76594
SUP-76595
SDR-76597

Dear Jonathan,

We respectfully request to hold our above referenced items until the August 13, 2019 Planning Commission Agenda to work on staff's conditions and comments. We appreciate the additional time.

Should you require additional information or have any questions please contact me at 702.524.0054.

Sincerely,

Richard Gallegos
Project Director

Submitted after final agenda

Items 56-59

Page:1/3
To:7024647499
JUL-01-2019 11:13 From:Safe Money Advisors 7028388591

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

Return Service Requested
Official Notice of Public Hearing

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U.S. Postage
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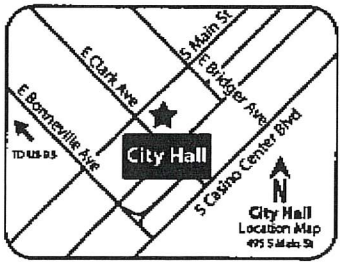
Las Vegas, NV
Permit No. 1630



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

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-76590 and VAR-76594 [PRJ-76300]
Planning Commission Meeting of 07/09/2019

PRJ-76300
14028110030
THOMAS FAMILY TRUST
THOMAS RODNEY L & KIMBERLY E TRS
1498 RINGE LN
LAS VEGAS NV 89110-1631

103 ORDGNP1

Submitted after final agenda

5e-57P

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

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Permit No. 1630

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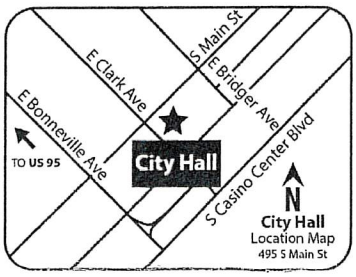

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JUL 08 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76590 and VAR-76594 [PRJ-76300]

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

PRJ-76300
14029612006
HERNANDEZ RICARDO & AMALIA
4953 E MONROE AVE
LAS VEGAS NV 89110-1586

103 DRDGNP1

S6P
S7P

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

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Las Vegas, NV
Permit No. 1630

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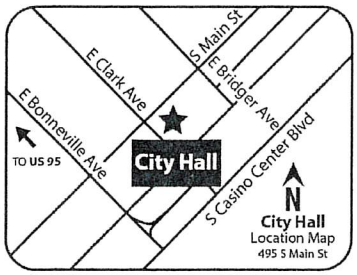
Official Notice of Public Hearing



RECEIVED
JUL 03 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76590 and VAR-76594 [PRJ-76300]

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

PRJ-76300
14029612008
JACKS JOYCE R LIVING TRUST
JACKS JOYCE R TRS
P O BOX 1104
LOGANDALE NV 89021

43 DRDGNP1

SGP
STP

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

we can't improve the east side when people don't want follow guidelines & improvements. Set backs are there for a reason. It is already difficult to see if traffic is coming with the wrought iron fence that is currently there. It's been run into & not replaced. What makes you think they will make it better with these variances?

PRSRT
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Las Vegas, NV
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Official Notice of Public Hearing

RECEIVED
JUL 08 2019
Dept of Planning
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76590 and VAR-76594 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14029510084
MARTIN FAMILY TRUST
MARTIN TIMM WAYNE & CRYSTAL DAWN
5018 E MONROE AVE
LAS VEGAS NV 89110-1585

S6P
S7P

pacific design concepts, llc
6725 s eastern ave., suite 5, henderson, nv 89119 (702) 524-0054

PDC

August 12, 2019

RECEIVED
AUG 13 2019
Dept of Planning
City of Las Vegas

City of Las Vegas
333 S. Rancho Drive
Las Vegas, NV 89106

Attn: Planning Staff

RE: CITY OF LV PLANNING COMMISSION AGENDA 08/13/19 ITEMS 32, 33, 34 & 35
NELLIS AND MONROE - AUTO REPAIR
VAR-76590
VAR-76594
SUP-76595
SDR-76597

Dear Staff,

We respectfully request to hold our above referenced items for 30 days or until the September 10, 2019 Planning Commission Agenda to meet with Planning Commissioners and continue to work on staffs comments. We appreciate the additional time.

Should you require additional information or have any questions please contact me at 702.524.0054.

Sincerely,

Richard Gallegos
Project Director

Submitted after final agenda

Items 32-35



VAR-76590 [PRJ-76300] - VARIANCE RELATED TO VAR-76594, SUP-76595 AND SDR-76597 - APPLICANT/OWNER: RUBIO RAMIREZ, LLC
1385 AND 1395 NORTH NELLIS BOULEVARD

05/23/19

Submitted after final agenda

Items 14-17
Rec'd 9/10/2019



VAR-76590 [PRJ-76300] - VARIANCE RELATED TO VAR-76594, SUP-76595 AND SDR-76597 - APPLICANT/OWNER: RUBIO RAMIREZ, LLC
1385 AND 1395 NORTH NELLIS BOULEVARD

05/23/19



VAR-76590 [PRJ-76300] - VARIANCE RELATED TO VAR-76594, SUP-76595 AND SDR-76597 - APPLICANT/OWNER: RUBIO RAMIREZ, LLC
1385 AND 1395 NORTH NELLIS BOULEVARD

05/23/19

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

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Las Vegas, NV
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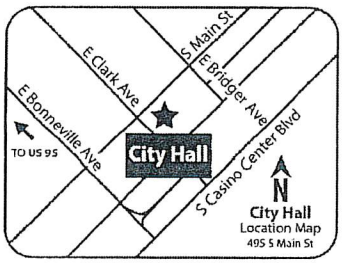
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76590 and VAR-76594 [PRJ-76300]

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

PRJ-76300
14029510087
SHARP VAL D
P O BOX 1263
LOGANDALE NV 89021

43 ORDCNP1

Submitted after final agenda 14-15P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
15

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

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

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

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

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

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail — Phone —

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN SUITE 5 City Las Vegas State NV Zip 89119

E-mail richardg@pacdesignconcepts.com Phone 702-524-0054

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	

(No notes for this action)

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

PRJ-76300
05/20/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
16

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

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

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

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting
4. Submitted after Final Agenda - Protest Postcard

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

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

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail — Phone —

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN SUITE 5 City Las Vegas State NV Zip 89119

E-mail richardg@pacdesignconcepts.com Phone 702-524-0054

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	

(No notes for this action)

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

PRJ-76300
05/20/19

PAGE 01/03
07/04/2019 04:16PM 7024523189 RICK F

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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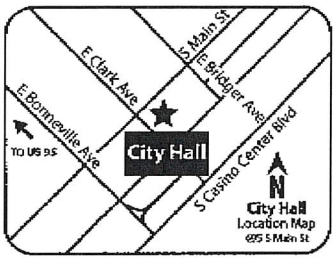

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76595 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14028210018
FELKINS RICKEY E
1283 RINGE LN
LAS VEGAS NV 89110-1626

103 ORDCNP1

Submitted after final agenda

58P

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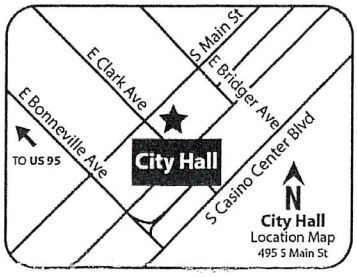

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76595 [PRJ-76300]

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

PRJ-76300
14029612006
HERNANDEZ RICARDO & AMALIA
4953 E MONROE AVE
LAS VEGAS NV 89110-1586

103 ORDGNP1

582

City of Las Vegas
Department of Planning
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☒ I OPPOSE this Request

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SUP-76595 [PRJ-76300]

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

PRJ-76300
14029612008
JACKS JOYCE R LIVING TRUST
JACKS JOYCE R TRS
P O BOX 1104
LOGANDALE NV 89021

43 DRDGNP1

S8P

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

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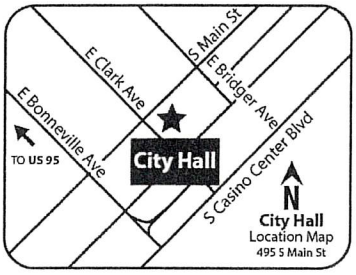

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☒ I OPPOSE this Request

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SUP-76595 [PRJ-76300]

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

PRJ-76300
14029510084
MARTIN FAMILY TRUST
MARTIN TIMM WAYNE & CRYSTAL DAWN
5018 E MONROE AVE
LAS VEGAS NV 89110-1585

103 ORDGNP1

S8P

JUL-01-2019 11:13 From:Safe Money Advisors 7028388591 To:7024647499 Page:2/3

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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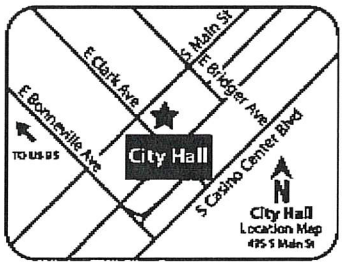

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-76595 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14028110030
THOMAS FAMILY TRUST
THOMAS RODNEY L & KIMBERLY E TRS
1498 RINGE LN
LAS VEGAS NV 89110-1631

1 003 DRDGNP1

58P

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

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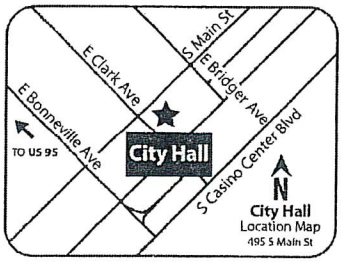

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-76595 [PRJ-76300]

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

PRJ-76300
14029510087
SHARP VAL D
P O BOX 1263
LOGANDALE NV 89021

43 DRDGMP1

Submitted after final agenda | LOP

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
17

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

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

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

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Backup Documentation Submitted for the July 9, 2019 Planning Commission Meeting
4. Submitted after Final Agenda - Protest Postcard

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DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1385 & 1395 N. NELLIS BLVD.

Project Name NELLIS & MONROE AUTO **Proposed Use** Auto Repair-Major

Assessor's Parcel #(s) 140-29-601-001 **Ward #** 3

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

Additional Information SUP-61064 existing

Property Owner RUBIO RAMIREZ LLC **Contact** RUBIO RAMIREZ

Address 9316 RUBY ARBOR CT. unit 101 City Las Vegas State NV Zip 89178

E-mail — Phone —

Applicant RUBIO RAMIREZ LLC. **Contact** Alberto Jauregui

Address 3505 E. HARMON, Suite B City Las Vegas State NV Zip 89121

E-mail alberto@nevadaland.com Phone 702-435-7011 ext: 112

Representative PACIFIC DESIGN CONCEPTS **Contact** RICHARD GALLEGOS

Address 6725 S. EASTERN SUITE 5 City Las Vegas State NV Zip 89119

E-mail richardg@pacdesignconcepts.com Phone 702-524-0054

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Teresa Ramirez

Subscribed and sworn before me

This 5 day of May, 20 2019

Notary Public in and for said County and State

ALBERTO JAUREGUI
Notary Public, State of Nevada
No. 98-35390-1
My Appt. Exp: Nov. 4, 2021

PRJ-76300
05/20/19

RUBIO RAMIREZ, LLC

Business Entity Information

Status:	Active	File Date:	11/20/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0588492014-6
Qualifying State:	NV	List of Officers Due:	11/30/2019
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141718223	Business License Exp:	11/30/2019

Registered Agent Information

Name:	TERESA RAMIREZ	Address 1:	10485 RANCHO DESTNO RD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89183
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - TERESA RAMIREZ			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	
Manager - JORGE RUBIO			
Address 1:	10485 RANCHO DESTINO RD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89183	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140771742-15	# of Pages:	2
File Date:	11/20/2014	Effective Date:	

(No notes for this action)

PRJ-76300
05/20/19

Action Type:	Initial List		
Document Number:	20150083609-24	# of Pages:	1
File Date:	2/24/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20160130738-11	# of Pages:	1
File Date:	3/23/2016	Effective Date:	
15-16			

Action Type:	Annual List		
Document Number:	20160548602-34	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20160548603-45	# of Pages:	1
File Date:	12/16/2016	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20170537957-06	# of Pages:	1
File Date:	12/20/2017	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20180515468-40	# of Pages:	1
File Date:	11/28/2018	Effective Date:	
18-19			

PRJ-76300
05/20/19

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Department of Planning
Development Services Center
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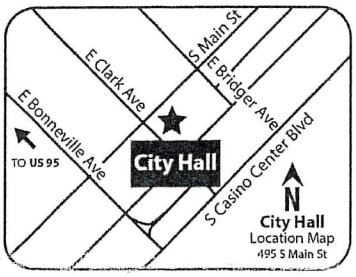

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76597 [PRJ-76300]

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

PRJ-76300
14029612006
HERNANDEZ RICARDO & AMALIA
4953 E MONROE AVE
LAS VEGAS NV 89110-1586

103 DRDGNP1

Submitted after final agenda

S9P

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

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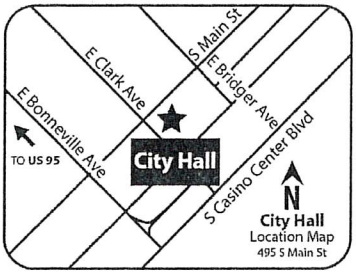

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76597 [PRJ-76300]

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

PRJ-76300
14029612008
JACKS JOYCE R LIVING TRUST
JACKS JOYCE R TRS
P O BOX 1104
LOGANDALE NV 89021

43 DRDGNP1

S9P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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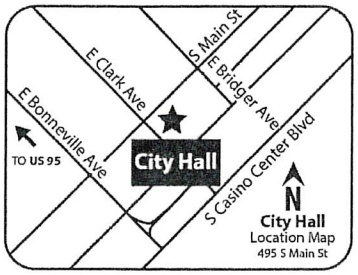

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76597 [PRJ-76300]

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

PRJ-76300
14029510084
MARTIN FAMILY TRUST
MARTIN TIMM WAYNE & CRYSTAL DAWN
5018 E MONROE AVE
LAS VEGAS NV 89110-1585

103 ORDGNP1

S9P

Page:3/3
To:7024647499
JUL-01-2019 11:13 From:Safe Money Advisors 7028388591

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

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Las Vegas, NV
Permit No. 1630

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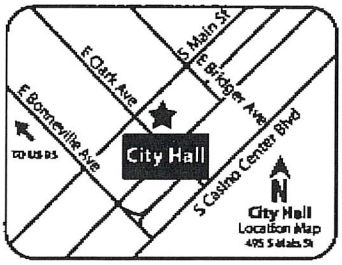
Official Notice of Public Hearing



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JUL 0 8 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76597 [PRJ-76300]
Planning Commission Meeting of **07/09/2019**

PRJ-76300
14028110030
THOMAS FAMILY TRUST
THOMAS RODNEY L & KIMBERLY E TRS
1498 RINGE LN
LAS VEGAS NV 89110-1631

103 DRDGNP1

59P

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

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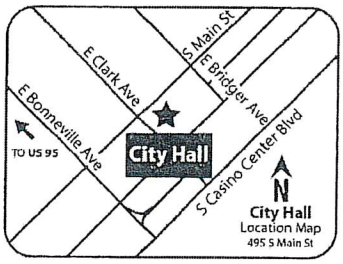

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76597 [PRJ-76300]

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

PRJ-76300
14029510087
SHARP VAL D
P O BOX 1263
LOGANDALE NV 89021

43 DRDGNP1

Submitted after final agenda 17P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
18

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

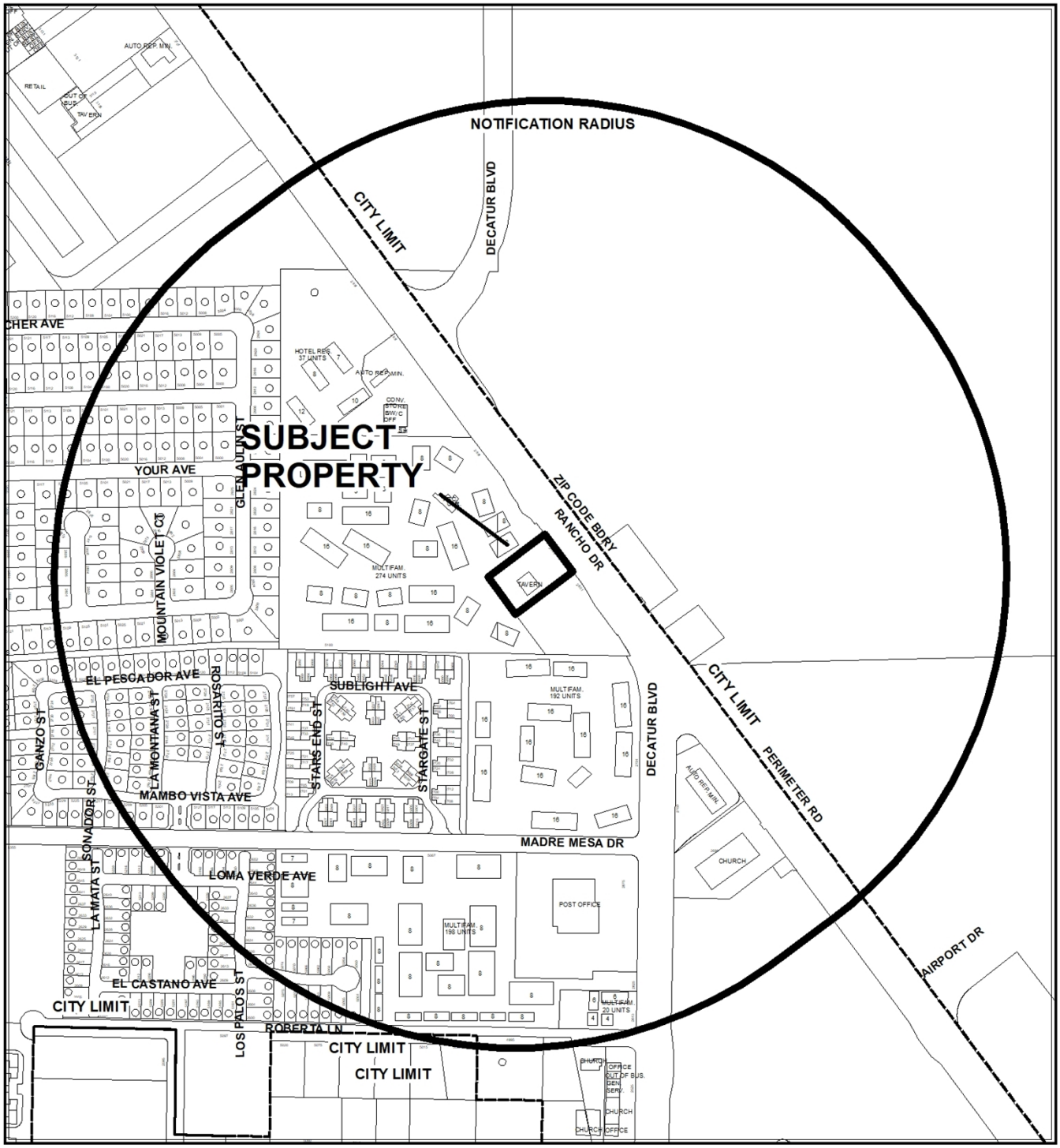
SUBJECT:
ABEYANCE - VAR-76903 - VARIANCE - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Variance TO ALLOW 35 PARKING SPACES WHERE 146 SPACES ARE REQUIRED on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

C.C.: 10/16/2019

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618]
2. Conditions and Staff Report - VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618]
3. Supporting Documentation - VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618]
4. Photo(s) - VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618]
5. Justification Letter - VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618]
6. Backup Documentation Submitted for the August 13, 2019 Planning Commission Meeting
7. Submitted after Final Agenda - Support Postcards for VAR-76903 and SUP-76904 [PRJ-76618]



0 395 790 Feet

CASE: **VAR-76903, SUP-76904, SDR-76905 (PRJ-76618)**

RADIUS: 1500 FEET

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

N



0 395 790 Feet

CASE: **VAR-76903, SUP-76904, SDR-76905 (PRJ-76618)**

RADIUS: 1500 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76903	Staff recommends DENIAL, if approved subject to conditions:	
SUP-76904	Staff recommends DENIAL, if approved subject to conditions:	VAR-76903
SDR-76905	Staff recommends DENIAL, if approved subject to conditions:	VAR-76903 SUP-76904

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED
329 - VAR-76903 and SUP-76904
329 - SDR-76905

PROTESTS
2 - VAR-76903 and SUP-76904
2 - SDR-76905

APPROVALS
0 - VAR-76903 and SUP-76904
1 - SDR-76905

CS

** CONDITIONS **

VAR-76903 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76904) and Site Development Plan Review (SDR-76905) shall be required, if approved.

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

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

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

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

SUP-76904 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.

2. If approved, Special Use Permit (U-0040-95) shall be expunged.

3. Approval of and conformance to the Conditions of Approval for Variance (VAR-76903) and Site Development Plan Review (SDR-76905) shall be required.

CS

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

5. A Waiver from Title 19.12 is hereby approved, to allow a 638 square-foot distance separation for a Church where 1,500 feet is required.

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

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

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

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

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

SDR-76905 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76903) and Special Use Permit (SUP-76904) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, date stamped 06/25/19, except as amended by conditions herein.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a Liquor Establishment (Tavern) use with an outdoor seating area that does not meet the minimum parking requirements at 2851 North Rancho Drive.

ISSUES

- Variance (VAR-76903) is requested to allow 35 parking spaces where 146 spaces are required. Staff does not support the request.
- Special Use Permit (SUP-76904) is requested to allow a 3,470 square-foot Liquor Establishment (Tavern) use with a 5,025 square-foot outdoor seating area. Staff does not support the request.
- Site Development Plan Review (SDR-76905) is requested to allow a 5,025 square-foot outdoor seating area addition to an existing 3,470 square-foot commercial building. Staff does not support the request.
- A Waiver is requested to allow a 638-foot distance separation from a church where 1,500 feet is required. Staff does not support the request.

ANALYSIS

The subject site is zoned C-2 (General Commercial) and subject to Title 19 development standards. It is home to an existing Liquor Establishment (Tavern) use, approved by the City Council in 1995. Since this initial approval, a church was established within the required 1,500-foot distance separation area. As such, the current Special Use Permit (U-0040-95) for a Liquor Establishment (Tavern) use has been classified as a non-conforming use. Title 19 defines a non-conforming use as, “Any legally pre-existing use of land which is inconsistent with the provisions of this Title, or an amendment thereto.”

The applicant now proposes to expand the current Tavern use with a 5,025 square-foot outdoor seating area. Per the submitted justification letter, this area would be utilized to host outdoor events such as corn-hole tournaments. However, due to the classification of the current Tavern Special Use Permit (U-0040-95) as a non-conforming use, it is limited to a maximum expansion size of 50 percent and unable to request any changes that require approval of a Variance. The existing use is 3,470 square feet which would allow a maximum outdoor seating area expansion size of 1,735 square feet.

CS

In order to expand the outdoor seating area greater than the allowed 1,735 square feet, the applicant requests the approval of a new Special Use Permit (SUP-76904), with a waiver to allow a distance separation of 638 feet from a church where 1,500 feet is required. If approved, the original Special Use Permit (U-0040-95) will be expunged. The applicant also requests Variance (VAR-76903) to allow 35 parking spaces where 146 spaces are required. While no new permanent structures are proposed, whenever the operator hosts an outdoor event, parking spaces located in the rear of the site will be blocked off.

Per Title 19, the Liquor Establishment (Tavern) use is defined as "a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold." The proposed use meets the definition, as the establishment intends to sell alcoholic beverages for consumption on the premises.

The Minimum Special Use Permit Requirements for this use include:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement, as there is a church located 638 feet southwest of the property. This requirement is waivable under Special Use Permit Requirement 5e, as the protected use (church) is separated from the proposed Liquor Establishment (Tavern) by a minimum 100-foot right-of-way (Decatur Boulevard).

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

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

3. For the purpose of Requirement 2, and for that purpose only:
    a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
    b. The "property line" of a liquor establishment (tavern) refers to:
        i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or

        ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
            A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
            B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
            C. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
            D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

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

4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.

    This requirement does not apply, as neither circumstance applies to the subject establishment.

CS

5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:
    a. Will be located on a parcel within the C-V District, the Parkway Center District within the Downtown Centennial Plan, the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;

    b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
    c. Will be located within a regional mall; or
    d. Will be located within a mixed-use development
        i. That has been approved by means of Special Use Permit pursuant to LVMC Chapters 19.12 and 19.16;
        ii. That has a minimum net site area of 15 acres; and
        iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or
    e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet.

    This requirement applies, as a waiver of distance separation is necessary. The protected use (church) is separated from the proposed Liquor Establishment (Tavern) by a 100-foot right-of-way (Decatur Boulevard).

6. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.

    The proposed use is required to comply with this requirement as a condition of approval.

Due to the associated requested Variance for parking and distance separation Waiver, staff recommends denial of all requested entitlements. If approved, original Special Use Permit (U-0040-95) will be expunged. If denied, Special Use Permit (U-0040-95) will remain intact with the allowance of a maximum 50 percent expansion.

FINDINGS (VAR-76903)

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

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;

CS

3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing an expansion without providing adequate parking that meets Title 19 development standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-76904)

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

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

   The proposed land use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses as evidenced by the requested Variance to allow a reduction in parking and a distance separation Waiver from an existing church.

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

   The subject site is not physically suitable for the proposed development due to the significant lack of required parking provided when outdoor events will be held.

CS

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

   Street access will remain from Rancho Drive, a primary arterial street as designated by the Master Plans of Streets and Highways, is adequate in size to service the proposed Liquor Establishment (Tavern) use.

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

   If approved, the proposed Liquor Establishment (Tavern) use will be subject to building permit and licensing review and inspections, thereby safeguarding the health, safety and welfare of the public, as well as the objectives of the General Plan.

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

   The proposed use fails to meet the minimum parking requirement. Variance (VAR-76903) is requested to allow 35 parking spaces where 146 spaces are required. A Waiver is also requested to allow a 638-foot distance separation from a church where 1,500 feet is required. Staff does not support either request.

FINDINGS (SDR-76905)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with adjacent development in the area due to the needed approval of a 76 percent decrease in parking.

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

   The proposed development is not consistent with all City applicable codes as evidenced by the requested Variance for parking and distance separation Waiver.

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

CS

Street access will remain from Rancho Drive, a primary arterial street as designated by the Master Plans of Streets and Highways, is adequate in size to service the proposed Liquor Establishment (Tavern) use. Circulation will be impacted when outdoor events are held causing a significant decrease in parking.

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

   There are no proposed changes to the existing building façade and landscaping.

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

   There are no new permanent structures proposed at this time.

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/17/95	The City Council approved a Special Use Permit (U-0040-95) to allow a Tavern in conjunction with a proposed Restaurant on the corner of Rancho Drive and Decatur Boulevard. The Board of Zoning Adjustment and Staff recommended approval.
06/07/95	The City Council approved a Rezoning (Z-0021-95) from C-2 (General Commercial) and R-E (Residence Estates) to R-PD14 (Residential Planned Development – 14 Units per Acre) and R-PD20 (Residential Planned Development – 20 Units per Acre) and C-2 (General Commercial).
06/19/96	The City Council approved an Extension of Time [U-0040-95(1)] on an approved Special Use Permit which allowed a Tavern in conjunction with a proposed Restaurant in a proposed Shopping Center at the northwest corner of Rancho Drive and Decatur Boulevard.
06/03/97	The Board of Zoning Adjustment approved a Variance (V-0033-97) to allow 65 parking spaces where 83 parking spaces are required for an approved tavern. Staff had no objections.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
08/13/19	The Planning Commission voted (7-0) to hold VAR-76903, SUP-76904 and SDR-76905 [PRJ-76618] in ABEYANCE to the September 10, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
05/02/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/18/18	A business license (L66-00051) was issued for a Liquor Establishment (Tavern) use with a full service restaurant and restricted gaming, tobacco, ATM, and several video games at 2851 N Rancho. The license is active as of 05/20/19.

Pre-Application Meeting	
05/22/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for proposed changes at the subject site.

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

Field Check	
07/02/19	Staff conducted a routine field check and found an existing restaurant/bar establishment. Staff observed a church located on property south of the subject site.

Details of Application Request	
Site Area	
Net Acres	0.92

CS

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Tavern	LI/R (Light Industrial/Research)	C-2 (General Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)
South	Undeveloped	LI/R (Light Industrial/Research)	C-2 (General Commercial)
East	Airport	Clark County	M-2 [General (Industrial)]
West	Multi-Family Residential	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – (35 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Primary Arterial	Master Plan of Streets and Highways	125 Feet	Y

CS

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Liquor Establishment (Tavern) – Public Seating	6,843 SF	1:50 SF	137				
Liquor Establishment (Tavern) – Remaining GFA	1,652 SF	one space for each 200 square feet of the total remaining GFA	9				
TOTAL SPACES REQUIRED			146		35		N*
Regular and Handicap Spaces Required			141	5	33	2	N*
Percent Deviation			76 %				

* Variance (VAR-76903) is requested to allow 35 parking spaces where 146 spaces are required. Staff does not support the request.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 1,500 distance separation from any church	Allow a 638 distance separation from an existing church	Denial

CS

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2851 N. RANCHO DR, LAS VEGAS, NV, 89130

Project Name # PRJ-76618 **Proposed Use** _____

Assessor's Parcel #(s) 139-18-201-002 **Ward #** _____

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

Additional Information _____

Property Owner 2851 North Rancho, LLC Contact Douglas DaSilva

Address 700 N. Main St. City Las Vegas State NV Zip 89101

E-mail dasilva55@yahoo.com Phone 702 539 2000

Applicant JOSEPH SIGNORE JR / SIG CITY OPERATING COMPANY, LLC dba JOE'S BAR & GRILL Contact JOSEPH SIGNORE JR

Address 3395 W. COUGAR AVE, LV, NV, 89139 City LAS VEGAS State NV Zip 89139

E-mail JSIG183487@AOL.COM Phone 702-236-7228

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name 2851 North Rancho LLC, by Douglas DaSilva

STATE of NEVADA County of CLARK

Subscribed and sworn before me

This 22ND day of JUNE, 20 19

Notary Public in and for said County and State

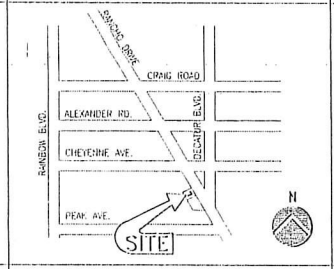
RICARDO AYALA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-22-2020
Certificate No: 12-8060-1

PRJ-76618
06/25/19

Planning Commission - Page 276

PRJ-76618
06/25/19

LOCATION MAP N.T.S.



VICINITY MAP N.T.S.



LANDSCAPE SCHEDULE

QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
58		LOWBOY	PHYLOSTACHYS	1 GAL.	
		PYRACANTHA	COCCINEA "LOWBOY"		
10		COLORADO MESQUITE	PROSOPIS ALBA "COLORADO"	24" BOX	
147		NEW GOLD LANTANA	LANTANA SP. NEW GOLD	1 GAL.	
13		DESERT SPOON	DASYLIRION WHEELER	5 GAL.	
6400 SF		ALTA FESCUE	FESCUE ELATIOR	5 S.F./ PIECE	SOD

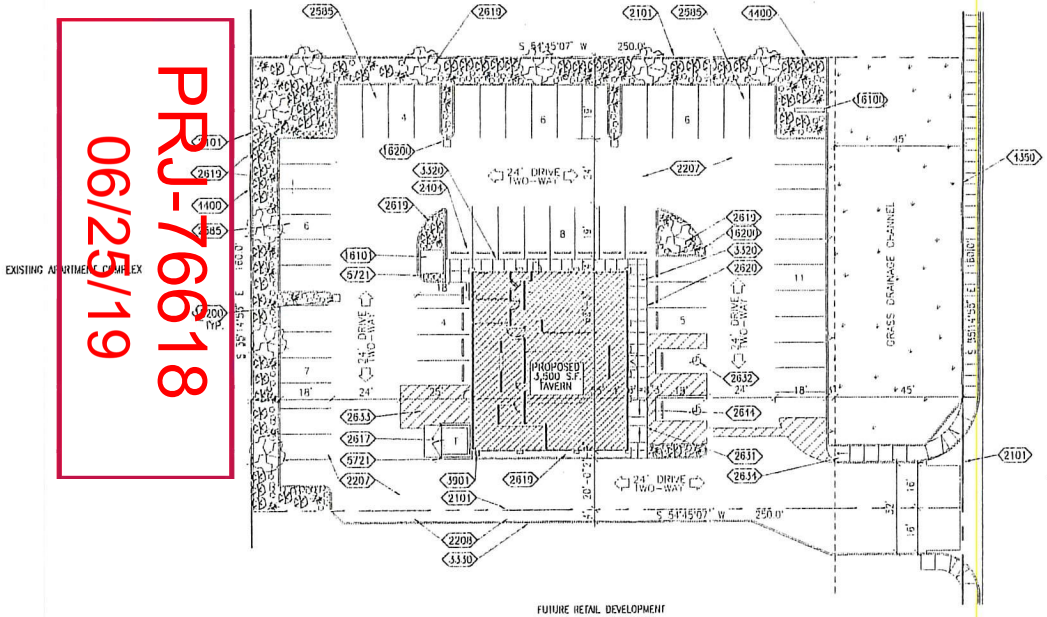
GENERAL LANDSCAPE NOTES:

1. ALL PLANTER AREAS NOT OTHERWISE NOTED TO HAVE 3" DECOMPOSED GRANITE(PALAMINO CORAL IN COLOR) O/BLACK LANDSCAPE FABRIC AS GROUND COVER AROUND PLANTS AND SHRUBS. (SIZE 3/4" - 1" dia.)
2. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND FERTILIZED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION.
3. FOR TREE STAKING & SCHRUB PLANTING SEE - (10 A1.3) (11 A1.3)
4. SUPPLY AND INSTALL ALL PIPING, FITTINGS, VALVES, HEADS, TIMERS, WIRING, ECT. NECESSARY TO PROVIDE A PROPER AUTOMATIC IRRIGATION SYSTEM TO ALL PLANTING AREAS ADEQUATE TO ALLOW VIGOROUS PLANT LIFE, HEALTH AND GROWTH.IRRIGATION SUB-CONTRACTOR TO PROVIDE DETAILED IRRIGATION PLAN TO ARCHITECT FOR REVIEW AND APPROVAL.

KEYNOTES THIS SHEET ONLY

- (2101) PROPERTY LINE
- (2207) TYP. A/C PAVING - SEE CIVIL
- (2208) TEMP. A/C PAVING - FUTURE COMMON DRIVE
- (2401) TYP. CONC. VAR CURB - SEE (13 A1.3)
- (2505) TYP 9X18 PARKING STALLS, W/3" PAINTED STRIPING.
- (2617) 6' HIGH TRASH ENCLOSURE - SEE (9 A1.3)
- (2619) PLANTER W/6" CURB
- (2620) 6" CURB EDGE TYPICAL @ WALKS
- (2631) HDCP. ACCESS RAMP (SLOPE 1:12 MAX) PROVIDE FACILE SURFACE WARNINGS - SEE (20 A1.3)
- (2632) HDCP. PARKING STALL SYMBOL - SEE (16 A1.3) TYP. @ ALL HDCP. STALLS
- (2633) 15 X 25 LOADING AREA W/3" PAINT STRIPING @ 12" O.C.
- (2634) HDCP ACCESS RAMP (SLOPE 1:12 MAX) PROVIDE FACILE SURFACE WARNINGS - SEE (19 A1.3)
- (2611) HDCP. PKG. SIGN - SEE (7 A1.3) TYP. @ ALL HDCP. STALLS
- (3320) 4" THICK CONC WALK - SEE (5 A1.3)
- (3330) 6" TEMP. CONC. CURB
- (3901) CONC. SPLASH BLOCK
- (4350) RETAINING WALL PER CITY OF LAS VEGAS STANDARDS WITH DECORATIVE WI. RAILING.
- (4400) EXISTING 6' HIGH CMU PERIMETER WALL
- (5721) STL. PIPE BOLLARDS (TYP. OF 2) - SEE (9 A1.3)
- (6100) MONUMENT SIGN
- (6101) ELEC. TRANSFORMER & METER - SEE ELECTRICAL
- (6200) NEW LIGHT STANDARD(S) - SEE ELECTRICAL & (2 S2.1) FOR POLE BASE FOOTING.

EXISTING APARTMENT COMPLEX



NOTE: ALL MARKED HDCP. CROSSINGS AND WALKWAYS SHALL NOT EXCEED 1.5% RUNNING SLOPE, AND A 2% CROSS SLOPE.

NOTE: SEE CIVIL DRAWINGS FOR ADDITIONAL ON & OFF SITE WORK. CONFIRM SITE W/CIVIL FOR DIMS. AND BEARINGS.

NOTE: CONSTRUCTION MUST MEET ALL REQUIREMENTS OF ADA GUIDELINES, AND U.B.C. CHAPTER 11, AND A.N.S.I. 117.1 - 92

GROSS S.F. = 3,500

A.P.N. 138-13-6-003

PROJECT DATA

GENERAL:
LEGAL JURISDICTION..... CITY OF LAS VEGAS, NEVADA
BUILDING CODES..... UBC 1997
OCCUPANCY..... A-3
TYPE OF CONST..... TYPE V-N
NO. OCCUPANTS:..... 140

	AREA:	OCC(SF/OLF):	REQ'D EXITS:	PROV. EXITS:
RM. OR SPACE:				
LOUNGE AREAS	1,848 SF ±	123	2	2
SERVICE AREAS	1,652 SF ±	17	1	1

PARKING:
PARKING REQUIRED..... 48
(PUBLIC: 1848 S.F./1 STALL PER 50 S.F.= 37 STALLS)
(KIT/BAR:1652 S.F./1 STALL PER 200 S.F.= 9 STALLS)
PARKING PROVIDED 57
HDCP. PKG. REQUIRED..... 2
HDCP PKG. PROVIDED 2
LOADING REQUIRED ..... 1 (15'X25'=375 S.F.)
LOADING PROVIDED ..... 1 (15'X25'=375 S.F.)

AREA:
BUILDING:
MAIN FLOOR..... 3,500 SF
OTHER..... N/A
TOTAL..... 3,500 SF
ALLOWABLE AREA (TABLE 5-B)..... 6000 SF
ALLOWABLE INCREASE:..... 6000 (100% - 3 SIDES)
TOTAL: (ALLOWABLE)..... 12000 SF

CONCLUSION:
ALLOWABLE > DESIGN
WALL < 20'-0" TO PROP. LINE REQUIRE 1-HR, NR ELSEWHERE
OPENINGS < 5'-0" TO PROP. LINE NOT PERMITTED, PROTECTED < 10'-0" TO PROP. LINE.

SITE:
SITE AREA:..... 10,000 SF (.92 ACRES)

ZONING:
PRESENT:..... C-2
REQUIRED:..... C-2

SETBACKS:	FRONT:	R. SIDE	L. SIDE	REAR
BLDG.	0'	0'	0'	0'
PARKING	10'	0'	0'	0'

MAX. HT. 35' ACTUAL HT. 23'-3"
A.P.N. 138-13-601-003

APPROVED AS SHOWN

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT.
© ALL RIGHTS RESERVED 1998

planning/interior design
GARY GUY WILSON ARCHITECTS, P.C.
(702)876-0888
3970 West Sahara Avenue, Suite 160
Las Vegas, Nevada 89102

CONSULTANTS:
CIVIL: PLANNING CIVIL ENGINEERS
STRUCT: KUBOTA & ASSOCIATES
ELEC: A.E.P.
MECH: A.E.P.

MULLIGANS TAVERN #2
SHELL BUILDING
@: 2851 NORTH RANCHO ROAD
FOR: INTERCAPITAL DEVELOPMENT, INC.
CITY OF LAS VEGAS, NEVADA

PROJ.NO.	11059809.00
PROJ.ARCH	G.G.WILSON,AIA
PROJ.MGR	MVM
TECH'N	VAN
PLAN CHK	GGW
DATE	22 MAY 98

RECEIVED
AUG 26 1998
PLANNING & DEVELOPMENT

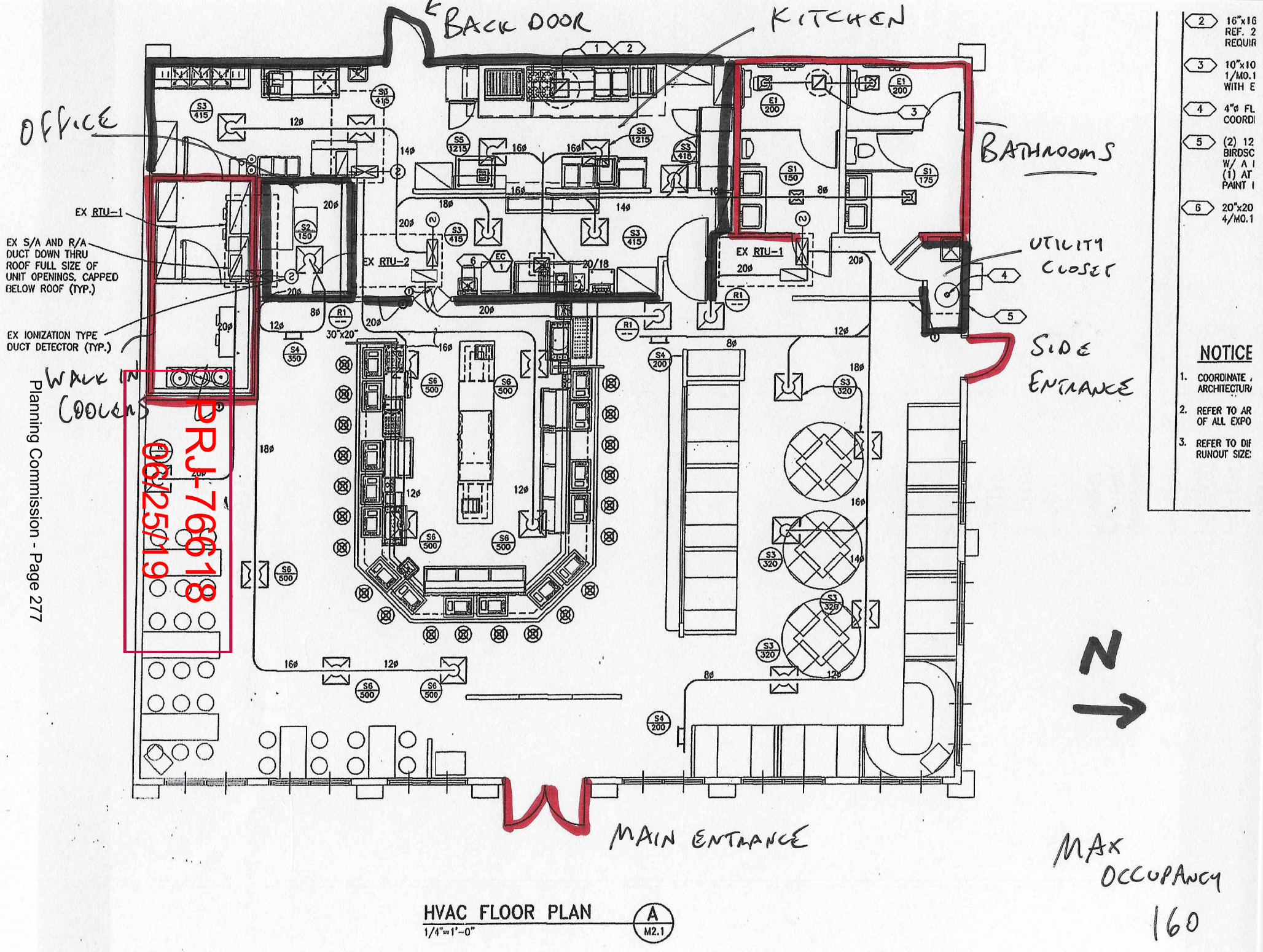
PRIOR APPROVAL REQUIRED FOR SOIL & SIGN FOR PROPER VALIDITY

SITE/LANDSCP. PLAN

SHT.NO. A1.2

SITE PLAN/LANDSCAPE PLAN SC: 1" = 20'-0" (5)

SC: 1"=20' PLOTSPEC: LIMITS, 36 x 24 SHEET FILE:



HVAC FLOOR PLAN (A / M2.1)
1/4"=1'-0"

MAX OCCUPANCY 160

PRJ-76618
06/25/19

PRJ-76618
06/25/19

PRJ-76618
06/25/19



VAR-76903 [PRJ-76618] - VARIANCE RELATED TO SUP-76904 AND SDR-76905 - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC
2851 NORTH RANCHO DRIVE

07/02/19



VAR-76903 [PRJ-76618] - VARIANCE RELATED TO SUP-76904 AND SDR-76905 - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC
2851 NORTH RANCHO DRIVE

07/02/19

Hello,

My name is Joe Signore and I own Joe's Bar located at 2851 N Rancho Dr, Las Vegas, NV, 89130.

PRJ-76618
07/17/19

I would like to request a Variance, Site Development Plan Review and Special Use Permit for a Liquor Establishment with a Waiver of the distance separation requirement from a church. The use will include outdoor activities for events such as St Patrick's Day, Cinco de Mayo, Labor Day or even Memorial Day.

I would also like to start a Cornhole League. The Cornhole league will be held on Thursday's from approximately 7pm – 10pm and a season would last 12 weeks (weather permitting). I would also like to run periodic tournaments on either a Saturday or Sunday. The number of parking spots needed would be 10.

Other reasons as to why I would like to have the new entitlement:

-it would provide a unique experience that would bring in new customers. It will also allow me to stand out from other bars in the area.

-my customers simply love to play the game while having a cold drink and it is a game that is becoming very popular (ESPN has broadcast many tournaments).

-it would definitely help me bring repeat business to my establishment not just locals but with out of town guests.

-being able to have an outdoor area with alcohol, simply put, will help me keep my doors open in a very competitive industry.

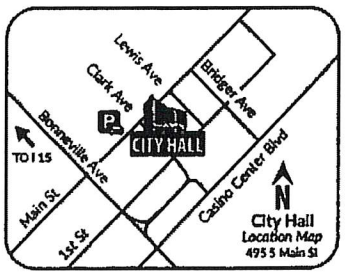
Joseph Signore Jr

Pla

Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76903 and SUP-76904 [PRJ-76618]
Planning Commission Meeting of **08/13/2019**

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Dept of Planning
City of Las Vegas

PRJ-76618
13813712046
SANDOVAR 1995 TRUST
SANDOVAR CARLOS A & NOEMI A CO-T
10255 RANCH DESTINO
LAS VEGAS NV 89183

Submitted after final agenda

39-40P

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

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Permit No. 1630

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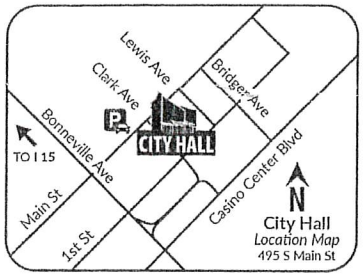

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-76903 and SUP-76904 [PRJ-76618]
Planning Commission Meeting of **08/13/2019**

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AUG 1[illegible] 2019
Dept of Planning
City of Las Vegas

PRJ-76618
13813612025
WAGNER FAMILY TRUST
WAGNER GERARD A & NANCY L TRS
2804 MOUNTAIN VIOLET
LAS VEGAS NV 89108-4077

39P
40P

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

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Permit No. 1630

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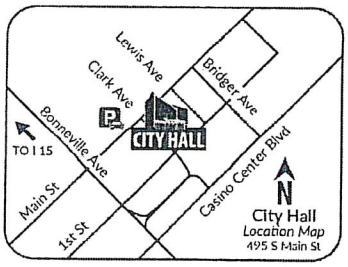
Official Notice of Public Hearing



RECEIVED
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Department of Planning
City of Las Vegas

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Please use available blank space on card for your comments.
VAR-76903 and SUP-76904 [PRJ-76618]
Planning Commission Meeting of **08/13/2019**

PRJ-76618
13918202001
REBEL LAND & DEVELOPMENT L L C
1450 N BENSON AVE #A
UPLAND CA 91786

REC'D AUG 05

48 FRDFNP1 91786

Submitted after final agenda 18-19A

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

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CITY OF LAS VEGAS

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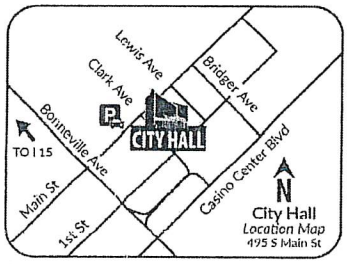
Official Notice of Public Hearing



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Please use available blank space on card for your comments.

VAR-76903 and SUP-76904 [PRJ-76618]
Planning Commission Meeting of **08/13/2019**

PRJ-76618
13813711025
3 R J INVESTMENT L L C
2885 SABLE OAKS WAY
DUBLIN CA 94568

1 1 6 PRSRT FIRST CLASS

18-19A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
19

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

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

C.C.: 10/16/2019

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

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

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



SUP-76904 (PRJ-76618)

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

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

- City Limits
- Subject Property
- 1500 ft Buffer

N

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

Date: Wednesday, July 10, 2019

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2851 N. RANCHO DR, LAS VEGAS, NV, 89130

Project Name # PRJ-76618 **Proposed Use** _____

Assessor's Parcel #(s) 139-18-201-002 **Ward #** _____

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

Additional Information _____

Property Owner 2851 North Rancho, LLC Contact Douglas DaSilva

Address 700 N. Main St. City Las Vegas State NV Zip 89101

E-mail dasilva55@yahoo.com Phone 702 539 2000

Applicant JOSEPH SIGNORE JR / SIG CITY OPERATING COMPANY, LLC dba JOE'S BAR & GRILL Contact JOSEPH SIGNORE JR

Address 3395 W. COUGAR AVE, LV, NV, 89139 City LAS VEGAS State NV Zip 89139

E-mail JSIG 183487@AOL.COM Phone 702-236-7228

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name 2851 North Rancho LLC, by Douglas DaSilva

STATE of NEVADA County of CLARK

Subscribed and sworn before me

This 22ND day of JUNE, 20 19

Notary Public in and for said County and State

RICARDO AYALA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-22-2020
Certificate No: 12-8060-1

PRJ-76618
06/25/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
20

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

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

C.C.: 10/16/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Backup Documentation Submitted for the August 13, 2019 Planning Commission Meeting
4. Submitted after Final Agenda - Support Postcards

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 2851 N. RANCHO DR, LAS VEGAS, NV, 89130

Project Name # PRJ-76618 **Proposed Use** _____

Assessor's Parcel #(s) 139-18-201-002 **Ward #** _____

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

Additional Information _____

Property Owner 2851 North Rancho, LLC Contact Douglas DaSilva

Address 700 N. Main St. City Las Vegas State NV Zip 89101

E-mail dasilva55@yahoo.com Phone 702 539 2000

Applicant JOSEPH SIGNORE JR / SIG CITY OPERATING COMPANY, LLC dba JOE'S BAR & GRILL Contact JOSEPH SIGNORE JR

Address 3395 W. COUGAR AVE, LV, NV, 89139 City LAS VEGAS State NV Zip 89139

E-mail JSIG183487@AOL.COM Phone 702-236-7228

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

☐ Yes ☒ No

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name 2851 North Rancho LLC, by Douglas DaSilva

STATE of NEVADA County of CLARK

Subscribed and sworn before me

This 22ND day of JUNE, 20 19

Notary Public in and for said County and State

RICARDO AYALA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-22-2020
Certificate No: 12-8060-1

PRJ-76618
06/25/19

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

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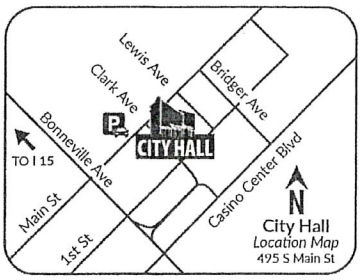
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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AUG 08 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76905 [PRJ-76618]

Planning Commission Meeting of **08/13/2019**

PRJ-76618
13813710061
HUDERSKI MARLENE
5037 STARFINDER AVE
LAS VEGAS NV 89108-4051

99 FRDFNP1 89108

Submitted after final agenda

41P

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

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Las Vegas, NV
Permit No. 1630

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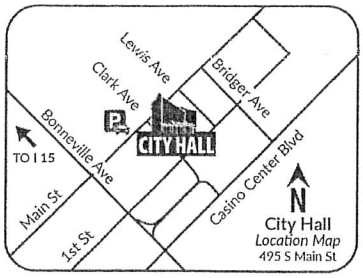
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76905 [PRJ-76618]

Planning Commission Meeting of **08/13/2019**

PRJ-76618
13813612025
WAGNER FAMILY TRUST
WAGNER GERARD A & NANCY L TRS
2804 MOUNTAIN VIOLET
LAS VEGAS NV 89108-4077

41P

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

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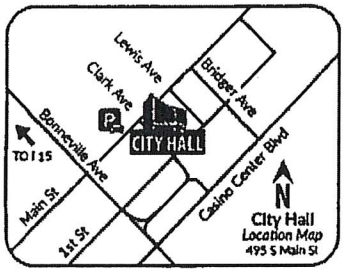

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[ ] I OPPOSE this Request

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SDR-76905 [PRJ-76618]
Planning Commission Meeting of **08/13/2019**

PRJ-76618
13813712046
SANDOVAR 1995 TRUST
SANDOVAR CARLOS A & NOEMI A CO-T
10255 RANCH DESTINO
LAS VEGAS NV 89183

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

PRSRT
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Submitted after final agenda

41A

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

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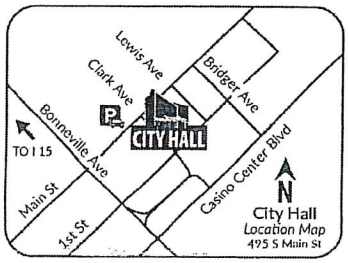

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Dept of Planning
City of Las Vegas

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SDR-76905 [PRJ-76618]
Planning Commission Meeting of **08/13/2019**

PRJ-76618
13813711025
3 R J INVESTMENT L L C
2885 SABLE OAKS WAY
DUBLIN CA 94568

1 1 6 FRDFNP1 94568

Submitted after final agenda 20A

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

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Las Vegas, NV
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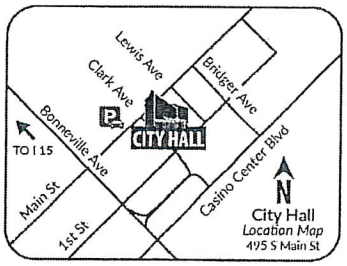

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AUG 2 4 2019

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-76905 [PRJ-76618]
Planning Commission Meeting of **08/13/2019**

PRJ-76618
13918202001
REBEL LAND & DEVELOPMENT L L C
1450 N BENSON AVE #A
UPLAND CA 91786

REC'D AUG 05

48 FRDFNP1 91786

20A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
21

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

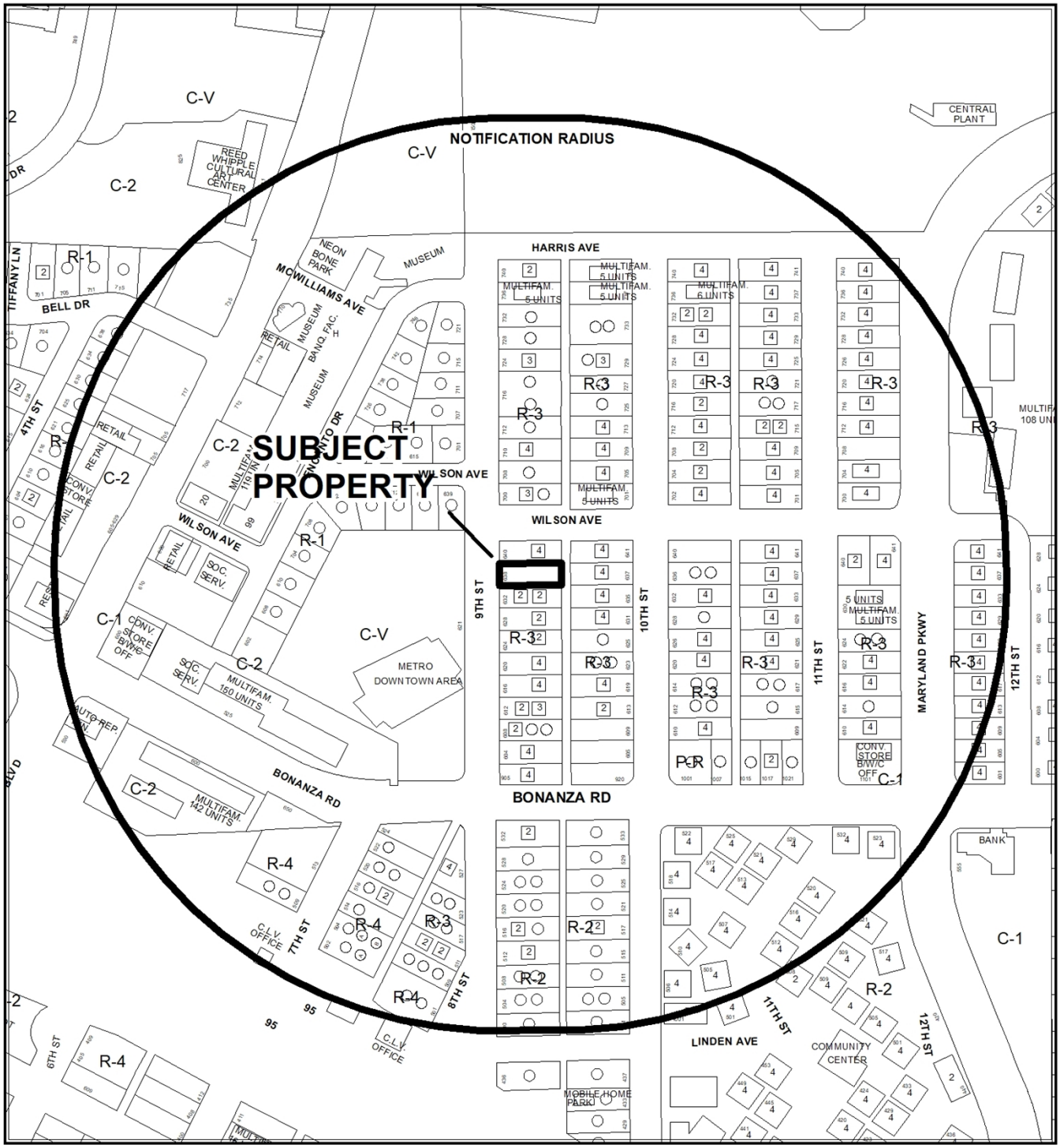
SUBJECT:
ABEYANCE - SDR-76888 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX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

May go to City Council on: 10/16/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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

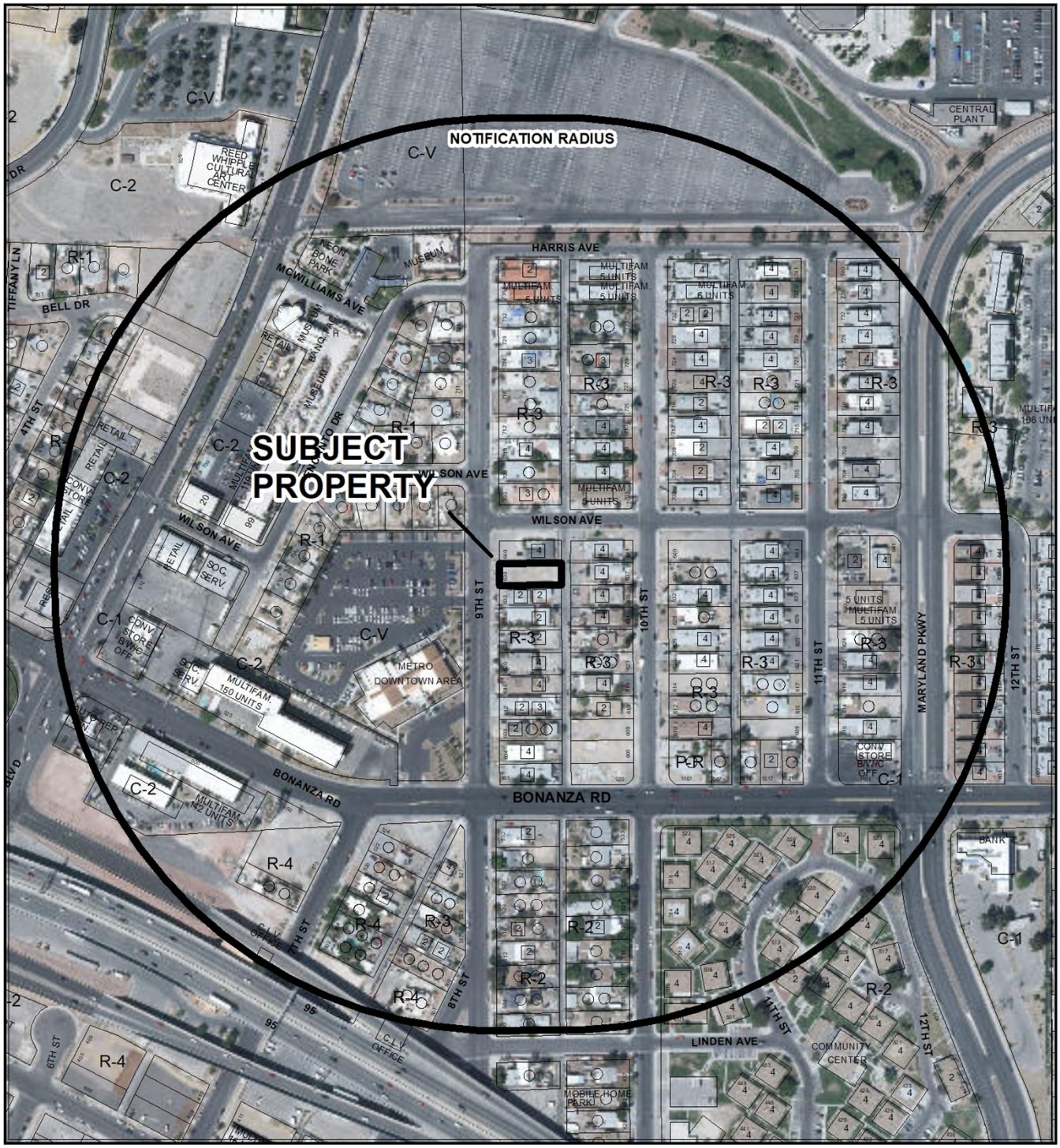
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Clark County School District School Tracking Form
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
8. Backup Documentation Submitted for the August 13, 2019 Planning Commission Meeting
9. Submitted after Final Agenda - Support Postcard



CASE: **SDR-76888 (PRJ-76806)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



0 255 510

Feet

CASE: **SDR-76888 (PRJ-76806)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-76888	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 207

PROTESTS 2

APPROVALS 0

CC

**** CONDITIONS ****

SDR-76888 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/16/19, except as amended by conditions herein.

3. A Waiver from Title 19.12 is hereby approved, to allow six parking spaces where 12 parking spaces are required.

4. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot wide landscape buffer along the north and south property lines where six feet is required.

5. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot wide landscape buffer along the east and west property lines where 10 feet is required.

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

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

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

9. All utility or mechanical equipment shall comply with the provisions of the Appendix F, Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

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

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

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

Public Works

14. The Waiver for the use of one continuous driveway is hereby approved.

15. The proposed sidewalk and driveway along Ninth Street shall be constructed per the American's with Disabilities Act (ADA) in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. The parking stalls along the alley shall be a minimum of 22-feet in length.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct an eight-unit apartment building that does not meet the minimum parking and landscaping requirements at 638 9th Street.

ISSUES

- A Site Development Plan Review is requested for a proposed two-story, 28-foot tall, and 8,020 square-foot multi-family residential building containing eight units.
- A Waiver is requested to allow six parking spaces where 12 spaces are required for a multi-family residential development containing eight one-bedroom units. Staff does not support the request.
- Waivers are requested to allow zero-foot landscape buffer widths along the north and south property lines where six feet is required. Staff does not support the request.
- Waivers are requested to allow zero-foot landscape buffer widths along the east and west property lines where 10 feet is required. Staff does not support the request.

ANALYSIS

The subject site is located within the R-3 (Medium Density Residential) zoning district and is subject to Title 19 development standards. The proposed eight-unit Multi-Family Residential use is a permitted use in the R-3 (Medium Density Residential) zoning district. The subject site is currently an undeveloped parcel located within an existing residential neighborhood. While an apartment building is an appropriate use, the submitted eight-unit apartment building is excessive for the size of the parcel.

The submitted elevations and site plan depict a two-story, 8,020 square-foot apartment building. The building façade will have an EFIS finish and tile roof. Internal staircases are provided to reach the second floor units. The submitted floor plan depicts two levels with four one-bedroom units on each floor. The applicant has requested Waivers to allow zero-foot landscape buffer widths along the north and south property lines where six feet is required for interior lot lines, and zero-foot landscape buffer widths along the east and west property lines where 10 feet is required for lot lines adjacent to right-of-ways. The proposed landscaping materials adhere to the Southern Nevada Regional Plant List.

A total of six parking spaces are provided. The site plan shows provision of four 90 degree parking spaces abutting the 9th Street frontage, and two 90 degree parking spaces (including a handicapped parking space) abutting the rear alleyway. A Waiver is requested to allow six parking spaces where 12 are required. Per the submitted justification letter, "This property is within 300 feet of Bonanza Road with mass transit available for transportation. Also within a quarter mile of the Fremont East District."

The City of Las Vegas Public Works - Engineering Department has commented, "The applicant is asking for City of Las Vegas approval for one continuous driveway along the 9th Street frontage. Per code, this is not allowed but given that many other residences in the area have the same configuration, the Department of Public Works has no objection to the Waiver."

The Parking and Transportation department assessed the project and provided the following information: "This project will add approximately 82 trips per day on 9th St., Bonanza Rd. and Las Vegas Blvd. Currently, Bonanza is at about 69 percent of capacity and Las Vegas is also at about 69 percent of capacity. With this project, Bonanza is expected to be at about 70 percent of capacity and Las Vegas is expected to remain unchanged."

The Clark County School District projects that approximately one additional secondary school student will be generated by the proposed development on this site. Of the three levels of schools serving the area (Squires Elementary School, Martin Middle School and Rancho High School), Rancho High School were over capacity for the 2018-2019 school year.

The Las Vegas Valley Water District (LVVWD) provided the following comments: "This parcel is not currently served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. SNWA Regional Connection Charges will be assessed on a per unit basis for the 8 total residential units and all fees must be paid prior to civil plan approval and building permit issuance. The main available to serve the development is in 9th Street."

Due to the proposed parking and landscape buffer Waivers, staff finds that the proposed development is not appropriate for the subject site as submitted; therefore, staff recommends denial. If approved, the entitlement is subject to conditions.

FINDINGS (SDR-76888)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with the adjacent development in the area due to the lack of parking provided.

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

   The proposed development is consistent with the MXU (Mixed Use) land use plan designation. However, the proposed development is not consistent with Title 19 development standards. The proposal fails to meet the minimum parking and landscaping requirements.

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

   Site access is provided by 9th Street, a 78-foot local street, adequate in size to serve the subject site. Rear access is also available via an alleyway on the east side of the lot. All proposed parking spaces have been designed as continuous driveways, with four spaces accessing 9th Street and two spaces accessing the rear alleyway. However, the lack of proposed onsite parking will negatively impact the adjacent roads.

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

   The proposed Exterior Insulation and Finish System (EFIS) façade is compatible with the existing building materials of surrounding developments. The proposed landscape materials adhere to the Southern Nevada Regional Plant List.

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

   The submitted building elevation design characteristics are not unsightly, undesirable or obnoxious in appearance. The proposed EFIS façade is compatible with existing development in the area.

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

If approved, the proposed development will be subject to building permits, thereby ensuring the protection of public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/03/04	A Code Enforcement case (#10691) was initiated for trash/debris at 638 North 9th Street. The case was resolved on 03/12/04.
05/18/04	A Code Enforcement case (#15153) was initiated for a motor home on a vacant lot at 638 North 9th Street. The case was resolved on 05/23/04.
05/12/05	A Code Enforcement case (#29926) was initiated for junk vehicles, high weeds and trash at 638 North 9th Street. The case was resolved on 07/12/05.
01/09/08	A Code Enforcement case (#61175) was initiated as part of a sweep at 638 North 9th Street. The case was resolved on 01/11/08.
03/28/17	A Code Enforcement case (#176696) was initiated as part of a sweep at 638 North 9th Street. The case was resolved on 05/31/17.
09/05/18	The City Council approved a request for a General Plan Amendment (GPA-73547) from PF (Public Facilities) to MXU (Mixed Use) at 638 North 9th Street. The Planning Commission and staff recommended approval.
08/13/19	The Planning Commission voted (7-0) to hold in ABEYANCE a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806] to the September 10, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
05/11/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses were found relating to the subject site.

Pre-Application Meeting	
06/13/19	A pre-application meeting was conducted with the applicant to discuss the submittal requirements for a Site Development Plan Review.

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

Field Check	
07/02/19	An undeveloped site was observed during a routine field check. Some trash and debris was found scattered within the subject parcel.

Details of Application Request	
Site Area	
Gross Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	R-3 (Medium Density Residential)
North	Multi-Family Residential	PF (Public Facility)	R-3 (Medium Density Residential)
South	Single Family, Attached	PF (Public Facility)	R-3 (Medium Density Residential)
East	Multi-Family Residential	PF (Public Facility)	R-3 (Medium Density Residential)
West	Government Facility	PF (Public Facility)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
Downtown North Land Use Plan	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Cashman District)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.110, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,969 SF	Y
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Side (East)	5 Feet	5 Feet	Y
• Side (West)	5 Feet	5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	55 Feet	28 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Y	Y

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	2 Trees	2 Trees	Y
• South	1 Tree / 30 Linear Feet	2 Trees	2 Trees	Y
• East	1 Tree / 30 Linear Feet	0 Tree	0 Trees	Y
• West	1 Tree / 30 Linear Feet	0 Tree	0 Trees	Y
TOTAL PERIMETER TREES		**4 Trees**	**4 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	4 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		Zero Feet	N*
• South	6 Feet		Zero Feet	N*
• East	10 Feet		Zero Feet	N*
• West	10 Feet		Zero Feet	N*

*Waivers have been requested in conjunction with the subject Site Development Plan Review (SDR-76888) to allow reduced landscape buffer widths.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
9th Street	Local Street	Title 13	78	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	8 One-Bedroom Units	1.25 spaces per unit	10				
	Guest Space	1 space per 6 units	2				
TOTAL SPACES REQUIRED			12		6		N*
Percent Deviation			50%				

*A Waiver is requested in conjunction with the Site Development Plan Review (SDR-76888) to allow six parking spaces where 12 spaces are required.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide 12 parking spaces for a Multi-Family Residential development featuring eight one-bedroom units.	To allow six parking spaces for a Multi-Family Residential development featuring eight one-bedroom units.	Denial
Provide 6-foot landscape buffers along interior property lines.	To allow a zero-foot landscape buffer width along the north and south property lines.	Denial
Provide 10-foot landscape buffer adjacent to the Right-of-Ways.	To allow a zero-foot landscape buffer width along the east and west property lines.	Denial

CC

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

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

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

Project Address (Location) 638 9th St

Project Name 9th St Apartments **Proposed Use** Residencial

Assessor's Parcel #(s) 139-26-410-012 **Ward #** 3

General Plan: Existing Undeveloped Proposed 8 Plex **Zoning:** Existing R-3 Proposed N/A

Additional Information

Property Owner Square Trade Holdings Contact Dave Walnum
Address 4345 Corporate Center Dr. Ste 200 City Las Vegas State NV Zip 89030
E-mail dave@westerntrades.net Phone 702-238-5211

Applicant Square Trade Holdings Contact Charlie Concoby
Address 4345 Corporate Center Dr. Ste 200 City Las Vegas State NV Zip 89030
E-mail Charlie@westerntrades.net Phone 702-277-5245

Representative Square Trade Holdings Contact Chrisi Reyes
Address 4345 Corporate Center Dr. Ste 200 City Las Vegas State NV Zip 89030
E-mail chrisi@westerntrades.net Phone 702-469-2543

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name David Walnum

Subscribed and sworn before me
This 24 day of June, 20 19

Notary Public in and for said County and State

CHRISI REYES
Notary Public, State of Nevada
Appointment No. 12-9354-1
My Appt. Expires Jun 26, 2020

PRJ-76805
06/27/19

PROJECT NAME

SPECIAL USE PERMIT FOR:

9TH STREET 8 PLEX

638 N. 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-26-410-012

PROJECT INFORMATION

OWNER NAME(S):
SQUARE TRADE HOLDINGS LLC

SITE ADDRESS:
638 N 9TH ST, LAS VEGAS NV 89101

ASSESSORS PARCEL NUMBER:
13926410012

JURISDICTION:
LAS VEGAS

ZONING CLASSIFICATION:
LIMITED MULTIPLE RESIDENCE DISTRICT (R-3)

ESTIMATED LOT SIZE:
0.16 ACRES (6,969 SQ. FT.)

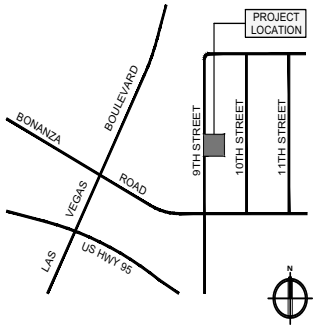
BUILDING AREA:
1ST FLOOR (4 UNITS) – 5,664 SQ. FT.
2ND FLOOR (4 UNITS) – 5,664 SQ. FT.
TOTAL – 11,328 SQ. FT.

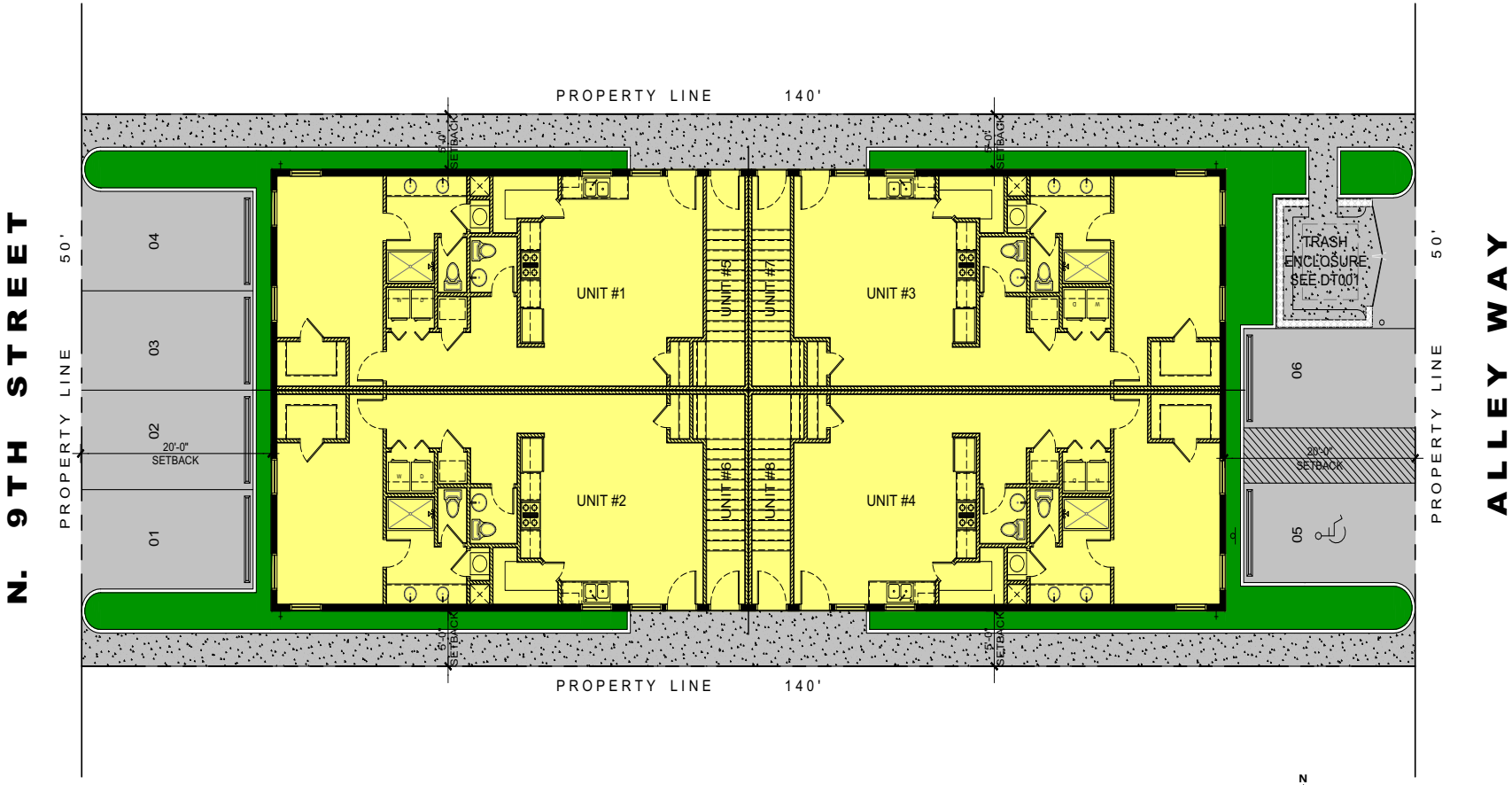
LOT COVERAGE:
81%

REQUIRED PARKING STALLS
7 STANDARD STALLS | 1 HANDICAP STALL = 8 TOTAL STALLS

PROVIDED PARKING STALLS
5 STANDARD STALLS | 1 HANDICAP STALL = 6 TOTAL STALLS

LOCATOR MAP





1 SP001 **PROPOSED SITE PLAN**

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

PRJ-76806
07/16/19

PLEASE RECYCLE

STAMP:

REVISIONS:

Rev	Date	Description
1	06/21/2019	Original

DESIGN REVIEW SET FOR:
9TH STREET 8 PLEX
638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-26-410-012

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WESTERN TRADES
CONSTRUCTION, INC.
4345 CORPORATE CENTER DR. #200
N. LAS VEGAS, NV 89030
Phone: (702) 238-5211
Fax: (702) 543-4356

PROJECT:
9TH STREET
8 PLEX

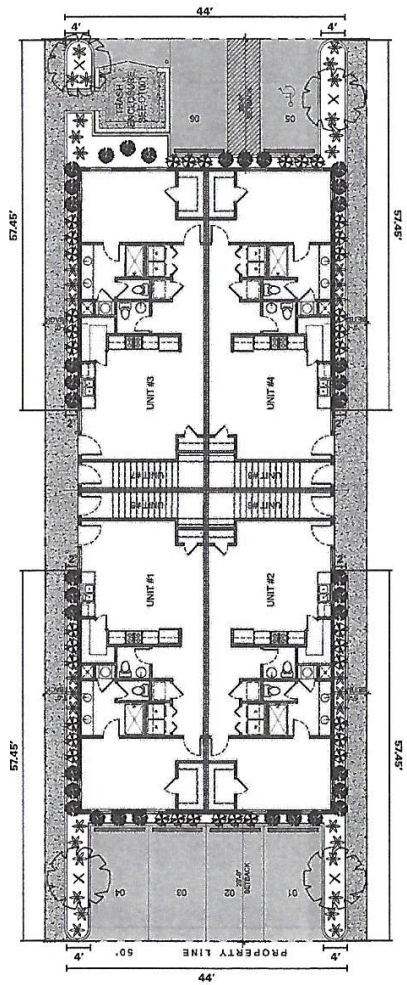
SHEET CONTENT:
SITE PLAN

DATE:
JUNE 21, 2019

JOB NUMBER:
003-19008

SHEET:
SP001

PRJ-76806
07/25/19



SCALE: 1" = 8'

Unique-scape & Design

PLANS BY: RUSSELL WILLIAMS DESIGN

9TH STREET 8 PLEX				
TYPE	SCALE	DATE	REVISION	APPROVED BY
COMPLEX EXTERIOR LANDSCAPING	1"=8'	7/05/19	2	

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Prunus cerasifera	PURPLE LEAF PLUM	24" BOX	4

SHRUB SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Leucophyllum frutescens 'Green Cloud'	GREEN CLOUD TEXAS RANGER	5 GAL.	36
	Lantana montevidensis	TRAILING LANTANA	5 GAL.	36
	Pittosporum tobira 'Wheeler's Dwarf'	DWARF MOCK ORANGE	5 GAL.	36

LEGEND:

3/4" MINUS "APACHE GOLD" ROCK MULCH

NOTES:

1. Install a 2" layer of 3/4" Screened Rock Mulch in all Landscape areas.
2. All flat work, pathways, curb, gutter planmix bituminous surface and CMU walls to be constructed builder per approved plans
3. All lot grading and hose placement shall be done by builder per approved plans
4. A new irrigation system will be installed

Designs are property of Unique-Scape & Design and may not be used by anyone without written consent by Unique-Scape & Design. These plans are schematic in nature only and are a general representation of the completed product. They will vary due to the site conditions.

4 0 8
SCALE FEET

FINISH LEGEND

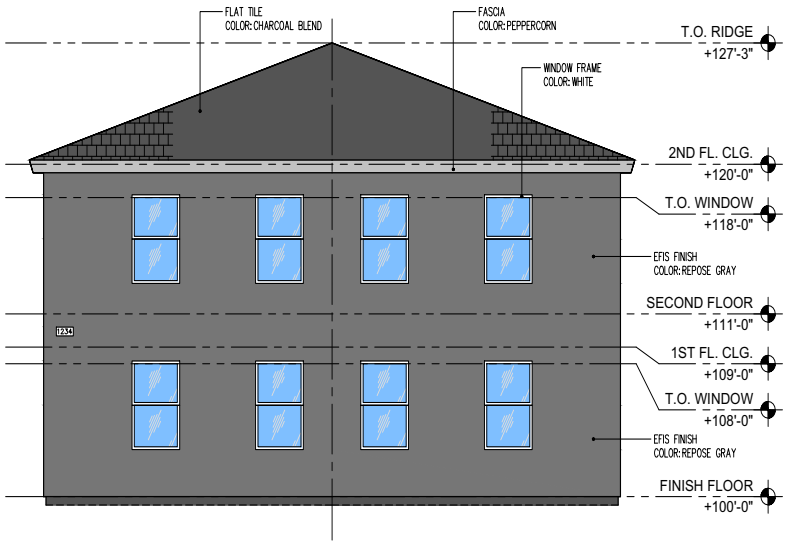
EXTERIOR PRIMARY FACE:
EFIS FINISH
REPOSE GRAY – SW 7015

FASCIA:
EFIS FINISH
PEPPERCORN – SW 7674

TRIM ACCENTS:
MINK – SW 6004

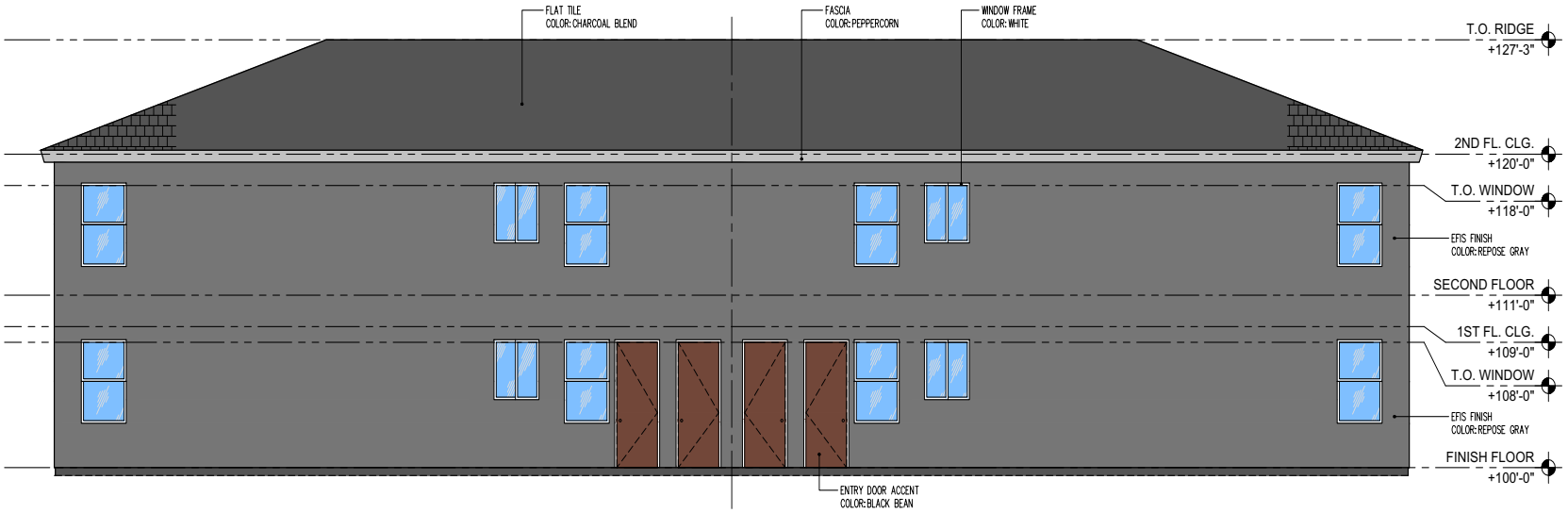
ENTRY DOOR ACCENT
BLACK BEAN – SW 6006

EXTERIOR PRIMARY FACE:
CHARCOAL BLEND
1FBCF1430



1 EV001 WEST-EAST ELEVATION

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



2 EV001 NORTH-SOUTH ELEVATION

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

PRJ-76806
07/16/19

STAMP:

PLEASE RECYCLE

REVISIONS:

Rev	Date	Description
1	06/21/2019	Original

DESIGN REVIEW SET FOR:
9TH STREET
8 PLEX
638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-26-4-10-012

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CONSTRUCTION, INC.
4345 CORPORATE CENTER DR. #200
N. LAS VEGAS, NV 89030
Phone: (702) 238-5211
Fax: (702) 543-4356

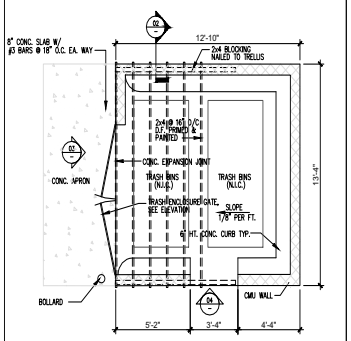
PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
BUILDING
ELEVATIONS

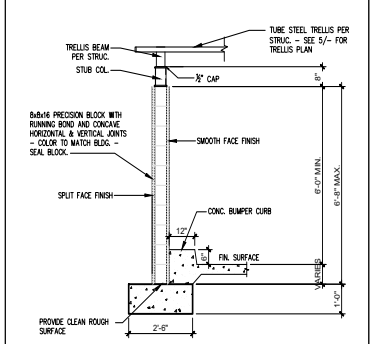
DATE:
JUNE 21, 2019

JOB NUMBER:
003-19008

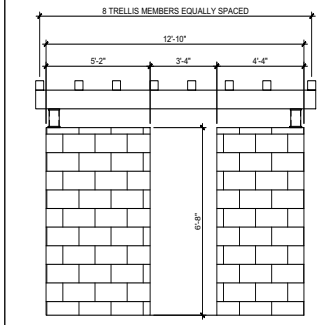
SHEET:
EV001



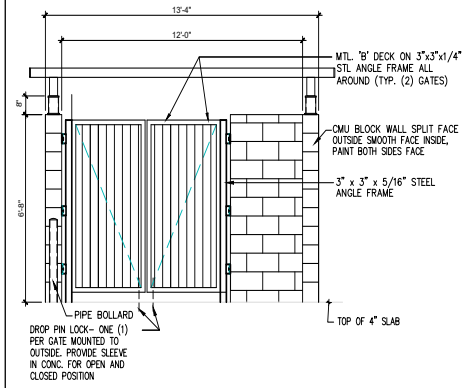
TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



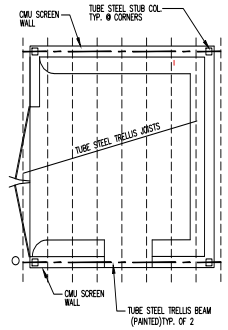
02 TRASH ENCLOSURE WALL
A1.01 SCALE: 1/4" = 1'-0"



03 TRASH ENCLOSURE SIDE ELEVATION
A1.01 SCALE: 1/4" = 1'-0"



04 TRASH ENCLOSURE FRONT ELEVATION
A1.01 SCALE: 1/4" = 1'-0"



05 TRELLIS PLAN
A1.01 SCALE: 1/4" = 1'-0"

STAMP:

PLEASE RECYCLE

REVISIONS:

Rev	Date	Description
1	06/21/2019	Original

DESIGN REVIEW SET FOR:

9TH STREET
8 PLEX

638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-26-410-012

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N. LAS VEGAS, NV 89030
Phone: (702) 238-5211
Fax: (702) 543-4356

PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
TRASH ENCLOSURE DETAILS

DATE:
JUNE 21, 2019

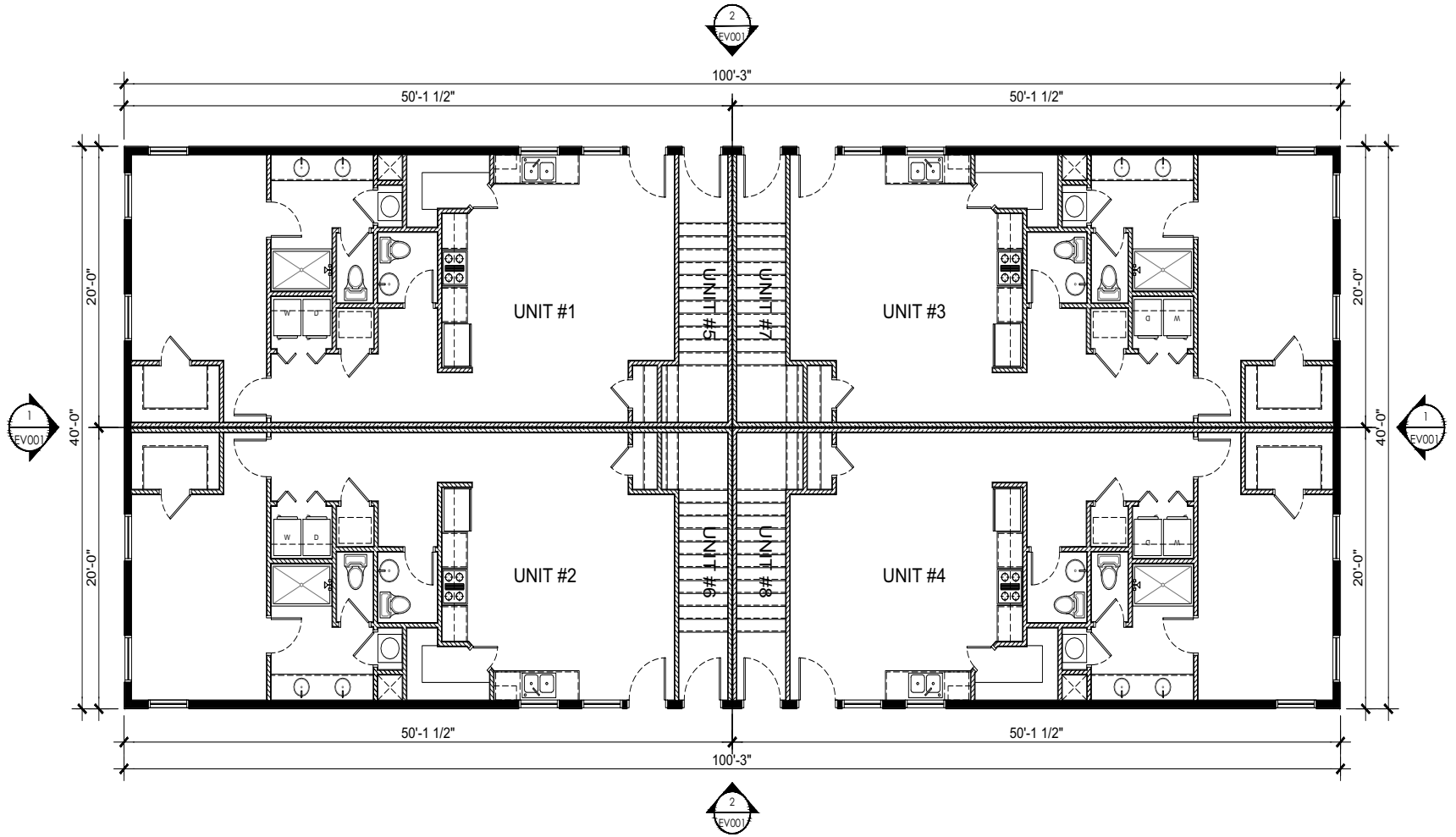
JOB NUMBER:
003-19008

SHEET:
DT001

PRJ-76806
07/16/19

FLOOR AREA CALCULATION

BUILDING AREA:	
1ST FLOOR (UNITS 1–4)	5,664 SQ. FT.
2ND FLOOR (UNITS 5–8)	5,664 SQ. FT.
TOTAL	11,328 SQ. FT.
UNIT 1	1,194 SQ. FT.
UNIT 2	1,194 SQ. FT.
UNIT 3	1,194 SQ. FT.
UNIT 4	1,194 SQ. FT.
UNIT 5	1,416 SQ. FT.
UNIT 6	1,416 SQ. FT.
UNIT 7	1,416 SQ. FT.
UNIT 8	1,416 SQ. FT.



1 FP001 PROPOSED FIRST FLOOR PLAN

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

PRJ-76806
07/16/19

STAMP:

PLEASE RECYCLE

REVISIONS:

Rev	Date	Description
1	06/21/2019	Original

DESIGN REVIEW SET FOR:

9TH STREET
8 PLEX

638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-26-410-012

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CONSTRUCTION, INC.
4345 CORPORATE CENTER DR. #200
N. LAS VEGAS, NV 89030
Phone: (702) 238-5211
Fax: (702) 543-4356

PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
PROPOSED 1ST
FLOOR PLAN

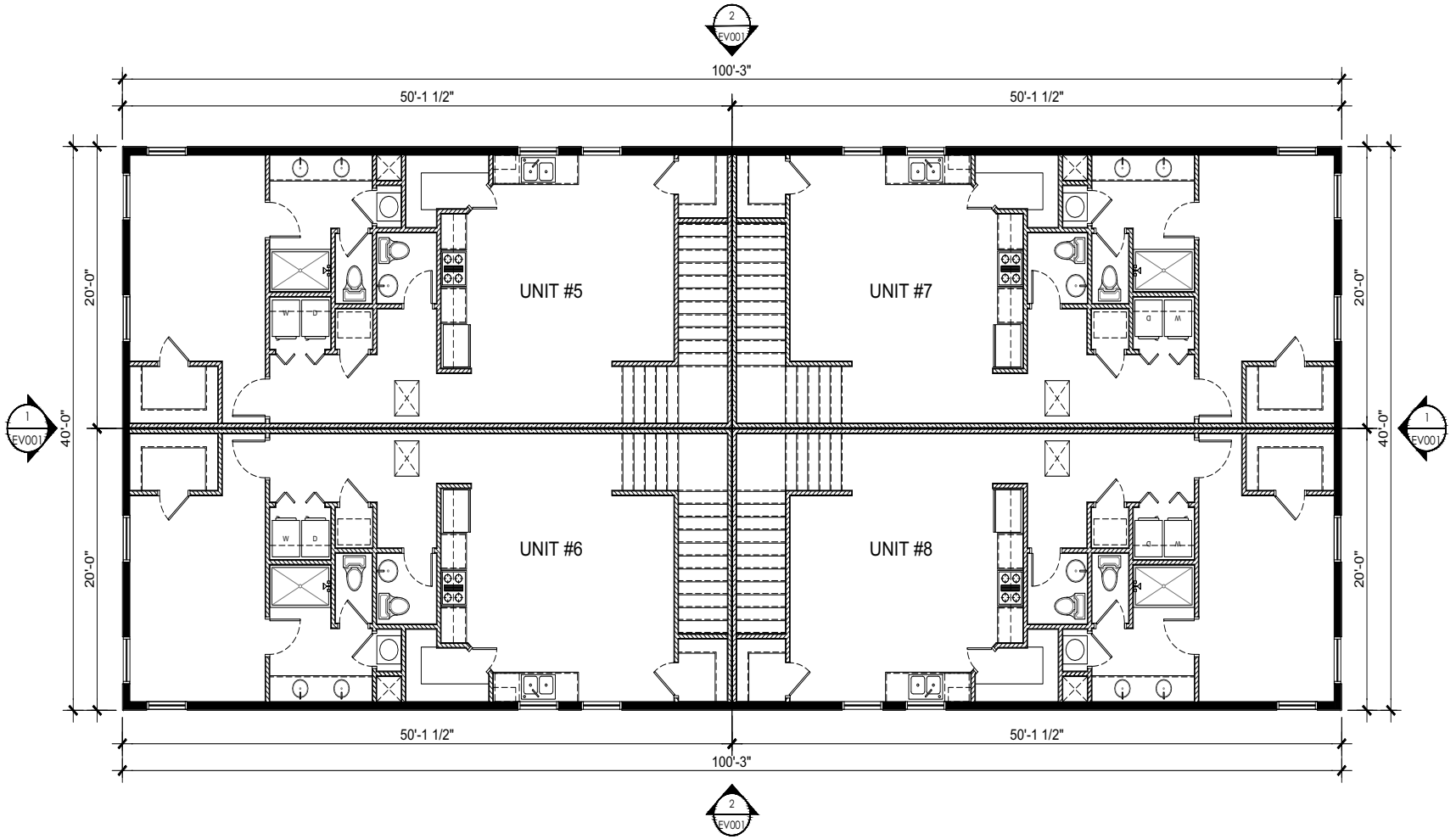
DATE:
JUNE 21, 2019

JOB NUMBER:
003-19008

SHEET:
FP001

FLOOR AREA CALCULATION

BUILDING AREA:	
1ST FLOOR (UNITS 1–4)	5,664 SQ. FT.
2ND FLOOR (UNITS 5–8)	5,664 SQ. FT.
TOTAL	11,328 SQ. FT.
UNIT 1	1,194 SQ. FT.
UNIT 2	1,194 SQ. FT.
UNIT 3	1,194 SQ. FT.
UNIT 4	1,194 SQ. FT.
UNIT 5	1,416 SQ. FT.
UNIT 6	1,416 SQ. FT.
UNIT 7	1,416 SQ. FT.
UNIT 8	1,416 SQ. FT.



1 PROPOSED SECOND FLOOR PLAN
FP002

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

PRJ-76806
07/16/19

STAMP:

PLEASE RECYCLE

REVISIONS:

Rev	Date	Description
1	06/21/2019	Original

DESIGN REVIEW SET FOR:
9TH STREET
8 PLEX
638 NORTH 9TH STREET
LAS VEGAS, NEVADA 89101
APN # 139-26-4-10-012

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N. LAS VEGAS, NV 89030
Phone: (702) 238-5211
Fax: (702) 543-4356

PROJECT:
9TH STREET
8 PLEX

SHEET CONTENT:
PROPOSED 2ND
FLOOR PLAN

DATE:
JUNE 21, 2019

JOB NUMBER:
003-19008

SHEET:
FP002



SDR-76888 [PRJ-76806] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC
638 NORTH 9TH STREET

07/02/19



SDR-76888 [PRJ-76806] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC
638 NORTH 9TH STREET

07/02/19



SDR-76888 [PRJ-76806] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC
638 NORTH 9TH STREET

07/02/19

May 1st, 2019

City of Las Vegas
Planning and Development Department
333 N Rancho Dr.
Las Vegas, NV 89106

Subject: Parking, Landscape, and Turf Coverage Waiver for 638 N 9th St., Las Vegas, NV 89101

To whom it may concern:
This letter shall act to document the justification request for a Parking Waiver, Landscape Waiver, and Turf CoverageWaiver for the above referenced property.

Issue: We are requesting a waiver to the Permissible use Requirments. The current property is vacant land zoned R3, Mixed use. We intend to use the property to build an 8 plex apartment building. We would like to reduce the parking space requirements from 12 spaces to 6 spaces. We would also like to request an exception to the design of parking areas. All adjacent properties allow backing into abutting streets. See attached pictures of surrounding properties. This property is with in 300 feet of Bonanza Road with mass transit available for transportation. Also within ¼ mile of the Fremont East District.
We are requesting a Waiver to the landscape standards from 6 feet to 2 feet on the North and South ends of the property; from 6 feet to 4 feet on the East end of the property; and from 10 feet to 4 feet on the West end of the property.
We are requesting a Waiver of turf coverage from 30% to 0% of lanscapable area.

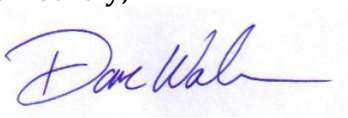
Information:

- Western Trades Construction LLC, and Square Trade Holdings, LLC, Owner, are owned and operated by Dave Walnum. Our focus is to buid affortable housing to meet the needs of our growing community. We have recently purchased multiple lots and are building new single family home and town homes throughout the Las Vegas area. We have specifically chosen these infill lots to support the communities and assist in the revitalization of these areas.
- Western Trades Construction LLC is a licensed contractor, B-2# 73190, and has been in business for 10 years.

Findings:

- The requested change is compatible with the existing adjacent land use designations.
- The requested change is compatablie with the existing zoning of R3.

Thank you for taking the time to review our request.
Sincerely,



Dave Walnum
Square Trade Holdings, LLC

4345 Corporate Center Dr. Suite # 200
N. Las Vegas, NV 89030
(702) 238-5211
F (702) 543-4356

PRJ-76806
07/25/19

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

School Development Tracking Form

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

Date Filed 07/09/2019 **Application Number** SDR-76888 **Entity** LV

Company Name Square Trades Holdings

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name 9th Street Apartments

Project Description 8 multi-family residential units

APN's 139-26-410-012

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

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Squires ES	1312 E Tonopah Ave	K-5	900	709	05/01/19
Martin MS	200 N 28th St	6-8	1,662	1520	05/01/19
Rancho HS	1900 Searles Ave	9-12	2453	3210	05/01/19

*** CCSD Comments** Rancho HS was over capacity for the 2018-19 school year. Rancho HS was at130.86% of program capacity.

☐ Approved ☐ Disapproved

SDR 76888
Square Trade Holdings, LLC

638 N 9th Street

Proposed 8 unit multi-family development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	8	7.32	**59**
AM Peak Hour			0.46	**4**
PM Peak Hour			0.56	**4**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Bonanza Road	
Average Daily Traffic (ADT)	23,473
PM Peak Hour	1878

(heaviest 60 minutes)

Las Vegas Boulevard	
Average Daily Traffic (ADT)	23,167
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	33,800
Las Vegas Boulevard	33,800

This project will add approximately 82 trips per day on 9th St., Bonanza Rd. and Las Vegas Blvd. Currently, Bonanza is at about 69 percent of capacity and Las Vegas is also at about 69 percent of capacity. With this project, Bonanza is expected to be at about 70 percent of capacity and Las Vegas is expected to remain unchanged.

Based on Peak Hour use, this development will add into the area roughly 4 additional peak hour trips, or about one every fifteen minutes.

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

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

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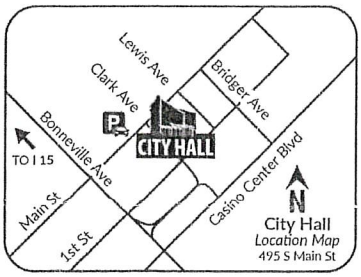
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 12 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76888 [PRJ-76806]
Planning Commission Meeting of **08/13/2019**

PRJ-76806
13927812033
WOLF PAC FAMILY TRUST
AUSTIN LINDA LOU TRS
PO BOX 19425
JEAN NV 89019-9425

1.33 FROM 1 89019

Submitted after final agenda

44P

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

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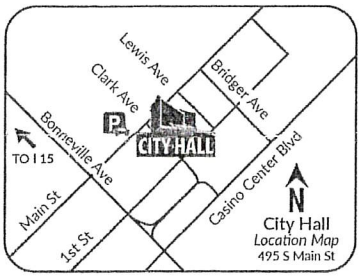
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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Dept of Planning
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76888 [PRJ-76806]

Planning Commission Meeting of **08/13/2019**

PRJ-76806
13935110009
IAMELE LUIGI TRUST
IAMELE LUIGI TRS
761 SANDY DR
HENDERSON NV 89002

15 FRDFNP1 89002

44P

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

SAN BERNARDINO
CA 924
21 AUG 19
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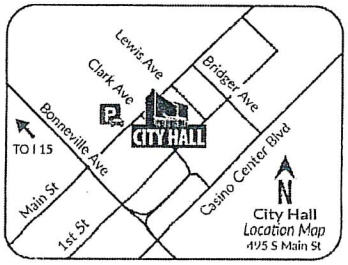
Las Vegas, NV
Permit No. 1630

Return Service Requested

Official Notice of Public Hearing



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AUG 27 2019
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76888 [PRJ-76806]

Planning Commission Meeting of **08/13/2019**

PRJ-76806
13926410031
ALBRITTON WAYNE C & GRETA M
38 CLUB CIRCLE DR
PALM SPRINGS CA 92264

1 CA PROP 1 92264

Submitted after final agenda 21A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
22

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

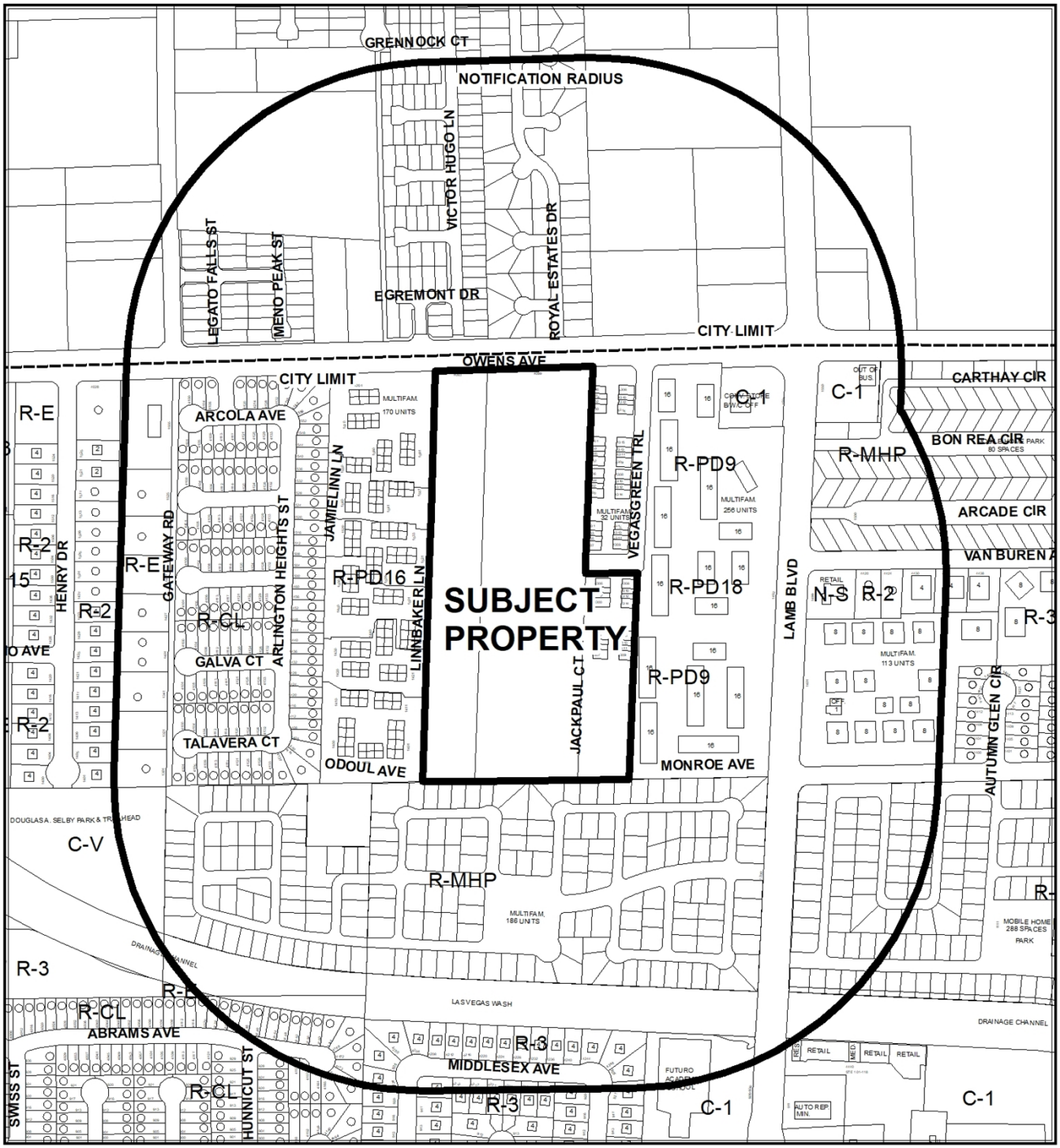
SUBJECT:
ZON-77091 - REZONING - PUBLIC HEARING - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED) on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard (APNs 140-30-503-001; 140-30-503-002; 140-30-520-017; and 140-30-520-018 through 033), Ward 3 (Diaz) [PRJ-76961]. Staff recommends APPROVAL.

C.C.: 10/16/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-77091 and TMP-77092 [PRJ-76961]
2. Land Use Map
3. Conditions and Staff Report - ZON-77091 and TMP-77092 [PRJ-76961]
4. Supporting Documentation - ZON-77091 and TMP-77092 [PRJ-76961]
5. Photo(s) - ZON-77091 and TMP-77092 [PRJ-76961]
6. Justification Letter - ZON-77091 and TMP-77092 [PRJ-76961]
7. Clark County School District School Tracking Form - ZON-77091 and TMP-77092 [PRJ-76961]
8. Submitted after Final Agenda - Withdraw without Prejudice Request Letter Submitted by Robert Cunningham for ZON-77091 and TMP-77092 [PRJ-76961] and Protest/Support Postcards



0 370 740 Feet

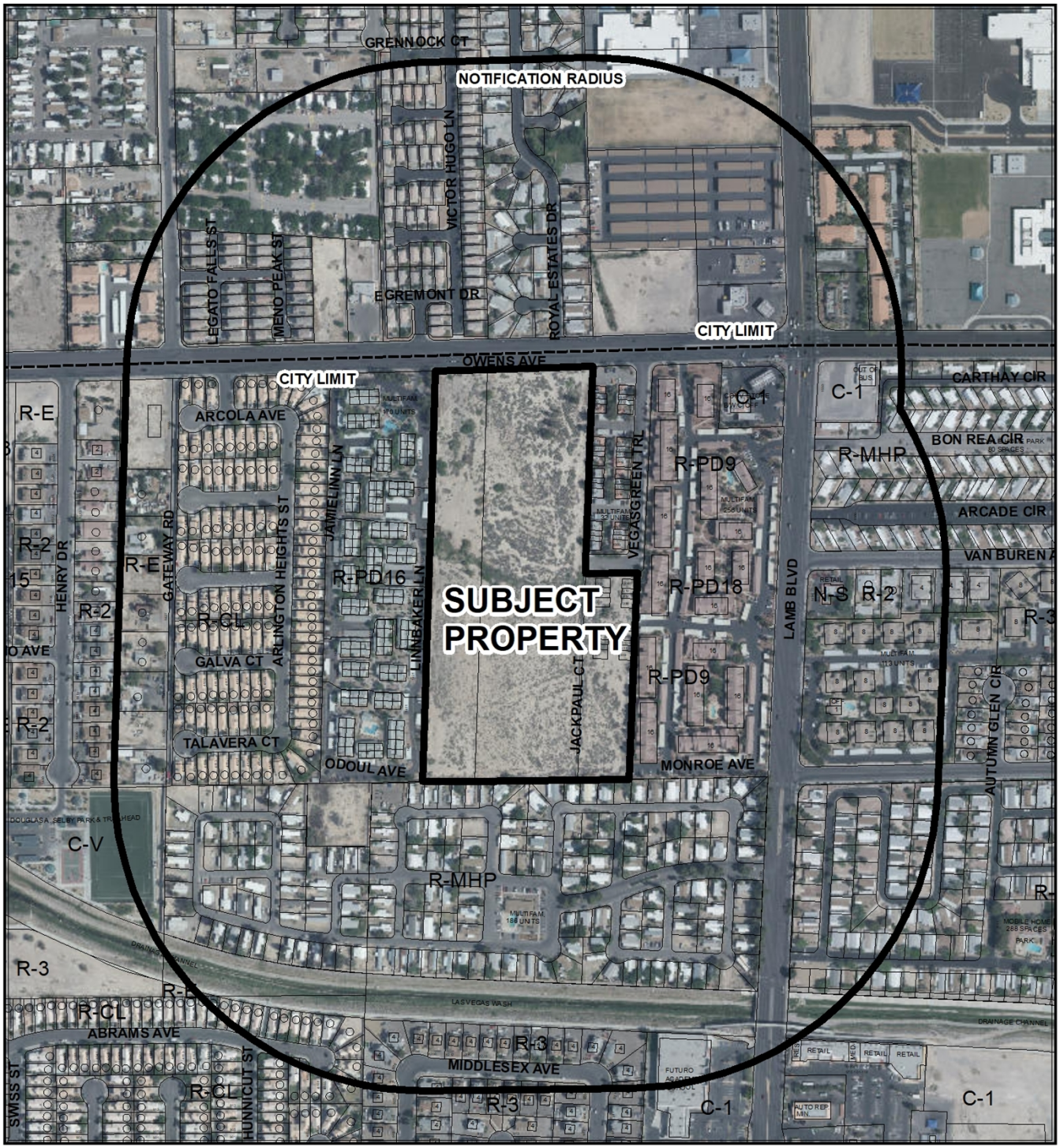
CASE: ZON-77091, TMP-77092 (PRJ-76961)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

N



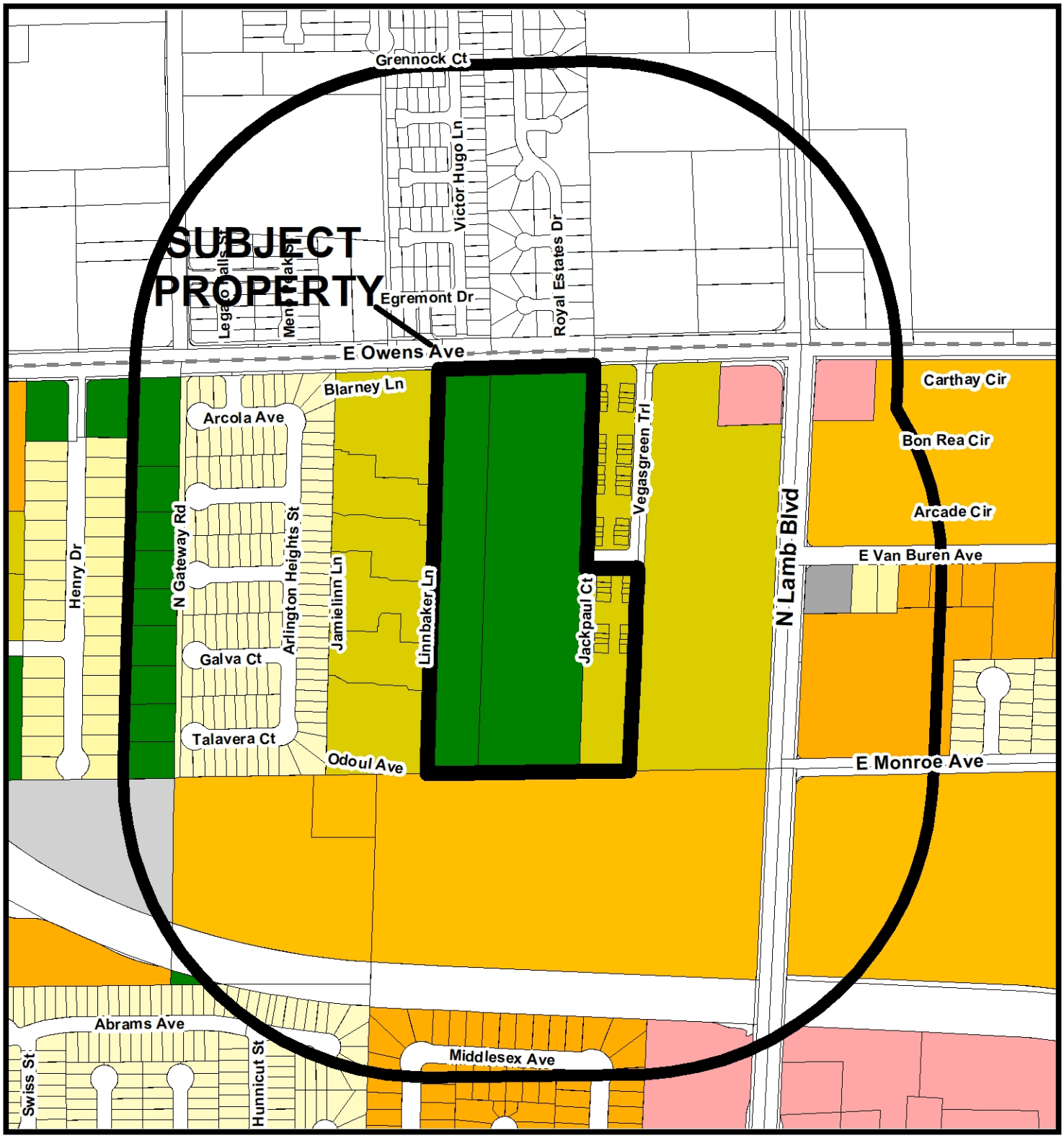
CASE: ZON-77091, TMP-77092 (PRJ-76961)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

ZON-77091



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- TnC - Town Center

FROM R-E AND R-PD9 TO R-TH

Subject Property

1000ft Buffer

City Limits

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

Date: Monday, August 5, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-77091	Staff recommends APPROVAL.	
TMP-77092	Staff recommends APPROVAL, subject to conditions:	ZON-77091

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED
1242 - ZON-77091
1242 - TMP-77092

PROTESTS
0 - ZON-77091
0 - TMP-77092

APPROVALS
0 - ZON-77091
0 - TMP-77092

JB

**** CONDITIONS ****

TMP-77092 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 Rezoning (ZON-77091) 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. Onsite guest parking spaces must be re-striped to conform with Title 19.08.100 Handicapped Parking Design Standards.

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

Public Works

8. Dedicate the appropriate radius for a terminating cul-de-sac on Van Buren Avenue. If gated, the gates shall not swing into the Van Buren Avenue public right-of-way.

9. Private streets shall be labeled as “Public Sewer and Drainage Easements to be Privately Maintained”.

10. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks on Owens Avenue adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. Also, construct the all incomplete improvements for the terminating cul-de-sac on Van Buren Avenue. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

11. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

12. Re-route the existing private sewer in Van Buren Avenue to a connection to public sewer within this site at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.

13. No trees or landscaping over three-feet tall shall be allowed within any Public Sewer Easement.

14. Construct a new sewer within existing public sewer easements or right-of-way from this site to the intersection of Lamb Boulevard and the Las Vegas Wash, at a size, depth, and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.

15. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to enter into an oversizing agreement for reimbursement to construct a new public sewer interceptor from the intersection of Lamb Boulevard and the Las Vegas Wash to the intersection of Nellis Boulevard and Bonanza Road. This sewer must be permitted for construction prior to Final Map mylar approval for more than 50 lots.

16. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 222-lot single-family residential subdivision on a 17.85-acre undeveloped property located on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard. In addition to the Tentative Map, the applicant is requesting a Rezoning for this project.

ISSUES

- A Rezoning (ZON-77091) from R-E (Residence Estates) and R-PD9 (Residential Planned Development – 9 Units per Acre) to R-TH (Single Family Attached) has been requested for the subject site. Staff supports this request.

ANALYSIS

The applicant is proposing a Tentative Map (TMP-77062) for a 222-lot single family attached residential subdivision on the 17.85-acre subject site. The subject site consists of two parcels zoned R-E (Residence Estates) and 17 undeveloped parcels zoned R-PD9 (Residential Planned Development – 9 Units per Acre) with a MLA (Medium Low Attached Density Residential) General Plan land use designation. The MLA (Medium Low Attached Density Residential) designation has an allowable density of 12.49 dwelling units per gross acre, which allows a maximum of 222 residential lots for the 17.85-acre site. The MLA (Medium Low Attached Density Residential) General Plan land use designation allows R-2 (Medium-Low Density Residential), R-TH (Single Family Attached) and R-MH (Mobile/Manufactured Home) zoning districts.

The applicant has proposed to Rezone (ZON-77091) the subject site from R-E (Residence Estates) and R-PD9 (Residential Planned Development – 9 Units per Acre) to R-TH (Single Family Attached). The submitted tentative map indicates the development will have lot sizes ranging from 1,968 square feet to 2,753 square feet. The purpose of the R-TH (Single Family Attached) District is to accommodate single family attached residences with designs and densities that transition between multi-family and single family uses.

JB

Existing single family detached dwellings are located across Owens Avenue to the north of the subject site, which are zoned R-2 (Medium Density Residential) and R-T (Manufactured Home Residential) under Clark County zoning designations. The subject site is located directly adjacent to multi-family residential development to the west, which is zoned R-PD16 (Residential Planned Development – 16 Units per Acre); multi-family residential development to the south which is zoned R-MHP (Residential Mobile/Manufactured Home Park); and multi-family residential development to the east which is zoned R-PD9 (Residential Planned Development – 9 Units per Acre) and R-PD18 (Residential Planned Development – 18 Units per Acre). Staff has determined that the proposed R-TH (Single Family Attached) zoning district is consistent with the existing MLA (Medium Low Attached Density Residential) General Plan land use designation and the adjacent multi-family and single-family residential developments in the surrounding area.

The submitted north/south and east/west cross sections depict a maximum grade less than 2% across this site. Per the Tables in Title 19.06.090 a development with natural slope less than 2% is allowed a maximum four-foot retaining wall. A 2.80-foot retaining wall is shown on the eastern border.

This project will add approximately 1,625 trips per day on Owens Avenue and Nellis Boulevard. Currently, Owens Avenue is at about 29 percent of capacity and Nellis Boulevard is at about 73 percent of capacity. With this project, Owens Avenue is expected to be at about 32 percent of capacity and Nellis Boulevard is expected to be at about 76 percent of capacity.

The Clark County School District projects that approximately 96 primary and secondary school students would be generated by the proposed development on this site. Of the three schools serving the area (Rueben Diaz Elementary School, Mario and Joanne Monaco Middle School and Desert Pines High School), the District notes that Desert Pines High School was over capacity for the 2018-19 school year, and no new schools are planned in this area at this time.

In summary, Staff has determined that the proposed R-TH (Single Family Attached) zoning district is consistent with the existing MLA (Medium Low Attached Density Residential) General Plan land use designation and is compatible with the adjacent multi-family and single-family residential developments in the surrounding area; therefore, staff recommends approval of these applications.

FINDINGS (ZON-77091)

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

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

   The proposed Rezoning from R-E (Residence Estates) and R-PD9 (Residential Planned Development – 9 Units per Acre) to R-TH (Single Family Attached) is in conformance with the existing MLA (Medium Low Attached Density Residential) General Plan Designation under the Southeast Sector Plan of the General Plan.

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

   Staff has determined that although the proposed R-TH (Single Family Attached) zoning district is consistent with the existing MLA (Medium Low Attached Density Residential) General Plan land use designation, the minimum 1,600 square-foot lot size associated with the proposed R-TH (Single Family Attached) zoning district is compatible with the existing R-MHP (Residential Mobile/Manufactured Home Park), R-PD9 (Residential Planned Development – 9 Units per Acre), R-PD16 (Residential Planned Development – 16 Units per Acre) and R-PD18 (Residential Planned Development – 18 Units per Acre) zoning district which surrounds the site to the west, south and east.

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

   Growth and development factors in the community warrant the appropriateness of the proposed R-TH (Single Family Attached) zoning district on the subject site

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

   The site is accessed by Owens Avenue a 100-foot Primary Arterial Street as designated by the Master Plan of Streets and Highways, which will provide adequate capacity to serve the proposed use.

FINDINGS (TMP-77092)

The proposed Tentative Map conforms to Nevada Revised Statutes and Title 19 development standards. Therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/18/99	The Planning Commission approved a request for a Site Development Plan Review [Z-0066-99(1)] for a proposed 96-unit apartment complex located at 4093 East Owens Avenue.
04/19/00	The City Council approved a General Plan Amendment (GPA-0043-99) to amend a portion of the southeast sector of the General Plan from ML (Medium Low Density Residential) to M (Medium Density Residential) on property located at 4093 East Owens Avenue. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a Rezoning and Plot Plan Review (Z-0066-99) from R-E (Residence Estates) to R-3 (Medium Density Residential) for a 96 unit apartment complex located at 4093 East Owens Avenue. The Planning Commission and Staff recommended approval of the request.
10/18/01	The Planning Commission approved a request for a Site Development Plan Review [Z-0066-99(2)] for a proposed 95-unit Multi-Family Residential development located at 4093 East Owens Avenue.
01/19/05	The City Council approved a request for a General Plan Amendment (GPA-4548) to amend a portion of the Southeast Sector Plan of the General Plan from M (Medium Density Residential) and ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential) on 18.54 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. The Planning Commission recommended approval and Staff recommended denial of the request.
	The City Council approved a request for a Rezoning (ZON-4554) from R-E (Residence Estates) to R-PD9 (Residential Planned Development - 9 Units per Acre) on 15.89 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. The Planning Commission and Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Site Development Plan Review (SDR-4555) for a proposed 166-lot single-family residential development adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. The Planning Commission and Staff recommended denial of the request.
	The City Council approved a request for a Variance (VAR-4677) to allow 1.57 acres of open space where 2.75 acres is the minimum required on property located on the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard
10/19/05	The City Council approved a request for a Site Development Plan Review (SDR-8630) for a proposed 161-lot single-family residential development on property located adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard. The Planning Commission and Staff recommended denial of the request.
	The City Council approved a request for a Variance (VAR-8631) to allow 61,000 square feet of open space where 115,724 square feet is the minimum amount of open space required in conjunction with a proposed 161-lot single-family residential development on property located adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard
11/03/05	The Planning Commission approved a request for a Tentative Map (TMP-9106) for a 161-lot single-family residential subdivision on property located adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard. Staff recommended approval of the request.
01/17/07	The City Council approved a request for an Extension of Time (EOT-18434) of an approved Rezoning (ZON-4554) from R-E (Residence Estates) to R-PD9 (Residential Planned Development - 9 Units per Acre) on 15.89 acres adjacent to the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard. Staff recommended approval of the request.
11/07/07	The City Council approved a request for an Extension of Time (EOT-24521) of an approved Site Development Plan Review (SDR-8630) for a proposed 161-lot single-family residential development on property located adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for an Extension of Time (EOT-24523) of an approved Variance (VAR-8631) to allow 61,000 square feet of open space where 115,724 square feet is the minimum amount of open space required in conjunction with a proposed 161-lot single-family residential development on property located adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard
11/08/07	The Planning Commission approved a request for a Tentative Map (TMP-24765) for a 161-lot single-family residential subdivision on property located adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard. Staff recommended approval of the request.

Most Recent Change of Ownership	
09/10/01	A deed was recorded for a change in ownership (APN 140-30-503-001).
04/18/08	A deed was recorded for a change in ownership (APN 140-30-503-002).
05/28/09	A deed was recorded for a change in ownership (APN 140-30-520-017 through 140-30-520-033).

Related Building Permits/Business Licenses	
06/20/08	A Code Enforcement case (#66911) was processed for graffiti, trash and debris on property located at 4093 East Owens Avenue. The case was resolved on 06/23/08.
02/28/11	A Code Enforcement case (#98377) was processed for unpermitted work being done on property located at 4093 East Owens Avenue. The case was resolved on 03/29/11.
09/15/14	A Code Enforcement case (#145601) was processed for trash and debris on vacant property located at 4093 East Owens Avenue. The case was resolved on 11/06/14.
01/16/18	A Code Enforcement case (#185380) was processed for a vagrant camp, trash, debris and high vegetation on vacant property located at 4093 East Owens Avenue. The case was resolved on 02/15/18.
04/30/18	A Code Enforcement case (#188093) was processed for a vagrant camp, trash, debris and high vegetation on vacant property located at 4093 East Owens Avenue. The case was resolved on 09/10/18.
01/22/19	A Code Enforcement case (#195981) was processed for a vagrant camp on vacant property located at 4093 East Owens Avenue. The case was resolved on 02/27/19.

Pre-Application Meeting	
07/02/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a Rezoning and Tentative Map for a proposed attached residential subdivision.

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

Field Check	
08/01/19	Staff conducted a routine field check and found an undeveloped lot with desert vegetation and small amounts of trash/debris dispersed throughout the site.

Details of Application Request	
Site Area	
Net Acres	17.85

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MLA (Medium Low Attached Density Residential)	R-E (Residence Estates) R-PD9 (Residential Planned Development – 9 Units per Acre)
North	Single Family Detached Dwellings	RS (Residential Suburban) - Clark County	R-2 (Medium Density Residential) – Clark County R-T (Manufactured Home Residential) – Clark County
South	Multi-Family Residential	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
East	Multi-Family Residential	ML (Medium Low Density Residential)	R-PD9 (Residential Planned Development – 9 Units per Acre)
	Multi-Family Residential	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units per Acre)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan 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 19.06.090, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	1,600 SF	1,968 SF	Y
Min. Lot Width	20 Feet	20 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	N/A	N/A	Y
• Corner	10 Feet	10 Feet	Y
• Rear	5 Feet	5 Feet	Y
Max. Lot Coverage	95 %	95 %	Y
Max. Building Height	3 Stories, 45 Feet	3 Stories, 45 Feet	Y

JB

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	One dwelling per lot	N/A
R-PD9 (Residential Planned Development – 9 Units per Acre)	One dwelling per lot	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-TH (Single Family Attached)	One dwelling per lot	N/A
General Plan	***Permitted Density***	***Units Allowed***
MLA (Medium Low Attached Density Residential)	12.49 units per acre	222

Pursuant to Title 19.06.090, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North	6 Feet		6 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Owens Avenue	Primary Arterial	Master Plan of Streets & Highways	100	Y

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		16	-
Intersection – Internal		-	12
Cul-de-sac Terminus		-	-
Intersection – External Street or Stub Terminus		-	-
Intersection – Stub Terminus w/ Temporary Turn Around Easements		-	-
Non-Vehicular Path - Unrestricted		-	-
Total		16	12
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.33**	

JB

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family - Attached	222 Units	1 unimpeded space per dwelling unit plus 1 guest parking space per 6 units	259				
TOTAL SPACES REQUIRED			259		565		Y
Regular and Handicap Spaces Required			252	7	556	9	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) Rezoning / Tentative Map

Project Address (Location) E. Owens Ave and N. Lamb Blvd

Project Name Owens & Lamb **Proposed Use** Residential

Assessor's Parcel #(s) 140-30-503-002 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing R-E Proposed R-TH

Additional Information

Property Owner Creative Capital of Nevada LLC Contact

Address 12650 Riverside Dr. #203 City Valley Village State CA Zip 91607

E-mail Phone

Applicant LGI Homes of Nevada LLC Contact Brandon Chafey

Address 2251 Douglas Blvd. #110 City Roseville State CA Zip 95661

E-mail brandon.chafey@lgihomes.com Phone (916) 926-3136

Representative Taney Engineering Contact Janna Felipe

Address 6030 S. Jones Blvd City Las Vegas State NV Zip 89118

E-mail jannaf@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 MORTIMER LASKI

Subscribed and sworn before me

This 22nd day of July 20 19

Notary Public in and for said County and State

ANTHONY E. GLASS
COMM. # 2148915
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES MAY 9, 2020

PRJ-76961
07/22/19

JURAT

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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 22nd day of July, 2019 by MORTIMER LASKI, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Anthony E Glass
Signature

ANTHONY E. GLASS
COMM. # 2148915
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES MAY 9, 2020

(Seal)

PRJ-76961
07/22/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) E. Owens Ave and N. Lamb Blvd

Project Name Owens & Lamb **Proposed Use** Residential

Assessor's Parcel #(s) 140-30-520-017 thru 033 **Ward #** 3

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

Additional Information _____

Property Owner Ehrlich 1985 Family Trust and Ehrlich Richard Trust **Contact** _____

Address 12650 Riverside Dr. #203 City Valley Village State CA Zip 91607

E-mail _____ Phone _____

Applicant LGI Homes of Nevada LLC **Contact** Brandon Chafey

Address 2251 Douglas Blvd. #110 City Roseville State CA Zip 95661

E-mail brandon.chafey@lgihomes.com Phone (916) 926-3136

Representative Taney Engineering **Contact** Janna Felipe

Address 6030 S. Jones Blvd City Las Vegas State NV Zip 89118

E-mail jannaf@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 this 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 LISA Ehrlich

Subscribed and sworn before me

This 16th day of July, 20 19

see attached

Notary Public in and for said County and State

PRJ-76961
07/22/19

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 16th day of July, 2019.
by Date Month Year

(1) Lisa S. Ehrlich

(and (2) N/A),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JOBANA ITXEL MARTINEZ
Notary Public - California
Los Angeles County
Commission # 2289776
My Comm. Expires May 24, 2023

Place Notary Seal and/or Stamp Above

Signature
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Application / Petition Form

Document Date: 7/16/19 Number of Pages: 1

Signer(s) Other Than Named Above:

©2017 National Notary Association

PRJ-76961
07/22/19

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

Department Use	
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General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-E Proposed R-TH

Additional Information _____

Property Owner Phoenix Gardens LTD Housing **Contact** _____

Address 12650 Riverside Dr. #203 City Valley Village State CA Zip 91607

E-mail _____ Phone _____

Applicant LGI Homes of Nevada LLC **Contact** Brandon Chafey

Address 2251 Douglas Blvd. #110 City Roseville State CA Zip 95661

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Print Name Lisa Ehrlich

Subscribed and sworn before me

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see attached

Notary Public in and for said County and State

PRJ-76961
07/22/19

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State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 16th day of July, 2019,
Date *Month* *Year*
by
(1) Lisa S Ehrlich
(and (2) N/A),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JOBANA ITXEL MARTINEZ
Notary Public - California
Los Angeles County
Commission # 2289776
My Comm Expires May 24, 2023

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

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©2017 National Notary Association

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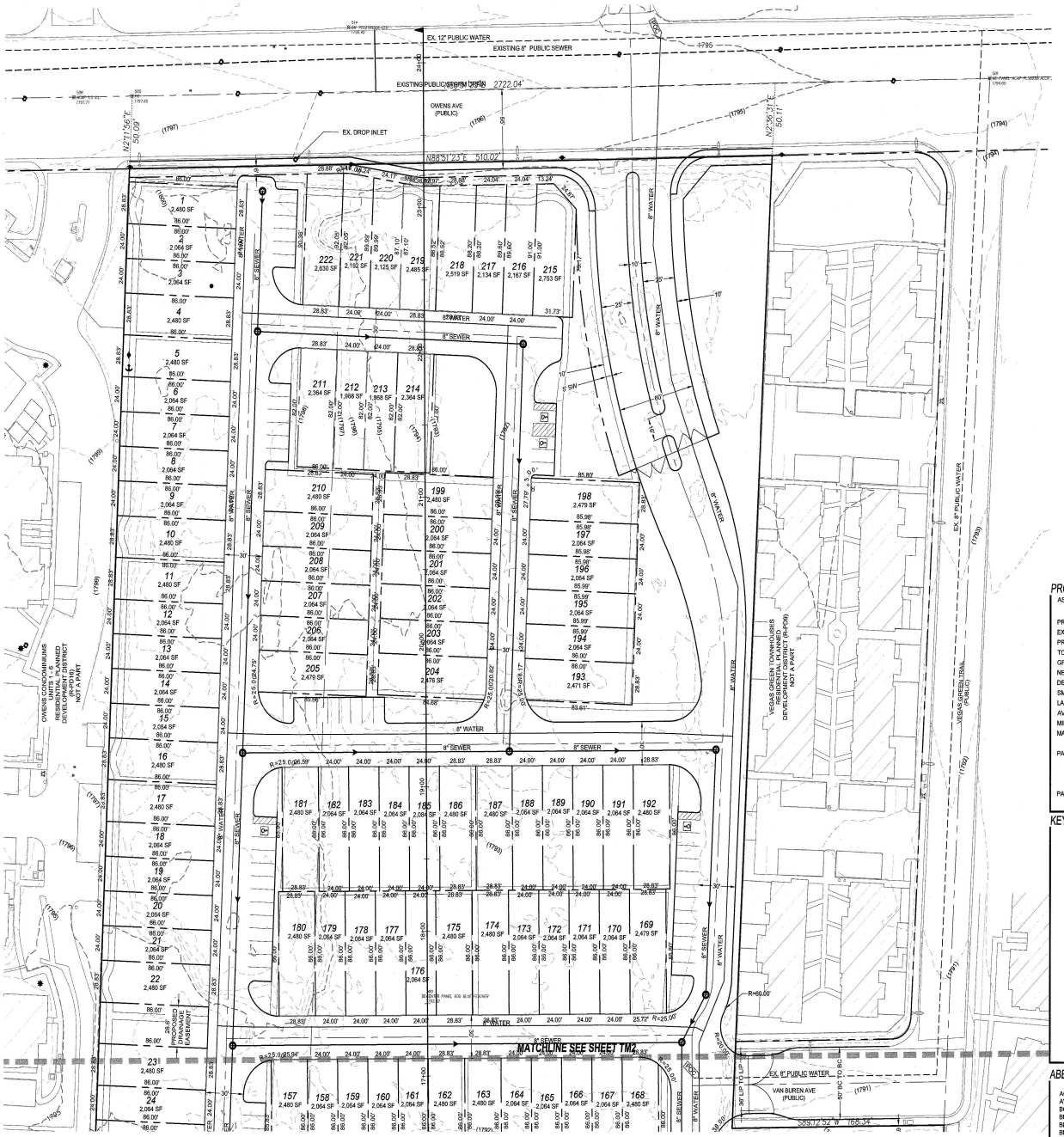
07/22/19



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

CONNECTIVITY

16 LINKS
12 NODES
RATIO: 16/12=1.33
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:		
FRONT GARAGE:		
INTERIOR SIDE:		
CORNER SIDE:		
REAR:		

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 CONTAINS 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.

LANDSCAPING REQUIREMENTS

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A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

WASTEWATER CALCULATIONS

FACILITY TYPE: MULTIFAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 222 UNITS

AVERAGE FLOW = 0.0547 MGD (222 ERUS)
PEAK FLOW = 0.1916 MGD (777 ERUS)
PEAK + WET WEATHER = 0.2394 MGD (972 ERUS)

CALCULATIONS:
AVG FLOW = 222 X 90,000 GAL X 1 MG = 0.0547 MGD
365 DAYS 1,000,000 G

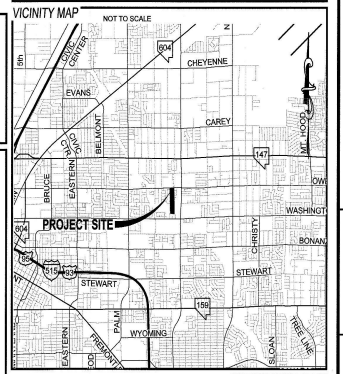
PEAK FLOW = 0.0547 X 3.5 = 0.1916 MGD
PEAK + WET WEATHER FLOW = 0.1916 MGD X 1.25 = 0.2394 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	140-30-503-001,140-30-503-002,140-30-520-017 140-30-520-18 THRU -033
PROPOSED USE OF PROPERTY:	MULTIFAMILY RESIDENTIAL
EXISTING ZONING:	R-E, R-PD9
PROPOSED ZONING:	R-TH
TOTAL PROPOSED LOTS:	222 LOTS
GROSS ACREAGE:	17.85 ACRES
NET ACREAGE:	17.85 ACRES
DENSITY (BASED ON GROSS ACREAGE):	12.44 LOTS/ACRE
SMALLEST LOT SIZE:	1,966 SF
LARGEST LOT SIZE:	2,763 SF
AVERAGE LOT SIZE:	2,212 SF
MINIMUM LOT SIZE ALLOWED:	1,600 SF
MAXIMUM HEIGHT ALLOWED:	35 FT
PARKING REQUIRED:	2 SPACES/UNIT = 444 SPACES 1 GUEST SPACE/5 UNITS = 37 SPACES 9 ADA SPACES (2 VAN ACCESSIBLE)
PARKING PROVIDED:	565 SPACES PROVIDED 9 ADA SPACES PROVIDED

VICINITY MAP

NOT TO SCALE

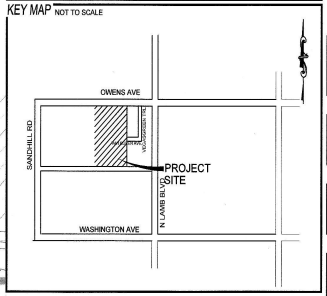


DEVELOPER

LGI HOMES, INC.
180 PROMENADE CIRCLE, SUITE 300
LAS VEGAS, NV 89118
(925) 580-0821

KEY MAP

NOT TO SCALE



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 88°51'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS PER RECORD OF SURVEY MAP IN FILE 41, PAGE 66, DATED JUNE 1, 1984, CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK
MONUMENT ID NUMBER TG021SSSE6
RIVET & PLATE IN TOP OF CURB ON THE NORTH SIDE OF OWENS +/- 200 FT WEST OF ROYAL ESTATESELEVATION 547.543 METERS (NAVD 88)
1976.40 FEET

LEGAL DESCRIPTION

WEST HALF (W 1/2) NORTHEAST QUARTER (NE 1/4) NORTHEAST QUARTER (NE 1/4) SECTION 30, T 20 S, R 62 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA

ABBREVIATIONS

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

OWNER

PHOENIX GARDENS LTD HOUSING
12650 RIVERSIDE DR #203
VALLEY VILLAGE, CA 91607

CREATIVE CAPITAL OF NEVADA LLC
12650 RIVERSIDE DR #203
VALLEY VILLAGE, CA 91607

EHRLICH 1985 FAMILY TRUST
EHRLICH RICHARD KENNETH TRS
12650 RIVERSIDE DR #203
VALLEY VILLAGE, CA 91607

LEGEND

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

PRJ-76961
08/13/19

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE
	REVISIONS				

LGI HOMES - NEVADA, LLC
180 PROMENADE CIRCLE, SUITE 300
SACRAMENTO, CA 95834
(925) 580-0821 FAX:

TANEY ENGINEERING
8030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89139
(702) 362-8844 FAX: (702) 362-0330

EST. 2000

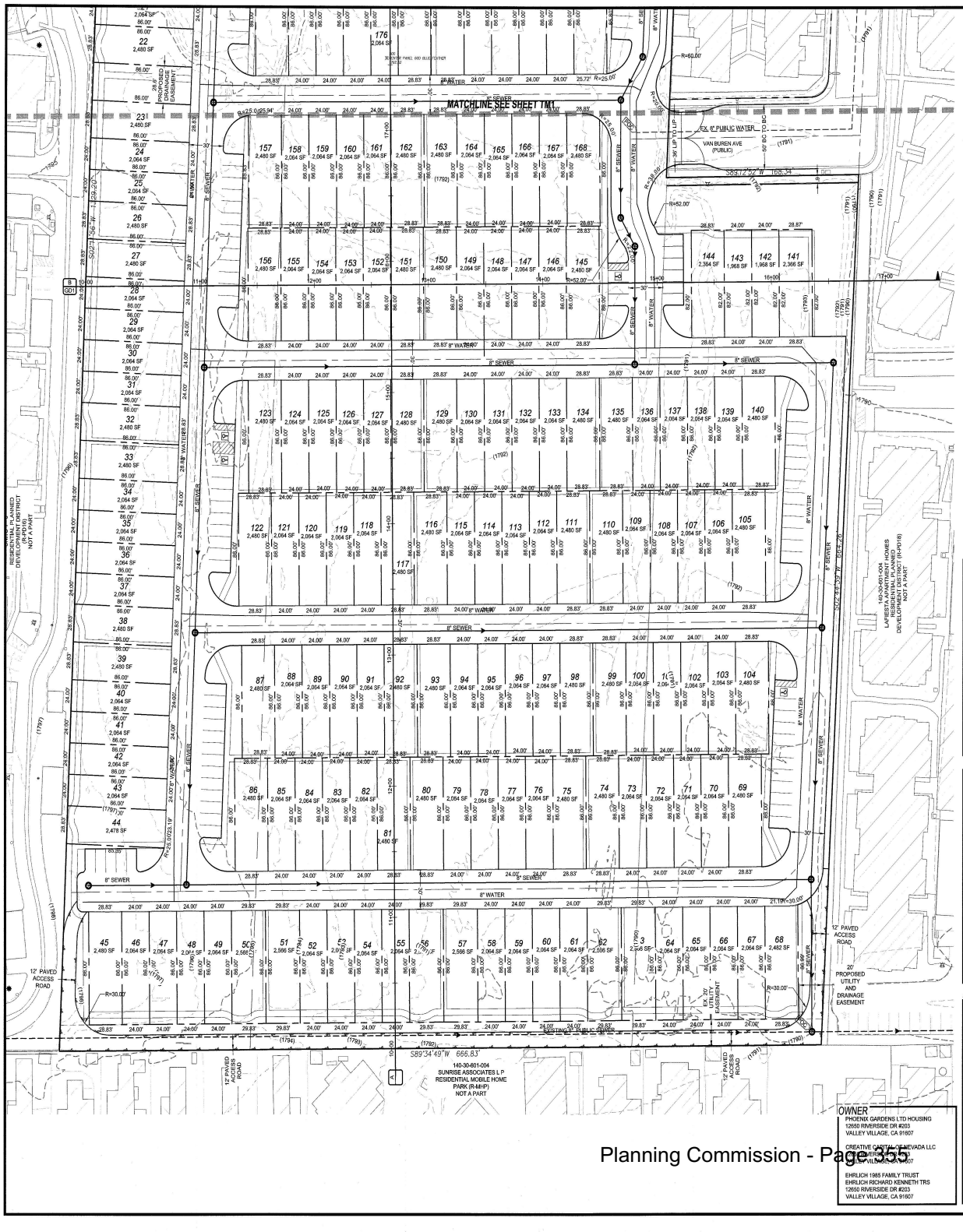
OWENS & LAMB STREET & AVENUE A PROJECT

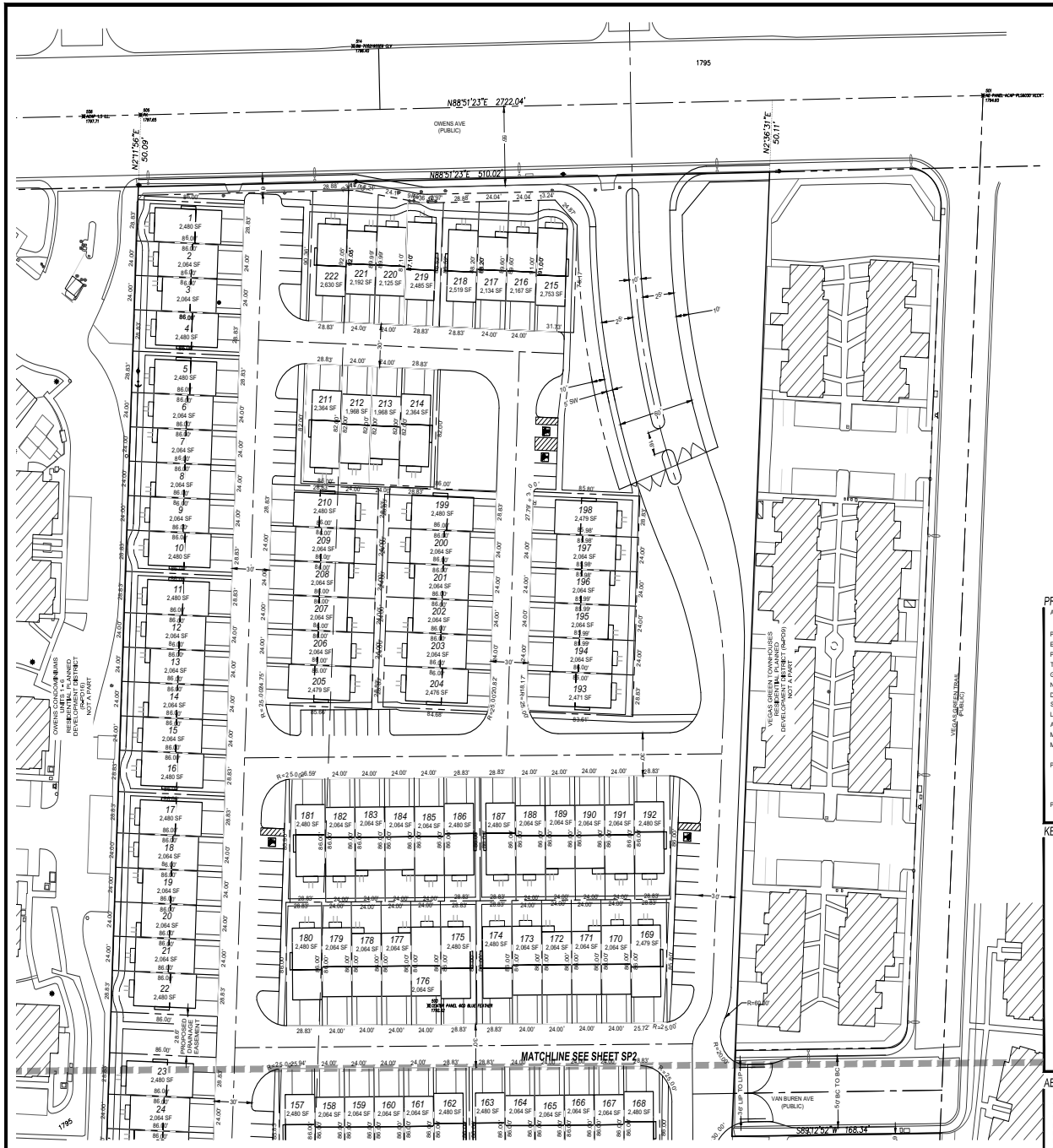
TENTATIVE MAP - NORTH

PROFESSIONAL ENGINEER — BRIANE MYERS Exp. 12-31-19 CIVIL No. 21550 — STATE OF NEVADA — 8/13/19

DATE:	8/13/2019
SCALE:	1"=40'
JOB NO:	LGI-19-024
DESIGNED BY:	BP
CHECKED BY:	BEM
SHEET NAME:	TM1
SHEET NUMBER:	01 OF 05
CITY	0000000

LAST PLOT: Brandon Prokopchuk
FILE NAME: S:\CITY\LGI HOMES INC\LGH-19-024 - OWENS & LAMB\ENGINEER\TITLE\REVISIONS\LGH19024_ TM_PROD.DWG


MATCHLINE SEE SHEET TM1
VAN BUREN AVE (PUBLIC)
EX. 8" PUBLIC WATER
PROPOSED DRAINAGE EASEMENT
8" SEWER
8" WATER
12" PAVED ACCESS ROAD
20' PROPOSED UTILITY AND DRAINAGE EASEMENT
EX. 20' UTILITY EASEMENT
EXISTING PUBLIC SEWER
140-30-601-004
SUNRISE ASSOCIATES L P
RESIDENTIAL MOBILE HOME PARK (R-MHP)
NOT A PART
140-30-601-004
LAPEST A APARTMENT HOMES
RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (R-PD16)
NOT A PART
RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (R-PD16)
NOT A PART
S89°34'49"W 666.83'
S89°12'02"W 105.34'
S0°22'10"W 153.20'
R=25.00'
R=60.00'
R=52.00'
R=30.00'
R=238.00'
R=25.00'
R=25.00'
R=25



UTILITIES

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FRONT GARAGE:		
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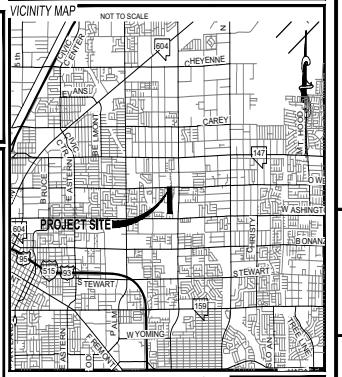
NOT TO SCALE



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KEY MAP

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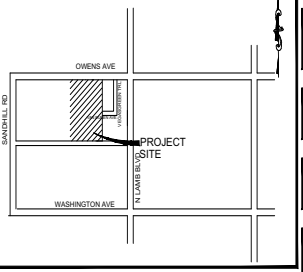

DEVELOPER

LGI HOMES, INC.
180 PROMENADE CIRCLE, SUITE 300
LAS VEGAS, NV 89118
(925) 580-0821

UTILITY DISCLAIMER

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BASIS OF BEARING

NORTH 88°51'23" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS PER RECORD OF SURVEY MAP IN FILE 41, PAGE 66, DATED JUNE 1, 1984, CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK
MONUMENT ID NUMBER:TOZ219SSEE
RIVET & PLATE IN TOP OF CURB ON THE NORTH SIDE OF OWENS +/- 200 FT WEST OF ROYAL ESTATESELEVATION 547.543 METERS (NAVD 88)
1976.40 FEET

LEGAL DESCRIPTION

WEST HALF (W 1/2) NORTHEAST QUARTER (NE 1/4) NORTHEAST QUARTER (NE 1/4) SECTION 30, T 20 S, R 62 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA

ABBREVIATIONS

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

OWNER

PHOENIX GARDENS LTD HOUSING
12650 RIVERSIDE DR #203
VALLEY VILLAGE, CA 91607

CREATIVE CAPITAL OF NEVADA LLC
12650 RIVERSIDE DR #203
VALLEY VILLAGE, CA 91607

EHRLICH 1985 FAMILY TRUST
EHRLICH RICHARD KENNETH TRS
12650 RIVERSIDE DR #203
VALLEY VILLAGE, CA 91607

PRJ-76961
08/13/19

Planning Commission - Page 356

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

LGI HOMES - NEVADA, LLC
180 PROMENADE CIRCLE SUITE 300
LAS VEGAS, NEVADA 89144
(925) 580-0821 FAX:

STANLEY CONSULTING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-2844 FAX: (702) 362-2233

EST. 2000

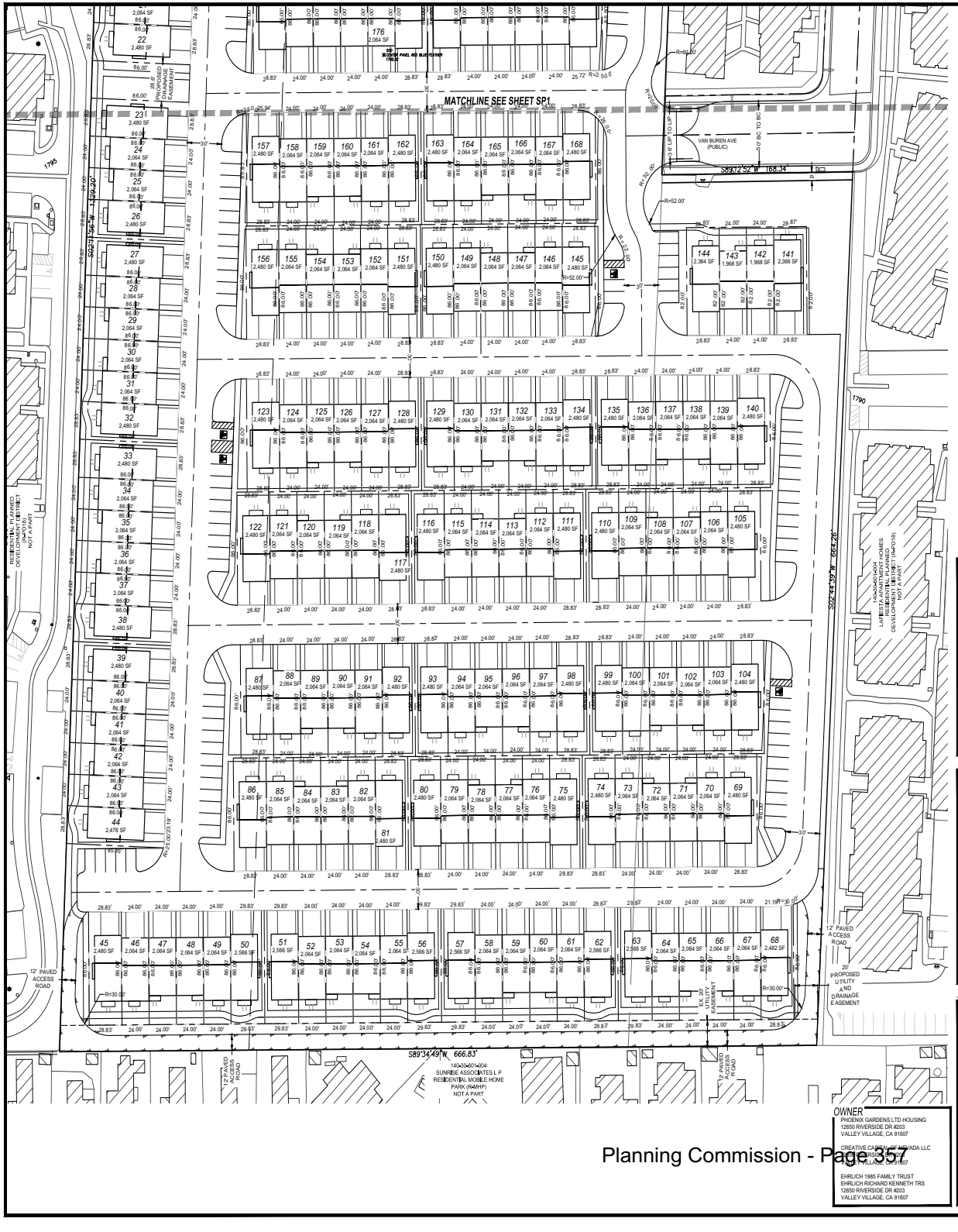
OWENS & LAMB STREET & AVENUE A PROJECT

SITE PLAN - NORTH

BRIAN E. MYERS
Exp. 12-31-19
CIVIL
No. 21530
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

DATE: 8/13/2019
SCALE: 1"=40'
JOB NO.: LGI-19-024
DESIGNED BY: BP
CHECKED BY: BEM
SHEET NAME: SP1
SHEET NUMBER: 03 OF 05
CITY 0000000

LAST PLOT: Brandon Prokopchuk
FILE NAME: S:\ACTIVE\LGI HOMES, INC\LGI-19-024 - OWENS & LAMB\ENGINEER\TITLE\ELEMENTS\DWGS\LGI19024_ TM_PROD.DWG



Planning Commission - Page 37

PRJ-76961
08/13/19

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

CONNECTIVITY

16 LINKS
12 NODES
RATIO: 16/12=1.33
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:		
FRONT GARAGE:		
INTERIOR SIDE:		
CORNER SIDE:		
REAR:		

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 CONTAINS 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.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 40-FT ON CENTER ALONG OWENS AVENUE. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE. CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY'S AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

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

WASTEWATER CALCULATIONS

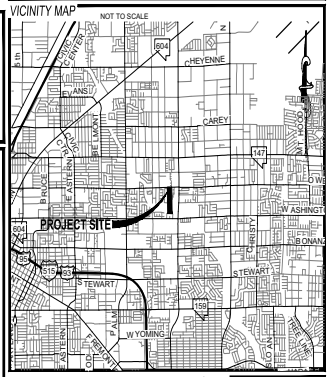
FACILITY TYPE: MULTIFAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 222 UNITS

AVERAGE FLOW = 0.0547 MGD (222 ERUS)
PEAK FLOW = 0.1916 MGD (777 ERUS)
PEAK + WET WEATHER = 0.2394 MGD (972 ERUS)

CALCULATIONS:
AVG FLOW = 222 X 90,000 GAL X 1 MG / 365 DAYS / 1,000,000 G = 0.0547 MGD
PEAK FLOW = 0.0547 X 3.5 = 0.1916 MGD
PEAK + WET WEATHER FLOW = 0.1916 MGD X 1.25 = 0.2394 MGD

VICINITY MAP

NOT TO SCALE

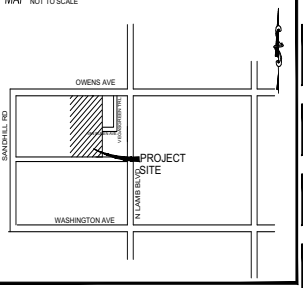


PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	140-30-503-001,140-30-503-002,140-30-520-017 140-30-520-18 THRU -033
PROPOSED USE OF PROPERTY:	MULTIFAMILY RESIDENTIAL
EXISTING ZONING:	R-E, R-PD9
PROPOSED ZONING:	R-TH
TOTAL PROPOSED LOTS:	222 LOTS
GROSS ACREAGE:	17.85 ACRES
NET ACREAGE:	17.85 ACRES
DENSITY (BASED ON GROSS ACREAGE):	12.44 LOTS/ACRE
SMALLEST LOT SIZE:	1,968 SF
LARGEST LOT SIZE:	2,753 SF
AVERAGE LOT SIZE:	2,212 SF
MINIMUM LOT SIZE ALLOWED:	1,600 SF
MAXIMUM HEIGHT ALLOWED:	35 FT
PARKING REQUIRED:	2 SPACES/UNIT = 444 SPACES 1 GUEST SPACE/6 UNITS = 37 SPACES 9 ADA SPACES (2 VAN ACCESSIBLE)
PARKING PROVIDED:	565 SPACES PROVIDED 9 ADA SPACES PROVIDED

KEY MAP

NOT TO SCALE



DEVELOPER

LGI HOMES, INC.
180 PROMENADE CIRCLE, SUITE 300
LAS VEGAS, NV 89118
(925) 580-0821

UTILITY DISCLAIMER

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK
MONUMENT ID NUMBER 7022195SEE
RIVET & PLATE IN TOP OF CURB ON THE NORTH SIDE OF OWENS +/- 200 FT WEST OF ROYAL ESTATESELEVATION 547.543 METERS (NAVD 88)
1976.40 FEET

LEGAL DESCRIPTION

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BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
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CLV	CITY OF LAS VEGAS	R	RADIUS
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DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
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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 X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

OWNER

PHOENIX GARDENS LTD HOUSING
12850 RIVERSIDE DR #203
VALLEY VILLAGE, CA 91607

CREATIVE CAPITAL OF NEVADA LLC
12850 RIVERSIDE DR #203
VALLEY VILLAGE, CA 91607

EHRLICH 1985 FAMILY TRUST
EHRLICH RICHARD KENNETH TRS
12850 RIVERSIDE DR #203
VALLEY VILLAGE, CA 91607

REVISIONS

NO.	DESCRIPTION	BY	APPR.	DATE

LGI HOMES - NEVADA, LLC
180 PROMENADE CIRCLE SUITE 300
LAS VEGAS, NEVADA 89014
(925) 580-0821 FAX:

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-8233

EST. 2000

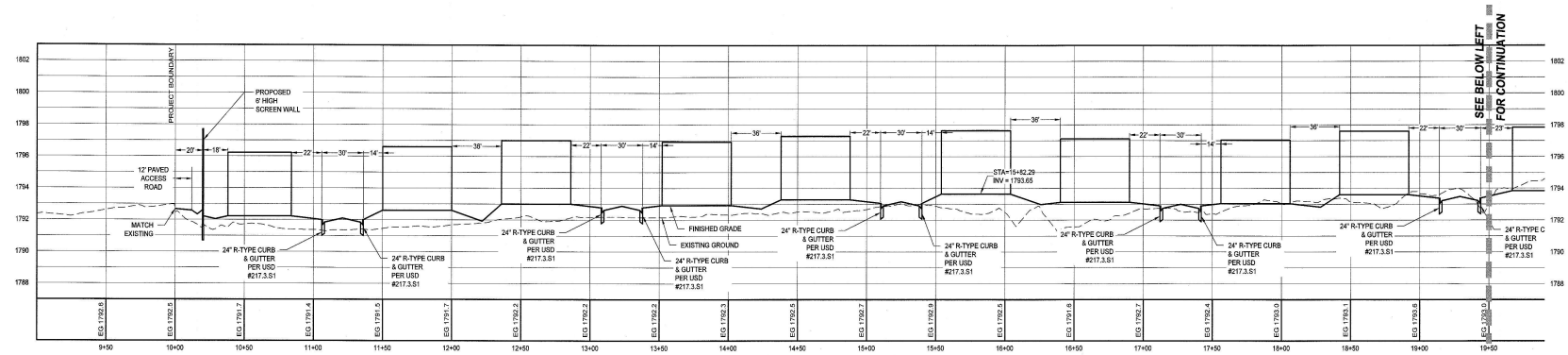
OWENS & LAMB STREET & AVENUE A PROJECT

SITE PLAN - SOUTH

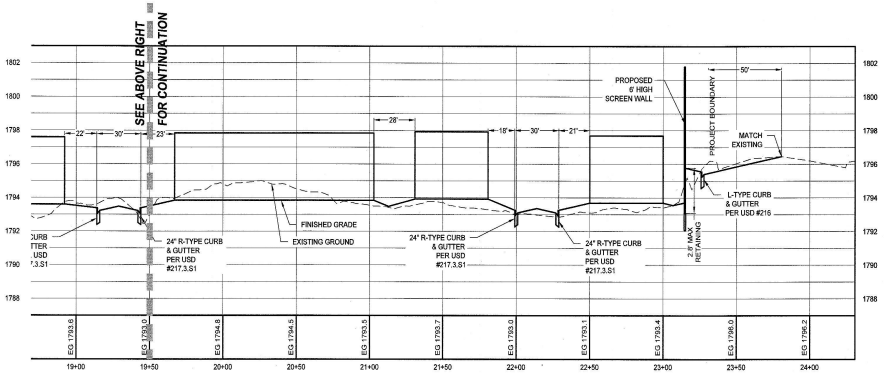
PROFESSIONAL ENGINEER
BRIAN E. MYERS
Exp. 12-31-19
CIVIL
No. 21530
STATE OF NEVADA

DATE:	8/13/2019
SCALE:	1"=40'
JOB NO.:	LGI-19-024
DESIGNED BY:	BP
CHECKED BY:	BEM
SHEET NAME:	SP 2
SHEET NUMBER:	04 OF 05
	CITY 0000000

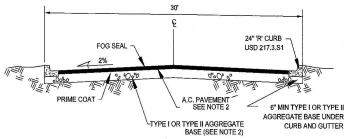
LAST PLOT: Brandon Prokopchuk
FILE NAME: S:\ACTIVE\LGI HOMES, INC\LGI-19-024 - OWENS & LAMB\ENGINEERING\TITLE\ELEMENTS\DWGS\LGI19024_ TM_PROD.DWG



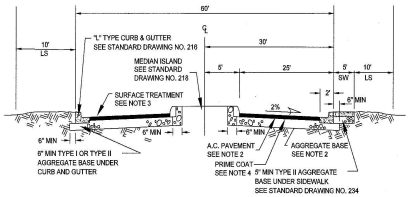
SECTION A
STA: 10+00 - 19+50
SCALE: 1"=40' HORIZONTAL; 1"=4' VERTICAL



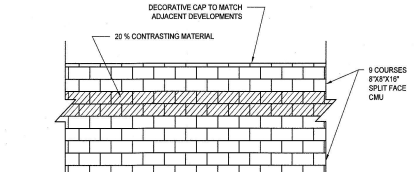
SECTION A
STA: 19+50 - 24+00
SCALE: 1"=40' HORIZONTAL; 1"=4' VERTICAL



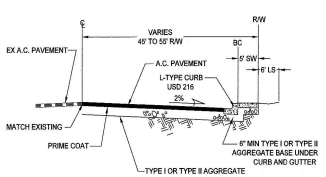
PRIVATE STREET & PUE
NTS



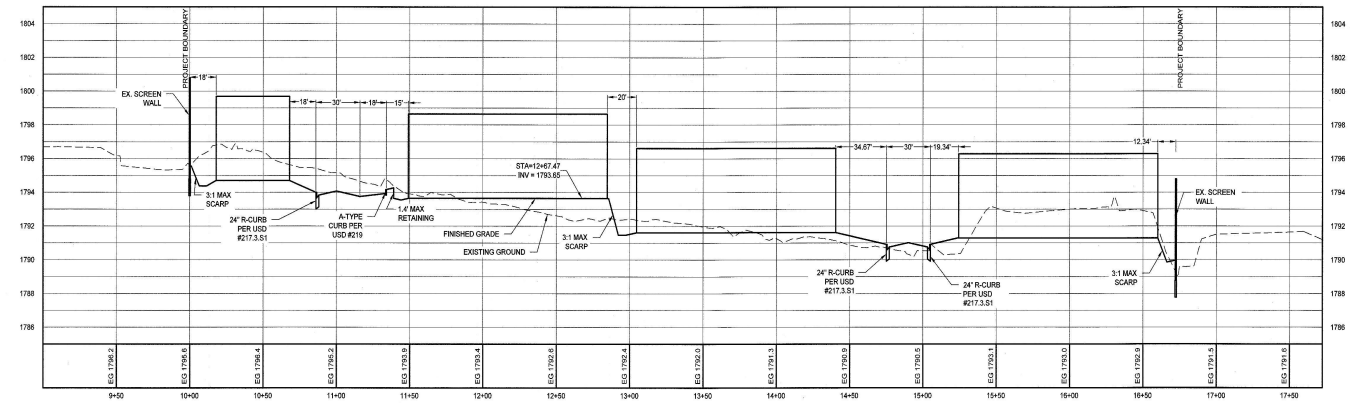
60' ENTRANCE STREET
NTS



PERIMETER DECORATIVE BLOCK WALL SECTION
TITLE 19.06.090
(PUBLIC)
NTS



OWENS AVE HALF STREET
NTS



SECTION B
STA: 10+00 - 17+00
SCALE: 1"=40' HORIZONTAL; 1"=4' VERTICAL

PRJ-76961
08/13/19

REVISIONS

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

LGI HOMES - NEVADA, LLC
180 PROMENADE CIRCLE, SUITE 300
SACRAMENTO, CA 95834
(925) 580-3921 FAX:

TANEY ENGINEERING
8038 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89139
(702) 382-8844 FAX: (702) 382-5333

EST. 2000

OWENS & LAMB STREET & AVENUE A PROJECT

CROSS SECTION

BRIAN P. MYERS Exp. 12-31-19 CIVIL No. 21650 — 8/13/19

DATE:	8/13/2019
SCALE:	1"=40'
JOB NO:	LGI-19-024
DESIGNED BY: BP	CHECKED BY: BEM
SHEET NAME:	CS
SHEET NUMBER:	05 OF 05
CITY	0000000

LAST PLOT: Brandon Procopiuk
FILE NAME: S:\ACTIVE\LGI HOMES - NV\LGH-19-024 - OWENS & LAMB\ENGINEERING\TITLE\MENTS\DWGS\LGH19024_TM_PROD.DWG



ZON-77091 [PRJ-76961] - REZONING RELATED TO TMP-77092 - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL
SOUTH SIDE OF OWENS AVENUE WEST OF LAMB BOULEVARD

08/01/19



ZON-77091 [PRJ-76961] - REZONING RELATED TO TMP-77092 - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL
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08/01/19



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SOUTH SIDE OF OWENS AVENUE WEST OF LAMB BOULEVARD

08/01/19

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

July 8, 2019

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

Re: Owens & Lamb Justification Letter – Rezoning / Tentative Map
(APN: 140-30-503-001, 140-30-503-002, 140-30-520-017 thru 033)

To Whom It May Concern:

On behalf of our client, LGI Homes - Nevada LLC, Taney Engineering is respectfully submitting a project description letter for a Rezoning and Tentative Map application for a proposed 17.85 acre, 222 Unit Multi-Family residential subdivision.

Project Description:
The project is located on East Owens Ave., west of North Lamb Blvd. Currently the sites are zoned R-E Residence Estates District and R-PD9 – Residential Planned Development District. We are requesting the site to be rezoned to R-TH Single Family Attached.

The subdivision will have access to the site from Owens Avenue. There will be 2-car garages provided for each unit within the 4-Plex and 6-Plex townhome buildings. Perimeter landscaping is being provided along E. Owens Avenue per Title 19 Standards.

The townhouses will range in size from approximately 1,350 square feet to 2,100 square feet and will consist of two story homes (height of two story homes will not exceed 35').

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, feel free to contact me via phone or email.

Sincerely,

Robert Cunningham
Director of Engineering Services

PRJ-76961
07/22/19

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

School Development Tracking Form

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

Date Filed 08/06/2019 **Application Number** ZON-77091 & TMP-77092 **Entity** LV

Company Name LGI Homes of Nevada, LLC

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Owens & Lamb

Project Description 222 single family residential lots

APN's 140-30-503-002 & 001; 140-30-520-017 thru 033,

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	222	x 0.196 =	43	x 0.101 =	23	x 0.137 =	30
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			43		23		30

(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**
Ruben Diaz ES	4450 Owens Ave	K-5	767	724	05/01/19
Mario and Joanne Monaco MS	1870 N Lamont St	6-8	1,564	1,325	05/01/19
Desert Pines HS	3800 Harris Ave	9-12	2,472	2,719	05/01/19

*** CCSD Comments** Desert Pines HS was over capacity for the 2018-19 school year and was 109.99% of program capacity.

☐ Approved ☐ Disapproved

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

RECEIVED
SEP 05 2019
Dept of Planning
City of Las Vegas

September 5, 2019

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

Re: Owens & Lamb – Rezoning ZON-77091 and Tentative Map TMP-77092
(APN: 140-30-503-001, 140-30-503-002, 140-30-520-017 thru 033)

To Whom It May Concern:

On behalf of our client, LGI Homes - Nevada LLC, Taney Engineering respectfully requests that the Owens & Lamb rezoning application (ZON-77091) and tentative map application (TMP-77092) be withdrawn without prejudice. These applications are scheduled to be heard at the September 10, 2019 Planning Commission and the October 2, 2019 City Council meetings.

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,

Robert Cunningham

Robert Cunningham
Director of Engineering Services

Submitted after final agenda
ITEMS 22-23

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

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Permit No. 1630

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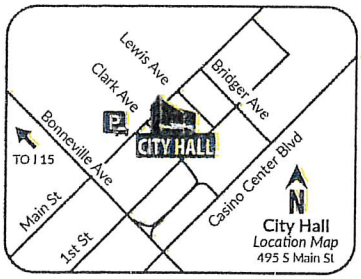

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City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77091 [PRJ-76961]

Planning Commission Meeting of **09/10/2019**

too dense

PRJ-76961
14030514003
TWIN STAR TRUST
212 DARK FOREST AVE
LAS VEGAS NV 89123-1113

95 FROFMP1 89123

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

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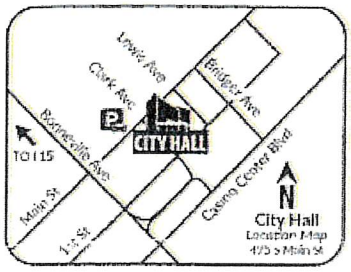

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77091 [PRJ-76961]
Planning Commission Meeting of **09/10/2019**

PRJ_76961
14029201001
Occupant Space 207
Villa Borega Mobile Home Park
1111 North Lamb Boulevard
Las Vegas, Nevada 89110

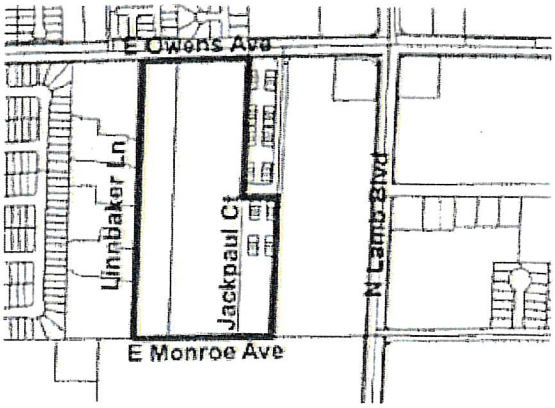
103 PROPNP1 09110

Application Information

ZON-77091 - REZONING - PUBLIC HEARING - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED) on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard (APNs 140-30-503-001; 140-30-503-002; 140-30-520-017; and 140-30-520-018 through 033), Ward 3 (Diaz) [PRJ-76961].

THIS AREA IS ALREADY CONGESTED WITH SCHOOLS + BUSINESSES. WE DON'T WANT MORE CONGESTION + TRAFFIC!

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	***09/10/2019***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/

22P

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

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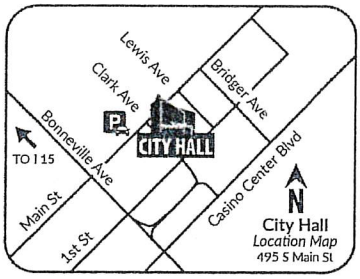
Proposed builder has been known to build inconvenience in their homes - kitchen on 2nd floor? If it were a better recognized builder, I'd support the plan - but not LGI.



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77091 [PRJ-76961]
Planning Commission Meeting of **09/10/2019**

PRJ-76961
14019801008
REEDER FAMILY TRUST
REEDER CHARLES D & DARLINE L TRS
1655 N GATEWAY RD
LAS VEGAS NV 89115-6428

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SEP 10 20..
Dept of Planning
City of Las Vegas

109 FRDFNP1 89115

22P

SEP-9-2019 06:49 FROM:XRAM EXCAVATION 7027353451 TO:7024647499 P.1/2

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

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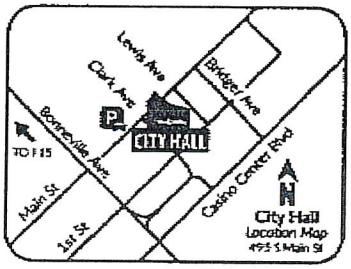

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77091 [PRJ-76961]

Planning Commission Meeting of **09/10/2019**

PRJ-76961
14030502010
MARX RONALD & KIMBERLY
1301 N GATEWAY RD
LAS VEGAS NV 89110

NO too many units for the parcel size NO

103 FRDFNP1 89110

RECEIVED
SEP 10 2019
City of Las Vegas
Department of Planning

22P

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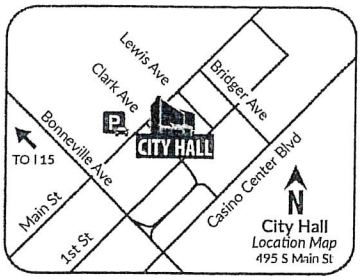

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77091 [PRJ-76961]

Planning Commission Meeting of **09/10/2019**

PRJ-76961
14030514020
MIN YOUNG IN
5649 E OWENS AVE
LAS VEGAS NV 89110

103 PRDFNP1 89110

Submitted after final agenda 22A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
23

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

SUBJECT:
TMP-77092 - TENTATIVE MAP RELATED TO ZON-77091 - OWENS & LAMB STREET & AVENUE A PROJECT - PUBLIC HEARING - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL - For possible action on a request for a Tentative Map FOR A 222-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard (APNs 140-30-503-001; 140-30-503-002; 140-30-520-017; and 140-30-520-018 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones [PROPOSED: R-TH (Single Family Attached)], Ward 3 (Diaz) [PRJ-76961]. Staff recommends APPROVAL.

C.C.: 10/16/2019

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Protest Postcards

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) E. Owens Ave and N. Lamb Blvd

Project Name Owens & Lamb **Proposed Use** Residential

Assessor's Parcel #(s) 140-30-503-002 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing R-E Proposed R-TH

Additional Information

Property Owner Creative Capital of Nevada LLC Contact

Address 12650 Riverside Dr. #203 City Valley Village State CA Zip 91607

E-mail Phone

Applicant LGI Homes of Nevada LLC Contact Brandon Chafey

Address 2251 Douglas Blvd. #110 City Roseville State CA Zip 95661

E-mail brandon.chafey@lgihomes.com Phone (916) 926-3136

Representative Taney Engineering Contact Janna Felipe

Address 6030 S. Jones Blvd City Las Vegas State NV Zip 89118

E-mail jannaf@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 MORTIMER LASKI

Subscribed and sworn before me

This 22nd day of July 20 19

Notary Public in and for said County and State

ANTHONY E. GLASS
COMM. # 2148915
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES MAY 9, 2020

PRJ-76961
07/22/19

JURAT

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

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 22nd day of July, 2019 by MORTIMER LASKI, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Anthony E Glass
Signature

ANTHONY E. GLASS
COMM. # 2148915
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES MAY 9, 2020

(Seal)

PRJ-76961
07/22/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) E. Owens Ave and N. Lamb Blvd

Project Name Owens & Lamb **Proposed Use** Residential

Assessor's Parcel #(s) 140-30-520-017 thru 033 **Ward #** 3

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

Additional Information _____

Property Owner Ehrlich 1985 Family Trust and Ehrlich Richard Trust **Contact** _____

Address 12650 Riverside Dr. #203 City Valley Village State CA Zip 91607

E-mail _____ Phone _____

Applicant LGI Homes of Nevada LLC **Contact** Brandon Chafey

Address 2251 Douglas Blvd. #110 City Roseville State CA Zip 95661

E-mail brandon.chafey@lgihomes.com Phone (916) 926-3136

Representative Taney Engineering **Contact** Janna Felipe

Address 6030 S. Jones Blvd City Las Vegas State NV Zip 89118

E-mail jannaf@taneycorp.com Phone (702) 362-8844

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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 this 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 LISA Ehrlich

Subscribed and sworn before me

This 16th day of July, 20 19

see attached

Notary Public in and for said County and State

PRJ-76961
07/22/19

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 16th day of July, 2019.
by Date Month Year

(1) Lisa S. Ehrlich

(and (2) N/A),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JOBANA ITXEL MARTINEZ
Notary Public - California
Los Angeles County
Commission # 2289776
My Comm. Expires May 24, 2023

Place Notary Seal and/or Stamp Above

Signature
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Application / Petition Form

Document Date: 7/16/19 Number of Pages: 1

Signer(s) Other Than Named Above:

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PRJ-76961
07/22/19

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

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

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

Project Address (Location) E. Owens Ave and N. Lamb Blvd

Project Name Owens & Lamb **Proposed Use** Residential

Assessor's Parcel #(s) 140-30-503-001 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-E Proposed R-TH

Additional Information _____

Property Owner Phoenix Gardens LTD Housing **Contact** _____

Address 12650 Riverside Dr. #203 City Valley Village State CA Zip 91607

E-mail _____ Phone _____

Applicant LGI Homes of Nevada LLC **Contact** Brandon Chafey

Address 2251 Douglas Blvd. #110 City Roseville State CA Zip 95661

E-mail brandon.chafey@lgihomes.com Phone (916) 926-3136

Representative Taney Engineering **Contact** Janna Felipe

Address 6030 S. Jones Blvd City Las Vegas State NV Zip 89118

E-mail jannaf@taneycorp.com Phone (702) 362-8844

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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. Further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
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Property Owner Signature _____

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

Print Name Lisa Ehrlich

Subscribed and sworn before me

This 16th day of July, 20 19

see attached

Notary Public in and for said County and State

PRJ-76961
07/22/19

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State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 16th day of July, 2019,
Date *Month* *Year*
by
(1) Lisa S Ehrlich
(and (2) N/A),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JOBANA ITXEL MARTINEZ
Notary Public - California
Los Angeles County
Commission # 2289776
My Comm. Expires May 24, 2023

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Application / Petition Form

Document Date: 7/16/19 Number of Pages: 1

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PRJ-76961
07/22/19

TMP 77092
Owens & Lamb Street & Avenue A Project

S side of Owens Avenue, E of Nellis Boulevard

Proposed 222 unit single family attached residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	222	7.32	1,625
AM Peak Hour			0.46	102
PM Peak Hour			0.56	124

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Owens Avenue	
Average Daily Traffic (ADT)	14,516
PM Peak Hour	1161

(heaviest 60 minutes)

Nellis Boulevard	
Average Daily Traffic (ADT)	37,090
PM Peak Hour	2967

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Owens Avenue	50,900
Nellis Boulevard	50,900

This project will add approximately 1,625 trips per day on Owens Ave. and Nellis Blvd. Currently, Owens is at about 29 percent of capacity and Nellis is at about 73 percent of capacity. With this project, Owens is expected to be at about 32 percent of capacity and Nellis is expected to be at about 76 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 124 additional peak hour trips, or about two every minute.

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

SEP-9-2019 06:49 FROM:XRAM EXCAVATION 7027353451 TO:7024647499 P.2/2

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

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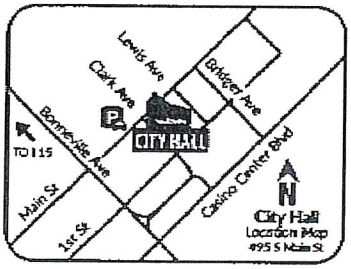

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77092 [PRJ-76961]
Planning Commission Meeting of **09/10/2019**

PRJ-76961
14030502010
MARX RONALD & KIMBERLY
1301 N GATEWAY RD
LAS VEGAS NV 89110

ND
too many units in too small of an area to the west of this has too many homes and is too crowded + not enough parking
ND

103 FRDFNP1 89110

RECEIVED
SEP 10 2019
City of Las Vegas
Department of Planning

Submitted after final agenda 23P

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

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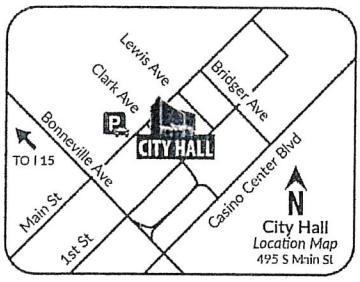
Return Service Requested
Official Notice of Public Hearing



Proposed builder has been known to build inconvenience in their homes – kitchen on 2nd floor? Great for exercise enthusiasts – come in with bags of groceies and have to haul them all up the stairs? If it were a better builder, I'd support a THIS project, but not LGI

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77092 [PRJ-76961]
Planning Commission Meeting of **09/10/2019**

PRJ-76961
14019801008
REEDER FAMILY TRUST
REEDER CHARLES D & DARLINE L TRS
1655 N GATEWAY RD
LAS VEGAS NV 89115-6428

RECEIVED
SEP
Dept of Planning
City of Las Vegas

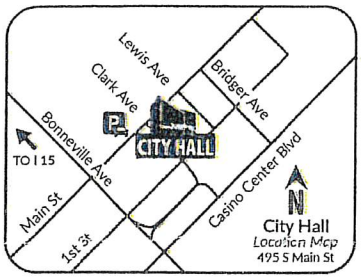
109 FRDFNP1 89115

23P

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 04 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77092 [PRJ-76961]

Planning Commission Meeting of **09/10/2019**

PRJ_76961
14029201001
Occupant Space 207
Villa Borega Mobile Home Park
1111 North Lamb Boulevard
Las Vegas, Nevada 89110

103 FRDFNP1 89110

23P

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

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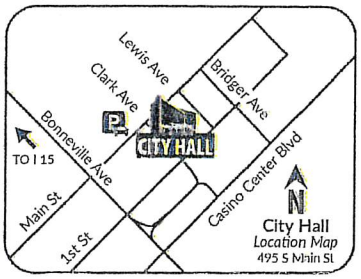
Official Notice of Public Hearing



RECEIVED
SEP 04
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77092 [PRJ-76961]

Planning Commission Meeting of **09/10/2019**

too dense

PRJ-76961
14030514003
TWIN STAR TRUST
212 DARK FOREST AVE
LAS VEGAS NV 89123-1113

95 PROFNP1 89123

23P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
24

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

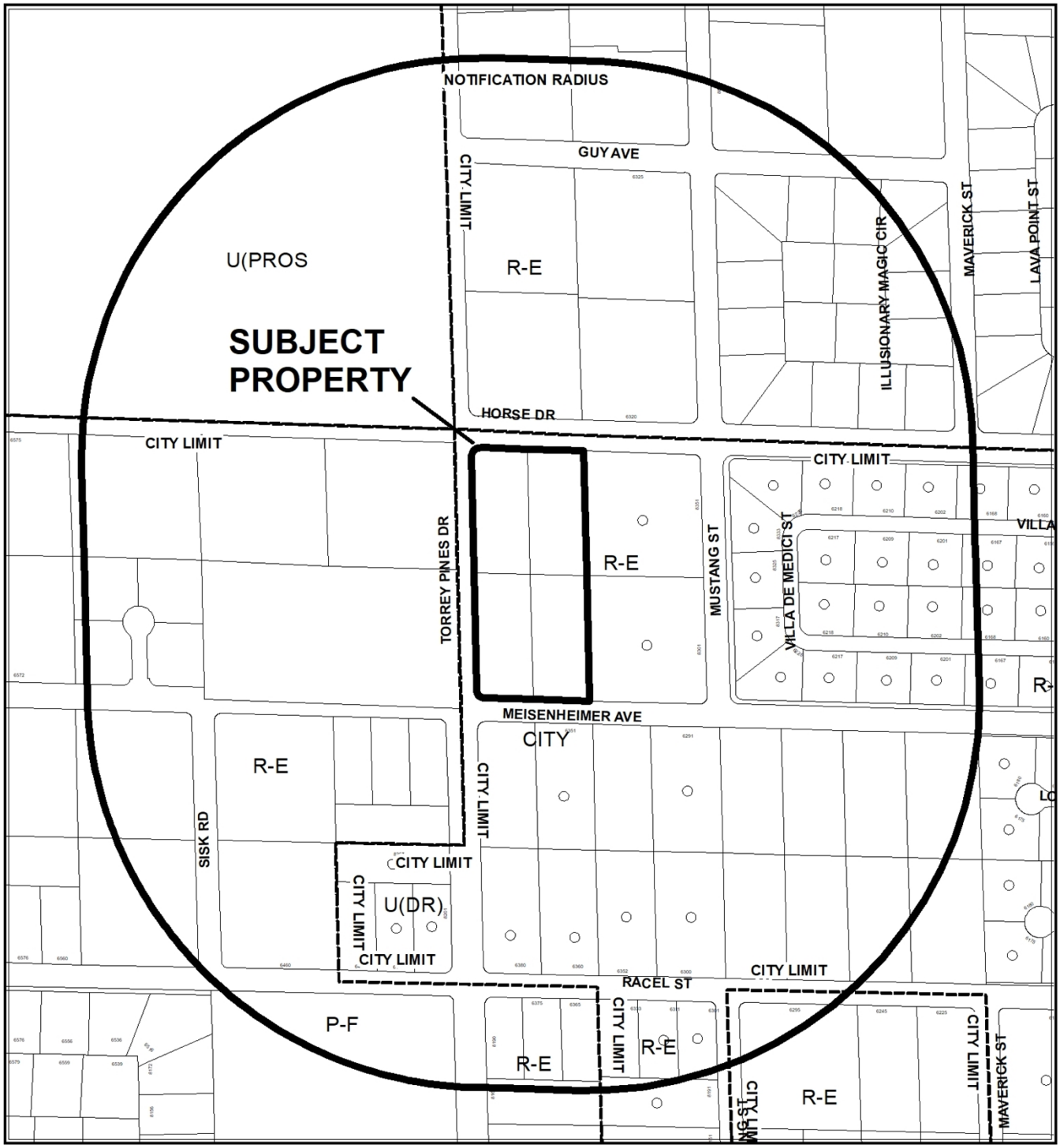
SUBJECT:
VAR-77088 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19 COMPLETE STREET DEVELOPMENT STANDARDS on 4.24 acres on the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004, 005, 006 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-77059]. Staff recommends DENIAL.

May go to City Council on: 10/16/2019
OR May be 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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77088 and TMP-77089 [PRJ-77059]
2. Conditions and Staff Report - VAR-77088 and TMP-77089 [PRJ-77059]
3. Supporting Documentation - VAR-77088 and TMP-77089 [PRJ-77059]
4. Photo(s) - VAR-77088 and TMP-77089 [PRJ-77059]
5. Justification Letter - VAR-77088 and TMP-77089 [PRJ-77059]
6. Submitted after Final Agenda – Withdraw without Prejudice Request Letter Submitted by Stephanie Allen and Protest/Support Postcards for VAR-77088 and TMP-77089 [PRJ-77059] and Documentation Not Vetted - Protest Letter for VAR-77088 and TMP-77089 [PRJ-77059]



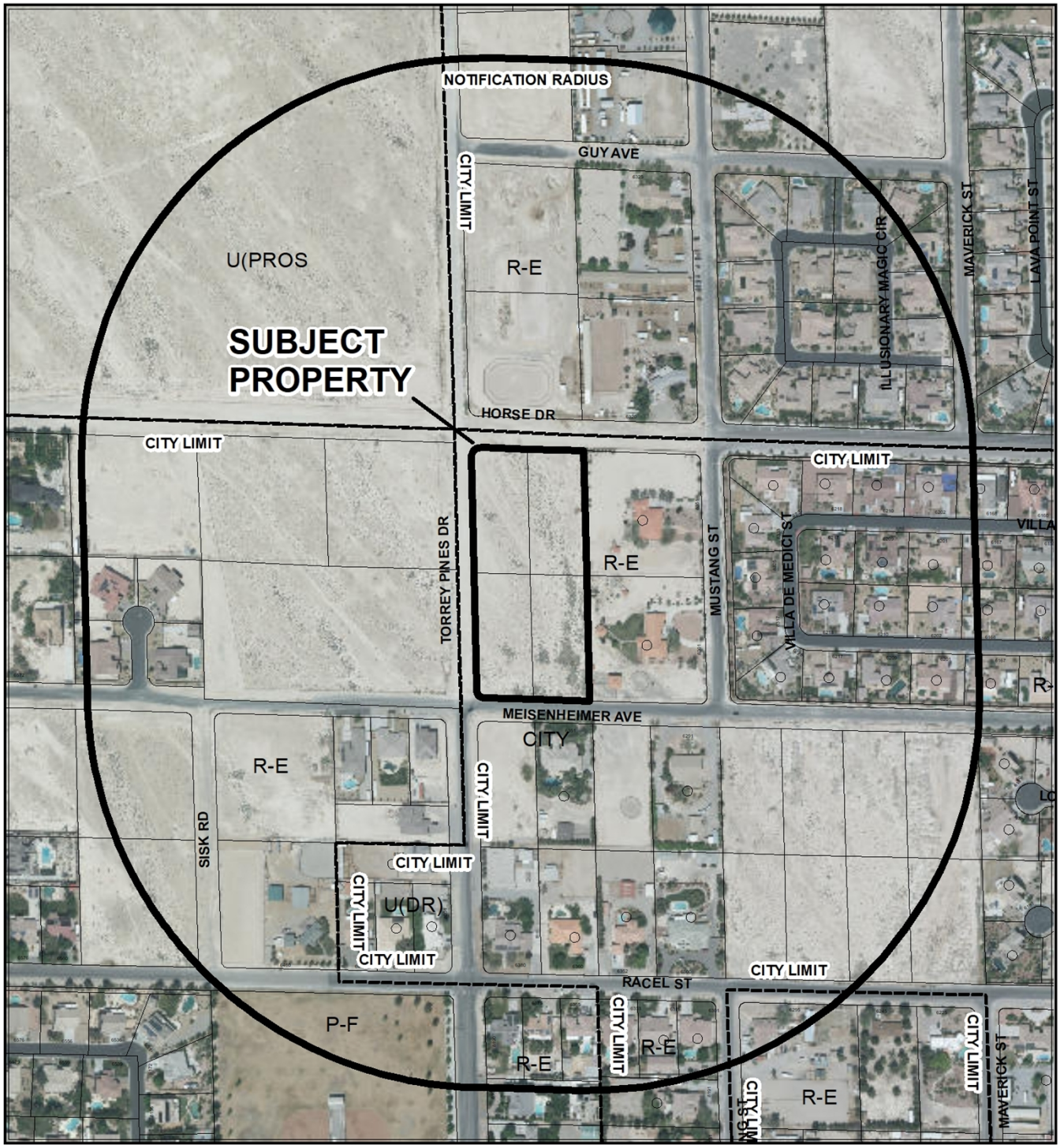
0 290 580 Feet

CASE: **VAR-77088, TMP-77089 (PRJ-77059)**

RADIUS: 1000 FEET

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

N



CASE: **VAR-77088, TMP-77089 (PRJ-77059)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77088	Staff recommends DENIAL, if approved subject to conditions:	
TMP-77089	Staff recommends DENIAL, if approved subject to conditions:	VAR-77088

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 100 - VAR-77088 and TMP-77089

PROTESTS 0 - VAR-77088 and TMP-77089

APPROVALS 0 - VAR-77088 and TMP-77089

JB

** CONDITIONS **

VAR-77088 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-77089) 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.

TMP-77089 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 Variance (VAR-77088) shall be required, if approved.

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

JB

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. Grant an Equestrian Trail Easement per City Standards adjacent to Torrey Pines Drive on the Final Map for this site. Additionally, grant a Traffic Signal Chord Easement at the southeast corner of Horse Drive and Torrey Pines Drive.

8. Construct all incomplete half street improvements on Horse Drive, Torrey Pines Drive and Meisenheimer Avenue, including the required Equestrian Trail, per current City of Las Vegas standards.

9. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

10. A minimum of two lanes of asphalt pavement on the major access street(s) adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct an eight-lot single-family residential subdivision on 4.24-acres of undeveloped property located on the southeast corner of Horse Drive and Torrey Pines Drive. In addition to the Tentative Map, the applicant is requesting a Variance (VAR-77088) to address deviations from Title 19 Complete Street development standards.

ISSUES

- A Variance (VAR-77088) of Title 19.04.070 is requested to allow deviations from Title 19 Complete Streets development standards. Staff does not support this request.
- Access to the subdivision will be from two private street cul-de-sacs accessed from Torrey Pines Drive, an 80-foot Major Collector Street as designated by the Master Plan of Streets and Highways.

ANALYSIS

The applicant has proposed to develop the subject site into an eight-lot single-family residential subdivision located on the southeast corner of Horse Drive and Torrey Pines Drive. The subject site is located within the Centennial Hills Sector with a DR (Desert Rural Density Residential) General Plan designation and is zoned R-E (Residence Estates). The 4.24-acre site is currently undeveloped with an allowable density of 2.49 units per acre, which allows up to ten dwelling units.

The proposed eight-lot residential subdivision has been arranged in two four-lot clusters which are accessed from Torrey Pines Drive from two cul-de-sacs which are designated as 48-foot wide Private Streets. The proposed residential lots range in size from 18,000 square feet to 19,996 square feet in size, which complies with Title 19.06.060 development standards. In addition, the applicant has depicted the required 15-foot equestrian trail adjacent to the Torrey Pines Drive right-of-way on the west perimeter of the subdivision.

JB

The applicant has also requested a Variance (VAR-77088) of Title 19 Complete Street development standards to allow an 80-foot Major Collector Street on Horse Drive and Torrey Pines Drive with no required three-foot amenity zone within the right-of-way; and to allow a 60-foot Minor Collector Street on Meisenheimer Avenue with no required five-foot amenity zone within the right-of-way. No unique circumstance or extraordinary evidence has been presented to warrant the requested Variance.

The submitted north/south and east/west cross sections depict a maximum grade less than 2% across this site. Per the Tables in Title 19.06.060 a development with natural slope less than 2% is allowed a maximum four-foot retaining wall. No retaining walls are shown.

The Clark County School District projects that approximately five additional primary and secondary school students will be generated by the proposed development on this site. All three levels of schools serving the area (Kitty Ward Elementary School, Anthony Saville Middle School and Shadow Ridge High School) are over capacity for the 2018-2019 school year.

This project will add approximately 76 trips per day on Horse Drive, Torrey Pines Drive, Jones Boulevard and Grand Teton Drive. Currently, Horse Drive is at about 8 percent of capacity, Jones Boulevard is at about 47 percent of capacity and Grand Teton Drive is at about 20 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Torrey Pines Drive in this vicinity, but it is believed to be under capacity.

In summary, staff supports the proposed residential density, as it complies with the existing DR (Desert Rural Density Residential) General Plan designation and R-E (Residence Estates) zoning district and is appropriate for the area. However, staff supports the positive impact that Complete Streets improvements including street lights and landscape amenity zones have on residential development and therefore does not support the requested Variances of Complete Streets Development Standards and Tentative Map; therefore, staff recommends denial of these applications.

FINDINGS (VAR-77088)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by choosing to not develop perimeter streets to Title 19 Complete Street Standards. Alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (TMP-77089)

The proposed Tentative Map conforms to Nevada Revised Statutes. However, staff has determined that the proposed Variance (VAR-77088) to allow deviations from Title 19 Complete Streets development standards is not compatible with the existing single family detached dwellings which surrounds the site. Staff does not support this request and therefore recommends denial of the Tentative Map. If this request is approved, it will be subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
Circa 05/64	The Board of City Commissioners approved a request to Annex (A-0003-64) approximately 5,000 acres of property located north of Lone Mountain Road and west of Decatur Boulevard.
03/01/06	The City Council approved a request for a Rezoning (ZON-10539) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units per Acre) on 5.00 acres at the southeast corner of Horse Drive and Torrey Pines Drive. The Planning Commission and staff recommended denial of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-10540) for a nine-lot residential subdivision at the southeast corner of Horse Drive and Torrey Pines Drive. The Planning Commission and staff recommended denial of the request.
03/23/06	The Planning Commission approved a request for a Tentative Map (TMP-11684) for an eight lot single-family residential subdivision at the southeast corner of Horse Drive and Torrey Pines Drive. Staff recommended approval of the request.
04/19/06	The City Council accepted a request to withdraw without prejudice Waiver (WVR-11202) of Title 18.12.160 to allow approximately 190.92 and 194.26 feet between street intersections where 220 feet is the minimum offset distance separation required and a waiver of title 18.12.130 to allow two three-point turn around (hammer head) areas where a cul-de-sac turn-around is the minimum required at the southeast corner of Torrey Pines Drive and Horse Drive.

Most Recent Change of Ownership	
07/28/10	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
07/18/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance and Tentative Map for a proposed eight-lot residential subdivision

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

Field Check	
08/01/19	During a routine site visit staff observed the subject site as undeveloped with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	4.24

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Detached Dwelling	RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County
South	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Single Family Detached Dwelling		
East	Single Family Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Undeveloped	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County

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

JB

Other Plans or Special Requirements	*Compliance*
Trails (15-foot Equestrian Trail)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	18,000 SF	18,000 SF	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	50 Feet	20 Feet	Y*
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y

* Pursuant to Title 19.06.060 the minimum front yard setback for lots located on a cul-de-sac or a street knuckle, the minimum front yard setback shall be 20 feet from the edge of the Private Street or access easement.

Pursuant to Title 19.06.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North (Horse Drive)	6 Feet		6 Feet	Y
• West (Torrey Pines Drive)	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

JB

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	One dwelling per lot	One dwelling per lot
General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49	10

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Torrey Pines Drive	Major Collector	Master Plan of Streets & Highways	80	N*
Horse Drive	Major Collector	Master Plan of Streets & Highways	80	N*
Meisenheimer Avenue	Local Street	Title 13	60	N*

* The applicant has requested a Variance (VAR-77088) to allow deviations of Title 19 Complete Street Development Standards.

Pursuant to Title 19.04, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Torrey Pines Drive (80-foot Major Collector)	Five-Foot Sidewalk	Five-foot Sidewalk	Y
	Three-foot Amenity Zone	Zero-Foot Amenity Zone	N*
Horse Drive (80-foot Major Collector)	Five-Foot Sidewalk	Five-foot Sidewalk	Y
	Three-foot Amenity Zone	Zero-Foot Amenity Zone	N*
Meisenheimer Avenue (60-foot Minor Collector)	Five-foot Sidewalk	Five-foot Sidewalk	Y
	Five-foot Amenity Zone	Zero-Foot Amenity Zone	N*

* The applicant has requested a Variance (VAR-77088) to allow deviations of Title 19 Complete Street Development Standards.

Print Form

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) Torrey Pines & Horse

Project Name Torrey Pines & Horse East **Proposed Use** _____

Assessor's Parcel #(s) 125-11-701-004, -005, -006, -007 **Ward #** 6

General Plan: Existing R-E Proposed R-E **Zoning:** Existing R-E Proposed R-E

Additional Information _____

Property Owner Bryan P. Sandeno **Contact** Robert Flaxa
Address 9275 W. Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail Robert.Flaxa@Lennar.com Phone 702-821-4603

Applicant Greystone Nevada, LLC **Contact** Robert Flaxa
Address 9275 W. Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail Robert.Flaxa@Lennar.com Phone 702-821-4603

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 P. Bryan Sandeno

Subscribed and sworn before me
This 18th day of July, 20 19

Amanda M. Coic
Notary Public in and for said County and State

Commission Expires 7/29/2022

AMANDA M COIC NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-29-22 172455

PRJ-77059
07/24/19

DEPARTMENT OF PLANNING

DATE: 07/22/2019

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

RE: **PROJECT NAME** Torrey Pines & Horse East
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Greystone Nevada, 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 Christina Juarez at (702)-821-4651. Thank you.

Sincerely,

Christina Juarez
(Signature)

Christina Juarez
(Print) Authorized Agent

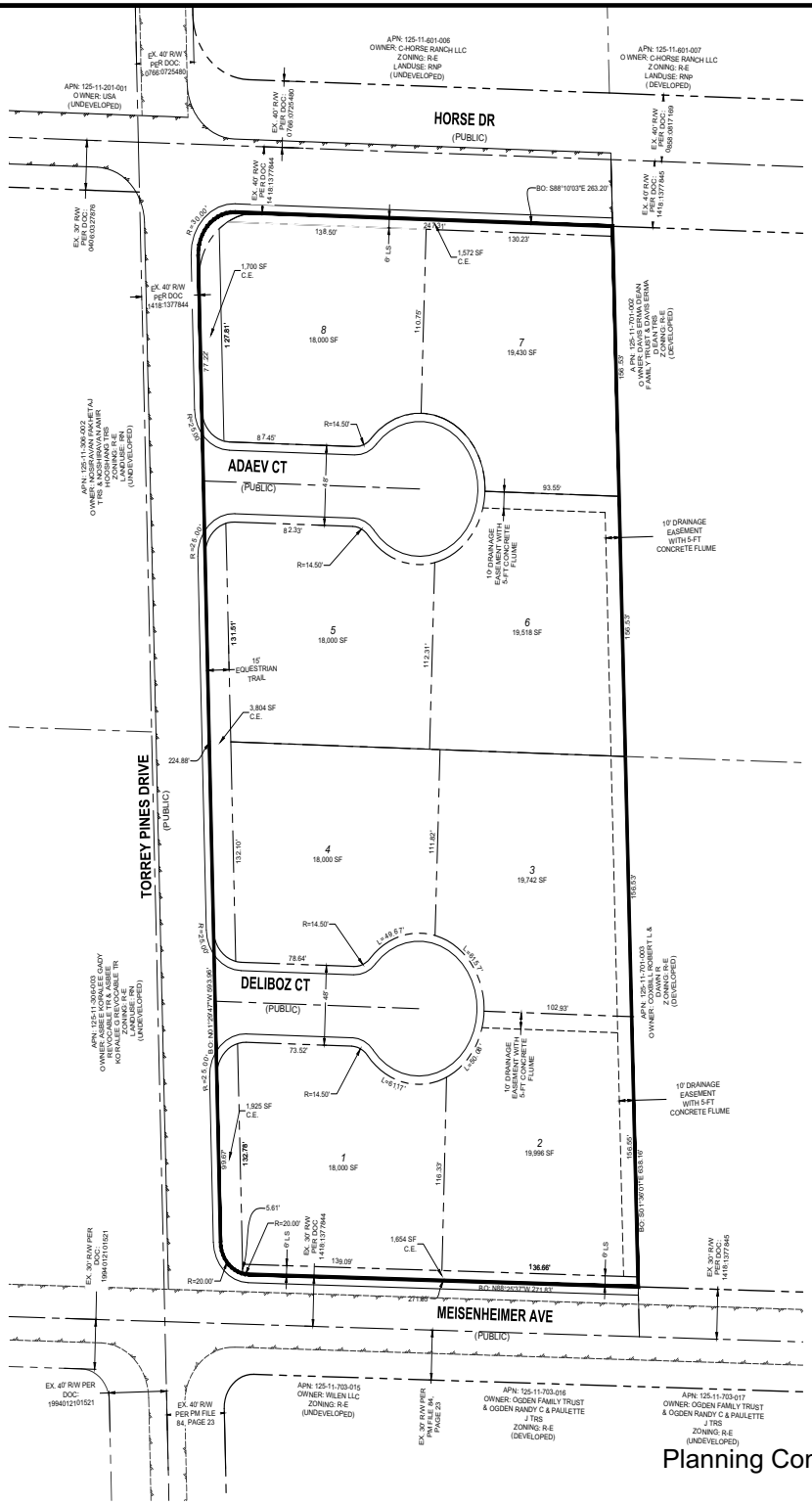
Subscribed and sworn before me

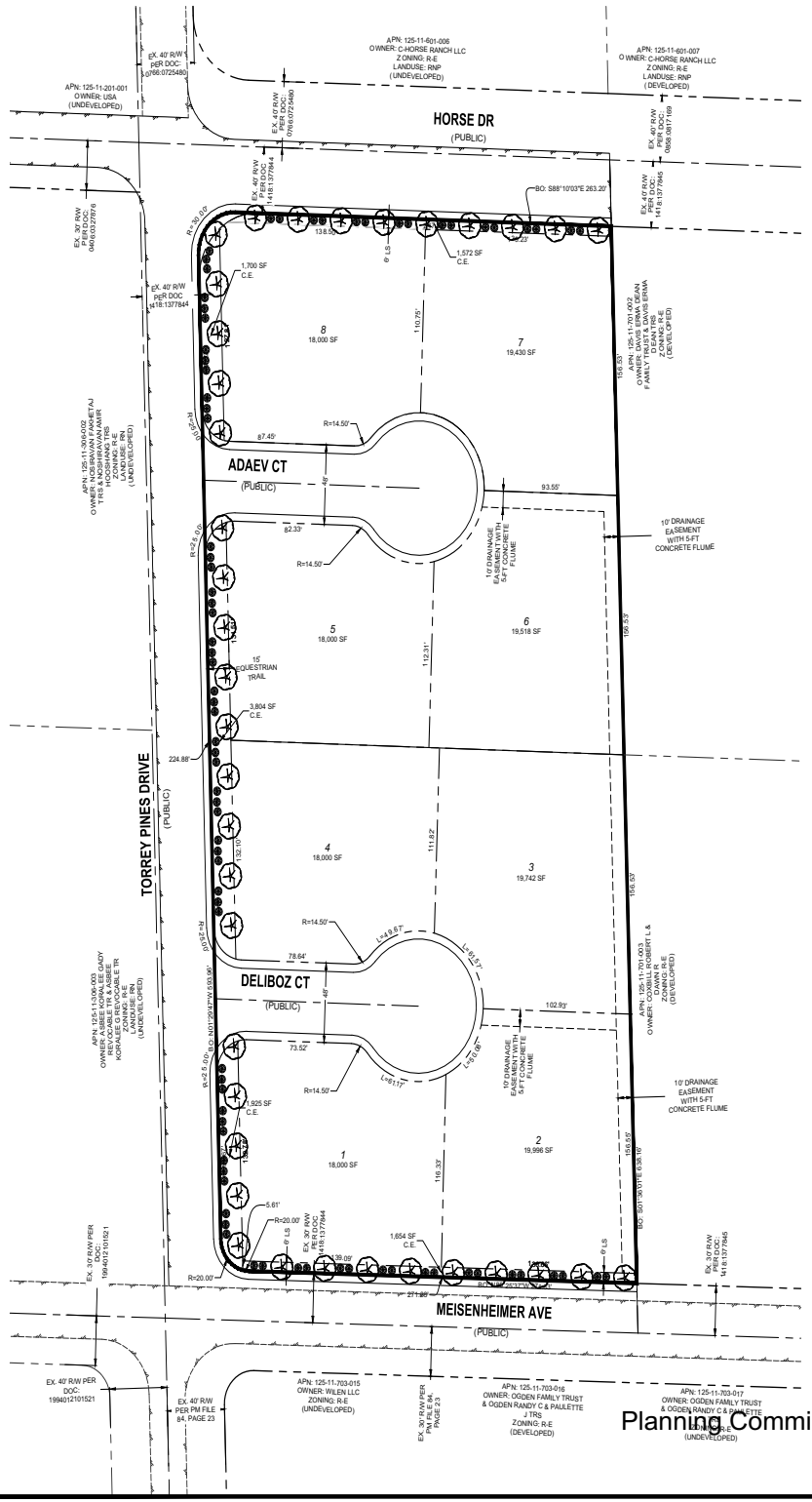
This 22 day of July, 20 19.

HANNAH SWAN
Notary Public, State of Nevada
Appointment No. 15-1230-1
My Appt. Expires Mar 26, 2023

Notary Public in and for said County and State

PRJ-77059
07/24/19


HORSE DR
(PUBLIC)
MEISENHEIMER AVE
(PUBLIC)
TORREY PINES DRIVE
(PUBLIC)
ADAEV CT
(PUBLIC)
DELIBOZ CT
(PUBLIC)
APN: 125-11-601-006
OWNER: C-HORSE RANCH LLC
ZONING: R-E
LANDUSE: RNP
(UNDEVELOPED)
APN: 125-11-601-007
O WNER: C-HORSE RANCH LLC
ZONING: R-E
LANDUSE: RNP
(DEVELOPED)
APN: 125-11-201-001
OWNER: USA
(UNDEVELOPED)
EX. 40' R/W PER DOC: 0766:0725480
EX. 40' R/W PER DOC: 0766:0725480
EX. 40' R/W PER DOC: 1418:1377844
EX. 40' R/W PER DOC: 1418:1377845
EX. 30' R/W PER DOC: 0461/0327676
EX. 40' R/W PER DOC: 1418:1377844
BO: S88°10'03"E 263.20'
APN: 125-11-306-002
OWNER: NOSRAYAN FAM-HETAJ TRS & NOSRAYAN FAMILY TRS & NOSRAYAN, AMIR
ZONING: R-E
LANDUSE: RNP
(UNDEVELOPED)
APN: 125-11-701-002
O WNER: DAVIS ERNA D EAN
FAMILY TRUST & DAVIS ERNA D EAN TRS
ZONING: R-E
(DEVELOPED)
APN: 125-11-306-003
OWNER: ASBLE KORALEE GADY REVOCABLE TR & ASBLE KORALEE G REVOCABLE TR
ZONING: R-E
LANDUSE: RN
(UNDEVELOPED)
APN: 125-11-701-003
OWNER: COXRILL ROBERT L & COXRILL DIANE
ZONING: R-E
(DEVELOPED)
APN: 125-11-703-015
OWNER: WILEN LLC
ZONING: R-E
(UNDEVELOPED)
APN: 125-11-703-016
OWNER: OGDEN FAMILY TRUST & OGDEN RANDY C & PAULETTE J TRS
ZONING: R-E
(DEVELOPED)
APN: 125-11-703-017
OWNER: OGDEN FAMILY TRUST & OGDEN RANDY C & PAULETTE J TRS
ZONING: R-E
(UNDEVELOPED)
EX. 30' R/W PER PM FILE 84, PAGE 23
EX. 40' R/W PER PM FILE 84, PAGE 23
EX. 30' R/W PER DOC: 1994012101521
EX. 40' R/W PER DOC: 1994012101521
8 18,000 SF
7 19,430 SF
5 18,000 SF
6 19,518 SF
4 18,000 SF
3 19,742 SF
1 18,000 SF
2 19,996 SF
1,700 SF C.E.
1,572 SF C.E.
3,804 SF C.E.
1,925 SF C.E.
1,654 SF C.E.
10' DRAINAGE EASEMENT WITH 5-FT CONCRETE FLUME
15' EQUESTRIAN TRAIL
R=14.50'
R=20.00'
R=250.00'
BO: N88°10'03"W 263.20'
BO: S01°29'47"W 663.96'
BO: N01°29'47"E 663.96'
BO: S01°30'01"E 633.16'
BO: N88°34'57"W 271.83'
130.23'
93.55'
102.93'
136.66'
271.83'
224.88'
78.64'
73.52'
139.09'
R=14.50'
R=20.00'
L=49.57'
L=61.97'
L=61.97'
L=117'
L=117'
L=117



SCALE: 1" = 40'

40' 20' 40' 80' 120'

TREE/ PLANT SCHEDULE

*SPACING PER LANDSCAPING NOTE, THIS SHEET.

SYM	QTY.	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	PER PLAN	DESERT BROOM OR EQUIVALENT	Baccharis
	PER PLAN	1-5 Gallon	N/A	TEXAS RANGER OR EQUIVALENT	Leucophyllum
	PER PLAN	1-5 Gallon	N/A	CLIFF GOLDENBUSH OR EQUIVALENT	Ericameria cuneata

WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 8 HOUSES

AVERAGE FLOW = 0.00197 MGD (8 ERUS)
PEAK FLOW = 0.0069 MGD
PEAK + WET WEATHER = 0.086 MGD

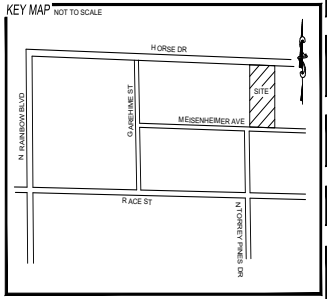
CALCULATIONS:
AVG FLOW = 8 X 90,000 GAL X 1 MG = 0.00197 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.00197 X 3.5 = 0.0069 MGD
PEAK + WET WEATHER FLOW = 0.0069 MGD X 1.25 = 0.086 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	125-11-701-004, 005, 006 & 007
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	08 LOTS (TYPE) / 5 LOTS (COMMON LOTS)
GROSS ACREAGE:	5.37 ACRES
NET ACREAGE:	4.37 ACRES
DENSITY (BASED ON GROSS ACREAGE):	1.49 LOTS/ACRE
DENSITY ALLOWED:	2 LOTS/ACRE
SMALLEST LOT SIZE:	18,000 SF GROSS / NET
LARGEST LOT SIZE:	19,996 SF GROSS / NET
AVERAGE LOT SIZE:	18,836 SF GROSS / NET
MAXIMUM HEIGHT ALLOWED:	35 FT
PARKING REQUIRED:	2 SPACES PER UNIT
PARKING PROVIDED:	16 SPACES

KEY MAP

NOT TO SCALE



ABBREVIATIONS

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

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
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CALL 811 OR 1-800-227-2600

CONNECTIVITY

XX LINKS
XX NODES
RATIO: XXX/XXX=XX
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED/PROPOSED
FRONT:	40 LF
FRONT GARAGE:	20 LF
INTERIOR SIDE:	10 LF
CORNER SIDE:	15 LF
REAR:	30 LF

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 CONTAINS 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.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER ON TORREY PINES, HORSE AND MEISENHEIMER. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

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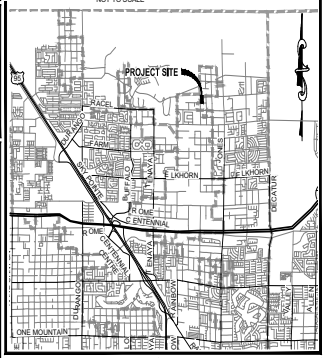
VICINITY MAP

NOT TO SCALE



OWNER

SANDENO P BRYAN PROFIT SHR TR 70.02
SANDENO 1996 FAMILY LTD PTNRSHP 29.98
1200 TERRACE LN S W OLYMPIA
WA 9802-5816

DEVELOPER

LENNAR
9275 WEST RUSSELL ROAD, 4TH FLOOR
LAS VEGAS, NV 89148
(702) 821-4603

UTILITY DISCLAIMER

EXISTING UTITY 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 01°29'47" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 11, T19 S, R 60 E, MDM, AND SHOWN IN THE OFFICE OF THE CLARK COUNTY NEVADA RECORDER IN FILE 113, PAGE 92 OF SURVEYS

BENCHMARK

CC BM NO. SLV908SWS - CITY OF LAS VEGAS RIVET AND ROUND PLATE IN TOP OF CONCRETE HEADWALL, NORTHWEST CORNER OF OSO BLANCA RD. AND GRAND TETON DR.

ELEVATION: 810.700M/2659.78FT (NAVD 88 V.2018)

LEGAL DESCRIPTION

PARCELS ONE (1), TWO (2), THREE (3) AND FOUR (4) SHOWN BY MAP THEREOF IN FILE 99 OF PARCEL MAPS, PAGE 76, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, OFFICIAL RECORDS, LYING WITHIN THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

REVISIONS				
NO.	DESCRIPTION	BY	SHTS	APPR.	DATE

LENNAR
9275 WEST RUSSELL ROAD, 4TH FLOOR
LAS VEGAS, NV 89148
(702) 821-4603 EMAIL: DAVID.CORNOYER@LENNAR.COM

NANCY GINGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@NANCYCORP.COM

EST. 2000

TORREY PINES AND HORSE - EAST A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

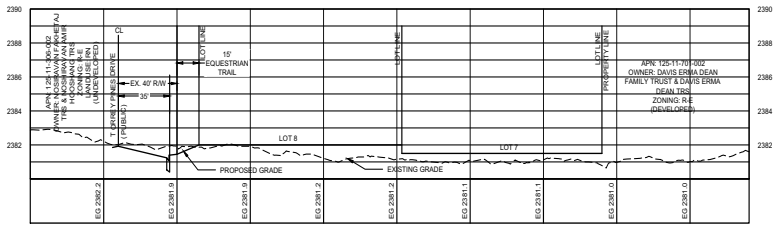
REGISTERED PROFESSIONAL ENGINEER — ROBERT D. CUNNINGHAM — Exp. 12-31-20 — CIVIL — No. 16726 — STATE OF NEVADA

DATE: 7/22/2019
SCALE: 1"=40'
JOB NO.: LEN-19-019
DESIGNED BY: RC CHECKED BY: RC
SHEET NAME: LS1
SHEET NUMBER: 1 OF 1

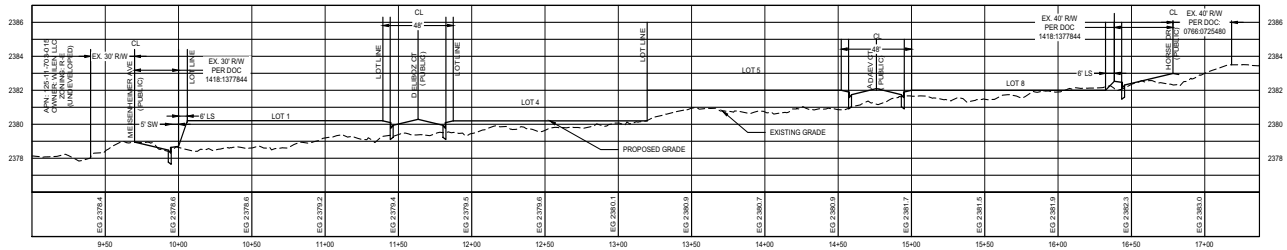
CLV 0000000

PRJ-77059
07/24/19

LAST PLOT: Markella Bilalis
FILE NAME: S:\ACTIVE\LENNAR\LEN-19-019 - TORREY PINES & HORSE\ENGEN\TITLE\MENTSION\GSLEN019_AREA_1_SHT.DWG



SECTION A



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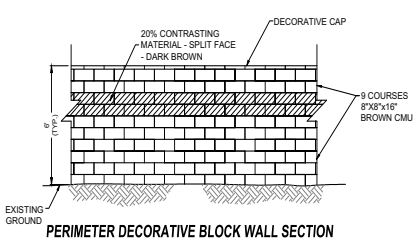
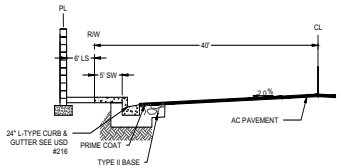
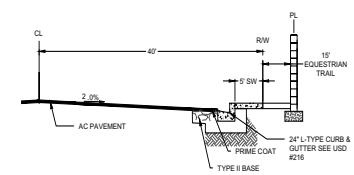


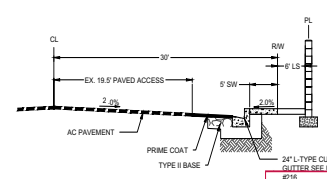
PERIMETER DECORATIVE BLOCK WALL SECTION



HORSE DRIVE (PUBLIC)



TORREY PINES DRIVE (PUBLIC)



MEISENHEIMER AVE (PUBLIC)

PRJ-77059
07/24/19

NO.	DESCRIPTION	BY	SHTS.	APPR.	DATE

REVISIONS

LENNAR
9275 WEST RUSSELL ROAD, 4TH FLOOR
LAS VEGAS, NV 89148
(702) 821-4603 EMAIL: DAVID.CORNOYER@LENNAR.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

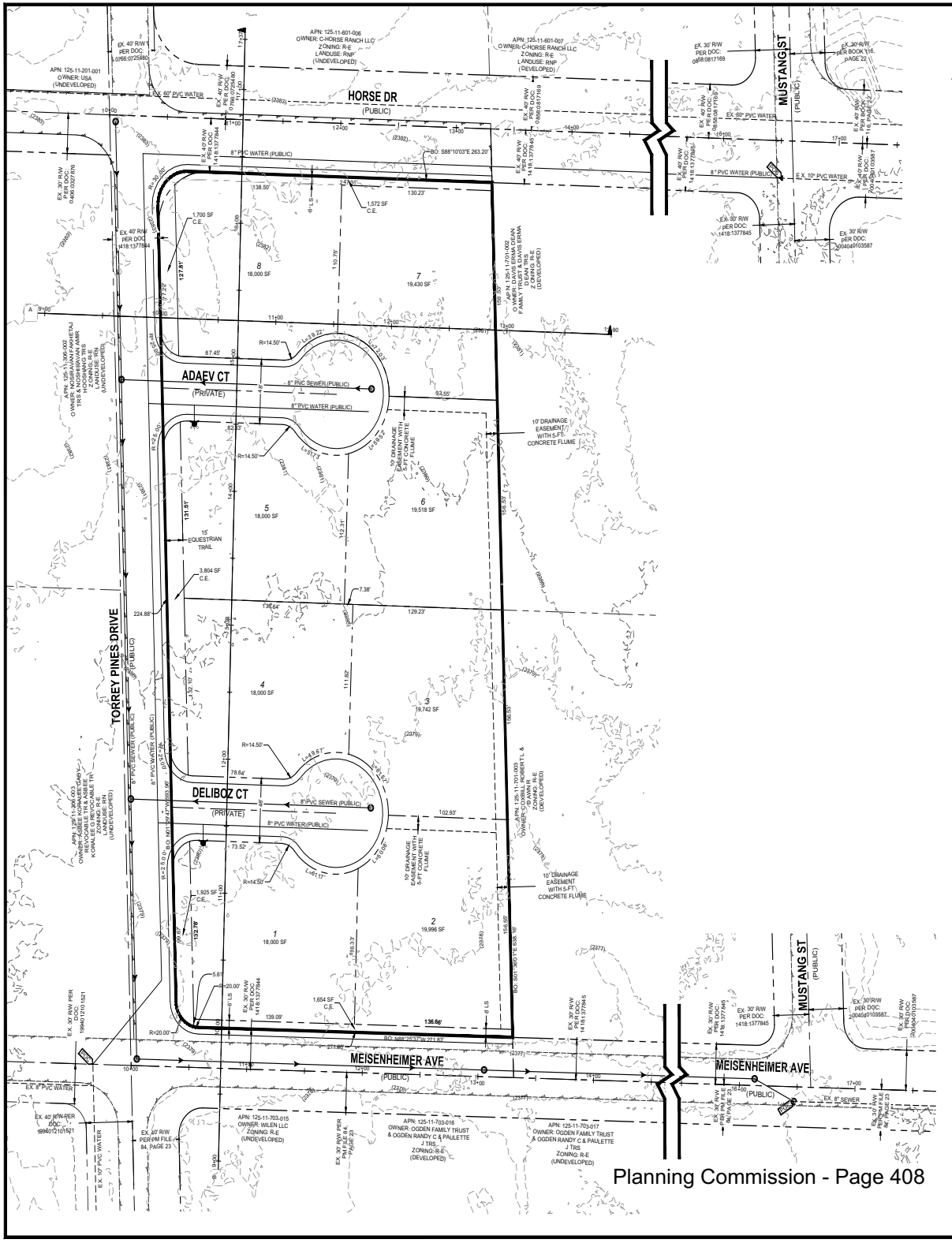
TORREY PINES AND HORSE - EAST
A RESIDENTIAL SUBDIVISION

CROSS SECTIONS AND DETAILS

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

DATE: 7/22/2019
SCALE:
JOB NO: LEN-19-019
DESIGNED BY: RC
CHECKED BY: RC
SHEET NAME: TM2
SHEET NUMBER: 2 OF 2
CLV 0000000

LAST PLOT: Markella Blaits
FILE NAME: S:\ACTIVE\LENNAR\LEN-19-019 - TORREY PINES & HORSE\ENGIENT\TITLEMENTS\DWGS\LEN019_AREA_1_SHT.DWG



Planning Commission - Page 408

TRAIL NOTE:
ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP

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

UTILITIES

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SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

CONNECTIVITY

XX LINKS
XX NODES
RATIO: XXX/XXX=XX
1/2 LINK PROVIDED BY ADDITIONAL UNGATED VEHICULAR CONNECTION (BEYOND THE FIRST TO A CONNECTOR STREET)

BUILDING SETBACKS

	REQUIRED/PROPOSED
FRONT:	20 FT(PRIVATE STREET)
FRONT GARAGE:	20 FT
INTERIOR SIDE:	10 FT
CORNER SIDE:	15 FT
REAR:	35 FT

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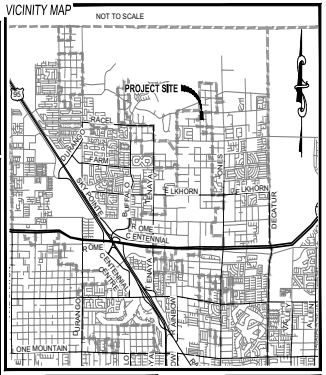

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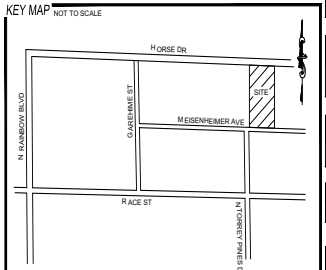

OWNER

SANDENO P BRYAN PROFIT SHR TR 70.02
SANDENO 1996 FAMILY LTD PTNRSHP 29.98
1200 TERRACE LN S W OLYMPIA
WA 98502-5816

DEVELOPER

LENNAR
9275 WEST RUSSELL ROAD, 4TH FLOOR
LAS VEGAS, NV 89148
(702) 821-4603

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BENCHMARK

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CATV	CABLE TELEVISION	PL	PROPERTY LINE
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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	SWA	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		
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

PRJ-77059
08/15/19

NO.	DESCRIPTION	BY	SHTS.	APPR	DATE
	REVISIONS				

LENNAR
9275 WEST RUSSELL ROAD, 4TH FLOOR
LAS VEGAS, NV 89148
(702) 821-4603 EMAIL: DAVID.CORNOYER@LENNAR.COM

STANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@STANEYCORP.COM

EST. 2000

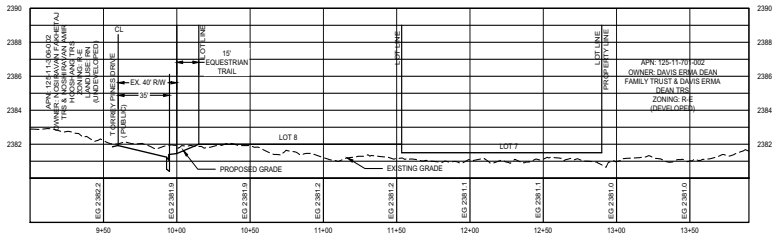
TORREY PINES AND HORSE - EAST
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP

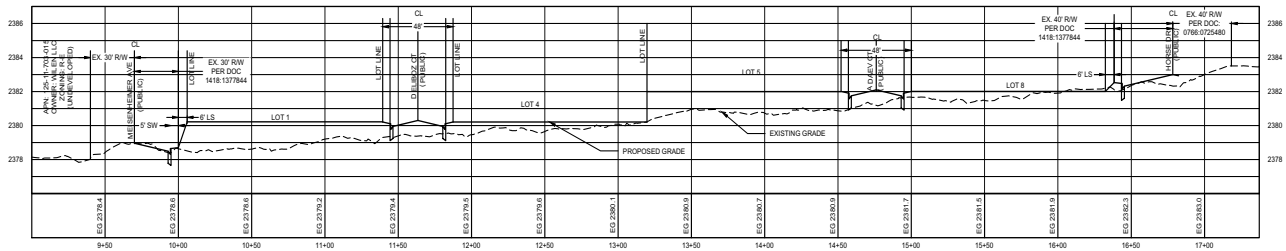
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15126
STATE OF NEVADA

DATE:	8/14/2019
SCALE:	1"=40'
JOB NO:	LEN-19-019
DESIGNED BY:	RC
CHECKED BY:	RC
SHEET NAME:	TM1
SHEET NUMBER:	1 OF 2
	CLV 0000000

LAST PLOT: Robert Cunningham
FILE NAME: S:\ACTIVE\LEN\APRL EN-19-019 - TORREY PINES & HORSE\ENGEN\TITLE\ELEMENTS\DWG\SLEN019_AREA_1_SHT.DWG



SECTION A



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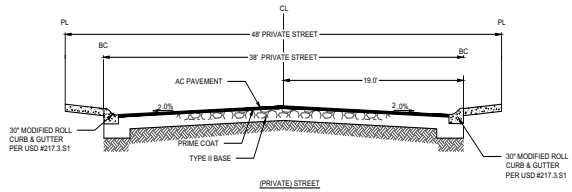
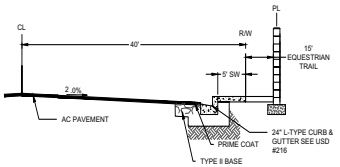
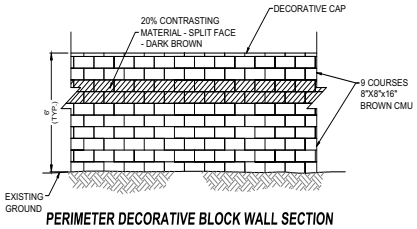
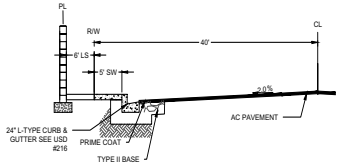




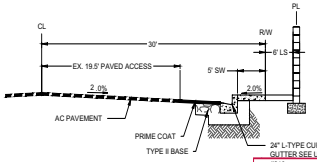
TORREY PINES DRIVE (PUBLIC)



PERIMETER DECORATIVE BLOCK WALL SECTION



HORSE DRIVE (PUBLIC)



MEISENHEIMER AVE (PUBLIC)

PRJ-77059
08/15/19

NO.	DESCRIPTION	BY	SHTS.	APPR	DATE
	REVISIONS				

LENNAR
9275 WEST RUSSELL ROAD, 4TH FLOOR
LAS VEGAS, NV 89148
(702) 821-4663 EMAIL: DAVID.CORNOYER@LENNAR.COM

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

TORREY PINES AND HORSE - EAST
A RESIDENTIAL SUBDIVISION

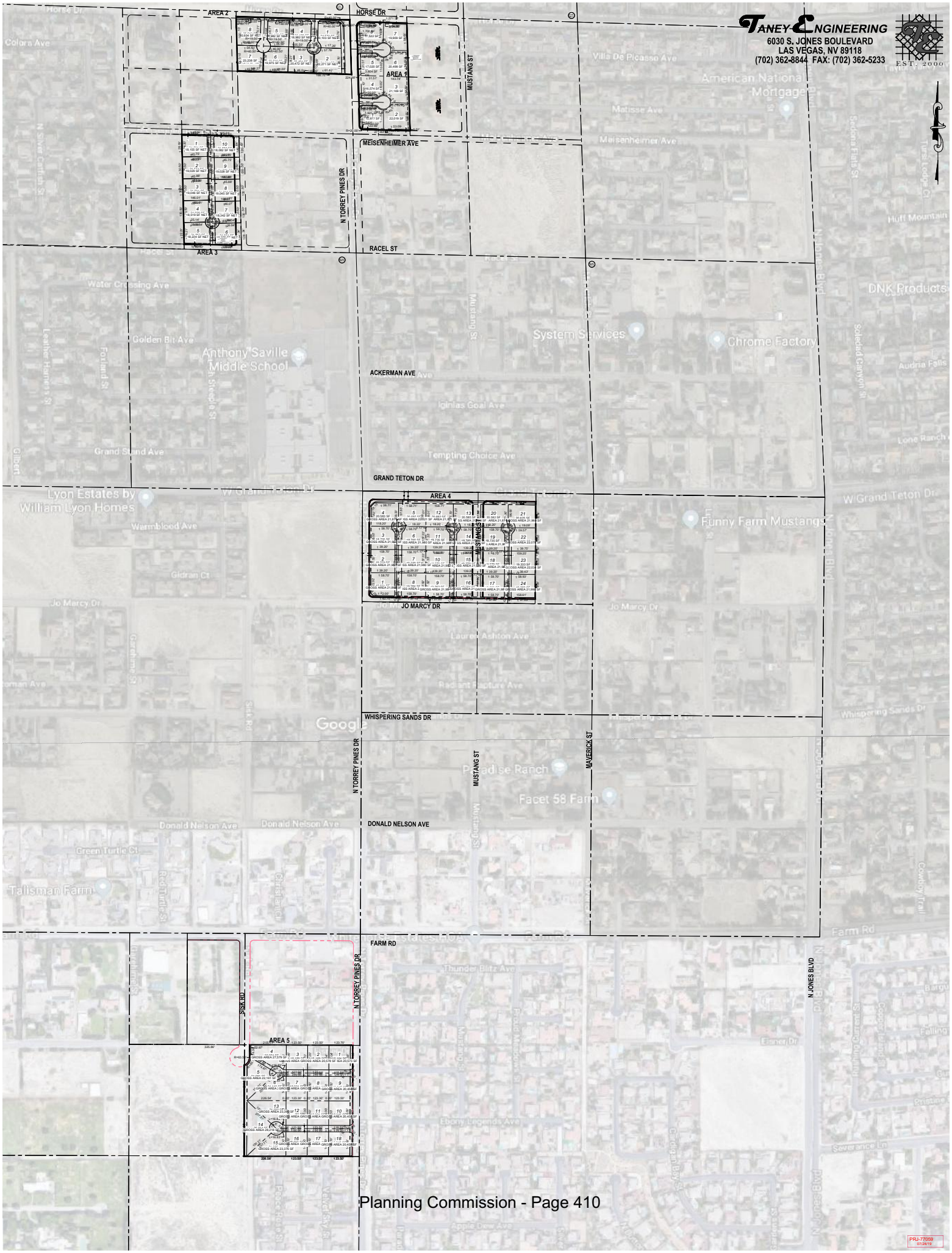
CROSS SECTIONS AND DETAILS

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15126
STATE OF NEVADA

DATE:	8/13/2019
SCALE:	
JOB NO:	LEN-19-019
DESIGNED BY:	RC
CHECKED BY:	RC
SHEET NAME:	TM2
SHEET NUMBER:	2 OF 2
	--- ---
CLV	0000000

LAST PLOT: Robert Cunningham
FILE NAME: S:\ACTIVE\LEN\APN\LEN-19-019 - TORREY PINES & HORSE\ENGR\TITLE\ELEMENTS\DWGS\LEN019_AREA_1_SHT.DWG

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





VAR-77088 [PRJ-77059] - VARIANCE RELATED TO TMP-77089 - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP
SOUTHEAST CORNER OF HORSE DRIVE AND TORREY PINES DRIVE

08/01/19



VAR-77088 [PRJ-77059] - VARIANCE RELATED TO TMP-77089 - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP
SOUTHEAST CORNER OF HORSE DRIVE AND TORREY PINES DRIVE

08/01/19



VAR-77088 [PRJ-77059] - VARIANCE RELATED TO TMP-77089 - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP
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VAR-77088 [PRJ-77059] - VARIANCE RELATED TO TMP-77089 - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP
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08/01/19



VAR-77088 [PRJ-77059] - VARIANCE RELATED TO TMP-77089 - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP
SOUTHEAST CORNER OF HORSE DRIVE AND TORREY PINES DRIVE

08/01/19

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

July 22, 2019

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

RE: Torrey Pines & Horse East – Justification Letter (Tentative Map and Variance)
APNs: 125-11-701-004, -005, -006 & -007

To Whom It May Concern:

Taney Engineering, on behalf of Lennar, is respectfully submitting justification for a Tentative Map and Variance.

The property is 5.37 acres located on the south east corner of Torrey Pines Drive and Horse Drive. The properties surrounding the site are zoned as follows:

North: R-E – Rural Estates Residential
South: R-E – Rural Estates Residential
East: R-E – Rural Estates Residential
West: R-E – Rural Estates Residential

This project proposes to develop single family residential homes per the R-E standards. The site consists of 8 lots meeting the minimum 18,000 sf lot size. We are requesting a variance of front setback for lots 1, 4, 5, and 8 to allow a 20-ft front setback where 30 feet is required.

Title 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 impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The adjacent homesites on lots 2, 3, 6, and 7 are permitted to have a 20-foot setback as they are adjacent to a cul-de-sac, and the site is encumbered by a required 15-foot multi-use equestrian trail as well as required Torrey Pines right-of-way dedication. Along

PRJ-77059
07/24/19

with drainage, this trail challenges the width of the parcel, dictating that homesites be laid on east-west cul-de-sacs accessing Torrey Pines. Title 19 acknowledges these restrictions and the requested Variances do not have a negative impact upon any neighboring parcel.

We are planning to develop this site as well as 4 other areas nearby. Please see attached overall exhibit showing all 5 areas.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844

Sincerely,
TANEY ENGINEERING



Markella Garanyants
Designer I

PRJ-77059
07/24/19

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

RECEIVED
CITY CLERK
2019 SEP -5 A 9:26

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

September 5, 2019

Via Fax: (702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Mail Street
Las Vegas, NV 89101

Re: ***Request for Withdrawal Without Prejudice.***
September 10th, 2019 City of Las Vegas Planning Commission (Items 24 – 25)
Greystone Nevada, LLC: VAR-77088 & TMP-77089

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be **withdrawn without prejudice**, thereby rendering unnecessary the presently scheduled City of Las Vegas Planning Commission hearing of **September 10, 2019**.

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: Dan Burdish (*via email*)
Robert Flaxa (*via email*)
Dave Cornoyer (*via email*)

Submitted after final agenda

2414123_1.docx

16067.66

ITEMS 24-25

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

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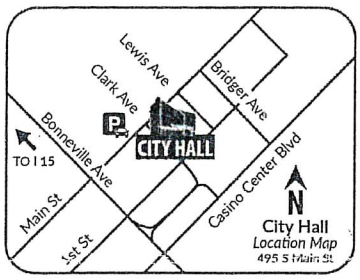
Official Notice of Public Hearing



All comments were Submitted to www.lasvegasnevada.gov

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77088 and TMP-77089 [PRJ-77059]
Planning Commission Meeting of **09/10/2019**

PRJ-77059
12511307008
LAIDLAW KENT WALTER & ROBYN ANN
8207 N TORREY PINES DR
LAS VEGAS NV 89131-0203

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SEP 10 2019
Dept of Planning
City of Las Vegas

35 FRDFNP1 89131

Submitted after final agenda 24 P
25P

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

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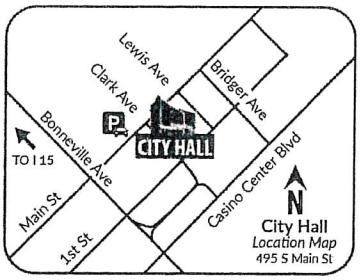

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77088 and TMP-77089 [PRJ-77059]

Planning Commission Meeting of **09/10/2019**

PRJ-77059
12511801012
GORDON LEWIS H & GAYLE R
8191 MUSTANG ST
LAS VEGAS NV 89131-1960

35 PROFNP1 89131

24P
25P

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

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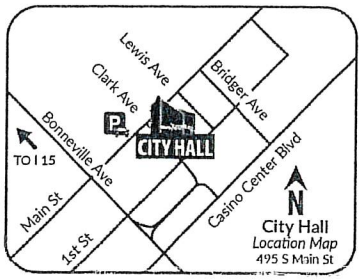
Dept of Planning
City of Las Vegas



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77088 and TMP-77089 [PRJ-77059]
Planning Commission Meeting of **09/10/2019**

ITEMS #37 & #38, ZON-10539 AND SDR-10540, RESPECTIVELY. PROPOSED DEVELOPMENT SIMPLY IS NOT AN EXTENSION OF THE RNP NEIGHBORHOOD THAT CURRENTLY EXISTS - DUE TO PERIMETER WALLS LESS THAN 18,500 SF (NET) LOTS AND REDUCED SET BACK CRITERIA ALONG EXISTING ROADWAYS.

PRJ-77059
12511307005
CASKIE ROBERT F & ANITA M
8201 N TORREY PINES DR
LAS VEGAS NV 89131-0203

☒ OPPOSE

4SEP19

SEPARATE LETTER FORTHCOMING, SIMILAR DENIAL PRECIDENT ESTABLISHED IN 2006 (SEE CLV PLANNING COMMISSION MTG, 12JAN 2006)

35 PROPNP1 89131

24P
25P

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

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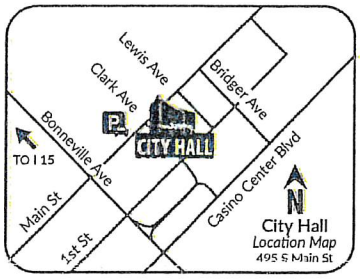

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City of Las Vegas

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Please use available blank space on card for your comments.

VAR-77088 and TMP-77089 [PRJ-77059]
Planning Commission Meeting of **09/10/2019**

PRJ-77059
12511801001
CHAPMAN MARY F
REED-CHAPMAN JOYCE A
6385 RACEL ST
LAS VEGAS NV 89131-1953

35 FRDFNP1 89131

24P
25P

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

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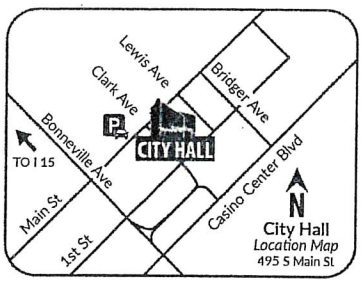

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77088 and TMP-77089 [PRJ-77059]
Planning Commission Meeting of **09/10/2019**

PRJ-77059
12511701006
SANDENO P BRYAN PROFIT SHR TR
SANDENO 1996 FAMILY LTD PTNRSHP
1200 TERRACE LN S W
OLYMPIA WA 98502-5816

2 FRDFNP1 98502

Submitted after final agenda 24 A 25 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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PAID
Las Vegas, NV
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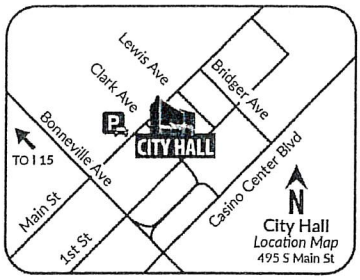

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SEP 10 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-77088 and TMP-77089 [PRJ-77059]
Planning Commission Meeting of **09/10/2019**

PRJ-77059
12511701007
SANDENO P BRYAN PROFIT SHR TR
SANDENO 1996 FAMILY LTD PTNRSHP
1200 TERRACE LN S W
OLYMPIA WA 98502-5816

2 FRDFNP1 98502

24A
25A

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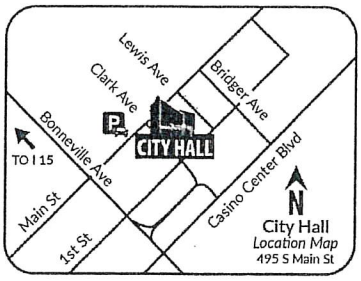

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SEP 10 [illegible]
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-77088 and TMP-77089 [PRJ-77059]
Planning Commission Meeting of **09/10/2019**

PRJ-77059
12511701005
SANDENO P BRYAN PROFIT SHR TR
SANDENO 1996 FAMILY LTD PTNRSHP
1200 TERRACE LN S W
OLYMPIA WA 98502-5816

2 FRDFNP1 98502

24A
25A

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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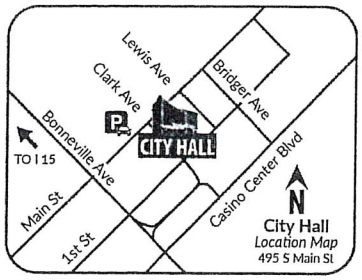

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City of Las Vegas

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VAR-77088 and TMP-77089 [PRJ-77059]
Planning Commission Meeting of **09/10/2019**

PRJ-77059
12511701004
SANDENO P BRYAN PROFIT SHR TR
SANDENO 1996 FAMILY LTD PTNRSHP
1200 TERRACE LN S W
OLYMPIA WA 98502-5816

2 FRDFNP1 98502

24A
25A

Robert F Caskie
8201 N. Torrey Pines Drive
Las Vegas, Nevada 89131

5 Sep 2019

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

RECEIVED
SEP 10 2019
Dept of Planning
City of Las Vegas

Attention: Las Vegas City Council
Las Vegas City Planning Commissioners

SUBJECT: Written Notice of Opposition – Notice of Public Hearing
10 September 2019 Planning Commission Meeting
Variance and Tentative Map Requests [PRJ-059]
Case Nos.: VAR-77088 and TMP-77089
APN: 125-11-701-004, -005, -006, -007

REFERENCES: Case Nos.: VAR-77088 and TMP-77089; and Supporting Documents for same;
Lone Mountain Land Use Plan dated December 3, 2014;
City of Las Vegas, Planning Commission Meeting, January 12, 2006

Dear Las Vegas City Council Members and Planning Commissioners,

I wish to formally identify my concerns for my opposition to the proposed variance and tentative map requests, that are currently identified to be discussed, reviewed, and decided upon during your forthcoming 10 September 2019 Planning Commission Meeting. Via normal US Postal Service Mail delivery I received notification that a Public Hearing for the SUBJECT above referenced two (2) case numbers was to be conducted and, if so desired, I could file my position by returning the card announcement to the Department of Planning (by checking a box on that card indicating my support or opposition for proposed land use/hearing action). On 4 September, 2019, I returned via mail, the card received for the above SUBJECT cases to the Department of Planning. I checked the "I Oppose this request" box. While my personal preference would be to attend the 10 September, 2019 Public Hearings for these two (2) actions, currently I am scheduled to be out of town and therefore unable to attend. Accordingly, I am writing to you to express my formal opposition for these two (2) pending cases, and would sincerely hope that you would be willing to support my opposition and positions as presented below, wherein you render a final decision for denial for each case number.

I am a resident of Clark County (City of Las Vegas, proper) since April 1983, and the owner of the residence on Torrey Pines Drive (APN 125-11-307-005) since July 1997. I have seen lot of changes since 1997 out here in the NW part of the Valley, and I desire not to see the changes currently being proposed for vacant parcels of land identified in the SUBJECT above. I am not

24P
25P
Pg 1 of 4

suggesting that the subject parcels of land should remain undeveloped. I am requesting that the subject parcels of land extend the neighborhood environment that exists and that is intended to exist, for this currently zoned Rural Estates (and RNP Designated) area of the Lone Mountain Land Use Plan.

The case numbers as submitted, are not very informational and do not include sufficient details to gain a full understanding of what is really proposed. Reference is made to several disclaimers that allows flexibility in presenting this conceptual information by the current engineer of record. There are also some incorrect statements made within all of the data that I was to access and review within your "interface agenda" option embedded in the City of Las Vegas web site.

Firstly, the RNP area designation was adopted to preserve current and continue future development within this area such that they possess similar characteristics of this existing area. Or, as basically implied in the Lone Mountain Land Use Plan, the aesthetic features and architecture of the existing lands and properties should not rapidly or objectionably change from lot to lot, or block to block, but instead should be a comfortable transition that is really not even noticed while traveling thru these neighborhoods. The existing conditions are based primarily on the grid layout of roadways that have been established and/or dedicated many years ago. For this RNP area to survive and continue to fulfill the intent of the designation, it is imperative that we recognize many of the waivers or variances being requested introduce new private streets and cul-de-sacs that subdivide the vacant parcels of land to create new smaller lots. This is not necessarily a concern in and by itself, as long as the minimum lot sizes are maintained and other aesthetic features that exist, but these new private streets and cul-de-sacs now become the legal controlling factor for subdivision design criteria and unfortunately enables developer to request and gain approval for proposed subdivision variances within areas that are not desired to allow same.

For instance, driving along Torrey Pines Drive currently, this Rural-Estate area includes single family residences that are set back from the right-of-way by 40 or 50 feet. This is, and has been, the theme of this RNP area. But if a 5 acre vacant parcel of land along Torrey Pines Drive is further subdivided into smaller lots, and these smaller lots are nestled around new private streets or cul-de-sacs as part of this subdivision action, then the existing Torrey Pines Drive set back criteria that exists for this RNP can be ignored by the developer. Ignoring this set back criteria, which technically is no longer applicable as a result of the subdivision action, results in the terminating the continuation of the existing rural character of the area. In short, if this proposed development is approved, driving along Torrey Pines Drive you will no longer enjoy the tranquility and peaceful neighborhood that include residences with the front of the house set back 40 or 50 feet, but instead can now see a masonry block wall that may include a landscaped buffer that has a 6 or 15 foot setback, and the rear of these homes on the other side of these masonry walls. Clearly, a very significant and unacceptable departure from the existing rural character of the area. To make matters worse, finish grading plans on the interior side of these subdivision masonry walls quite often conceals, or attempts to conceal, a drastic vertical elevation change from the existing topography to a new top of perimeter wall height 9 or 10 feet above existing land elevations. Once again, this is possible by basing your variance or waiver request on the inside design characteristics of the new subdivision (i.e. 6 foot wall height on

24P
25P
P9 2 of 4

inside is normal, but with higher lot finish grades the 6 foot wall can be 9 or 10 feet high on the exterior), and therefore not having to comply with what the overall exterior of the subdivision looks like or does to an existing neighborhood or RNP area. Plain and simple, this proposed variance and temporary map DO NOT extend or maintain the existing rural characteristics of this RNP area. Other concerns with the current proposed action include:

The perimeter masonry wall boundary proposed for the east side of this new subdivision that abuts up to two each, 2.5 acre single family residences, will have to be a retaining wall design based on a review of the proposed house lot pad elevations and the existing grade along that shared boundary. I am quite sure that these two beautiful residences and the residents living within same, have absolutely no desire to have a 9 or 10 foot high masonry wall on the western edge of their properties.

Along Meisenheimer Avenue, at the southeast corner of the proposed subdivision, the existing grade is 2.6 feet below the proposed Lot Number 2 finished grade elevation. This presents at least three problems. First, the proposed 6 foot wide landscape buffer zone as designed, has to transition down vertically 2.6 feet within 6 feet horizontally (or 43% slope), which is not good. Second, the top of the proposed subdivision perimeter wall at Meisenheimer Avenue will be approximately 9 feet above the existing pavement elevation, and only 11 feet away (5' sidewalk and 6' landscape buffer) and certainly not an extension of this RNP area. Thirdly, the drainage flow line from this southeast subdivision corridor is flat from this location and continuing east to the Mustang Street alignment. Does this mean that the subdivision grade on Meisenheimer at this location needs to be raised even further? If this were the case as a result of what variance and TMP are being proposed, it would be unacceptable to do for this neighborhood.

Retired currently from the US Army Corps of Engineers, I spent 12 years of my overall career as the local on-site Federal representative for the $335 million Tropicana and Flamingo Washes Federal Flood Control Program is the southwest part of the Las Vegas Valley. I can honestly say, that the variance and tentative map have absolutely no valid storm drainage solution being introduced as part of their request. I would suggest, not to be construed as even remotely supporting their proposed subdivision plan concept for this neighborhood, that as a minimum, a more formidable plan for storm drainage be a requirement before any further consideration is given to this overall proposal. And then you can deny that as well.

The current engineer of record has stated in their submittal that all lot sizes meet the minimum 18,000 SF criteria. This is a false statement. Four of the eight proposed lot sizes are less than 18,000 SF. It is also is not evident as submitted, whether the proposed lot sizes are based on gross or net square footage, and what the effect of the identified 10 foot wide drainage easement with a 5 foot wide concrete flume within same would do to net square footage area of the affected lots which contain this drainage easement. An easement thru a residential yard can be an easement, or I guess as proposed, a permanent concrete feature. I certainly would not want that type of feature in my backyard.

24P
25P
Pg 3 of 4

Those two cases being proposed, are very similar to the 2006 rezoning effort for this same area, from RE to R-PD2, and that was denied by the Planning Commission (reference SON-10539 and SDR-10540, Items 37 and 38 on the Agenda for the January 12, 2006 CLV Planning Commission Meeting). The similarity is not in the actual rezoning effort, but what the exterior appearance of the proposed subdivision would represent and look like in this existing RNP area. It is unclear to this reviewer (me) however, what type of residences are being proposed as part of this action. On the conceptual information that they have submitted for your review and action, they do not indicate one or two-story residences. They do however, identify that the Maximum Height Allowed for a structure in this area as currently zoned, is 35 feet. What does that mean to me? What does that mean to you, as a reviewer for acceptance?? The existing rural character of this neighborhood or area does not include two story residences as part of the culture, charm, and extension of the rural designation area.

The above objection points certainly are not representative of all the possible objections that exist to support my overall opposition for the two SUBJECT cases, however it is my opinion that they are substantially enough information to justify a vote of denial. In preparing this written formal opposition response, I have created a document that is too long, and requires too much of your time to review, for which I apologize, but it simply demonstrates the passion that I have to maintain the existing rural characteristics for this RNP area that remain. Although substantially reduced from much larger area that was designated twenty (or fifty depending on who you speak with) plus years ago. The area in question where this proposed subdivision is, presents an opportunity for the City of Las Vegas to preserve the undeveloped parcels of land in a manner that was envisioned years ago, and enforce development standards that align with the idea of what we wanted to do back then. It can easily be retained through your support and associated denial for the proposed SUBJECT case numbers identified above. I thank you in advance for your consideration towards this matter, and apologize that I will be unable to attend this currently planned 10 Sep 2019 Public Hearing action for the two SUBJECT cases.

Sincerely,

Robert F Caskie, Retired
Assistant Area Engineer
AZ/NV Area Office
US Army Corps of Engineers

24P
25P
Daili of 4

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
25

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

SUBJECT:
TMP-77089 - TENTATIVE MAP RELATED TO VAR-77088 - TORREY PINES AND HORSE - EAST - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.24 acres on the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004, 005, 006 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-77059]. Staff recommends DENIAL.

May go to City Council on: 10/16/2019
OR May be Final Action (Unless Appealed Within 7 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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Clark County School District School Tracking Form
4. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division

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.

Print Form

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) Torrey Pines & Horse

Project Name Torrey Pines & Horse East **Proposed Use** _____

Assessor's Parcel #(s) 125-11-701-004, -005, -006, -007 **Ward #** 6

General Plan: Existing R-E Proposed R-E **Zoning:** Existing R-E Proposed R-E

Additional Information _____

Property Owner Bryan P. Sandeno **Contact** Robert Flaxa
Address 9275 W. Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail Robert.Flaxa@Lennar.com Phone 702-821-4603

Applicant Greystone Nevada, LLC **Contact** Robert Flaxa
Address 9275 W. Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail Robert.Flaxa@Lennar.com Phone 702-821-4603

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 P. Bryan Sandeno

Subscribed and sworn before me
This 18th day of July, 20 19

Amanda M. Coic
Notary Public in and for said County and State

Commission Expires 7/29/2022

AMANDA M COIC NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-29-22 172455

PRJ-77059
07/24/19

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

School Development Tracking Form

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

Date Filed 08/06/2019 **Application Number** TMP-77089 **Entity** LV

Company Name Greystone Nevada, LLC

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Torrey Pines and Horse - East

Project Description 8 single family lots

APN's 125-11-701-004 thru 007

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	8	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
Kitty Ward ES	5555 Horse Dr.	K-5	703	796	05/01/19
Anthony Saville MS	8101 N. Torrey Pines Dr.	6-8	1,581	1,646	05/01/19
Shadow Ridge HS	5050 Brent Ln.	9-12	2,559	3,099	05/01/19

*** CCSD Comments** Ward ES, Saville MS and Centennial HS were over capacity for the 2018-19 school year. Ward ES was 113.23%, Saville MS was 104.11% and Shadow Ridge HS was 121.10% of program capacity.

☐ Approved ☐ Disapproved

TMP 77089
Torrey Pines and Horse East

SEC Horse Drive and Torrey Pines Drive

Proposed 8 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]	8	9.44	76
AM Peak Hour			0.74	6
PM Peak Hour			0.99	8

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Horse Drive	
Average Daily Traffic (ADT)	2,732
PM Peak Hour	219
(heaviest 60 minutes)	

Jones Boulevard	
Average Daily Traffic (ADT)	15,939
PM Peak Hour	1275
(heaviest 60 minutes)	

Grand Teton Drive	
Average Daily Traffic (ADT)	6,982
PM Peak Hour	275
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Horse Drive	33,800
Jones Boulevard	33,800
Grand Teton Drive	35,490

This project will add approximately 76 trips per day on Horse Dr., Torrey Pines Dr., Jones Blvd. and Grand Teton Dr. Currently, Horse is at about 8 percent of capacity, Jones is at about 47 percent of capacity and Grand Teton is at about 20 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Torrey Pines in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 8 additional peak hour trips, or about two every fifteen minutes.

Note that this report assumes all traffic from this development passing through intersections

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
26

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

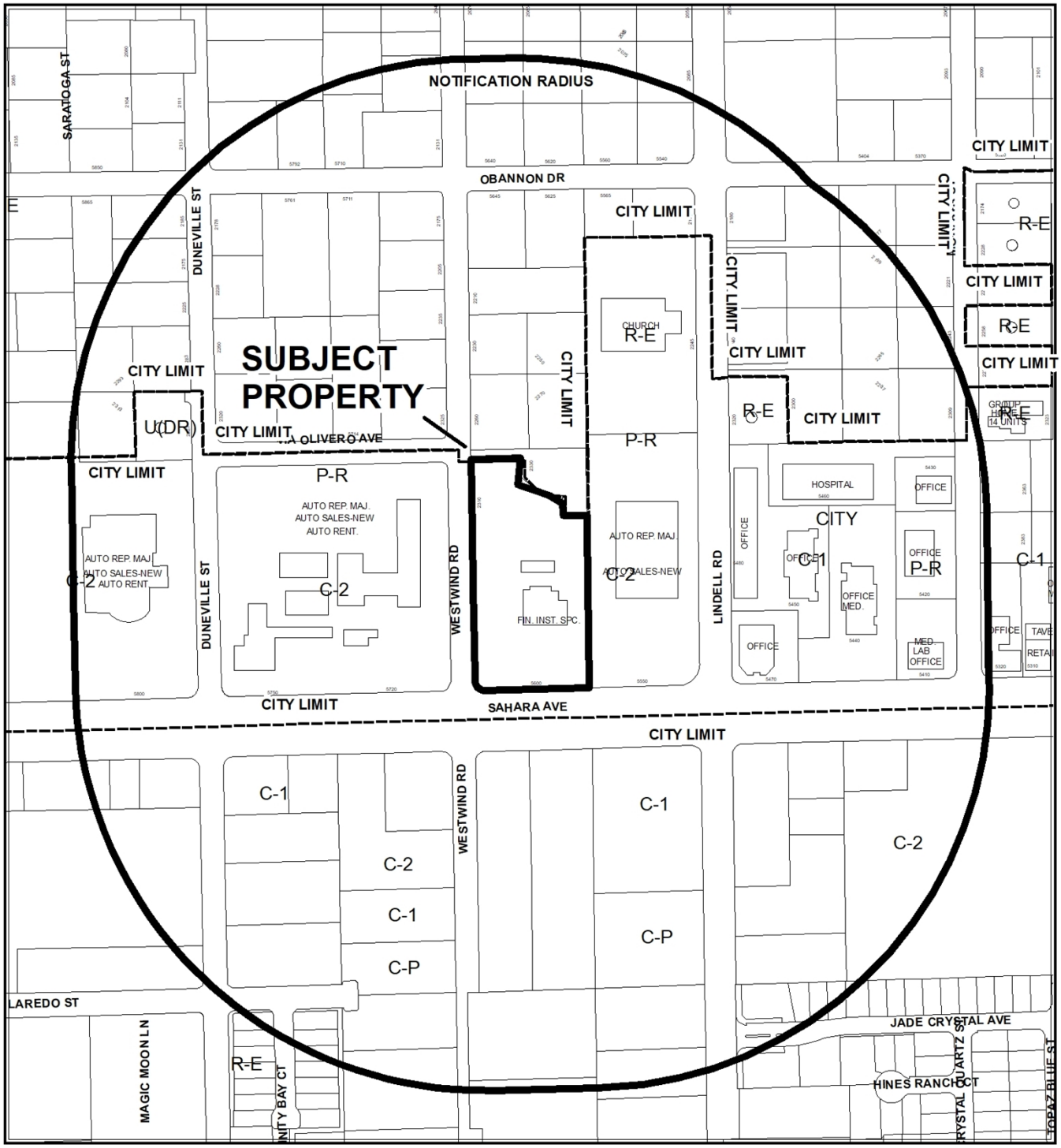
SUBJECT:
VAR-77093 - VARIANCE - PUBLIC HEARING - APPLICANT: IMAGE 360 - OWNER: 5600 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 50-FOOT TALL ON-PREMISE FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW THREE SIGNS ON THE STREET FRONTAGE WHERE TWO SIGNS ARE ALLOWED AND TO ALLOW A 71-FOOT SEPARATION FROM AN EXISTING MONUMENT SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED on 3.38 acres at 5600 West Sahara Avenue (APN 163-01-404-025), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76983]. Staff recommends DENIAL.

C.C.: 10/16/2019

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

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

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



CASE: **VAR-77093 (PRJ-76983)**

RADIUS: 1000 FEET

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



CASE: **VAR-77093 (PRJ-76983)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: IMAGE 360 - OWNER: 5600 WEST SAHARA HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77093	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 132

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

VAR-77093 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 sign animation shall conform to the “Animated Signs Containing a Changeable Electronic Message” provisions identified in Title 19.08.120(B)(11).

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has requested a Variance to allow a 71-foot separation from an existing monument sign where 100 feet is the minimum required, to allow three signs on the street frontage where two signs are allowed and to allow a 50-foot tall freestanding sign where 40 feet is the maximum allowed at an existing Motor Vehicle Sales development at 5600 West Sahara Avenue.

ISSUES

- A Variance is required to allow a 71-foot separation from an existing monument sign where 100 feet is the minimum required. Staff supports this request, as it is an existing condition on the subject site.
- A Variance is required to allow three signs on the street frontage where two signs are allowed. Staff supports this request, as it is an existing condition on the subject site.
- A Variance is required to allow a 50-foot tall freestanding sign where 40 feet is the maximum allowed. Staff does not support this request.

ANALYSIS

The subject site is zoned C-2 (General Commercial) and is currently utilized as a Motor Vehicle Sales (Used) commercial development. Currently, the subject site has three signs located along the Sahara Avenue street frontage (one freestanding and two monument). The signs currently do not meet Title 19.08 sign development standards, which limit signage fronting Sahara Avenue to two freestanding or monument signs and require a minimum separation of 100 feet between signs.

The applicant has proposed to demolish the existing 40-foot tall freestanding sign and replace it with a new 50-foot freestanding sign in the same location, which must comply with current Title 19.08 freestanding sign development standards. As proposed, the subject sign will provide a combination of 94 square-feet of LED illuminated circular logo spelling “Lotus” and a 150 square-foot 100% animated LED video board for a total of 244 square feet in signage area, which meets the Title 19 size and illumination development standards. However, the proposed 50-foot overall height of the new freestanding sign exceeds Title 19.08.120 development standards, which indicates 40 feet as the maximum allowable height. In addition, the supporting pole structure has been decorated with animated aluminum boxed sign panels with router cut circular back-lit patterns with LED lighting.

The existing freestanding sign is located 71 feet from an existing monument sign to the east and 109 feet from an existing monument sign to the west, where Title 19.08.120 development standards requires a 100-foot separation between freestanding signs on the same lot or in the same development. As such the applicant has requested a variance to allow a 71-foot distance separation from an existing monument sign where 100 feet is the minimum required and to allow three signs on the street frontage where two signs are allowed.

The Sahara Avenue street frontage is approximately 286 feet, which allows a total sign area of 572 square feet. As proposed the new 244 square-foot freestanding sign and two existing monuments signs which contain approximately 104 square feet of sign area will provide approximately 348 square feet of total combined freestanding and monument sign area, which is less than the 572 square feet that is allowed.

Staff notes that three signs on the street Sahara frontage and the 71-foot separation from freestanding to monument signs are existing conditions on the subject site; therefore staff has no objection to that portion of the applicants Variance request. However, no evidence of a unique or extraordinary circumstance has been presented to support the applicant's request for increased sign height. Staff has determined that the proposed signage is inconsistent with the Title 19.08.120 development standards; therefore, staff recommends denial of this project.

FINDINGS (VAR-77093)

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

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

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief

may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to install signage that exceeds the maximum height allowed under the Title 19.08.120 development standards for the C-2 (General Commercial) zoning district. Staff notes that three signs on the street Sahara frontage and the 71-foot separation from freestanding to monument signs are existing conditions on the subject; therefore staff has no objection to that portion of the applicants Variance request. Alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/02/95	The City Council approved a request to amend the Southwest Sector General Plan designation (GPA-0033-95) of the south portion of this property from SC (Service Commercial) to GC (General Commercial). The Planning Commission recommended denial and staff recommended approval of the request.
	The City Council approved a request to rezone (Z-0051-95) the south portion of this property from N-U (Non-Urban) to C-2 (General Commercial) and a Plot Plan Review for a Used Car Dealership. The Planning Commission recommended denial and staff recommended approval.
03/10/97	The City Council approved a request to amend (GPA-0001-97) the Southwest Sector General Plan designation of the north portion of this property from DR (Desert Rural Density Residential) to GC (General Commercial). The Planning Commission and staff recommended approval.
	The City Council approved a request to rezone (Z-0001-97) the north portion of this property from R-E (Residence Estates) to C-2 (General Commercial). The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/08/97	Per a letter from Planning & Development Department staff, relief was granted from conditions of approval of (Z-0051-95) requiring an eight-foot decorative wall with a 10-foot landscape planter along the north property line of APN 163-01-404-021 due to the planned expansion of the auto dealership to include additional parking.
10/13/97	The City Council approved a request for a Special Use Permit (U-0073-97) on property located at 5600 West Sahara Avenue for automobile & truck rentals in conjunction with an existing used car dealership. The Planning Commission and staff recommended approval.
11/23/97	The City Council approved a One Year Required Review [U-0073-97 (1)] of an approved Special Use Permit (U-0073-97), which allowed automobile and truck rentals in conjunction with an existing used car dealership on the subject property. No further reviews were required.
09/21/05	The City Council approved a Request (ROC-7652) for a Review of Condition Number 6 of an approved Rezoning (Z-0051-95) to allow 7,438 square feet of office/showroom space where 6,000 square feet was required and a two story, 22,195 square foot service facility where an 11,000 square foot building was allowed on 2.55 acres at 5650 West Sahara Avenue.
11/16/05	The City Council approved a request for a Site Development Plan Review (SDR-7647) for a proposed 18,975 square foot Auto Repair Garage, Minor addition to an existing Motor Vehicle Sales building and Waivers of the perimeter, foundation and parking lot landscaping requirements at 5650 West Sahara Avenue. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-7649) for an Auto Repair Garage, Minor, and a Waiver to allow the openings of the service bays to face public rights-of-way at 5650 West Sahara Avenue. The Planning Commission recommended approval while staff recommended denial.
09/21/05	The applicant withdrew without prejudice a request for a Review of Condition Number 6 (ROC-8165) of an approved Rezoning (Z-0001-97) to remove the required deed restriction limiting the site to car dealership parking only, in order to allow construction of a proposed service facility addition at 5600 West Sahara Avenue.
08/16/06	The applicant withdrew without prejudice a request for a Variance (VAR-13201) to allow a 55 foot freestanding sign where 40 feet is the maximum height allowed at 5600 West Sahara Avenue.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/06/11	The City Council approved a request for a Special Use Permit (SUP-40771) for an 11,361 square-foot Motor Vehicle Sales (Used) use at 5600 West Sahara Avenue. The Planning Commission and staff recommend approval.
02/28/19	The Department of Planning approved a request for a Conditional Use Verification (CUV-75930) for a Motor Vehicle Sales (Used) use at 5600 West Sahara Avenue.

Most Recent Change of Ownership	
08/09/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/06/96	A building permit (#96024126) was issued for a sign (Budget Car & Truck Sales) at 5600 West Sahara Avenue. The permit was finalized on 06/03/97.
08/05/98	A building permit (#98015968) was issued for a sign (Budget Rent A Car) at 5600 West Sahara Avenue. The permit has not been finalized.
02/28/05	A building permit (#5001168) was issued for a sign (Budget) at 5600 West Sahara Avenue. The permit has not been finalized.
06/29/05	A building permit (#5004533) was issued for a sign face replacement (World Kia) at 5600 West Sahara Avenue. The permit has not been finalized.
10/04/05	A building permit (#5006895) was issued for a sign (World Kia) at 5600 West Sahara Avenue. The permit has not been finalized.
11/07/07	A Code Enforcement case (#59649) was processed for test driving on O'Bannon Drive at 5600 West Sahara Avenue. The case was resolved on 04/24/08.
06/16/08	A Code Enforcement case (#66662) was processed for an outdoor speaker system at 5600 West Sahara Avenue. The case was resolved on 07/14/08.
06/07/11	A building permit (#188819) was issued for tenant improvements (JD Byrider Car Dealership) at 5600 West Sahara Avenue. The permit was finalized on 11/10/15.
07/18/11	A building permit (#192008) was issued for a freestanding sign (JD Byrider Car Dealership) at 5600 West Sahara Avenue. The permit was finalized on 05/17/12.

Related Building Permits/Business Licenses	
04/03/13	A Code Enforcement case (#127162) was processed for required review at 5600 West Sahara Avenue. The case was resolved on 04/04/13.
05/12/15	A Code Enforcement case (#154762) was processed for high weeds, trash and debris at 5600 West Sahara Avenue. The case was resolved on 06/01/15.
05/26/15	A Code Enforcement case (#154642) was processed for high weeds, trash and debris at 5600 West Sahara Avenue. The case was resolved on 05/26/15.
04/19/18	A building permit (C18-01570) was issued for a new wall/roof sign (Newport Motors) at 5600 West Sahara Avenue. The permit was finalized on 09/17/18.
01/03/19	A Code Enforcement case (#195592) was processed for dead trees on northeast side of commercial property at 5600 West Sahara Avenue. The case was resolved on 02/27/19.
03/09/19	A business license (G67-01433) was issued for an Automotive Sales with Minor Repairs (Lotus West) at 5600 West Sahara Boulevard. The license is still active.
	A business license (G67-01467) was issued for an Automobile Leasing (Lotus West) at 5600 West Sahara Boulevard. The license is still active.

Pre-Application Meeting	
07/08/19	A pre-application meeting with the applicant was held where elements of submitting a Variance for a proposed freestanding sign for an existing Motor Vehicle Sales (Used) use.

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

Field Check	
08/01/19	During a routine site inspection staff observed a well maintained commercial development free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	3.38

JB

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motor Vehicle Sales (Used)	MXU (Mixed Use)	C-2 (General Commercial)
North	Single Family, Detached	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
South	Motor Vehicle Sales (New)	CG (Commercial General) – Clark County	C-2 (General Commercial) – Clark County
East	Motor Vehicle Sales (New)	MXU (Mixed Use)	C-2 (General Commercial)
West	Motor Vehicle Sales (New)	MXU (Mixed Use)	C-2 (General Commercial)
	Automobile Rental		
	Auto Repair Garage, Major		P-R (Professional Office and Parking)

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Master Plan of Street & Highways	150	Y
Westwind Road	Local Street	Title 13	60	Y

Pursuant to Title 19.08 and 19.10.160 Development Standards

Freestanding Sign			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per 200 linear feet of street frontage or portion thereof (286 Feet of Street Frontage – Two Signs Allowed)	2 existing Monument Signs 1 Proposed Freestanding Sign	N*
Maximum Area	2 SF per linear foot of street frontage (572 SF)	244 SF (Proposed Freestanding Sign) 104 SF Approximately (Two Existing Monument Signs) Total SF: 348	Y
Maximum Height	40 feet	50 Feet	N*
Minimum Setback	5 feet from all property lines	5 Feet	Y
Additional Standards	Minimum 100-foot separation between all freestanding and monument signs on the same lot or in the same development	71 Feet	N*
Illumination	Internal and external illumination	39% Internal LED Circular Logo and 61% Internal LED Animated Electronic Message Unit	Y

* The applicant has requested a Variance (VAR-77093) to allow a proposed 50-foot tall on-premise freestanding sign where 40 feet is the maximum height allowed, to allow three signs on the street frontage where two signs are allowed and to allow a 71-foot separation from an existing monument sign where 100 feet is the minimum required.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5600 W. Sahara Ave

Project Name LOTUS WEST PYLON SIGN **Proposed Use** _____

Assessor's Parcel #(s) 163-01-404-025 **Ward #** 1

General Plan: Existing MXU Proposed N/A **Zoning:** Existing C-2 Proposed N/A

Additional Information _____

Property Owner 5600 WEST SAHARA HOLDINGS LLC **Contact** DANA F. WHITE JR

Address 10801 W CHARLESTON AVE SUITE 600 City LV State NV Zip 89135

E-mail _____ Phone _____

Applicant Image 360 **Contact** Terry Whalen

Address 6290 S PECOS RD #600 City LV State NV Zip 89120

E-mail owner@image360lvs.com Phone 702-733-8822

Representative BEN KAY **Contact** BEN KAY

Address 6290 S PECOS RD #600 City LV State NV Zip 89120

E-mail Signman702@gmail.com Phone 702-210-6771

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 Dana F. White Jr

Subscribed and sworn before me

This 17th day of July, 20 19

Tracy Long

Notary Public in and for said County and State

TRACY LONG
Notary Public State of Nevada
No. 88-1763-1
My Appt. Exp. May 19, 2022

PRJ-76988
07/24/19

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a. 163-01-404-014
   b. 163-01-404-015
   c. _____
   d. _____
2. Type of Property:
   a. ☐ Vacant Land b. ☐ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☑ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   ☐ Other

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

3.a. Total Value/Sales Price of Property $ 0
   b. Deed in Lieu of Foreclosure Only (value of property) ( )
   c. Transfer Tax Value: $
   d. Real Property Transfer Tax Due $

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section 03
   b. Explain Reason for Exemption: Transfering a portion of property from each side of a wall to represent the true boundary line
5. Partial Interest: Percentage being transferred: ____ %

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

Signature JOSEPH PIRACCI Capacity: GRANTOR / GRANTEE

Signature DANA WHITE Capacity: GRANTOR / GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: West Sahara Holdings, LLC
Address: 5600 West Sahara Avenue
City: Las Vegas
State: NV Zip: 89146

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Joseph Piracci
Address: 2330 Westwind Road
City: Las Vegas
State: NV Zip: 89146

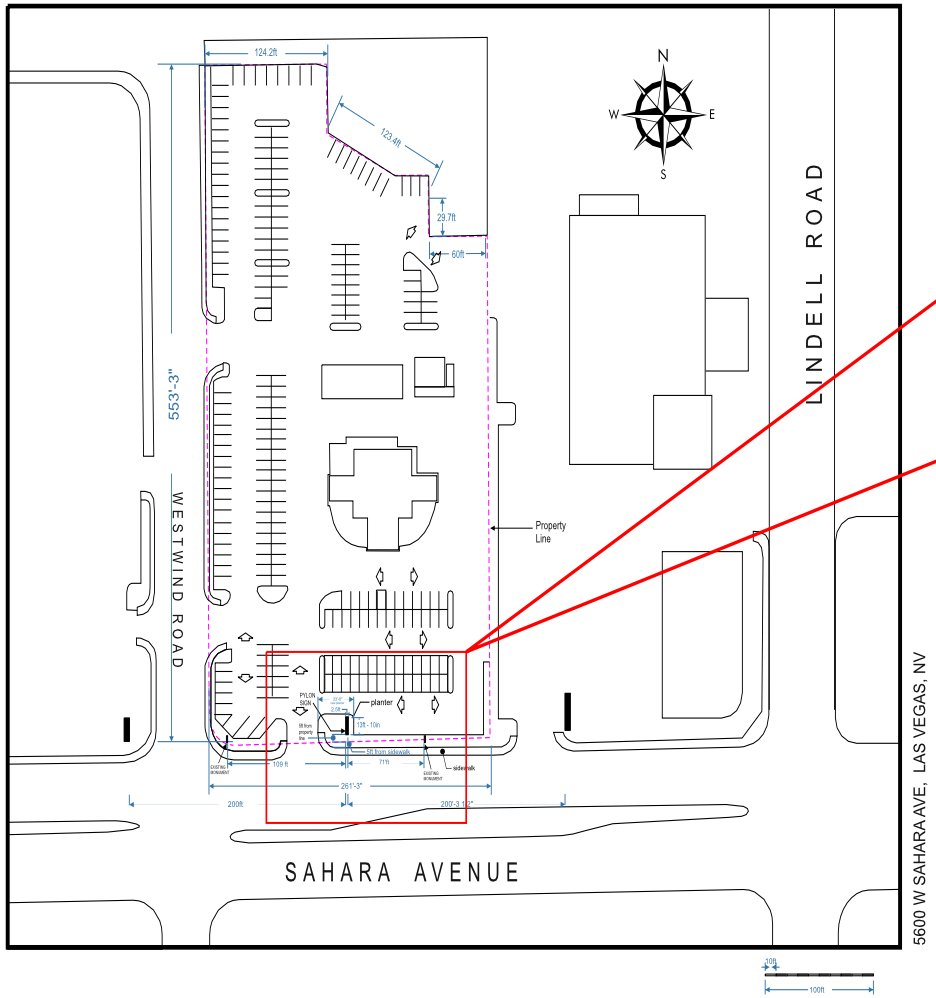
COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

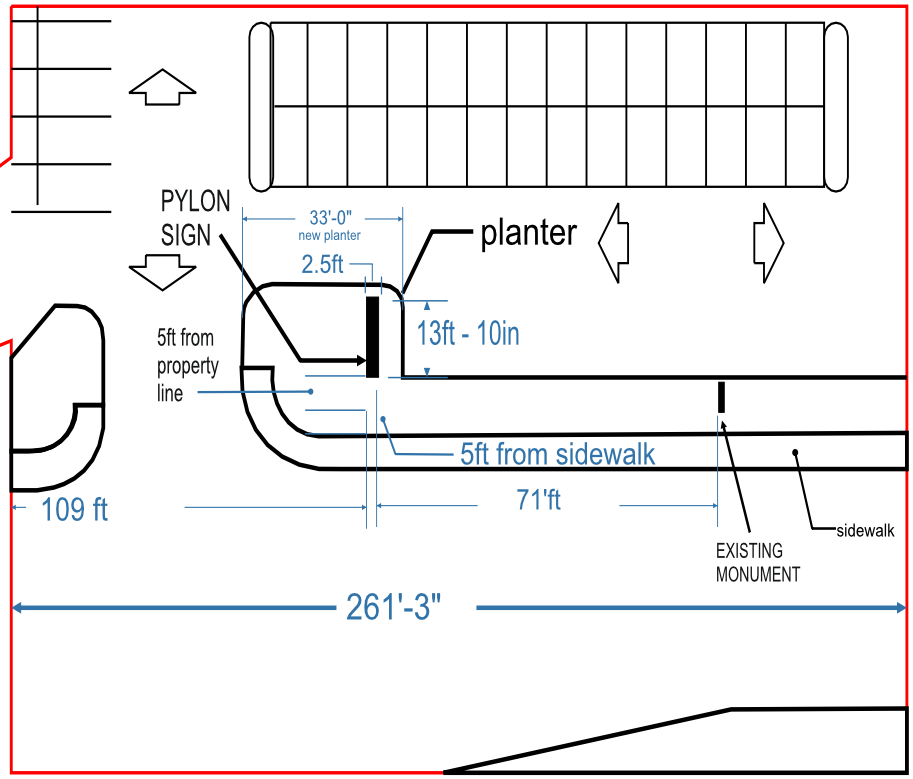
Print Name: HORIZON SURVEYS, LLC
Address: 10501 W. GOWAN RD. #200
City: LAS VEGAS
Escrow #
State: NV Zip: 89129

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

PRJ-76983
07/24/19

5600 W SAHARA AVE, LAS VEGAS, NV





PRJ-76983

07/24/19

image360
Electrical Signage > Graphics

Off: 702.733.8822
Fax: 702.733.8944
6290 S. Pecos # 600
Las Vegas, NV 89120
NV STATE LIC. # 0053645
CONTRACT LIMIT $245,000

Customer Approval: Date:

Landlord Approval Date:

PROJECT NAME: LOTUS WEST

FILE NAME: NEW PYLON_50ft

SALES REP: BEN K

DESIGNER: GERALD L.

NOTES:

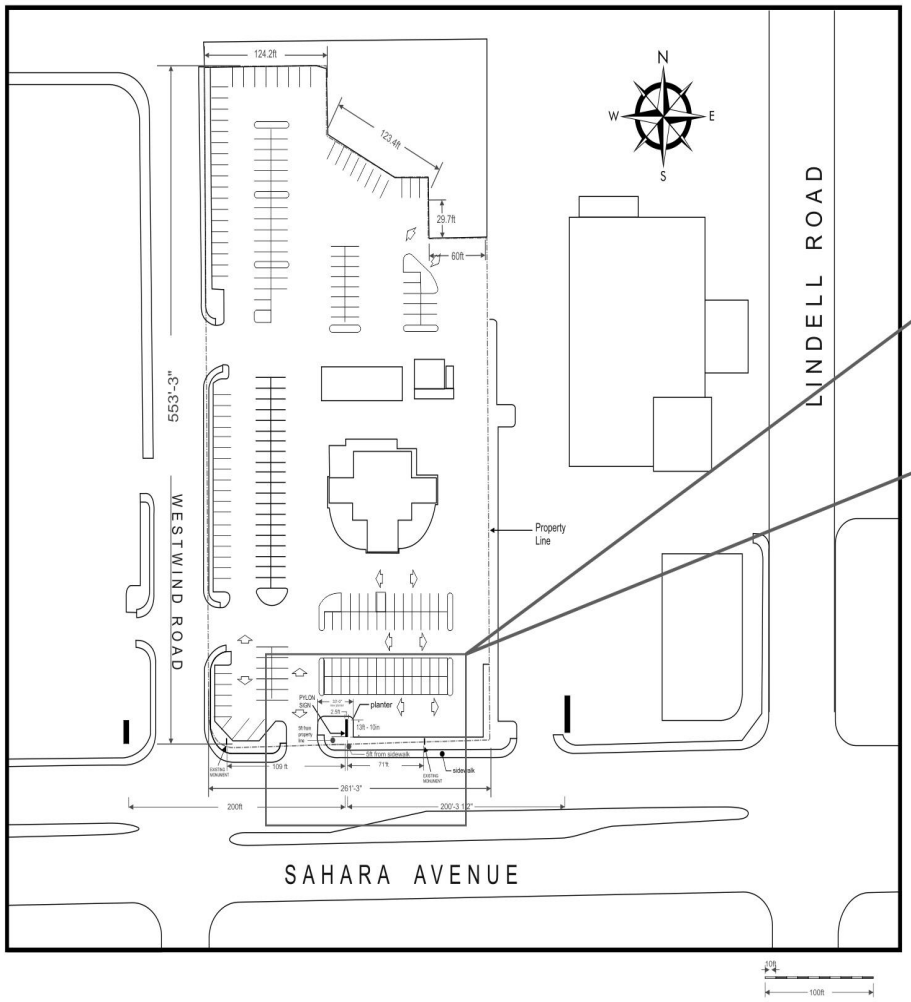
NV STATE LIC. # 0053645 CONTRACT LIMIT $249,000

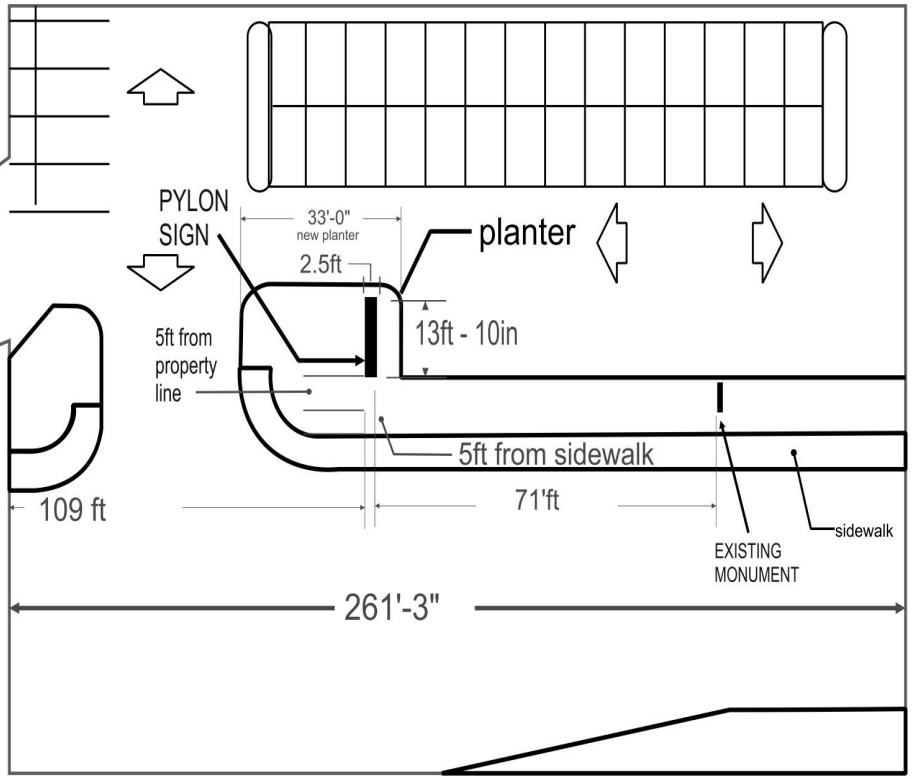
THIS BID ASSUMES POWER TO SITE IS AMPLE AND IN PLACE AND J-BOX IS WITHIN 10 FEET OF SIGNAGE.

This art is the property of Image 360, prepared for your review and consideration as part of your sign purchase decision. If you would like to use this art for other purposes such as quote comparisons you may purchase the art for $750. Otherwise, it cannot be copied or shared with any other companies without the written permission of Image 360 management. This art is protected by federal copyright law. If you purchase he sign the art will become your property. I have read and understand the ownership of this design work.

CONTRACTOR SIGNATURE _____

5600 W SAHARA AVE, LAS VEGAS, NV





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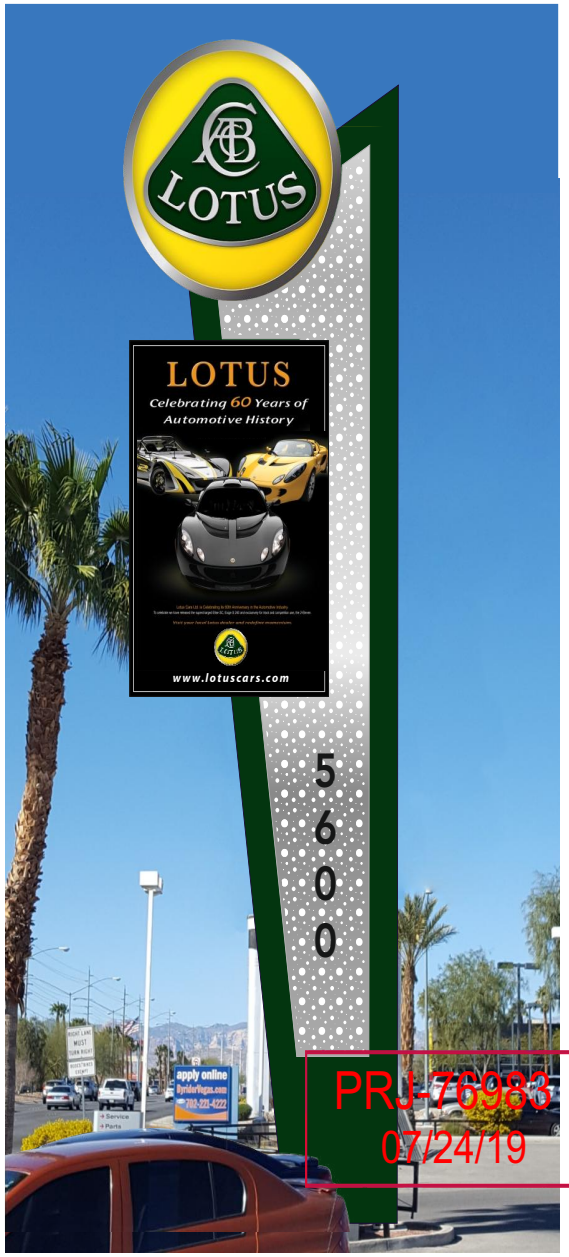
5600 W SAHARA AVE, LAS VEGAS, NV

TOTAL SQUARE FOOTAGE: 695





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07/24/19

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Las Vegas, NV 89120
NV STATE LIC. # 0053645
CONTRACT LIMIT $245,000

Customer Approval:

Date:

Landlord Approval

Date:

PROJECT NAME:
LOTUS WEST

SALES REP
BEN K

DESIGNER:
GERALD L.

FILE NAME:
NEW PYLON_50ft rev 3

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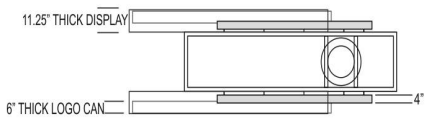
SIGNED

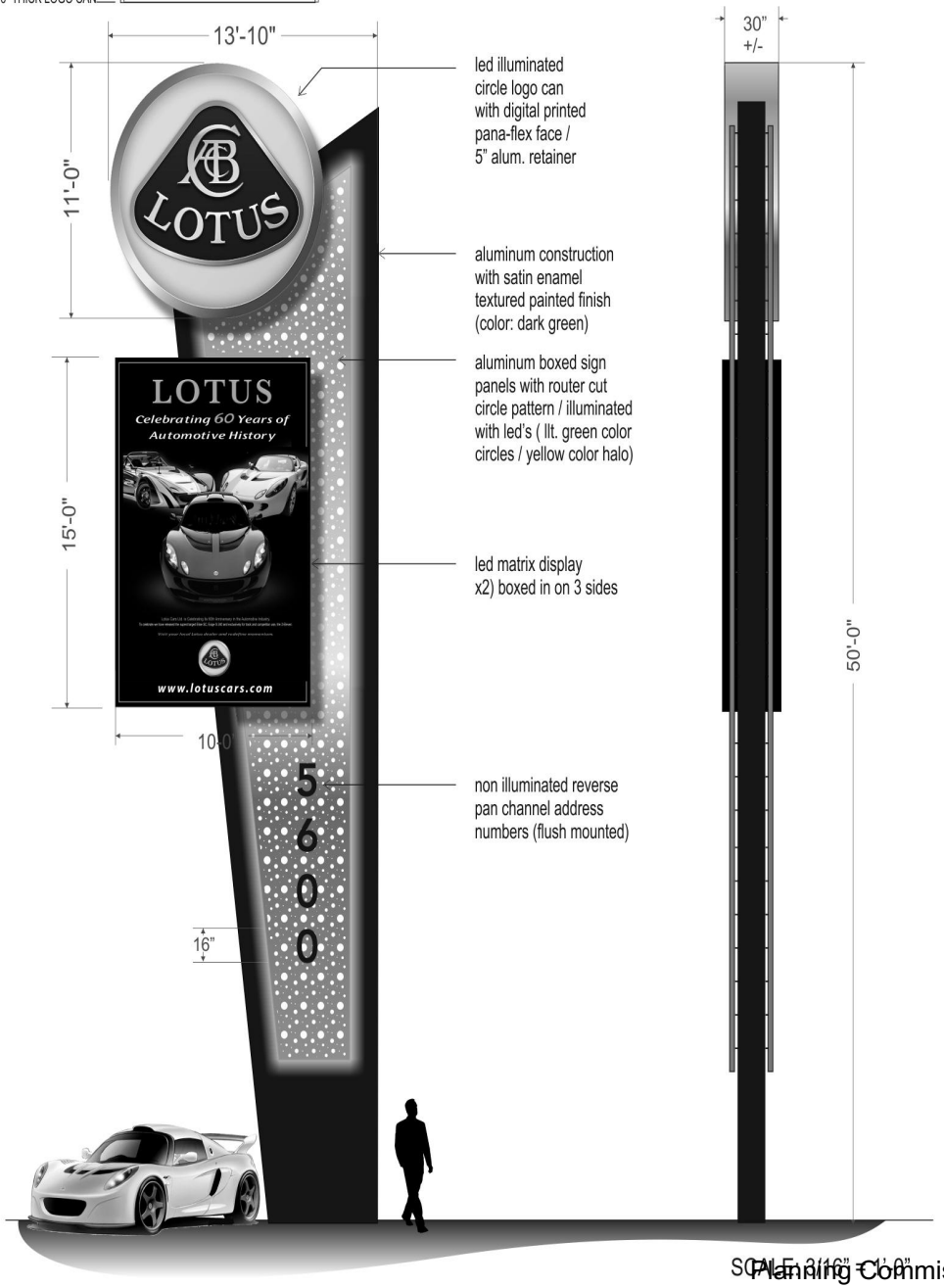
DATE:

5600 W SAHARA AVE, LAS VEGAS, NV

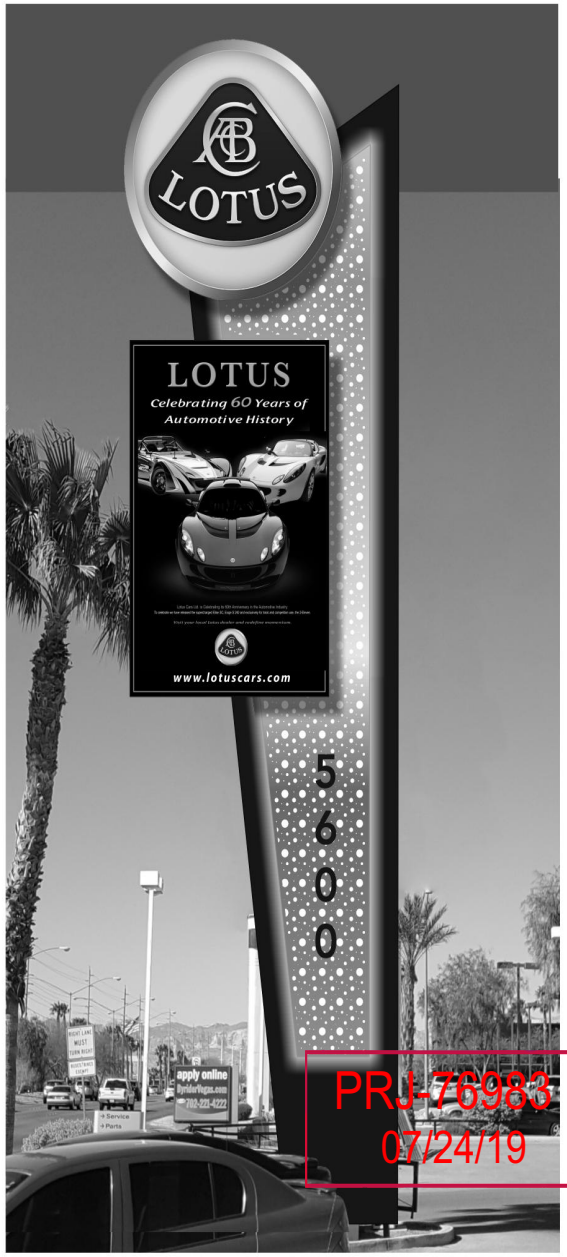
TOTAL SQUARE FOOTAGE: 695

TOP VIEW





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



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NV STATE LIC. # 0053645
CONTRACT LIMIT $245,000

Customer Approval:

Date:

Landlord Approval

Date:

PROJECT NAME:
LOTUS WEST

SALES REP
BEN K

DESIGNER:
GERALD L.

FILE NAME:
NEW PYLON_50ft rev 3

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SIGNED

DATE:



VAR-77093 [PRJ-76983] - VARIANCE - APPLICANT: IMAGE 360 - OWNER: 5600 WEST SAHARA HOLDINGS, LLC
5600 WEST SAHARA AVENUE

08/01/19



VAR-77093 [PRJ-76983] - VARIANCE - APPLICANT: IMAGE 360 - OWNER: 5600 WEST SAHARA HOLDINGS, LLC
5600 WEST SAHARA AVENUE

08/01/19



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5600 WEST SAHARA AVENUE

08/01/19



VAR-77093 [PRJ-76983] - VARIANCE - APPLICANT: IMAGE 360 - OWNER: 5600 WEST SAHARA HOLDINGS, LLC
5600 WEST SAHARA AVENUE

08/01/19

June 6, 2019

JUSTIFICATION LETTER

To Whom it may Concern,

The owners of 5600 West Sahara, LLC (Owners) have, in the past year, purchased the land at 5600 West Sahara, parcel number 16301404025 to house their newly acquired Lotus car dealership.

This area of West Sahara is a very competitive area for auto sales. This lot has large competitive dealerships on the east and west sides of them. Both dealerships have large 50-foot-tall pylon signs.

Parcel 16301404025 is 3.38 acres and according to current zoning laws a pylon sign would be limited to 40 ft in height. Sandwiched between two 50-foot signs this size limitation would cause serious competitive disadvantage for the Owners. They are therefore requesting an approved variance to allow the installation of the 50-foot pylon designed by Image360.

Image360 has designed a sign for the Owners which is slim, modern and intentionally not wide and overbearing, so that will not give the impression of over-crowding. The design is of such quality that it will ad a touch of class to that portion of West Sahara.

Other details about the Owners:

Additional business:

- Baja Auto Sales
  333 Fremont St 89104
- Newport Motors
  2711 West Sahara 89104
- Baja Auto West
  824 W Decatur 89107

Estimated total employees 20 to 30 Per Location

Store Hours:
9:00AM – 9:00PM Mon-Fri
9:00AM – 8:00PM Sat
10:00AM – 9:00PM Sun

PRJ-76983
07/24/19

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

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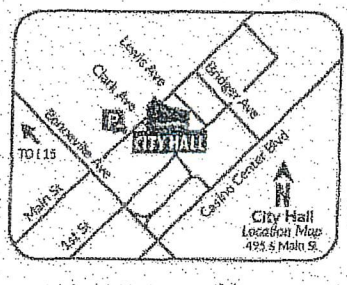
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77093 [PRJ-76983]

Planning Commission Meeting of **09/10/2019**

PRJ-76983
16301306023
O'BANNON PAUL TRUST
O'BANNON E PAUL TRS
5710 W O'BANNON DR
LAS VEGAS NV 89146

ST FRDFNPI 89146

RECEIVED
SEP 10 2019
City of Las Vegas
Department of Planning

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

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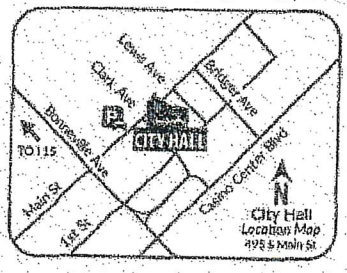

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VAR-77093 [PRJ-76983]

Planning Commission Meeting of **09/10/2019**

PRJ-76983
16301306024
O'BANNON PAUL TRUST
O'BANNON E PAUL TRS
5710 W O'BANNON DR
LAS VEGAS NV 89146

Submitted after final agenda 26

2P

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

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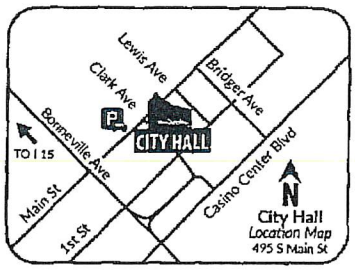

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77093 [PRJ-76983]
Planning Commission Meeting of **09/10/2019**

PRJ-76983
16301404020
WRIGHT MARSHA SALLIE JO
2210 WESTWIND RD
LAS VEGAS NV 89146-0305

97 PRDFNP1 89146

2 of 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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Las Vegas, NV
Permit No. 1630

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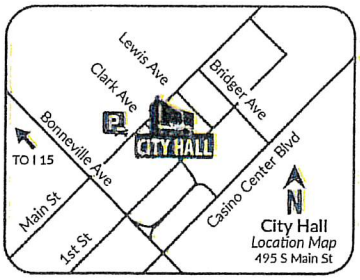
Official Notice of Public Hearing



RECEIVED
SEP 03 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77093 [PRJ-76983]

Planning Commission Meeting of **09/10/2019**

PRJ-76983
16312102008
DALACAS NICK & GEORGIA TRUST
DALACAS 1995 TRUST
31 CASTLE CREEK CT
LAS VEGAS NV 89148-2721

107 FRDFNP1 89148

26P

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

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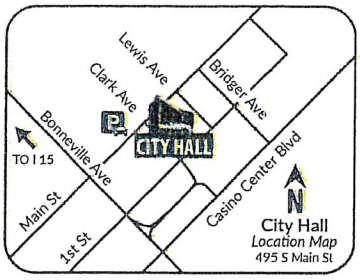
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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SEP 03 2019
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77093 [PRJ-76983]

Planning Commission Meeting of **09/10/2019**

PRJ-76983
16312102009
DALACAS NICK & GEORGIA TRUST
DALACAS 1995 TRUST
31 CASTLE CREEK CT
LAS VEGAS NV 89148-2721

107 FRDFNP1 89148

267

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
27

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

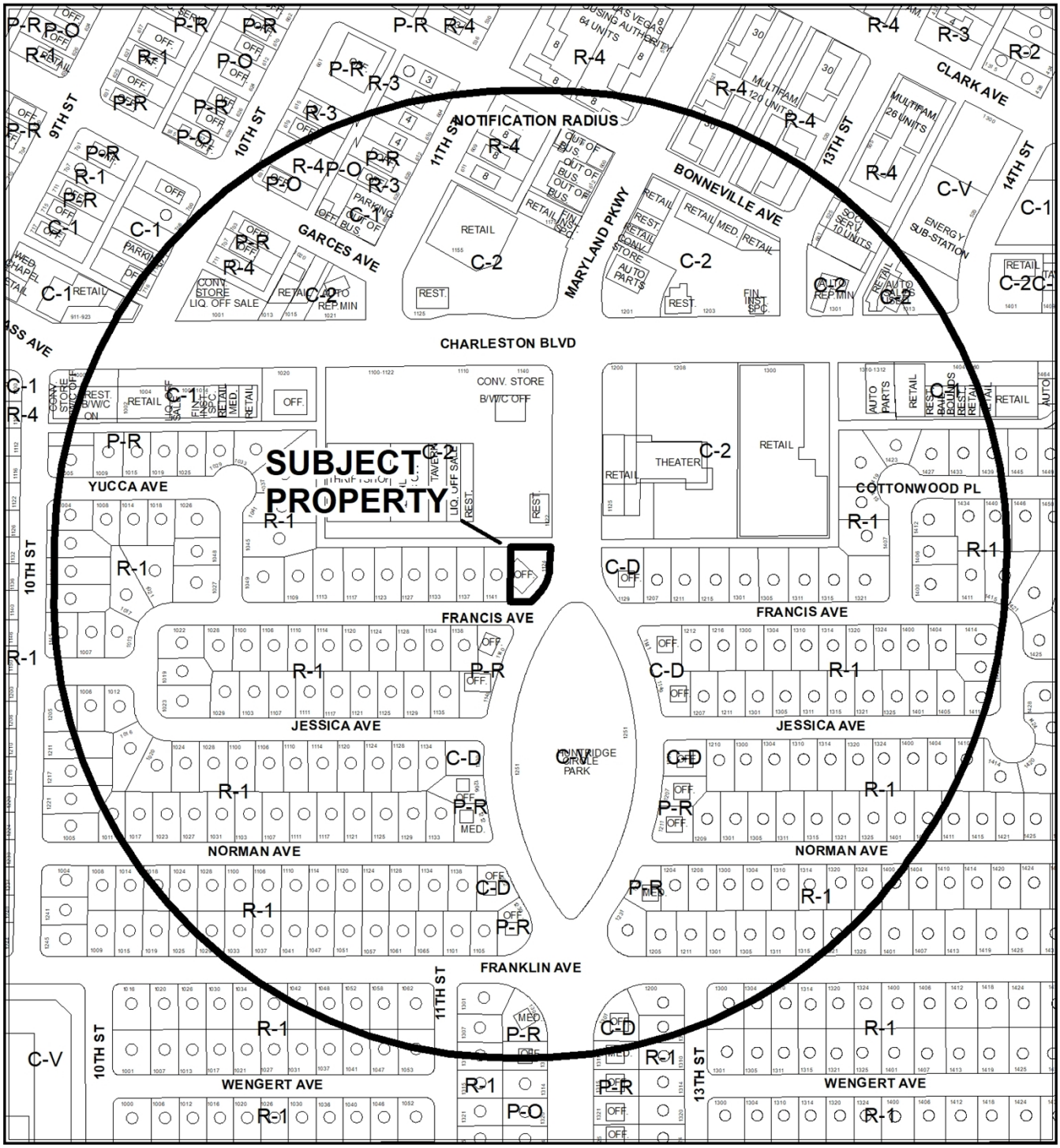
SUBJECT:
SUP-77075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PARKING FACILITY on 0.21 acres at 1124 South Maryland Parkway (APN 162-03-514-001), C-D (Design Commercial) Zone, Ward 3 (Diaz) [PRJ-77037]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	7
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

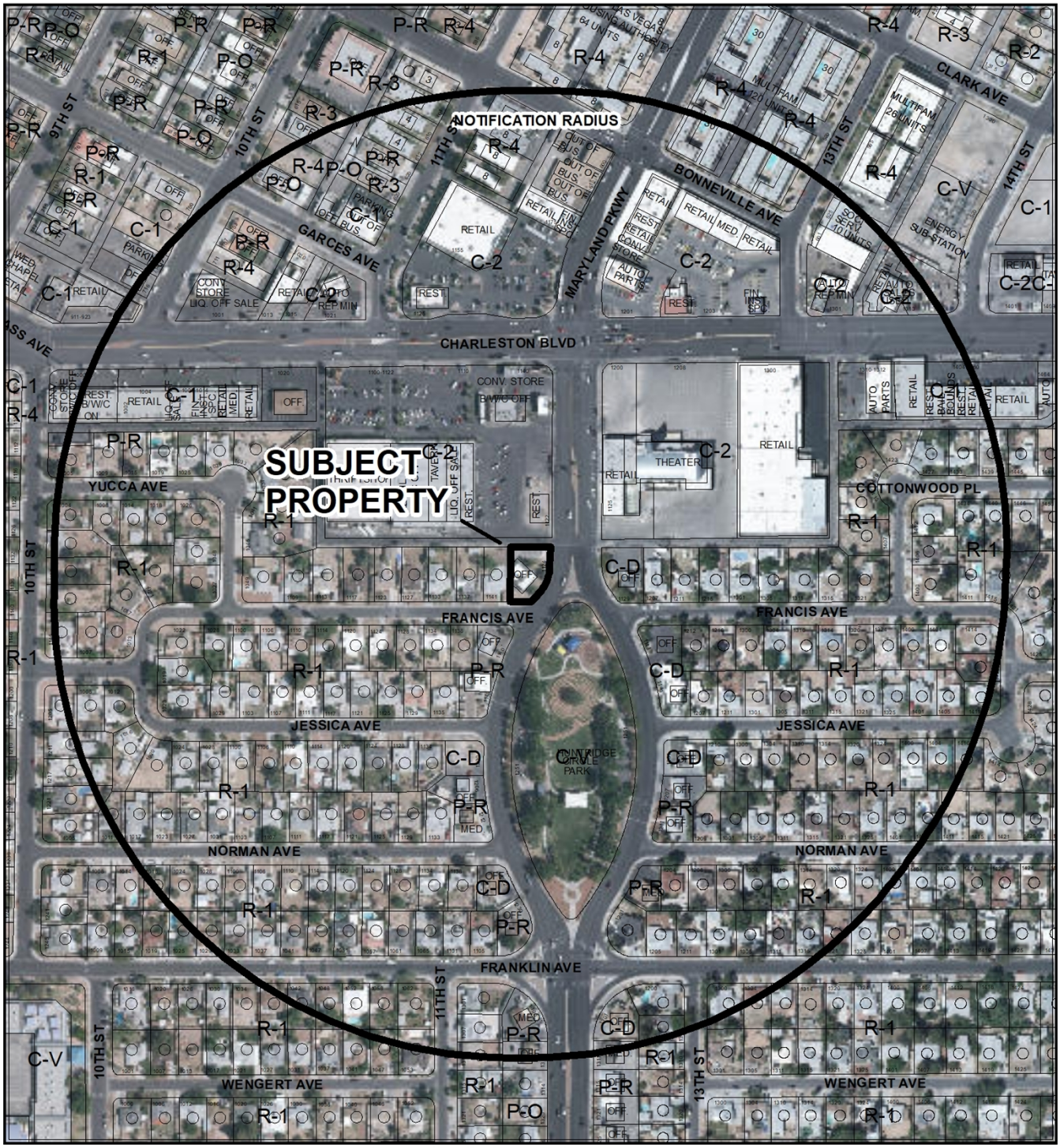
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-77075 and SDR-77076 [PRJ-77037]
2. Conditions and Staff Report - SUP-77075 and SDR-77076 [PRJ-77037]
3. Supporting Documentation - SUP-77075 and SDR-77076 [PRJ-77037]
4. Photo(s) - SUP-77075 and SDR-77076 [PRJ-77037]
5. Justification Letter - SUP-77075 and SDR-77076 [PRJ-77037]
6. Submitted after Final Agenda - Support Postcards for SUP-77075 and SDR-77076 [PRJ-77037]



CASE: **SUP-77075, SDR-77076 (PRJ-77037)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)



CASE: **SUP-77075, SDR-77076 (PRJ-77037)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77075	Staff recommends APPROVAL, subject to conditions:	
SDR-77076	Staff recommends APPROVAL, subject to conditions:	SUP-77075

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 288 - SUP-77075 and SDR-77076

PROTESTS 0 - SUP-77075 and SDR-77076

APPROVALS 0 - SUP-77075 and SDR-77076

CS

** CONDITIONS **

SUP-77075 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-77076) shall be required.

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

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

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

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

SDR-77076 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77075) 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 08/13/19, except as amended by conditions herein.

4. A Waiver from Title 19.08.065 is hereby approved, to allow a five-foot landscape buffer width along the east property line where 15 feet is required.

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

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

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

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

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

Public Works

10. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on Maryland Parkway, including the alley entrance, and Francis Avenue adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a parking lot use at 1124 South Maryland Parkway.

ISSUES

- Pursuant to Title 19.12, a Parking Facility use is permitted in the C-D (Designed Commercial) zoning district with the approval of a Special Use Permit. Staff supports the request.
- A Waiver is requested to allow a five-foot landscape buffer width along the east property line where 15 feet is required. Staff supports the request.

ANALYSIS

The subject site is currently undeveloped, zoned C-D (Designed Commercial) and subject to Title 19 development standards. Per the submitted justification letter and site plan, the proposed parking lot will provide 18 parking spaces which will primarily service overflow parking from the shopping center adjacent to the north. Per Title 19, a Parking Facility is defined as “A lot or structure developed for public or private parking as a primary use of the subject site on which it is located. This use does not include any ancillary lot or structure provided in conjunction with a primary use in order to meet minimum required parking standards.” There are no minimum Special Use Permit requirements.

The Las Vegas Valley Water District (LVVWD) commented the following, “This parcel currently has an existing service and backflow. Civil and landscape plans will need to be submitted to LVVWD for plan review.”

While the applicant has requested a Waiver to allow a reduced east landscape buffer width adjacent to Maryland Parkway, staff finds the request acceptable as the applicant has provided sufficient landscaping materials in the proposed buffer area. Per the submitted landscape plan, an adequate amount of trees, shrubs and a berm wall will be provided. As such, staff recommends approval of both entitlement requests, subject to conditions.

FINDINGS (SUP-77075)

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:

CS

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 Parking Facility use can be conducted in a manner that is harmonious and compatible the existing commercial, residential and offices uses in the surrounding area.

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

   The subject site is physically suitable to service an 18-space parking lot use.

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

   The subject site will be accessed by Maryland Parkway, a 110-foot Primary Arterial, which is adequate to service the proposed parking lot use.

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

   Approval of this Special Use Permit will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

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

   There are no minimum Special Use Permit requirements listed for a Parking Facility use.

FINDINGS (SDR-77076)

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 Parking Facility development can be conducted in a manner that is harmonious and compatible the existing commercial, residential and offices uses in the surrounding area.

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

Other than the requested Waiver to allow a reduced landscape buffer width, the proposed development is consistent with all other applicable City Codes.

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

The subject site will be accessed by Maryland Parkway, a 110-foot Primary Arterial, which is adequate to service the proposed parking lot use. Circulation will not be negatively impacted.

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

The proposed landscape materials adhere to the Southern Nevada Regional Plant List requirements.

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

There are no proposed structures to be constructed.

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

Conditions of approval have been placed to ensure the protection of the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc
There are no related relevant City Actions of note.

Most Recent Change of Ownership	
09/07/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/18/19	Building Permit (#C19-01186) was issued for a building demolition at 1124 South Maryland Parkway. The permit was finalized on 03/27/19.

Pre-Application Meeting	
07/16/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Parking Facility use.

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

Field Check	
08/01/19	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.21

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-D (Designed Commercial)
North	Shopping Center	C (Commercial)	C-2 (General Commercial)
South	City Park	PR-OS (Park/Recreation/Open Space)	C-V (Civic)
	Office, other than listed	O (Office)	P-R (Professional Office)
East	Office, other than listed	SC (Service Commercial)	C-D (Designed Commercial)
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***
CD-O (Designed Commercial Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 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	0 Trees	0 Trees	Y
• South	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• East	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• West	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
TOTAL PERIMETER TREES		**15 Trees**	**15 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	3 Trees	3 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		7 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		5 Feet	N*
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing	Y

*The applicant has requested a Waiver to allow a reduced landscape buffer width.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Maryland Parkway	Primary Arterial	Master Plan of Streets and Highways Map	110	Y
Francis Avenue	Local	Title 13	50	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	
Parking Facility	Zero Employees	One space, designated as employee-only parking, for each employee on the largest shift	0				
TOTAL SPACES REQUIRED			0		18		Y
Regular and Handicap Spaces Required			0	0	18	0	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1124 SOUTH MARYLAND PARKWAY

Project Name HUNTRIDGE SOUTH LOT **Proposed Use** PARKING LOT

Assessor's Parcel #(s) 162-03-514-001 **Ward #** 3 - Bob Coffin

General Plan: Existing VACANT Proposed PARKING **Zoning:** Existing C-D Proposed C-D

Additional Information

Property Owner TEN15 HUNTRIDGE LLC Contact J. DAPPER

Address 985 WHITE DRIVE #100 City LAS VEGAS State NV Zip 89119

E-mail j@jdapper.com Phone 702-733-3622

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative Dapper Development Contact Piere Burton

Address 985 White Drive #100 City LV State NV Zip 89119

E-mail piere@dapperdevelopment.com Phone 702-733-3622

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

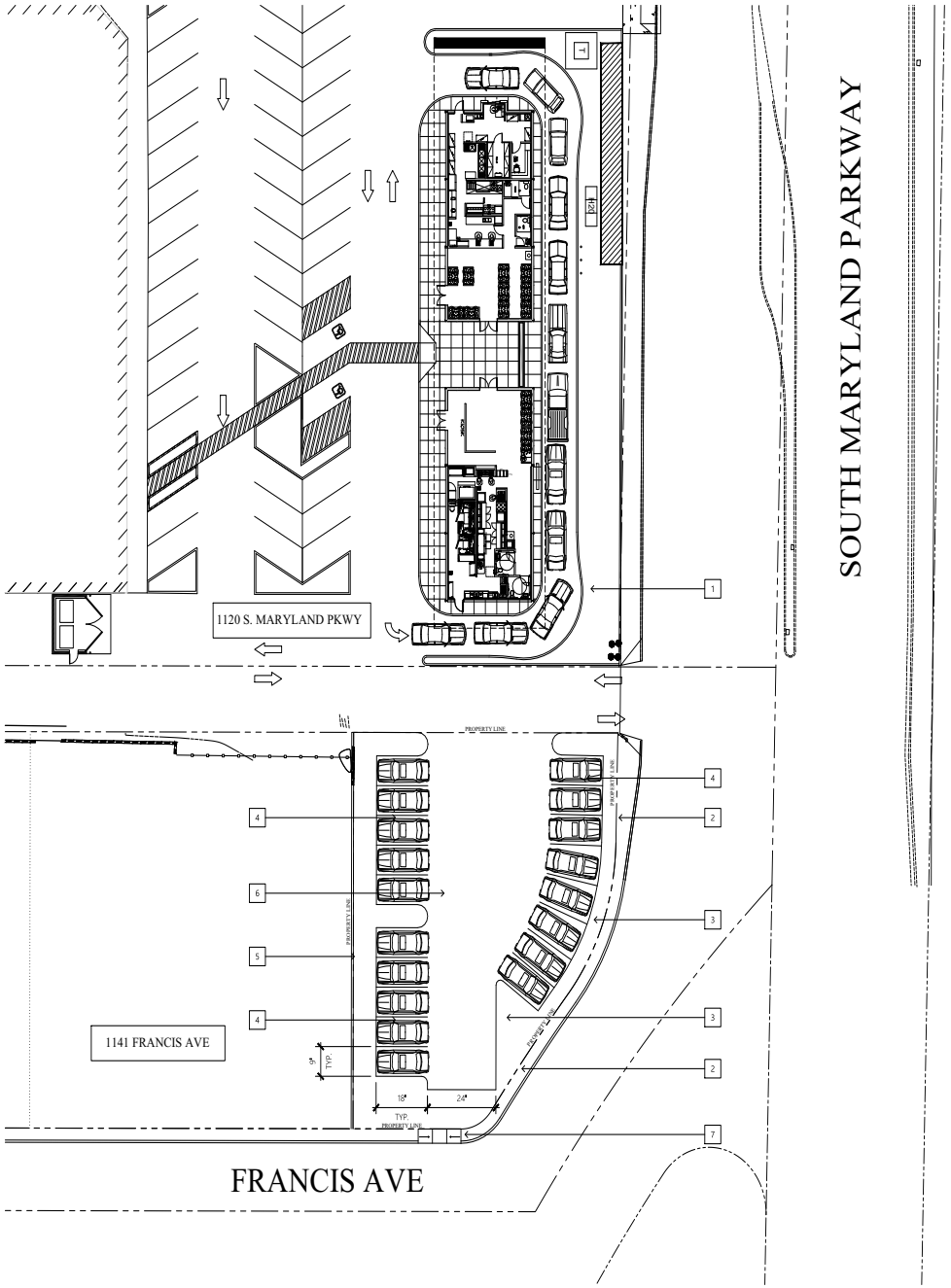
This 18th day of July, 20 19

Laura Bueso County of Clark State of Nevada

Notary Public in and for said County and State

LAURA BUESO
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 01/15/2023
Certificate No: 19-1273-1

PRJ-77037
07/22/19



1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

project data

GENERAL INFORMATION

OWNER:	TEN15 HUNTRIDGE LLC
TENANT:	NOT APPLICABLE

SITE INFORMATION

PROJECT ADDRESS:	T.B.D.
ASSESSORS PARCEL #:	162-03-514-001
JURISDICTION:	CITY OF LAS VEGAS
ZONING CLASSIFICATION:	Designed Commercial District (C-D)
PLANNED LANDUSE:	Designed Commercial District (C-D)
PROPOSED ZONING:	NO CHANGE

SURROUNDING ZONING DISTRICTS:

NORTH:	General Commercial District (C-2)
EAST:	General Commercial District (C-2)
SOUTH:	General Commercial District (C-2)
WEST:	Designed Commercial District (C-D)

SITE AREA:	0.21 ACRES
BUILDING FOOTPRINT AREA:	NOT APPLICABLE

AREA SUMMARY PARKING (OVERALL SITE) 19.12.070

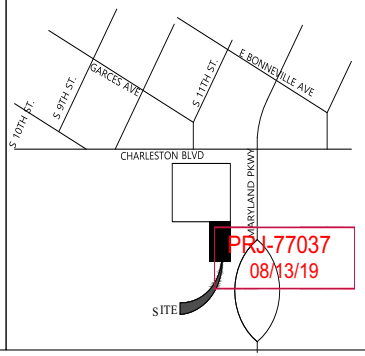
USE	TOTAL	FACTOR	PARKING REQUIRED	PARKING PROVIDED
PARKING LOT		9 FEET x 18 FEET - TYP.		18 SPACES

ZONING:	C-D ZONING FOR PARKING FACILITY SPECIAL USE REQUIRED PER TABLE 19.12.010(B)
USE:	SAME OWNER AS TEN15 HUNTRIDGE, LLC SHALL BE USED AS PARKING TO COMPLIMENT SITE TO NORTH
VARIANCE:	TO ALLOW 8 FEET LANDSCAPE BUFFER ALONG MARYLAND PARKWAY WHERE 15 IS REQUIRED
COMPLIANCE:	CITY OF LAS VEGAS STANDARD PARKING 9 FEET x 18 FEET - TYP. LANDSCAPE SHALL HAVE LIVING HEDGE MAX. HEIGHT 36" ALONG PERIMETER TREES SHALL BE 20 FEET ON-CENTER ALONG MARYLAND PARKWAY

keynotes

#	description
1	EXISTING ADJACENT SITE NOT IN SCOPE BUT SHALL BE COMBINED FOR PARKING PROPERTY OWNER TO NORTH IS SAME AS THIS
2	EXISTING PUBLIC SIDEWALK TO REMAIN
3	NEW LANDSCAPE AREA - SEE SHEET LP-1
4	NEW CITY OF LAS VEGAS STANDARD PARKING SPACES 9 x 18 FEET
5	EXISTING PROPERTY LINE WALL SHALL BE REPAIRED LEVELED OFF 6 FEET A.F.F.
6	NEW ASPHALT PAVING TO CONTOUR TO EXISTING NORTH PROPERTY
7	SIDEWALK SHALL BE PATCH & REPAIRED AS REQUIRED. EXISTING ACCESSIBLE RAMP SHALL BE REPLACED UP TO CITY OF LAS VEGAS STANDARDS

vicinity map



PRJ-77037
08/13/19

LOGO:
DAPPER
BUILDING COMPANY
LICENSE NO. 84672
985 WHITE DRIVE #100
LV NV 89119
dapperdevelopment.com
PH 702.733.3622

consultant:

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NO	description	BY	DATE
1	X	PABJ	XX.XX.XX
2	X	PABJ	XX.XX.XX

STATUS:
CONSTRUCTION DOCUMENTS

PROJECT:
HUNTRIDGE SOUTH LOT
OVERFLOW PARKING
LOT IMPROVEMENT
1124 S MARYLAND PKWY
LAS VEGAS NV 89104

SCALE:	DATE:
AS NOTED	07.05.19
DRAWN BY:	CHECKED BY:
PABjr	RW/ED/JD
PROJECT NO:	SCOPE:
02019.66	TEN IMPROVE

CONTRACTOR:
These plans are prepared by the Contractor as an exemption to N.R.S.623.00 for the work under the Contractors license category authorized under N.R.S. 624

DAPPER BUILDING COMPANY, LLC
Company Name

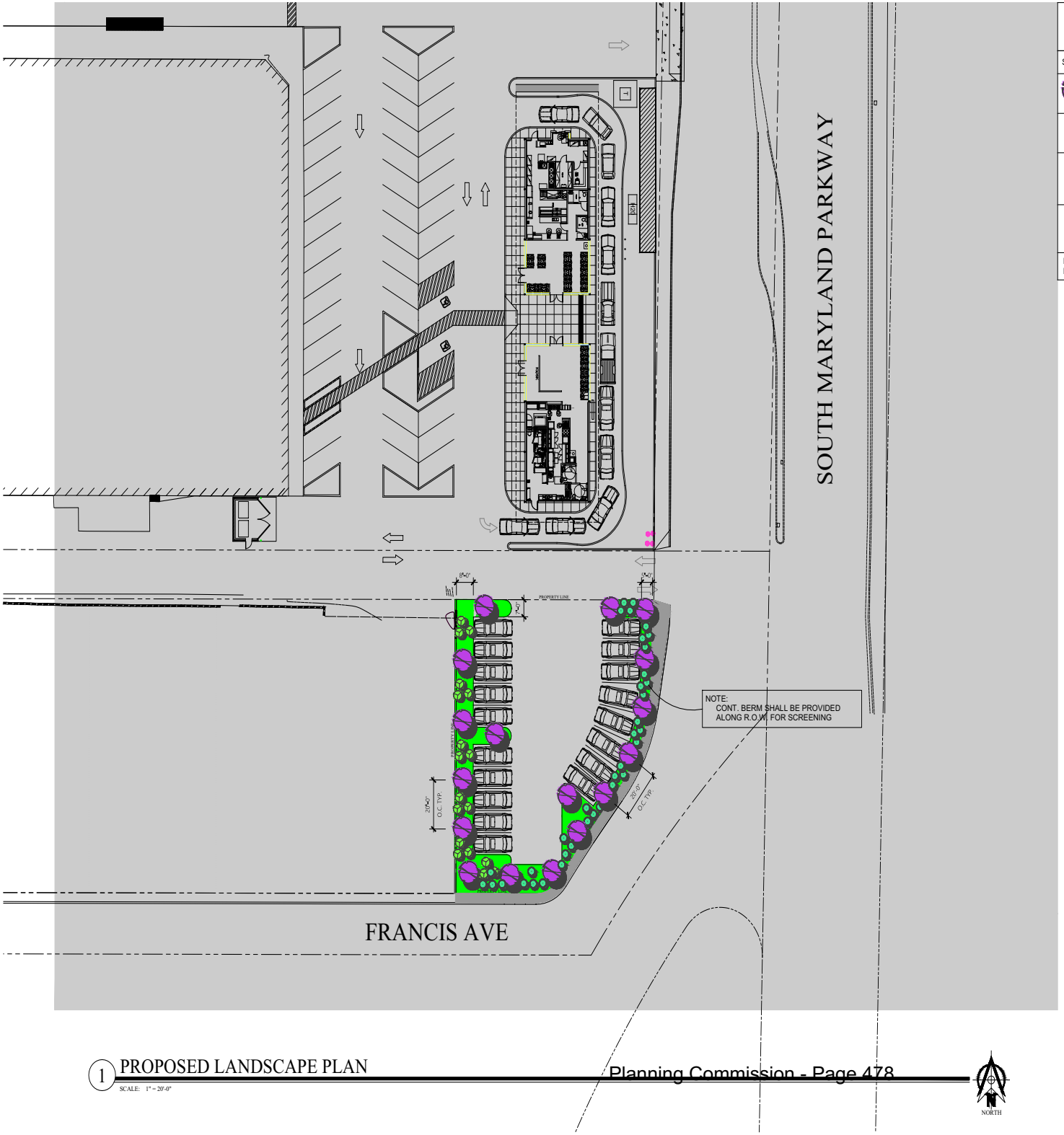
J. DAPPER
Contractor Representative

84672
Contractor License No.

Piere A Burton Jr.
Plans Prepared by

Signature

sheet no:
SP-1
SITE PLAN



landscape key

SYMBOL	LARGE TREES	SIZE
	Palo Verde (Desert Museum)	24" BOX 11 COUNT
	Echirocactus grusrill / Golden Barrel Cactus	5 GAL 18 COUNT
	Pyracantha Firethorns	15 GAL 18 COUNT

NOTE: ALL INORGANIC LANDSCAPE GROUND COVER TO BE MOJAVE GOLD WASHED GRAVEL

1 PROPOSED LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PRJ-77037
08/13/19

LOGO:
DAPPER
BUILDING COMPANY
LICENSE NO. 84672
985 WHITE DRIVE #100
LV NV 89119
dapperdevelopment.com
PH 702.733.3622

consultant:

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NO	DESCRIPTION	BY	DATE
1	X	PABJ	XX.XX.XX
2	X	PABJ	XX.XX.XX

STATUS:
CONSTRUCTION DOCUMENTS

PROJECT:
HUNTRIDGE SOUTH LOT
OVERFLOW PARKING
LOT IMPROVEMENT
1124 S MARYLAND PKWY
LAS VEGAS NV 89104

SCALE:	DATE:
AS NOTED	07.05.19
DRAWN BY:	CHECKED BY:
PABjr	RW/ED/JD
PROJECT NO:	SCOPE:
02019.66	TEN IMPROVE

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DAPPER BUILDING COMPANY, LLC
Company Name

J. DAPPER
Contractor Representative

84672
Contractor License No.

Piere A Burton Jr.
Plans Prepared by

Signature

sheet no:
LP-1
SITE PLAN



SUP-77075 [PRJ-77037] - SPECIAL USE PERMIT RELATED TO SDR-77076 - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC
1124 SOUTH MARYLAND PARKWAY

08/01/19



SUP-77075 [PRJ-77037] - SPECIAL USE PERMIT RELATED TO SDR-77076 - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC
1124 SOUTH MARYLAND PARKWAY

08/01/19



SUP-77075 [PRJ-77037] - SPECIAL USE PERMIT RELATED TO SDR-77076 - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC
1124 SOUTH MARYLAND PARKWAY

08/01/19

Justification Letter

July 8, 2019

Re: Goddard Residence Addition
5050 Elkhorn Road
Las Vegas, NV 89131

APN 125-13-803-004

The above referenced property is a .83 acre parcel located in an R-E zone.

The following item is requested:

1. Extension of time to obtain building permits and final inspections of such permits.

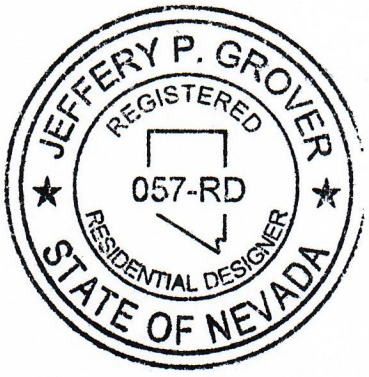
An application to allow building and block wall variances (VAR-76187) {PRJ-76137} was approved on May 28, 2019 subject to the conditions of 30 days to obtain permits and 60 days to receive final inspections. We believe the time constraints were mistakenly applied to the full application rather than the block wall permit only. While we endeavored to obtain the necessary information to submit for block wall permits and completed the building addition plans, we did not attempt submittal for permits until July 8, 2019. As this date was past the 30 day approved timeline, we are requesting an extension to the approval. Condition 1 of the approval allows extension of these time restraints by a "Building Official" however we have been instructed that Planning Commission action is required. All necessary documents are either submitted for permits or ready for submittal pending approval of an extension.

In addition, as the timeline was erroneous for permitting and completion of the building permit application, we would request that item be addressed such that we may begin construction of the new addition or at least, the 2-year timeline of Condition 2 in the approval, be applied to the new building addition permit.

Sincerely,

7-8-19

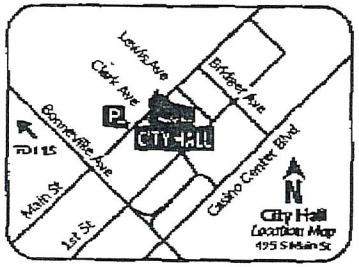
Jeff Grover
Registered Residential Designer



PRJ-77033
07/22/19

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

Return Service Requested
Official Notice of Public Hearing



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

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77075 and SDR-77076 [PRJ-77037]
Planning Commission Meeting of **09/10/2019**

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

AUG 30 2019

PRJ-77037
16202210044
STONE ASSETS L L C
801 S RANCHO DR #E-4
LAS VEGAS NV 89106

87 FRDFNP1 89106

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SEP 10 2019
City of Las Vegas
Department of Planning

Submitted after final agenda
27-28
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FAX 702 385 6967 Signature Mgmt. 001/001

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

PAGE 01/03

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Department of Planning

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77075 and SDR-77076 [PRJ-77037]
Planning Commission Meeting of **09/10/2019**

PRJ-77037
16203513003
JOSEPHS FAMILY L P
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

27-28
A

115 PRDPNP1 89118

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

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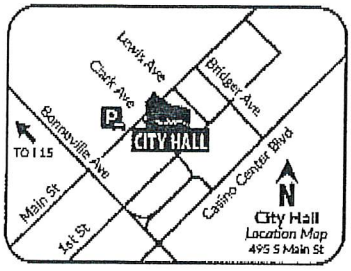

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SUP-77075 and SDR-77076 [PRJ-77037]
Planning Commission Meeting of **09/10/2019**

PRJ-77037
16203513002
CHARLESTON BAZAR L L C
5395 S POLARIS AVE
LAS VEGAS NV 89118-2456

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

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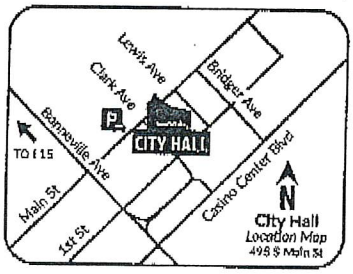

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77075 and SDR-77076 [PRJ-77037]
Planning Commission Meeting of **09/10/2019**

PRJ-77037
16203512001
CHARLESTON BAZAR L L C
5395 S POLARIS AVE #100
LAS VEGAS NV 89118-2456

27-28
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City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77075 and SDR-77076 [PRJ-77037]
Planning Commission Meeting of **09/10/2019**

PRJ-77037
13934811035
CLARK APARTMENTS INC
C/O S JHAWAR
PO BOX 7014
RIVERSIDE CA 92513-7014

104 PROPMP1 92513

7-28A

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

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Las Vegas, NV
Permit No. 1690

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Official Notice of Public Hearing



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City of Las Vegas

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77075 and SDR-77076 [PRJ-77037]
Planning Commission Meeting of **09/10/2019**

PRJ-77037
13934811036
CLARK APARTMENTS INC
C/O S JHAWAR
PO BOX 7014
RIVERSIDE CA 92513-7014

104 PROPMP1 92513

27-28A

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

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Las Vegas, NV
Permit No. 1630

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Official Notice of Public Hearing



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SEP 0 3 2019
Dept of Planning
City of Las Vegas

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77075 and SDR-77076 [PRJ-77037]
Planning Commission Meeting of **09/10/2019**

PRJ-77037
13934814002
DOWNTOWN RENTAL INC
C/O S JHAWAR
PO BOX 7014
RIVERSIDE CA 92513

104 FRDFNP1 92513

27-28A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
28

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

SUBJECT:
SDR-77076 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77075 - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.21 acres at 1124 South Maryland Parkway (APN 162-03-514-001), C-D (Design Commercial) Zone, Ward 3 (Diaz) [PRJ-77037]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	7
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1124 SOUTH MARYLAND PARKWAY

Project Name HUNTRIDGE SOUTH LOT **Proposed Use** PARKING LOT

Assessor's Parcel #(s) 162-03-514-001 **Ward #** 3 - Bob Coffin

General Plan: Existing VACANT Proposed PARKING **Zoning:** Existing C-D Proposed C-D

Additional Information

Property Owner TEN15 HUNTRIDGE LLC Contact J. DAPPER

Address 985 WHITE DRIVE #100 City LAS VEGAS State NV Zip 89119

E-mail j@jdapper.com Phone 702-733-3622

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative Dapper Development Contact Piere Burton

Address 985 White Drive #100 City LV State NV Zip 89119

E-mail piere@dapperdevelopment.com Phone 702-733-3622

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 18th day of July, 20 19

Laura Bueso County of Clark State of Nevada

Notary Public in and for said County and State

LAURA BUESO
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 01/15/2023
Certificate No: 19-1273-1

PRJ-77037
07/22/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
29

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

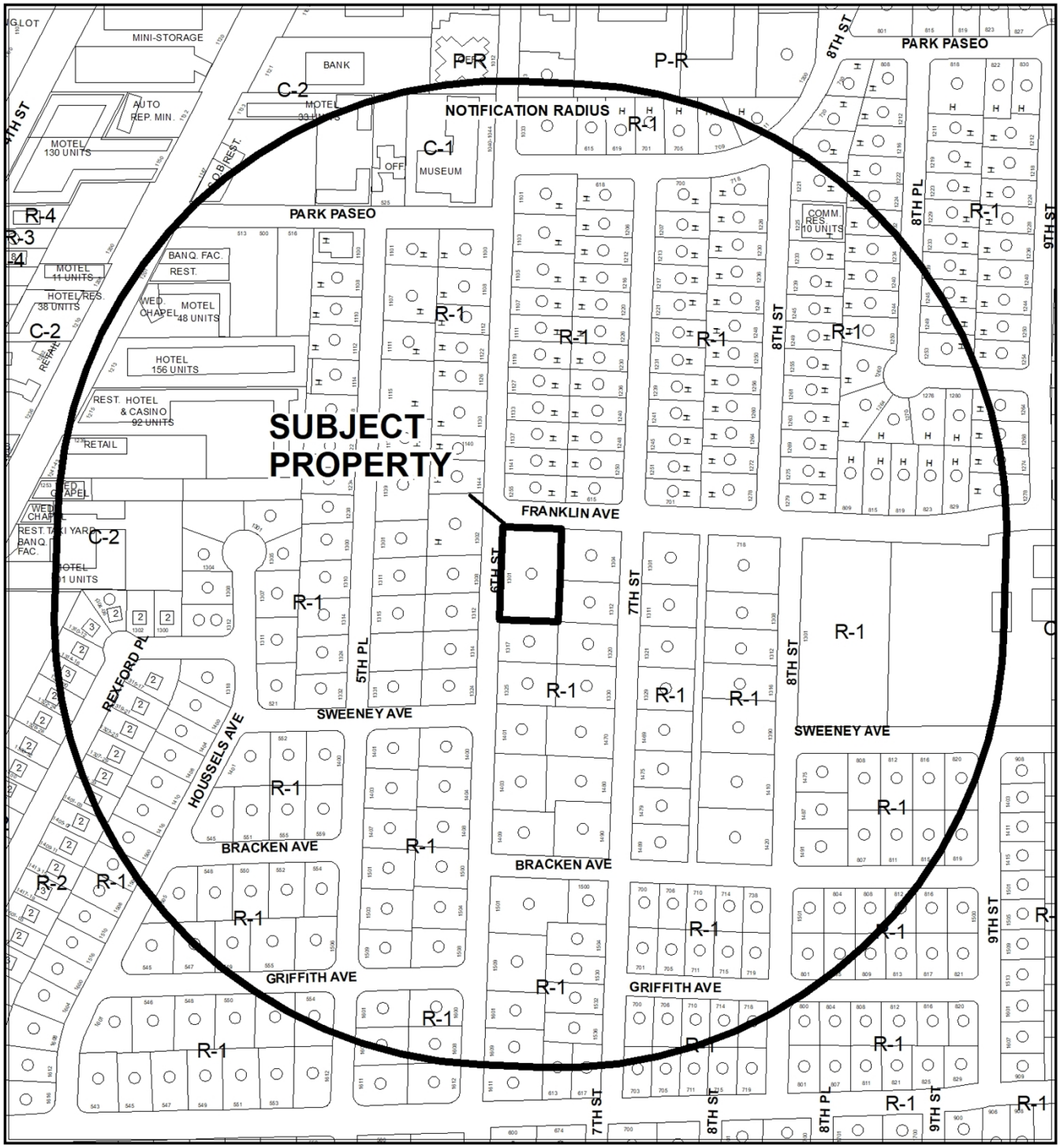
SUBJECT:
SUP-77094 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANAS - For possible action on a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77019]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends

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



0 255 510 Feet

CASE: **SUP-77094 (PRJ-77019)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 255 510 Feet

CASE: **SUP-77094 (PRJ-77019)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JAMES VANAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77094	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 292

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SUP-77094 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) use.

2. Conformance to the approved conditions for Special Use Permit (SUP-73880).

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

4. The 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.

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.

Public Works

8. Meet with the Flood Control Section of the Department of Public Works to verify that the existing finished floor elevation of the casita meets code requirements prior to the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended by the Flood Control Section.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to keep an existing Accessory Structure (Class I) [Casita] use at 1301 South 6th Street.

ISSUES

- Pursuant to Title 19.12, an Accessory Structure (Class I) use is permissible in the R-1 (Single Family Residential) zoning district with the approval of a Special Use Permit.
- This entitlement request is the result of an inspection regarding Code Enforcement Case #192975 opened on 09/13/18.
- The subject site has an active Business License (#G64-05061) for a Short-Term Residential Rental use.

ANALYSIS

The Accessory Structure (Class I) use is defined as "An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provide living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests." This proposed use is appropriate for the subject property, as the applicant's justification letter states that it will be initially rented out to tenants and eventually used by family members. The owners will continue to live in the principal dwelling onsite.

The Minimum Special Use Permit Requirements for this use include:

1. The size of the lot or parcel must exceed 6500 square feet.

   The proposed use meets this requirement, as the subject lot is approximately 27,442 square feet in size.

2. Unless the principal dwelling is owner-occupied, a Class I accessory structure may not be offered or occupied as a rental unit.

   The proposed use meets this requirement, as the principal dwelling will continue to be occupied by the owner.

Per the applicant, the existing casita was constructed by the previous owner. During a routine inspection regarding the existing Short-Term Residential Rental use onsite, the subject structure was found to be constructed without building permits. A condition of approval has been added to ensure that the proposed Accessory Structure (Class I) use adheres to the requirements of Short-Term Residential Rental Special Use Permit (SUP-73880) which states, "The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or mobile unit." As the existing use meets the minimum Title 19 development standards, staff recommends approval subject to conditions.

FINDINGS (SUP-77094)

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

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

   The proposed Accessory Structure (Class I) use is located on a property with a single-family residence and can be operated 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 approximately 0.63 acres in size and is physically suitable for an Accessory Structure (Class I) use.

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

   The subject site is accessed from South 6th Street, a 47-foot wide local street, which provides adequate access for the proposed use.

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

The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

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

The proposed use complies with all Special Use Permit requirements listed in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/22/16	A Code Enforcement case (#168089) was processed for multiple travel trailers and believed to be occupied at 1301 South 6th Street. The case was resolved on 07/11/16.
08/02/16	A Code Enforcement case (#169258) was processed for code violations observed during business license inspection at 1301 South 6th Street. The case was resolved on 08/17/17.
10/05/17	A Code Enforcement case (#183158) was processed for non-permitted structure on the front lawn at 1301 South 6th Street. The case was resolved on 06/14/18.
08/14/18	The City Council approved Special Use Permit request (SUP-73880) for a proposed Short-Term Residential Rental use at 1301 South 6th Street. The Planning Commission and Staff recommended approval.
09/13/18	A Code Enforcement case (#192975) was processed following complaints of possible Short-Term Residential violations. The case remains open.

Most Recent Change of Ownership	
12/01/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1951	The single-family dwelling at 1301 South 6th Street was constructed.
11/10/77	A building permit (#1417) was issued for a swimming pool at 1301 South 6th Street. The permit was finalized on 10/12/78.
11/15/77	A building permit (#1522) was issued for a room addition to an existing single-family dwelling at 1301 South 6th Street. The permit was finalized on 04/16/79.

Related Building Permits/Business Licenses	
11/29/77	A building permit (#1857) was issued for a masonry wall at 1301 South 6th Street. The permit was finalized on 10/18/78.
11/29/11	A business license (M18-05403) was issued for Management or Consulting service at 1301 South 6th Street. The license is currently active.
07/18/16	A business license (G64-04924) was issued for Community Services at 1301 South 6th Street. The license is currently active.
08/08/16	A business license (G64-05061) was issued for a Short-Term Residential Rental at 1301 South 6th Street. The license is currently active.
06/06/17	A building permit (#R-341422) was issued for a patio cover at 1301 South 6th Street. The permit was finalized on 11/20/17.

Pre-Application Meeting	
07/15/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

Field Check	
08/01/19	Staff conducted a routine field check and found a well-maintained single family dwelling. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	.63

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

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	27,442 SF	Y
Min. Lot Width	60 Feet	130 Feet	Y
Min. Setbacks			
• Side	3 Feet	23 Feet	Y
• Rear	3 Feet	23 Feet	Y
Min. Distance Between Buildings	6 Feet	7 Feet	Y

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Building Height for an Accessory Structure	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less	8 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
South 6th Street	Local Street	Title 13	47	Y
Franklin Avenue	Local Street	Title 13	47	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	
Accessory Structure (Class I)	1	One additional parking space must be provided beyond the number of spaces normally required	3				
TOTAL SPACES REQUIRED			3		3		Y
Regular and Handicap Spaces Required			3	0	3	0	Y

PRJ 77019_APP01

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Joey Vanas 6th&FRANKLIN

Project Address (Location) 1301 S. 6th street

Project Name PRJ 72529 **Proposed Use** Short Term Rental

Assessor's Parcel #(s) 16203610003 **Ward #** 3

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

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

Gross Acres 0.36 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER James Vanas **Contact** _____

Address 1301 S. 6th street **Phone:** 702-759-9469 **Fax:** _____

City Las Vegas **State** Nv. **Zip** 89104

E-mail Address joeyvanas@gmail.com

APPLICANT James Vanas **Contact** _____

Address 1301 S. 6th street **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nv **Zip** 89104

E-mail Address JoeyVanas@gmail.com

REPRESENTATIVE Janelle Mazza **Contact** _____

Address 1301 S. 6th Street **Phone:** 702-635-6445 **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address J.Marie1@ymail.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* _____ 3/29/18

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

Print Name _____

Subscribed and sworn before me

This 29th day of March, 20 18.

_____

Notary Public in and for said County and State

NICOLE MASTRANGELO
Notary Public, State of Nevada
Appointment No. 03-82949-1
My Appt. Expires Aug. 21, 2019

*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.

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

Revised 03/28/16

PRJ-77019
07/22/19

PRJ 77019_A8001

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ 72529 APN: _____

Name of Property Owner: James Vanas

Name of Applicant: James Vanas

Name of Representative: Janelle Mazza

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Joey Vanas

Subscribed and sworn before me

This 29th day of May, 2018

_____

Notary Public in and for said County and State

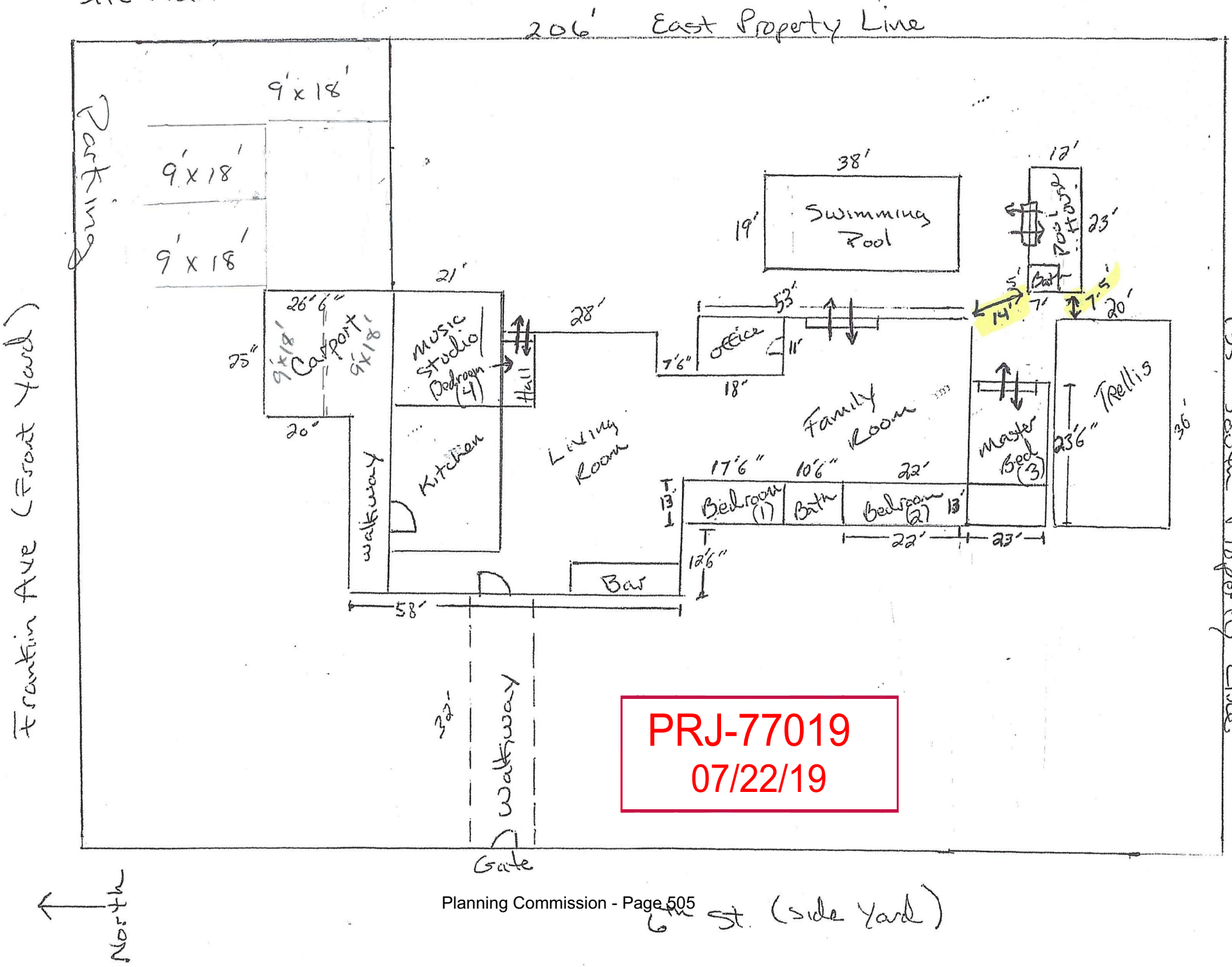
NICOLE MASTRANGELO
Notary Public, State of Nevada
Appointment No. 03-82949-1
My Appt. Expires Aug. 21, 2019

Revised 03/28/16

PRJ-77019
07/22/19

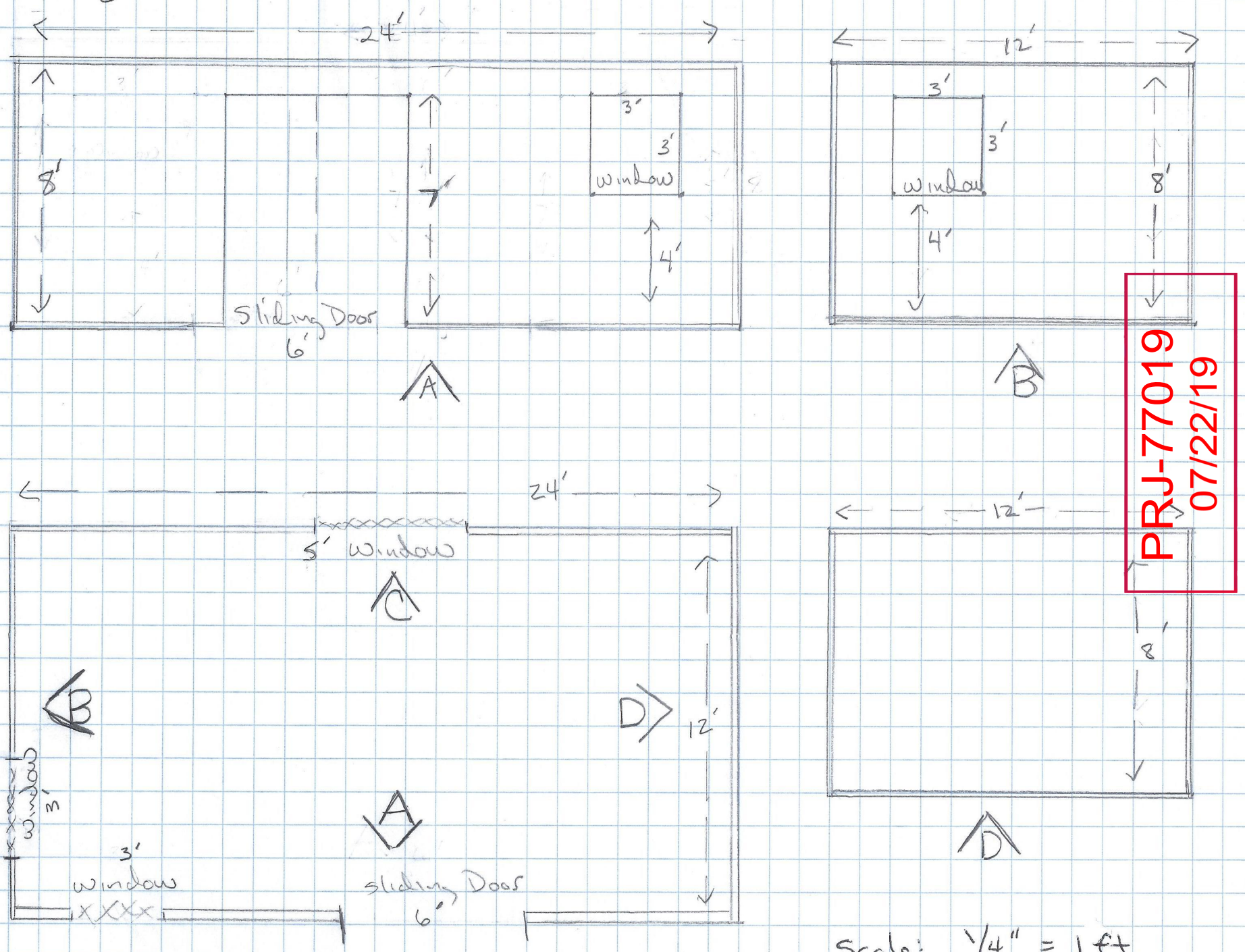
VANAS Casita
Site Plan

A Drawings
PRJ-77019_sP001



PRJ-77019
07/22/19

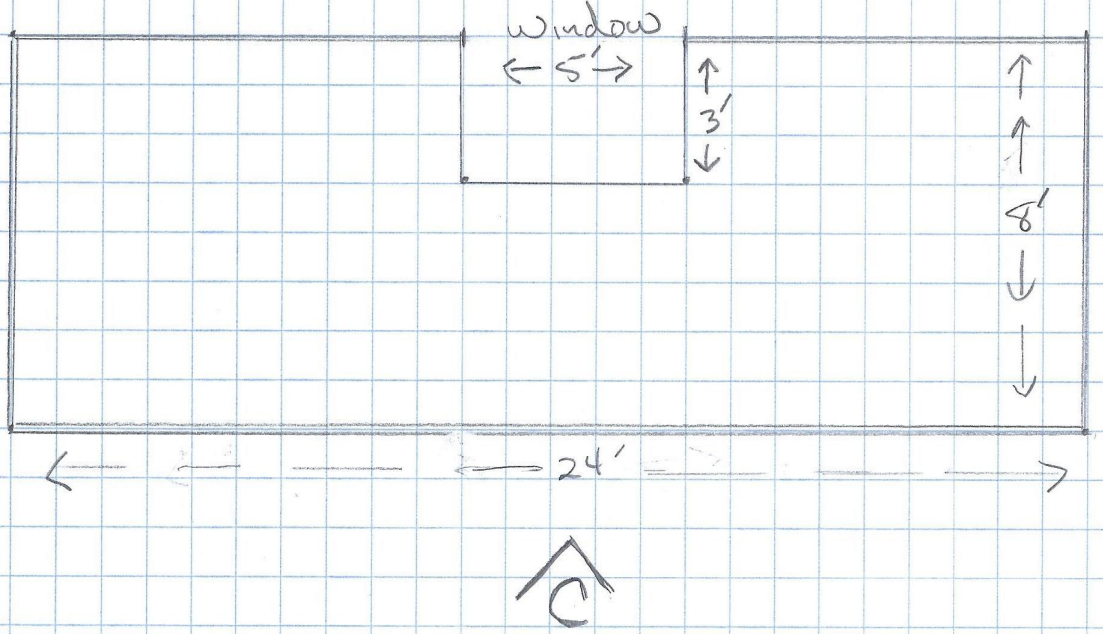
PRJ77019_EV001
Vanas Casita - Elevations
Page -1-



Scale: 1/4" = 1 ft.

PRJ-77019
07/22/19

PRJ77019_EV001
Varas Casita - Elevations
Page -2-



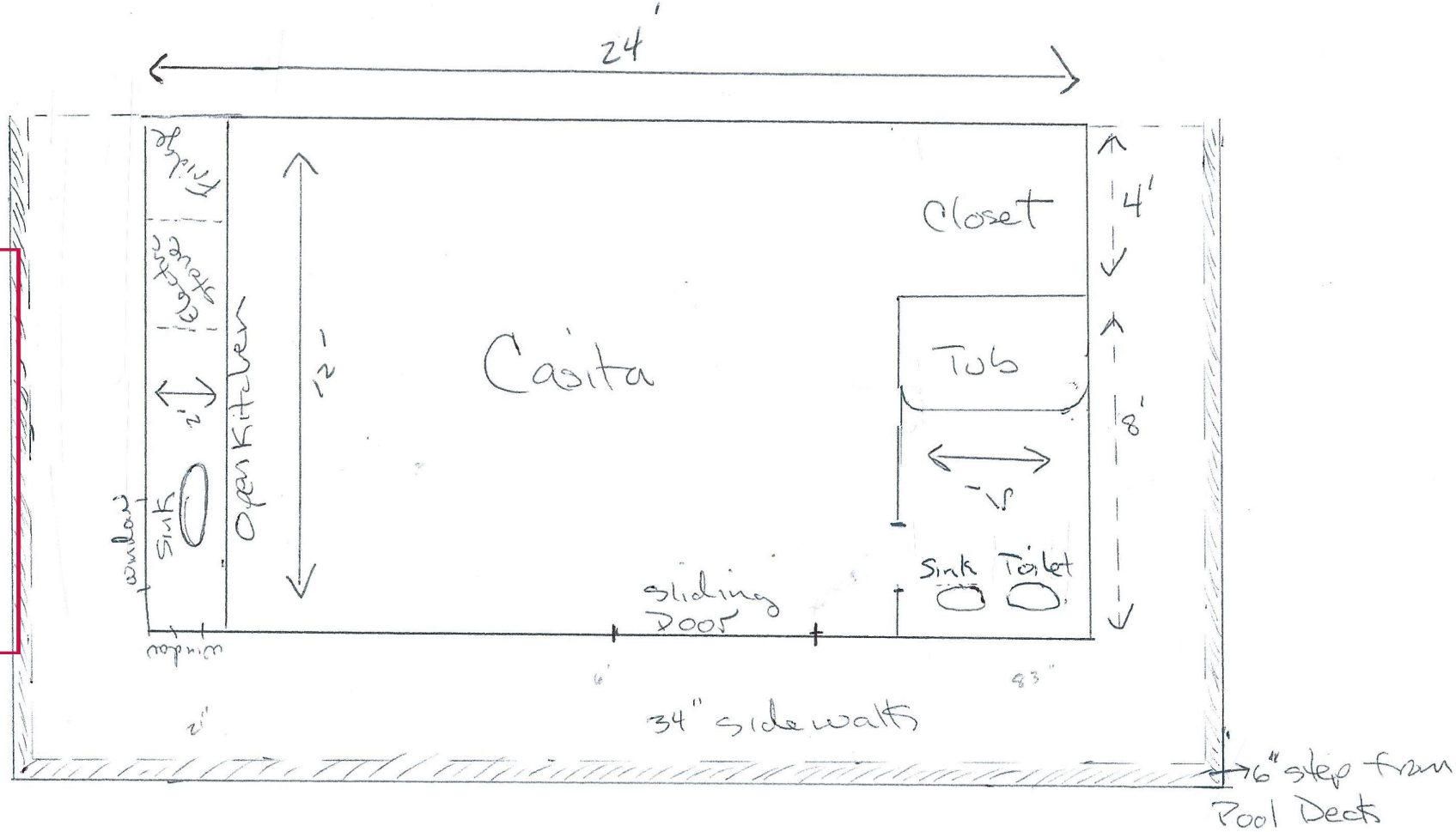
Casita is frame construction with wood siding and cedar shake roof panel that exactly match the colors on exterior of home.

PRJ-77019
07/22/19

PRJ77019_FPool

Vanas Casita

Floor Plan



PRJ-77019
07/22/19

Casita Height sidewalk to roof = 8.66 ft

Scale: 1 ft. = 1/4"

North



SUP-77094 [PRJ-77019] - SPECIAL USE PERMIT - APPLICANT/OWNER: JAMES VANAS
1301 SOUTH 6TH STREET

08/01/19



SUP-77094 [PRJ-77019] - SPECIAL USE PERMIT - APPLICANT/OWNER: JAMES VANAS
1301 SOUTH 6TH STREET

08/01/19



SUP-77094 [PRJ-77019] - SPECIAL USE PERMIT - APPLICANT/OWNER: JAMES VANAS
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08/01/19



SUP-77094 [PRJ-77019] - SPECIAL USE PERMIT - APPLICANT/OWNER: JAMES VANAS
1301 SOUTH 6TH STREET

08/01/19

A-Documents
PRJ77019_JF001

James J. Vanas
1301 S. 6th Street
Las Vegas, NV 89104

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

RE: Vanas Casita
Justification Letter
PRJ77019_JF001

The previous owner of project address (1301 S. 6th St, Las Vegas, NV 89104) constructed a pool house/casita in the backyard without obtaining proper permitting. This property is my primary residence. I need to secure permits for this additional structure in order to place my property in compliance with The City.

The casita is frame construction with wood siding and cedar shake roof panet that exactly match
the colors on exterior of home.

The current zoning for this property will not change.

Thank you,

James J. Vanas

PRJ-77019
07/22/19

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

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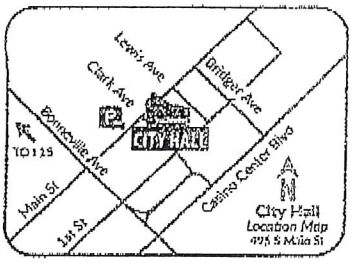
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 10 2019
City of Las Vegas
Department of Planning

ou wish to file your protest or support on this request, check the appropriate below and return this card in an envelope with postage to the Department Planning at the address listed above, fax this side of this card to (702) 464-9 or make your comments at www.lasvegasnevada.gov. If you would like contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

ase use available blank space on card for your comments.
P-77094 [PRJ-77019]
nning Commission Meeting of 09/10/2019

PRJ-77019
16203610007
TOUYE ODE & CAROLE
701 36TH AVE
SAN FRANCISCO CA 94121-3401

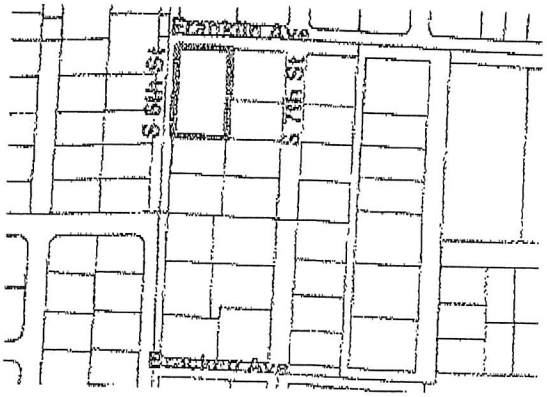
126 FRDFNP1 94121

Application Information

UP-77094 - SPECIAL USE PERMIT - PUBLIC HEARING - PPLICANT/OWNER: JAMES VANAS - For possible action on a equest for a Special Use Permit FOR AN EXISTING ACCESSORY TRUCTURE (CLASS I) [CASITA] USE at 1301 South 6th Street APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward (Diaz) [PRJ-77019].

Still trying for his Air-B+B!

Application Location



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

Public Hearing Information

Meeting:	Planning Commission
Date:	*09/10/2019*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

y and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a itten objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan nendments and Rezonings will be determined by the City Council. Other public h... Planning Commission or forwarded to the City Council. The date of the

Submitted after final agenda 29 P

RECEIVED

SEP 0 5 2019

Dept of Planning
City of Las Vegas

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. 1830

There is NO additional Parking — They have an Air B&B already for their Guest House & they Park all over both Franklin Now — enough!

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.

SUP-77094 [PRJ-77019]
Planning Commission Meeting of **09/10/2019**

PRJ-77019
16203511003
PALENCAR MIA R REV TR AGMT
PALENCAR MIA ROSEMARY TRS
1103 S 6TH ST
LAS VEGAS NV 89104

29P

93 FRDFNP1 89104

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

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Las Vegas, NV
Permit No. 1630

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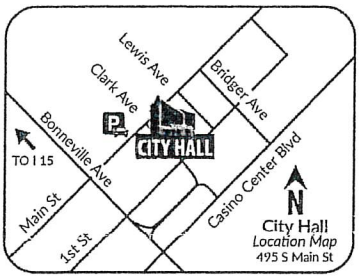
Official Notice of Public Hearing



RECEIVED
SEP 10 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77094 [PRJ-77019]

Planning Commission Meeting of **09/10/2019**

PRJ-77019
16203515008
WARD CHARLOTTE M
1226 S 7TH ST
LAS VEGAS NV 89104-1544

89 FRDFNP1 89104

297

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

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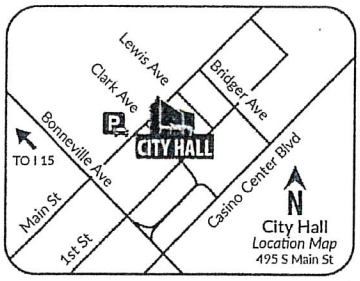
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 16 '19
Dept of Planning
City of Las Vegas

PRJ-77019
16203602001
FOUNTOS DIANA K 2010 REV LIV TR
NIKITAS BARBARA TRS
209 1/2 SOUTH ARNAZ DR
BEVERLY HILLS CA 90211

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77094 [PRJ-77019]

Planning Commission Meeting of **09/10/2019**

34 FRDFNP1 90211

29P

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

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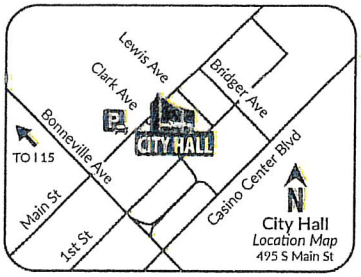
Official Notice of Public Hearing



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SEP 03 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77094 [PRJ-77019]

Planning Commission Meeting of **09/10/2019**

PRJ-77019
16203610010
PEREIRA STEPHEN
1311 S 7TH ST
LAS VEGAS NV 89104-1632

89 PROFNP1 89104

29P

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

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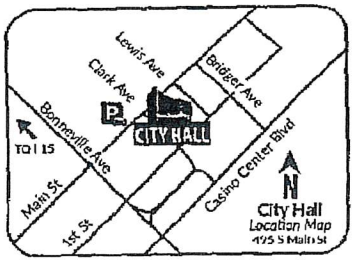
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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SEP 0 3 2019
Dept of Planning
City of Las Vegas

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77094 [PRJ-77019]

Planning Commission Meeting of **09/10/2019**

PRJ-77019
16203213006
SAJDAK DAVID F & REYNA E
1500 S 6TH ST
LAS VEGAS NV 89104

93 FRDFNP1 89104

Sep 01 19 11:04a David Sajdak LLC 888-204-0049 p.1

Submitted after final agenda 29A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
30

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

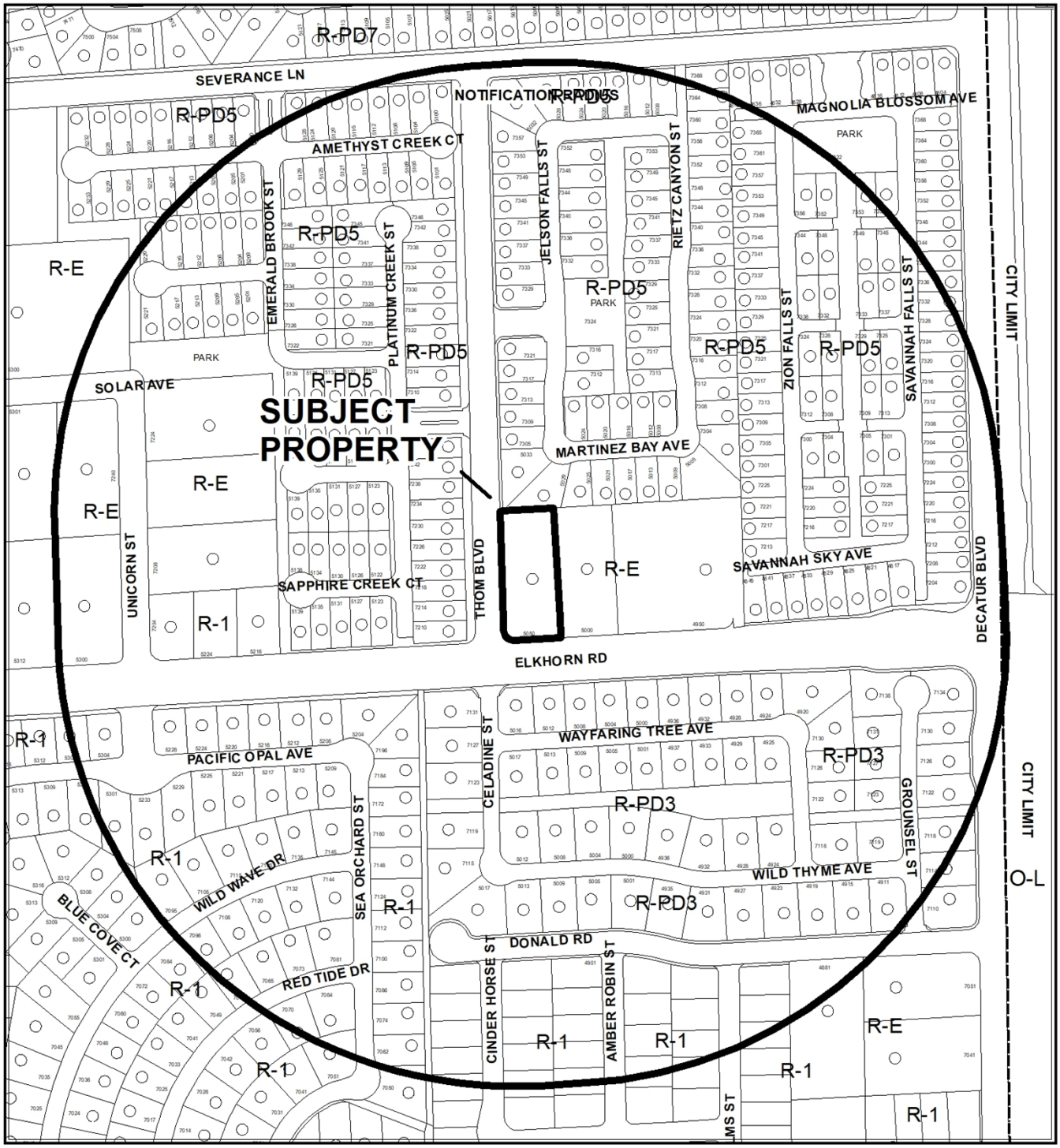
SUBJECT:
ROC-77077 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: STEPHANIE AND BROC GODDARD - For possible action on a request for a Review of Condition of an approved Variance (VAR-76187) TO REMOVE CONDITION NUMBER 1 THAT STATES, "ALL NECESSARY BUILDING PERMITS SHALL BE OBTAINED WITHIN 30 DAYS FROM THE DATE OF FINAL APPROVAL AND FINAL INSPECTIONS OF SUCH PERMITS SHALL BE ACCOMPLISHED WITHIN 60 DAYS OF THE ISSUANCE OF THE BUILDING PERMITS, UNLESS EXTENDED BY THE BUILDING OFFICIAL" on 0.83 acres at 5050 Elkhorn Road (APN 125-13-803-004), R-E (Residential Estates) Zone, Ward 6 (Fiore) [PRJ-77033]. Staff recommends DENIAL.

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

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

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

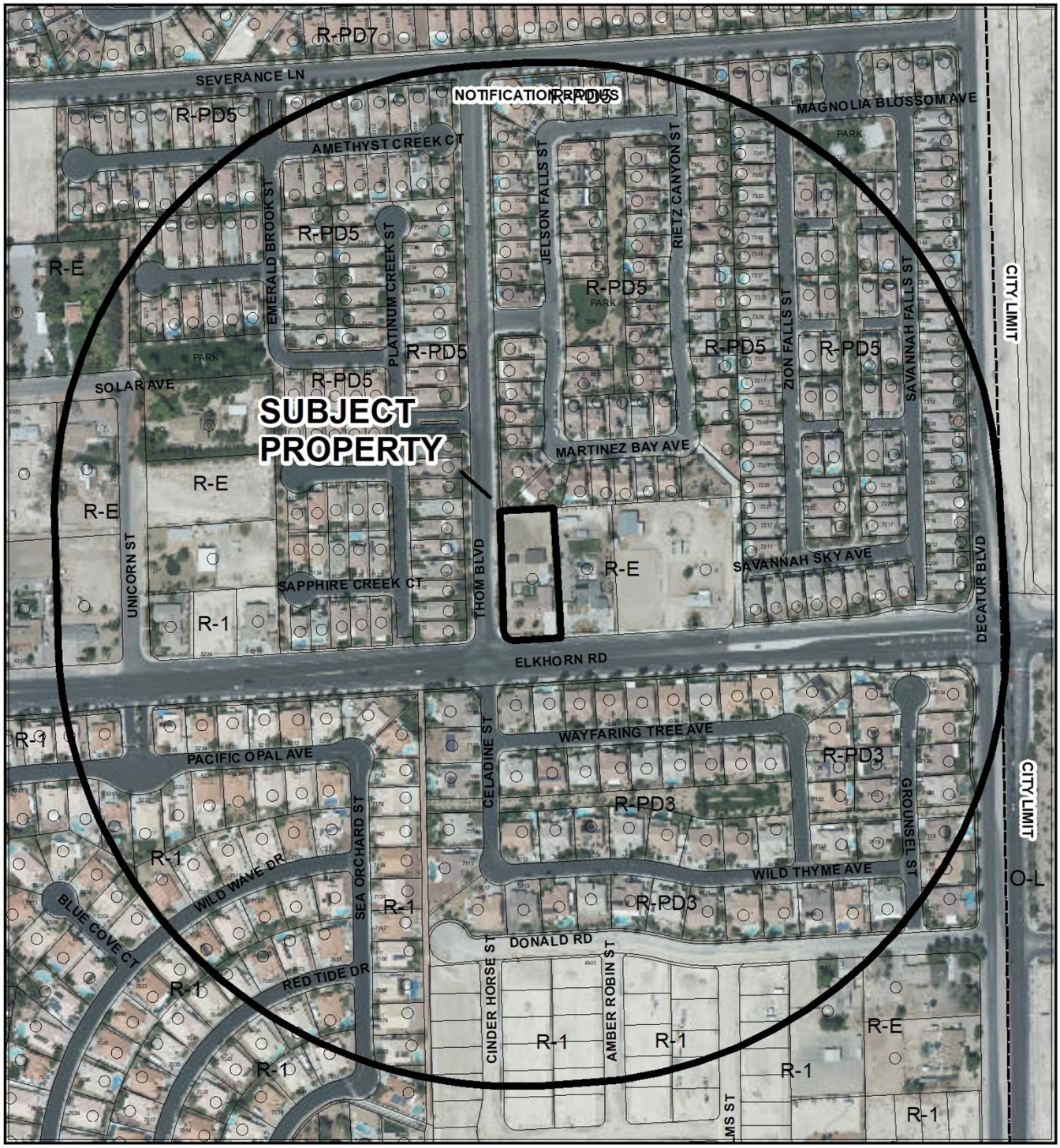
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for VAR-76187 [PRJ-76137]
7. Submitted after Final Agenda - Protest Postcard



CASE: **ROC-77077 (PRJ-77033)**

RADIUS: 1000 FEET

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



0 255 510 Feet

CASE: **ROC-77077 (PRJ-77033)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: STEPHANIE AND BROC GODDARD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ROC-77077	Staff recommends DENIAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 396

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

ROC-77077 CONDITIONS

Planning

1. Condition Number 1 of Variance (VAR-76187) shall be removed.

2. Conformance to the approved conditions for the VAR (VAR-76187), except as amended herein.

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 to remove Condition Number 1 of previously approved Variance (VAR-76187) which required all necessary building permits for both existing and proposed builds to be obtained within 30 days, and built within 60 days of issuance, on 0.83 acres at 5050 Elkhorn Road.

ISSUES

- Revision to Condition Number 1 for VAR-76187, to allow for more time to pull building permits for existing walls and patio cover additions.
- Condition allowed only 30 days to obtain building permits, and 60 days from issuance, to build. This condition is normally applied to existing structures but in this case it was applied to both existing and proposed structures.
- On 05/28/19 the Planning Commission approved a Variance (VAR-76187) to allow existing eight-foot tall walls in the front yard where five feet is allowed; and to allow a 44-foot front yard setback where 50 feet is required and a six-foot side yard setback where 10 feet is required for two proposed patio covers additions to an existing single family dwelling.

ANALYSIS

The subject site is located in R-E (Residential Estates) zoning district, which is intended to provide for low density residential units located on large lots and conveying a rural environment, on 0.83 acres at 5050 Elkhorn Road. On 05/28/19 the Planning Commission approved a Variance (VAR-76187) to allow existing eight-foot tall walls in the front yard where five feet is allowed; and to allow a 44-foot front yard setback where 50 feet is required and a six-foot side yard setback where 10 feet is required for two proposed patio cover additions to an existing single family dwelling.

The applicant is requesting a Review of Condition to delete Condition #1 of a previously approved Variance (VAR-76187) that required all necessary building permits for both existing walls and proposed patio cover structures, to be obtained within 30 days, and accomplished within 60 days of the issuance of the building permits. The applicant's justification letter indicates, "*We believe the time constraints were mistakenly applied to the full application rather that the block wall permit only. While we endeavored to obtain the necessary information to submit for block wall permits and complete the building addition plans, we did not attempt submittal for permits until July 8, 2019*" which was beyond the approved 30 day timeframe.

Following the Variance approval, the applicant did not pull any permits within 30 days. Staff has determined that non-action within 30 days in regards to the building permits, is self-imposed. Therefore, staff recommends denial of the requested Review of Conditions, subject to conditions if approved. All necessary building permits shall be obtained and final inspections shall be completed.

FINDINGS

Staff has recommended denial as a result of the applicant's inaction in regards to obtaining any building permits, which was the intent of the original condition. The applicant has created a self-imposed hardship by first, constructing walls without valid permits that do not meet Title 19 height standards; secondly, by proposing to construct two porch covers that encroach into front and side yard setbacks; and finally, by not acting in accordance with previous approval and conditions.

Typically this type of condition is added for existing structures, to prioritize getting these structures legally permitted. In this case, the same condition was applied to both existing and proposed structures. Staff notes that the applicant failed to submit anything for either existing or proposed structures.

Because the applicant took no action within 30 days toward obtaining building permits, staff supports the condition that was given the first time and recommends denial of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/12/64	The Board of City Commissioners approved a Petition to Annex (A-0003-64) approximately 5,000 acres generally located north of Lone Mountain Road, west of Decatur Boulevard. The annexation became effective 05/18/64.
01/11/02	A portion of the property at 5050 Elkhorn Road adjacent to Thom Boulevard was dedicated for public right-of-way.
11/13/17	The Department of Planning - Code Enforcement division processed a Case (#184102) for a trash dumpster blocking view of traffic at 5050 Elkhorn Road. The case was resolved by Code Enforcement on 11/30/17.
05/28/19	The Planning Commission approved a Variance (VAR-76187) to allow existing eight-foot tall walls in the front yard where five feet is allowed; and to allow a 44-foot front yard setback where 50 feet is required and a six-foot side yard setback where 10 feet is required for two proposed patio covers additions to an existing single family dwelling on 0.83 acres at 5050 Elkhorn Road. Staff recommended denial.

Most Recent Change of Ownership	
08/22/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/01/73	A building permit (#11009) was issued for a 1,688 square-foot single family residence at 5050 Elkhorn Road.
03/26/81	A building permit (#9822) was issued for an 840 square-foot room addition at 5050 Elkhorn Road. A final inspection was completed 05/22/81.
05/26/05	A building permit (#43698) was issued for a two-foot masonry wall with two feet of ornamental iron at 5050 Elkhorn Road. A final inspection was not completed and the permit expired 12/08/05.

Pre-Application Meeting	
07/11/19	A pre-application phone call was held with the applicant to discuss submittal requirements for a Review of Conditions application.

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

Field Check	
04/15/19	The site contains an existing single family dwelling on a corner lot in good condition. The front yard contains excessively tall walls and fences, including in the driveway. The corner side yard is partially screened by a row of conifer trees (VAR-76187).
08/01/19	A field inspection was conducted by staff, which showed the existing eight-foot walls in the front yard, wrapping around an existing single family dwelling.

Details of Application Request	
Site Area	
Net Acres	0.83

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)

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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Elkhorn Road	Primary Arterial	Master Plan of Streets & Highways	100	Y
Thom Boulevard	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 5050 Elkhorn Road

Project Name Goddard Residence Addition **Proposed Use** Residential

Assessor's Parcel #(s) 125-13-803-004 **Ward #** 6

General Plan: Existing ML Proposed No change **Zoning:** Existing R-E Proposed No change

Additional Information

Property Owner Stephanie and Broc Goddard Contact

Address 5050 Elkhorn Road City Las Vegas State NV Zip 89131

E-mail werdco.hr@gmail.com Phone 702-882-4773

Applicant Same as Owner Contact

Address City State Zip

E-mail Phone

Representative Jeff Grover Contact

Address 7155 Polaris Avenue City Las Vegas State NV Zip 89118

E-mail jeff.grover@icloud.com Phone 702-361-7576

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 Stephanie Goddard

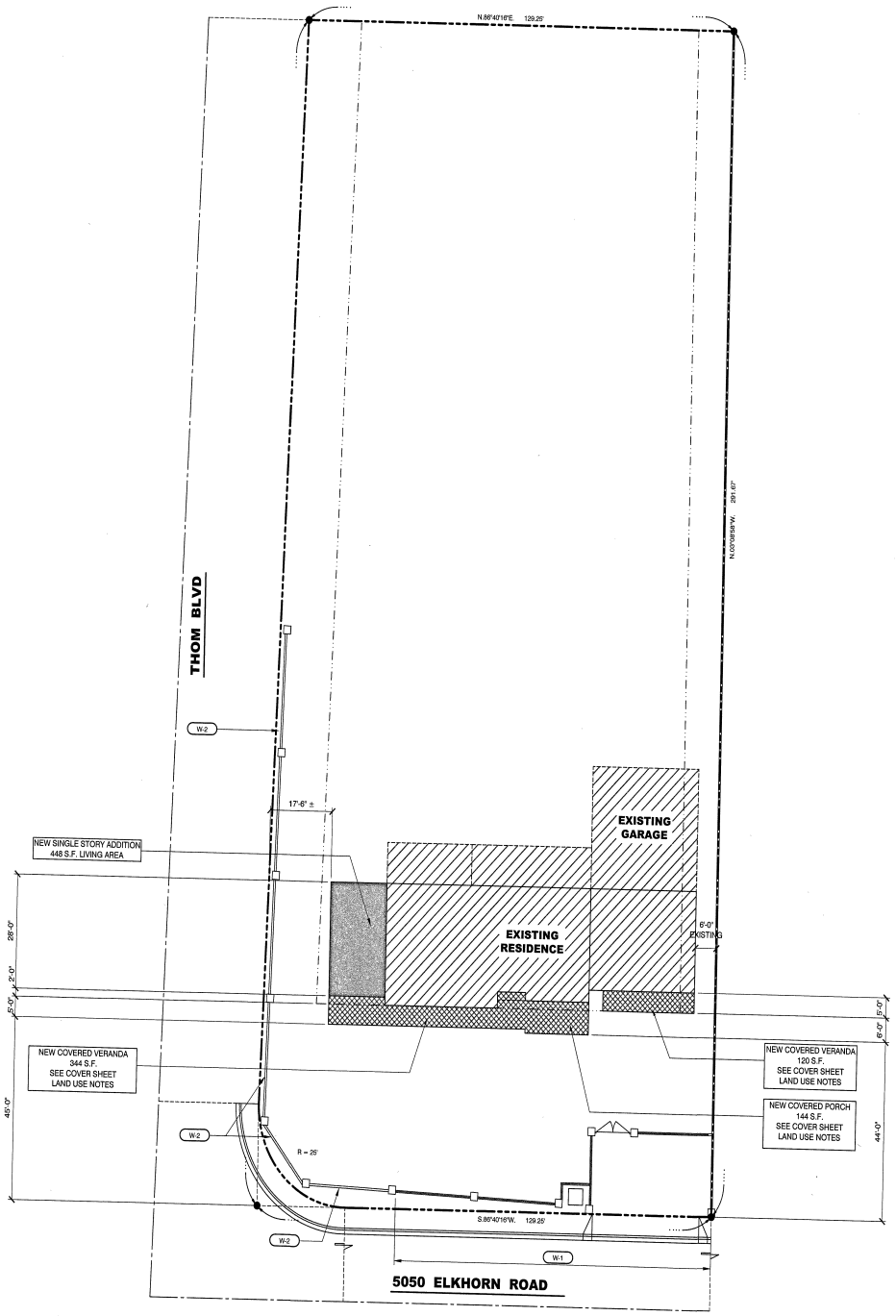
Subscribed and sworn before me

This 19th day of July, 20 19

Notary Public in and for said County and State

JANA GRISMANAUSKAS
Notary Public-State of Nevada
Appointment No. 18-2721-1
My Appointment Expires April 30, 2022

PRJ-77033
07/22/19



SITE KEYNOTES

W-1	EXISTING CMU LOW WALL WITH WROUGHT IRON HORIZONTAL RAIL ATOP 48" OPEN RAIL ATOP 92" CMU (6'-8" TOTAL HEIGHT) CMU PILASTERS @ 7'-4" HEIGHT
W-2	EXISTING CMU WALL/PILASTERS @ 7'-4" HEIGHT

NOTE:
WALL HEIGHTS ARE STREET SIDE. SUBJECT PROPERTY SIDE VARIES 12" - 20" LESS.

SITE NOTES

1. FINISH FLOOR ELEV. TO MATCH EXISTING.

LEGAL DESCRIPTION

SURVEY FILE 52 PAGE 70
LOT 88
DECATUR ALIGNMENT

A.P.N.

APN 125-13-803-004

STREET ADDRESS

5050 ELKHORN ROAD
LAS VEGAS, NV 89131

SITE INFORMATION

EXISTING ZONING: R-E (RESIDENCE ESTATES)
LOT AREA: .83 ac

NORTH

0 5 10 20 30 40 50

SITE PLAN

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

PRJ-77033
07/22/19

JEFF GROVER DESIGN
RESIDENTIAL DESIGN AND PLANNING
7155 S. Polaris Ave, Las Vegas, NV. 89118
T: 702.595.7705
F: 702.941.2506
JEFFGROVERDESIGN.COM

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JEFFREY GROVER
REGISTERED ARCHITECT
057-HD
STATE OF NEVADA

PROJECT NAME

Addition to Residence
Goddard Residence
5050 Elkhorn Road, Las Vegas, NV 89131

PROJECT NUMBER 19.4904
DRAWN/CHECKED JG
DATE 06/20/2019

REVISION DATE

SHEET NAME
SITE PLAN

SHEET NUMBER
A1.00

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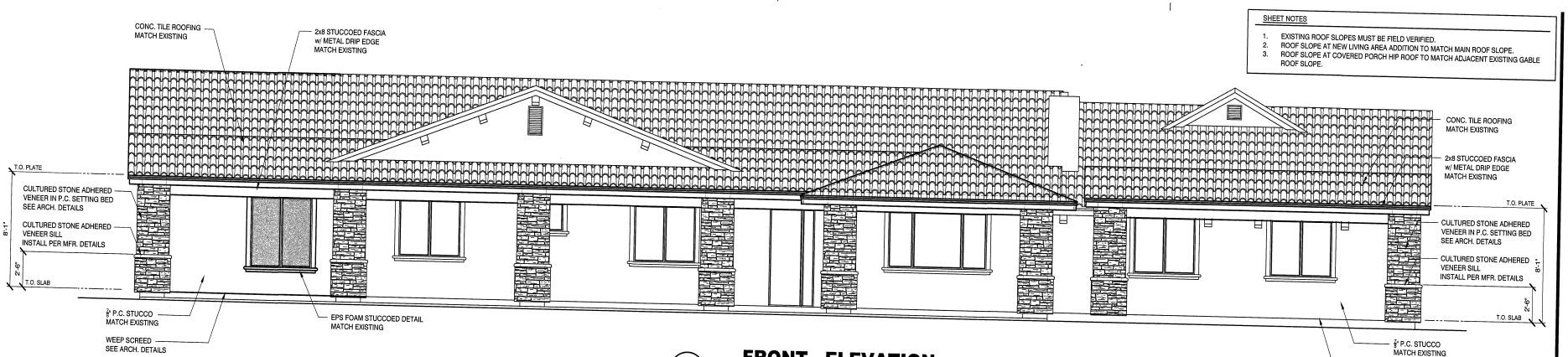
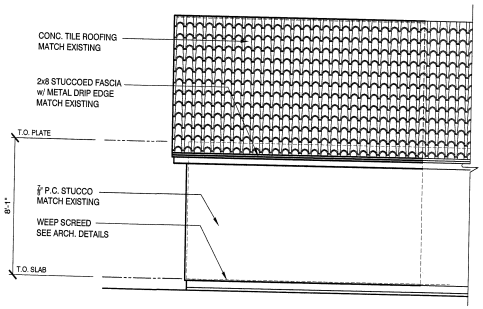
SHEET NOTES

1. EXISTING ROOF SLOPES MUST BE FIELD VERIFIED.
2. ROOF SLOPE AT NEW LIVING AREA ADDITION TO MATCH MAIN ROOF SLOPE.
3. ROOF SLOPE AT COVERED PORCH HIP ROOF TO MATCH ADJACENT EXISTING GABLE ROOF SLOPE.



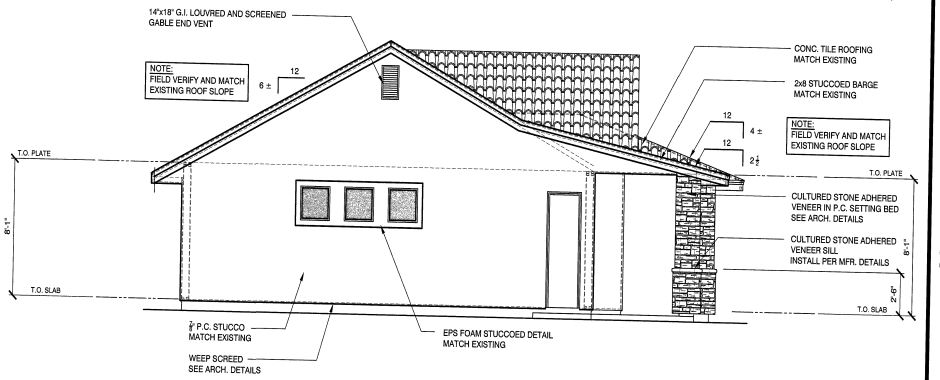
1 A4.00 **FRONT ELEVATION**

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



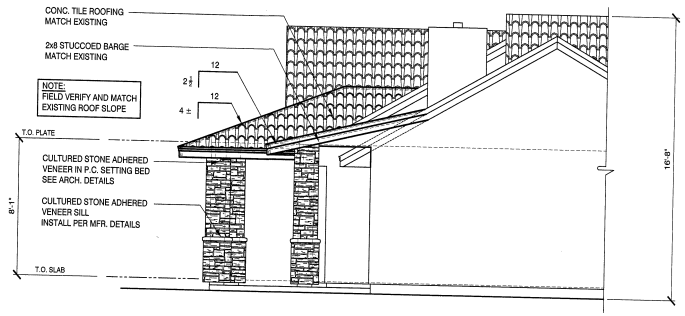
2 A4.00 **REAR ELEVATION**

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



3 A4.00 **LEFT SIDE ELEVATION**

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



4 A4.00 **RIGHT SIDE ELEVATION**

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

NOTE:

FIELD VERIFY ALL DIMENSIONS. ALIGN NEW WALLS WITH EXISTING WHERE INDICATED.

FRAMING HEIGHT DIMENSIONS ARE APPROXIMATED. FIELD VERIFY AND MATCH EXISTING PLATE LINES AND ROOF SLOPES.

FIELD VERIFY EXISTING TRUSS HEELS. MATCH EXISTING HEEL DEPTH FOR LEVEL PLANE ALIGNMENT AT NEW ROOF TO EXISTING ROOF LOCATIONS AS REQUIRED.

NOTE:

STUCCO PAINT, CORBELS AND ROOF TILE COLORS TO MATCH EXISTING

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7155 S. Polaris Ave. Las Vegas, NV. 89118
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F. 702.362.2299
JEFFGROVERDESIGN.COM

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JEFF GROVER — REGISTERED — 057-RD — RESIDENTIAL DESIGNER — STATE OF NEVADA

PROJECT NAME

Addition to Residence

Goddard Residence

5050 Elkhorn Road, Las Vegas, NV 89131

PROJECT NUMBER 19.4904

DRAWN/CHECKED JG

DATE 06/20/2019

REVISION DATE

SHEET NAME

EXTERIOR ELEVATIONS

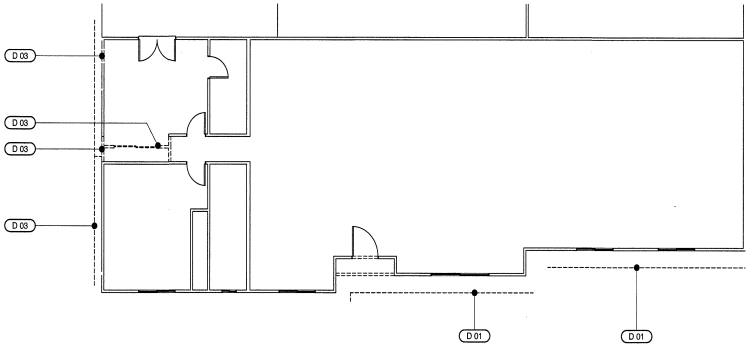
SHEET NUMBER

A4.00

PRJ-77033
07/22/19

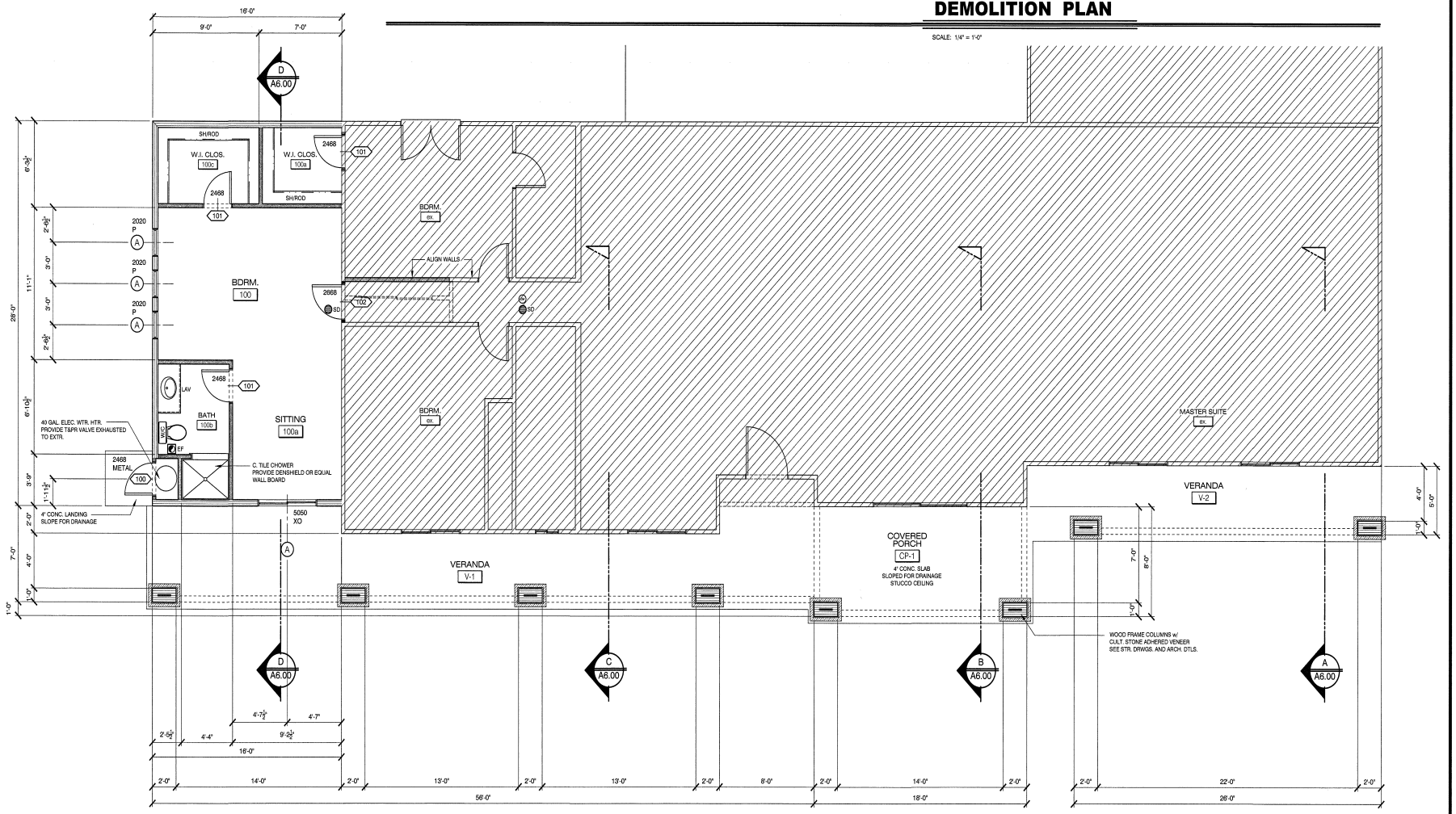
DEMOLITION KEYNOTES

D 01	REMOVE EXISTING WINDOW. FRAME OPENING FOR NEW WINDOW PER PLAN
D 02	REMOVE EXISTING ROOFING AND FRAMING AS REQUIRED FOR NEW CONSTRUCTION.
D 03	REMOVE WINDOW, WALL FRAMING AND ROOF AT EXISTING BAY. VERIFY EXISTING ROOF BEARING PRIOR TO REMOVAL AND NOTIFY DESIGNER IF BEARING CONDITION EXISTS.
D 04	CUTBACK EXISTING ROOF EAVE TO WALL/BEAM LINE.
D 05	REMOVE EXISTING ROOFING (SHADED AREA) AS REQUIRED FOR NEW ROOF OVERFRAME PER PLAN.
D 06	REMOVE EXISTING BEAM. PROPERLY SHORE EXISTING STRUCTURE PRIOR TO REMOVAL AND UNTIL NEW STRUCTURAL COMPONENTS ARE IN PLACE. SEE STR. DRWGS.
D 07	REMOVE EXISTING DOOR AND WALL FRAMING. VERIFY EXISTING ROOF BEARING PRIOR TO REMOVAL AND NOTIFY DESIGNER IF BEARING CONDITION EXISTS.
D 08	REMOVE EXISTING WINDOW. FRAME IN OPENING PER PLAN.



DEMOLITION PLAN

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



WALL LEGEND

	EXISTING STUD WALL - TO REMAIN
	EXISTING STUD WALL - TO BE REMOVED
	NEW 2x4 @ 16" O.C. STUD WALL SEE STR. DRWGS. FOR ADDITIONAL INFORMATION
	NEW 2x6 @ 16" O.C. STUD WALL SEE STR. DRWGS. FOR ADDITIONAL INFORMATION

PRJ-77033
07/22/19

FLOOR PLAN

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

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JEFFERY GROVER
REGISTERED
057-RD
RESIDENTIAL DESIGNER
STATE OF NEVADA

PROJECT NAME

Addition to Residence

Goddard Residence

5050 Elkhorn Road, Las Vegas, NV 89131

PROJECT NUMBER	19.4904
DRAWN/CHECKED	JG
DATE	06/20/2019
REVISION DATE	

SHEET NAME

FLOOR PLAN

SHEET NUMBER

A3.00



ROC-77077 [PRJ-77033] - REVIEW OF CONDITION - VARIANCE - APPLICANT/OWNER: STEPHANIE AND BROC GODDARD
5050 ELKHORN ROAD

08/01/19

Justification Letter

July 8, 2019

Re: Goddard Residence Addition
5050 Elkhorn Road
Las Vegas, NV 89131

APN 125-13-803-004

The above referenced property is a .83 acre parcel located in an R-E zone.

The following item is requested:

1. Extension of time to obtain building permits and final inspections of such permits.

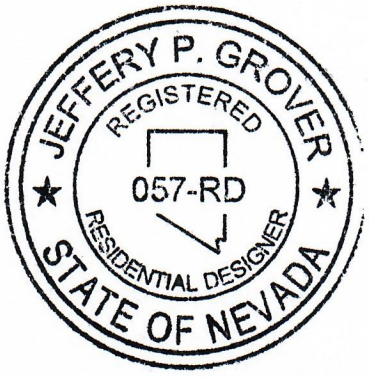
An application to allow building and block wall variances (VAR-76187) {PRJ-76137} was approved on May 28, 2019 subject to the conditions of 30 days to obtain permits and 60 days to receive final inspections. We believe the time constraints were mistakenly applied to the full application rather than the block wall permit only. While we endeavored to obtain the necessary information to submit for block wall permits and completed the building addition plans, we did not attempt submittal for permits until July 8, 2019. As this date was past the 30 day approved timeline, we are requesting an extension to the approval. Condition 1 of the approval allows extension of these time restraints by a "Building Official" however we have been instructed that Planning Commission action is required. All necessary documents are either submitted for permits or ready for submittal pending approval of an extension.

In addition, as the timeline was erroneous for permitting and completion of the building permit application, we would request that item be addressed such that we may begin construction of the new addition or at least, the 2-year timeline of Condition 2 in the approval, be applied to the new building addition permit.

Sincerely,

7-8-19

Jeff Grover
Registered Residential Designer



PRJ-77033
07/22/19

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
MICHELE FIORE
CEDRIC CREAR
WARD 2 *(Vacant)*

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106

702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

May 29, 2019

Mr. Broc & Mrs. Stephanie Goddard
5050 Elkhorn Road
Las Vegas, Nevada 89131

RE: VAR-76187 [PRJ-76137] - VARIANCE
PLANNING COMMISSION MEETING OF MAY 28, 2019

Dear Applicant:

The Planning Commission at a regular meeting held on May 28, 2019 voted to ***APPROVE*** a request for a Variance TO ALLOW EXISTING EIGHT-FOOT TALL WALLS IN THE FRONT YARD WHERE FIVE FEET IS ALLOWED; AND TO ALLOW A 44-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR TWO PROPOSED PATIO COVER ADDITIONS TO AN EXISTING SINGLE FAMILY DWELLING on 0.83 acres at 5050 Elkhorn Road (APN 125-13-803-004), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-76137].

This approval is subject to the following amended conditions:

Planning

1. All necessary building permits shall be obtained within 30 days from the date of final approval and final inspections of such permits shall be accomplished within 60 days of the issuance of the building permits, unless extended by the Building Official.

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.

PRJ-77033
07/22/19

This action by the Planning Commission on **May 28, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***June 10, 2019***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

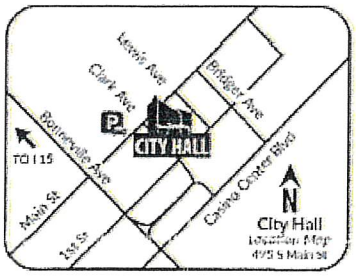
EM:nl

PRJ-77033
07/22/19

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 04
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.

ROC-77077 [PRJ-77033]
Planning Commission Meeting of **09/10/2019**

PRJ-77033
12513812002
MARKOWITZ FAMILY TRUST
MARKOWITZ HARVEY & LINDA TRS
7317 JELSON FALLS ST
LAS VEGAS NV 89131-2600

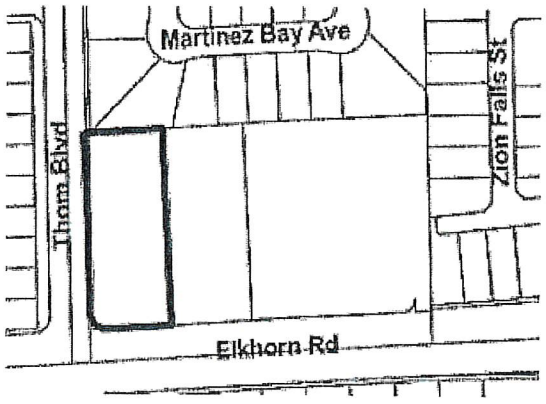
89 PREPMP1 89131

Application Information

ROC-77077 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: STEPHANIE AND BROC GODDARD - For possible action on a request for a Review of Condition of an approved Variance (VAR-76187) TO REMOVE CONDITION NUMBER 1 THAT STATES, "ALL NECESSARY BUILDING PERMITS SHALL BE OBTAINED WITHIN 30 DAYS FROM THE DATE OF FINAL APPROVAL AND FINAL INSPECTIONS OF SUCH PERMITS SHALL BE ACCOMPLISHED WITHIN 60 DAYS OF THE ISSUANCE OF THE BUILDING PERMITS, UNLESS EXTENDED BY THE BUILDING OFFICIAL" on 0.83 acres at 5050 Elkhorn Road (APN 125-13-803-004), R-E (Residential Estates) Zone, Ward 6 (Fiore) [PRJ-77033].

I do not want to see extended Wall —

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: *09/10/2019*
Time: 6:00 PM
Location: Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

Submitted after final agenda 30P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
31

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

SUBJECT:
TXT-77205 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend Section 4B: Minimum Requirements of the Town Center Development Standards Manual to allow a Waiver of the minimum distance separation requirement between a proposed Package Liquor Off-Sale Establishment and the following uses: another Package Liquor Off-Sale Establishment and a Liquor Establishment (Tavern), and to provide for other related matters. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-77205	Staff has no recommendation.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SG

Proposed Amendment Page One
September 10, 2019 - Planning Commission Meeting

** PROPOSED AMENDMENTS **

1. Section 4B: Minimum Requirements shall be amended as follows:

38) PACKAGE LIQUOR OFF-SALE ESTABLISHMENT

a. The use shall comply with all minimum conditions, standards and requirements applicable to the use "Package Liquor Off-Sale Establishment," as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12., with the exception that a Waiver of the minimum distance separation requirement may be requested pursuant to the Town Center Development Standards, Section 4 Procedure, between a proposed Package Liquor Off-Sale Establishment and the following uses:

i. Another Package Liquor Off-Sale Establishment; and
ii. A Liquor Establishment (Tavern).

SG

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend the Town Center Development Standards Manual to allow a Waiver of the minimum distance separation requirement pursuant to the Town Center Development Standards, Section 4 Procedure, between a proposed Package Liquor Off-Sale Establishment and the following uses: another Package Liquor Off-Sale Establishment and a Liquor Establishment (Tavern).

ANALYSIS

This Text Amendment would allow an applicant to request a Waiver of the minimum distance separation of 1,500 feet between a proposed Package Liquor Off-Sale Establishment and either another Package Liquor Off-Sale Establishment or a Liquor Establishment (Tavern). The request would be subject to the Waiver provisions of the Town Center Development Standards Manual, which states that a Waiver may be approved if "the applicant can show through convincing and substantial evidence that the Waiver will not be contrary to the overall purpose and intent of the standards or the Town Center Plan." In addition, since the Waiver involves a distance separation requirement, a neighborhood meeting would be required in each case, prior to the application being placed on an agenda for the Planning Commission.

FINDINGS

This amendment will allow a Waiver of the minimum distance separation requirement pursuant to the Town Center Development Standards, Section 4 Procedure, between a proposed Package Liquor Off-Sale Establishment and the following uses: another Package Liquor Off-Sale Establishment and a Liquor Establishment (Tavern).

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
32

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

SUBJECT:
TXT-77254 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.10 Special Area and Overlay Districts, LVMC Title 19.12 Permissible Uses and 19.18 Definitions & Measures to allow City Communication Signage, and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 10, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TXT-77254	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

** PROPOSED AMENDMENTS**

19.10.160 SB-O Las Vegas Boulevard Scenic Byway Overlay District

C. Sign Standards

3. Off-premise Signs. Except as otherwise provided in LVMC 19.12.120(H), Off-Premise Signs are not permitted within the Las Vegas Boulevard Scenic Byway Overlay District. No waiver or Variance from this prohibition is available.

19.12.120 Off-Premise Signs

B. Special Use Permit Required

1. Except as otherwise provided in Subsections (F) ~~and~~, (G) and (H) of this Section a Special Use Permit is required for all off-premise signs prior to the construction, placement, erection or modification of the sign in accordance with the requirements of this Title. A Special Use Permit application shall be processed in accordance with LVMC 19.16.110. Furthermore, the property owner(s), owner(s) of the structure or other responsible person shall maintain in force, at all times, a sign certificate for the sign in accordance with the requirements of this Title.

H. Off-Premise Sign Exemptions

1. Off-Premise Signage in conjunction with following land uses are permitted by right in all zoning districts and are exempt from the Off-Premise Sign provisions contained in LVMC 19.12.120:
    a. City Communication Sign subject to:
        i. The City Communication Sign shall match the decor and architecture of the City and/or showcase elements of the immediate area as determined by the City;
        ii. The City Communication Sign shall be allowed in all zoning districts;
        iii. The City Communication Sign shall be subject to approval of a license agreement between the City and the sign owner. The License Agreement:
            1. shall include terms for the development of the sign and, at a minimum, include terms providing the City a percentage of the royalties generated from the sponsorship of the sign as consideration of the license agreement;
            2. shall include, but not limited to terms of sign design, operations, message duration, brightness, graphics, location, spacing, height and size in accordance with this Code;

19.18.020 Words and Terms Defined

City Communication Sign - An off-premise sign located on property owned or controlled by the City of Las Vegas or a City of Las Vegas related entity which advertises special events, traffic warnings, emergency messages, sponsorships, public safety notifications and other messaging permitted pursuant to a license agreement with sign owner.

** STAFF REPORT **

PROJECT DESCRIPTION

The request is to amend LVMC Title 19.10 Special Area and Overlay Districts, LVMC Title 19.12 Permissible Uses and 19.18 Definitions & Measures to establish and allow City Communication Signs.

ANALYSIS

The proposed amendment will create a new sign category identified as "City Communication Sign." City Communication Signs will allow varied messaging such as the advertisement of City events, traffic and emergency notifications, public safety notices, and off-premise advertising.

The proposed City Communication Signs will be exempt from the Off-Premise Sign standards of LVMC 19.12.120, which will allow messaging flexibility for signs being utilized by the City of Las Vegas. City Communication Signs will be permitted within any zoning district if located on property owned or controlled by the City of Las Vegas or a City of Las Vegas related entity. The design of City Communication signs are required to match the decor and architecture of the city facility and/or showcase elements of the immediate area. The design specifics for each individual sign will be established through the execution of a license agreement between the City of Las Vegas and the sign provider.

FINDINGS

This amendment will accomplish the following:

1. Establish a new sign category identified as "City Communication Sign."
2. Exempt City Communication Signs from the Off-Premise Sign provisions of LVMC 19.10.160.
3. Exempt City Communication Signs from the Off-Premise Sign provisions of LVMC 19.12.120.
4. Require the execution of a license agreement for all City Communication Signs.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
33

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

SUBJECT:
DIR-77214 - DIRECTOR'S BUSINESS - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a presentation by the Department of Planning regarding progress on the Las Vegas Downtown Master Plan. Staff has NO RECOMMENDATION.

C.C.: 10/16/2019

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Submitted at Meeting - PowerPoint Presentation

Vision 2045 – Downtown Las Vegas
Master Plan Report



Fall 2019

Submitted at Planning Commission

Date 9/10/19 Item 33

by Staff

Plan

Vision 2045 Plan Recommendations

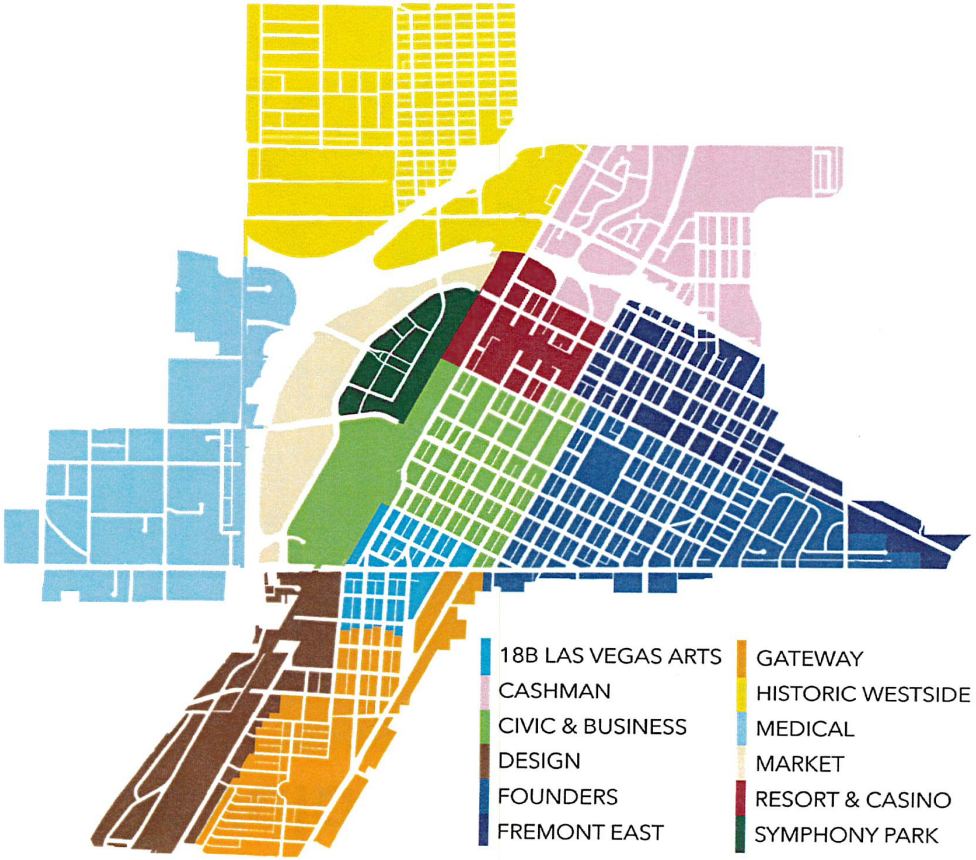


5 Big Ideas:

1. Diversify the economy
2. Create mixed-use hubs
3. Create streets for people
4. Create a greener Downtown
5. Expedite implementation

Plan

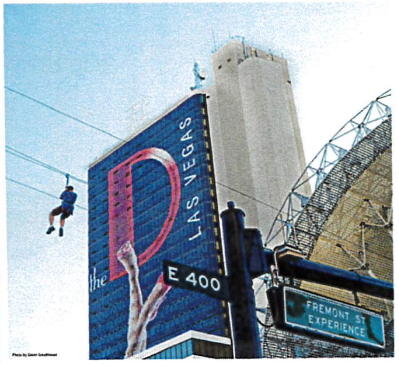
DOWNTOWN DISTRICTS CITY OF LAS VEGAS



Plan

Measuring Development Downtown







Residential

Commercial

Employment

Civic & Institutional

TABLE 3.1: YIELD SUMMARY BY LAND USE TYPE

LAND USE	GROSS FLOOR AREA (SF)
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(Number of Dwelling Units*)	(6,471)
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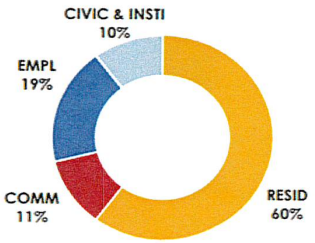
RETAIL	734,000
HOSPITALITY	515,000
EMPLOYMENT	2,131,000
OFFICE	1,792,000
R&D	339,000
CIVIC & INSTITUTIONAL	1,185,000
CIVIC	332,000
INSTITUTIONAL	639,000
K-12 EDUCATION	214,000
TOTAL BLDG AREA (GSF*)	11,454,500

*1 ASSUMES 1,000 SF PER AVERAGE HOUSING UNIT.
2 GSF STANDS FOR "GROSS SQUARE FEET"

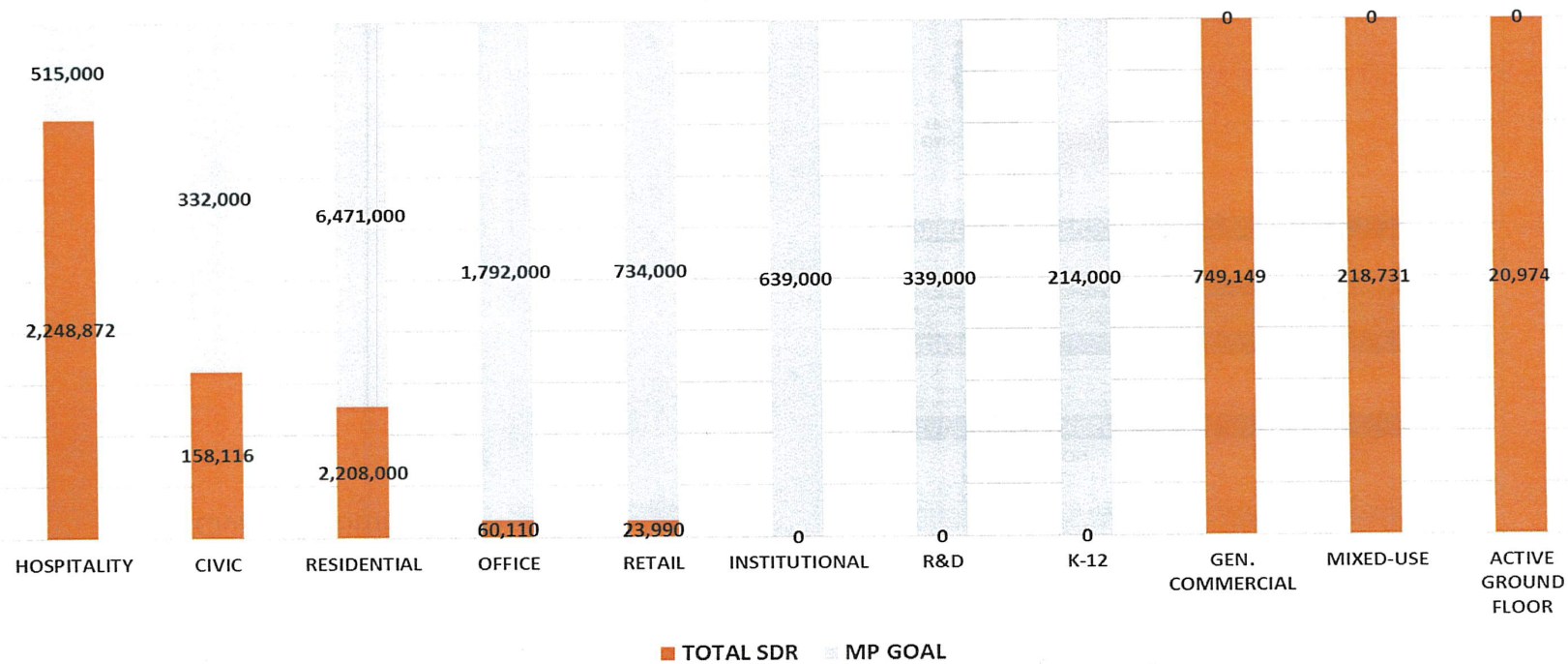
OPEN SPACE	
NEW PARKS	24 (AC)
NEW GREEN STREETS	30 (MI)

CONCEPTUAL DEVELOPMENT LAND USE MIX



PLANNING APPLICATIONS 2016-2018

Square Footage



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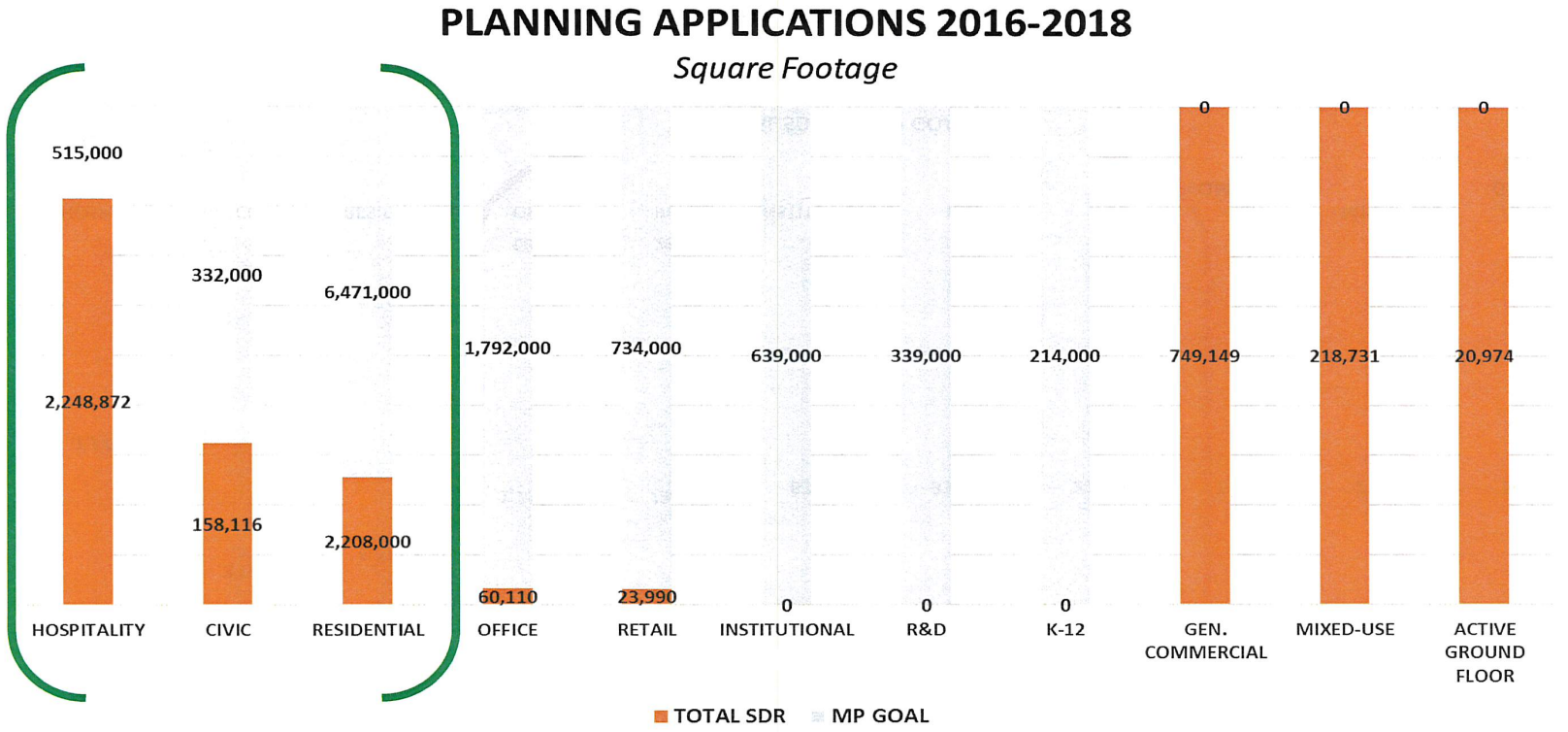
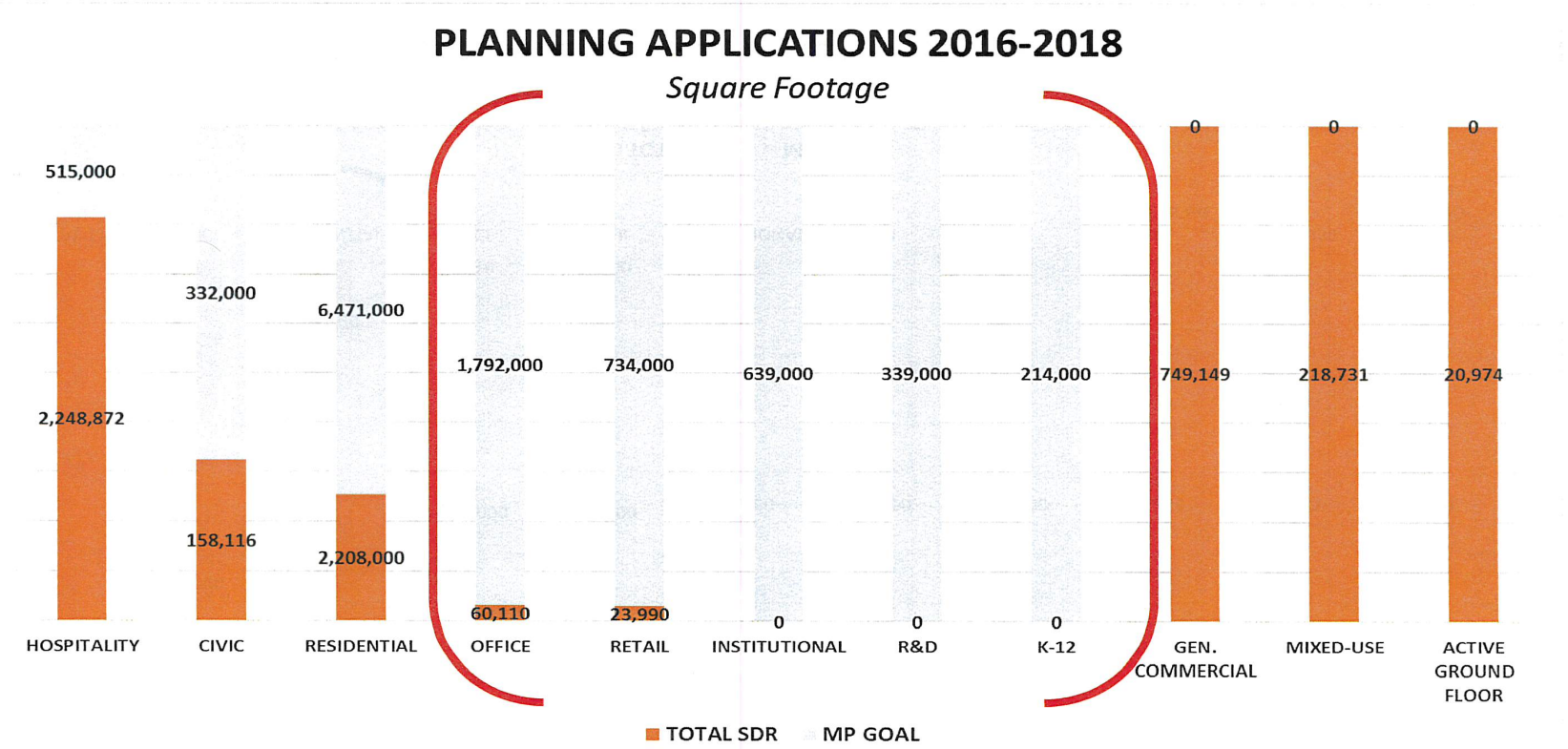
Pla


PLANNING APPLICATIONS 2016-2018
Square Footage
515,000
2,248,872
332,000
158,116
6,471,000
2,208,000
1,792,000
60,110
734,000
23,990
639,000
0
339,000
0
214,000
0
0
749,149
0
218,731
0
20,974
HOSPITALITY
CIVIC
RESIDENTIAL
OFFICE
RETAIL
INSTITUTIONAL
R&D
K-12
GEN. COMMERCIAL
MIXED-USE
ACTIVE GROUND FLOOR
TOTAL SDR
MP GOAL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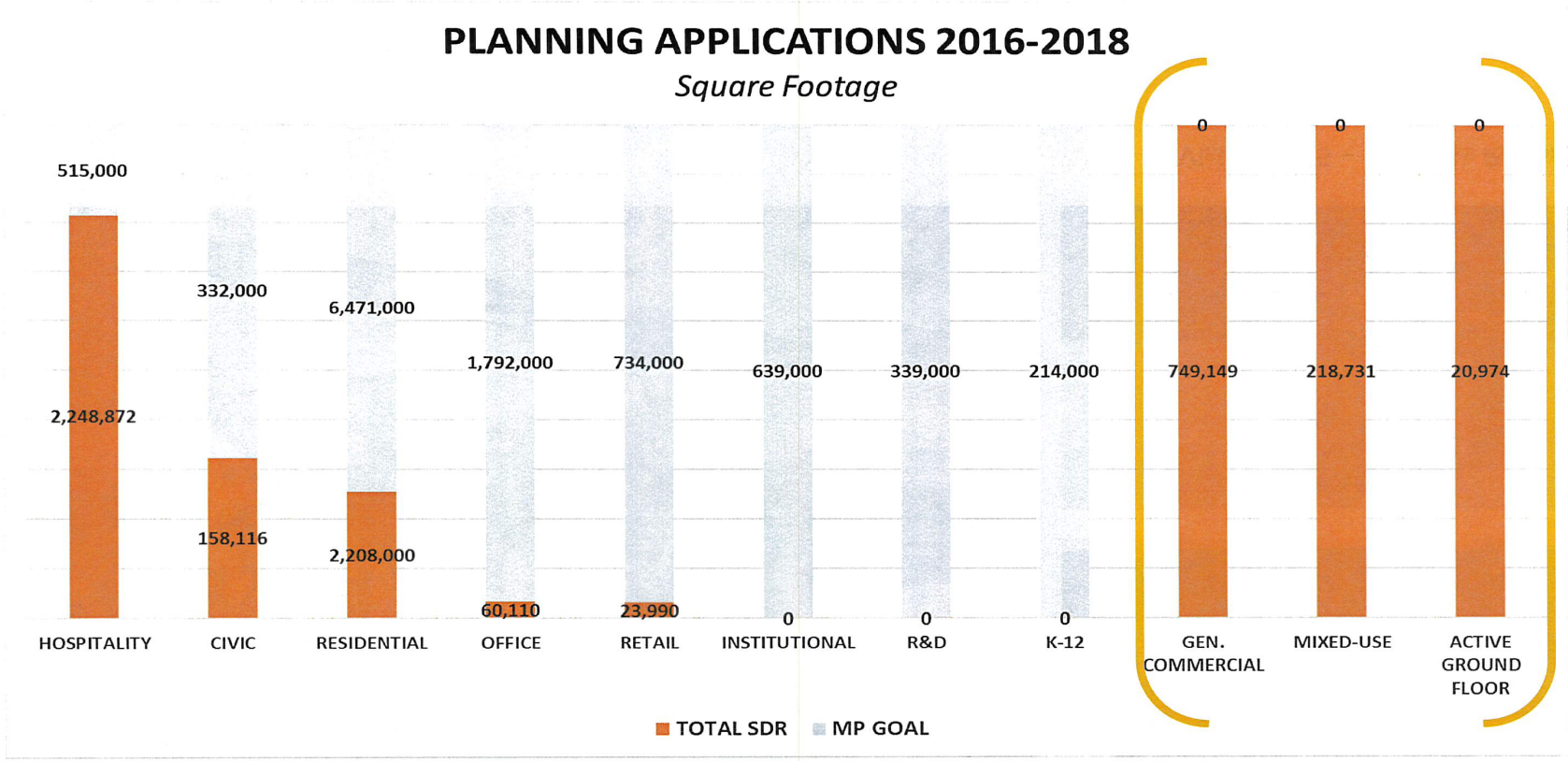
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Pla

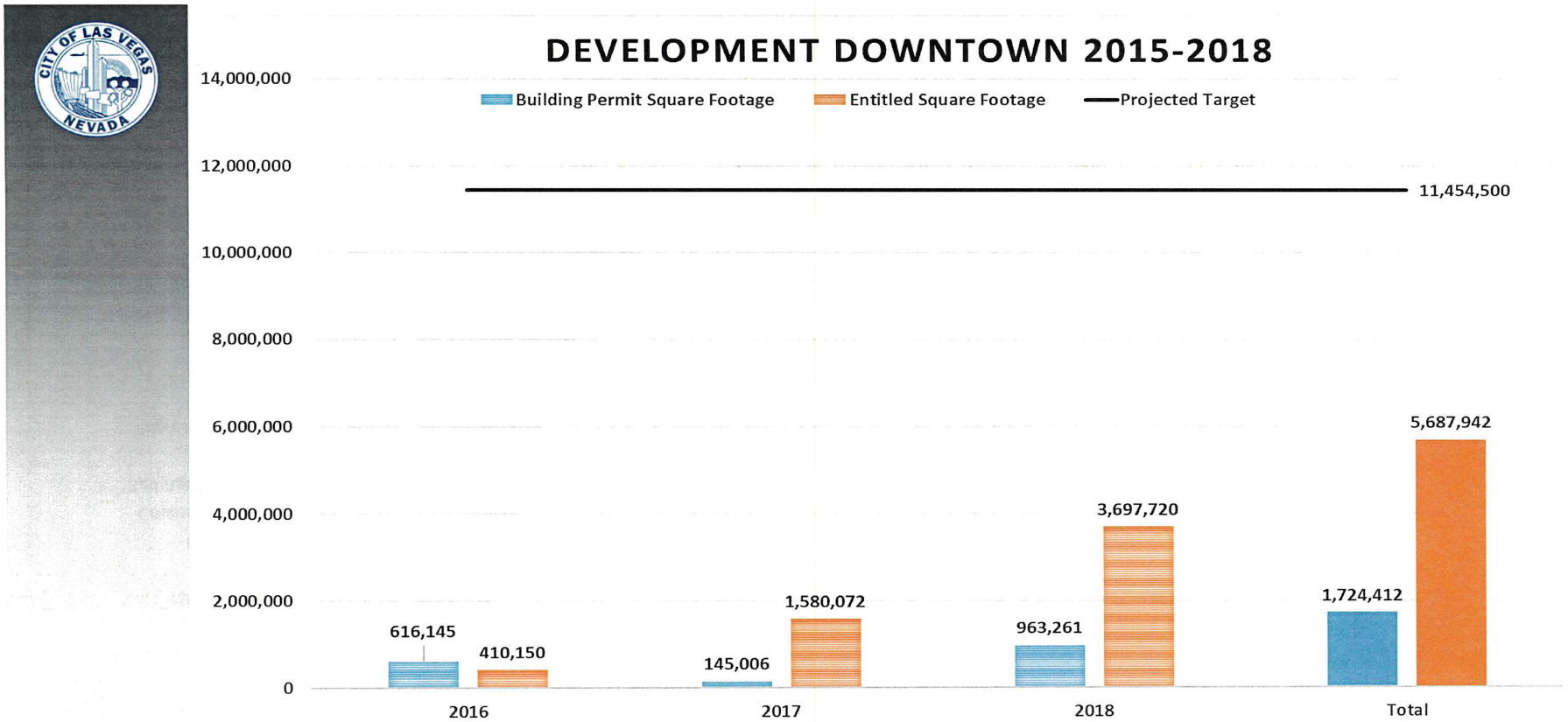


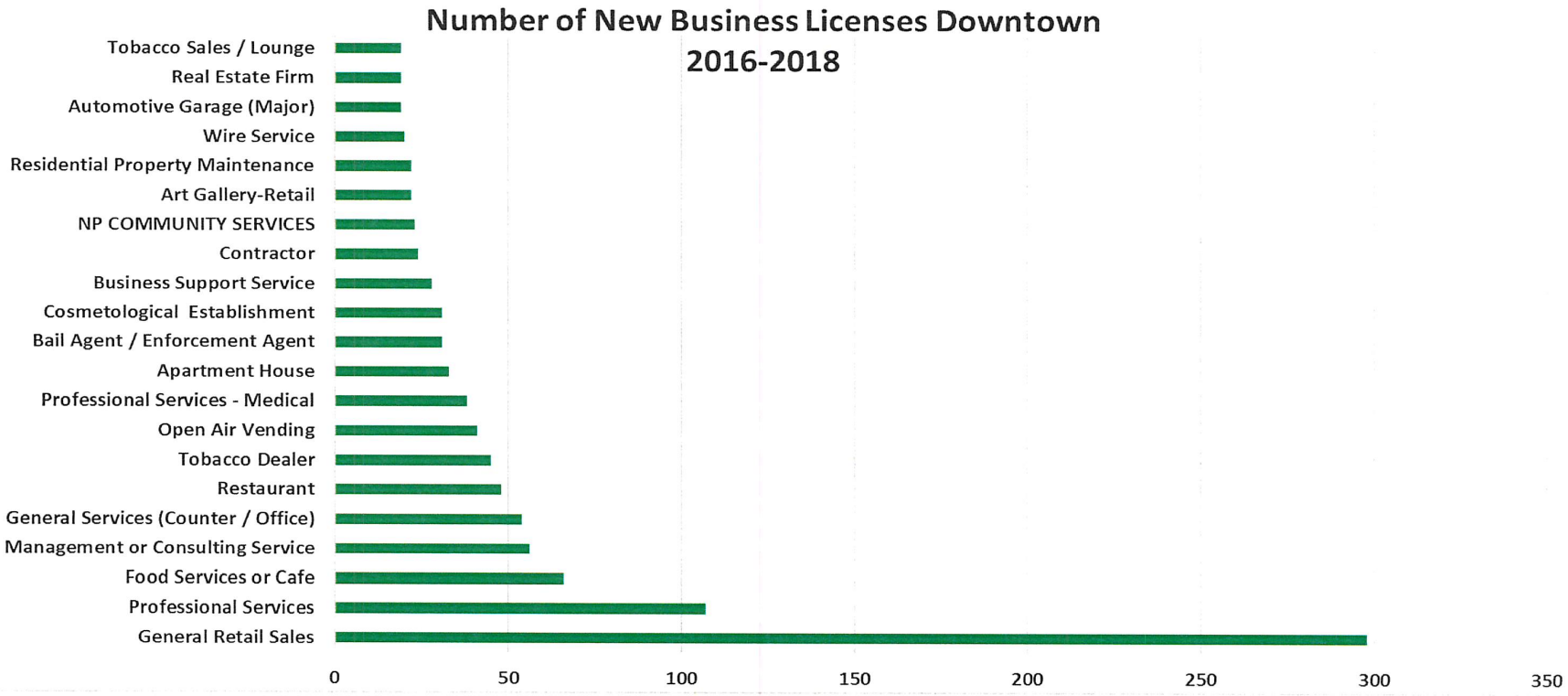




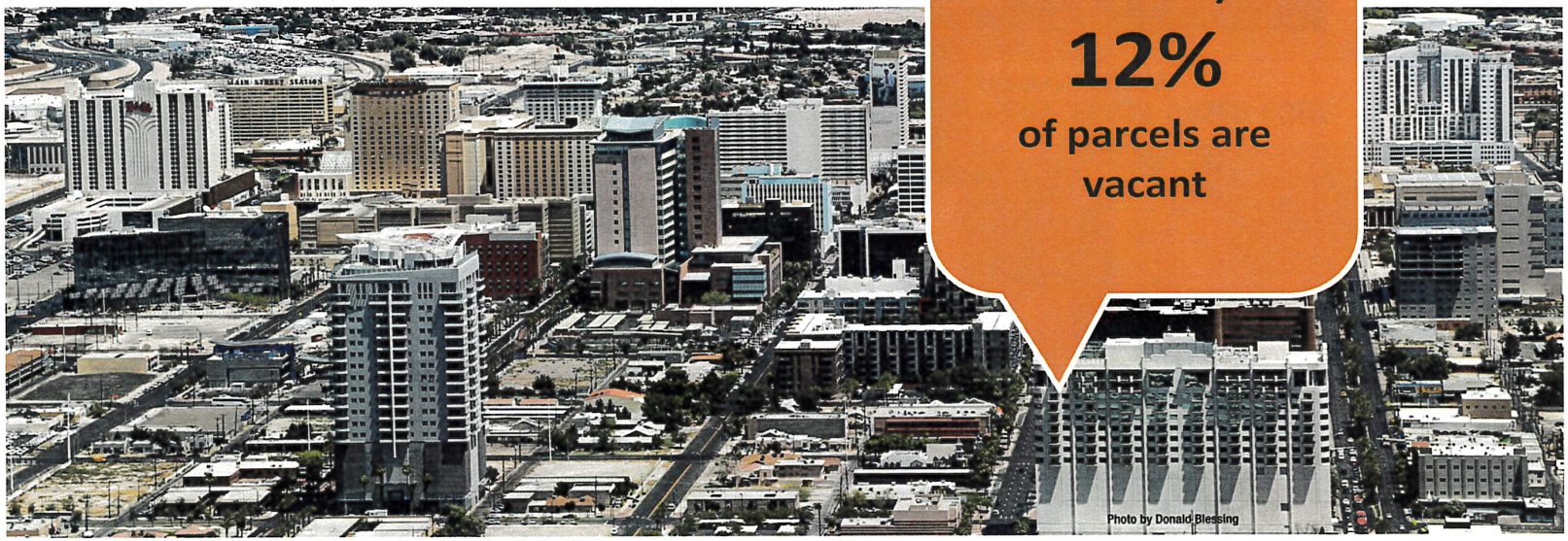
Vision 2045 – Progress Report

Plan


DEVELOPMENT DOWNTOWN 2015-2018
Building Permit Square Footage
Entitled Square Footage
Projected Target
14,000,000
12,000,000
10,000,000
8,000,000
6,000,000
4,000,000
2,000,000
0
11,454,500
616,145
410,150
145,006
1,580,072
963,261
3,697,720
1,724,412
5,687,942
2016
2017
2018
Total


Number of New Business Licenses Downtown
2016-2018
Tobacco Sales / Lounge
Real Estate Firm
Automotive Garage (Major)
Wire Service
Residential Property Maintenance
Art Gallery-Retail
NP COMMUNITY SERVICES
Contractor
Business Support Service
Cosmetological Establishment
Bail Agent / Enforcement Agent
Apartment House
Professional Services - Medical
Open Air Vending
Tobacco Dealer
Restaurant
General Services (Counter / Office)
Management or Consulting Service
Food Services or Cafe
Professional Services
General Retail Sales
0
50
100
150
200
250
300
350

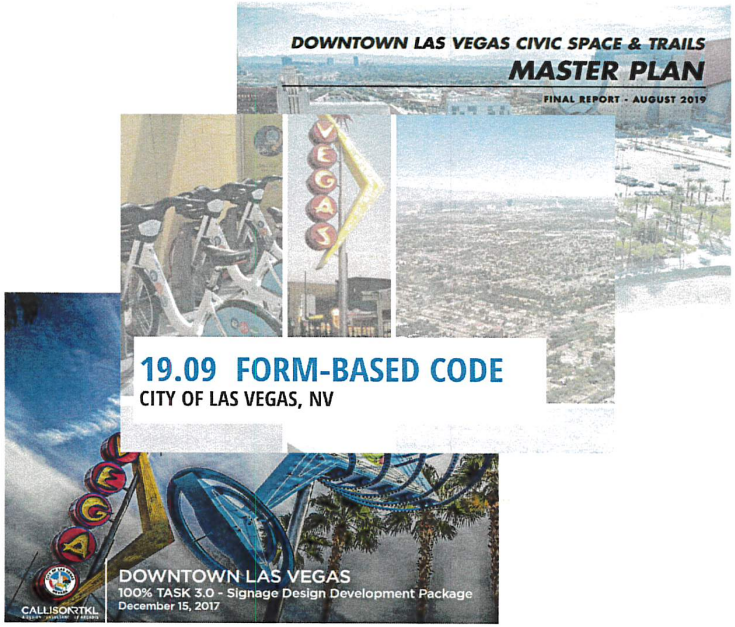
Land Vacancy



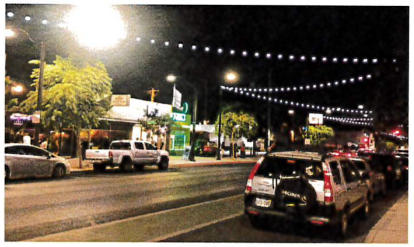
Plan

Current Initiatives:

- New development standards
- Downtown Civic Space & Trails Plan
- Development Process Improvements
- Infrastructure Investments









Infrastructure Investments



Plan

Plan



Plan

BIG IDEAS

A series of big ideas drive the *Vision 2045* Downtown Master Plan. They include:

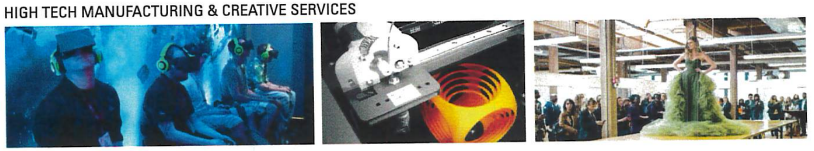
1

GAMING & HOSPITALITY

MEDICAL TRAINING & TECHNOLOGY



HIGH TECH MANUFACTURING & CREATIVE SERVICES



CULTURAL TOURISM



CLOCKWISE FROM TOP TO RIGHT:
KEY ECONOMIC DRIVERS INCLUDE GAMING AND HOSPITALITY, MEDICAL AND TRAINING, HIGH-TECH MANUFACTURING AND CREATIVE SERVICES, AND CULTURAL TOURISM

DIVERSIFY THE ECONOMY

Downtown has been serving as a **gaming and employment hub** in the region for a long time. It is, and will continue to be, a major driver of employment, economic activity, and excitement in Downtown. Creating **Centers of Excellence** around it and other potential economic drivers is a way of diversifying the economy to build multiple sectors in tandem. Ideas to strengthen the gaming industry could include providing better automobile access and parking management, a convention center with a business hotel, and coordinated event programming that complement the casinos. Other targeted industries include **medical training and technology, high tech manufacturing, creative services,** and **cultural tourism**. As a result of these centers there will be a growing need for education and vocational training that will further attract and concentrate human capital. New start-ups and local small entrepreneurs will be able to take advantage of incubator spaces. Tax incentives will be available to get new businesses off the ground.

Plan

BIG IDEAS

2







CLOCKWISE FROM LEFT TO RIGHT: MIXED COMMUNITY W/ NEIGHBORHOOD-ORIENTED EVENTS, ANCHORED URBAN-FORMAT RETAILER, MIXED-USE HOUSING

CREATE MIXED USE HUBS

Because of the significant scale of the project area, the Plan recommends focusing development where it can have the most impact. The Plan identifies **ten mixed-use hubs** along **Light Rail (LRT) / Bus Rapid Transit (BRT) corridors**, aiming to promote a compact, mixed-use development pattern through infill and redevelopment on the vacant / declined properties around station areas. Phase 1 Catalytic developments will focus on housing and amenity based retail and community services, as well as improvements to the public realm, focused around the transit hubs.

Plan

BIG IDEAS

3







CLOCKWISE FROM TOP TO LEFT: URBAN FORMAT GROCERY, ANCHORED CINEMA, MIXED-USE / CORNER RESTAURANTS

CREATE STREETS FOR PEOPLE

Primarily designed for throughput of cars, the current sparsely landscaped and overly-wide downtown street grid could be transformed into an appealing multimodal public environment that attracts investment and provides mobility choices. Through the integration of a **"layered" street network**, along with green infrastructure enhancements, the Plan prioritizes one or two modes on each street and provides for a cycling and pedestrian grid in addition to the auto and transit grids.

In addition to "hardware" improvements, the establishment of innovations that better manage existing infrastructure, such as coordinated **Information and Communications Technologies (ICT)** for traffic management, parking management, and wayfinding systems are "software" enhancements that will more effectively facilitate connectivity within the Downtown mobility network.

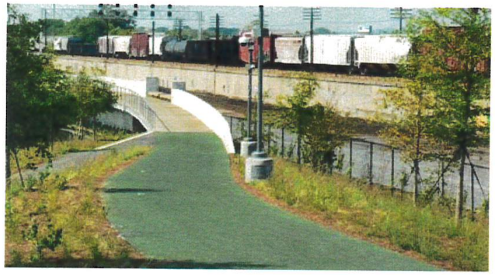
Plan

BIG IDEAS

4







CLOCKWISE FROM LEFT TO RIGHT: CENTRAL PARK, SCULPTURE PARK, RAILROAD BIKE / PEDESTRIAN TRAIL

A GREENER DOWNTOWN

It is a fallacy that desert cities cannot be green. Through the integration of drought-tolerant planting and xeriscaping, along with open spaces that take advantage of the "seams" of Downtown (such as Union Pacific Railroad right-of-ways, major thoroughfares, infrastructure corridors, alleys and pathways), the Plan sets out to create an urban desert oasis which could provide more shade and a pleasant walking environment. The green infrastructure network (including **24 acres of new parks and plazas, 30 lineal miles of new urban trails**) will increase the overall amount of open spaces in downtown from roughly 2% to more than 9% of the overall land area, and provide visitors, workers, and residents with an appealing, thermally comfortable outdoor environment.

Plan

BIG IDEAS

5





LEFT TO RIGHT: SOCCER STADIUM, MODERN ART MUSEUM

EXPEDITE IMPLEMENTATION

A visionary plan must be built upon solid implementation strategies. To attract new investments and expedite Downtown's development, six key implementation tools are critical to promote of the continued growth of Downtown's economy in the future.

These tools include: 1) **streamlined governance**, such as adopting form-based coding, offering zoning incentives, employing fast-track permitting/administrative review procedures, and establishing a downtown Planning Department with 3-4 employees; 2) **building catalytic projects** first, such as a the Modern Art Museum, Soccer Stadium, Convention Center/Business Hotel, and Higher-education Downtown campus. 3) providing **creative financial incentives**, including clustering local incentives around transit hubs, establishing an Economic Development Capital Fund (EDCF), aggressive grant application, etc.; (4) **infrastructure investment** that attracts state and national funding (5) promoting **public-private partnerships**, and (6) establish a **Business Improvement District (BID)** for the provision of much needed services such as street cleaning, marketing, coordinated event programming, as well as funding and services to support local developers.

Pla

PUBLIC ENGAGEMENT

Stakeholder interviews, public outreach workshops, and online polls determine the best course of action for the team's work.

"BY THE NUMBERS"

10 CITY COUNCIL MEMBER & EXECUTIVE STEERING COMMITTEE MEETINGS

20,000 WEBSITE VISITS

2,400 COMMUNITY OUTREACH PARTICIPANTS

900 SHARES VIA SOCIAL MEDIA (EMAIL, FACEBOOK, LINKEDIN, & TWITTER)

100+ STAKEHOLDER INTERVIEWS

63%
PREFERRED ALTERNATIVE 3*

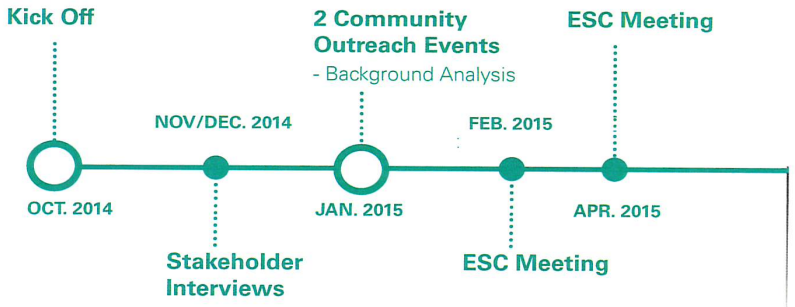
1 CULTURAL CAPITAL
2 LIFESTYLE HUBS
3 CENTERS OF EXCELLENCE

(*REFER TO APPENDIX 2.3 - ALTERNATIVE SCENARIOS)



VISION PLAN CONCEPT

(*FOR ILLUSTRATIVE PURPOSES ONLY.)



PLANNING PROCESS TIMELINE

DEVELOPMENT YIELD SUMMARY

The following yield summary is for illustrative purposes only and assumes the super aggressive scenario. **The super aggressive scenario** is based upon a number of incentives and investments, including 1) **creating streamlined governance** through expedited approvals and form based coding that will clarify the city's expectation for development; 2) **targeted land assembly and redevelopment zones** for public and private investment; 3) **creation of a district-wide Business Improvement District (BID)**; 4) **investment in infrastructure** including public streets and open space networks, and 5) **creation of key partnerships** with educators, major sports, cultural institutions, and major businesses to promote investment in downtown. It is thought these strategies could triple market demand over the next 30 years.

- The total amount of conceptual development for the 2045 planning horizon based on the super aggressive development scenario, is approximately **11.5 million square feet**, about 25% higher than the market projection.
- Roughly 60% of future development is anticipated to be **residential**, this includes approximately **6,500 dwelling units**, encompassing townhomes, duplexes, workforce, luxury, live/work lofts, and special housing types (i.e., senior, veteran, and temporary housing.) The conceptual housing yield is approximately 150% of the market projection.
- Around 10% of future development will be **commercial uses**, of which approximately **724,000 square feet.** is retail and related uses (33% lower than the market demand.) New hospitality development is around **515,000 square feet**, including resorts and casinos, business hotels, and a convention center. This sector is around 50% lower than the market projection though it could be counterbalanced by a higher housing unit development in the future.
- Approximately 21% of future development is **employment**, around **2.1 million square feet**, including professional office, Class-A office, R&D incubators, and light manufacturing flex, absorbing 80% of the market demand.
- 11% of the development is expected to be **civic and institutional**, approximately **1.2 million square feet**, including public/semi-public facilities, institutional, and a K-12 campus.

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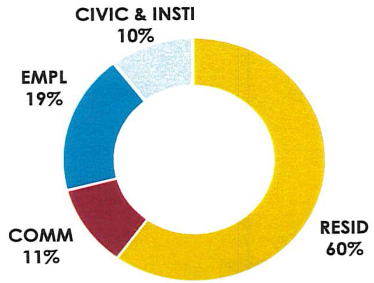
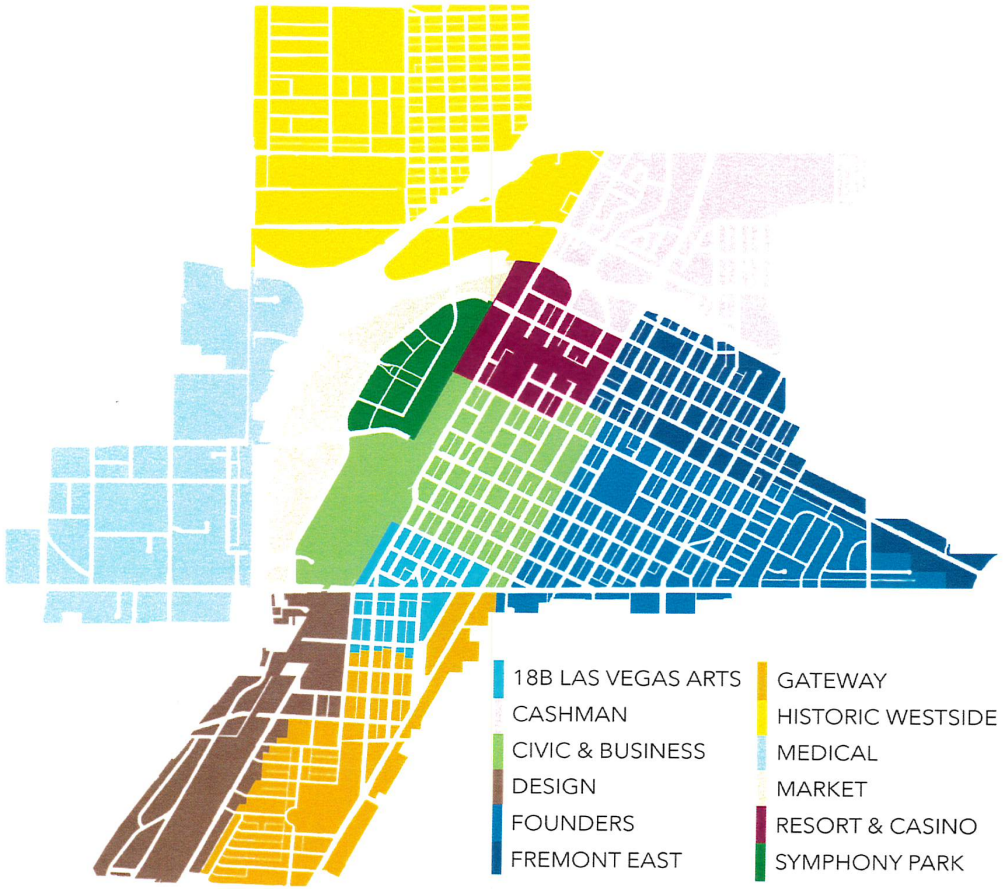
CONCEPTUAL DEVELOPMENT LAND USE MIX



DOWNTOWN DISTRICTS CITY OF LAS VEGAS



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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: September 10, 2019

Agenda Item No.:
34

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.