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

City Manager Jorge Cervantes
City Attorney Bryan K. Scott
City Clerk LuAnn D. Holmes

City Council Agenda

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the 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.

May 18, 2022
9:00 AM
A lunch break may be taken at the discretion of the Mayor.

Items listed on the agenda may be taken out of the order presented; 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 LuAnn D. Holmes, City Clerk, at the City Clerk's Office at 495 South Main Street, 2nd Floor or on the City's webpage at www.lasvegasnevada.gov.

Online comments can also be submitted via the City's website at www.lasvegasnevada.gov/councilcomment prior to the meeting, during the comments period.

The Mayor and City Council welcome your attendance, public comment related to the items on the agenda and citizen participation on items under the jurisdiction of the City Council at this meeting. If you wish to speak, we respectfully ask you to complete and submit a speaker card to the City Clerk. Cards are available online, in the Clerk's Office or at the front of the Chambers as you enter.

These proceedings are being video recorded as well as presented live on KCLV, Cable Channel 2. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The City Council Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV Channel 2 and the web the Wednesday of the meeting at 8:00 PM, and also on Friday at 4:00 AM, Saturday at 7:00 PM, Sunday at 7:00 AM and the following Monday at 5:00 PM.

Note: Cellular phones are to be turned off during the City Council Meeting.

CEREMONIAL MATTERS

1. Call to Order

2. Announcement Regarding: Compliance with Open Meeting Law

3. Invocation - Reverend Vincent Jordan, Victory Missionary Baptist Church

4. Pledge of Allegiance

5. Recognition of the Employee of the Month

6. Recognition of Carpenters Union Local 1977

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. 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.

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

9. For possible action to approve the Final Minutes by reference of the April 20, 2022 Regular City Council Meeting

CONSENT AGENDA

Matters listed on the Consent Agenda are considered to be routine and have been recommended for approval by the Submitting Departments. All items on the Consent Agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

COMMUNITY SERVICES - CONSENT

10. For possible action to approve the 2021-2022 Interlocal Agreement for Shared Funding of the Homeless Census and Evaluation between the cities of Las Vegas, North Las Vegas, Henderson, Boulder City and Clark County with the City of Las Vegas' contribution of $6,854.70 (CDBG Admin) - All Wards

11. For possible action to approve the 2021-2022 Interlocal Agreement for Shared Funding of the Homeless Management Information System (HMIS) between the cities of Las Vegas, North Las Vegas, Henderson, Boulder City and Clark County with the City of Las Vegas' contribution of $65,984.62 (CDBG Admin) - All Wards

12. For possible action to approve the 2021-2022 Interlocal Agreement For Shared Funding of Inclement Weather Shelter between the cities of Las Vegas, North Las Vegas, Henderson, Boulder City and Clark County with City of Las Vegas' contribution of $179,027.70 (CDBG Admin) - All Wards

ECONOMIC AND URBAN DEVELOPMENT - CONSENT

13. For possible action to approve the Professional Services Contract between the City of Las Vegas (City) and M.Y.S. LLC to provide advisory services to assist the City and Redevelopment Agency (RDA) with supplier and workforce diversity and general contractor diversity including subcontractor participation from minority owned, women owned, and veteran owned firms - Wards 1, 3 and 5 (Knudsen, Diaz and Crear) [NOTE: This item is related to RDA Item 4]

FINANCE - CONSENT

14. For possible action to approve Amendment No. 1 to the existing Franchise Agreement for the Provision of Non-Emergency Ambulance Services between RBR Management, LLC d/b/a Community Ambulance (“Community Ambulance”) and the City of Las Vegas (“City”) - All Wards

FINANCE - PURCHASING AND CONTRACTS - CONSENT

15. For possible action to approve award of Mutual Use Contract No. 220186-BW, Aerial Lift Trucks - Department of Operations and Maintenance - Award recommended to: ALTEC INDUSTRIES, INC. (Not-to-Exceed $920,697 - City Equipment Acquisition Internal Service Fund) - All Wards

16. For possible action to approve award of Modification No. 2 to Contract No. 18.70418-JH-B, Construction Manager

at Risk Agreement for Corridor of Hope, also known as the Courtyard, located on Foremaster Lane between Main Street and Las Vegas Boulevard - Department of Public Works - Award recommended to: CORE CONSTRUCTION SERVICES OF NEVADA, INC ($1,638,815 - General Capital Projects Fund) - Ward 5 (Crear)

PLANNING - CONSENT

17. For possible action to approve the Waiver of Residential Construction Tax Agreement between the City of Las Vegas and 190 Octane FT Partners LLC, which confirms the developer's compliance with Title 4 for a new park and sets the construction and maintenance obligations going forward - Ward 4 (Anthony)

PLANNING - BUSINESS LICENSING - CONSENT

18. For possible action to approve a Cannabis Production Establishment license (Medical/Recreational) for AGUA STREET LLC dba AGUA STREET LLC at 340 Sunpack Court - Henderson, Nevada

19. For possible action to approve a Cannabis Distributor License (Medical/Recreational) for SILVER SAGE WELLNESS LLC dba SILVER SAGE WELLNESS LLC at 4071 Ponderosa Way - Clark County, Nevada

20. For possible action to approve a Cannabis Cultivation Facility License (Medical/Recreational) for A NEW LEAF CULTIVATION CENTER LLC dba SUGAR PINE CANNABIS CO at 800 Stillwell Road, Suite #80 [Dotan Y Melech, Court Appointed Receiver] - Reno, Nevada

21. For possible action to approve a Massage Establishment license for GOLDEN CLASS LLC dba LA LUNA MASSAGE at 7350 West Cheyenne Avenue, Suite #102 [Xiaobai Zhang, Managing Member] - Ward 4 (Anthony)

22. For possible action to approve a Massage Establishment license for ON POINT LLC dba ON POINT MASSAGE at 9111 West Russell Road [Kathryn Elizabeth Hollars, Managing Member] - Clark County, Nevada

PUBLIC WORKS - CONSENT

23. For possible action to approve Cooperative (Local Public Agency) Agreement PR575-13-063 - Amendment No. 5 between the City of Las Vegas (CLV) and the State of Nevada Department of Transportation (NDOT) to decrease project funding in the amount of $15,235 for construction of dedicated right turn lanes and bus turnout improvements at the Charleston Boulevard/Torrey Pines Drive and Lake Mead Boulevard/Jones Boulevard intersections - Wards 1 and 5 (Knudsen and Crear)

24. For possible action to approve Interlocal Contract 3012 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to provide funding for engineering design for the Rampart Boulevard, Charleston Boulevard to Vegas Drive Project ($900,000 - Traffic Improvements Capital Project Fund [CPF]) - Ward 2 (Seaman)

25. For possible action to approve Interlocal Contract 3013 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to provide funding for construction for the Pedestrian Upgrades City of Las Vegas Area 2B - Phase II Project located within the limits of Charleston Boulevard, Bruce Street, Eastern Avenue, and Stewart Avenue ($2,150,000 - Traffic Improvements Capital Project Fund [CPF]) - Ward 3 (Diaz)

26. For possible action to approve the following supplemental interlocal contracts: Interlocal Contract (IL) 701 - Supplemental No. (S No.) 1; IL 989 - S No. 3; IL 1059 - S No. 1; IL 1098 - S No. 1; IL 1093 - S No. 2; IL 1017 - S No. 2; IL 1096 - S No. 2; IL 1235 - S No. 1; IL 1236 - S No. 1, which are for capital improvement projects funded by the Regional Transportation Commission of Southern Nevada (RTC), and requires supplements to modify funding source from Motor Vehicle Fuel Tax (MVFT) funds to Fuel Revenue Indexing (FRI) funds - All Wards

RESOLUTIONS - CONSENT

27. R-20-2022 - For possible action to approve a Resolution authorizing the City Manager or a designee to approve and execute subordination agreements which subordinate City HOME program and/or AAHTF loans to replacement financing of existing debt concerning the same project - All Wards

28. R-21-2022 - For possible action to approve a Resolution authorizing the grant of up to six million dollars and amending the previously approved Grant Agreement accordingly, to CLV Strong Start Academy Elementary Schools, Inc., a Nevada non-profit corporation, for educational purposes and providing for other matters properly

related thereto - All Wards

29. R-22-2022 - For possible action to approve a Resolution setting a public hearing for June 1, 2022 on the advisability of entering into a Monorail Agreement to grant TBC - The Boring Company the right to install and operate a monorail in the City

DISCUSSION/ACTION ITEMS

ECONOMIC AND URBAN DEVELOPMENT - DISCUSSION

30. Discussion for possible action regarding activating and operating a temporary program by which fines for qualifying parking infractions may be paid by means of the donation of school supplies in lieu of the payment of money pursuant to LVMC 11.10.150 - All Wards

BOARDS AND COMMISSIONS - DISCUSSION

31. Discussion for possible action regarding the reappointment of Richard Serfas to the Historic Preservation Commission

32. Discussion for possible action regarding the appointment of nominee Vicki Quinn to the Civil Service Board of Trustees

33. Discussion for possible action regarding the reappointment of Todd Moody to the Historic Preservation Commission

34. Discussion for possible action regarding the reappointment of Councilman Cedric Crear to the Southern Nevada Enterprise Community Advisory (SNEC) Board

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

35. Bill No. 2022-11 - For possible action - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2023); providing for the payment of the costs and expenses of maintaining street beautification improvements; assessing the cost of maintenance against the assessable lots, tracts, and parcels of land benefitted by said maintenance. Proposed by: Mike Janssen, Director of Public Works

36. Bill No. 2022-12 - For possible action - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2023 (Las Vegas Boulevard to 8th Street); providing for the payment of the costs and expenses of a Neighborhood Improvement Project, assessing the cost of the project against the assessable lots, tracts, and parcels of land benefitted by said improvements. Proposed by: Mike Janssen, Director of Public Works

37. Bill No. 2022-13 - For possible action - Amends LVMC Chapter 2.20 to authorize the Department of Fire and Rescue to enter into agreements with owners or operators of various types of public and private facilities by which the Department's public safety bomb squad or other specialized units will provide inspection, security and related services for specified events or types of events, and authorizes the Department to establish and charge fees in connection with providing such services. Proposed by: Jeff Buchanan, Chief of Fire and Rescue

38. Bill No. 2022-14 - For possible action - Amends LVMC Title 19 (Unified Development Code) by amending Appendix F thereof (Interim Downtown Las Vegas Development Standards) to adjust the requirements and procedures for the placement of utility boxes and appurtenances within Area 1, as that area is identified in Appendix F. Proposed by: Seth T. Floyd, Director of Community Development

39. Bill No. 2022-15 - For possible action - Amends the Land Use Tables adopted in LVMC 19.12.010 to provide that the use "Blood Plasma Donor Center" is permitted in the C-1 Zoning District by means of special use permit. Sponsored by: Councilman Brian Knudsen

PLANNING

The items listed below, where appropriate, have been reviewed by the various City departments relative to the requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and Building and Fire regulations. Their comments and/or requirements have been incorporated into the action.

PLANNING - ONE MOTION/ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered to be routine non-public and public hearing items with a Planning Commission and/or Staff recommendation of approval. All public hearings and non-public hearings items will be opened at one time. Any person representing an application or a member of the public or a member of the City Council 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.

40. 22-0017-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA - For possible action on a Land Use Entitlement project request for a Major Modification of the Skye Canyon Master Plan TO AMEND A PORTION OF PARCEL 2.10 FROM: ML (RESIDENTIAL MEDIUM LOW) TO: ML-A (RESIDENTIAL MEDIUM LOW-ATTACHED) on a portion of 41.27 acres at the northeast corner of W Skye Canyon Park Drive and Shaumber Road (APNs Multiple), T-D (Traditional Development) Zone [ML (Residential Medium Low) Special Land Use Designation], Ward 6 (Fiore). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

41. 22-0042 - PUBLIC HEARING - APPLICANT/OWNER: CITI PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 0.79 acres on the south side of Lake Mead Boulevard approximately 395 feet east of Decatur Boulevard (APN 139-19-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

    41a. 22-0042-SUP1 - SPECIAL USE PERMIT - FOR AN AUTO REPAIR GARAGE, MINOR USE

    41b. 22-0042-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,000 SQUARE-FOOT MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW SERVICE BAYS TO FACE THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS PROHIBITED

42. 22-0052-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ODYSSEY CHARTER SCHOOL - OWNER: 6122 W SAHARA AVE, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-51436) FOR A PROPOSED 4,300 SQUARE-FOOT ADDITION TO AN EXISTING 18,648 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY AND SECONDARY USE [CHARTER SCHOOL] on 2.63 acres at 6150 West Sahara Avenue, Suites #6138 and #6142 (APN 163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

43. 22-0089-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE LOUISE ANN BENDA LIVING TRUST - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way generally located at the southwest corner of Grand Teton Drive and Jones Boulevard, Ward 6 (Fiore). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

44. 22-0098 - PUBLIC HEARING - APPLICANT: SIGNATURE HOMES - OWNER: DURANGO MB PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 10.58 acres at the southeast corner of Durango Drive and U.S. Highway 95 (APN 125-17-702-001), T-C (Town Center) Zone, Ward 6 (Fiore). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

    44a. 22-0098-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)

    44b. 22-0098-SUP1 - SPECIAL USE PERMIT - FOR PRIVATE STREETS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

    44c. 22-0098-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 34-LOT SINGLE-FAMILY, ATTACHED RESIDENTIAL SUBDIVISION

    44d. 22-0098-TMP1 - TENTATIVE MAP - DURANGO AND 95 - PARCEL 3 - FOR A 34-LOT SINGLE FAMILY, ATTACHED RESIDENTIAL SUBDIVISION

45. 22-0101 - PUBLIC HEARING - APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.46 acres at the southeast corner of Alexander Road and Buffalo Drive (APN 138-10-101-001), Ward 4 (Anthony). The Planning Commission (7-0 vote) and Staff recommend

APPROVAL on the Land Use Entitlement project.

45a. 22-0101-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE)

45b. 22-0101-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: P-O (PROFESSIONAL OFFICE)

46. 22-0107 - PUBLIC HEARING - APPLICANT: THE 361 VENTURE, LLC - OWNER: STRATOSPHERE GAMING, LLC AND W2007 STATOSPHERE LAND PROPCO - For possible action on the following Land Use Entitlement project requests on 10.14 acres located on the west side of Main Street, approximately 230 feet south of Oakey Boulevard (APNs Multiple), Ward 3 (Diaz). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

46a. 22-0107-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

46b. 22-0107-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)

46c. 22-0107-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 99,858 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 6,625 SQUARE-FOOT OUTDOOR PATIO AREA

46d. 22-0107-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 99,858 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR/OUTDOOR) FACILITY AND A 6,625 SQUARE-FOOT OUTDOOR PATIO AREA WITH FIELD LIGHTING AND WAIVERS OF THE TITLE 19 APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

PLANNING - DISCUSSION

47. 21-0379 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON - For possible action on the following Land Use Entitlement project requests on 0.26 acres at 600 and 602 North 1st Street (APNs 139-27-810-008 and 009), Ward 5 (Crear). The Planning Commission (6-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

47a. 21-0379-ZON1 - ABEYANCE ITEM - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL)

47b. 21-0379-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A PROPOSED MIXED USE DEVELOPMENT

47c. 21-0379-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 18-UNIT MIXED-USE DEVELOPMENT WITH 4,862 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS

48. 21-0619-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAT'S MEOW LAS VEGAS - OWNER: F A E C HOLDINGS WIRRULLA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 10,407 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION TO A SIMILAR USE, A 1,214-FOOT DISTANCE SEPARATION TO A CHURCH/HOUSE OF WORSHIP, AND A 1,342-FOOT DISTANCE SEPARATION TO A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #201 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear). The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

49. 21-0649 - PUBLIC HEARING - APPLICANT/OWNER: JORGE HUERTA - For possible action on the following Land Use Entitlement project requests on 0.44 acres at 1404 North 23rd Street (APN 139-26-508-019), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

49a. 21-0649-VAR1 - VARIANCE - TO ALLOW 19 PARKING SPACES WHERE 23 ARE REQUIRED

49b. 21-0649-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 71 FEET IS REQUIRED AND A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

49c. 21-0649-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

50. 21-0736 - PUBLIC HEARING - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA - For possible action on the following Land Use Entitlement project requests on 2.35 acres on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane (APN 138-13-801-011), Ward 5 (Crear). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

50a. 21-0736-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

50b. 21-0736-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

50c. 21-0736-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

50d. 21-0736-VAR2 - VARIANCE - TO ALLOW A 6,328 SQUARE-FOOT LOT SIZE (LOT #12) WHERE 6,500 SQUARE-FEET IS THE MINIMUM SIZE ALLOWED

50e. 21-0736-TMP1 - TENTATIVE MAP - APRICOT & ROBERTA - FOR A PROPOSED 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

51. 21-0762 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA NEW BUILDS, LLC - For possible action on the following Land Use Entitlement project requests on 0.18 acres at 540 East St Louis Avenue (APN 162-03-415-046), Ward 3 (Diaz). Staff recommends DENIAL on 21-0762-SDR1. The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project. [NOTE: Printed agenda reflects Staff's recommendation is for DENIAL on 21-0762-SDR1, which is incorrect. Both the Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.]

51a. 21-0762-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

51b. 21-0762-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

51c. 21-0762-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SINGLE-STORY, FOUR-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

52. 21-0772 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: DECATUR COMMERCIAL, LLC - For possible action on the following Land Use Entitlement project requests on 1.57 acres at 450 South Decatur Boulevard (APN 138-36-613-008), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

52a. 21-0772-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 19 ARE REQUIRED

52b. 21-0772-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE WITH A WAIVER TO ALLOW A STUCCO FACADE WHERE DECORATIVE BLOCK IS REQUIRED ADJACENT TO A RESIDENTIAL USE

52c. 21-0772-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 685-UNIT, 101,311 SQUARE-FOOT MINI-STORAGE FACILITY

53. 21-0783 - PUBLIC HEARING - APPLICANT/OWNER: SUERTE SIETE, LLC - For possible action on the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), Ward 5 (Crear).The Planning Commission (7-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

53a. 21-0783-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

53b. 21-0783-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

53c. 21-0783-VAR1 - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED WITHIN THE FRONT YARD SETBACK AREA AND NON-DECORATIVE, NON-CONTRASTING WALL MATERIALS WHERE SUCH IS REQUIRED

53d. 21-0783-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED TRUCKING COMPANY USE WITH WAIVERS TO ALLOW MORE THAN FIVE TRUCKS OR TRAILERS AND THE USE TO BE VISIBLE FROM ADJOINING STREETS

53e. 21-0783-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TRUCKING COMPANY VEHICLE STORAGE FACILITY

54. 22-0015 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard approximately 520 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on entire the Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

54a. 22-0015-VAR1 - VARIANCE - TO ALLOW OUTDOOR STORAGE WITHIN THE SETBACK AREA WHERE SUCH IS NOT ALLOWED; AND A SIX-FOOT TALL SCREEN WALL WHERE OUTDOOR STORAGE SCREENING DEVELOPMENT STANDARDS REQUIRE AN EIGHT-FOOT TALL SOLID SCREEN WALL

54b. 22-0015-VAR2 - VARIANCE - TO ALLOW THREE PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED AND TO ALLOW ZERO PARKING SPACES SPREAD THROUGHOUT THE DEVELOPMENT WHERE TWO ARE REQUIRED

54c. 22-0015-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW THE STORAGE AREA TO BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE AND STORAGE WITHIN THE SETBACK AND LANDSCAPE BUFFER AREA

54d. 22-0015-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

55. 22-0051 - PUBLIC HEARING - APPLICANT/OWNER: MARX GLEN FAMILY TRUST - For possible action on an Appeal of the Denial by the Planning Commission of a portion of the following Land Use Entitlement project requests on 1.05 acres at 5609 Ano Drive (APN 125-24-304-005), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends DENIAL on 22-0051-SUP1.

55a. 22-0051-VAR1 - VARIANCE - This Variance was approved (7-0 vote) at the April 12, 2022 Planning Commission meeting and is not part of this Appeal

55b. 22-0051-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED VEHICLE PARKING, STORAGE OR REPAIR IN RESIDENTIAL ZONING USE

56. 22-0078 - PUBLIC HEARING - APPLICANT/OWNER: RAINY DAY INVESTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 1.91 acres located on the northeast corner of Hammer Lane

and Rainbow Boulevard (APNs 125-35-103-014 and 016), Ward 6 (Fiore). Staff recommends APPROVAL on 22-0078-GPA1 and 22-0078-ZON1. Staff recommends DENIAL on 22-0078-VAR1 and 22-0078-TMP1. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

56a. 22-0078-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

56b. 22-0078-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

56c. 22-0078-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED, TO ALLOW A HAMMERHEAD STREET TERMINATION ON AN UN-GATED PRIVATE STREET WHERE A CUL-DE-SAC IS REQUIRED AND TO ALLOW AN UN-GATED PRIVATE STREET THAT DOES NOT MEET PUBLIC STREET DEVELOPMENT STANDARDS

56d. 22-0078-TMP1 - TENTATIVE MAP - RAINBOW & HAMMER - FOR A PROPOSED 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

57. 22-0083 - PUBLIC HEARING - APPLICANT: ALBERTO DE LA PAZ - OWNER: ADKD HOLDINGS, LLC, VEGAS DRIVE SERIES - For possible action on the following Land Use Entitlement project requests on 0.94 acres on the south side of Vegas Drive, approximately 605 feet west of Pyramid Drive (APN 139-30-501-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

57a. 22-0083-VAR1 - VARIANCE - TO ALLOW 46 PARKING SPACES WHERE 150 ARE REQUIRED

57b. 22-0083-VAR2 - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FENCE WHERE FIVE FEET IS ALLOWED IN THE FRONT YARD SETBACK AREA AND A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 105 FEET IS REQUIRED

57c. 22-0083-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 14,973 SQUARE-FOOT OFFICE AND BANQUET FACILITY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

58. 22-0084 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES OF NEVADA - OWNER: LAWRENCE BRANDON WONG AND TRACEY WONG BRIGGS - For possible action on the following Land Use Entitlement project requests on 5.08 acres located on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way (APN 125-19-202-007), Ward 4 (Anthony). Staff recommends APPROVAL on 22-0084-VAC1. Staff recommends DENIAL on 22-0084-GPA1, 22-0084-ZON1, 22-0084-VAR1 and 22-0084-TMP1. The Planning Commission (6-0-1 vote) recommends APPROVAL on the entire Land Use Entitlement project.

58a. 22-0084-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

58b. 22-0084-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT)

58c. 22-0084-VAR1 - VARIANCE - TO ALLOW A 1.16 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

58d. 22-0084-VAC1 - VACATION - TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

58e. 22-0084-TMP1 - TENTATIVE MAP - DEER SPRINGS EULA - FOR A PROPOSED 23-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

59. 22-0097-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED THREE-STORY, 44,700 SQUARE-FOOT MEDICAL OFFICE AND OFFSITE PARKING LOT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 2.24 acres at the northeast and southeast corners of Pinto Lane and Tonopah Drive (APNs 139-33-302-008 through 011; 139-33-302-016, 017, 018 and 024), T5-N (T5 Neighborhood) and T6-UG (T6 Urban General) Zones, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and

Staff recommend APPROVAL.

60. 22-0117-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: MESQUITEWOOD, LLC - For possible action on a Land Use Entitlement project request to designate the property known as Mesquitewood, LLC as a Historic Site on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (22-0080-HPC1) at 418 West Mesquite Avenue (APN 139-27-401-039), T5-M (Maker) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

SET DATE

61. Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

CITIZENS PARTICIPATION

62. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the City Council. No subject may be acted upon by the City Council 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.

COUNCIL EMERGING ISSUES

Comments made by Council members during this portion of the agenda must refer solely to proposals for future agenda item topics to be brought before the Council for consideration and action at a later date. Any discussion must be limited to whether or not such proposed items shall be placed on a future agenda and no discussion regarding the substance of any such proposed topic shall occur. No action shall be taken.

63. Discussion regarding potential items for future City Council agendas - All Wards

COUNCIL MEMBER RECOGNITION

64. Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

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THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:
The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
1

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Call to Order

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
2

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Announcement Regarding: Compliance with Open Meeting Law

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
3

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Invocation - Reverend Vincent Jordan, Victory Missionary Baptist Church

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
4

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Pledge of Allegiance

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
5

DEPARTMENT: Communications **Ceremonial**
DIRECTOR: David Riggleman

SUBJECT:
Recognition of the Employee of the Month

BACKUP DOCUMENTATION:
1. Submitted at Meeting - Copy of Employee of the Month Slide for Maggie Buchanan


CITY OF LAS VEGAS
NEVADA
Employee of the Month | May 2022
Maggie Buchanan
Submitted at Meeting
Date: 5/18/2022 Item: 5

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
6

DEPARTMENT: Communications **Ceremonial**
DIRECTOR: David Riggleman

SUBJECT:
Recognition of Carpenters Union Local 1977

BACKUP DOCUMENTATION:
1. Submitted at Meeting - Copy of Certificate of Recognition for Carpenters Union Local 1977

City of Las Vegas

Office of the City Council

Certificate of Recognition

Carpenters Union Local 1977

The Las Vegas City Council and Councilwoman Olivia Díaz recognize the commitment that members of the Carpenters Union Local 1977 have demonstrated to our community by volunteering over 1,000 hours to clean our parks, trails, and plant trees.

Thank you for your efforts to make our city a better place for us all!

May 18, 2022

Mayor Carolyn G. Goodman

Mayor Pro Tem Stavros S. Anthony

Councilwoman Michele Fiore

Councilman Cedric Crear

Councilman Brian Knudsen

Councilwoman Victoria Seaman

Councilwoman Olivia Díaz

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
7

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

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

City Council
Meeting of: May 18, 2022

Agenda Item No.:
8

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
9

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
For possible action to approve the Final Minutes by reference of the April 20, 2022 Regular City Council Meeting

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
10

DEPARTMENT: Community Services **CONSENT**
DIRECTOR: Kathi Thomas

SUBJECT:
For possible action to approve the 2021-2022 Interlocal Agreement for Shared Funding of the Homeless Census and Evaluation between the cities of Las Vegas, North Las Vegas, Henderson, Boulder City and Clark County with the City of Las Vegas' contribution of $6,854.70 (CDBG Admin) - All Wards

FISCAL IMPACT:
Budget Funds Available
Amount: $6,854.70
Funding Source: CDBG Admin
Dept./Division: Office of Community Services

PURPOSE/BACKGROUND:
The 2021-2022 Interlocal Agreement provides a total of $22,849.00 in shared funding for the federally mandated Homeless Census and Evaluation. These funds are used to contract with Bit Focus, an independent company that analyzes the data collected from the January Point in Time (PIT) Count and the Southern Nevada Homeless Survey and provides a comprehensive report on the findings. This report is submitted to HUD Washington DC and becomes a critical component when determining how competitive Southern Nevada is nationally to receive federal funding for homeless programs, services, and housing. All local jurisdictions contribute on a population-based formula. The City of Las Vegas' proportionate share is $6,854.70.

RECOMMENDATION:
Staff recommends the Mayor and Council approve the Interlocal Agreement and authorize the Mayor to execute any and all related documents approved as to form by the City Attorney's Office.

BACKUP DOCUMENTATION:
1. Interlocal Agreement for Shared Funding of the Homeless Census and Evaluation

INTERLOCAL AGREEMENT
FOR SHARED FUNDING OF
THE HOMELESS CENSUS AND EVALUATION

This Interlocal Agreement is made and entered into this ____ day, of _____ 2022, by and among the COUNTY of CLARK (hereinafter referred to as "County"), the CITY OF LAS VEGAS, the CITY OF HENDERSON, the CITY OF NORTH LAS VEGAS, and the CITY OF BOULDER CITY (hereinafter collectively referred to as "Cities").

WITNESSETH:

WHEREAS, County and Cities executed an Interlocal Agreement dated October 20, 1998, for the formation of the Southern Nevada Regional Planning Coalition (SNRPC), which was formed in recognition of the need for collaboration to address the challenges facing Southern Nevada; and

WHEREAS, the SNRPC adopted a Homeless Intervention Proposal on September 25, 2003, as an effort to address the needs of homeless persons in the Clark County/Las Vegas Valley area; and

WHEREAS, the SNRPC approved the formation of a Technical Committee on Homelessness to oversee regional homelessness activities in Southern Nevada; and

WHEREAS, the Homeless Intervention Proposal recommends that County and Cities share funding based on a population-based formula to pay for regional coordination and the responsible development of a comprehensive plan for the homeless; and

WHEREAS, the Committee on Homelessness, in compliance with implementation requirements under the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act rules and regulations, which provides Federal funding to communities for homeless services, has approved the formation of the Southern Nevada Homelessness Continuum of Care Board to oversee regional homelessness activities in Southern Nevada (hereinafter referred to as "SNH CoC Board"); and

WHEREAS, the activities of the Committee on Homelessness transitioned from the governance of the SNRPC Board to the SNH CoC Board on February 23, 2016; and

WHEREAS, Nevada Revised Statutes (NRS) 277.180 provides that two or more political subdivisions of the State of Nevada may enter into interlocal agreements for the performance of any governmental function in the furtherance of that function; and

WHEREAS, the County and Cities executed the first Interlocal Agreement for Shared Funding of Regional Homeless Coordination and Inclement Weather Shelter for Fiscal Year 2004-2005, and have annually entered into a new interlocal agreement since inception; and

WHEREAS, the County and Cities desire to execute this agreement pursuant to the terms and conditions stated herein;

NOW, THEREFORE, the following have been mutually agreed upon by all parties:

SECTION I: HOMELESS CENSUS AND EVALUATION

The SNH CoC Board is responsible for approving the comprehensive homeless plan and will oversee the coordination of regional homeless activities. The plan addresses the provision of an annual homeless census and evaluation activities. The SNH CoC Board agrees to commit funds on a population-based formula for the duration of this Interlocal Agreement (July 1, 2021, through June 30, 2022), not to exceed the amounts stated in Exhibit A, Interlocal Budget for homeless census and evaluation activities.

The County will work with the Cities, providers, and the public to incorporate these activities as a priority in the comprehensive homeless strategic plan to improve housing and service programs for the homeless in Clark County (among public, private, and non-profit jurisdictions), address competing goals and conflicting services, and reduce/eliminate duplication of services.

SECTION II: COMPENSATION AND TERMS OF PAYMENT

Funding for the homeless census and evaluation will be shared among the County and Cities on a population-based formula, not to exceed the amounts stated in Exhibit A. County will bill Cities in turn after each City approves this Interlocal Agreement. Funds must be received within thirty (30) days of billing.

SECTION III: MISCELLANEOUS PROVISIONS

A. Termination without Cause
   1. Upon thirty (30) days written notice to all parties, a party to this Interlocal Agreement may terminate this Interlocal Agreement for any reason prior to the date of termination set forth in paragraph D below.
   2. If termination is effected by any party, all parties agree to pay their portion of the compensation for services and benefits which has been earned or accrued as of the effective date of termination.

B. Governing Law Nevada law shall govern the interpretation of this Interlocal Agreement.

C. Confidential Treatment of Information All parties shall preserve the confidentiality, to the extent allowable by law, of any information obtained, assembled or prepared in connection with the performance of this Interlocal Agreement.

D. Terms of Agreement Each party agrees to pay County for its share of the costs related to the Homeless Census and Evaluation for the 2021/2022 fiscal year beginning July 1, 2021, and terminating June 30, 2022, not to exceed the amount stated on Exhibit A unless the Interlocal Agreement is terminated as set forth in paragraph A above.

E. Amendments Amendments to this Interlocal Agreement may be made only upon mutual consent in writing by County and Cities. No amendments or modifications of this Interlocal Agreement shall be deemed effective unless or until it is executed in writing by the parties hereto, with the same formality attending execution of this Interlocal Agreement.

F. Other Party Liability County and Cities, including any of their respective agents or employees, shall not be liable to any parties not participating in this Interlocal Agreement for any act or omission of the other party.

G. Other Party Interest This Interlocal Agreement is entered into for the exclusive benefits of the undersigned parties and is not intended to benefit any individual or entity not expressly named a party hereto.

H. Headings The headings of articles and sections contained in this Interlocal Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Interlocal Agreement.

I. Waiver or Breach Any waiver or breach of any provision of this Interlocal Agreement shall not be deemed a waiver of any other breach of the same or different provision.

J. Severability In the event any provision of this Interlocal Agreement is rendered invalid or unenforceable by any valid act of Congress or the Nevada State Legislature, or declared null and void by any court of competent jurisdiction, the rest and remainder of the provisions of this Interlocal Agreement shall remain in full force and effect.

K. Independent Contractor County and Cities are independent entities and nothing contained in this Interlocal Agreement shall be construed or be deemed to create a relationship of employer and employee or principal and agent or any relationship other than that of independent parties, contracting with each other solely for the purpose of carrying out the provisions of this Interlocal Agreement.

L. Entire Agreement This executed Interlocal Agreement contains the entire agreement among County and Cities relating to rights granted and obligations assumed by the parties hereto. Any prior agreements, contracts, promises, negotiations, or representations, either oral of written, relating to the subject matter of this Interlocal Agreement not expressly set forth in this Interlocal Agreement are of no force or effect.

M. Effective Date The effective date of this Interlocal Agreement shall be July 1, 2021, through June 30, 2022.

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IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed by their duly authorized representatives on the day and year first written above.

Clark County, Nevada

Attest:

By: _____
Lynn Marie Goya, County Clerk

By: _____
James B. Gibson, Chair
Board of County Commissioners

Approved as to form:

By: _____
Elizabeth Vibert, Deputy District Attorney

City of Las Vegas, Nevada

Attest:

By: _____
LuAnn D. Holmes, MMC, City Clerk

By: _____
Carolyn Goodman, Mayor

Approved as to form:

Dimitri P. Dalacas
Deputy City Attorney

By: _____ 5/3/2022
City Attorney

City of Henderson, Nevada

Attest:

By: _____
Jose Luis Valdez, CMC, City Clerk

By: _____
Richard A. Derrick, City Manager/CEO

Approved as to form:

By: _____
Nicholas G. Vaskov, City Attorney

Approved as to content:

By: _____
Lisa M. Corrado, AICP, Director
Community Development and Services

_____
CAO Review

Approved as to funding:

By: _____
Jim McIntosh, Chief Financial Officer

City of North Las Vegas, Nevada

Attest:

By: _____
Catherine A. Raynor, MMC, City Clerk

By: _____
John J. Lee, Mayor

Approved as to form:

By: _____
Micaela Rustia Moore, City Attorney

City of Boulder City, Nevada

Attest:

By: _____
Tami McKay, City Clerk

By: _____
Kiernan McManus, Mayor

Approved as to form:

By: _____
Brittany Walker, City Attorney

Exhibit A
Southern Nevada Homelessness Continuum of Care Board
Interlocal Budget
FY 2021/2022

SNHCoC Supported Project	Share by Jurisdiction, based on General Population Percentage					
	Boulder City 0.8%	North Las Vegas 11%	Henderson 13.2%	Las Vegas 30%	Clark County 45.0%	Joint Regional Commitment
Homeless Census and Evaluation Bitfocus provides census data analysis, including calculation of Point In Time data	$182.79	$2,513.39	$3,016.07	$6,854.70	$10,282.05	$22,849.00
Total Due	$182.79	$2,513.39	$3,016.07	$6,854.70	$10,282.05	$22,849.00

3/17/2022

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
11

DEPARTMENT: Community Services **CONSENT**
DIRECTOR: Kathi Thomas

SUBJECT:
For possible action to approve the 2021-2022 Interlocal Agreement for Shared Funding of the Homeless Management Information System (HMIS) between the cities of Las Vegas, North Las Vegas, Henderson, Boulder City and Clark County with the City of Las Vegas' contribution of $65,984.62 (CDBG Admin) - All Wards

FISCAL IMPACT:
Budget Funds Available
Amount: $65,984.62
Funding Source: CDBG Admin
Dept./Division: Office of Community Services

PURPOSE/BACKGROUND:
The 2021-2022 Interlocal Agreement provides $219,948.75 in shared funding for the federally mandated HMIS, which provides system access and support to over 50 homeless service providers to operate an online informational sharing system that tracks individuals and families accessing homeless services in Southern Nevada. The system is used to increase communication between agencies; track resources for greater services; as well as provide data for reporting and strategic planning efforts. The City of Las Vegas Office of Community Services, Fire & Rescue, Detention and Enforcement, and Municipal Courts are all users of the HMIS system. All local jurisdictions contribute on a population-based formula. The City of Las Vegas' proportionate share is $65,984.62.

RECOMMENDATION:
Staff recommends the Mayor and Council approve the Interlocal Agreement and authorize the Mayor to execute any and all related documents approved as to form by the City Attorney's Office.

BACKUP DOCUMENTATION:
1. Interlocal Agreement for Shared Funding of the Homeless Management Information System

INTERLOCAL AGREEMENT
FOR SHARED FUNDING OF
THE HOMELESS MANAGEMENT INFORMATION SYSTEM

This Interlocal Agreement is made and entered into this ____ day, of _____ 2022, by and among the COUNTY of CLARK (hereinafter referred to as "County"), the CITY OF LAS VEGAS, the CITY OF HENDERSON, the CITY OF NORTH LAS VEGAS, and the CITY OF BOULDER CITY (hereinafter collectively referred to as "Cities").

WITNESSETH:

WHEREAS, County and Cities executed an Interlocal Agreement dated October 20, 1998, for the formation of the Southern Nevada Regional Planning Coalition (SNRPC), which was formed in recognition of the need for collaboration to address the challenges facing Southern Nevada; and

WHEREAS, the SNRPC adopted a Homeless Intervention Proposal on September 25, 2003, as an effort to address the needs of homeless persons in the Clark County/Las Vegas Valley area; and

WHEREAS, the SNRPC approved the formation of a Technical Committee on Homelessness to oversee regional homelessness activities in Southern Nevada; and

WHEREAS, the Homeless Intervention Proposal recommends that County and Cities share funding based on a population-based formula to pay for regional coordination and the responsible development of a comprehensive plan for the homeless; and

WHEREAS, the Committee on Homelessness, in compliance with implementation requirements under the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act rules and regulations, which provides Federal funding to communities for homeless services, has approved the formation of the Southern Nevada Homelessness Continuum of Care Board to oversee regional homelessness activities in Southern Nevada (hereinafter referred to as "SNH CoC Board"); and

WHEREAS, the activities of the Committee on Homelessness transitioned from the governance of the SNRPC Board to the SNH CoC Board on February 23, 2016; and

WHEREAS, Nevada Revised Statutes (NRS) 277.180 provides that two or more political subdivisions of the State of Nevada may enter into interlocal agreements for the performance of any governmental function in the furtherance of that function; and

WHEREAS, the County and Cities executed the first Interlocal Agreement for Shared Funding of Regional Homeless Coordination and Inclement Weather Shelter for Fiscal Year 2004-2005, and have annually entered into a new interlocal agreement since inception; and

WHEREAS, the County and Cities desire to execute this agreement pursuant to the terms and conditions stated herein;

NOW, THEREFORE, the following have been mutually agreed upon by all parties:

SECTION I: HOMELESS MANAGEMENT INFORMATION SYSTEM

The SNH CoC Board is responsible for approving the comprehensive homeless plan and will oversee the coordination of regional homeless activities. The plan addresses provisions for data collection. The SNH CoC Board agrees to commit funds on a population-based formula for the duration of this Interlocal Agreement (July 1, 2021, through June 30, 2022), not to exceed the amounts stated in Exhibit A, Interlocal Budget for the Homeless Management Information System (HMIS).

The County will work with the Cities, providers, and the public to continue to incorporate these activities as a priority in the comprehensive homeless strategic plan to improve housing and service programs for the homeless in Clark County (among public, private, and non-profit jurisdictions), address competing goals and conflicting services, and reduce/eliminate duplication of services.

SECTION II: COMPENSATION AND TERMS OF PAYMENT

Funding for the HMIS activities will be shared among the County and Cities on a population-based formula, not to exceed the amounts stated in Exhibit A. County will bill Cities in turn after each City approves this Interlocal Agreement. Funds must be received within thirty (30) days of billing.

SECTION III: MISCELLANEOUS PROVISIONS

A. Termination without Cause
   1. Upon thirty (30) days written notice to all parties, a party to this Interlocal Agreement may terminate this Interlocal Agreement for any reason prior to the date of termination set forth in paragraph D below.
   2. If termination is effected by any party, all parties agree to pay their portion of the compensation for services and benefits which has been earned or accrued as of the effective date of termination.

B. Governing Law Nevada law shall govern the interpretation of this Interlocal Agreement.

C. Confidential Treatment of Information All parties shall preserve the confidentiality, to the extent allowable by law, of any information obtained, assembled or prepared in connection with the performance of this Interlocal Agreement.

D. Terms of Agreement Each party agrees to pay County for its share of the costs related to the HMIS for the 2021/2022 fiscal year beginning July 1, 2021, and terminating June 30, 2022, not to exceed the amount stated on Exhibit A unless the Interlocal Agreement is terminated as set forth in paragraph A above.

E. Amendments Amendments to this Interlocal Agreement may be made only upon mutual consent in writing by County and Cities. No amendments or modifications of this Interlocal Agreement shall be deemed effective unless or until it is executed in writing by the parties hereto, with the same formality attending execution of this Interlocal Agreement.

F. Other Party Liability County and Cities, including any of their respective agents or employees, shall not be liable to any parties not participating in this Interlocal Agreement for any act or omission of the other party.

G. Other Party Interest This Interlocal Agreement is entered into for the exclusive benefits of the undersigned parties and is not intended to benefit any individual or entity not expressly named a party hereto.

H. Headings The headings of articles and sections contained in this Interlocal Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Interlocal Agreement.

I. Waiver or Breach Any waiver or breach of any provision of this Interlocal Agreement shall not be deemed a waiver of any other breach of the same or different provision.

J. Severability In the event any provision of this Interlocal Agreement is rendered invalid or unenforceable by any valid act of Congress or the Nevada State Legislature, or declared null and void by any court of competent jurisdiction, the rest and remainder of the provisions of this Interlocal Agreement shall remain in full force and effect.

K. Independent Contractor County and Cities are independent entities and nothing contained in this Interlocal Agreement shall be construed or be deemed to create a relationship of employer and employee or principal and agent or any relationship other than that of independent parties, contracting with each other solely for the purpose of carrying out the provisions of this Interlocal Agreement.

L. Entire Agreement This executed Interlocal Agreement contains the entire agreement among County and Cities relating to rights granted and obligations assumed by the parties hereto. Any prior agreements, contracts, promises, negotiations, or representations, either oral of written, relating to the subject matter of this Interlocal Agreement not expressly set forth in this Interlocal Agreement are of no force or effect.

M. Effective Date The effective date of this Interlocal Agreement shall be July 1, 2021, through June 30, 2022.

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IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed by their duly authorized representatives on the day and year first written above.

Attest:

By: _____
Lynn Marie Goya, County Clerk

By: _____
James B. Gibson, Chair
Board of County Commissioners

Approved as to form:

By: _____
Elizabeth Vibert, Deputy District Attorney

City of Las Vegas, Nevada

Attest:

By: _____
LuAnn D. Holmes, MMC, City Clerk

By: _____
Carolyn Goodman, Mayor

Approved as to form:

Dimitri P. Dalacas
Deputy City Attorney

By: _____ 5/3/2022
City Attorney

City of Henderson, Nevada

Attest:

By: _____
Jose Luis Valdez, CMC, City Clerk

By: _____
Richard A. Derrick, City Manager/CEO

Approved as to form:

By: _____
Nicholas G. Vaskov, City Attorney

Approved as to content:

By: _____
Lisa M. Corrado, AICP, Director
Community Development and Services

_____
CAO Review

Approved as to funding:

By: _____
Jim McIntosh, Chief Financial Officer

City of North Las Vegas, Nevada

Attest:

By: _____
Catherine A. Raynor, MMC, City Clerk

By: _____
John J. Lee, Mayor

Approved as to form:

By: _____
Micaela Rustia Moore, City Attorney

City of Boulder City, Nevada

Attest:

By: _____
Tami McKay, City Clerk

By: _____
Kiernan McManus, Mayor

Approved as to form:

By: _____
Brittany Walker, City Attorney

Exhibit A
Southern Nevada Homelessness Continuum of Care Board
Interlocal Budget
FY 2021/2022

SNHCoC Supported Project	Share by Jurisdiction, based on General Population Percentage					
	Boulder City 0.8%	North Las Vegas 11%	Henderson 13.2%	Las Vegas 30%	Clark County 45.0%	Joint Regional Commitment
Homeless Management Information System Bitfocus provides single data system, 240 user licenses, administration/management, staff technical support	$1,759.59	$24,194.36	$29,033.24	$65,984.62	$98,976.94	$219,948.75
Total Due	$1,759.59	$24,194.36	$29,033.24	$65,984.62	$98,976.94	$219,948.75

3/17/2022

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
12

DEPARTMENT: Community Services **CONSENT**
DIRECTOR: Kathi Thomas

SUBJECT:
For possible action to approve the 2021-2022 Interlocal Agreement For Shared Funding of Inclement Weather Shelter between the cities of Las Vegas, North Las Vegas, Henderson, Boulder City and Clark County with City of Las Vegas' contribution of $179,027.70 (CDBG Admin) - All Wards

FISCAL IMPACT:
Budget Funds Available
Amount: $179,027.70
Funding Source: CDBG Admin
Dept./Division: Office of Community Services

PURPOSE/BACKGROUND:
The 2021-2022 Interlocal Agreement between Clark County, City of Las Vegas, City of Henderson, City of North Las Vegas and Boulder City provides $596,759.00 in shared funding to support year-round emergency shelter operations in Southern Nevada. All local jurisdictions contribute on a population-based formula. The City of Las Vegas' proportionate share is $179,027.70. These funds support the following agencies: Catholic Charities of Southern Nevada, Las Vegas Rescue Mission, Well Care and Hope Link of Southern Nevada.

RECOMMENDATION:
Staff recommends the Mayor and Council approve the Interlocal Agreement and authorize the Mayor to execute any and all related documents approved as to form by the City Attorney's Office.

BACKUP DOCUMENTATION:
1. Interlocal Agreement for Shared Funding of Inclement Weather Shelter

INTERLOCAL AGREEMENT
FOR SHARED FUNDING OF
EMERGENCY SHELTER

This Interlocal Agreement is made and entered into this ____ day, of _____ 2022, by and among the COUNTY of CLARK (hereinafter referred to as "County"), the CITY OF LAS VEGAS, the CITY OF HENDERSON, the CITY OF NORTH LAS VEGAS, and the CITY OF BOULDER CITY (hereinafter collectively referred to as "Cities").

WITNESSETH:

WHEREAS, County and Cities executed an Interlocal Agreement dated October 20, 1998, for the formation of the Southern Nevada Regional Planning Coalition (SNRPC), which was formed in recognition of the need for collaboration to address the challenges facing Southern Nevada; and

WHEREAS, the SNRPC adopted a Homeless Intervention Proposal on September 25, 2003, as an effort to address the needs of homeless persons in the Clark County/Las Vegas Valley area; and

WHEREAS, the SNRPC approved the formation of a Technical Committee on Homelessness to oversee regional homelessness activities in Southern Nevada (hereinafter referred to as the "Committee on Homelessness"); and

WHEREAS, the Homeless Intervention Proposal recommends that County and Cities share funding based on a population-based formula to pay for regional coordination and the responsible development of a comprehensive plan for the homeless; and

WHEREAS, the Committee on Homelessness, in compliance with implementation requirements under the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act rules and regulations, which provides Federal funding to communities for homeless services, has approved the formation of the Southern Nevada Homelessness Continuum of Care Board to oversee regional homelessness activities in Southern Nevada (hereinafter referred to as "SNH CoC Board"); and

WHEREAS, the activities of the Committee on Homelessness transitioned from the governance of the SNRPC Board to the SNH CoC Board on February 23, 2016; and

WHEREAS, Nevada Revised Statutes (NRS) 277.180 provides that two or more political subdivisions of the State of Nevada may enter into interlocal agreements for the performance of any governmental function in the furtherance of that function; and

WHEREAS, the County and Cities executed the first Interlocal Agreement for Shared Funding of Regional Homeless Coordination and Inclement Weather Shelter for Fiscal Year 2004-2005, and have annually entered into a new interlocal agreement since inception; and

WHEREAS, the County and Cities agreed to improve the delivery of shelter services, transitioning inclement weather operations to year-round emergency shelter operations beginning Fiscal Year 2021-2022; and

WHEREAS, the County and Cities desire to execute this agreement pursuant to the terms and conditions stated herein;

NOW, THEREFORE, the following have been mutually agreed upon by all parties:

SECTION I: EMERGENCY SHELTER ACTIVITIES

The SNH CoC Board is responsible for approving the comprehensive homeless plan and will oversee the coordination of regional homeless activities. The plan addresses provisions for sheltering of the homeless during inclement weather conditions. The SNH CoC Board, recognizing the continuing immediate need to provide for the welfare and safety of the homeless, agrees to commit funds on a population-based formula for the duration of this Interlocal Agreement (July 1, 2021, through June 30, 2022), not to exceed the amounts stated in Exhibit A, Interlocal Budget for Emergency Shelter.

The County will work with the Cities, providers, and the public to incorporate these activities as a priority in the comprehensive homeless strategic plan to improve housing and service programs for the homeless in Clark County (among public, private, and non-profit jurisdictions), address competing goals and conflicting services, and reduce/eliminate duplication of services.

SECTION II: COMPENSATION AND TERMS OF PAYMENT

Funding for regional homeless coordination and emergency shelter activities will be shared among the County and Cities on a population-based formula, not to exceed the amounts stated in Exhibit A. County will bill Cities in turn after each City approves this Interlocal Agreement. Funds must be received within thirty (30) days of billing.

SECTION III: MISCELLANEOUS PROVISIONS

A. Termination without Cause
   1. Upon thirty (30) days written notice to all parties, a party to this Interlocal Agreement may terminate this Interlocal Agreement for any reason prior to the date of termination set forth in paragraph D below.
   2. If termination is effected by any party, all parties agree to pay their portion of the compensation for services and benefits which has been earned or accrued as of the effective date of termination.

B. Governing Law Nevada law shall govern the interpretation of this Interlocal Agreement.

C. Confidential Treatment of Information All parties shall preserve the confidentiality, to the extent allowable by law, of any information obtained, assembled, or prepared in connection with the performance of this Interlocal Agreement.

D. Terms of Agreement Each party agrees to pay County for its share of the costs related to Inclement Winter Weather Shelter, and Inclement Summer Day Shelter for the 2021/2022 fiscal year beginning July 1, 2021, and terminating June 30, 2022, not to exceed the amount stated on Exhibit A unless the Interlocal Agreement is terminated as set forth in paragraph A above.

E. Amendments Amendments to this Interlocal Agreement may be made only upon mutual consent in writing by County and Cities. No amendments or modifications of this Interlocal Agreement shall be deemed effective unless or until it is executed in writing by the parties hereto, with the same formality attending execution of this Interlocal Agreement.

F. Other Party Liability County and Cities, including any of their respective agents or employees, shall not be liable to any parties not participating in this Interlocal Agreement for any act or omission of the other party.

G. Other Party Interest This Interlocal Agreement is entered into for the exclusive benefits of the undersigned parties and is not intended to benefit any individual or entity not expressly named a party hereto.

H. Headings The headings of articles and sections contained in this Interlocal Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Interlocal Agreement.

I. Waiver or Breach Any waiver or breach of any provision of this Interlocal Agreement shall not be deemed a waiver of any other breach of the same or different provision.

J. Severability In the event any provision of this Interlocal Agreement is rendered invalid or unenforceable by any valid act of Congress or the Nevada State Legislature, or declared null and void by any court of competent jurisdiction, the rest and remainder of the provisions of this Interlocal Agreement shall remain in full force and effect.

K. Independent Contractor County and Cities are independent entities, and nothing contained in this Interlocal Agreement shall be construed or be deemed to create a relationship of employer and employee or principal and agent or any relationship other than that of independent parties, contracting with each other solely for the purpose of carrying out the provisions of this Interlocal Agreement.

L. Entire Agreement This executed Interlocal Agreement contains the entire agreement among County and Cities relating to rights granted and obligations assumed by the parties hereto. Any prior agreements, contracts, promises, negotiations, or representations, either oral of written, relating to the subject matter of this Interlocal Agreement not expressly set forth in this Interlocal Agreement are of no force or effect.

M. Effective Date The effective date of this Interlocal Agreement shall be July 1, 2021, through June 30, 2022.

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IN WITNESS WHEREOF, the parties have caused this Interlocal Agreement to be executed by their duly authorized representatives on the day and year first written above.

Clark County, Nevada

Attest:

By: _____
Lynn Marie Goya, County Clerk

By: _____
James B. Gibson, Chair
Board of County Commissioners

Approved as to form:

By: _____
Elizabeth Vibert, Deputy District Attorney

City of Las Vegas, Nevada

Attest:

By: _____
LuAnn D. Holmes, MMC, City Clerk

By: _____
Carolyn Goodman, Mayor

Approved as to form:

Dimitri P. Dalacas
Deputy City Attorney

By: _____ 5/3/2022
City Attorney

City of Henderson, Nevada

Attest:

By: _____
Jose Luis Valdez, CMC, City Clerk

By: _____
Richard A. Derrick, City Manager/CEO

Approved as to form:

By: _____
Nicholas G. Vaskov, City Attorney

_____
CAO Review

Approved as to content:

By: _____
Lisa M. Corrado, AICP, Director
Community Development and Services

Approved as to funding:

By: _____
Jim McIntosh, Chief Financial Officer

City of North Las Vegas, Nevada

Attest:

By: _____
Catherine A. Raynor, MMC, City Clerk

By: _____
John J. Lee, Mayor

Approved as to form:

By: _____
Micaela Rustia Moore, City Attorney

City of Boulder City, Nevada

Attest:

By: _____
Tami McKay, City Clerk

By: _____
Kiernan McManus, Mayor

Approved as to form:

By: _____
Brittany Walker, City Attorney

Exhibit A
Southern Nevada Homelessness Continuum of Care Board
Interlocal Budget
FY 2021/2022

SNHCoC Supported Project	Share by Jurisdiction, based on General Population Percentage					
	Boulder City 0.8%	North Las Vegas 11%	Henderson 13.2%	Las Vegas 30%	Clark County 45.0%	Joint Regional Commitment
Emergency Shelter Daily shelter services provided at service campuses and motels. Providers include: Catholic Charities of Southern Nevada, HopeLink of Southern Nevada, Las Vegas Rescue Mission, and Well Care.	$4,774.07	$65,643.49	$78,772.19	$179,027.70	$268,541.55	$596,759.00
Total Due	$4,774.07	$65,643.49	$78,772.19	$179,027.70	$268,541.55	$596,759.00

3/17/2022

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
13

DEPARTMENT: Economic & Urban Development **CONSENT**
DIRECTOR: Ryan Smith

SUBJECT:
For possible action to approve the Professional Services Contract between the City of Las Vegas (City) and M.Y.S. LLC to provide advisory services to assist the City and Redevelopment Agency (RDA) with supplier and workforce diversity and general contractor diversity including subcontractor participation from minority owned, women owned, and veteran owned firms - Wards 1, 3 and 5 (Knudsen, Diaz and Crear) [NOTE: This item is related to RDA Item 4]

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
M.Y.S. LLC will provide advisory services to assist the City and Redevelopment Agency with supplier and workforce diversity and general contractor diversity including subcontractor participation from minority owned, women owned, and veteran owned firms. Services will also be offered to the developers who must adhere to the RDA and City Employment Plans to hire RDA residents.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. 220214-SK Professional Services Contract

220214-SK PROFESSIONAL SERVICES CONTRACT FOR WORKFORCE DIVERSITY PROGRAM STRATEGIC PLAN AND GENERAL CONTRACTOR DIVERSITY LIAISON

THIS CONTRACT is being entered into this _____ day of _____, 2022, by and between the City of Las Vegas (hereinafter the "City"), a municipal corporation within the State of Nevada having its principal office at 495 South Main Street, Las Vegas, Nevada 89101, and M.Y.S.LLC, (hereinafter the "Company"), a Nevada limited liability company having its principal office at 1000 N. Green Valley Pkwy. #440-592, Henderson, NV 89074.

SECTION A – Contract Overview

A-1 Summary of Contract [CAO-12/30/2020]

This Contract sets forth the terms and conditions for the performance of services described herein, and the execution hereof by the parties hereto forms a legally binding contract. This is a Non-Exclusive Contract.

(a)

Contract Synopsis The legally binding Scope of Work is more fully defined in Section C	Provide advisory services to assist the Redevelopment Agency with Supplier and Workforce Diversity and General Contractor Diversity including subcontractor participation from minority-owned, women-owned, and veteran-owned firms.		
Performance Dates The Performance Period is more fully defined in Section A-2	**Award Date** See first paragraph	**Expiration Date** 4/30/2023	**Option Periods** N/A
Contract Type As defined in Section B-1	The contract type is Firm Fixed Price or Lump Sum		
Contract Amount This Not-to-Exceed Amount is subject to Section C-2	$100,000	Not to Exceed $100,000	

(b)

Contract Exhibits / Attachments The following documents are hereby incorporated into this Contract	
Exhibit A – Scope of Work with Fees	Attachment 1 - Certificate of Disclosure

(c)

City Project Manager Per Section D-4, (a)	**Name** Tracy Reich	**Phone** (702)-229-2083	**Email** treich@lasvegasnevada.gov
Company Representative Per Section D-4, (b)	**Name** Myisha Boyce	**Phone** (702) 330-2449	**Email** myisha@mysfirm.com

(d)

City Legal Notice Representative per Section E-1			
Company Legal Notice Representative Per Section E-1	**Name & Title** Myisha Boyce, Managing Member	**Address** 1000 N Green Valley Pkwy #440-592 Henderson, NV 89074	**Email** myisha@mysfirm.com

A-2 Performance Period [CAO-12/30/2020]

(a) The performance period commences on the Award Date and continues through the Expiration Date.

(b) The City may at its sole discretion, exercise the option to renew this Contract for the periods set forth above (if any). The City shall provide written notice to the Company of such renewal(s), and the Company may not assume an automatic renewal. Exercise of an option does not commit the City to exercise further options.

(c) The City reserves the right to temporarily extend this Contract for up to one hundred eighty (180) calendar days from the Expiration Date, for any reason.

SECTION B – Basic Terms

B-1 Definitions [CAO-08/28/19]

The following definitions apply to this Contract:

(a) *"Award Date"* means the date that a Contract becomes effective. It is the date entered into the first paragraph of a Contract upon execution by an authorized representative of the City.

(b) *"Contract"* means this document, consisting of Sections A through E, and the exhibits and attachments attached hereto, which is binding and effective only upon execution by the City.

(c) *"Contract Amount"* means the maximum amount of compensation that may be paid to the Company for performance of the Contract, which includes, without limitation, compensation for all direct and indirect expenses.

(d) *"Deliverable"* means any report, software, hardware, data, documentation or other tangible item that the Company is required to provide to the City under the terms of the Contract.

(e) *"Fixed Fee Contract"* means a contract that provides for a firm price that is not subject to any adjustment on the basis of the Company's cost experience in performing the Contract.

SECTION C – Scope of Work

C-1 Scope of Work

(a) Services will be provided in accordance with the Scope of Work attached as "Exhibit A" .

C-2 Deliverables/Schedule/Fees

(a) Deliverables will be provided in accordance with the Scope of Work attached as "Exhibit A" .

(b) The City will pay the amounts set forth in "Exhibit A".

SECTION D – Special Conditions

D-1 Payment [CAO-4.2020]

(a) Payment Payment to the Company will be made only for the actual services performed and accepted by the City, upon receipt of an invoice submitted in accordance with Section D-3, "Invoices".

(b) Reimbursable Travel Expenses There are no reimbursable travel expenses authorized or payable under this Contract.

D-2 Fee Revisions [CAO-08/28/19]

For the term of this Contract, fees shall remain firm.

D-3 Invoices [CAO-9/2020]

(a) The Company will submit a timely detailed invoice to the City within sixty (60) monthly, for work performed to date..

(b) Each invoice shall contain the following information:

(i) the date of the invoice and invoice number;

(ii) the Purchase Order number;

(iii) the Contract Item against which charges are made; and

(iv) the performance dates covered by the invoice.

(c) Upon reconciliation of all errors, corrections, credits, and disputes, payment to the Company will be made in full within thirty (30) calendar days. **Invoices received without a valid Purchase Order number will be returned unpaid.** If the Company does not timely submit a detailed invoice to the City as required herein, the City shall not have any obligation or liability to effect any payment for said late invoice. The City shall also not be liable for any errors or omissions in an invoice once said invoice is paid by the City, all of which shall be expressly waived by Company. Notwithstanding the foregoing, this paragraph shall in no way waive the City's rights and remedies should the City find any errors or omissions in an invoice before or after said invoice is paid by the City.

The Company shall submit the original invoice to:

Department of Finance
ATTN: Accounts Payable
City of Las Vegas
495 South Main Street, 4th Floor
Las Vegas, NV 89101–2986

(d) The Company shall forward a copy of the invoice to the City's Project Manager, identified in Section D-4, "Project Manager/Company Representative", with the following items:

(i) copy of the applicable Deliverable associated with the invoice

The City may subtract or offset from any unpaid invoice from the Company any claims, which the City may have incurred for failure of the Company to comply with the terms, conditions or covenants of this Contract, or any damages, costs and expenses caused by, resulting from, or arising out of the negligent act or omission of the Company in the performance of the services under this Contract. Within thirty (30) calendar days, the City shall provide a written statement to the Company of the off-set which has been subtracted from any payment to the Company along with appropriate documentation and receipts, if any, and a description of the failure, error or deficiency attributed to the Company. The Company may dispute the right or amount of the off-set made by the City by providing written notification to the City within ten (10) calendar days after receipt of the City's written notice. The City shall provide a written response to the Company within ten (10) calendar days of receipt of the Company's written dispute notice. If the Company disputes the City's determination, the Company may file a claim pursuant to Section E-2, "Disputes" of this Contract.

D-4 Project Manager/Company Representative [CAO-8/28/19]

(a) The City's designated Project Manager for this Contract is named in Section A-1 (c). The City will provide written notice to the Company should there be a subsequent Project Manager change. The Project Manager will be the Company's principal point of contact at the City regarding any matters relating to this Contract, will provide all general direction to the Company regarding Contract performance, and will provide guidance regarding the City's goals and policies. *The Project Manager is not authorized to waive or modify any material scope of work changes or terms of the Contract.*

(b) The Company's designated Company Representative for this Contract is named in Section A-1 (c). The Company will provide written notice to the City should there be a subsequent Company Representative change. The City has the right to assume that the Company Representative has full authority to act for the Company on all matters arising under or relating to this Contract.

D-5 Insurance [CAO-04/2020]

The Company shall procure and maintain insurance as required by law and as appropriate for this Contract, including Workers' Compensation, Professional Liability, General Liability and Auto Liability Insurance coverage, at its own expense, for all work related to the performance of this Contract. The Company must remedy at its own expense all injuries to persons and damage or loss to any City property caused in whole or in part by the Company, its subcontractors or anyone employed, directed, or supervised by the Company.

D-6 Warranty – Services [CAO-4/2020]

Company warrants that the services shall be performed in full conformity with this Contract, with the professional skill and care that would be exercised by those who perform similar services in the commercial marketplace, and in accordance with accepted industry practice. In the event of a breach of this warranty, or in the event of non-performance or failure of the Company to perform the services in accordance with this Contract, the Company shall, at no cost to the City, re-perform or perform the services so that the services conform to the warranty.

D-7 through D-17 – Reserved

D-18 Holidays/Weekends [CAO-01/20/16]

The Company is excused from performance on weekends and the following legal holidays (on the actual day the holiday is observed):

Martin Luther King's Birthday (observed)
President's Day
Memorial Day
Independence Day
Labor Day
Nevada Admission Day
Veterans Day
Thanksgiving Day and Friday After
Christmas Day
New Year's Day

D-19 Liquidated Damages [CAO-01/20/2016]

Assessment of liquidated damages does not apply to this Contract.

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SECTION E – General Conditions

E-1 Legal Notice [CAO-4/2020]

(a) Any notice required to be given hereunder shall be deemed to have been given when written notice is (i) received by the party to whom it is directed by personal service; (ii) three (3) days after deposit with the United States Post Office, by registered or certified mail, postage prepaid and addressed to the party to be notified at the address for such party; (iii) one (1) day after deposit with a nationally recognized air courier service such as FedEx; or (iv) by an email sent to the email address of the recipient stated in this Section. All notices shall be effective upon receipt by the party to which notice is given or if it is delivered by email, when the recipient acknowledges having received that email, with an automatic "read receipt" not constituting acknowledgment of an email for notice purposes. Either party hereto may change its address by giving ten (10) days advance notice to the other party as provided herein. Phone and fax numbers, if listed, are listed for information only:

FOR THE CITY: Manager, Purchasing and Contracts
City of Las Vegas
495 South Main Street, 4th Floor
Las Vegas, Nevada 89101-2986
Fax: (702) 384-9964
Email: purchasing@lasvegasnevada.gov

FOR THE COMPANY: As Noted in Section A-1 (d) of the Contract:

(b) The parties shall provide written notification of any change in the information stated above.

(c) For purposes of this Contract, legal notice shall be required for all matters involving potential termination actions, litigation, indemnification, and unresolved disputes. This does not preclude legal notice for any other actions having a material impact on the Contract.

(d) Routine correspondence should be directed to the Project Manager or the Company Representative, as appropriate.

E-2 Disputes [CAO-4/2020]

(a) For each claim or dispute arising between the parties under this Contract, the parties shall attempt to resolve the matter through escalating levels of management. In the event the matter cannot be successfully resolved in this manner, the City is granted the sole right, regardless of which party is asserting the claim or dispute, to determine between arbitration and litigation as the forum in which the party desiring to proceed further shall file to resolve the claim or dispute. For any and all claims or disputes asserted by the Company, the Company shall notify the City of its intent to proceed further with the claim or dispute and in response thereto, the City shall notify the Company as to its selected forum for resolution. For any and all claims or disputes asserted by the City, the City shall notify the Company in the notice of its intent to proceed with further resolution whether it has selected arbitration or litigation as the forum to resolve the claim or dispute. In the event arbitration is the designated forum, such arbitration shall be binding on the parties.

(b) If arbitration is selected by the City as the forum for further resolution, the claim or dispute shall be filed with the American Arbitration Association under its then current Commercial Arbitration Rules, Expedited Procedures, regardless of the amount of the claim or dispute.

(c) The laws of the State of Nevada shall govern the validity, construction, performance, and effect of this Contract, without giving effect to its conflict of law provisions. If arbitration is selected, each party hereto consents to, and waives any objection to, venue being the offices of the American Arbitration Association located in Las Vegas, Nevada, or other venue mutually agreed by the parties. If litigation is selected, each party hereto consents to, and waives any objection to, the State courts located in the County of Clark, State of Nevada as the proper and exclusive venue for any disputes arising out of or relating to this Contract or any alleged breach thereof. Each party hereby waives trial by jury in any action, proceeding or counterclaim brought by either of them against the other on any matters whatsoever arising out of or in any way connected with this Contract.

E-3 Notice of Delay [CAO-01/20/16]

(a) If timely performance by the Company is jeopardized by the non-availability of City provided personnel, data, or equipment, the Company shall notify the City immediately in writing of the facts and circumstances causing such delay.

Upon receipt of this notification, the City will advise the Company in writing of the action which will be taken to remedy the situation.

(b) The Company shall advise the City in writing of an impending failure to meet established milestones or delivery dates based on the Company's failure to perform. Notice shall be provided as soon as the Company is aware of the situation; however, such notice shall not relieve the Company from any existing obligations regarding performance or delivery.

E-4 Termination for Convenience [CAO-08/22/2019]

The City shall have the right at any time to terminate further performance of this Contract, in whole or in part, for any reason whatsoever (including no reason). Such termination shall be effected by written notice from the City to the Company specifying the extent and effective date of the termination. On the effective date of the termination, the Company shall terminate all work and take all reasonable actions to mitigate expenses. The Company shall submit a written request for incurred costs for services performed through the date of termination, and shall provide any substantiating documentation requested by the City. In the event of such termination, the City agrees to pay the Company within thirty (30) days after receipt of a correct, adequately documented written request. The City's sole liability under this Section is for payment of costs for goods and services requested by the City and actually performed by the Company.

E-5 Event of Default [CAO-12/30/2020]

(a) If, during the term of this Contract, the Company (i) fails to deliver services that comply with the Scope of Work, (ii) fails to deliver the services within the time specified in the Purchase Order or Scope of Work or any extension thereof, (iii) fails to make progress so as to endanger the performance of this Contract, (iv) becomes insolvent, bankrupt or makes an assignment for the benefit of creditors, or if a receiver or trustee in bankruptcy is appointed for the Company, or if any proceeding in bankruptcy, receivership, or liquidation is instituted against the Company and is not dismissed within thirty (30) days following commencement thereof, or (v) fails to perform any of the other obligation or requirement of this Contract, then any of the aforementioned failures shall constitute an "Event of Default" under this Contract.

(b) If there occurs an Event of Default, the Company shall be entitled to ten (10) calendar days from written notice thereof to remedy the Event of Default, provided, however, such is capable of being remedied within that period. If the Event of Default can be remedied, but the remedy cannot be completed within the ten (10) day period, the Company may be allowed such additional time as may be reasonably necessary to remedy the Event of Default, provided, however, the remedy is commenced within the ten (10) day period and is diligently pursued to completion but in no event later than thirty (30) days after such written notice. Said time period may be extended at City's sole discretion. If the Event of Default is incapable of remediation, or is not remedied as required herein, the City may, in addition to any other remedies available in law or equity, invoke any of the remedies provided for under Section E-6, "Termination for Default", below.

E-6 Termination for Default [CAO-4/2020]

(a) If the Event of Default is not remedied as required pursuant to Section E-5, "Event of Default", the City may, by written notice to the Company pursuant to Section E-1, "Legal Notice", terminate this Contract in whole or in part.

(b) If this Contract is terminated in whole or in part because the Company has failed to provide services in compliance with the specifications by the deadline of remediation period, the City may acquire, under reasonable terms and in a manner it considers appropriate, replacement services that are comparable to the services that the Company failed to deliver to the City, and the Company shall be liable to the City for any excess costs related thereto. If the City terminates this Contract only in part, the Company shall continue to perform the un-terminated obligations or portions of this Contract.

(c) The Company shall not be liable for any excess costs if the failure to perform the Contract arises from circumstances beyond the control of, and without the fault or negligence on the part of, the Company. These circumstances are limited to such causes as (i) acts of God or of the public enemy, (ii) acts of governmental bodies, (iii) fires, (iv) floods, (v) epidemics/pandemics, (vi) quarantine restrictions, (vii) labor strikes, (viii) freight embargoes, or (ix) unusually severe weather. The time of performance of the Company's obligations under this Contract shall be extended by such period of enforced delay; provided, however, that such reasonably extended time period shall not exceed sixty (60) days. If the foregoing circumstances result in a delay greater than 60 days, the City may terminate the affected portion of the Contract pursuant to the terms of Section E-4, "Termination for Convenience".

(d) The City retains the right to terminate for default immediately if the Company fails to maintain the required insurance, and/or bonding, fails to comply with applicable local, state, and federal statutes governing performance of these services, or fails to comply with statutes involving health or safety.

(e) If the City fails to perform any of its obligations required under this Contract, and the City does not remedy the failure after notice thereof is provided to the City by the Company pursuant to the requirements of Section E-1, "Legal Notice" above, the Company shall have the right to treat the failure as a claim or dispute subject to the resolution provisions of E-2, "Disputes" of this Contract. During the period of such resolution, the Company shall continue with its performance under the Contract.

E-7 Limitation of Funding/Non-Appropriation [CAO-4/2020]

The Company acknowledges that City is a governmental entity and the Contract's validity is based upon the availability of public funding under its authority. The City reserves the right to reduce estimated or actual quantities, in whatever amount necessary, without prejudice or liability to the City, if funding is not available or if legal restrictions are placed upon the expenditure of monies for the services required under this Contract. In addition, and without prejudice or liability to the City, if funds are not appropriated or otherwise made available to support continuation in any fiscal year succeeding the first fiscal year, this Contract will be deemed to have been terminated automatically **when appropriated funds expire and** are not available. The City shall notify Company in writing of any such non-allocation of funds at the earliest possible date and shall pay Company any reasonable fees earned and costs incurred in performing this Contract for any period prior to such notice.

E-8 Changes - Fixed-Price Goods or Services [CAO-4/2020]

(a) The City may at any time, by written order, and without notice to the sureties, if any, make changes within the general scope of this Contract in any one or more of the following:

(i) Description of services to be performed or goods to be provided.

(ii) Time of performance (i.e., hours of the day, days of the week, etc.).

(iii) Place of performance of the services.

(iv) Time or place of delivery of goods

(b) If any such change causes an increase or decrease in the cost of, or the time required for, performance of any part of the work under this Contract, the Company shall provide current, complete, and accurate documentation to the City in support of any request for equitable adjustment.

(c) The Company must assert its right to an adjustment under this clause within thirty (30) days from the date of receipt of the written order, or shall otherwise be barred and shall have waived any right to an adjustment under this clause.

(d) The parties shall negotiate a timely requested equitable adjustment by mutual written agreement and the change will be effected by purchase order revision. Failure to agree to any adjustment shall be a dispute under Section E-2, "Disputes"; however, nothing in this clause shall excuse the Company from proceeding with the Contract as changed.

E-9 Entire Contract, Section and Paragraph Headings [CAO-4/2020]

(a) This Contract represents the entire and integrated agreement between the City and the Company. It supersedes all prior and contemporaneous understandings, negotiations, communications, representations, and agreements, whether oral or written, relating to the subject matter of this Contract.

(b) The section and paragraph headings appearing in this Contract are inserted for the purpose of convenience and ready reference. They do not purport to define, limit, or extend the scope or intent of the language of the sections and paragraphs to which they pertain.

E-10 Order of Precedence [CAO-7/24/08]

In the event of a conflict between the specific language set forth in Sections A through E of this Contract and any Attachment or Exhibit, the specific language in Sections A through E shall prevail. Any exception to this order of precedence will be addressed through specific language elsewhere in Sections A through E.

E-11 Severability [CAO-7/24/08]

The invalidity, illegality, or unenforceability of any provision of this Contract or the occurrence of any event rendering any portion or provision of this Contract void shall in no way affect the validity or enforceability of any other portion or provision

of this Contract. Any void provision shall be deemed severed from this Contract, and the balance of this Contract shall be construed and enforced as if this Contract did not contain the particular portion or provision held to be void. The parties further agree to amend this Contract to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this clause shall not prevent this entire Contract from being void should a provision which is of the essence of this Contract be determined void.

E-12 Waiver [CAO-7/24/08]

Waiver of any of the terms of this Contract shall not be valid unless it is in writing signed by each party. The failure of the City to enforce any of the provisions of this Contract, or to require performance of any of the provisions herein, shall not in any way be construed as a waiver of such provisions or to affect the validity of any part of this Contract, or to affect the right of the City to thereafter enforce each and every provision of this Contract. Waiver of any breach of this Contract shall not be held to be a waiver of any other or subsequent breach of this Contract.

E-13 Modification/Amendment [CAO-7/24/08]

This Contract shall not be modified or amended except by the express written agreement of the parties, signed by a duly authorized representative for each party. Any other attempt to modify or amend this Contract shall be null and void, and may not be relied upon by either party.

E-14 Assignment [CAO-7/24/08]

Neither party may assign their rights nor delegate their duties under this Contract without the written consent of the other party. Such consent shall not be withheld unreasonably. Any assignment or delegation shall not relieve any party of its obligations under this Contract.

E-15 Indemnification [CAO-4/2020]

(a) In addition to the insurance requirements set forth in Section D-5, “Insurance”, and not in lieu thereof, the Company shall protect, defend, indemnify and hold harmless the City, its elected officials, officers, employees, agents, and consultants (collectively herein the “City”) from and against any and all claims, liabilities, damages, losses, suits, actions, decrees, arbitration awards and judgments including attorney's fees, court costs or other expenses of any and every kind or character (collectively herein the “Liabilities”) which may be recovered from or sought against the City, as a result of, by reason of, or as a consequence of (i) any act or omission, negligent or otherwise, on the part of the Company, its officers, employees, independent contractors, vendors, suppliers, consultants, or agents in the performance of the terms, conditions and covenants of the Contract; or (ii) a breach of any agreement between the Company and its employees, vendors, independent contractors, suppliers, consultants or agents; or (iii) any default in the performance of any obligation on Company’s part to be performed under the terms of this Contract, regardless of whether the Liabilities were caused in part by the City. Company agrees that it is assuming the sole risk of any Liabilities related to the contraction by Company’s officers, employees, vendors, suppliers, agents, independent contractors, and consultants or any other person of any viral infection or other disease, including, without limitation, COVID 19, related to the performance of this Contract and that Company’s indemnity obligations contained herein cover any such Liabilities. In no event shall the language in this Section constitute or be construed as a waiver or limitation of the City’s rights or defenses with regard to sovereign immunity, governmental immunity, or other official immunities and protections as provided by the Federal and State Constitutions or by law.

(b) If a third party claim against the City for negligent performance by the Company is within the limits of its liability insurance, and the insurance company has accepted the City’s tender of defense, then the City will pay the Company what is due and owing to them within the payment method specified in this Contract. However, if the claim is greater than the coverage amount, the City, for its protection, may retain any money due and owing the Company under this Contract, until the claim has been resolved. In the event no money is due and owing, the surety, if required, of the Company, may be held until all of the Liabilities have been settled and suitable evidence to that effect furnished to the City.

(c) It is expressly agreed that the Company shall defend the City at Company’s expense, by legal counsel reasonably satisfactory to City, against the Liabilities and in the event that the Company fails to do so, the City shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs, including attorney’s fees and court costs, to the Company. Company’s indemnity obligations herein are not intended to nor shall they relieve any insurance carrier of its obligations under policies required to be carried by Company pursuant to the provisions of this Contract. Company’s obligations under this Section shall survive any termination of this Contract.

E-16 Patent Indemnity [CAO-12/30/2020]

The Company hereby indemnifies and shall defend and hold harmless the City and its representatives respectively from and against all claims, losses, costs, damages, and expenses, including attorney's fees, incurred by City and its representatives, respectively, as a result of or in connection with any claims or actions based upon infringement or alleged infringement of any patent or other intellectual property and arising out of the use of the equipment or materials furnished under the contract by the Company, or out of the processes or actions employed by, or on behalf of the Company in connection with the performance of the Contract. The Company shall, at its sole expense, by legal counsel reasonably satisfactory to City, promptly defend against any such claim or action unless directed otherwise by the City or its representative; provided that the City or its representatives shall have notified the Company upon becoming aware of such claims or actions, and provided further that the Company's aforementioned obligations shall not apply to equipment, materials, or processes furnished or specified by the City or its representatives.

E-17 Audit of Records [CAO-5/2/12]

(a) The Company agrees to maintain the financial books and records (including supporting documentation) pertaining to the performance of this Contract according to standard accounting principles and procedures. The books and records shall be maintained for a period of three (3) years after completion of this Contract, except that books and records which are the subject of an audit finding shall be retained for three (3) years after such finding has been resolved. If the Company goes out of business, the Company shall forward the books and records to the City to be retained by the City for the period of time required herein.

(b) The City or its designated representative(s) shall have the right to inspect and audit (including the right to copy and/or transcribe) the books and records of the Company pertaining to the performance of this Contract during normal business hours. The City will provide prior written notice to the Company of the audit and inspection. If the books and records are not located within Clark County, the Company agrees to deliver them to the City, or to an address designated by the City within Clark County. In lieu of such delivery, the Company may elect to reimburse the City for the cost of travel (including transportation, lodging, meals, and other related expenses) to inspect and audit the books and records at the Company's office. If the books and records provided to the City are incomplete, the Company agrees to remedy the deficiency after written notice thereof from the City, and to reimburse the City for any additional costs associated therewith including, without limitation, having to revisit the Company's office. The Company's failure to remedy the deficiency shall constitute a material breach of this Contract. The City shall be entitled to its costs and reasonable attorney fees in enforcing the provisions of this Section.

(c) If at any time during the term of this Contract, or at any time after the expiration or termination of the Contract, the City or the City's designated representative(s) find the dollar liability is less than payments made by the City to the Company, the Company agrees that the difference shall be either: (i) repaid immediately by the Company to the City or (ii) at the City's option, credited against any future billings due the Company.

E-18 Confidentiality – City Information [CAO-4/2020]

(a) All information, including but not limited to, oral statements, computer files, databases, and other material or data supplied to the Company is confidential and privileged. The Company shall not disclose this information, nor allow to it be disclosed to any person or entity without the express prior written consent of the City. The Company will use at least the same standard of care and exercise equivalent security measures to maintain the confidentiality of the City's information that it uses to maintain the confidentiality of its own confidential information; provided in no event shall such standard be less than reasonable care. The Company shall have the right to use any such confidential information only for the purpose of providing the services under this Contract, unless the express prior, written consent of the City is obtained. City shall be and remain the sole owner of such confidential information. Nothing contained in this Contract shall be construed as granting or conferring any right or license in the City's information or in any patents, software, or other technology, either expressly or by implication to the Company. Upon request by the City, the Company shall promptly return to the City all confidential information supplied by the City, together with all copies and extracts. Company is required to employ the highest ethical standards and shall avoid those actions that are inconsistent with the City's best interest.

(b) The confidentiality requirements shall not apply where (i) the information is, at the time of disclosure by the City, then in the public domain; (ii) the information is known to the Company prior to obtaining the same from the City; (iii) the information is obtained by the Company from a third party who did not receive the same directly or indirectly from the

City; or (iv) the information is subpoenaed by court order or other legal process, but in such event, the Company shall notify the City. In such event the City, in its sole discretion, may seek to quash such demand.

(c) The obligations of confidentiality shall survive the termination of this Contract.

E-19 Marketing Restrictions [CAO-4/2020]

The Company shall at all times be in compliance with Las Vegas Municipal Code 1.08.050, and shall not publish or sell any information from or about this Contract without the prior written consent of the City. This restriction does not apply to the use of the City's name in a general list of customers, so long as the list does not represent an express or implied endorsement of the Company or its services. The City logo shall not be used without the prior written consent of the City.

E-20 Intellectual Property Rights [CAO-4/2020]

All deliverables produced under this Contract, as well as all data, notes and documentation collected on behalf of the City, are exclusively the property of the City. The Company shall have no property interest in, and may assert no claim or lien on, or right to withhold from the City, or right to use said data other than in performance of its obligations pursuant to this Contract, any data it receives from, receives access to, or stores on behalf of the City. At any time during the term of this Contract, and within thirty (30) days of the expiration or termination of this Contract, the Company will upon request return the data to the City at no charge in the format held by Company. On City request, the Company will delete all City data and will provide appropriate certification to the City to document the disposal. The Company shall promptly notify the City if the Company becomes aware of any unauthorized access, acquisition, disclosure, use, modification, destruction or other misuse of the City's data or other confidential information, and shall fully cooperate with the City in any legal action taken by the City to enforce its rights therein. This Section shall survive termination or expiration of this Contract.

E-21 Taxes/Compliance with Laws [CAO-08/01/13]

(a) The City is exempt from paying Sales and Use Taxes under the provisions of Nevada Revised Statutes 372.325(4), and Federal Excise Tax, under Registry Number 88-87-0003k. The Company shall pay all taxes, levies, duties and assessments of every nature and kind which may be applicable to any work under this Contract. The Company shall make any and all payroll deductions required by law. The Company agrees to indemnify and hold the City harmless from any liability on account of any and all such taxes, levies, duties, assessments, and deductions.

(b) The Company, in the performance of the obligations of this Contract, shall comply with all applicable laws, rules and regulations of all governmental authorities having jurisdiction over the performance of this Contract including, but not limited to, the Federal Occupational Safety and Health Act.

E-22 Licenses/Registrations [CAO-01/20/16]

During the entire performance period of this Contract, the Company shall maintain all federal, state, and local licenses, certifications and registrations applicable to the work performed under this Contract, including maintaining an active City of Las Vegas business license if required by Las Vegas Municipal Code 6.02.060.

E-23 Non-Discrimination and Fair Employment Practices [CAO-07/31/13]

(a) Discrimination: The City of Las Vegas is committed to promoting full and equal business opportunity for all persons doing business in Las Vegas. The Company acknowledges that the City has an obligation to ensure that public funds are not used to subsidize private discrimination. Company recognizes that if the Company or their subcontractors or subconsultants are found guilty by an appropriate authority of refusing to hire or do business with an individual or company due to reasons of race, color, religion, sex, sexual orientation, gender identity or expression, age, disability, national origin, or any other legally protected status, City may declare the Company in breach of contract and terminate Contract.

(b) Fair Employment Practices: In connection with the performance of work under this Contract, the Company agrees not to discriminate against any employee or applicant for employment because of race, color, religion, national origin, sex, sexual orientation, gender identity or expression, age, disability, national origin, or any other legally protected status. Such agreement shall include, but not be limited to, the following: employment; upgrading; demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

(c) The Company further agrees to insert this provision in all subcontracts hereunder. Any violation of such provision by a Company shall constitute a material breach of this Contract.

E-24 Employment of Unauthorized Aliens [CAO-01/20/16]

In accordance with the Immigration Reform and Control Act of 1986, the Company agrees that it will not employ unauthorized aliens in the performance of this Contract.

E-25 Conforming Services [CAO-4/2020]

The services performed under this Contract shall conform in all respects with the requirements set forth in this Contract. The Company shall furnish the City with sufficient data and information needed to determine if the services performed conform to all the requirements of this Contract.

E-26 Independent Contractor [CAO-4/2020]

In the performance of its obligations under this Contract, the Company and any other person employed by it shall be deemed to be an independent contractor and not an agent or employee of the City. The Company shall be liable for the actions of any person, organization, or corporation with which it subcontracts to fulfill this Contract. Accordingly, Company shall be responsible for payment of all taxes including federal, state and local taxes arising out of the Company's activities in accordance with this Contract, including by way of illustration but not limitation, federal and state income tax, Social Security tax, unemployment insurance taxes, and any other taxes or business license fees as required under existing or subsequently enacted laws, rules or regulations. Company shall not be entitled to any benefits afforded to City's employees, including without limitation worker's compensation, disability insurance, health insurance, vacation, or sick pay. Company shall be responsible for providing, at Company's expense, and in Company's name, unemployment, disability, worker's compensation, and other insurance, as well as licenses and permits usual or necessary for performance of its obligations pursuant to this Contract. Company shall hereby defend, indemnify, and hold the City harmless from any claims, losses, costs, fees, attorney's fees, liabilities, damages or injuries suffered by the City arising out of Company's failure with respect to its obligations in this Section. Company, upon request, shall furnish evidence satisfactory to the City that any or all of the foregoing obligations have been fulfilled. During Company's contacts with third parties they shall identify themselves as an independent party and not as an employee for the City. Company understands and agrees that they do not have the power or authority to bind City in any capacity. The City shall hold the Company as the sole responsible party for the performance of this Contract. The Company shall maintain complete control over its employees and all of its subcontractors. Nothing contained in this Contract or any subcontract awarded by the Company shall create a partnership, joint venture, or agency with the City. Neither party shall have the right to obligate or bind the other party in any manner to any third party.

E-27 Official, Agent and Employees of the City Not Personally Liable [CAO-01/20/16]

It is agreed by and between the parties of this Contract, that in no event shall any official, officer, employee, or agent of the City in any way be personally liable or responsible for any covenant or agreement therein contained whether expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this Contract.

E-28 Conflict of Interest (City Officials) [CAO-4/2020]

(a) An official of the City, who is authorized on behalf of the City to negotiate, make, accept or approve, or take part in negotiating, making, accepting, or approving this Contract, payments under this Contract, or work under this Contract, shall not be directly or indirectly interested personally in this Contract or in any part hereof. No officer, employee, architect, attorney, engineer or inspector of, or for the City, who is authorized on behalf of the City to exercise any legislative, executive, supervisory or other similar functions in connection with this Contract, shall become directly or indirectly interested personally in this Contract or in any part hereof, any material supply contract, subcontract, insurance contract, or any other contract pertaining to this Contract.

(b) Each party represents that it is unaware of any financial or economic interest of any public officer or employee of the City relating to this Contract. Notwithstanding any other provision of this Contract, if such interest becomes known, the City may immediately terminate this Contract for default or convenience, based on the culpability of the parties.

(c) The Company represents and warrants that it has, in accordance with the current policy of the City, disclosed the ownership and principals of the Company on Attachment 1 (Certificate – Disclosure of Ownership and /Principals), and that it has a continuing obligation to update this disclosure whenever there is a material change in the information contained therein. Throughout the Contract Term, Company shall notify City in writing of any material change in the above disclosure within ten (10) days of any such change.

E-29 Public Records [CAO-5/2/12]

The City is a public agency as defined by state law. As such, it is subject to the Nevada Public Records Law (Chapter 239 of the Nevada Revised Statutes). The City's Records are public records, which are subject to inspection and copying by any person (unless declared by law to be confidential). This Contract and all supporting documents are deemed to be public records.

E-30 Use By Other Government Entities [CAO-01/20/16]

A governing body or its authorized representative and the State of Nevada may join or use the contracts of local governments located within or outside this State with the authorization of the contracting vendor. In the event the Company allows another governmental entity to join the Contract, it is expressly understood that the City shall in no way be liable for the obligations of the joining governmental entity.

E-31 Certification – No Israel Boycott [CAO–4/2020]

(Applicable to contracts with an estimated annual amount over $100,000)

By signing this Contract, the Company certifies that it is not engaged in, and agrees for the duration of the Contract not to engage in, a boycott of the State of Israel per NRS 332.065.

"Boycott of Israel" means refusing to deal or conduct business with, abstaining from dealing or conducting business with, terminating business or business activities with or performing any other action that is intended to limit commercial relations with Israel; or a person or entity doing business in Israel or in territories controlled by Israel, if such an action is taken in a manner that discriminates on the basis of nationality, national origin or religion. It does not include an action which is based on a bona fide business or economic reason; is taken pursuant to a boycott against a public entity of Israel if the boycott is applied in a nondiscriminatory manner; or is taken in compliance with or adherence to calls for a boycott of Israel if that action is authorized in 50 U.S.C. § 4607 or any other federal or state law.

"Company" means any domestic or foreign sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited-liability partnership, limited-liability company, or other domestic or foreign entity or business association, including, without limitation, any wholly owned subsidiary, majority owned subsidiary, parent company or affiliate of such an entity or business association, that exists for the purpose of making a profit.

A violation of this Section by Company shall be considered an incurable Event of Default of this Contract, thereby allowing the City to immediately terminate this Contract upon giving Legal Notice to Company.

E-32 Counterpart Signatures [CAO-9/24/08]

This Contract may be executed in counterparts. All such counterparts will constitute the same contract and the signature of any party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by facsimile or e-mail and upon receipt will be deemed originals and binding upon the parties hereto, regardless of whether originals are delivered thereafter.

E-33 Miscellaneous [CAO–4/2020]

(a) In the event of a dispute under this Contract which results in litigation or other formal dispute resolution proceedings, the prevailing party shall be entitled to reimbursement of its or their actual reasonable attorney's fees and costs in connection with such proceeding.

(b) Time is of the essence of the Contract and each of its provisions.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their duly authorized representatives.

CITY OF LAS VEGAS

Tonya Kemble — Date
Manager, Purchasing & Contracts

ATTEST:

LUANN D. HOLMES, MMC — Date
City Clerk

APPROVED AS TO FORM:

John S. Ridilla — 4/12/22
Deputy City Attorney — Date

John S. Ridilla
Chief Deputy City Attorney

M.Y.S. LLC

Myisha Boyce, Managing Member — 4/12/2022 — Date

EXHIBIT A - SCOPE OF WORK WITH FEES

I.	Supplier & Workforce Diversity Program: Strategic Plan	May 2022–October 2022

Activity I.A – Strategic Consultation, RDA Platform Development

- Supplier Diversity Pipeline
- Micro and Small Business Pipeline
- Workforce Diversity Pipeline

Section I Deliverable(s): Strategic Plan for Platform Development to include: Cost Estimate, Anticipated Resources, Suggested Partners, Messaging, and Timeline.

II.	General Contractor Diversity Liaison	May 2022 – April 2023

Activity II.A – Workforce Accountability

- Tracking of Workforce Diversity Requirements for RDA General Contractors
- Direct Assistance to General Contractors with Recruitment of Diverse Workforce Candidates
- Opportunity Matching utilizing Existing Regional Workforce Initiatives

Activity II.B – Supplier Diversity Accountability

- Tracking of Micro and Small Business Subcontractor Participation
- Tracking of Diverse Business Subcontractor Participation
- Direct Assistance to General Contractors with Recruitment of Small and Diverse Vendors
- Opportunity Matching utilizing Existing Regional Supplier Diversity Programs

Section II Deliverable(s): Monthly Workforce Diversity Report; Monthly Supplier Diversity Report.

III.	RDA Staff Support & General Consultation	May 2022 – April 2023

Activity III.A – Strategic Introductions and Partnerships

- Assist in communication, scheduling, and meeting preparation during strategic introductions
- Consult on beneficial agency partnerships that will increase program efficiencies
- Maintain a dynamic list of existing and planned regional workforce and supplier diversity initiatives and events

Activity III.B – Public Reporting

- Assist with presentations for the RDA's Workforce and Supplier Diversity Initiatives

Section III Deliverable(s): Online Database of Regional Workforce and Supplier Diversity Initiatives and Events; Quarterly "Community Connection" Summary.

IV. Administrative	May 2022 – April 2023

Activity IV.A – Informal Project Meetings

- Key staff will participate in regular check-in meetings with RDA stakeholders to share/receive updates to support scope progress.

Activity IV.B – Formal Tracking

- Monthly invoicing summaries will be provided with payment requests and will include: (1) Service period; (2) Summary of monthly activity; (3) and General Contractor reports.

Section IV Deliverable(s): Project Meeting Notes; Monthly Invoicing Summary.

Proposed Annual Fixed Cost $ 100,000

May – March 2023 ($8,350/month), April 2023 ($8,150)

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ATTACHMENT 1 - CERTIFICATE - DISCLOSURE OF OWNERSHIP AND PRINCIPALS

1. Definitions

"City" means the City of Las Vegas.

"City Council" means the governing body of the City of Las Vegas.

"Contracting Entity," means the individual, partnership, or corporation seeking to enter into a contract with the City of Las Vegas.

"*Principal"* means, for each type of business organization, the following: (a) sole proprietorship – the owner of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members; (e) trust – the trustee and beneficiaries.

2. Policy

In accordance with Resolutions 79-99, 105-99 and RA-4-99, adopted by the City Council, Contracting Entities seeking to enter into certain contracts with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract.

3. Instructions

The disclosure required by the Resolutions referenced above shall be made through the completion of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting Entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted.

4. Incorporation

An updated and notarized Certificate shall be incorporated into the resulting contract, if any, between the City and the Contracting entity. Upon execution of such contract, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the contract, and/or a withholding of payments due the Contracting Entity.

Block 1: Contracting Entity	
Name: MYS LLC	
Address: 1000 N Green Valley Pkwy #440-592	**City / ST / Zip:** Henderson, NV 89074
Telephone: 800-933-9720	**EIN or DUNS :** 47-5274836
Block 2: Description / Subject Matter of Contract	
Services for: DEI Consultation	**Project Number:** 220214-SK

Block 3: **Type of Business**

☐ Individual ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Trust ☐ Other:

CERTIFICATE - DISCLOSURE OF OWNERSHIP AND PRINCIPALS (CONTINUED)

Block 4: Disclosure of Ownership and Principals

In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1	Myisha Boyce, Managing Member	1000 N Green Valley Pkwy #440-592, Henderson, NV 89074	800-933-9720
2	Laura Silva, Managing Member	1000 N Green Valley Pkwy #440-592, Henderson, NV 89074	800-933-9720
3			
4			
5			
6			
7			
8			
9			
10			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Ownership and /Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: _____

Block 5: Disclosure of Ownership and Principals – Alternate

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: _____

Date of Attached Document: _____ Number of Pages: ____

Contracting Party Certification ***(Notarized signature required in event of contract award per section 4, "Incorporation")***

I certify under penalty of perjury, that all the information provided in this Certificate is current, complete and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.

DONNA JONES
Notary Public State of Nevada
No. 17-3261-1
My Appt. Exp. August 9, 2021

Signature

03/24/2022
Date

Subscribed and sworn to before me this 24th day of March, 2022

Notary Signature

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
14

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Susan Heltsley

SUBJECT:
For possible action to approve Amendment No. 1 to the existing Franchise Agreement for the Provision of Non-Emergency Ambulance Services between RBR Management, LLC d/b/a Community Ambulance ("Community Ambulance") and the City of Las Vegas ("City") - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On February 7, 2018 the City and Community Ambulance entered into a five (5) year Franchise Agreement for the Provision of Non-Emergency Ambulance Service within the City. This amendment to the Agreement reflects technical revisions to certain terms for consistency with the 2020 amendment to Las Vegas Municipal Code Chapter 6.08 (Ord. No. 6762 12-16-2020) and the other ambulance service franchise agreements.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Amendment No. 1 to the Franchise Agreement for the Provision of Non-Emergency Ambulance Services Between the City of Las Vegas and RBR Management LLC dba Community Ambulance

AMENDMENT NO. 1 TO THE FRANCHISE AGREEMENT FOR THE PROVISION OF NON-EMERGENCY AMBULANCE SERVICES BETWEEN THE CITY OF LAS VEGAS AND RBR MANAGEMENT, LLC D/B/A COMMUNITY AMBULANCE

THIS AMENDMENT NO. 1 TO THE FRANCHISE AGREEMENT FOR THE PROVISION OF NON-EMERGENCY AMBULANCE SERVICES BETWEEN THE CITY OF LAS VEGAS AND RBR MANAGEMENT, LLC D/B/A COMMUNITY AMBULANCE ("First Amendment") is made and entered into on this _____ day of _____, 2022, by and between the City of Las Vegas, a political subdivision of the State of Nevada (hereinafter referred to as "City"), and RBR Management, LLC, a Nevada limited liability company d/b/a Community Ambulance (hereinafter referred to as "COMMUNITY AMBULANCE" or the "Franchisee"). The City and COMMUNITY AMBULANCE may be referred to herein singularly as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the City and COMMUNITY AMBULANCE executed that certain Franchise Agreement for the Provision of Non-Emergency Ambulance Services on February 7, 2018, commencing as of March 1, 2018 ("Agreement");

WHEREAS, Section 33 of the Agreement states this Franchise may not be modified, amended, or changed in any way unless such modification, amendment or change is approved by the Las Vegas City Council ("City Council"), and the terms and conditions thereof expressed in a written document, signed by both parties; and

WHEREAS, this First Amendment encompasses the specific amendments to the Agreement.

NOW, THEREFORE, based upon good and sufficient consideration, and in consideration of the recitals above and the mutual obligations of the Parties expressed herein, the Parties mutually agree as follows:

1. Recitals. The recitals set forth above are true and correct and are hereby incorporated by this reference.

2. Priorities – Category 3. The term "Priority 3" or "priority 3" as used throughout the Agreement shall now be replaced and known as "Priority 11" pursuant to a 2020 amendment to Las Vegas Municipal Code Chapter 6.08 (Ord. No. 6762 12-16-2020).

3. Grant of Franchise. Section 2.4 of the Agreement is hereby deleted in its entirety and replaced by the following:

> "2.4 The City of Las Vegas reserves and retains the right to provide non-emergency medical services, emergency triage treatment and transport ('ET3') model services, integrated health and community outreach programs in the FSA as defined below. LVFR will implement Fire Based Community Health Programs during the term of this Franchise which will include Mobile Integrated Health Services. Franchisee may be invited to participate and collaborate in identified services. This Franchise does not permit Franchisee to provide new system medical and outreach

programs, such as what is commonly referred to as Mobile Integrated Health Services, or ET3 model services, unless approved by the LVFR Medical Director. Approval will not be unreasonably withheld or delayed."

4. Term and Effective Date of Franchise. Section 4.2.1 of the Agreement is hereby deleted in its entirety and replaced by the following:

"4.2.1 No less than eight (8) months prior to the natural termination of this Franchise, or any extension thereof, the Franchisee shall submit to the City Manager a written request for City Council consideration to extend the term of the Franchise;"

5. Term and Effective Date of Franchise. Section 4.4 of the Agreement is hereby deleted in its entirety and replaced by the following:

"4.4 The Fire Chief, or designee, shall send Franchisee written notice of response time compliance or noncompliance during the preceding calendar year no later than March 1 each year in accordance with the notice procedures of this Franchise."

6. Response Time Measurement. Section 13.4.1.4(d) of the Agreement is hereby deleted in its entirety and replaced by the following:

"(d) The City may use verbal recordings and AVL data to prove or disprove the accuracy of the on scene time reported by Franchisee for any response. Should verbal recordings and/or AVL data disprove data reported by Franchisee, the City's Franchise Officer will substitute the more accurate data. Franchisee may appeal the Franchise Officer's decision in writing to the City Manager's Office. The City Manager's decision is final and binding."

7. Exemption Request Procedure. Section 13.8 of the Agreement is hereby deleted in its entirety and replaced by the following:

"**13.8 Exemption Request Procedure**

13.8.1 If Franchisee believes that any response or group of responses should be excluded from the calculation of the response time requirements pursuant to paragraph 13.6, above, and the exemption request is not precluded by paragraph 13.7, above, Franchisee shall provide detailed documentation for each actual response in question to the City's Franchise Officer and the LVFR Medical Director in accordance with the following procedure:

13.8.1.1 Franchisee shall use the FirstWatch Solutions Online Compliance Utility ("OCU") (or LVFR-approved alternative) to document the exemption request;

13.8.1.2 Any such request must be made in writing and received by the City's Franchise Officer and the LVFR Medical Director within three (3) business days after the date of occurrence and any request for an exemption received after three (3) business days will not be considered;

13.8.1.3 The City's Franchise Officer and the LVFR Medical Director will jointly review the request and issue a determination, using the OCU (or City-approved alternative);

13.8.1.4 Should Franchisee dispute the determination made by the City's Franchise Officer and the LVFR Medical Director, Franchisee may make a written appeal to the Fire Chief for a definitive ruling within five (5) business days of the receipt of the appeal determination."

8. Liquidated Damages, Generally. Section 14.1.3 of the Agreement is hereby deleted in its entirety and replaced by the following:

"14.1.3 Franchisee shall make payment for any assessed liquidated damages within fourteen (14) calendar days of receipt of penalty assessments from the City or provide an appeal in writing of the penalties assessed, or any portion thereof to the Director of Finance. Within 30 days of receipt of a written appeal, the Director will provide to Franchisee a written letter of determination on the appeal. Within fourteen (14) days of receipt of the Director's determination, Franchisee shall make payment of the total amount of the Director's penalty assessments. The Director's decision is final."

9. Monthly Liquidated Damage Assessment. Section 14.2 of the Agreement is hereby deleted in its entirety and replaced by the following:

"**14.2 Monthly Liquidated Damage Assessment.**

Assessments for failure to comply with the monthly response time standard of 90% as indicated at Paragraph 13 shall be assessed to Franchisee in any consecutive twelve (12) month period as follows:

Category	*Occurrence No.*	*Liquidated Damages Amount*
Priority 11	First Occurrence	$6,165.13
Priority 11	Second Occurrence	$12,330.27
Priority 11	Third Occurrence	$18,495.40

14.2.1 The monthly liquidated damage assessments indicated above at Paragraph 14.2 shall be assessed on Franchisee in addition to the Individual Per Call Liquidated Damage Assessment indicated at Paragraph 14.3 for late patient response.

14.2.2 The assessments indicated above at Paragraph 14.2 shall be assessed each month if Franchisee fails to comply with the monthly response time standard indicated at Paragraph 13. For purposes of assessing Liquidated Damages, monthly response times will be reported without decimals and no rounding factor will be allowed (e.g. a monthly performance of 89.9% will be reported as 89%).

14.2.3 Failure of Franchisee to achieve at least 90% response time compliance in the FSA for calls will require that Franchisee submit and implement a deployment plan that includes additional staffed ambulance hours aimed to achieve 90% compliance with response times.

14.2.4 Failure to meet Priority 11 response time criteria for at least 90% of the time for 3 consecutive months, or for 4 months in any 12 consecutive months may be considered a breach of

this Franchise and may result in revocation of this Franchise pursuant to this Franchise and the Ambulance Service Ordinance, and the City after revocation of the Franchise may file a claim with Franchisee's surety for the surrender of the entire performance bond amount for failure to perform pursuant to the terms of the Ambulance Service Ordinance and this Franchise."

10. Individual Per Call Liquidated Damage Assessment. Section 14.3 of the Agreement is hereby deleted in its entirety and replaced by the following:

"14.3 Individual Per Call Liquidated Damage Assessment.

Assessments for failure to meet response times for individual calls as indicated in Paragraph 13 shall be assessed to Franchisee as follows:

Category	*Standard Late Penalty*	*Excessive Response time*
Priority 11 Urgent	$30.82	Exceeds response time by more than 10 minutes
Priority 11 Scheduled	$61.06	Exceeds response time by more than 30 minutes
Priority 11 Unscheduled	$61.06	Exceeds response time by more than 30 minutes

11. Other Liquidated Damage Assessments. Section 14.4 of the Agreement is hereby deleted in its entirety and replaced by the following:

"14.4 Other Liquidated Damage Assessments

14.4.1 Failure to Report On-Scene Time

Franchisee shall pay the City a liquidated damage assessment in the amount of three hundred eight dollars and twenty-seven cents ($308.27) for each time an emergency ambulance is dispatched and the ambulance crew fails to report and document an on-scene time. The Fire Chief or designee may waive such assessment in a case where Franchisee can demonstrate to the satisfaction of the Fire Chief, or designee, an accurate on-scene time. Where an on-scene time for a particular emergency call is not documented or demonstrated to be accurate, the response time for that call shall be deemed to have exceeded the required response time for purposes of determining response time compliance.

14.4.2 Extended EnRoute Time

14.4.2.1 Franchisee shall pay the City a liquidated damage assessment in the amount of two thousand four hundred sixty-six dollars and five cents ($2,466.05) for each occurrence of an Extended EnRoute Time.

14.4.2.2 Extended EnRoute Time is defined as any call request made for non-emergency ground ambulance transport for which Franchisee fails to dispatch and/or no authorized mutual aid

ground transport ambulance responds within the response time requirements pursuant to the table at Paragraph 13.2.

14.4.3 Excessive Response Time

14.4.3.1 Excessive time is defined as Franchisee's or authorized mutual aid ground ambulance response failure to arrive on the scene in response to NAED Priority 11 Urgent level responses which originates within the FSA for which the Franchisee's response time exceeds the response time standard as described herein by more than ten minutes (10:00) the City will assess liquidated damages in the amount of one hundred twenty-three dollars and thirty cents ($123.30) per occurrence.

14.4.3.2 Excessive time is defined as Franchisee's or authorized mutual aid ground ambulance response failure to arrive on the scene in response to NAED Priority 11 Scheduled and Unscheduled level responses which originates within the FSA for which the Franchisee's response time exceeds the response time standard as described herein by more than thirty minutes (30:00) the City will assess liquidated damages in the amount of one hundred twenty-three dollars and thirty cents ($123.30) per occurrence.

14.4.4 Monthly Report Requirement

14.4.4.1 Franchisee shall pay the City a liquidated damage assessment in the amount of six hundred sixteen dollars and fifty-one cents ($616.51) for each failure to submit a monthly report as provided by this Franchise by the seventh (7th) calendar day of the month following the month for which the report pertains. If such day falls on a weekend day or a national holiday, it is a failure not to file such report by the next business day.

14.4.4.2 Franchisee shall pay the City a liquidated damage assessment in the amount of three hundred eight dollars and twenty-seven cents ($308.27) for each successive day Franchisee fails to submit the report in accordance with 14.4.4.1, above.

14.4.5 Failure to Submit Responses to Inquiries

Franchisee shall pay the City a liquidated damage assessment in the amount of six hundred sixteen dollars and fifty-one cents ($616.51) for each failure by Franchisee to submit a response to a request or task by City Staff within three (3) business days.

14.4.6 Failure to provide ePCR when requested

Franchisee shall pay the City a liquidated damage assessment in the amount of six hundred sixteen dollars and fifty-one cents ($616.51) for each failure by Franchisee to provide ePCR requested by the LVFR Medical Director, for patient care provided by Franchisee in the City of Las Vegas, within five calendar days of the request.

14.4.7 Reporting On-Scene Erroneously

Franchisee shall pay the City a liquidated damage assessment in the amount of one thousand two hundred thirty-three dollars and two cents ($1,233.02) for each instance where Franchisee reports a "unit arrived on scene" before the unit actually arrives at the specific address or location.

14.4.8 Failure to Meet Minimum Equipment Standards

Franchisee shall pay the City a liquidated damage assessment in the amount of one thousand two hundred thirty-three dollars and two cents ($1,233.02) for each instance where Franchisee's unit fails to meet the minimum equipment and supply list established by the Southern Nevada Health District.

14.4.9 Responding to Emergency Incident Inappropriately

Franchisee shall pay the City a liquidated damage assessment in the amount of one thousand two hundred thirty-three dollars and two cents ($1,233.02) for each instance where Franchisee responds to an emergency incident without notification from an Incident Commander or FAO, or continues to respond after cancellation by the Incident Commander or FAO.

14.4.10 Franchisee shall pay the City a liquidated damage assessment in the amount of one hundred twenty-three dollars and thirty cents ($123.30) for each instance of the following:

14.4.10.1 Failure to provide reports and information to City by specified due dates;

14.4.10.2 Failure to leave, or have immediately available by electronic means, completed Electronic Patient Care Reports (ePCRs) documenting patient care to the receiving facility and LVFR prior to leaving the facility; and

14.4.10.3 Responding and transporting a patient in a BLS unit when the call requires ALS response and transport.

14.4.11 Franchisee shall pay the City a liquidated damage assessment in the amount of two hundred fifteen dollars and eighty cents ($215.80) for each instance when AVL/GPS data confirms that Franchisee's unit was not on-scene when Franchisee reported the unit on-scene.

14.4.12 Franchisee shall pay the City a liquidated damage assessment in the amount of three hundred twenty dollars and fifty-eight cents ($320.58) for each instance it is determined that Franchisee called for emergency response resources (i.e. ambulances, air ambulances, power, gas, etc.) without prior notification of an incident commander.

14.4.13 Franchisee shall pay the City a liquidated damage assessment in the amount of three hundred twenty dollars and fifty-eight cents ($320.58) for each instance where Franchisee uses a nonexistent ambulance identifier as a dispatched or diverted ambulance.

14.4.14 Franchisee shall pay the City a liquidated damage assessment in the amount of three hundred twenty dollars and fifty-eight cents ($320.58) for each instance Franchisee fails to have the gurney and jump-bag when in the immediate proximity of a patient."

12. Franchise Fees. Section 20.1 of the Agreement is hereby deleted in its entirety and replaced by the following:

"20.1 Franchise Fee Payment

The City shall provide dispatch, radio communications system maintenance, clinical and non-clinical oversight, injury prevention program coordination, contract management, regulatory oversight, administration and other services relevant to the administration of this Franchise. Except as otherwise provided herein at 20.2 for the Franchisee's first annual prorated franchise fee payment, Franchisee shall reimburse the City for these services by paying the City an annual franchise fee not to exceed its costs for such services. The franchise fee shall be in the amount of one hundred twenty-one thousand and fifty-one dollars and twenty cents ($121,051.20) (as of December 1, 2021), payable quarterly in arrears, with each installment due and payable not later than 45 days after the end of the calendar quarter of each year during the term of this Franchise. If such franchise fee is received by the City after the due date, a late fee of two percent per month of the delinquent amount will be assessed against the franchisee until such franchise fee is paid. Failure by the franchisee to pay the franchise fee or any assessed late fees may result in revocation of the franchise pursuant to the Ambulance Service Ordinance. This franchise fee shall be adjusted for inflation annually on December 1 during the term of this Franchise by 2% or by the percentage change in the CPI-MCS for the twelve-month period of the preceding calendar year, whichever is greater; provided that ambulance rates increase by an identical increase in accordance with the Ambulance Service Ordinance. The franchise fee set forth in this Franchise shall be used to partially reimburse the City only for the city services. No funds shall be used by the City in a manner that may violate 42 U.S.C. Section 1320a-7b, the federal Anti-Kickback Statute."

13. Administration. Section 30 of the Agreement is hereby deleted in its entirety and replaced by the following:

"**30. ADMINISTRATION**
The Director of Finance shall administer or direct the administration of this Franchise."

14. Notices. Section 31 of the Agreement is hereby deleted in its entirety and replaced by the following:

"**31. NOTICES**
Any notice, request, or demand which may be or is required to be given under this Franchise shall be delivered in person at the address stated below or may be deposited with the United States Postal Service, certified or registered mail, postage prepaid, to the party and address stated below:

FRANCHISEE:

RBR Management, LLC d/b/a
Community Ambulance
Attention: Robert Richardson
91 Corporate Park Drive, Suite 120
Henderson, Nevada 89074

City:

CITY OF LAS VEGAS
Franchise Administration
Department of Finance
495 South Main Street, 4th Floor
Las Vegas, Nevada 89101

Copy to:

LAS VEGAS FIRE AND RESCUE
Fire Chief
500 N. Casino Center Blvd.
Las Vegas, Nevada 89101"

15. Ordinance Change. Section 40 of the Agreement is hereby added as follows:

"**40. ORDINANCE CHANGE.**
Franchisee acknowledges that these franchise provisions are subject to the terms of the Ambulance Service Ordinance as currently adopted and as amended in the future pursuant to LVMC 6.08.340. That provision, provides in pertinent part, as follows: "the franchisee, by its acceptance of the franchise, agrees to be bound thereby and to comply with any action under (or requirement) of the Las Vegas Municipal Code, as it exists now or as amended in the future.""

16. Exhibit 1. Section 10 to Exhibit 1 of the Agreement is hereby deleted in its entirety and replaced by the following:

"10. Franchisee shall provide the City with such other reports and records as may be required by the City's Franchise Officer."

17. Obligations of Parties. This First Amendment extends the effectiveness of all other terms, conditions and obligations of the Parties pursuant to the Agreement which remains in full force and effect until the natural expiration of the Agreement.

18. Capitalized Terms. All initial capitalized terms not otherwise defined in this First Amendment shall have the meanings set forth in the Agreement and Las Vegas Municipal Code Chapter 6.08.

19. Subsequent Agreements. This First Amendment shall not constitute consent or approval to any future modifications, amendments, changes or extensions to the Agreement, and shall not relieve COMMUNITY AMBULANCE or any person claiming under or through COMMUNITY AMBULANCE of the obligation to obtain the approval of the City Council, to the extent required under the Agreement, to any future modifications, amendments, changes or extensions to the Agreement and the terms and conditions thereof be expressed in a written document signed by both Parties.

20. Counterparts. This First Amendment may be executed in counterparts. All such counterparts will constitute the same contract and the signature of any Party to any counterpart will be deemed a signature

to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by facsimile or e-mail and upon receipt will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter.

[LEFT BLANK INTENTIONALLY AND SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment to be legally executed in duplicate as of the date first date written above.

CITY OF LAS VEGAS

By: _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

By: _____
LuAnn D. Holmes, MMC
City Clerk

Council Action
_____, 2022
Item # _____

APPROVED AS TO FORM:

Dimitri P. Dalacas
Deputy City Attorney

By: _____ 5/2/2022
Deputy City Attorney Date

RBR MANAGEMENT, LLC
D/B/A COMMUNITY AMBULANCE

By: _____
Printed Name: ROBERT RICHARDSON
Title: CEO

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
15

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Susan Heltsley

SUBJECT:
For possible action to approve award of Mutual Use Contract No. 220186-BW, Aerial Lift Trucks - Department of Operations and Maintenance - Award recommended to: ALTEC INDUSTRIES, INC. (Not-to-Exceed $920,697 - City Equipment Acquisition Internal Service Fund) - All Wards

FISCAL IMPACT:
Budget Funds Available
Amount: Not-to-Exceed $920,697
Funding Source: City Equipment Acquisition ISF
Dept./Division: Operations and Maintenance

PURPOSE/BACKGROUND:
This contract provides for the purchase of three (3) ALTEC T50 Aerial lift trucks to replace City-owned vehicles per the City's vehicle replacement policy. This item is exempt from the competitive bidding process pursuant to NRS 332.195, which allows local governments to use the contracts of other local governments with authorization of the contracting vendor. This contract allows the City of Las Vegas to join Sourcewell Contract No. 012418. ALTEC INDUSTRIES, INC. is located in Birmingham, Alabama.

RECOMMENDATION:
Approve as recommended, with signature authority granted to the Purchasing and Contracts Manager per R-20-2017.

BACKUP DOCUMENTATION:
1. Contract No. 220186-BW

MUTUAL USE CONTRACT

THIS Contract is made and entered into this _____ day of _____, 2022, by and between the CITY OF LAS VEGAS (the "City"), a municipal corporation in the State of Nevada, and ALTEC INDUSTRIES, INC. (the "Company"), a corporation organized and existing under the laws of the State of Alabama

RECITALS

WHEREAS, the Company and Sourcewell (the Cooperative Purchasing Organization) formerly National Joint Powers Alliance (NJPA) via the State of Minnesota local government agency, (the Originating Government Entity) have entered into that Contract dated March 12, 2018 (RFP # 012418), which provides for public utility equipment with related accessories and supplies (the "Company Contract"); and

WHEREAS, pursuant to NRS 332.195, governmental entities within this State may join or use the contracts of other governmental entities and cooperative purchasing organizations with the authorization of the Company; and

WHEREAS, the City desires to use the Company Contract between the Company and the Originating Government Entity; and

WHEREAS, the City and Company intend to enter into this Contract incorporating the terms, conditions and specifications of the Company Contract to the extent such are incorporated by reference herein.

NOW, THEREFORE, in consideration of the above premises, the parties hereto agree to the following:

1. The following documents are hereby incorporated into this Contract: Exhibit "A", Special Conditions (seven (7) pages), attached hereto and made a part hereof, Exhibit "B" (sixty one (61) pages, incl. cover page), the terms, conditions, and covenants of the Company Contract, and Exhibit "C" Supplier Quote (sixteen (16) pages, incl. cover page) attached hereto and made a part hereof. In the event of a conflict between the specific language set forth in this Contract and Exhibits, this Mutual Use Contract shall take precedence followed by Exhibit "A" and Exhibit "B" and Exhibit "C" in that order.

2. As required pursuant to Nevada Revised Statutes ("NRS") 332.195, the Company hereby authorizes and consents to the City using the terms, conditions and covenants of the Company Contract as the basis for this Contract, and the City hereby agrees, in consideration of such authorization and consent, to be bound by the terms, conditions and covenants of the Company Contract to the extent that the same are incorporated herein as a part of this Contract.

3. The Company Contract is based upon the estimated procurement figures of the Originating Government Entity. The City hereby agrees to the purchase of supplies and/or services in greater or lesser amounts than estimated in the Company Contract. The City reserves the right, however, to terminate this Contract and bid or negotiate a new contract if procurements by the City under this Contract are significantly greater than the estimated amounts in the Company Contract.

4. The Contract Amount shall not exceed NINE HUNDRED TWENTY THOUSAND SIX HUNDRED NINETY SEVEN DOLLARS AND NO CENTS ($920,697.00).

5. This Contract and the rights granted hereunder to the City shall continue in force and effect for the period of time set forth in the Company Contract. This performance period is from Date of Award through and including March 31, 2025 or until such time any orders under this Contract are fulfilled, whichever is later. The City reserves the right to exercise an option to temporarily extend this Contract for up to one hundred eighty (180) calendar days from the expiration date, for any reason. For the benefit of the City, the City shall provide written notice to the Company of such option extension(s).

   In the event that the Company Contract is terminated for any reason, including the failure of the Originating Government Entity to exercise any or all of the options granted thereunder, the City shall have the right to continue this Contract in force and effect despite such termination, and to exercise any and all of the options which the Originating Government Entity fails to exercise thereunder.

6. The City reserves its right to terminate this Contract and its use of the Company Contract for any reason whatsoever, and such termination shall be effective ten (10) days after written notice is provided to the Company. The City's exercise of its right to terminate herein shall have no effect on the Company Contract between the Company and the Originating

Government Entity. On the effective date of the termination, the Company shall terminate all work and take all reasonable actions to mitigate expenses. The Company shall submit a written request for incurred costs for services performed through the date of termination, and shall provide any substantiating documentation requested by the City. In the event of such termination, the City agrees to pay the Company within thirty (30) days after receipt of a correct, adequately documented written request. The City's sole liability under this Section is for payment of costs for services requested by the City and actually performed by the Company.

7. Any change or modification to the Company Contract between the Company and the Originating Government Entity shall be applicable to the City if so agreed to in writing by the City. In the event that such change or modification adversely impacts the City, the City may elect not to incorporate the change or modification as part of this Contract.

8. Unless the content indicates otherwise, references in the Company Contract to the Originating Government Entity shall be understood and interpreted to refer to the City for purposes of this Contract.

9. This Contract may be executed in counterparts. All such counterparts will constitute the same Contract and the signature of any party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by facsimile or e-mail and upon receipt will be deemed originals and binding upon the parties hereto, regardless of whether originals are delivered thereafter

10. Discrimination: The City of Las Vegas is committed to promoting full and equal business opportunity for all persons doing business in Las Vegas. The Company acknowledges that the City has an obligation to ensure that public funds are not used to subsidize private discrimination. Company recognizes that if the Company or their subcontractors or subconsultants are found guilty by an appropriate authority of refusing to hire or do business with an individual or company due to reasons of race, color, religion, sex, sexual orientation, gender identity or expression, age, disability, national origin, or any other legally protected status; City may declare the Company in breach of contract and terminate Contract.

11. Fair Employment Practices: In connection with the performance of work under this Contract, the Company agrees not to discriminate against any employee or applicant for employment because of race, color, religion, national origin, sex, sexual orientation, gender identity or expression, age, disability, national origin, or any other legally protected status. Such agreement shall include, but not be limited to, the following: employment; upgrading; demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

    The Company further agrees to insert this provision in all subcontracts hereunder. Any violation of such provision by a Company shall constitute a material breach of this Contract.

    In accordance with the Immigration Reform and Control Act of 1986, the Company agrees that it will not employ unauthorized aliens in the performance of this Contract.

12. City/Company Representative [CAO - 08/22/2019]

    (a) All routine Company inquiries should be directed to the person identified by the City on the Purchase Order. The City will provide written notice to the Company should there be a subsequent representative change. This person will be the Company's principal point of contact at the City regarding any matters relating to this Contract, will provide all general direction to the Company regarding Contract performance, and will provide guidance regarding the City's goals and policies. This person is not authorized to waive or modify any material scope of work changes or terms of this Contract.

    (b) The Company Representative for this Contract is Jack Stevenson, Sr. Account Manager, jack.stevenson@altec.com. The Company Representative shall have full authority to act for the Company on all matters arising under or relating to this Contact until written notice to the City is provided by the Company of any change in the person acting in this capacity.

13. Legal Notice [CAO-4/2020]

    (a) Any legal notice required to be given hereunder shall be deemed to have been given when written notice is (i) received by the party to whom it is directed by personal service; (ii) three (3) days after deposit with the United States Post Office, by registered or certified mail, postage prepaid and addressed to the party to be notified at the

address for such party; (iii) one (1) day after deposit with a nationally recognized air courier service such as FedEx; or (iv) by an email sent to the email address of the recipient stated in this Section. All notices shall be effective upon receipt by the party to which notice is given or if it is delivered by email, when the recipient acknowledges having received that email, with an automatic "read receipt" not constituting acknowledgment of an email for notice purposes. Either party hereto may change its address by giving ten (10) days advance notice to the other party as provided herein. Phone and fax numbers, if listed, are listed for information only:

FOR THE CITY:	Manager, Purchasing and Contracts City of Las Vegas 495 South Main Street, 4th Floor Las Vegas, Nevada 89101-2986 Email: purchasing@lasvegasnevada.gov
FOR THE COMPANY:	Jack Stevenson, Sr. Account Manager Altec Industries, Inc. 210 Inverness Center Drive Birmingham, AL 35242-4834 jack.stevenson@altec.com

(b) The parties shall provide written notification of any change in the information stated above.

(c) For purposes of this Contract, legal notice shall be required for all matters involving potential termination actions, litigation, indemnification, and unresolved disputes. This does not preclude legal notice for any other actions having a material impact on the Contract.

(d) Routine correspondence should be directed to the City or Company Representative, as appropriate.

14. The Company agrees to provide and maintain insurance coverages as defined in Exhibit "A", Section A-7, Insurance for the entire term of this Contract.

15. Certification - No Boycott: By signing this Contract, the Company certifies that it is not engaged in, and agrees for the duration of the Contract not to engage in, a boycott of the State of Israel per NRS 332.065.

"Boycott of Israel" means refusing to deal or conduct business with, abstaining from dealing or conducting business with, terminating business or business activities with or performing any other action that is intended to limit commercial relations with Israel; or a person or entity doing business in Israel or in territories controlled by Israel, if such an action is taken in a manner that discriminates on the basis of nationality, national origin or religion. It does not include an action which is based on a bona fide business or economic reason; is taken pursuant to a boycott against a public entity of Israel if the boycott is applied in a nondiscriminatory manner; or is taken in compliance with or adherence to calls for a boycott of Israel if that action is authorized in 50 U.S.C. § 4607 or any other federal or state law.

"Company" means any domestic or foreign sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited-liability partnership, limited-liability company, or other domestic or foreign entity or business association, including, without limitation, any wholly owned subsidiary, majority owned subsidiary, parent company or affiliate of such an entity or business association, that exists for the purpose of making a profit.

A violation of this Section by Company shall be considered an incurable Event of Default of this Contract, thereby allowing the City to immediately terminate this Contract upon giving written notice to Company.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their duly authorized representatives.

CITY OF LAS VEGAS

Tonya Kemble
Manager, Purchasing & Contracts — Date

ALTEC INDUSTRIES, INC

Jack Stevenson, Sr. Account Manager — 4/25/2022 Date

ATTEST:

LuAnn D. Holmes, MMC
City Clerk — Date

APPROVED AS TO FORM:

Deputy City Attorney — 4/21/22 Date

Crislove A. Igaleka
Deputy City Attorney

EXHIBIT A - SPECIAL CONDITIONS

A-1 Agreement Type

This Contract sets forth the terms and conditions for ordering and delivering the Altec TA50 Articulating Telescopic Aerial Device with Material Handling (Insulated) (the "Goods") described herein, and the execution hereof by the parties hereto forms a legally binding contract. The City may order, and the Company, in collaboration with the local authorized dealer, is obligated to deliver, the Goods in accordance with the terms and conditions of this Contract. This is a non-exclusive Contract.

A-2 Pricing and Payment

(a) The City will pay the Company in accordance with the pricing set forth in Exhibit "C" to this Contract.

(b) Payment to the Company will be made only for the actual quantities of the Goods delivered and accepted by the City, upon receipt of an invoice submitted in accordance with Section A-5, "Invoices".

(c) The Company or authorized local dealer shall be responsible to pay any and all title fees. Out-of-State Company shall remit the $28.25 Nevada title fee made payable to State of Nevada Department of Motor Vehicles at time of delivery for each vehicle awarded.

A-3 Purchase Orders [CAO-4/2020]

A Purchase Order will be issued for the acquisition of the Goods, specifying a single scheduled delivery or multiple scheduled deliveries of the Goods. The time allotted for delivery of the Goods under the Purchase Order commences on the date the City successfully electronically transmits or faxes the Purchase Order to the Company, or three (3) days after the mailing date of the Purchase Order to the Company. Any Purchase Order issued hereunder incorporates the terms and conditions of this Contract.

A-4 Vehicles

(a) Latest Model (Vehicles). Company guarantees that the equipment offered is the latest and most improved model currently in production and not scheduled to be replaced, or deleted from the manufacturer's line within ninety (90) days immediately following Award.

(b) Equipment Modifications (Vehicles). All equipment modifications shall be made by an authorized factory representative.

A-5 Delivery Requirements

(a) Pre-Delivery Inspection. Prior to delivery, the Goods shall be completely inspected and serviced by the delivering dealer and/or the manufacturer's pre-delivery service center. A copy of the manufacturer's standard pre-delivery service checklist shall be completed for the vehicle signed by a representative of the organization performing the inspection/service and delivered with the vehicle.

(b) Delivery - F.O.B. Destination. The Company shall deliver the Goods F.O.B. Destination – Freight Prepaid. The delivery point shall be East Fleet Service Center 3128 E. Bonanza Ave Las Vegas, NV 89101-2402.

(c) Delivery Coordination. The Company or authorized local dealer shall provide the City with twenty-four (24) hour notice prior to delivery. All deliveries are to be coordinated with Kevin Wickard at 702-229-0035 or kwickard@lasvegasnevada.gov. The City reserves the right to refuse delivery if advance notice is not given. The Company shall be responsible for unloading material at the designated delivery address: East Fleet Service Center 3128 E. Bonanza Ave Las Vegas, NV 89101-2402.

(d) Maximum Delivery Time. The maximum delivery time is up to approximately one thousand one hundred sixty (1160) calendar days after receipt of order. The time allotted for delivery of the Goods under the Purchase Order commences on the date the City successfully electronically transmits or faxes the Purchase Order to the Company, or five (5) days after the mailing date of the Purchase Order to the Company. Any Purchase Order issued hereunder incorporates the terms and conditions of this Contract. Failure to meet the delivery time specified shall constitute a breach of contract.

(e) Partial Shipments. Partial shipments will be permitted.

(f) Failure to Deliver. In the event that the Company fails to deliver the Goods in accordance with the terms and conditions of the Contract, the City shall have the option to either terminate the Contract or procure the Goods from another supplier.

(g) Additional Delivery Requirements. The Company shall comply with the following special delivery requirements and instructions:

(i) Vehicle Dealer's Report of Sale (Vehicles). Dealer's Report of Sale shall be provided at the time of delivery and addressed to: City of Las Vegas. Out-of-State Company must furnish a Manufacturer's Statement of Origin (MSO) and Nevada Department of Motor Vehicles, Vehicle Identification Number (VIN) Inspection Report at time of delivery for each vehicle awarded.

(ii) Documentation. Unless directed otherwise by the City, the Company shall be required to furnish one (1) complete set of parts, service and operator manuals and one (1) thumb drive with manuals for each system delivered. Parts, service and operator manuals are to be written so that a qualified technician can read and interpret effectively the contents. Ten percent (10%) of the Contract price shall be retained until delivery. Final payment shall be contingent upon the Company furnishing to the City the complete parts, service and operator manuals.

(iii) Four (4) sets of keys are to be provided with each unit.

(iv) Vehicles are to be delivered with at least ½ tank of fuel.

(v) Vehicles are to be delivered with less than one thousand five hundred (50) miles on the odometer.

(h) Inspection Upon Delivery.

(i) The Goods will be inspected and test driven at the time of delivery by an authorized representative of the City for workmanship, appearance, proper functioning of all equipment and systems, and conformance to all other requirements of this specification. The inspection period will consist of three (3) business days and the acceptance or rejection of the Goods will be completed at the end of the three (3) day inspection period. In the event deficiencies are detected, the Goods will be rejected to enable the Company to make the necessary repairs, adjustments or replacements. Payment will not be made and discount period (if applicable) will not commence until the corrective action is complete and the Goods have been re-inspected and accepted by the City. All Warranties shall be reset to the date of acceptance.

It shall be the responsibility of the Company to arrange for return and pay all costs for return of Goods rejected.

A-6 Invoices [CAO-9/2020]

(a) The Company shall timely submit a detailed invoice to the City within sixty (60) days after shipment of Goods for the quantities delivered and accepted. Each invoice shall contain the following information:

(i) the date of the invoice and invoice number;

(ii) the Purchase Order number;

(iii) the Contract Item against which charges are made; and

(iv) the performance dates covered by the invoice.

(b) Upon reconciliation of all errors, corrections, credits, and disputes, payment to the Company will be made in full within thirty (30) calendar days. **Invoices received without a valid Purchase Order number will be returned unpaid.** If the Company does not timely submit a detailed invoice to the City as required herein, the City shall not have any obligation or liability to effect any payment for said late invoice. The City shall also not be liable for any errors or omissions in an invoice once said invoice is paid by the City, all of which shall be expressly waived by Company. Notwithstanding the foregoing, this paragraph shall in no way waive the City's rights and remedies should the City find any errors or omissions in an invoice before or after said invoice is paid by the City.

The Company shall submit the original invoice to Accounts Payable and a copy to the Fleet Coordinator:

Department of Finance
ATTN: Accounts Payable
City of Las Vegas
495 South Main Street, 4th Floor
Las Vegas, NV 89101 – 2986

Department of Operations & Maintenance
ATTN: Fleet Coordinator
City of Las Vegas
3128 E. Bonanza Rd.
Las Vegas, NV 89101

(c) A duplicate copy of the invoice is to be sent to the City's designated representative at kwickard@LasVegasNevada.GOV.

(d) The City may subtract or offset from any unpaid invoice from the Company any claims, which the City may have incurred for failure of the Company to comply with the terms, conditions or covenants of this Contract, or any damages, costs and expenses caused by, resulting from, or arising out of the negligent act or omission of the Company in the performance of the services under this Contract. Within ten (10) calendar days, the City shall provide a written statement to the Company of the off-set which has been subtracted from any payment to the Company along with appropriate documentation and receipts, if any, and a description of the failure, error or deficiency attributed to the Company. The Company may dispute the right or amount of the off-set made by the City by providing written notification to the City within ten (10) calendar days after receipt of the City's written notice. The City shall provide a written response to the Company within ten (10) calendar days of receipt of the Company's written dispute notice.

A-7 Insurance [CAO-4/2020] R

The Company shall procure and maintain insurance as required by law and as appropriate for this Contract, including Workers' Compensation, General Liability and Auto Liability Insurance coverage, at its own expense, for all work related to the performance of this Contract. The Company must remedy at its own expense all injuries to persons and damage or loss to any City property caused in whole or in part by the Company, its subcontractors or anyone employed, directed, or supervised by the Company.

A-8 Indemnification [CAO-4/2020] R

(a) In addition to the insurance requirements set forth in Section A-7, Insurance, and not in lieu thereof, the Company shall protect, defend, indemnify and hold harmless the City, its elected officials, officers, employees, agents, and consultants (collectively herein the "City") from and against any and all claims, liabilities, damages, losses, suits, actions, decrees, arbitration awards and judgments including attorney's fees, court costs or other expenses of any and every kind or character (collectively herein the "Liabilities") which may be recovered from or sought against the City, to the extent caused by (i) any negligent act or omission, on the part of the Company, its officers, employees, independent contractors, vendors, Company's consultants, or agents in the performance of the terms, conditions and covenants of the Contract; or (ii) a breach of any agreement between the Company and its employees, vendors, independent contractors, Company's consultants or agents; or (iii) any default in the performance of any obligation on Company's part to be performed under the terms of this Contract. Company agrees that it is assuming the sole risk of any Liabilities related to the contraction by Company's officers, employees, vendors, Company's agents, independent contractors, and consultants or any other person of any viral infection or other disease, including, without limitation, COVID 19, related to the performance of this Contract and that Company's indemnity obligations contained herein cover any such Liabilities. In no event shall the language in this Section constitute or be construed as a waiver or limitation of the City's rights or defenses with regard to sovereign immunity, governmental immunity, or other official immunities and protections as provided by the Federal and State Constitutions or by law.

(b) If a third party claim against the City for negligent performance by the Company is within the limits of its liability insurance, and the insurance company has accepted the City's tender of defense, then the City will pay the Company what is due and owing to them within the payment method specified in this Contract. However, if the claim is greater than the coverage amount, the City, for its protection, may retain any money due and owing the Company under this Contract, until the claim has been resolved. In the event no money is due and owing, the surety, if required, of the Company, may be held until all of the Liabilities have been settled and suitable evidence to that effect furnished to the City.

(c) It is expressly agreed that the Company shall defend the City at Company's expense, by legal counsel reasonably satisfactory to City, against the Liabilities and in the event that the Company fails to do so, the City shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs, including attorney's fees and court costs, to the Company. Company's indemnity obligations herein are not intended to nor shall they relieve any insurance carrier of its obligations under policies required to be carried by Company pursuant to the provisions of this Contract. Company's obligations under this Section shall survive any termination of this Contract.

A-9 Warranty – Goods [CAO-4/2020]

(a) Company's Warranty. The Company warrants that the Goods supplied to the City are (i) free of defects and deficiencies in design, workmanship and materials, (ii) suitable for the purpose intended by the City, (iii) in compliance with the applicable specifications, and (iv) free from any liens or encumbrances on title of the Goods. If, during the

warranty period, any defect or deficiency is found in the Goods, the Company shall immediately, after notification by the City, proceed at its own expense to (i) repair the Goods on-site, together with remedying any damage caused to the finishes, fixtures, equipment and furnishings of the Goods, or (ii) replace the Goods if not capable of repair. If the repairs cannot be made on-site, the Company agrees to arrange at Company's sole expense for the transportation of the Goods to a repair facility unless otherwise agreed in writing by the City. The City's remedy for breach of this warranty is contained in Article 2 of the Uniform Commercial Code. The warranty set forth in this subsection shall be in effect for a period of twelve (12) months after the final acceptance of the Goods by the City, or, if available, for the period of the manufacturer's warranty, whichever is longer. The Company must complete the warranty repair or replacement within the time set forth in subsection (d) below.

(b) Manufacturer's Warranty. The manufacturer's standard warranty for the Goods, if applicable, is set forth in "Exhibit B", and applies in its entirety. The manufacturer's warranty shall be made available to the City at no additional cost. If, during the warranty period, any defect or deficiency is found in the Goods, the Company shall contact the manufacturer immediately after notification by the City, and the manufacturer shall proceed at its own expense to (i) repair the Goods on-site, together with remedying any damage caused to the finishes, fixtures, equipment and furnishings of the Goods, or (ii) replace the Goods that are not capable of repair. If repairs cannot be made on-site, the Company agrees to arrange at Company's sole expense for the transportation of the Goods to a repair facility unless otherwise agreed in writing by the City. The Company must complete the warranty repair or replacement within the time set forth in subsection (d) below.

(c) Warranty Exclusions Prohibited. The City *will not* accept any warranty clause from the Company or manufacturer which states (i) the warranty of merchantability and/or the warranty of fitness for a particular purpose are not applicable to, excluded from, the purchase of the Goods, or (ii) the Company's and/or manufacturer's warranty clause is in lieu of all other warranties that are either expressed or implied. In addition to these restrictions, the warranty requirements of the Contract shall exist in a direct extension from the manufacturer to the City, as well as from the Company to the City if the Good are sold by Company as a distributor or agent of the manufacturer.

(d) Warranty Completion Periods

(i) On-Site Repairs. All on-site warranty repairs shall be completed within ten (10) working days of the service request (holidays and Saturday and Sunday excluded).

(ii) Off-Site Repairs. If the repairs cannot be made on-site, the Company shall have ten (10) working days after notification from the City to complete the repairs, including arranging for the delivery of the defective or deficient unit of the Goods to the proper repair facility, and return thereof to the City.

(iii) New Parts. The parts delivered under this Contract must be new. New parts are defined as parts that are made up entirely of unused materials and/or genuine original parts. The parts must not have been operated for any purpose other than routine operational testing, except as specifically authorized elsewhere in this Contract. Demonstrator and reconditioned parts are not acceptable.

(e) Claim Documentation. The Company shall provide written documentation of each warranty repair claim, in the form of a work order or an invoice, to the City representative who initiated the warranty claim. The following information must be included in the documentation:

(i) Date of warranty claim

(ii) Identification number(s) of affected Goods (Model number, serial number, VIN, etc.)

(iii) Reason for claim

(iv) Corrective action or repair

(v) Parts and labor hours provided

(vi) Malfunction codes

(vii) Completion date

(f) Warranty Extensions. If warranty repairs cannot be completed within thirty (30) days, then the Warranty Period will be extended for the entire time period that the Warranty Claim has been active.

This entire Warranty Section will survive termination or expiration of this Contract for any reason.

A-10 Service Calls and Response Times [CAO-01/20/16]

Upon receipt of a service call, the Company's qualified maintenance technician must respond by phone within two (2) hours of the initial call for service. If on-site service is required, the technician must respond on-site twenty four (24) hours. If response is not possible due to insufficient time remaining in the day (before 5:30 p.m.), the twenty four (24) hour maximum continues from 8:00 a.m. of the next work day.

A-11 Technical Services [CAO-01/20/16]

If the Goods purchased under this Contract consist of equipment, and the equipment fails to operate properly on start-up by the City, the Company agrees to provide the services of a field engineer, as needed, to determine the cause of the failure. This service shall be furnished at no additional cost to the City.

A-12 Discontinued or Upgraded Goods [CAO-4/2020]

If, after execution of this Contract, the Company, or the Company's manufacturer, discontinues, upgrades, and/or makes other changes to the Goods ordered by the City, the Company shall notify the Buyer listed on the current Purchase Order within fifteen (15) calendar days of the change by the Company, or notification from the Company's manufacturer. Upon receipt of notification, the City may (i) accept the upgraded Goods, (ii) accept the replacement Goods in lieu of the discontinued Goods, or (iii) cancel the order of discontinued Goods. If the Company ships replacement Goods without the City's prior written approval, such Goods shall be deemed to be automatically rejected by the City unless otherwise agreed to in writing by the City.

A-13 Training [CAO-01/20/16]

If the Goods purchased under this Contract consist of equipment, the Company agrees to provide to City personnel training by qualified factory trained personnel in the form of three two (2) hour training session, at the Company's expense. This training shall be coordinated with the City's representative Brenton Messner at bmessner@lasvegasnevada.gov.

A-14 Disputes

The laws of the State of Nevada shall govern the validity, construction, performance and effect of this Contract, without giving effect to its conflict of law provisions. Each party hereto consents to, and waives any objection to, the State courts located in the County of Clark, State of Nevada as the proper and exclusive venue for any disputes arising out of or relating to this Contract or any alleged breach thereof. Each party hereby waives trial by jury in any action, proceeding or counterclaim brought by either of them against the other on any matters whatsoever arising out of or in any way connected with this Contract.

A-15 Event of Default [CAO-12/30/2020]

(a) If, during the term of this Contract, the Company (i) fails to deliver services that comply with the specifications, (ii) fails to deliver the services within the time specified in the Purchase Order or specifications or any extension thereof, (iii) fails to make progress so as to endanger the performance of this Contract, (iv) becomes insolvent, bankrupt or makes an assignment for the benefit of creditors, or if a receiver or trustee in bankruptcy is appointed for the Company, or if any proceeding in bankruptcy, receivership, or liquidation is instituted against the Company and is not dismissed within thirty (30) days following commencement thereof, or (v) fails to perform any of the other obligation or requirement of this Contract, then any of the aforementioned failures shall constitute an "Event of Default" under this Contract.

(b) If there occurs an Event of Default, the Company shall be entitled to ten (10) calendar days from written notice thereof to remedy the Event of Default, provided, however, such is capable of being remedied within that period. If the Event of Default can be remedied, but the remedy cannot be completed within the ten (10) day period, the Company may be allowed such additional time as may be reasonably necessary to remedy the Event of Default, provided, however, the remedy is commenced within the ten (10) day period and is diligently pursued to completion but in no event later than thirty (30) days after such written notice. Said time period may be extended at City's sole discretion. If the Event of Default is incapable of remediation, or is not remedied as required herein, the City may, in addition to any other remedies available in law or equity, invoke any of the remedies provided for under Section A-16, "Termination for Default", below.

A-16 Termination for Default [CAO-4/2020]

(a) If the Event of Default is not remedied as required pursuant to Section A-15, "Event of Default", the City may, by written notice to the Company pursuant to Recitals No. 13, "Legal Notice", terminate this Contract in whole or in part.

(b) If this Contract is terminated in whole or in part because the Company has failed to provide Goods in compliance with the specifications by the deadline of remediation period, the City may acquire, under reasonable terms and in a manner it considers appropriate, replacement goods that are comparable to the Goods that the Company failed to deliver to the City, and the Company shall be liable to the City for any excess costs related thereto. If the City terminates this Contract only in part, the Company shall continue to perform the un-terminated obligations or portions of this Contract.

(c) The Company shall not be liable for any excess costs if the failure to perform the Contract arises from circumstances beyond the control of, and without the fault or negligence on the part of, the Company. These circumstances are limited to such causes as (i) acts of God or of the public enemy, (ii) acts of governmental bodies, (iii) fires, (iv) floods, (v) epidemics/pandemics, (vi) quarantine restrictions, (vii) labor strikes, (viii) freight embargoes, or (ix) unusually severe weather. The time of performance of the Company's obligations under this Contract shall be extended by such period of enforced delay; provided, however, that such reasonably extended time period shall not exceed sixty (60) days. If the foregoing circumstances result in a delay greater than 60 days, the City may terminate the affected portion of the Contract pursuant to the terms of Recitals No. 6.

(d) The City retains the right to terminate for default immediately if the Company fails to maintain the required insurance, and/or bonding, fails to comply with applicable local, state, and federal statutes governing performance of these services, or fails to comply with statutes involving health or safety.

(e) If the City fails to perform any of its obligations required under this Contract, and the City does not remedy the failure after notice thereof is provided to the City by the Company pursuant to the requirements of Recitals No. 13, "Legal Notice" above, the Company shall have the right to treat the failure as a claim or dispute subject to the resolution provisions of A-14, "Disputes" of this Contract. During the period of such resolution, the Company shall continue with its performance under the Contract.

A-17 Marketing Restrictions [CAO-4/2020]

The Company shall at all times be in compliance with Las Vegas Municipal Code 1.08.050, and shall not publish or sell any information from or about this Contract without the prior written consent of the City. This restriction does not apply to the use of the City's name in a general list of customers, so long as the list does not represent an express or implied endorsement of the Company or its services. The City logo shall not be used without the prior written consent of the City.

A-18 Taxes/Compliance with Laws [CAO-08/01/13]

(a) The City is exempt from paying Sales and Use Taxes under the provisions of Nevada Revised Statutes 372.325(4), and Federal Excise Tax, under Registry Number 88-87-0003k. The Company shall pay all taxes, levies, duties and assessments of every nature and kind which may be applicable to any work under this Contract. The Company shall make any and all payroll deductions required by law. The Company agrees to indemnify and hold the City harmless from any liability on account of any and all such taxes, levies, duties, assessments, and deductions.

(b) The Company, in the performance of the obligations of this Contract, shall comply with all applicable laws, rules and regulations of all governmental authorities having jurisdiction over the performance of this Contract including, but not limited to, the Federal Occupational Safety and Health Act.

A-19 Official, Agent and Employees of the City Not Personally Liable [CAO-01/20/16]

It is agreed by and between the parties of this Contract, that in no event shall any official, officer, employee, or agent of the City in any way be personally liable or responsible for any covenant or agreement therein contained whether expressed or implied, nor for any statement, representation or warranty made herein or in any connection with this Contract.

A-20 Conflict of Interest (City Officials) [CAO-4/2020]

(a) An official of the City, who is authorized on behalf of the City to negotiate, make, accept or approve, or take part in negotiating, making, accepting, or approving this Contract, payments under this Contract, or work under this Contract,

shall not be directly or indirectly interested personally in this Contract or in any part hereof. No officer, employee, architect, attorney, engineer or inspector of, or for the City, who is authorized on behalf of the City to exercise any legislative, executive, supervisory or other similar functions in connection with this Contract, shall become directly or indirectly interested personally in this Contract or in any part hereof, any material supply contract, subcontract, insurance contract, or any other contract pertaining to this Contract.

(b) Each party represents that it is unaware of any financial or economic interest of any public officer or employee of the City relating to this Contract. Notwithstanding any other provision of this Contract, if such interest becomes known, the City may immediately terminate this Contract for default or convenience, based on the culpability of the parties.

A-21 Modification/Amendment [CAO-7/24/08]

This Contract shall not be modified or amended except by the express written agreement of the parties, signed by a duly authorized representative for each party. Any other attempt to modify or amend this Contract shall be null and void, and may not be relied upon by either party.

A-22 Assignment [CAO-7/24/08]

Neither party may assign their rights nor delegate their duties under this Contract without the written consent of the other party. Such consent shall not be withheld unreasonably. Any assignment or delegation shall not relieve any party of its obligations under this Contract.

A-23 Public Records [CAO-5/2/12]

The City is a public agency as defined by state law. As such, it is subject to the Nevada Public Records Law (Chapter 239 of the Nevada Revised Statutes). The City's Records are public records, which are subject to inspection and copying by any person (unless declared by law to be confidential). This Contract and all supporting documents are deemed to be public records.

A-24 Miscellaneous [CAO–4/2020]

(a) In the event of a dispute under this Contract which results in litigation or other formal dispute resolution proceedings, the prevailing party shall be entitled to reimbursement of its or their actual reasonable attorney's fees and costs in connection with such proceeding.

(b) Time is of the essence of the Contract and each of its provisions.

EXHIBIT B - COMPANY TERMS, CONDITIONS & COVENANTS

LIST OF DOCUMENTS

Section	# Pages
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Sourcewell Contract 012418-ALT	11
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National Joint Powers Alliance®

REQUEST FOR PROPOSAL

for the procurement of

PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES

RFP Opening

JANUARY 25, 2018
8:30 a.m. Central Time
At the offices of the
National Joint Powers Alliance®
202 12th Street Northeast, Staples, MN 56479

RFP #012418

The National Joint Powers Alliance® (NJPA), on behalf of NJPA and its current and potential member agencies, which includes all governmental, higher education, K-12 education, not-for-profit, tribal government, and all other public agencies located in all fifty states, Canada, and internationally, issues this Request For Proposal (RFP) to result in a national contract solution for the procurement of #012418 PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES. Details of this RFP are available beginning December 7, 2017. Details may be obtained by letter of request to Chris Robinson, NJPA, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479, or by e-mail at RFP@njpacoop.org. Proposals will be received until January 24, 2018 at 4:30 p.m. Central Time at the above address and opened January 25, 2018 at 8:30 a.m. Central Time.

RFP Timeline

December 7, 2017	**Publication of RFP in the print and online version of *USA Today*, in the print and online version of the *Salt Lake News* within the State of Utah, in the print and online version of the *Daily Journal of Commerce* within the State of Oregon (note: OR entities this pertains to: http://www.njpacoop.org/oregon-advertising and also RFP Appendix B), in the print and online version of *The State* within the State of South Carolina, the NJPA website, MERX, Noticetobidders.com, PublicPurchase.com, Biddingo, and Onvia.**
January 9, 2018 10:00 a.m. CT	**Pre-Proposal Conference (the webcast/conference call). The connection information will be sent to all inquirers two business days before the conference.**
January 17, 2018	**Deadline for RFP questions.**
January 24, 2018 4:30 p.m. CT	**Deadline for Submission of Proposals. Late responses will be returned unopened.**
January 25, 2018 8:30 a.m. CT	**Public Opening of Proposals.**

Direct questions regarding this RFP to: Chris Robinson at chris.robinson@njpacoop.org or (218) 895-4168.

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1 DEFINITIONS

A. CONTRACT

Contract means this RFP, current pricing information, fully executed Forms C, D, F, & P from the Proposer's response pursuant to this RFP, and a fully executed Form E ("Acceptance and Award") with final terms and conditions. Form E will be executed after a formal award and will provide final clarification of terms and conditions of the award.

B. PROPOSER

A Proposer is a company, person, or entity delivering a timely response to this RFP. This RFP may also use the terms "respondent" or "proposed Vendor," which is interchangeable with Proposer as the context allows.

C. SOURCED GOOD or OPEN MARKET ITEM

A Sourced Good or Open Market Item is a product within the RFP's scope 1) that is not currently available under the Vendor's NJPA contract, 2) that a member wants to buy under contract from an awarded Vendor, and 3) that is generally deemed incidental to the total transaction or purchase of contract items.

D. VENDOR

A Proposer whose response has been awarded a contract pursuant to this RFP.

2 ADVERTISEMENT OF RFP

2.1 NJPA advertises this solicitation: 1) in the hard copy print and online editions of the USA Today; 2) once each in Oregon's Daily Journal of Commerce, South Carolina's The State and Utah's Salt Lake Tribune; 3) on NJPA's website; and 4) on other third-party websites deemed appropriate by NJPA. Other third-party advertisers may include Onvia, PublicPurchase.com, MERX, and Biddingo.

2.2 NJPA also notifies and provides solicitation documentation to each state-level procurement departments for possible re-posting of the solicitation within their systems and at their option for future use and to meet specific state requirements.

3 INTRODUCTION

A. ABOUT NJPA

3.1 The National Joint Powers Alliance® (NJPA) is a public agency serving as a national municipal contracting agency established under the Service Cooperative statute by Minnesota Legislative Statute §123A.21 with the authority to develop and offer, among other services, cooperative procurement services to its membership. Eligible membership and participation includes states, cities, counties, all government agencies, both public and non-public educational agencies, colleges, universities and non-profit organizations.

3.2 Under the authority of Minnesota state laws and enabling legislation, NJPA facilitates a competitive solicitation and contracting process on behalf of the needs of itself and the needs of current and potential member agencies nationally. This process results in national procurement contracts with various Vendors of products/equipment and services which NJPA Member agencies desire to procure. These procurement contracts are created in compliance with applicable Minnesota Municipal Contracting Laws. A complete listing of NJPA cooperative procurement contracts can be found at www.njpacoop.org.

3.3 NJPA is a public agency governed by publicly elected officials that serve as the NJPA Board of Directors. NJPA's Board of Directors oversees and authorizes the calls for all new proposals and holds those resulting Contracts for the benefit of its own and its Members use.

3.4 NJPA currently serves over 50,000 member agencies nationally. Both membership and utilization of NJPA contracts continue to expand, due in part to the increasing acceptance of Cooperative Purchasing throughout the government and education communities nationally.

B. JOINT EXERCISE OF POWERS LAWS

3.5 NJPA cooperatively shares those contracts with its Members nationwide through various Joint Exercise of Powers Laws or Cooperative Purchasing Statutes established in Minnesota, other states and Canadian provinces. The Minnesota Joint Exercise of Powers Law is Minnesota Statute §471.59 which states "Two or more governmental units…may jointly or cooperatively exercise any power common to the contracting parties…" This Minnesota Statute allows NJPA to serve Member agencies located in all other states. Municipal agencies nationally can participate in cooperative purchasing activities under their own state law. These laws can be found on our website at http://www.njpacoop.org/national-cooperative-contract-solutions/legal-authority/.

3.5.1 For Members within the Commonwealth of Virginia, this RFP is intended to be a "joint procurement agreement" as described in Vir. Code § 2.2-4304(A), and those Virginia Members identified in Appendix C may agree to be a Joint Purchaser under this RFP.

C. WHY RESPOND TO A NATIONAL COOPERATIVE PROCUREMENT CONTRACT

3.6 National Cooperative Procurement Contracts create value for Municipal and Public Agencies, as well as for Vendors of products/equipment and services in a variety of ways:

3.6.1 National cooperative contracts potentially save time and effort for municipal and public agencies, who otherwise would have to solicit vendor responses to individual RFPs, resulting in individual contracts, to meet the procurement needs of their respective agencies. Considerable time and effort is also potentially saved by the Vendors who would have had to otherwise respond to each of those individual RFPs. A single, nationally advertised RFP, resulting in a single, national cooperative contract can potentially replace thousands of individual RFPs for the same equipment/products/services that might have been otherwise advertised by individual NJPA member agencies.

3.6.2 NJPA contracts offer our Members nationally leveraged volume purchasing discounts. Our contract terms and conditions offer the opportunity for Vendors to recognize individual member procurement volume commitment through additional volume based contract discounts.

3.7 State laws that permit or encourage cooperative purchasing contracts do so with the belief that cooperative efficiencies will result in lower prices, better overall value, and considerable time savings.

3.8 The collective purchasing power of thousands of NJPA Member agencies nationwide offers the opportunity for volume pricing discounts. Although no sales or sales volume is guaranteed by an NJPA Contract resulting from this RFP, substantial volume is anticipated and volume pricing is requested and justified.

3.9 NJPA and its Members desire the best value for their procurement dollar as well as a competitive price. Vendors have the opportunity to display and highlight value-added attributes of their company, equipment/products and services without constraints of a typical individual proposal process.

D. THE INTENT OF THIS RFP

3.10. **National contract awarded by NJPA:** NJPA seeks the most responsive and responsible Vendor relationship(s) to reflect the best interests of NJPA and its Member agencies. Through a competitive proposal and evaluation process, the NJPA Proposal Evaluation Committee recommends vendors for a national contract awarded by the action of the NJPA Chief Procurement Officer. NJPA's primary intent is to establish and provide a national cooperative procurement contract that offer opportunities for NJPA and our current and potential Member agencies throughout the United States and Canada to procure quality product/equipment and services as desired and needed. The contracts will be marketed nationally through a cooperative effort between the awarded vendor(s) and NJPA. Contracts are expected to offer price levels reflective of the potential and collective volume of NJPA and the nationally established NJPA membership base.

3.11 Beyond our primary intent, NJPA further desires to:

3.11.1 Award a four-year contract with a fifth-year contract option resulting from this RFP. Any fifth-year extension is exercised at NJPA's discretion and results from NJPA's contracting needs or from Member requests; this extension is not intended merely to accommodate an awarded Vendor's request. If NJPA grants a fifth-year extension, it may also terminate the contract (or cause it to expire) within the fifth year if the extended contract is replaced by a resolicited or newly solicited contract. In exigent circumstances, NJPA may petition NJPA's Board of Directors to extend the contract term beyond five years. This rarely used procedure should be employed only to avoid a gap in contract coverage while a replacement contract is being solicited;

3.11.2 Offer and apply any applicable technological advances throughout the term of a contract resulting from this RFP;

3.11.3 Deliver "Value Added" aspects of the company, equipment/products and services as defined in the "Proposer's Response";

3.11.4 Deliver a wide spectrum of solutions to meet the needs and requirements of NJPA and NJPA Member agencies; and

3.11.5 Award an exclusive contract to the most responsive and responsible vendor when it is deemed to be in the best interest of NJPA and the NJPA Member agencies.

3.12 Exclusive or Multiple Awards: Based on the scope of this RFP and on the responses received, NJPA may award either an exclusive contract or multiple contracts. In some circumstances, a single national supplier may best meet the needs of NJPA Members; in other situations, multiple vendors may be in the best interests of NJPA and the NJPA Members and preferred by NJPA to provide the widest array of solutions to meet the member agency's needs. NJPA retains sole discretion to determine which approach is in the best interests of NJPA Member agencies.

3.13 Non-Manufacturer Awards: NJPA reserves the right to make an award under this RFP to a non-manufacturer or dealer/distributor if such action is in the best interests of NJPA and its Members.

3.14 Manufacturer as a Proposer: If the Proposer is a manufacturer or wholesale distributor, the response received will be evaluated on the basis of a response made in conjunction with that manufacturer's authorized dealer network. Unless stated otherwise, a manufacturer or wholesale distributor Proposer is assumed to have a documented relationship with their dealer network where that dealer network is informed of, and authorized to accept, purchase orders pursuant to any Contract resulting from this RFP on behalf of the manufacturer or wholesale distributor Proposer. Any such dealer will be considered a sub-contractor of the Proposer/Vendor. The relationship between the manufacturer and wholesale distributor Proposer and its dealer network may be proposed at the time of the submission if that fact is properly identified.

3.15 Dealer/Reseller as a Proposer: If the Proposer is a dealer or reseller of the products and/or services being proposed, the response will be evaluated based on the Proposer's authorization to provide those products and services from their manufacturer. When requested by NJPA, Proposers must document their authority to offer those products and/or services.

E. SCOPE OF THIS RFP

3.16 Scope: The scope of this RFP is to award a contract to a qualifying vendor defined as a manufacturer, provider, or dealer/distributor, established as a Proposer, and deemed responsive and responsible through our open and competitive proposal process. Vendors will be awarded contracts based on the proposal and responders demonstrated ability to meet the expectations of the RFP and demonstrate the overall highest valued solutions which meet and/or exceed the current and future needs and requirements of NJPA and its Member agencies nationally within the scope of PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES.

3.17 Additional Scope Definitions: In addition to PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES, **this solicitation should be read to include, but not to be limited to:**

3.17.1 Chassis-mounted, trailer-mounted, and self-propelled (wheel or track):

3.17.1.1 telescopic, articulated, mast, and boom, aerial lifts, towers, buckets, and platforms; and,

3.17.1.2 derricks, diggers, pole jacks, and cable placers, stringers, tensioners, pullers, and reels.

3.17.2 Chassis-mounted, trailer-mounted, and self-propelled (wheel or track), trenchers, directional drilling, thrust, and boring machines, pipeline drills, and soil piercing tools.

3.17.3 Equipment offering a combination of the functions described in subsections 3.17.1 and 3.17.2.

3.17.4 Pumps equal to or exceeding 20HP, such as mud pumps, trash pumps, diesel-driven/hydraulic-driven/electrically-driven centrifugal pumps, and other pumps used in municipal applications such as lift stations, sewage treatment, water treatment, collection systems and dewatering. (A pump proposal may include pump models under 20HP so long as those offerings are incidental to a primary offering of 20HP or higher models.)

3.17.5 Chassis-mounted, trailer-mounted, or skid-mounted hydro and/or vacuum excavators for the purpose of utility (gas, electric, water or telecom) infrastructure installation, but not for the purpose of sewer cleaning, catch basin cleaning, jet rodding/jet flushing, wet well/lift station cleaning or storm line cleaning (See NJPA RFP #122017).

3.17.6 NJPA reserves the right to limit the scope of this solicitation for NJPA and current and potential NJPA member agencies.

3.17.6.1 This solicitation should NOT be construed to include any of the following:

a. heavy construction equipment (see NJPA RFP #032515);
b. skid steers or excavators (see NJPA RFP #042815);
c. trailers (see NJPA RFP #052015);
d. sewer vaccum, hydro-excavation or street sweeping and broom equipment (See NJPA RFP #122017);
e. truck chassis-only proposals (see NJPA RFP #081716) or,
e. ag tractors (see NJPA RFP #021815).

3.18 Overlap of Scope: When considering equipment/products/services, or groups of equipment/ products/services submitted as a part of your response, and whether inclusion of such will fall within a "Scope of Proposal," please consider the validity of an inverse statement.

3.18.1 For example, pencils and post-it-notes can generally be classified as office supplies and office supplies generally include pencils and post-it-notes.

3.18.2 In contrast, computers (PCs and peripherals) can generally be considered office supplies; however, the scope of office supplies does not generally include computer servers and infrastructure.

3.18.3 In conclusion: With this in mind, individual products and services must be examined individually by NJPA, from time to time and in its sole discretion, to determine their compliance and fall within the original "Scope" as intended by NJPA.

3.19 Best and Most Responsive – Responsible Proposer: It is the intent of NJPA to award a Contract to the best and most responsible and responsive Proposer(s) offering the best overall quality and selection of equipment/products and services meeting the commonly requested specifications of the NJPA and NJPA Members, provided the Proposer's Response has been submitted in accordance with the requirements of this RFP. Qualifying Proposers who are able to anticipate the current and future needs and requirements of NJPA and NJPA member agencies; demonstrate the knowledge of any and all applicable industry

standards, laws and regulations; and possess the willingness and ability to distribute, market to and service NJPA Members in all 50 states are preferred. NJPA requests proposers submit their entire product line as it applies and relates to the scope of this RFP.

3.20 Sealed Proposals: NJPA will receive sealed proposal responses to this RFP in accordance with accepted standards set forth in the Minnesota Procurement Code and Uniform Municipal Contracting Law. Awards may be made to responsible and responsive Proposers whose proposals are determined in writing to be the most advantageous to NJPA and its current or qualifying future NJPA Member agencies.

3.21 Use of Contract: Any Contract resulting from this solicitation shall be awarded with the understanding that it is for the sole convenience of NJPA and its Members. NJPA and/or its members reserve the right to obtain like equipment/products and services solely from this contract or from another contract source of their choice or from a contract resulting from their own procurement process.

3.22 Awarded Vendor's interest in a contract resulting from this RFP: Awarded Vendors will be able to offer to NJPA, and current and potential NJPA Members, only those products/equipment and services specifically awarded on their NJPA Awarded Contract(s). Awarded Vendors may not offer as "contract compliant," products/equipment and services which are not specifically identified and priced in their NJPA Awarded Contract.

3.23 Sole Source of Responsibility- NJPA desires a "Sole Source of Responsibility" Vendor. This means that the Vendor will take sole responsibility for the performance of delivered equipment/products/ services. NJPA also desires sole responsibility with regard to:

3.23.1 Scope of Equipment/Products/Services: NJPA desires a provider for the broadest possible scope of products/equipment and services being proposed over the largest possible geographic area and to the largest possible cross-section of NJPA current and potential Members.

3.23.2 Vendor use of sub-contractors in sourcing or delivering equipment/product/services: NJPA desires a single source of responsibility for equipment/products and services proposed. Proposers are assumed to have sub-contractor relationships with all organizations and individuals whom are external to the Proposer and are involved in providing or delivering the equipment/products/services being proposed. Vendor assumes all responsibility for the equipment/products/services and actions of any such Sub-Contractor. Suggested Solutions Options include:

3.23.3 Multiple solutions to the needs of NJPA and NJPA Members are possible. Examples could include:

3.23.3.1 Equipment/Products Only Solution: Equipment/Products Only Solution may be appropriate for situations where NJPA or NJPA Members possess the ability, either in-house or through local third party contractors, to properly install and bring to operation those equipment/products being proposed.

3.23.3.2 Turn-Key Solutions: A Turn-Key Solution is a combination of equipment/products and services that provides a single price for equipment/products, delivery, and installation to a properly operating status. Generally this is the most desirable solution because NJPA and NJPA Members may not possess, or desire to engage, personnel with the necessary expertise to complete these tasks internally or through other independent contractors

3.23.3.3 Good, Better, Best: Where appropriate and properly identified, Proposers may offer the choice "of good, better, best" multiple-grade solutions to meet NJPA Members' needs.

3.23.3.4 Proven – Accepted – Leading-Edge Technology: Where appropriate and properly identified, Proposers may provide a spectrum of technology solutions to complement or enhance the proposed solutions to meet NJPA Members' needs.

3.23.4 If applicable, Contracts will be awarded to Proposer(s) able to deliver a proposal meeting the entire needs of NJPA and its Members within the scope of this RFP. NJPA prefers Proposers submit their complete product line of products and services described in the scope of this RFP. NJPA reserves the right to reject individual, or groupings of specific equipment/products and services proposals as a part of the award.

3.24 Geographic Area to be Proposed: This RFP invites proposals to provide PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES to NJPA and NJPA Members throughout the entire United States and possibly internationally. Proposers will be expected to express willingness to explore service to NJPA Members located abroad; however the lack of ability to serve Members outside of the United States will not be cause for non-award. The ability and willingness to serve Canada, for instance, will be viewed as a value-added attribute.

3.25 Contract Term: At NJPA's option, a Contract resulting from this RFP will become effective either on the date awarded by the NJPA Board of Directors or on the day following the expiration date of an existing NJPA procurement contract for the same or similar product/equipment and services.

3.25.1 NJPA is seeking a Contract base term of four years as allowed by Minnesota Contracting Law. Full term is expected. However, one additional one-year renewal/extension may be offered by NJPA to Vendor beyond the original four year term if NJPA deems such action to be in the best interests of NJPA and its Members. NJPA reserves the right to conduct periodic business reviews throughout the term of the contract.

3.26 Minimum Contract Value: NJPA anticipates considerable activity resulting from this RFP and subsequent award; however, no commitment of any kind is made concerning actual quantities to be acquired. NJPA does not guarantee usage. Usage will depend on the actual needs of the NJPA Members and the value of the awarded contract.

3.27 [This section is intentionally blank.]

3.28 Contract Availability: This Contract must be available to all current and potential NJPA Members who choose to utilize this NJPA Contract to include all governmental and public agencies, public and private primary and secondary education agencies, and all non-profit organizations nationally.

3.28.1 With respect to Members within the Commonwealth of Virginia, this RFP is intended to be a "joint procurement agreement" as described in Vir. Code § 2.2-4304(A), and those Virginia Members identified in Appendix C must be allowed to use this Contract as a Joint Purchaser.

3.29 Proposer's Commitment Period: In order to allow NJPA the opportunity to evaluate each proposal thoroughly, NJPA requires any response to this solicitation be valid and irrevocable for ninety (90) days after the date proposals are opened.

F. EXPECTATIONS FOR EQUIPMENT/PRODUCTS AND SERVICES BEING PROPOSED

3.30 Industry Standards: Except as contained herein, the specifications or solutions for this RFP shall be those accepted guidelines set forth by the PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES industry, as they are generally understood and accepted within that industry across the nation. Submitted products/equipment, related services and accessories, and their warranties and assurances are required to meet and/or exceed all current, traditional and anticipated standards, needs, expectations, and requirements of NJPA and its Members.

3.30.1 Deviations from industry standards must be identified by the Proposer and explained how, in their opinion, the equipment/products and services they propose will render equivalent functionality, coverage, performance, and/or related services. Failure to detail all such deviations may comprise sufficient grounds for rejection of the entire proposal.

3.30.2 Technical Descriptions/Specifications. Excessive technical descriptions and specifications that unduly enlarge the proposal response may cause NJPA to reduce the evaluation points awarded on Form G. Proposers must supply sufficient information to:

3.30.2.1 demonstrate the Proposer's knowledge of industry standards and Member agency needs and expectations;

3.30.2.2 Identify the equipment/products and services being proposed as applicable to the needs and expectations of NJPA Member agencies; and

3.30.2.3 differentiate equipment/products and services from other industry manufacturers and providers.

3.31 New Current Model Equipment/Products: Proposals submitted shall be for new, current model equipment/products and services with the exception of certain close-out products allowed to be offered on the Proposer's "Hot List" described herein.

3.32 Compliance with laws and standards: All items supplied on this Contract shall comply with any current applicable safety or regulatory standards or codes.

3.33 Delivered and operational: Products/equipment offered herein are to be proposed based upon being delivered and operational at the NJPA Member's site. Exceptions to "delivered and operational" must be clearly disclosed in the "Total Cost of Acquisition" section of the proposal.

3.34 Warranty: The Proposer warrants that all products, equipment, supplies, and services delivered under this Contract shall be covered by the industry standard or better warranty. All products and equipment should carry a minimum industry standard manufacturer's warranty that includes materials and labor. The Proposer has the primary responsibility to submit product specific warranty as required and accepted by industry standards. Dealer/Distributors agree to assist the purchaser in reaching a solution in a dispute over warranty's terms with the manufacturer. Any manufacturer's warranty that is effective past the expiration of the warranty will be passed on to the NJPA member. Failure to submit a minimum warranty may result in non-award.

3.35 Additional Warrants: The Proposer warrants that all products/equipment and related services furnished hereunder will be free from liens and encumbrances; defects in design, materials, and workmanship; and will conform in all respects to the terms of this RFP including any specifications or standards. In addition, Proposer/Vendor warrants the products/equipment and related services are suitable for and will perform in accordance with the ordinary use for which they are intended.

G. SOLUTIONS-BASED SOLICITATION

3.36 The NJPA solicitation and contract award process is not based on detailed specifications. Instead, this RFP is a "Solutions-Based Solicitation." NJPA expects respondents to understand and anticipate the current and future needs of NJPA and its members—within the scope of this RFP—and to propose solutions that are commonly desired or required by law or industry standards. Proposal will be evaluated in part on your demonstrated ability to meet or exceed the needs and requirements of NJPA and our member agencies within the defined scope of this RFP.

3.37 While NJPA does not typically provide product and service specifications, the RFP may contain scope refinements and industry-specific questions. Where specific items are specified, those items should be considered the minimum required, which the proposal can exceed in order to meet Members' needs. NJPA may award all of the respondent's proposal or may limit the award to a subset of the proposal.

3 INSTRUCTIONS FOR PREPARING YOUR PROPOSAL

A. INQUIRY PERIOD

4.1 The inquiry period begins on the date of first advertisement and continues until to the Deadline for Submission." RFP packages will be distributed to potential Vendors during the inquiry period.

B. PRE-PROPOSAL CONFERENCE

4.2 A pre-proposal conference will be held at the date and time specified in the timeline on page one of this RFP. Conference information will be sent to all potential Proposers, and attendance is optional. The purpose of this conference is to allow potential Proposers to ask questions regarding this RFP and NJPA's competitive contracting process. Only answers issued in writing by NJPA to questions asked before or during the pre-proposal conference are binding on the parties to an awarded contract.

C. IDENTIFICATION OF KEY PERSONNEL

4.3 Awarded Vendors will designate one senior staff member to represent the Vendor to NJPA. This contact person will correspond with members for technical assistance, questions, or concerns that may arise, including instructions regarding different contacts for different geographical areas or product lines.

4.4 These designated individuals should also act as the primary contact for marketing, sales, and any other area deemed essential by the Proposer and NJPA.

D. PROPOSER'S EXCEPTIONS TO TERMS AND CONDITIONS

4.5 Any exceptions, deviations, or contingencies regarding this RFP that a Proposer requests must be documented on Form C, Exceptions To Proposal, Terms, Conditions And Solutions Request.

4.6 Exceptions, deviations or contingencies requested in the Proposer's response, while possibly necessary in the view of the Proposer, may result in lower scoring or disqualification of a proposal.

E. PROPOSAL FORMAT

4.7 All Proposers must examine the entire RFP package to seek clarification of any item or requirement that may not be clear and to check all responses for accuracy before submitting a proposal.

4.8 All proposals must be properly labeled and sent to "The National Joint Powers Alliance, 202 12th Street NE Staples, MN 56479."

4.9 All proposals must be physically delivered to NJPA at the above address with all required hard copy documents and signature forms/pages inserted as loose pages at the front of the Vendor's response. The proposal must include these items.

4.9.1 Hard copy original of completed, signed, and dated Forms C, D, F; hard copy of the signed signature-page only from Forms A and P from this RFP;

4.9.2 Signed hard copies of all addenda issued for the RFP;

4.9.3 Hard copy of Certificate of Insurance verifying the coverage identified in this RFP; and

4.9.4 A complete copy of your response on a flash drive (or other approved electronic means). The electronic copy must contain completed Forms A, B, C, D, F, and P, your statement of products and pricing (including apparent discount), and all appropriate attachments. In order to ensure that your full response is evaluated, you must provide an electronic version of any material that you provide in a hard copy format.

As a public agency, NJPA's proposals, responses, and awarded contracts are a matter of public record, except for such data that is classified as nonpublic. Accordingly, public data is available for review through a properly submitted public records request. To redact nonpublic information from your proposal (under Minnesota Statute §13.37), you must make your request within thirty (30) days of the contract award or non-award date.

4.10 All Proposal forms must be submitted in English and must be legible. All appropriate forms must be executed by an authorized signatory of the Proposer. Blue ink is preferred for signatures.

4.11 Proposal submissions should be submitted using the electronic forms provided. Proposers that use alternative documents are responsible for ensuring that the content is substantially similar to the NJPA form and that the document is readable by NJPA.

4.12 The Proposer must ensure that the proposal is in the physical possession of NJPA before the submission deadline.

4.12.1 Proposals must be submitted in a sealed envelope or box properly addressed to NJPA and prominently identifying the proposal number, proposal category name, the message **"Hold for Proposal Opening,"** and the deadline for proposal submission. NJPA is not responsible for untimely proposals. Proposals received by the deadline for proposal submission will be opened and the name of each Proposer and other appropriate information will be publicly read.

4.13 Proposers are responsible for checking directly with the NJPA website for any addendums to this RFP. Addendums to this RFP can change the terms and conditions of the RFP, including the proposal submission deadline.

F. QUESTIONS AND ANSWERS ABOUT THIS RFP

4.14 Upon examination of this RFP document, Proposer should promptly notify NJPA of any ambiguity, inconsistency, or error they may discover. Interpretations, corrections, and changes to this RFP will be considered by NJPA through a written addendum. Interpretations, corrections, or changes that are made in any other manner are not binding, and Proposers must not rely on them.

4.15 Submit all questions about this RFP, in writing, referencing PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES to Chris Robinson at NJPA 202 12th Street NE, Staples, MN 56479 or to RFP@njpacoop.org. You may also call Chris Robinson at (218) 895-4168. NJPA urges potential Proposers to communicate all concerns well in advance of the submission deadline to avoid misunderstandings. Questions received within seven (7) days before the submission deadline generally cannot be answered. NJPA may, however, field purely procedural questions, questions about NJPA-issued addenda, or questions involving a Proposer withdrawing its response before the RFP submission deadline.

4.16 If NPJA deems that its answer to a question has a material impact on other potential Proposers or on the RFP itself, NJPA will create an addendum to this RFP.

4.17 If NJPA deems that its answer to a question merely clarifies the existing terms and conditions and does not have a material impact on other potential Proposers or the RFP itself, no further documentation of that question is required.

4.18 Addenda are written instruments issued by NJPA that modify or interpret the RFP. All addenda issued by NJPA become a part of the RFP. Addenda will be delivered to all Potential Proposers using the same method of delivery of the original RFP material. NJPA accepts no liability in connection with the delivery of any addenda. Copies of addenda will also be made available on the NJPA website at www.njpacoop.org (under "Current and Pending Solicitations") and from the NJPA offices. All Proposers must acknowledge their receipt of all addenda in their proposal response.

4.19 Any amendment to a submitted proposal must be in writing and must be delivered to NJPA by the RFP submission deadline.

4.20 through 4.21 [These sections are intentionally blank.]

G. MODIFICATION OR WITHDRAWAL OF A SUBMITTED PROPOSAL

4.22 A submitted proposal must not be modified, withdrawn, or cancelled by the Proposer for a period of ninety (90) days following the date proposals were opened. Before the deadline for submission of proposals, any proposal submitted may be modified or withdrawn by notice to the NJPA Procurement Manager. Such notice must be submitted in writing and must include the signature of the Proposer. The notice must be delivered to NJPA before the deadline for submission of proposals and must be so worded as not to reveal the content of the original proposal. The original proposal will not be physically returned to the potential Proposer until after the official proposal opening. Withdrawn proposals may be resubmitted up to the time designated for the receipt of the proposals if they fully conform with the proposal instructions.

H. PROPOSAL OPENING PROCEDURE

4.23 Sealed and properly identified responses for this RFP entitled PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES will be received by Chris Robinson, Procurement Manager, at NJPA Offices, 202 12th Street NE, Staples, MN 56479 until the deadline identified on page one of this RFP**.** All Proposal responses must be submitted in a sealed package. The outside of the package must plainly identify PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES and the RFP number. To avoid premature opening, the Proposer must label the Proposal response properly. **NJPA documents the receipt of proposals by immediately time- and date-stamping them.** At the time of the public opening, the NJPA Director of Procurement or a representative from the NJPA Proposal Evaluation Committee will read the Proposer's names aloud and will determine whether each submission has met Level-1 responsiveness.

I. NJPA'S RIGHTS RESERVED

4.24 NJPA may exercise the following rights with regard to the RFP.

4.24.1 Reject any and all proposals received in response to this RFP;

4.24.2 Disqualify any Proposer whose conduct or proposal fails to conform to the requirements of this RFP;

4.24.3 Duplicate without limitation all materials submitted for purposes of RFP evaluation, and duplicate all public information in response to data requests regarding the proposal;

4.24.4 Consider and accept for evaluation a late modification of a proposal if 1) the proposal itself was submitted on time, 2) the modifications were requested by NJPA, and 3) the modifications make the terms of the proposal more favorable to NJPA or its members;

4.24.5 Waive any non-material deviations from the requirements and procedures of this RFP;

4.24.6 Extend the Contract, in increments determined by NJPA, not to exceed a total Contract term of five years;

4.24.7 Cancel the Request for Proposal at any time and for any reason with no cost or penalty to NJPA;

4.24.8 Correct or amend the RFP at any time with no cost or penalty to NJPA. If NJPA corrects or amends any segment of the RFP after submission of proposals and before the announcement of the awarded Vendor, all proposers will be afforded a reasonable opportunity to revise their proposals in order to accommodate the RFP amendment and the new submission dates. NJPA will not be liable for any errors in the RFP or other responses related to the RFP; and

4.24.9 Extend proposal due dates.

4 PRICING

5.1 NJPA requests that potential Proposers respond to this RFP only if they are able to offer a wide array of products and services at lower prices and with better value than what they would ordinarily offer to a single government agency, a school district, or a regional cooperative.

5.2 This RFP requests pricing for an indefinite quantity of products or related services with potential national sales distribution and service. While most RFP categories represent significant sales opportunities, NJPA makes no guarantees about the quantity of products or services that members will purchase. **The estimated annual value of this contract is $65 Million.**

Vendors are expected to anticipate additional volume through potential government, educational, and not-for-profit agencies that would find value in a national contract awarded by NJPA.

5.3 Regardless of the payment method selected by NJPA or an NJPA member, the total cost associated with any purchase option of the products and services must always be disclosed in the proposal and at the time of purchase.

5.4 All proposers must submit "Primary Pricing" in the form of either "Line-Item Pricing," or "Percentage Discount from Catalog Pricing," or a combination of these pricing strategies. Proposers are also encouraged to offer optional pricing strategies such as "Hot List," "Sourced Products," and "Volume Discounts," as well as financing options such as leasing. All pricing documents should include a clear effective date.

A. LINE-ITEM PRICING

5.5 Line-item pricing is a pricing format in which individual products or services are offered at specific Contract prices. Products or services are individually priced and described by characteristics such as manufacture name, stock or part number, size, or functionality. This method of pricing may offer the least amount of confusion, but Proposers with a large number of items may find this method cumbersome. In these situations, a percentage discount from catalog or category pricing model may make more sense and may increase the clarity of the contract pricing format.

5.6 All line-item pricing items must be numbered, organized, sectioned (including SKUs, when applicable), and prepared to be easily understood by the Evaluation Committee and members.

5.7 Submit Line-Item Pricing items in an Excel spreadsheet format and include all appropriate identification information necessary to discern the line item from other line items in each Responder's proposal.

5.8 Line-item pricing must be submitted to NJPA in a searchable spreadsheet format (e.g., Microsoft® Excel®) in order to facilitate quickly finding any particular item of interest. For that reason, Proposers are responsible for providing the appropriate product and service identification information along with the pricing information that is typically found on an invoice or price quote for such product or services.

5.9 All products or services typically appearing on an invoice or price quote must be individually priced and identified on the line-item price sheet, including any and all ancillary costs.

5.10 Proposers should provide both a published "List Price" as well as a "Proposed Contract Price" in their pricing matrix. Published List Price will be the standard "quantity of one" price currently available to government and educational customers, excluding cooperative and volume discounts.

B. PERCENTAGE DISCOUNT FROM CATALOG OR CATEGORY

5.11 This pricing model involves a specific percentage discount from a catalog or list price, defined as a published Manufacturer's Suggested Retail Price (MSRP) for the products or services being proposed.

5.12 Individualized percentage discounts can be applied to any number of defined product groupings.

5.13 A percentage discount from MSRP may be applied to all elements identified in MSRP, including all manufacturer options applicable to the products or services.

5.14 When a Proposer elects to use "Percentage Discount from Catalog or Category," Proposer will be responsible for providing and maintaining current published MSRP with NJPA, and this pricing must be included in its proposal and provided throughout the term of any Contract resulting from this RFP.

C. COST PLUS A PERCENTAGE OF COST

5.15 "Cost plus a percentage of cost" as a primary pricing mechanism is not desirable. It is, however, acceptable for pricing sourced goods or services.

D. HOT LIST PRICING

5.16 Where applicable, a Vendor may opt to offer a specific selection of products or services, defined as "Hot List" pricing, at greater discounts than those listed in the standard Contract pricing. All product and service pricing, including the Hot List Pricing, must be submitted electronically in a format that is acceptable to NJPA. Hot List pricing must be submitted in a line-item format. Products and services may be added or removed from the Hot List at any time through an NJPA Price and Product Change Form.

5.17 Hot List program and pricing may also be used to discount and liquidate close-out and discontinued products and services as long as those close-out and discontinued items are clearly labeled as such. Current ordering process and administrative fees apply. This option must be published and made available to all NJPA Members.

E. CEILING PRICE

5.18 Proposal pricing is to be established as a ceiling price. At no time may the proposed products or services be offered under this Contract at prices above this ceiling price without a specific request and approval by NJPA. Contract prices may be reduced at any time, for example, to reflect volume discounts or to meet the needs of an NJPA Member.

5.19 [This section is intentionally blank.]

F. VOLUME PRICE DISCOUNTS / ADDITIONAL QUANTITIES

5.20 through 5.23 [These sections are intentionally blank.]

G. TOTAL COST OF ACQUISITION

5.24 The Total Cost of Acquisition for the equipment/products and related services being proposed, including those payable by NJPA Members to either the Proposer or a third party, is the cost of the proposed equipment/products product/equipment and related services delivered and operational for its intended purpose in the end-user's location. For example, if you are proposing equipment/products FOB Proposer's dock, your proposal should reflect that the contract pricing does not provide for delivery beyond Proposer's dock, nor any set-up activities or costs associated with those delivery or set-up activities. Any additional costs for delivery and set-up should be clearly disclosed. In contrast, a proposal could state that there are no additional costs of acquisition if the product is delivered to and operational at the end-user's location.

H. SOURCED GOOD or OPEN MARKET ITEM

5.25 A Sourced Good or an Open Market Item is a product that a member wants to buy under contract that is not currently available under the Vendor's NJPA contract. This method of procurement can be satisfied through a contract sourcing process. Sourcing options serve to provide a more complete contract solution to meet our members' needs. Sourced items are generally deemed incidental to the total transaction or purchase of contract items.

5.26 NJPA or NJPA Members may request products, equipment, and related services that are within the related scope of this RFP, even if they are not included in an awarded Vendor's line-item price list or catalog. These items are known as Sourced Goods or Open Market Items.

5.27 An awarded Vendor may source such items to the extent that the items are identified as "Sourced Products/Equipment" or "Open Market Items" on any quotation issued in reference to an NJPA awarded contract, and that this information is provided to either NJPA or an NJPA Member. NJPA is not responsible for determining whether a Sourced Good is an incidental portion of the overall purchase or whether a Member is able to consider a Sourced Good a purchase under an NJPA contract.

5.28 "Cost plus a percentage" pricing is an acceptable option in pricing of Sourced Goods.

I. PRODUCT & PRICE CHANGES

5.29 Awarded Vendors may request product or service changes, additions, or deletions at any time throughout the contract term. All requests must be made in written format by completing the NJPA Price and Product Change Request Form (located at the end of this RFP and on the NJPA website), signed by an authorized Vendor representative. All changes are subject to review and approval by NJPA. Submit your requests through email to your assigned Contract Manager and to PandP@njpacoop.org.

5.30 NJPA will determine whether the request is both within the scope of the original RFP and in the best interests of NJPA and NJPA Members. Approved Price and Product Change Request Forms will be returned to the Vendor contact through email.

5.31 The Vendor must 1) complete this change request form and individually list or attach all items subject to change, 2) provide a sufficiently detailed explanation and documentation for the change, and 3) include a compete restatement of pricing document in appropriate format (preferably Excel). The pricing document must identify all products and services being offered and must conform to the following NJPA product and price change naming convention: (Vendor Name) (NJPA Contract #) (effective pricing date); for example, "COMPANY 012411-CPY effective 02-12-2016."

5.32 The new pricing restatement must include *all* products and services offered, even for those items whose pricing remains unchanged, and must include a new effective date on the pricing documents. This requirement reduces confusion by providing a single, current pricing sheet for each vendor and creates a historical record of pricing.

5.33 ADDITIONS. New products and related services may be added to a Contract resulting from this RFP at any time during that Contract term to the extent that those products and related services are within the

scope of this RFP. Allowable new products and related services generally include updated models of products and enhanced services that reflect new technology and improved functionality.

5.34 DELETIONS. New products and related services may be deleted from a contract if an item is no longer available.

5.35 PRICE CHANGES. A Vendor may request pricing changes by providing reasonable justification for the change. For example, a request for a 3% increase in a product line that relies heavily on petroleum products may be reasonable if the raw cost of required petroleum products has increased substantially. Conversely, a request for a 3% increase in prices based only on a 3% increase in a cost-of-living index may be considered unreasonable. Although NJPA is sensitive to the possibility of fluctuations in raw material costs, prospective Vendors should make every reasonable attempt to account for normal cost changes by proposing pricing that will be effective throughout the duration of the four-year Contract.

5.35.1 *Price decreases:* NJPA expects Vendors to propose their very best prices and anticipates price reductions that are due to advancement in technology and marketplace efficiencies.

5.35.2 *Price increases:* A Vendor must include reasonable documentation for price-increase requests, along with both current and proposed pricing. Appropriate documentation should be attached to the Price and Product Change Request Form, including letters from suppliers announcing price increases. Price increases must not exceed the industry standard.

5.36 through 5.37 [These sections are intentionally blank.]

5.38 Proposers representing multiple manufacturers, or carrying multiple related product lines may also request the addition of new manufacturers or product lines to their Contract to the extent they remain within the scope of this RFP.

5.39 through 5.43 [These sections are intentionally blank.]

K. SALES TAX

5.44 Sales and other taxes should not be included in the prices quoted. The Vendor will charge state and local sales and other applicable taxes on items for which a valid tax-exemption certification has not been provided. Each NJPA Member is responsible for providing verification of tax-exempt status to the Vendor. When ordering, NJPA Members must indicate that they are tax-exempt entities. Except as set forth herein, no party is responsible for taxes imposed on another party as a result of or arising from the transactions under a Contract resulting from this RFP.

L. SHIPPING

5.45 Shipping costs can constitute a significant portion of the overall cost of procurement. Consequently, significant weight will be given to the quality of a prospective Vendor's shipping program. Shipping charges should reasonably reflect the actual cost of shipping. NJPA understands that Vendors may use other shipping cost methods for simplicity or for transparency. But to the extent that shipping costs are determined to disproportionately increase a Vendor's profit, NJPA may reduce the points awarded in the "Pricing" criteria.

5.46 through 5.47 [These sections are intentionally blank.]

5.48 All shipping and restocking fees must be identified in the price program. Certain industries providing made-to-order products may not allow returns. Proposals will be evaluated not only on the actual costs of shipping, but on the relative flexibility extended to NJPA Members relating to restocking fees, shipping errors, customized shipping requirements, the process for rejecting damaged or delayed shipments, and similar subjects.

5.49 through 5.50 [These sections are intentionally blank.]

5.51 Delivered products must be properly packaged. Damaged products may be rejected. If the damage is not readily apparent at the time of delivery, the Vendor must permit the products to be returned within a reasonable time at no cost to NJPA or NJPA Member. NJPA and NJPA Members reserve the right to inspect the products at a reasonable time subsequent to delivery where circumstances or conditions prevent effective inspection of the products at the time of delivery.

5.52 The Vendor must deliver Contract-conforming products in each shipment and may not substitute products without the express approval from NJPA or the NJPA Member.

5.53 NJPA reserves the right to declare a breach of Contract if the Vendor intentionally delivers substandard or inferior products that are not under Contract and described in its paper or electronic price lists or sourced upon request of any Member under this Contract. In the event of the delivery of nonconforming products, the NJPA Member will notify the Vendor as soon as possible and the Vendor will replace nonconforming products with conforming products that are acceptable to the NJPA member.

5.54 Throughout the term of the Contract, Proposer agrees to pay for return shipment on products that arrive in a defective or inoperable condition. Proposer must arrange for the return shipment of the damaged products.

5 EVALUATION OF PROPOSALS

A. PROPOSAL EVALUATION PROCESS

6.1 The NJPA proposal evaluation committee will evaluate proposals received based on a 1,000 point evaluation system. The committee establishes both the evaluation criteria and designates the relative weight of each criterion by assigning possible scores for each category on Form G of this RFP. The committee may adjust the relative weight of the criteria for each RFP. (For example, if the "Warranty" criterion does not apply to a particular RFP, the points normally awarded under "Warranty" may be used to increase the number of potential points in another evaluation category or categories.) The "Pricing" criterion will contain at least a plurality of points for every RFP.

6.2 NJPA uses a scoring system that gives primary importance to "Pricing." But pricing includes more than just the absolute lowest initial cost of purchasing, for example, a particular product. Other considerations include the total cost of the acquisition and whether the Proposer's offering represents the best value. The evaluation committee may consider such factors as life-cycle costs, total cost of ownership, quality, and the suitability of an offering in meeting NJPA Members' needs. Pricing points may be awarded based on pricing clarity and ease of use. NJPA may also award points based on whether a response contains exceptions, exclusions, or limitations of liabilities.

6.3 The NJPA Board of Directors will consider making awards to the selected Proposer(s) based on the recommendations of the proposal evaluation committee. To qualify for the final evaluation, a Proposer must have been deemed responsive as a result of the criteria set forth under "Proposer Responsiveness," found just below.

B. PROPOSER RESPONSIVENESS

6.4 All responses are evaluated for Level-One and Level-Two Responsiveness. If a response does not substantially conform to substantially all of the terms and conditions in the solicitation, or if it requires unreasonable exceptions, it may be considered nonresponsive.

6.5 All proposals must contain suitable responses to the questions in the proposal forms. The following requirements must be satisfied in order to meet Level-One Responsiveness, which is typically ascertained on the proposal opening date. If these standards are not met, your response may be disqualified as nonresponsive.

6.6 Level-One Responsiveness means that the response

6.6.1 is received before the deadline for submission or it will be returned unopened;

6.6.2 is properly addressed and identified as a sealed proposal with a specific RFP number and an opening date and time;

6.6.3 contains a pricing document (with apparent discounts) and all other forms fully completed, even if "not applicable" is the answer;

6.6.4 includes the original (hard copy) completed, dated, and signed RFP forms C, D, and F. In addition, the response must include the hard-copy signed signature page only from RFP Forms A and P and, if applicable, all signed addenda that have been issued in relation to this RFP;

6.6.5 contains an electronic (CD, flash drive, or other suitable) copy of the entire response; and

6.7 Level-Two Responsiveness (including whether the response is within the RFP's scope) is determined while evaluating the remaining items listed under Proposal Evaluation Criteria below. These items are not arranged in order of importance. Each item draws from multiple questions, and a Proposer's responses may affect scoring in multiple evaluation criteria. For example, the answers to Industry-Specific Questions may help determine scoring relative to a Proposer's marketplace success, ability to sell and service nationwide, and financial strength. Any questions not answered without an explanation will likely result in a loss of points and may lead to a nonaward if the proposal evaluation committee cannot effectively review your response.

C. PROPOSAL EVALUATION CRITERIA

6.8 Forms A and P include a series of questions that address the following categories:

6.8.1 Company Information and Financial Strength

6.8.2 Industry Requirements and Marketplace Success

6.8.3 Ability to Sell and Deliver Service Nationwide

6.8.4 Marketing Plan

6.8.5 Other Cooperative Procurement Contracts

6.8.6 Value-Added Attributes

6.8.7 Payment Terms and Financing Options

6.8.8 Warranty

6.8.9 Equipment/Products/Services

6.8.10 Pricing and Delivery

6.8.11 Industry-Specific Questions

6.9 [This section is intentionally blank.]

D. OTHER CONSIDERATIONS

6.10 In evaluating RFP responses, NJPA has no obligation to consider information that is not provided in the Proposer's response. NJPA may, however, consider additional information outside the Proposer's response. This research may include such sources as the Proposer's website, industry publications, listed references, and user interviews.

6.11 NJPA may organize RFP responses into separate classes or subcategories, depending on the range of responses. For example, NJPA might receive numerous submissions for "Widgets and Related Products and Services." NJPA may organize these responses into subcategories, such as manufacturers of fully operational Widgets, manufacturers of component parts for Widgets, and providers of parts and service for Widgets. NJPA reserves the right to award Proposers in some or all of such subcategories without regard to the evaluation score given to Proposers in another subcategory. This specifically allows NJPA to award Vendors that might not have, for instance, the breadth of products of Proposers in another subcategory, but that nonetheless meet a substantial and articulated need of NJPA Members.

6.12 [This section is intentionally blank.]

6.13 NJPA reserves the right to request and test equipment/products and related services and to seek clarification from Proposers. Before the Contract award, the Proposer must furnish the requested information within three (3) days (or within another agreed-to time frame) or provide an explanation for the delay along with a requested time frame for providing the requested information. Proposers must make reasonable efforts to supply test products promptly. All Proposer products remain the property of the Proposer, and NJPA will return such products after the evaluation process. NJPA may make provisional contract awards, subject to a Proposer's proper response to a request for information or products.

6.14 A Proposer's past performance under previously awarded contracts to schools, governmental agencies, and not-for-profit entities is relevant in evaluating a Proposer's current response. Past performance includes the Proposer's record of conforming to published specifications and to standards of good workmanship, as well as the Proposer's history for reasonable and cooperative behavior and for commitment to Member satisfaction. Incumbency as an awarded Vendor does not, by itself, merit positive consideration for a future Contract award.

6.15 NJPA reserves the right to reject any or all proposals.

E. COST COMPARISON

6.16 NJPA may use a variety of evaluation methods, including cost comparisons of specific products. NJPA reserves the right to use this process when the proposal evaluation committee determines that this will help to make a final determination.

6.17 This direct cost comparison process will award points for being low to high Proposer for each cost evaluation item selected. A "Market Basket" of identical (or substantially similar) equipment/products and related services may be selected by the proposal evaluation committee, and the unit cost will be used as a basis for determining the point value. NJPA will select the "Market Basket" from all appropriate product categories as determined by NJPA.

F. MARKETING PLAN

6.18 A Proposer's marketing plan is a critical component of the RFP response. An awarded Vendor's sales force will likely be the primary source of communication with NJPA Members and will directly affect the contract's success. Marketing success depends on communicating the contract's value, knowing the contract thoroughly, and communicating the proper use of contracted products and services to the end user. Much of the success and sales reward is a direct result of the commitment to the contract by the awarded Vendor's sales teams. NJPA reserves the right to deem a Proposer Level-Two nonresponsive or not to award a contract based on an unacceptable or incomplete marketing plan.

6.19 NJPA marketing expectations include the following components.

6.19.1 An awarded Vendor must demonstrate the ability to deploy a national sales force or dealer network. The best RFP responses demonstrate the ability to sell, deliver, and service products through acceptable distribution channels to NJPA members in all 50 states. Proposers' responses should fully demonstrate their sales and service capabilities, should outline their national sales force network (both numerically geographically), and should describe their method of distribution of the offered products and related services. Service may be independent of the product sales pricing, but NJPA encourages related services to be a part of Proposers' response. Despite its preference for awarding contracts to Vendors that demonstrate nationwide sales and service, NJPA reserves the right to award contracts that meet specific Member needs locally or regionally.

6.19.2 Proposers are invited to demonstrate their ability to successfully market, promote, and communicate the benefits of an NJPA contract to current and potential Members nationwide. NJPA desires a marketing plan that communicates the value of the contract to as many Members as possible.

6.19.3 Proposers are expected to be receptive to NJPA trainings. Awarded Vendors must provide an appropriate training venue for both management and the sales force. NJPA commits to providing training on all aspects of communicating the value of the awarded contract, including the authority of NJPA to offer the contract to its Members, the value and utility the contract delivers to NJPA Members, the scope of NJPA Membership, the authority of Members to use NJPA procurement contracts, the preferred marketing and sales methods, and the successful use of specific business sector strategies.

6.19.4 Awarded Vendors are expected to demonstrate a commitment to fully embrace the NJPA contract. Proposers should identify both the appropriate levels of sales management and sales force that will need to understand the value of the NJPA contract, as well as the internal procedures needed to deliver the appropriate messaging to NJPA Members. NJPA will provide a general schedule and a variety of methods describing when and how those individuals should be trained.

6.19.5 Proposers should outline their proposed involvement in promoting an NJPA contract through applicable industry trade show exhibits and related customer meetings. Proposers are encouraged to consider participation with NJPA at NJPA-endorsed national trade shows.

6.19.6 Proposers must exhibit the willingness and ability to actively market and develop contract-specific marketing materials including the following items.

6.19.6.1 Complete Marketing Plan. Proposers must submit a marketing plan outlining how they will launch the NJPA contract to current and potential NJPA Members. NJPA requires awarded Vendors to embrace and actively promote the contract in cooperation with the NJPA.

6.19.6.2 Printed Marketing Materials. Awarded Vendors will produce and maintain full color print advertisements in camera-ready electronic format, including company logos and contact information to be used in the NJPA directory and other approved marketing publications.

6.19.6.3 Contract announcements and advertisements. Proposers should outline in the marketing plan their anticipated contract announcements, advertisements in industry periodicals, and other direct or indirect marketing activities promoting the awarded NJPA contract.

6.19.6.4 Proposer's Website. Proposers should identify how an awarded Contract will be displayed and linked on the Proposer's website. An online shopping experience for NJPA Members is desired whenever possible.

6.19.7 An NJPA Vendor contract launch will be scheduled during a reasonable time frame after the award and held at the NJPA office in Staples, MN unless the Vendor and NJPA agree to a different location.

6.20 Proposer shall identify their commitment to develop a sales/communication process to facilitate NJPA membership and establish status of current and potential agencies/members. Proposer should further express their commitment to capturing sufficient member information as is deemed necessary by NJPA.

G. CERTIFICATE OF INSURANCE

6.21 Proposers must provide evidence of liability insurance coverage identified below in the form of a Certificate of Insurance (COI) or an ACORD binder form with their proposal. Upon an award issued under this RFP and before the execution of any commerce relating to such award, the awarded Vendor must provide verification, in the form of a Certificate of Insurance, identifying the coverage required below and identifying NJPA as a "Certificate Holder." The Vendor must maintain such insurance coverage at its own expense throughout the term of any contract resulting from this solicitation.

6.22 Any exceptions or assumptions to the insurance requirements must be identified on Form C of this RFP**.** Exceptions and assumptions will be considered as part of the evaluation process. Any exceptions or assumptions that Proposers submit must be specific. If a Proposer does not include specific exceptions or assumptions when submitting the proposal, NJPA will typically not consider any additional exceptions or assumptions during the evaluation process. Upon contract award, the awarded Vendor must provide the Certificate of Insurance identifying the coverage as specified.

6.23 Insurance Liability Limits. The awarded Vendor must maintain, for the duration of its contract, $1.5 million in general liability insurance coverage or general liability insurance in conjunction with an umbrella for a total combined coverage of $1.5 million. Work on the Contract will not begin until after the awarded Vendor has submitted acceptable evidence of the required insurance coverage. Failure to maintain any required insurance coverage or an acceptable alternative method of insurance will be deemed a breach of contract.

6.23.1 Minimum Scope and Limits of Insurance. An awarded Vendor must provide coverage with limits of liability not less than those stated below. An excess liability policy or umbrella liability policy may be used to meet the minimum liability requirements provided that the coverage is written on a "following form" basis.

6.23.1.1 Commercial General Liability—Occurrence Form
Policy shall include bodily injury, property damage and broad form contractual liability and XCU coverage.

6.23.1.2 Each Occurrence $1,500,000

6.24 Insurance Requirements: The limits listed in this RFP are minimum requirements for this Contract and in no way limit any indemnity covenants contained in this Contract. NJPA does not warrant that the minimum limits contained herein are sufficient to protect the Vendor from liabilities that might arise out of the performance of the work under this Contract by the Vendor, its agents, representatives, employees, or subcontractors, and the Vendor is free to purchase additional insurance as may be determined necessary.

6.25 Acceptability of Insurers: Insurance is to be placed with insurers duly licensed or authorized to do business in the State of Minnesota and with an "A.M. Best" rating of not less than A- VII. NJPA does

not warrant that the above required minimum insurer rating is sufficient to protect the Vendor from potential insurer solvency.

6.26 Subcontractors: Vendors' certificate(s) must include all subcontractors as additional insureds under its policies, or the Vendor must furnish to NJPA separate certificates for each subcontractor. All coverage for subcontractors are be subject to the minimum requirements identified above.

H. ORDER PROCESS AND/OR FUNDS FLOW

6.27 NJPA Members typically issue a purchase order directly to a Vendor under a Contract resulting from this RFP. Alternatively, a separate contract may be created to facilitate acquiring products or services offered in response to this RFP. Nothing in this Contract restricts the Member and Vendor from agreeing to add terms or conditions to a purchase order or a separate contract provided that such terms or conditions must not be less favorable to NJPA's Members.

6.28 [This section is intentionally blank.]

I. ADMINISTRATIVE FEES

6.29 Vendors will pay to NJPA an administrative fee in exchange for NJPA facilitating this Contract with its current and potential Members. NJPA may grant a conditional contract award to a Proposer if the proposed administrative fee is unclear, inadequate, or unduly burdensome for NJPA to administer. Sales under this Contract should not be processed until the parties resolve the administrative fee issue.

6.29.1 The administrative fee is typically calculated as a percentage of the dollar volume of all products and services by NJPA Members under this Contract, including anything represented to NJPA Members as falling under this Contract.

6.29.2 The administrative fee is included in, and not added to, the pricing included in Proposer's response to the RFP. Awarded Vendors must not charge NJPA Members more that permitted in the then current price list in order to offset the administrative fee.

6.29.3 The administrative fee is designed to cover the costs of NJPA's involvement in contract management, facilitating marketing efforts, Vendor training, and any order processing tasks relating to the Contract. Administrative fees may also be used for other purposes as allowed by Minnesota law.

6.29.4 The typical administrative fee under this Contract is two percent (2%). While NJPA does not dictate the particular fee percentage, we require that the Proposer articulate a specific fee in its response. For example, merely stating that "we agree to pay an administrative fee" is considered nonresponsive. NPJA acknowledges that the administrative fee percentage may differ between vendors, industries, and responses.

6.29.5 NJPA awarded Vendors are responsible for paying the administrative fee at least quarterly and for generating all related reporting. Vendors agree to cooperate with NJPA in auditing these reports to ensure that the administrative fee is paid on all items purchased under the Contract.

6.30 through 6.32 [This section is intentionally blank.]

J. VALUE–ADDED ATTRIBUTES

6.33 Desirability of Value-Added Attributes: Value-added attributes in an RFP response will be given positive consideration in NJPA's evaluation process. Such attributes may increase the benefit of a product or service by improving functionality, performance, maintenance, manufacturing, delivery, energy efficiency, ordering, or other items while remaining within the scope of this RFP.

6.34 Women and Minority Business Enterprise (WMBE), Small Business, and Other Favored Businesses: Some NJPA Members give formal preference to certain types of vendors or contractors. Proposers should document WMBE (or other) status for both their organization and for any affiliates (e.g., supplier networks) involved in fulfilling the terms of this RFP. The ability of a Proposer to provide preferred business entity "credits" to NJPA and NJPA Members under a Contract will be evaluated positively by NJPA and reflected in the "value added" area of the evaluation.

6.35 Environmentally Preferred Purchasing Opportunities: Many NJPA Members consider the environmental impact of the products and services they purchase. "Green" characteristics demonstrated by Proposers will be evaluated positively by NJPA and reflected in the "value added" area of the evaluation. Please identify any green characteristics of any offering in your proposal and identify the sanctioning body determining that characteristic. Where appropriate, please indicate which products have been certified as green and by which certifying agency.

6.36 Online Requisitioning Systems: When applicable, online requisitioning systems will be viewed as a value-added characteristic. Proposers should demonstrate how their system makes online ordering easier for NJPA Members, including how Members could integrate their current e-Procurement or enterprise resource planning (ERP) systems into the Proposer's ordering process.

6.37 Financing: The ability of the Proposer to provide financing solutions to Members for the products and services being proposed will be viewed as a value-added attribute.

6.38 Technology: Technological advances that appreciably improve the proposed products or services will be considered value-added attributes.

K. WAIVER OF FORMALITIES

6.39 NJPA reserves the right to waive minor formalities (or to accept minor irregularities) in any proposal, when it determines that considering the proposal may be in the best interest of its Members.

7 POST-AWARD OPERATING ISSUES

A. SUBSEQUENT AGREEMENTS

7.1 Purchase Order. Purchase orders for products and services may be executed between NJPA Members and the awarded Vendor (or Vendor's sub-contractors) under this Contract. NJPA Members and Vendors must indicate on the face of such purchase orders that "This purchase order is issued under NJPA contract #XXXXXX" (insert the relevant contract number). Purchase order flow and procedure will be developed jointly between NJPA and an awarded Vendor after an award is made.

7.2 Governing Law. Purchase orders must be construed in accordance with, and governed by, the laws of a competent jurisdiction with respect to the Member. (See also Section 8.5 of this RFP.) All provisions required by law to be included in the purchase order should be read and enforced as if they were included. If through mistake or otherwise any such provision is not included, then upon application of either party the Contract shall be physically amended to make such inclusion or correction. The venue for any litigation arising out of disputes related to purchase order will be a court of competent jurisdiction with respect to the Member.

7.3 Additional Terms and Conditions. Additional terms and conditions to a purchase order may be proposed by NJPA, NJPA Members, or Vendors. Acceptance of these additional terms and conditions is optional to all parties to the purchase order. One purpose of these additional terms and conditions is to address job- or industry-specific requirements of law such as prevailing wage legislation. Additional terms and conditions may also include specific local policy requirements and standard business practices of the issuing Member or the Vendor. Such additional terms and conditions are not considered valid to the extent that they interfere with the general purpose, intent, or currently established terms and conditions contain in

this RFP document. For example, a Vendor and Member may agree to add a "net 30" payment requirement to the purchase order instead of applying a "net 10" requirement. But the added terms and conditions must not be less favorable to the Member unless NJPA, the Member, and the Vendor agree to a Contract amendment or similar modification.

7.4 Specialized Service Requirements. In the event that the NJPA Member desires service requirements or specialized performance requirements (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements) not addressed in the Contract resulting from this RFP, the NJPA Member and the Vendor may enter into a separate, standalone agreement, apart from a Contract resulting from this RFP. Any proposed service requirements or specialized performance requirements require pre-approval by the Vendor. Any separate agreement developed to address these specialized service or performance requirements is exclusively between the NJPA Member and Vendor. NJPA, its agents, and employees shall not be made a party to any claim for breach of such agreement. Product sourcing is not considered a service. NJPA Members will need to conduct procurements for any specialized services not identified as a part of or within the scope of the awarded Contract.

7.5 Performance Bond. At the request of the Member, a Vendor will provide all performance bonds typically and customarily required in their industry. These bonds will be issued pursuant to the requirements of purchase orders for products and services. If a purchase order is cancelled for lack of a required performance bond by the member agency, NJPA recommends that the current pending purchase order be canceled. Each Member has the final decision on purchase order continuation. Any performance bonding required by the Member, the Member's state laws, or by local policy is to be mutually agreed upon and secured between the Vendor and the Member.

7.6 Asset Management Contracts: Asset Management-type Contracts can be initiated under a Contract resulting from this RFP at any time during the term of this Contract. Such a contract could involve, for example, picking up, storing, repairing, inventorying, salvaging, and delivery products falling within the scope of this Contract. The intention in using Asset Management Contracts is to promote the long-term efficiency of NJPA's contracts by (among other things) extending the use and re-use of products. Asset Management Contracts cannot be created under this Contract unless they are executed within the authorized term of a Contract resulting from this RFP. The actual term of the Asset Management Contract may, however, extend beyond the expiration date of this Contract.

B. NJPA MEMBER SIGN-UP PROCEDURE

7.7 Awarded Vendors are responsible for familiarizing their sales and service forces with the various forms of NJPA membership documentation and will encourage and assist potential Members in establishing membership with NJPA. NJPA membership is available at no cost, obligation, or liability to the Member or the Vendor.

C. REPORTING OF SALES ACTIVITY

7.8 Awarded Vendors must report at least quarterly the total gross dollar volume of all products and services purchased by NJPA Members as it applies to this RFP and Contract. This report must include the name and address of the purchasing agency, Member number, amount of purchase, and a description of the items purchased.

7.8.1 Zero sales reports: Awarded Vendors must provide a quarterly Contract sales report regardless of the amount of sales.

D. AUDITS

7.9 NJPA relies substantially on the reasonable auditing efforts of both Members and awarded Vendors to ensure that Members are obtaining the products, services, pricing, and other benefits under all NJPA contracts. Nonetheless, the Vendor must retain and make available to NJPA all order and invoicing

documentation related to purchases that Members make from the Vendor under the awarded Contract. NJPA must not request such information more than once per calendar year, and NJPA must make such requests in writing with at least fourteen (14) days' notice. NJPA may employ an independent auditor at its own expense or conduct an audit on its own. In either event, the Vendor agrees to cooperate fully with NJPA or its agents in order to ensure compliance with this Contract.

E. HUB PARTNER

7.10 Hub Partner: NJPA Members may request special services through a "Hub Partner" for the purpose of complying with a law, regulation, or rule that an NJPA Member deems to apply in its jurisdiction. Hub Partners may bring value to the proposed transactions through consultancy, through qualifying for disadvantaged business entity credits, or through other means.

7.11 Hub Partner Fees: NJPA Members are responsible for any transaction fees, costs, or expenses that arise under this Contract for special service provided by the Hub Partner. The fees, costs, or expenses levied by the Hub Vendor must be clearly itemized in the transaction documentation. To the extent that the Vendor stands in the chain of title during a transaction resulting from this RFP, the documentation must clearly indicate that the transaction is "Executed for the Benefit of [NJPA Member name]."

F. TRADE-INS

7.12 The value in US Dollars for Trade-ins will be negotiated between NJPA or an NJPA Member, and an Awarded Vendor. That identified "Trade-In" value shall be viewed as a down payment and credited in full against the NJPA purchase price identified in a purchase order issued pursuant to any Awarded NJPA procurement contract. The full value of the trade-in will be consideration.

G. OUT OF STOCK NOTIFICATION

7.13 The Vendor must immediately notify NJPA Members when they order an out-of-stock item. The Vendor must also tell the Member when the item will be available and whether there are equivalent substitutes. The Member must have the option of accepting the suggested substitute or canceling the item from the order. Under no circumstance may the Vendor make unauthorized substitutions. Unfilled or substituted items must be indicated on the packing list.

H. CONTRACT TERMINATION FOR CAUSE AND WITHOUT CAUSE

7.14 NJPA reserves the right to cancel all or any part of this Contract if the Vendor fails to fulfill any material obligation, term, or condition as described in the following procedure. Before any such termination for cause, the NJPA will provide written notice to the Vendor, an opportunity to respond, and a reasonable opportunity to cure the breach. The following are some examples of material breaches.

7.14.1 The Vendor provides products or services that do not meet reasonable quality standards and that are not remedied under the warranty;

7.14.2 The Vendor fails to ship the products or to provide the services within a reasonable amount of time;

7.14.3 NJPA reasonably believes that the Vendor will not or cannot perform to the requirements or expectations of the Contract, NJPA issues a request for assurance, and the Vendor fails to respond;

7.14.4 The Vendor fails to fulfill any of the material terms and conditions of the Contract;

7.14.5 The Vendor fails to follow the established procedure for purchase orders, invoices, or receipt of funds as established by NJPA and the Vendor;

7.14.6 The Vendor fails to properly report quarterly sales;

7.14.7 The Vendor fails to actively market this Contract within the guidelines provided in this RFP and defined in the NJPA contract launch.

7.15 Upon receipt of the written notice of breach, the Vendor will have ten (10) business days to provide a satisfactory response to NJPA. If the Vendor fails to reasonably address all issues in the written notice, NJPA may terminate the Contract immediately. If NJPA allows the Vendor more time to remedy the breach, such forbearance does not limit NJPA's authority to immediately terminate the Contract for continued breaches for which notice was given to the Vendor. Termination of the Contract for cause does not relieve either party of the financial, product, or service obligations incurred before the termination.

7.16 NJPA may terminate the Contract if the Vendor files for bankruptcy protection or is acquired by an independent third party. The Vendor must disclose to NJPA any litigation, bankruptcy, or suspensions/disbarments that occur during the Contract period. Failure to disclose such information authorizes NJPA to immediately terminate the Contract.

7.17 NJPA may terminate the Contract without cause by giving the Vendor sixty (60) days' written notice of termination. Termination of the Contract without cause does not relieve either party of the financial, product, or service obligations incurred before the termination.

7.18 NJPA may immediately terminate any Contract without further obligation if any NJPA employee significantly involved in initiating, negotiating, securing, drafting, or creating the Contract on behalf of NJPA has colluded with any Proposer for personal gain. NJPA may also immediately cancel a Contract if it finds that gratuities, in the form of entertainment, gifts or otherwise, were offered or given by the Vendor or any agent or representative of the Vendor, to any employee of NJPA. Such terminations are effective upon written notice from NJPA or at a later date designated in the notice. Termination of the Contract does not relieve either party of the financial, product, or service obligations incurred before the termination.

8 GENERAL TERMS AND CONDITIONS

8. ADVERTISING A CONTRACT RESULTING FROM THIS RFP

8.1 Proposer/Vendor must not advertise or publish information concerning this Contract before the award is announced by NJPA. Once the award is made, a Vendor is expected to advertise the awarded Contract to both current and potential NJPA Members.

B. APPLICABLE LAW

8.2 [This section is intentionally blank.]

8.3 NJPA Compliance with Minnesota Procurement Law: NJPA has designed its procurement process to comply with best practices in the State of Minnesota. NJPA's solicitation methods are also created to comply with many of the various requirements that our Members must satisfy in their own procurement processes. But these requirements may differ considerably and may change from time to time. So each NJPA Member must make its own determination whether NJPA's solicitation process satisfies the procurement rules in the Member's jurisdiction.

8.4 Governing law with respect to delivery and acceptance: All applicable portions of the Minnesota Uniform Commercial Code, all other applicable Minnesota laws, and the applicable laws and rules of delivery and inspection of the Federal Acquisition Regulations (FAR) laws will govern NJPA contracts resulting from this solicitation.

8.5 Jurisdiction: Any claims that arise against NJPA pertaining to this RFP, and any resulting contract that develops between NJPA and any other party, must be brought only in courts in Todd County in the State of Minnesota unless otherwise agreed to.

8.5.1 Purchase orders or other agreements created pursuant to a contract resulting from this solicitation must be construed in accordance with, and governed by, the laws of the issuing Member. Any claim arising from such a purchase order or agreement must be filed and venued in a court of competent jurisdiction of the Member unless otherwise agreed to.

8.6 through 8.7 [This section is intentionally blank.]

8.8 Indemnification: Each party is responsible for its own acts and is not responsible for the acts of the other party and the results thereof. NJPA's liability is governed by the Minnesota Tort Claims Act (Minn. Stat. §3.736) and other applicable law.

8.9 Prevailing wage: The Vendor must comply with applicable prevailing wage legislation in effect in the jurisdiction of the NJPA Member. The Vendor must monitor the prevailing wage rates as established by the appropriate federal governmental entity during the term of this Contract and adjust wage rates accordingly.

8.10 Patent and copyright infringement: The Vendor agrees to indemnify and hold harmless NJPA and NJPA Members against any and all suits, claims, judgments, and costs instituted or recovered against the Vendor, NJPA, or NJPA Members by any person on account of the use or sale of any articles by NJPA or NJPA Members if the Vendor supplied such articles in violation of applicable patent or copyright laws.

C. ASSIGNMENT OF CONTRACT

8.11 No right or interest in this Contract may be assigned or transferred by the Vendor without prior written permission by the NJPA. No delegation of any duty of the Vendor under this Contract may be made without prior written permission of the NJPA. NJPA will notify Members by posting approved assignments on the NJPA website (www.njpacoop.org).

8.12 If the original Vendor sells or transfers all assets or the entire portion of the assets used to perform this Contract, a successor-in-interest must perform all obligations under this Contract. NJPA reserves the right to reject the acquiring entity as a Vendor. A change of name agreement will not change the contractual obligations of the Vendor.

D. LIST OF PROPOSERS

8.13 NJPA will not maintain a list of interested proposers, nor will it automatically send RFPs to them. All interested proposers must request the RFP as a result of NJPA's national solicitation advertisements. Because of the wide scope of the potential Members and qualified national suppliers, NJPA has determined this to be the best method of fairly soliciting proposals.

E. CAPTIONS, HEADINGS, AND ILLUSTRATIONS

8.14 The captions, illustrations, headings, and subheadings in this RFP are for convenience and ease of understanding and in no way define or limit the scope or intent of this request.

F. DATA PRACTICES

8.15 All materials submitted in response to this RFP become NJPA's property and become public records (under Minn. Stat. §13.591) after the evaluation process is completed. If the Proposer submits information in response to this RFP that it requests to be classified as nonpublic information (as defined by the

Minnesota Government Data Practices Act, Minn. Stat. §13.37), the Proposer must meet the following requirements.

8.15.1 The Proposer must make the request within thirty (30) days of the award/nonaward notification, and include the appropriate statutory justification. Pricing, marketing plans, and financial information is generally not redactable. The NJPA Legal Department will review the request to determine whether the information can be withheld or redacted. If NJPA determines that it must disclose the information upon a proper request for such information, NJPA will inform the Proposer of such determination.

8.15.2 The Proposer must defend any action seeking release of the materials that it believes to be nonpublic information, and it must indemnify and hold harmless NJPA, its agents, and employees, from any judgments or damages awarded against NJPA in favor of the party requesting the materials, and any and all costs connected with that defense. This indemnification survives the term of any contract awarded under this RFP. In submitting a response to this RFP, the Proposer agrees that this indemnification survives as long as NJPA possesses the confidential information.

8.16 [This section is intentionally blank.]

G. ENTIRE AGREEMENT

8.17 This Contract, as defined herein, constitutes the entire agreement between the parties to this Contract. A Contract resulting from this RFP is formed when the NJPA Board of Directors approves and signs the applicable Contract Award & Acceptance document (Form E).

H. FORCE MAJEURE

8.18 Except for payments of sums due, neither party is liable to the other nor deemed in default under this Contract if and to the extent that such party's performance of this Contract is prevented due to force majeure. The term "force majeure" means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence including, but not limited to, the following: acts of God, acts of the public enemy, war, riots, strikes, mobilization, labor disputes, civil disorders, fire, flood, snow, earthquakes, tornadoes or violent wind, tsunamis, wind shears, squalls, Chinooks, blizzards, hail storms, volcanic eruptions, meteor strikes, famine, sink holes, avalanches, lockouts, injunctions-intervention-acts, terrorist events or failures or refusals to act by government authority and/or other similar occurrences where such party is unable to prevent by exercising reasonable diligence. The force majeure is deemed to commence when the party declaring force majeure notifies the other party of the existence of the force majeure and is deemed to continue as long as the results or effects of the force majeure prevent the party from resuming performance in accordance with a Contract resulting from this RFP. Force majeure does not include late deliveries of products and services caused by congestion at a manufacturer's plant or elsewhere, an oversold condition of the market, inefficiencies, or other similar occurrences. If either party is delayed at any time by force majeure, then the delayed party must (if possible) notify the other party of such delay within forty-eight (48) hours.

8.19 through 8.20 [These sections are intentionally blank.]

I. LICENSES

8.21 The Vendor must maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of the business that the Vendor conducts with NJPA and NJPA Members.

8.22 All responding Proposers must be licensed (where required) and must have the authority to sell and distribute the offered products and services to NJPA and NJPA Members. Documentation of the required licenses and authorities, if applicable, should be included in the Proposer's response to this RFP.

J. MATERIAL SUPPLIERS AND SUB-CONTRACTORS

8.23 The awarded Vendor must supply the names and addresses of sourcing suppliers and sub-contractors as a part of the purchase order when requested by NJPA or an NJPA Member.

K. NON-WAIVER OF RIGHTS

8.24 No failure of either party to exercise any power given to it hereunder, nor a failure to insist upon strict compliance by the other party with its obligations hereunder, nor a custom or practice of the parties at variance with the terms hereof, nor any payment under a Contract resulting from this RFP constitutes a waiver of either party's right to demand exact compliance with the terms hereof. Failure by NJPA to take action or to assert any right hereunder does not constitute a waiver of such right.

L. PROTESTS OF AWARDS MADE

8.25 And protests must be filed with NJPA's Executive Director and must be resolved in accordance with appropriate Minnesota rules. Protests will only be accepted from Proposers. A protest of an award or nonaward must be filed in writing with NJPA within ten (10) calendar days after the public notice or announcement of the award or nonaward. A protest must include the following items.

8.25.1 The name, address, and telephone number of the protester;

8.25.2 The original signature of the protester or its representative (you must document the authority of the representative);

8.25.3 Identification of the solicitation by RFP number;

8.25.4 Identification of the statute or procedure that is alleged to have been violated;

8.25.5 A precise statement of the relevant facts;

8.25.6 Identification of the issues to be resolved;

8.25.7 The aggrieved party's argument and supporting documentation;

8.25.8 The aggrieved party's statement of potential financial damages; and

8.25.9 A protest bond in the name of NJPA and in the amount of 10% of the aggrieved party's statement of potential financial damages.

M. SUSPENSION OR DISBARMENT STATUS

8.26 If within the past five (5) years, any firm, business, person or Proposer responding to an NJPA solicitation has been lawfully terminated, suspended, or precluded from participating in any public procurement activity with a federal, state, or local government or education agency, the Proposer must include a letter with its response setting forth the name and address of the public procurement unit, the effective date of the suspension or debarment, the duration of the suspension or debarment, and the relevant circumstances relating to the suspension or debarment. Any failure to supply such a letter or to disclose pertinent information may result in the termination of a Contract. By signing the proposal affidavit, the Proposer certifies that no current suspension or debarment exists.

N. AFFIRMATIVE ACTION AND IMMIGRATION STATUS CERTIFICATION

8.27 An Affirmative Action Plan, Certificate of Affirmative Action, or other documentation regarding Affirmative Action may be required by NJPA or NJPA Members relating to a transaction from this RFP. Vendors must comply with any such requirements or requests.

8.28 Immigration Status Certification may be required by NJPA or NJPA Members relating to a transaction from this RFP. Vendors must comply with any such requirements or requests.

O. SEVERABILITY

8.29 In the event that any of the terms of a Contract resulting from this RFP are in conflict with any rule, law, or statutory provision, or are otherwise unenforceable under the laws or regulations of any government or subdivision thereof, such terms will be deemed stricken from the Contract, but such invalidity or unenforceability shall not invalidate any of the other terms of an awarded Contract resulting from this RFP.

P. RELATIONSHIP OF PARTIES

8.30 No Contract resulting from this RFP may be considered a contract of employment. The relationship between NJPA and an awarded Vendor is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. The parties neither intend the proposed Contract to create, nor is to be construed as creating, a partnership, joint venture, master-servant, principal-agent, or any other, relationship. Except as provided elsewhere in this RFP, neither party may be held liable for acts of omission or commission of the other party and neither party is authorized or has the power to obligate the other party by contract, agreement, warranty, representation, or otherwise in any manner whatsoever except as may be expressly provided herein.

9 FORMS

[THE REST OF THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK.]

Form A

PROPOSER QUESTIONNAIRE- General Business Information

*(Products, Pricing, Sector Specific, Services, Terms and Warranty are addressed on **Form P**)*

Proposer Name: _____Questionnaire completed by: _____

Please identify the person NJPA should correspond with from now through the Award process:

Name: _____ E-Mail address: _____

Please answer the questions below using the Microsoft Word® version of this document. This allows NJPA evaluators to cut and paste your answers into a separate worksheet. Place your answer directly below each question. NJPA prefers a brief but thorough response to each question. Please do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; mark "NA" if the question does not apply to you (preferably with an explanation). Please create a response that is easy to read and understand. For example, you may consider using a different font and color to distinguish your answer from the questions.

Company Information & Financial Strength

1) Provide the full legal name, mailing and email addresses, tax identification number, and telephone number for your business.
2) Provide a brief history of your company, including your company's core values, business philosophy, and longevity in the PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES industry.
3) Provide a detailed description of the products and services that you are offering in your proposal.
4) What are your company's expectations in the event of an award?
5) Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters.
6) What is your US market share for the solutions that you are proposing? What is your Canadian market share, if any?
7) Has your business ever petitioned for bankruptcy protection? Please explain in detail.
8) How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization.
    a) If your company is best described as a distributor/dealer/reseller (or similar entity), please provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned?
    b) If your company is best described as a manufacturer or service provider, please describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?
9) If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.
10) Provide all "Suspension or Disbarment" information that has applied to your organization during the past ten years.
11) Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.

Industry Recognition & Marketplace Success

12) Describe any relevant industry awards or recognition that your company has received in the past five years.

13) Supply three references/testimonials from your customers who are eligible for NJPA membership. At a minimum, please include the entity's name, contact person, and phone number.

14) Provide a list of your top five governmental or educational customers (entity name is optional), including entity type, the state the entity is located in, scope of the projects, size of transactions, and dollar volumes from the past three years.

15) Indicate separately what percentages of your sales are to the government and education sectors in the past three years?

16) List any state or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?

17) List any GSA contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?

Proposer's Ability to Sell and Deliver Service Nationwide

18) Describe your company's capability to meet NJPA Member's needs across the country. Your response should address at least the following areas.

    a) Sales force.

    b) Dealer network or other distribution methods.

    c) Service force.

    Please include details, such as the locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employers (or employees of a third party), and any overlap between the sales and service functions.

19) Describe in detail the process and procedure of your customer service program, if applicable. Please include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.

20) a) Identify any geographic areas of the United States that you will NOT be fully serving through the proposed contract. b) Identify any NJPA Member sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Please explain your answer. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?

21) Define any specific contract requirements or restrictions that would apply to our Members in Hawaii and Alaska and in US Territories.

Marketing Plan

22) If you are awarded a contract, how will you train your sales management, dealer network, and direct sales teams (whichever apply) to ensure maximum impact? Please include how you will communicate your NJPA pricing and other contract detail to your sales force nationally.

23) Describe your marketing strategy for promoting this contract opportunity. Please include representative samples of your marketing materials in electronic format.

24) Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.

25) In your view, what is NJPA's role in promoting contracts arising out of this RFP? How will you integrate an NJPA-awarded contract into your sales process?

26) Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.

Value-Added Attributes

27) Describe any product, equipment, maintenance, or operator training programs that you offer to NJPA Members. Please include details, such as whether training is standard or optional, who provides training, and any costs that apply.

28) Describe any technological advances that your proposed products or services offer.

29) Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.

30) Describe any Women or Minority Business Entity (WMBE) or Small Business Entity (SBE) accreditations that your company or hub partners have obtained.

31) What unique attributes does your company, your products, or your services offer to NJPA Members? What makes your proposed solutions unique in your industry as it applies to NJPA members?

32) Identify your ability and willingness to provide your products and services to NJPA member agencies in Canada.

NOTE: Questions regarding Payment Terms, Warranty, Products/Equipment/Services, Pricing and Delivery, and Industry Specific Items are addressed on Form P.

Signature: _____ Date: _____

Form B

PROPOSER INFORMATION

Company Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

Toll-Free Number: _____ E-mail: _____

Website Address: _____

COMPANY PERSONNEL CONTACTS

Authorized signer for your organization

Name: _____

Email: _____Phone: _____

The person identified here must have proper signing authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer.

Who prepared your RFP response?

Name:_____Title:_____

Email: _____Phone:_____

Who is your company's primary contact person for this proposal?

Name: _____Title:_____

Email: _____Phone:_____

Other important contact information

Name: _____Title:_____

Email: _____Phone:_____

Name: _____Title:_____

Email: _____Phone:_____

Form C

EXCEPTIONS TO PROPOSAL, TERMS, CONDITIONS, AND SOLUTIONS REQUEST

Company Name: _____

Any exceptions to the terms, conditions, specifications, or proposal forms contained in this RFP must be noted in writing and included with the Proposer's response. The Proposer acknowledges that the exceptions listed may or may not be accepted by NJPA or included in the final contract. NJPA will make reasonable efforts to accommodate the listed exceptions and may clarify the exceptions in the appropriate section below.

Section/page	Term, Condition, or Specification	Exception	NJPA ACCEPTS

Proposer's Signature: _____ **Date:** _____

NJPA's clarification on exceptions listed above:

Contract Award
RFP #012418

FORM D

Formal Offering of Proposal
(To be completed only by the Proposer)

PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES

In compliance with the Request for Proposal (RFP) for PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES, the undersigned warrants that the Proposer has examined this RFP and, being familiar with all of the instructions, terms and conditions, general and technical specifications, sales and service expectations, and any special terms, agrees to furnish the defined products and related services in full compliance with all terms and conditions of this RFP, any applicable amendments of this RFP, and all Proposer's response documentation. The Proposer further understands that it accepts the full responsibility as the sole source of solutions proposed in this RFP response and that the Proposer accepts responsibility for any subcontractors used to fulfill this proposal.

Company Name: _____ Date: _____

Company Address: _____

City:_____ State: _____ Zip: _____

CAGE Code/Duns & Bradstreet Number:_____

Contact Person: _____ Title: _____

Authorized Signature: _____
(Name printed or typed)

Form E

Contract Acceptance and Award

(To be completed only by NJPA)

NJPA #012418 _____

_____

Proposer's full legal name

Your proposal is hereby accepted, and a Contract is awarded. As an awarded Proposer, you are now bound to provide the defined products and services contained in your proposal offering according to all terms, conditions, and pricing set forth in this RFP, any amendments to this RFP, your response, and any exceptions accepted by NJPA.

The effective start date of the Contract will be _____, 20_____ and continue until- _____ (no later than the later of four years from the expiration date of the currently awarded contract or four years from the NJPA Board's contract award date). This contract may be extended for a fifth year at NJPA's discretion.

National Joint Powers Alliance® (NJPA)

NJPA Authorized signature: _____ _____

NJPA Executive Director (Name printed or typed)

Awarded this _____ day of_____, 20_____ **NJPA Contract Number #012418**

NJPA Authorized signature: _____ _____

NJPA Board Member (Name printed or typed)

Executed this _____ day of _____, 20_____ **NJPA Contract Number #012418**

The Proposer hereby accepts this Contract award, including all accepted exceptions and NJPA clarifications.

Vendor Name _____

Vendor Authorized signature: _____ _____

(Name printed or typed)

Title: _____

Executed this _____ day of _____, 20_____ **NJPA Contract Number #012418**

Form F

PROPOSER ASSURANCE OF COMPLIANCE

Proposal Affidavit Signature Page

PROPOSER'S AFFIDAVIT

The undersigned, authorized representative of the entity submitting the foregoing proposal (the "Proposer"), swears that the following statements are true to the best of his or her knowledge.

1. The Proposer is submitting its proposal under its true and correct name, the Proposer has been properly originated and legally exists in good standing in its state of residence, the Proposer possesses, or will possess before delivering any products and related services, all applicable licenses necessary for such delivery to NJPA members agencies. The undersigned affirms that he or she is authorized to act on behalf of, and to legally bind the Proposer to the terms in this Contract.

2. The Proposer, or any person representing the Proposer, has not directly or indirectly entered into any agreement or arrangement with any other vendor or supplier, any official or employee of NJPA, or any person, firm, or corporation under contract with NJPA, in an effort to influence the pricing, terms, or conditions relating to this RFP in any way that adversely affects the free and open competition for a Contract award under this RFP.

3. The Proposer has examined and understands the terms, conditions, scope, contract opportunity, specifications request, and other documents in this solicitation and affirms that any and all exceptions have been noted in writing and have been included with the Proposer's RFP response.

4. The Proposer will, if awarded a Contract, provide to NJPA Members the /products and services in accordance with the terms, conditions, and scope of this RFP, with the Proposer-offered specifications, and with the other documents in this solicitation.

5. The Proposer agrees to deliver products and services through valid contracts, purchase orders, or means that are acceptable to NJPA Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to NJPA Members under an awarded Contract.

6. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

7. The Proposer understands that NJPA will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statute §13.591, Subd. 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals generally become public data. Minnesota Statute §13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

8. The Proposer understands that it is the Proposer's duty to protect information that it considers nonpublic, and it agrees to defend and indemnify NJPA for reasonable measures that NJPA takes to uphold such a data designation.

[The rest of this page has been left intentionally blank. Signature page below]

By signing below, Proposer is acknowledging that he or she has read, understands, and agrees to comply with the terms and conditions specified above.

Company Name: _____

Address: _____

City/State/Zip: _____

Telephone Number: _____

E-mail Address:_____

Authorized Signature: _____

Authorized Name (printed): _____

Title: _____

Date: _____

Notarized

Subscribed and sworn to before me this _____ day of _____, 20_____

Notary Public in and for the County of _____ State of _____

My commission expires: _____

Signature: _____

Form G

OVERALL EVALUATION AND CRITERIA

For the Proposed Subject PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES

Conformance to RFP Terms and Conditions	50	
Financial Viability and Marketplace Success	75	
Ability to Sell and Deliver Service Nationwide	100	
Marketing Plan	50	
Value-Added Attributes	75	
Warranty	50	
Depth and Breadth of Offered Products and Related Services	200	
Pricing	400	
TOTAL POINTS	**1000**	

Reviewed by: _____ Its_____

_____Its_____

Form P

PROPOSER QUESTIONNAIRE
Payment Terms, Warranty, Products and Services, Pricing and Delivery, and Industry-Specific Questions

Proposer Name: _____

Questionnaire completed by: _____

Payment Terms and Financing Options

1) What are your payment terms (e.g., net 10, net 30)?
2) Do you provide leasing or financing options, especially those options that schools and governmental entities may need to use in order to make certain acquisitions?.
3) Briefly describe your proposed order process. Please include enough detail to support your ability to report quarterly sales to NJPA. For example, indicate whether your dealer network is included in your response and whether each dealer (or some other entity) will process the NJPA Members' purchase orders.
4) Do you accept the P-card procurement and payment process? If so, is there any additional cost to NJPA Members for using this process?

Warranty

5) Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may include in your response a copy of your warranties, but at a minimum please also answer the following questions.
   - Do your warranties cover all products, parts, and labor?
   - Do your warranties impose usage restrictions or other limitations that adversely affect coverage?
   - Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?
   - Are there any geographic regions of the United States for which you cannot provide a certified technician to perform warranty repairs? How will NJPA Members in these regions be provided service for warranty repair?
   - Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?
   - What are your proposed exchange and return programs and policies?
6) Describe any service contract options for the items included in your proposal.

Pricing, Delivery, Audits, and Administrative Fee

7) Provide a general narrative description of the equipment/products and related services you are offering in your proposal.
8) Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the NJPA discounted price) on all of the items that you want NJPA to consider as part of your RFP response. Provide a SKU for each item in your proposal. (Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract. See the body of the RFP and the Price and Product Change Request Form for more detail.)

9) Please quantify the discount range presented in this response. For example, indicate that the pricing in your response represents is a 50% percent discount from the MSRP or your published list.

10) The pricing offered in this proposal is

_____a. the same as the Proposer typically offers to an individual municipality, university, or school district.

_____b. the same as the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.

_____c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.

_____d. other than what the Proposer typically offers (please describe).

11) Describe any quantity or volume discounts or rebate programs that you offer.

12) Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "nonstandard options". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.

13) Identify any total cost of acquisition costs that are **NOT** included in the pricing submitted with your response. This cost includes all additional charges that are not directly identified as freight or shipping charges. For example, list costs for items like installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.

14) If delivery or shipping is an additional cost to the NJPA Member, describe in detail the complete shipping and delivery program.

15) Specifically describe those shipping and delivery programs for Alaska, Hawaii, Canada, or any offshore delivery.

16) Describe any unique distribution and/or delivery methods or options offered in your proposal.

17) Please specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with NJPA. This process includes ensuring that NJPA Members obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to NJPA.

18) Identify a proposed administrative fee that you will pay to NJPA for facilitating, managing, and promoting the NJPA Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See RFP Section 6.29 and following for details.)

Industry-Specific Questions

19) Describe how the equipment you propose in response to this RFP simplifies the operation for end-users.

20) Provide examples from your product offering that are not available from most competitors in this industry.

21) Explain how your equipment in this category reduces down-time on the job site.

22) Explain how your company has integrated technology into your equipment to provide efficiencies and analytics to save time and costs on the job.

23) How does your manufacturing process eliminate waste and non-value added options to keep price increases to a minimum?

24) Explain how your distributors are set up to provide service and support for equipment in this industry.

25) Identify how your products, services and supplies address the scope of this RFP.

Signature: _____Date: _____

10 PRE-SUBMISSION CHECKLIST

Check when Completed	Contents of Your Bid Proposal	Hard Copy Required Signed and Dated	Electronic Copy Required - CD or Flash Drive
	Form A: Proposer Questionnaire with all questions answered completely	X - signature page only	X
	Form B: Proposer Information		X
	Form C: Exceptions to Proposal, Terms, Conditions, and Solutions Request	X	X
	Form D: Formal Offering of Proposal	X	X
	Form E. Contract Acceptance and Award		X
	Form F: Proposers Assurance of Compliance	X	X
	Form P: Proposer Questionnaire with all questions answered completely	X-signature page only	X
	Certificate of Insurance with $1.5 million coverage	X	X
	Copy of all RFP Addendums issued by NJPA	X	X
	Pricing for all Products/Equipment/Services within the RFP being proposed		X
	Entire Proposal submittal including signed documents and forms.		X
	All forms in the Hard Copy Required Signed and Dated should be inserted in the front of the submitted response, unbound.		
	Package containing your proposal labeled and sealed with the following language: "Competitive Proposal Enclosed, Hold for Public Opening XX-XX-XXXX"		
	Response Package mailed and delivered prior to deadline to: NJPA, 202 12th St NE, Staples, MN 56479		

11 NJPA VENDOR PRICE AND PRODUCT CHANGE REQUEST FORM

Section 1. Instructions for Vendor

Requests for product or service changes, additions, or deletions will be considered at any time throughout the awarded contract term. All requests must be made in writing by completing sections 2, 3, and 4 of this NJPA Price and Product Change Request Form and signed by an authorized Vendor representative in section 5. All changes are subject to review by the NJPA Contracts & Compliance Manager and to approval by NJPA's Chief Procurement Officer. Submit request through email to your assigned NJPA Contract Administrator.

NJPA will determine whether the request is 1) within the scope of the original RFP, and 2) in the best interests of NJPA and NJPA Members. Approved Price and Product Change Request Forms will be signed and emailed to the Vendor contact.

The Vendor must complete this change request form and individually list or attach all items or services subject to change, must provide sufficiently detailed explanation and documentation for the change, and must include a complete restatement of pricing documentation in an appropriate format (preferably Microsoft® Excel®). The pricing document must identify all products and services being offered and must conform to the following NJPA product/price change naming convention: (Vendor Name) (NJPA Contract #) (effective pricing date); for example, "Acme Widget Company #012416-AWC eff. 01-01-2017."

NOTE: New pricing restatements must include all products and services offered regardless of whether their prices have changed and must include a new "effective date" on the pricing documents. This requirement reduces confusion by providing a single, current pricing sheet for each Vendor and creates a historical record of pricing.

ADDITIONS. New products and related services may be added to a contract if such additions are within the scope of the original RFP.

DELETIONS. New products and related services may be deleted from a contract if, for example, they are no longer available or have been modified to a point where they are outside the scope of the RFP.

PRICE CHANGES: Vendors may request price changes if they provide sufficient rationale for the change. For example, a Vendor that manufactures products that require substantial petroleum-related material might request a 3% price increase because of a 20% increase in petroleum costs.

Price decreases: NJPA expects Vendors to propose their very best prices and anticipates that price reductions might occur because of improved technologies or marketplace efficiencies.

Price increases: Acceptable price increases typically result from specific Vendor cost increases. The Vendor must include reasonable justification for the price increase and must not, for example, offer merely generalized statements about an increase in a cost-of-living index. Appropriate documentation should be attached to this form, including such items as letters from suppliers announcing price increases.

Refer to the RFP for complete "Pricing" details.

Section 2. Vendor Name and Type of Change Request

CHECK ALL CHANGES THAT APPLY:

AWARDED VENDOR NAME: _____

NJPA CONTRACT NUMBER: _____

☐ Adding Products/Services vices

☐ Deleting Products/Services

☐ Price Increase

☐ Price Decrease

Section 3. Detailed Explanation of Need for Changes

List the products and/or services that are changing or being added or deleted from the previous contract price list, along with the percentage change for each item or category. (Attach a separate, detailed document if changing more than 10 items.)

Provide a general statement and documentation explaining the reasons for these price and/or product changes.
EXAMPLES: 1) "All pricing for paper products and services are increased 5% because of increased raw material and transportation costs (see attached documentation of fuel and raw materials increase)." 2) "The 6400 series floor polisher is being added to the product list as a new model, replacing the 5400 series. The 6400 series 3% increase reflects technological changes that improve the polisher's efficiency and useful life. The 5400 series is now included in the "Hot List" at a 20% discount from the previous pricing until the remaining inventory is liquidated."

If adding products, state how these are within the scope of the original RFP.

If changing prices or adding products or services, state how the pricing is consistent with existing NJPA contract pricing.

Section 4. Complete Restatement of Pricing Submitted

A COMPLETE restatement of the pricing, including all new and existing products and services is attached and has been emailed to the Vendor's Contract Administrator.

☐ Yes ☐ No

Section 5. Signatures

_____ _____

Vendor Authorized Signature Date

_____

Print Name and Title of Authorized Signer

_____ _____

Jeremy Schwartz, NJPA Director of Cooperative Contracts and Procurement/CPO Date

Form C

EXCEPTIONS TO PROPOSAL, TERMS, CONDITIONS, AND SOLUTIONS REQUEST

Company Name: Altec Industries, Inc

Any exceptions to the terms, conditions, specifications, or proposal forms contained in this RFP must be noted in writing and included with the Proposer's response. The Proposer acknowledges that the exceptions listed may or may not be accepted by NJPA or included in the final contract. NJPA will make reasonable efforts to accommodate the listed exceptions and may clarify the exceptions in the appropriate section below.

Section/page	Term, Condition, or Specification	Exception	NJPA ACCEPTS
N/A			

Proposer's Signature: Riley Browne **Date:** 1-18-2018

NJPA's clarification on exceptions listed above:

Review and Approved:

2/28/18

NJPA Legal Department

Contract Award
RFP #012418

FORM D

Formal Offering of Proposal
(To be completed only by the Proposer)

PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES

In compliance with the Request for Proposal (RFP) for PUBLIC UTILITY EQUIPMENT WITH RELATED ACCESSORIES AND SUPPLIES, the undersigned warrants that the Proposer has examined this RFP and, being familiar with all of the instructions, terms and conditions, general and technical specifications, sales and service expectations, and any special terms, agrees to furnish the defined products and related services in full compliance with all terms and conditions of this RFP, any applicable amendments of this RFP, and all Proposer's response documentation. The Proposer further understands that it accepts the full responsibility as the sole source of solutions proposed in this RFP response and that the Proposer accepts responsibility for any subcontractors used to fulfill this proposal.

Company Name: Altec Industries, Inc. Date: 1-15-2018

Company Address: 210 Inverness Center Drive

City: Birmingham State: AL Zip: 35242

CAGE Code/Duns & Bradstreet Number: Cage: 1CER8 / D&B: 004001731

Contact Person: Riley Browne Title: Contract Specialist

Authorized Signature: Riley Browne
(Name printed or typed)

FORM E
CONTRACT ACCEPTANCE AND AWARD

(Top portion of this form will be completed by NJPA if the vendor is awarded a contract. The vendor should complete the vendor authorized signatures as part of the RFP response.)

NJPA Contract #: 012418-ALT

Proposer's full legal name: Altec Industries, Inc.

Based on NJPA's evaluation of your proposal, you have been awarded a contract. As an awarded vendor, you agree to provide the products and services contained in your proposal and to meet all of the terms and conditions set forth in this RFP, in any amendments to this RFP, and in any exceptions that are accepted by NJPA.

The effective date of the Contract will be March 14, 2018 and will expire on March 14, 2022 (no later than the later of four years from the expiration date of the currently awarded contract or four years from the date that the NJPA Chief Procurement Officer awards the Contract). This Contract may be extended for a fifth year at NJPA's discretion.

NJPA Authorized Signatures:

NJPA DIRECTOR OF COOPERATIVE CONTRACTS AND PROCUREMENT/CPO SIGNATURE

Jeremy Schwartz
(NAME PRINTED OR TYPED)

NJPA EXECUTIVE DIRECTOR/CEO SIGNATURE

Chad Coauette
(NAME PRINTED OR TYPED)

Awarded on March 12, 2018

NJPA Contract # 012418-ALT

Vendor Authorized Signatures:

The Vendor hereby accepts this Contract award, including all accepted exceptions and amendments.

Vendor Name Altec Industries, Inc

Authorized Signatory's Title Contract Specialist

VENDOR AUTHORIZED SIGNATURE

Riley Browne
(NAME PRINTED OR TYPED)

Executed on March 12, 2018

NJPA Contract # 012418-ALT

Form F

PROPOSER ASSURANCE OF COMPLIANCE

Proposal Affidavit Signature Page

PROPOSER'S AFFIDAVIT

The undersigned, authorized representative of the entity submitting the foregoing proposal (the "Proposer"), swears that the following statements are true to the best of his or her knowledge.

1. The Proposer is submitting its proposal under its true and correct name, the Proposer has been properly originated and legally exists in good standing in its state of residence, the Proposer possesses, or will possess before delivering any products and related services, all applicable licenses necessary for such delivery to NJPA members agencies. The undersigned affirms that he or she is authorized to act on behalf of, and to legally bind the Proposer to the terms in this Contract.

2. The Proposer, or any person representing the Proposer, has not directly or indirectly entered into any agreement or arrangement with any other vendor or supplier, any official or employee of NJPA, or any person, firm, or corporation under contract with NJPA, in an effort to influence the pricing, terms, or conditions relating to this RFP in any way that adversely affects the free and open competition for a Contract award under this RFP.

3. The Proposer has examined and understands the terms, conditions, scope, contract opportunity, specifications request, and other documents in this solicitation and affirms that any and all exceptions have been noted in writing and have been included with the Proposer's RFP response.

4. The Proposer will, if awarded a Contract, provide to NJPA Members the /products and services in accordance with the terms, conditions, and scope of this RFP, with the Proposer-offered specifications, and with the other documents in this solicitation.

5. The Proposer agrees to deliver products and services through valid contracts, purchase orders, or means that are acceptable to NJPA Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to NJPA Members under an awarded Contract.

6. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

7. The Proposer understands that NJPA will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statute §13.591, Subd. 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals generally become public data. Minnesota Statute §13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

8. The Proposer understands that it is the Proposer's duty to protect information that it considers nonpublic, and it agrees to defend and indemnify NJPA for reasonable measures that NJPA takes to uphold such a data designation.

[The rest of this page has been left intentionally blank. Signature page below]

By signing below, Proposer is acknowledging that he or she has read, understands, and agrees to comply with the terms and conditions specified above.

Company Name: Altec Industries, Inc.

Address: 210 Inverness Center Drive

City/State/Zip: Birmingham / AL / 35242

Telephone Number: 205-991-7733

E-mail Address: riley.browne@altec.com

Authorized Signature: Riley Browne

Authorized Name (printed): Riley Browne

Title: Contract Specialist

Date: 1-15-2018

Notarized

Subscribed and sworn to before me this 16th day of Jan, 2017

Notary Public in and for the County of Shelby State of AL

My commission expires: 3-11-18

Signature:

LISA INGRAM LIVELY
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP 03-11-2018

Form P

PROPOSER QUESTIONNAIRE

Payment Terms, Warranty, Products and Services, Pricing and Delivery, and Industry-Specific Questions

Proposer Name: Altec Industries, Inc.

Questionnaire completed by: Riley Browne

Payment Terms and Financing Options

1) What are your payment terms (e.g., net 10, net 30)?
Payment Terms are Net 30

2) Do you provide leasing or financing options, especially those options that schools and governmental entities may need to use in order to make certain acquisitions?

Altec Industries provides Leasing and/or financing options through our subsidiary Altec Capital. Options include FMV, TRAC, and Capital leases, Equipment Finance Agreements (EFAs), and a dedicated Municipal Lease option to meet the equipment needs of our municipal customers.

The benefits of our Municipal Lease option include:

- Finance terms to match the useful life of the equipment.
- Flexible lease options to shorten life cycles and decrease maintenance costs.
- Conserves capital budget funds.
- Match payments with budget allocations.
- Non-appropriation language included.

Altec Capital Services municipal lease financing offers terms from 12 to 84 months. Municipal lessees can take advantage of low-rate financing, while simplifying the equipment acquisition process. If budget funds are not approved, simply return the equipment to Altec Capital Services at the end of the current fiscal year.

With Altec Capital Services, there is no need to look anywhere else. Municipalities can now affordably purchase equipment in a timely, simplified way. The municipal lease offering is another product that Altec Capital Services, LLC offers to our customers in an effort to become your partner.

Please feel free to visit http://www.alteccapital.com for more information.

3) Briefly describe your proposed order process. Please include enough detail to support your ability to report quarterly sales to NJPA. For example, indicate whether your dealer network is included in your response and whether each dealer (or some other entity) will process the NJPA Members' purchase orders.
All purchase orders are processed by Altec Industries, as we are a factory direct company. We prefer a process whereas NJPA members issus purchase orders directly to Altec Industries.
Our NJPA quotes / orders are flagged in our system upon creation, and a report is run each quarter to report this sales data to NJPA. This process is the responsibility of a team at our corporate office with visibility of our wordwide operations.

4) Do you accept the P-card procurement and payment process? If so, is there any additional cost to NJPA Members for using this process?

Yes we accept P-card. There is a fee of 3% for credit card transactions used for the purchase of major units.

Warranty

5) Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may include in your response a copy of your warranties, but at a minimum please also answer the following questions.
Please see attached warranty documents for details to supplement the answers below.

- Do your warranties cover all products, parts, and labor?
Yes, our standard warranty is 1 year parts and labor, with 90 days for travel. Additionally it includes a limited lifetime warranty on structural components on all our equipment except for Boom Truck Cranes which are 5 years.

- Do your warranties impose usage restrictions or other limitations that adversely affect coverage?
No restrictions, however products must be operated and maintained in accordance with Altec operators and maintenance manuals, programs, and bulletins.

- Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?
Yes, standard warranty is 90 days for travel charges.

- Are there any geographic regions of the United States for which you cannot provide a certified technician to perform warranty repairs? How will NJPA Members in these regions be provided service for warranty repair?
No, Altec employs Mobile Service Technitians in all 50 states and Canada. We own and operate 37 service facilities across the United States and Canada. It will be the member's decision to schedule a Mobile Service Technitian to come to their site or schedule in shop service. In either case, 1-877-GO ALTEC (1-877-462-5832) is our dedicated number for members to speak with their local Parts, Mobile, or Shop Service representative.

- Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?
Products not manufactured by Altec wich are supplied by Altec on special order would be covered under the manufacturer warranty. This would include items such as inverters, compressors, liftgates, generators, etc.

- What are your proposed exchange and return programs and policies?
Parts ordered in error or no longer needed can be returned. If it was an error on Altec's part or otherwise not the customer's fault the 10% restocking fee will be waived. However. due to the nature of our equipment and the devaluation that occurs upon title / registration, there is no exchange or return program for equipment sales.

6) Describe any service contract options for the items included in your proposal.
We have included service contract packages for member consideration. These include PM Inspections at several different intervals, DOT inspections, Dielectric Tests.

Pricing, Delivery, Audits, and Administrative Fee

7) Provide a general narrative description of the equipment/products and related services you are offering in your proposal.
A selection of aerial devices with standard service bodies and chip dump bodies mounted on chassis
A selection of derrick devices with standard service bodies and chip dump bodies mounted on chassis
A selection of cranes and truck-mounted hydraulic cranes
A selection of pressure diggers.
A selection of cable placers, stringers, tensioners, and pullers
A selection of wood chippers.
A selection of service bodies mounted on chassis.

A selection of chip dump bodies mounted on chassis.

8) Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the NJPA discounted price) on all of the items that you want NJPA to consider as part of your RFP response. Provide a SKU for each item in your proposal. (Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract. See the body of the RFP and the Price and Product Change Request Form for more detail.)
Line Item Proposed Contract Pricing plus $2/mile delivery charge (CONUS only). The pricing provided includes a discount of between 3% - 5% off MSRP. See attached ALTEC RFP 012418 Pricing - Not For Distribution, the pricing in this document is for the purposes of this bid only and is not for distribution. Altec is also including ALTEC RFP 012418 Pricing, this is the only document to be distributed.

There is no more aggressive pricing available in the country for cooperative procurement organizations, state purchasing departments, GPOs, municipalities, universities, or school districts.

9) Please quantify the discount range presented in this response. For example, indicate that the pricing in your response represents is a 50% percent discount from the MSRP or your published list.
Line Item List Price less 3% - 5% Discount = Proposed Contract Price.
Proposed Contract Price plus $2/mile delivery charge (CONUS only).

See attached ALTEC RFP 012418 Pricing - Not For Distribution

There is no more aggressive pricing available in the country for cooperative procurement organizations, state purchasing departments, GPOs, municipalities, universities, or school districts.

10) The pricing offered in this proposal is

_____a. the same as the Proposer typically offers to an individual municipality, university, or school district.

_____b. the same as the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.

____X____c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.

_____d. other than what the Proposer typically offers (please describe).

11) Describe any quantity or volume discounts or rebate programs that you offer.

2-5 Units:	1% Discount from Contract Price
6-10 Units:	1.5% Discount from Contract Price
11-19 Units:	2% Discount form Contract Price
20+ Units:	TBD at Time of Order

Note: Units must be identical to qualify for quantity rebate.

12) Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "nonstandard options". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.
ALTEC will utilize and Open Market section for customer to be able to customize equipment as needed. The items in our Open Market section will marked at 20% above Altec cost and presented on a unique quote for each opportunity for customer review.

13) Identify any total cost of acquisition costs that are **NOT** included in the pricing submitted with your response. This cost includes all additional charges that are not directly identified as freight or shipping charges. For example, list

costs for items like installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.
Delivery is the only cost not included in pricing. It applies to all customers and the price is $2.00 / mile for CONUS. Quotes would need to done for anything outside of the CONUS and will be priced at or below fair market value.

14) If delivery or shipping is an additional cost to the NJPA Member, describe in detail the complete shipping and delivery program.
Altec has a team of drivers that work for us. We will also contract with approved and vetted third party drive away companies to deliver our equipment from our manufacturing facilities to the customer site. Delivery is an additional $2.00 / mile and will be calculated at time of quote for CONUS. Anything outside of the CONUS would be contracted through a third party company and would need to be priced at time of initial quote to customer. Pricing will be at or below fair market value. All parties participating in delivery of equipment will meet certain insurance and liability requirements.

15) Specifically describe those shipping and delivery programs for Alaska, Hawaii, Canada, or any offshore delivery.
Canada deliveries will be driven to customer site by approved and vetted third party drive away companies. Alaska, Hawaii, and worldwide deliveries will be contracted through a third party company and would need to be priced at time of initial quote to customer. Price will be at or below fair market rate. All parties participating in delivery of equipment will meet certain insurance and liability requirements.

16) Describe any unique distribution and/or delivery methods or options offered in your proposal.
Altec Industries has manufacturing facilities located throughout the country. If customer has a requirement for a "regional build" they can indicate this at time of quote and we will be happy to accommodate. If customer has any unique delivery requirements (such as loading equipment on a trailer for delivery, etc), they can indicate at time of quote and we will be happy to accommodate.

17) Please specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with NJPA. This process includes ensuring that NJPA Members obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to NJPA.
We currently run quarterly reports for NJPA orders and compare the customers on this list with members listed on NJPA's website to verify customers are members. Our Technical Sales Representatives that prepair NJPA quotes for our customers go through training on the quote process, and our quote template is up to date and posted on our internal company site. Our Account Managers must flag the truck as an NJPA quote in our system in order to receive NJPA pricing.

18) Identify a proposed administrative fee that you will pay to NJPA for facilitating, managing, and promoting the NJPA Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See RFP Section 6.29 and following for details.)
Altec Industries would like to propose a 1% fee payment to NJPA on all orders.

Industry-Specific Questions

19) Describe how the equipment you propose in response to this RFP simplifies the operation for end-users.
For 89 years Altec has been designing and manufacturing equipment with the end user in mind. We want operators to work "Safer and Smarter", and our equipment helps them by incorporating our experience and "voice of the customer" input during the design phase of our products. Additionally our Sales, Service, Mobile Service, and Parts networks all being comprised of Altec employees means that there is a single POC for the customer when using Altec equipment if any questions or issues arise.

20) Provide examples from your product offering that are not available from most competitors in this industry.

Altec is the only company in the market that offers Aerials, Derricks, Boom Truck Cranes, Chippers, Knuckleboom Cranes, and Service / Chip bodies in the same response to this RFP. We are industry leaders with our JEMS Hybrid technology, and our product development teams are constantly getting feedback from our customers regarding what to develop next. We are very proud of our IsoGrip control handle on our Aerial Devices, which is not available from anyone else.

21) Explain how your equipment in this category reduces down-time on the job site.
Advanced engineering and rigorous testing make Altec equipment the industry leader in durability. When issues arise, the Altec Service Group has over 100 Mobile Service Technicians nationwide that are available to be deployed to your location. Mobile service technicians are equipped with the trucks and tools needed to get your equipment serviced and back on the road as soon as possible. They provide on-site warranty, service and preventative maintenance solutions for our customers

Additionally, Altec Mobile Service has 24 hour emergency assistance, as well as emergency storm coverage.

22) Explain how your company has integrated technology into your equipment to provide efficiencies and analytics to save time and costs on the job.
Altec has partnered with a telematics provider to produce a series of Class 5 aerial devices equipped with enhanced technology, safety features and operating efficiency. The "connected" bucket trucks include solar panels, digital license plates and Internet connectivity via a mobile hot spot.

Many of our customers use our Radio Remote Controls to operate our equipment. This often gives the operator improved visibility of the work being performed as well as allows them to help with other tasks required instead of sitting in an operator seat.

Our Cranes are equipped with Altec LMAP (Load Moment and Area Protection) systems which display all information about the machine and load on line at any given time, helping save time on the job.

Additionally because we offer a full product line, it may be easier for operators to become familiar with our equipment and cross train between our different product lines.

23) How does your manufacturing process eliminate waste and non-value added options to keep price increases to a minimum?
Altec is keenly focues on eliminating waste and non-value added processes, while keeping price increases to a minimum. We achieve this by running Rapid Continuous Improvement and maintaining a Closed Loop Quality System. Additionally we use the 8-D Problem Solving System and our production sites have implemented the Kanban scheduling system for lean manufacturing. We use our economies of scale to negotiate favorable arrangements from our suppliers, and utilize a FIFO system for parts that we stock.

24) Explain how your distributors are set up to provide service and support for equipment in this industry.
As a factory direct company we do not use distributors.

25) Identify how your products, services and supplies address the scope of this RFP.
Altec stives to be a full line / full service provider to the Public Utility Market. The range of our product offering allows customers to truly have a partner in their industry, with one contact for their utility equipment needs. Through the years Altec has demonstrated our ability to meet and exceed the expectations of our NJPA customers and we hope to further strengthen our relationships through this RFP.

Signature: Riley Bacon Date: 1-19-2018

FORM E
CONTRACT ACCEPTANCE AND AWARD

(Top portion of this form will be completed by NJPA if the vendor is awarded a contract. The vendor should complete the vendor authorized signatures as part of the RFP response.)

NJPA Contract #: 012418-ALT

Proposer's full legal name: Altec Industries, Inc.

Based on NJPA's evaluation of your proposal, you have been awarded a contract. As an awarded vendor, you agree to provide the products and services contained in your proposal and to meet all of the terms and conditions set forth in this RFP, in any amendments to this RFP, and in any exceptions that are accepted by NJPA.

The effective date of the Contract will be March 14, 2018 and will expire on March 14, 2022 (no later than the later of four years from the expiration date of the currently awarded contract or four years from the date that the NJPA Chief Procurement Officer awards the Contract). This Contract may be extended for a fifth year at NJPA's discretion.

NJPA Authorized Signatures:

NJPA DIRECTOR OF COOPERATIVE CONTRACTS AND PROCUREMENT/CPO SIGNATURE

Jeremy Schwartz
(NAME PRINTED OR TYPED)

NJPA EXECUTIVE DIRECTOR/CEO SIGNATURE

Chad Coauette
(NAME PRINTED OR TYPED)

Awarded on March 12, 2018

NJPA Contract # 012418-ALT

Vendor Authorized Signatures:

The Vendor hereby accepts this Contract award, including all accepted exceptions and amendments.

Vendor Name Altec Industries. Inc

Authorized Signatory's Title Contract Specialist

VENDOR AUTHORIZED SIGNATURE

Riley Browne
(NAME PRINTED OR TYPED)

Executed on March 12, 2018

NJPA Contract # 012418-ALT

Letter of Agreement
To Extend the Contract

Between

Altec Industries, Inc.
210 Inverness Center Dr.
Birmingham, AL 35242

And

Sourcewell, Formerly National Joint Powers Alliance (NJPA)
202 12th Street NE
Staples, MN 56479
Phone: (218) 894-1930

The Vendor and Sourcewell have entered into an Agreement (Contract #012418-ALT) for the procurement of Public Utility Equipment with Related Accessories and Supplies. This Agreement has an expiration date of March 14, 2022, but the parties may extend the Agreement for one additional year by mutual consent.

The parties acknowledge that extending the Agreement for another year benefits the Vendor, Sourcewell and Sourcewell's members. The Vendor and Sourcewell therefore agree to extend the Agreement listed above for a fifth year. This existing Agreement will terminate on March 14, 2023. All other terms and conditions of the Agreement remain in force.

Sourcewell, Formerly National Joint Powers Alliance (NJPA)

By: DocuSigned by: Jeremy Schwartz C0FD2A139D06489... _____, Its: **Director of Operations & Procurement/CPO**

Name printed or typed: **Jeremy Schwartz**

Date 4/28/2020 | 2:52 PM CDT

Altec Industries, Inc.

By: DocuSigned by: Riley Browne DDB79E9FF5034DA... _____, Its: Contract Specialist

Name printed or typed: Riley Browne

Date 4/28/2020 | 3:07 PM CDT

EXHIBIT C – SUPPLIER QUOTE

LIST OF DOCUMENTS

Section	# Pages
Sourcewell Contract # 012418-ALT Pricing Sheet	1
Build Sheet	14

Altec Industries, Inc.

Quote Number:
Opportunity Number:
Sourcewell Contract #: 012418-ALT
Date:

Quoted for: City of Las Vegas
Customer Contact:
Phone: / **Email:**

Quoted by: Marie Hartman
Phone: / **Email:**
Altec Account Manager: Jack Stevenson

REFERENCE ALTEC MODEL		Sourcewell Price
TA50	**Articulating Telescopic Aerial Device with Material Handling (Insulated)**	**$215,408**

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1	UHB	CR REEL BAYONET CAPSTAN. 20" Diameter Collapsible Reel for Wire Take Up and a 7" Bayonet Capstan Drum that Fits Any of the Winch Extended Shafts Provided.	$1,646
2	VRI	120 Volt GFCI Receptacle, Includes Weather-Resistant Enclosure	$1,824
3	FE	POWER EQUIPMENT (Power Locks and Power Windows)	$1,148
4	TBE	ELECTRIC TRAILER BRAKE CONTROLLER. Controls Trailers with Electric Brakes, Wired to 7-Way Plug Next to Pintle Hook	$275
5	SL	COMPARTMENT LIGHTS in Body Compartments - Strip LED (Per Compartment)	$1,840
6	ISG	Inverter Storage Inside of Body Compartment with Guard	$720
7	PSWI4	PURE SINE WAVE INVERTER.3000 Watts Continuous. GFCI Outlet at Rear.	$3,843
		SOURCEWELL OPTIONS TOTAL:	$226,704

(B.) **OPEN MARKET ITEMS** *(Customer Requested)*

1	UNIT	platform leveling at lower controls, extension load chart with color coded rings on boom	$1,156
2	UNIT & HYDRAULIC ACC	platform cover, custom resivoir, braden PCD24B capstan with mounting, protective cover and bidirectional/meterable foot pedal	$9,481
3	BODY	156" aerial service line body with step	$14,038
4	BODY & CHASSIS ACC	light duty pole rack, laminatedd plywood outrigger pads, chassis battery relocation	$3,599
5	ELECTRICAL	Whelen TA45B72 light bar, Whelen L3HADCA strobes, deep cycle aux battery, 7 and 4 way trailer recptacle	$3,025
6	FINISHING	2025 MU model year	$17,938
7	CHASSIS	International MV607 4x2	$12,347
		OPEN MARKET OPTIONS TOTAL:	$61,584

SUB-TOTAL FOR UNIT/BODY/CHASSIS:	**$288,288**
Delivery to Customer at $2.20 / mile:	**$3,586**
OPTION - Wireless Radio Remote Controls for unit:	**$18,125**
Volume of 3 discount :	**-$3,100**
TOTAL FOR UNIT/BODY/CHASSIS:	**$306,899**

(C.) **ADDITIONAL ITEMS** (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PAINT COLOR: White to match chassis, unless otherwise specified

WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days warranty for travel charges (Mobile Service) Limited Lifetime Structural Warranty. Chassis to include standard warranty, per the manufacturer.

TO ORDER: To order, please contact the Altec Account Manager listed above.

CHASSIS: Per Altec Commercial Standard

DELIVERY: No later than **1160** days ARO, FOB Customer Location

TERMS: Net 30 days

BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.

TRADE-IN: Please ask your Altec Account Manager for more information

BUILD LOCATION: 037 - Midwest Final Assembly

February 10, 2022
Our 93rd Year

Ship To:
CITY OF LAS VEGAS
FLEET SERVICES
LAS VEGAS, NV 89101
US

Attn:
Phone: 702-385-3128
Email:

Bill To:
CITY OF LAS VEGAS
ACCOUNTS PAYABLE
495 S. MAIN ST 4TH FLOOR
LAS VEGAS, NV 89101-0000
United States

Altec Quotation Number: 1096188 - 2
Account Manager: Jack Stevenson
Technical Sales Rep: Marie Hartman

Item	Description	Qty	Price Unit
1.	Altec Model TA50 Articulating Telescopic Aerial Device with a fiberglass upper boom and fiberglass insulator in the articulating arm and a proportional joystick upper control and toggle switches. Built in accordance to ALTEC's standard specifications and to include the following features:	1	

A. Ground to Bottom of Platform Height: 49.5 ft at 12.0 ft from centerline of rotation (15.1 m at 3.7 m)
B. Working Height: 54.5 ft (16.6 m)
C. Maximum reach to edge of platform: 36.2 ft at 19.9 ft platform height (11 m at 6.1 m)
D. Continuous Rotation
E. Articulating Arm Articulation: -5 to 92 degrees. Insulator provides a minimum of 12 in (304.8 mm) of isolation.
F. Articulating arm is a tubular steel structure. The articulating arm is designed so that the articulating arm and lower boom are compensating. By raising the articulating arm only, the lower and upper boom maintains the same relative angle with the ground. By raising the articulating arm in conjunction with the lower boom, the operator is able to position himself more quickly and easily into the work area.
G. Upper Boom Articulation: -25 to 75 degrees. Insulator provides a minimum 38.0 in (609.6 mm) of isolation. The telescopic upper boom is filament wound, square fiberglass that is extended and retracted by a double acting hydraulic cylinder installed within the booms. The boom extends and retracts over slide bearings located in the end of the lower boom.
H. Upper Controls: The upper controls system includes a proportional joystick upper control and toggle switches.
I. The Altec ISO-Grip System (U.S. Patent No. 7,416,053) includes the following boom tip components that can provide an additional layer of secondary electrical contact protection. This is not a primary protection system. Control Handle is a single handle controller incorporating high electrical resistance components that is dielectrically tested to 40 kV AC with no more than 400 microampers of leakage. The control handle is green in color to differentiate it from other non-tested

Item	Description	Qty	Price
	controllers. The handle also includes an interlock guard that reduces the potential for inadvertent boom operation. The handle is tiller style and points away from elbow. Auxiliary control covers are non-tested blue silicon covers. The control console in non-tested non-metallic control console plate. The boom tip covers are non-tested non metallic and are not dielectrically tested, but they may provide some protection against electrical hazards.		
	J. Two sets of quick disconnect couplings at the platform. The open center hydraulic system on this unit requires the use of open center tools.		
	K. Lifting eye: on lower boom with 1000 lb. capacity.		
	L. Lower Controls: A lower control station includes and is located on the curbside of the turntable. A selector valve is provided to override the upper controls.		
	M. The platform is leveled by hydraulic leveling means, contained within the upper boom and designed to maintain the dielectric integrity of the aerial device. Controls for leveling and tilting the platform are located at the platform. Leveling for the platform includes two double acting cylinders incorporating counterbalance load holding valves to lock the platform in the event of hydraulic line failure. Cylinders are located at the platform and at the end of the lower boom. The master-slave action of the cylinders maintains a level platform throughout the full range of boom articulation.		
	N. Outrigger/boom interlock system prevents boom from being unstowed until outriggers have been at least partially deployed.		
	O. Outrigger/unit selector control is located near the outrigger controls, allows operator to divert hydraulic oil from machine circuit for outrigger operation. This reduces the potential for inadvertent outrigger movement during machine operation if outrigger controls are bumped.		
	P. Outrigger motion alarm provides audible alarm when any of the outriggers controls are operated.		
	Q. Diagnostic Pressure Test Quick Disconnect Couplings: are located at the turntable to allow a mobile service technician to quickly and easily attach a test gauge to verify system and tool circuit pressure. This convenient troubleshooting feature saves time and reduces the risk of high pressure oil sprays.		
	R. Unit meets or exceeds ANSI 92.2 standards.		
2.	Automatic Upper Boom Stow Securing System with support cradle.	1	
3.	Pedestal/Mounting Location	1	
	FA Engineering to determine pedestal height.		
	NOTE: Please provide pedestal requirements for Custom Unit Option - "Full Pressure Lower Controls"		
4.	217 Single Two-Man Platform with hydraulically extendible jib - Platform on curb side, square jib on street side, platform rotates 90 degrees to end of boom. Platform has a capacity of 600lbs without liner. Material handling system comes with 105 ft of 0.50 inch polyester double braid rope and a metal thimble in the working end. Minimum breaking strength of the rope is 10,500 lbs.	1	
5.	259 Polyethylene platform liner for two man platform, 50 kV rating (minimum)	1	
6.	Engine Start/Stop & Secondary Stowage System: 12 VDC powered motor and pump assembly for temporary operation of the unit in a situation wherein the primary hydraulic	1	

Item	Description	Qty	Price
	source fails. Electric motor is powered by the chassis battery. This feature allows the operator to completely stow the booms, platform, and outriggers. Secondary Stowage & Start/Stop is activated with an air plunger at the platform or momentary switch at the lower control station and outriggers.		
7.	Throttle Control - Manually increase/decrease chassis engine speed to preset values. Control is captive air operated from the platform and momentary switch operated from the lower controls and outrigger controls.	1	
8.	Electric Over Hydraulic Outrigger Controls	1	
9.	241S - Outrigger, A-Frame with Swivel-Shoe - 135.6 inch maximum spread pin to pin	1	
10.	No Auxilary Outriggers	1	
11.	Powder coat unit Altec White.	1	
12.	Custom Option Full Pressure Lower Controls mounted to the rear facing of the pedestal below rotation. Controls Include: -Articulating arm raise/lower -Upper boom raise/lower -Upper boom telescope in/out -Unit rotate CW/CCW -Jib pay in/pay out NOTE: L-Shaped channel or comparable to be used for lower control stand bracket.	1	
13.	Custom Option Platform Leveling to be included at lower controls.	1	
14.	Custom Option Extension dependent load chart for TA50 unit, include color coded rings on boom.	1	
15.	Custom Option Wireless controller for TA50 unit	1	
	Unit & Hydraulic Acc.		
16.	Platform Cover Custom Opiton 1 Platform and control cover. Must be a single piece that covers both the platform and the controls. It shall be waterproof with a quick releasing on/off method of fastening it over the platform and controls.	1	

Item	Description	Qty	Price
17.	TA50 Pedestal Support Subbase	1	
18.	Hydraulic Reservoir Custom Option 1 Steel 30 Gallon Reservoir installed on brackets in between the streetside compartment bin and pedestal, includes: -Installed in the most forward section of the cargo area as possible. -to include temperature sight gauge	1	
19.	HVI-22 Hydraulic Oil (Standard)	1	
20.	Standard Pump for PTO	1	
21.	Muncie PTO	1	
22.	Hot Shift PTO (for Automatic Transmission)	1	
23.	Standard Altec PTO/Transmission Functionality with Park Brake Auto Neutral for Allison Automatic Transmissions: -Once the PTO switch is on, the Parking Brake is engaged, and the transmission is in a near stationary condition (i.e., below 5 mph) the transmission will be forced to neutral, and PTO will engage.	1	
24.	Standard Parking Brake Machine Interlock: Parking (holding) brake must be set before machine is operable.	1	
25.	Braden PCD24B Hydraulic Capstan, 20 GPM, 4000 LBS installed CS of tailshelf underslung	1	
26.	Cathead General Purpose Capstan Head (Aluminum) 7" diameter	1	
27.	Hydraulic Capstan Mounting Bracket With Protective Cover	1	
28.	Collapsible Reel (CR Reel) (Utility Tool And Body Co. #176-A-78) 20" diameter with 28" overall	1	
29.	Capstan Control, Foot Pedal (Bi-Directional), Electrohydraulic, 25 Ft Cable With Trailer Style Connector (Meterable) altec preferred location	1	

Body

Item	Description	Qty	Price
30.	Altec Body	1	
31.	Steel Body	1	
32.	Body Is To Be Built In Accordance With The Following Altec Standard Specifications: **A.** Basic Body Fabricated From A40 Grade 100% Zinc Alloy Coated Steel. **B.** All Doors Are Full, Double Paneled, Self-Sealed With Built-In Drainage For Maximum Weather-Tightness. Stainless Steel Hinge Rods Extend Full Length Of Door. **C.** Heavy-Gauge Welded Steel Frame Construction. **D.** Integrated Door Header Drip Rail At Top For Maximum Weather Protection. **E.** Fender Panels Are Either Roll Formed Or Have Neoprene Fenderettes Mechanically Fastened. **F.** Steel Treated For Improved Primer Bond And Rust Resistance. **G.** Automotive Type Non-Porous Door Seals Fastened To The Door Facing. **H.** B-Line Channel Installed In Compartments	1	
33.	Smooth Galvanneal Steel Floor	1	
34.	Aerial Service Line With Step (ASLS)	1	
35.	Finish Paint Body Altec White	1	
36.	Undercoat Body	1	
37.	156" Estimated Body Length (Engineering To Determine Final Length)	1	
38.	Custom Body Width 92"W	1	
39.	Custom Body Compartment Height 48"H	1	
40.	18" Body Compartment Depth	1	
41.	5.5 Inch Drop-In Wood Cargo Retaining Board At Rear Of Body	1	
42.	5.5 Inch Drop-In Wood Cargo Retaining Board At Top Of Side Access Step	1	
43.	Adhesive Strip Lighting (LED) Around Top And Sides Of Compartment Door Facings	10	
44.	Stainless Steel Rotary Paddle Latches With Keyed Locks	10	
45.	All Locks Keyed Alike Including Accessories (Preferred Option)	1	

Item	Description	Qty	Price
46.	Standard Master Body Locking System	10	
47.	Gas Prop Rigid Door Holders On All Vertical Doors	1	
48.	One Chock Holder On Each Side of Body With Retaining Lip In Fender Panel	1	
49.	No Hotstick Shelf Required	1	
50.	No Hotstick Door Required	1	
51.	1st Vertical (SS) - Adjustable Shelf With Removable Dividers On 4" Centers	2	
52.	1st Vertical (SS) - Custom Miscellaneous Body Option 24" W compartment	1	
53.	2nd Vertical (SS) - Adjustable Shelf With Removable Dividers On 2" Centers	3	
54.	2nd Vertical (SS) - Custom Miscellaneous Body Option 24" W compartment	1	
55.	3rd Vertical (SS) - Adjustable Shelf With Removable Dividers On 2" Centers	2	
56.	3rd Vertical (SS) - Custom Miscellaneous Body Option 24" W compartment	1	
57.	1st Horizontal (SS) - Fixed Shelf With Removable And Configurable Egg Crate Dividers Installed at midpoint in the compartment.	1	
58.	1st Horizontal (SS) - Fixed Shelf With Module Dividers (Egg Crate On 4 Centers, Removable, And Configurable) On Bottom of Compartment	1	
59.	1st Horizontal (SS) - Custom Miscellaneous Body Option 60" W compartment	1	
60.	Rear Vertical (SS) - Adjustable Shelf With Removable Dividers On 4" Centers	2	
61.	1st Vertical (CS) - Adjustable Shelf With Removable Dividers On 4" Centers Mount shelf as low as possible on the uni-strut.	2	
62.	1st Vertical (CS) - Louvered Panel On Rear Wall To Ventilate Compartment	1	

Item	Description	Qty	Price
63.	1st Vertical (CS) - Custom Miscellaneous Body Option 24" W compartment	1	
64.	1st Vertical (CS) - Inverter Storage Inside Of Body Compartment With Guard And Provisions For Remote GFCI Receptacle (Mounted On Top Shelf Unless Otherwise Specified) Installed as high as possible at top of compartment, above adjustable shelf.	1	
65.	2nd Vertical (CS) - Gripstrut Access Steps With Two (2) Sloped Grab Handles, Vented Battery Storage (Keyed Lock)	1	
66.	3rd Vertical (CS) - Adjustable Shelf With Removable Dividers On 2" Centers Installed on top of drawer set	1	
67.	3rd Vertical (CS) - 6" High Pull-Out Drawer On Slides, As Wide As Possible, Latched, No Dividers NOTE: Install Heavy Duty Pull-Out Drawer Kit	1	
68.	3rd Vertical (CS) - Custom Miscellaneous Body Option 24"W compartment, to include: -One (1) 12" High Drawer Kit On Slides, As Wide As Possible, Latched, No Dividers. Installed on bottom of compartment.	1	
69.	1st Horizontal (CS) - Bolt Bin, 3" H X 5" W Drawers, As Deep As Possible. Two (2) stacks of four (4) Heavy Duty drawers to be installed approximately 3"H and as wide and deep as possible to fill all available space.	1	
70.	1st Horizontal (CS) - Custom Miscellaneous Body Option 60" W compartmment	1	
71.	Rear Vertical (CS) - Adjustable Shelf With Removable Dividers On 4" Centers	2	
72.	Rear Vertical (CS) - Custom Miscellaneous Body Option 24" W compartment	1	
73.	30" L Steel Tailshelf, Width To Match Body	1	
74.	Smooth Galvanneal Steel Tailshelf	1	
75.	Additional Body Option sets of keys for body and chassis	4	

Item	Description	Qty	Price
	Body and Chassis Accessories		
76.	Set of Safety Chain D-Rings	1	
77.	Rigid Style Pintle Hitch (30 000 LB MGTW with 6 000 LB MVL), 4-Bolt Face Mount, SAF Holland, T-60-AOL-8 (T-60 Style)	1	
78.	Tow Hitch Option 1 Rigid Style Pintle Hitch (10 000 LB MGTW with 2 000 LB MVL), T-60 Style, 4-Bolt Face Mount, SAF Holland PH-10RP51	1	
79.	ICC Underride Protection	1	
80.	Counterweight Front Bumper Mandatory for Stability	1	
81.	Cable Step Installed at Rear, Double Step with Rigid Top Step	2	
82.	Install Interim (Toe) Step(s) at Rear As Needed	1	
83.	Platform Access Step from Body Floor	1	
84.	U-Shaped Grab Handle	3	
85.	Small Grab Handle Installed at Rear	1	
86.	Pole Rack Option 1 light weight pole rack for 30ft standard light pole (approx 270lbs) capacity, to include: - to have a minimum of 3 (three) supports - include tie-down straps on middle and rear support NOTE: This is a streetlight truck, so the pole rack is for fairly light poles, not like a utility electrical pole	1	
87.	Boom Rest for a Telescopic Unit (Located in Cargo Area) with boom tie-down, to include: -Boom bucket to stow on bed floor	1	
88.	Outrigger Pads Option 1 Laminated Plywood - 24 x 24 x 2-1/4-inch	2	
89.	Outrigger Pad Holder, 25 L x 25 W x 5 H Fits 24.5 x 24.5 x 4 and Smaller Pads Bolt-On Bottom, Washout Holes with 3/4 Inch Lip Retainer, Steel	2	
90.	Pendulum Retainers For Outrigger Pad Holders	2	

Item	Description	Qty	Price
91.	Outrigger Control Guards, Underhung Tailshelf Mount (Altec Preferred)	1	
92.	Wheel Chocks Rubber with Metal Hairpin Handle 9.75 L x 7.75 W x 5 H (Pair) (Altec Preferred)	1	
93.	Mud Flaps with Altec Logo (Pair)	1	
94.	Grab Handle Option 1 Grab handle installed for platform access	1	
95.	Battery Storage In Remote Steel Enclosure, Located Outside Of Body Compartments Relocate chassis batteries to streetside box, install on outrigger leg	1	
96.	5 LB Fire Extinguisher with Light Duty Bracket Shipped Loose (Amerex #B402T)	1	
97.	Triangular Reflector Kit (Contains 3 Reflectors), Shipped Per DEPS 042	1	
98.	Slope Indicator Assembly for Machine with Outrigger	1	
99.	Vinyl Manual Pouch for Storage of All Operator and Parts Manuals	1	
100.	Send Out for Spring Build Up	1	
101.	Additional Body/Chassis Accessory Relocate chassis batteries to streetside box, install on outrigger leg	1	
	Electrical Accessories		
102.	Compartment Lights Wired To Dash Mounted Master Switch	1	
103.	Lights And Reflectors In Accordance With FMVSS 108 (Complete LED)	1	
104.	Strobe Light Option Whelen L31HAFCA super LED beacon with L360BGB Branch Guard, to include: - one (1) installed pole-mounted at each side front of body - not to exceed height of cab - fused switch in cab	2	
105.	Directional Light Bar Option Whelen TA45B72, LED, to include: - installed recessed at rear of body - include controller in cab	1	

Item	Description	Qty	Price
106.	Dual Tone Backup Alarm With Outrigger Motion Alarm	1	
107.	Altec Standard Multi-Point Grounding System	3	
108.	Altec Backup Camera System, 7 Inch Color LCD Monitor, Heated Infrared Camera With Day/Night Sensor And Audio **A.** 7 Inch Color LCD Monitor With LED Backlighting And Proximity Indicators **B.** 2 Inputs With Independent Triggers **C.** Heated Infrared Camera With Day/Night Sensor And Audio **D.** Mirror/Normal View **E.** IP68 Rated **F.** Wide Viewing Angle (104 Degrees Horizontal x 78 Degrees Vertical) **G.** 20 Meter Cable Assembly	1	
109.	Install backup camera monitor directly on the dash.	1	
110.	PTO Hour Meter, Digital, With 10 000 Hour Display	1	
111.	Trailer Receptacle, 4-Way (Pin Type) Installed At Rear receptacle is to be flat configuration	1	
112.	Trailer Receptacle, 7-Way (Blade Type) Installed At Rear	1	
113.	Trailer Brake Controller, Electric (Tekonsha Voyager #9030)	1	
114.	Altec Modular Panel System (AMPS) - Includes Mounting Panel And Accessory Switches	1	
115.	Inverter, 3000 Watt, Pure Sine Wave, 120 VAC (Sensata #12/3000N) Wired through relay with lighted on/off switch in cab.	1	
116.	Inverter Wired Ignition Hot To Switch Mounted In Chassis Cab	1	
117.	Deep Cycle Auxiliary Battery For Vented Applications (Group 31) (Specify a Location) Installed in vented battery storage compartment underneath the 2nd vertical curbside access steps.	1	
118.	Electrical Receptacle, 120 Volt, GFCI, Includes Weather-Resistant Enclosure installed inside CS 1st vertical near inverter	2	
119.	120 Volt Non-GFCI Receptacle Includes Weather-Resistant Enclosure Requires at least 1 GFCI Receptacle	4	

Item	Description	Qty	Price
	Includes: - One (1) installed at each side at rear tailshelf - One (1) installed at each side at front of body		
120.	GFCI Receptacle Hardwired To Protect Additional Non-GFCI Receptacles	1	
121.	Pre-Wire Power Distribution Module 10 is a Compact Self-Contained Electronic System that Provides a Standardized Interface with the Chassis Electrical System	1	
122.	Install Remote Engine Start/Stop System In Final Assembly	1	
123.	Install Secondary Stowage System In Final Assembly	1	
124.	Install Outrigger Interlock System In Final Assembly	1	
	Finishing Details		
125.	Front and Rear Frame Mounted Components and Under Body Mounted Components Will Be Painted Black DEPS 005 DEPS 095 (Includes Non OEM Front Bumpers and Cabguards)	1	
126.	Powder Coat Unit Altec White	1	
127.	Finish Paint Body Accessories Above Body Floor Altec White	1	
128.	Apply Non-Skid Coating (Black) to All Walking Surfaces DEPS 057	1	
129.	Safety and Instructional Decals English	1	
130.	Vehicle Height Placard Installed In Cab DEPS 002	1	
131.	HVI-22 Hydraulic Oil Placard	1	
132.	Dielectric Test Unit According to ANSI Requirements	1	
133.	Stability Test Unit According to ANSI Requirements	1	
134.	Regional Build	1	
135.	Delivery Of Completed Unit	1	
136.	Inbound Freight	1	
137.	As Built Electrical and Hydraulic Schematics to be Included In the Manual Pouch (Deps 024)	1	

Item	Description	Qty	Price
138.	Completed Test Forms To Be Included In The Manual Pouch: -Stability Test Form -Dielectric Test Form (For Insulated Units)	1	
139.	Additional Finishing Detail	1	
	Truck must be delivered with full tank of fuel		
140.	TA50 FA Installation	1	
	Chassis		
141.	Altec Supplied Chassis	1	
142.	Chassis	1	
143.	2025 Model Year	1	
144.	International MV607	1	
145.	4x2	1	
146.	114" Clear CA (Round To Next Whole Number)	1	
147.	Regular Cab	1	
148.	Low-Profile Hood	1	
149.	Chassis Cab	1	
150.	Dual Rear Wheel	1	
151.	Set Back Axle	1	
152.	Chassis Color - White NAV9036	1	
153.	Chassis Wheelbase Length - 182 inch	1	
154.	Cummins L9	1	
155.	Diesel	1	
156.	325 HP Engine Rating	1	

Item	Description	Qty	Price
157.	Allison 3000 RDS Automatic Transmission (Left and Right Side PTO Openings Only)	1	
158.	GVWR 35,000 LBS	1	
159.	14,000 LBS Front GAWR	1	
160.	Spring Suspension	1	
161.	21,000 LBS Rear GAWR	1	
162.	12R22.5 Front Tire	1	
163.	11R22.5 Rear Tire	1	
164.	Air Brakes	1	
165.	Park Brake In Rear Wheels	1	
166.	07BLW - International Exhaust (Right-Horizontal-Undercab-Vertical) (Cummins Engine Only) - Rear Wheel Drive Applications	1	
167.	16XJV - International Dash Cutout for Switch Panel	1	
168.	International - Disallow Regen while in PTO mode (13WEV)	1	
169.	International Heavy Duty Tail Light Wiring (08HAB)	1	
170.	International Transmission Dipstick Tube Enters Curbside of Transmission (13WGH)	1	
171.	International - Pre-Wire Chassis with Cab Pass-Thru (8HBE)	1	
172.	EPA Emissions	1	
173.	No Clean Idle Certification Required	1	
174.	15SXJ - International 50 Gallon Fuel Tank Non-Polished (Under Cab Left Hand)	1	
175.	Other Chassis DEF Tank 11 gallon DEF tank	1	
176.	120,000 Yield Strength (PSI)	1	
177.	2 Chassis Batteries	1	
178.	2100 CCA Minimum	1	

Item	Description	Qty	Price
179.	Battery Under Cab Left Hand	1	
180.	Air Horn Under Cab	1	
181.	AM/FM Radio	1	
182.	Bluetooth	1	
183.	Weather Band	1	
184.	Power Door Locks	1	
185.	Power Windows	1	
186.	Air Ride Drivers Seat	1	
187.	Air Ride Passenger Seat	1	

Additional Pricing

188.	Standard Altec Warranty: One (1) year parts warranty, one (1) year labor warranty, ninety (90) days warranty for travel charges, limited lifetime structural warranty	1	
189.	Federal Excise Tax Item: If provided, Quote subtotal is an Estimate only. Final determined at invoicing.	1	

SUB-TOTAL FOR UNIT/BODY/CHASSIS:	**$288,288**
Delivery to Customer at $2.20 / mile:	**$3,586**
OPTION - Wireless Radio Remote Controls for unit:	**$18,125**
Volume of 3 Discount:	**-$3,100**
TOTAL FOR UNIT/BODY/CHASSIS:	**$306,899**

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
16

DEPARTMENT: Finance **CONSENT**
DIRECTOR: Susan Heltsley

SUBJECT:
For possible action to approve award of Modification No. 2 to Contract No. 18.70418-JH-B, Construction Manager at Risk Agreement for Corridor of Hope, also known as the Courtyard, located on Foremaster Lane between Main Street and Las Vegas Boulevard - Department of Public Works - Award recommended to: CORE CONSTRUCTION SERVICES OF NEVADA, INC ($1,638,815 - General Capital Projects Fund) - Ward 5 (Crear)

FISCAL IMPACT:
Budget Funds Available
Amount: $1,638,815
Funding Source: General CPF
Dept./Division: Public Works

PURPOSE/BACKGROUND:
On July 22, 2020, City Council approved the contract for construction of the Corridor of Hope which consists of three buildings, a large canopy, and all other amenities and site work as needed. On March 11, 2021, the Purchasing Manager approved Modification No.1 in the amount of $500,000 for additional site improvements. Modification No.2 will increase the City's contingency from 2.5 percent to 10 percent, which is the standard contingency amount on a Capital Improvement Program (CIP) project. CORE Construction Services of Nevada, Inc. is located in Las Vegas, Nevada.

RECOMMENDATION:
Approve as recommended, with signature authority granted to the Purchasing and Contracts Manager per R- 20-2017.

BACKUP DOCUMENTATION:
1. Modification No. 2 to Contract No. 18.70418-JH-B

CITY OF LAS VEGAS CONTRACT MODIFICATION

DATE5/2/22

BID# 18.70418-JH-B **PURCHASE ORDER #: 434416** SUPPLEMENT: MODIFICATION #2

NAME AND ADDRESS OF CONTRACTOR:
CORE Construction Services of Nevada, Inc.
7150 Cascade Valley Court
Las Vegas, Nevada 89128

CONTRACT DESCRIPTION: Construction Manager at Risk Agreement for Corridor of Hope, also known as the Courtyard

LOCATION: 310 Foremaster Lane

SCOPE OF WORK:
Construction of a homeless assistance facility to provide critical services such as triage, placement, day shelter, and overnight shelter. The project encompasses 2.68 acres which is comprised of 1.87 acres owned by the City of Las Vegas and .81acres leased by the City of Las Vegas. This is a site dedicated to provide a safe location off the street for the homeless to camp and receive services, which include but are not limited to, Heath Care, Mental Care, address to send and receive mail, employment assistance, and other community services and support.

DESCRIPTION AND REASON FOR MODIFICATION: **The original contract only allowed for 2.5% in Owner Contingency, and unforeseen challenges to this project require us to increase Owner Contingency to the typical 10%.**

PRICE OF THIS MODIFICATION (WRITTEN): One million, six hundred thirty-eight thousand, eight hundred fifteen and zero cents.

DOLLARS: $1,638,815.00

TOTAL TIME EXTENSION FOR THIS MODIFICATION (WRITTEN): Zero # DAYS: 0

ORIGINAL COMPLETION DATE: August 17, 2022 NEW COMPLETION DATE: September 7, 2022

CONTRACT ORIGINAL AMOUNT:	$	**23,019,109.00**
PRICE OF ALL PREVIOUS MODIFICATIONS: (Added to Owner's Contingency)	$	500,000.00 (Modification No.1)
PRICE OF THIS MODIFICATION NO.2: (Add to Owner's Contingency)	$	**1,638,815.00**
CONTRACT AMOUNT (INCLUDING THIS MODIFICATION NO.2):	$	**25,157,924.00**

1. ALL OTHER TERMS, CONDITIONS, AND SPECIFICATIONS OF THIS CONTRACT, INCLUDING PREVIOUS MODIFICATION(S), IF ANY, REMAIN THE SAME.

THE CITY OF LAS VEGAS AND THE CONTRACTOR NAMED ABOVE DO MUTUALLY AGREE TO THIS CONTRACT IN STRICT ACCORDANCE WITH THE TERMS AS STATED ABOVE. IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS MODIFICATION AS OF THE APPROVAL DATE OF THIS MODIFICATION.

APPROVED AS TO FORM:

John S. Ridilla
(SIGNATURE)

5/3/22
(DATE)

ATTEST: _____
(CITY CLERK) (DATE)

CORE Construction Services of Nevada, Inc.
(NAME OF CONTRACTOR)

BY _____ May 3, 2022
DATE

Executive Vice President
(TITLE)

_____
PURCHASING AND CONTRACTS MANAGER

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
17

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

SUBJECT:
For possible action to approve the Waiver of Residential Construction Tax Agreement between the City of Las Vegas and 190 Octane FT Partners LLC, which confirms the developer's compliance with Title 4 for a new park and sets the construction and maintenance obligations going forward - Ward 4 (Anthony)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
Several developers located adjacent to the former, vacated Puli Road alignment from approximately Tropical Parkway to Dorrell Lane have requested that they be allowed to construct a linear park and related recreational amenities in lieu of paying Residential Construction Tax under Title 4 of the LVMC. This agreement confirms that the developers comply with Title 4 and sets construction and maintenance obligations going forward.

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Waiver of Residential Construction Tax Agreement

WAIVER OF RESIDENTIAL CONSTRUCTION TAX AGREEMENT

THIS WAIVER OF RESIDENTIAL CONSTRUCTION TAX AGREEMENT ("Agreement") is made and entered into as of the last date reflected on the signature page hereto ("Effective Date"), by and between the City of Las Vegas, Nevada, a municipal corporation, organized and existing under the laws of the State of Nevada ("City"), 190 Octane FT Partners, L.L.C., a Nevada limited liability company ("Octane"), Greystone Nevada, LLC, a Delaware limited liability company ("Greystone"), and AG Essential Housing NV 1, LLC, a Delaware liability company ("AG").

RECITALS:

WHEREAS, Richmond American Homes of Nevada, Inc., a Colorado corporation ("Richmond"), Forestar (USA) Real Estate Group Inc., a Delaware corporation ("Forestar"), DRP NV 1, LLC, a Delaware limited liability company ("DRPNV"), Beazer Homes Holdings LLC, a Delaware limited liability company ("Beazer"), PN II, Inc., a Nevada corporation ("Pulte"), and Octane are the owner/developers of that certain real property located in Clark County, Nevada, within the City, comprising that real property identified and depicted on that certain Parent Final Map of BLM 270, recorded in the Clark County Recorder's Office, Book 162 of Plats, Page 55 (the "Multi-Developer Property");

WHEREAS, Greystone and AG are the owner/developers of that real property identified and depicted on that certain Final Map of Centennial Heights Townhomes Phase 1, recorded in the Clark County Recorder's Office, Book 164 of Plats, Page 6 (the "Greystone Property" and together with the Multi-Developer Property, collectively, the "Property");

WHEREAS, Richmond, Forestar, DRPNV, Beazer, Pulte, Octane, Greystone and AG shall be collectively to referred to herein as the "Developer Parties" and each, individually, as a "Developer Party"). The Developer Parties and City may be referred to herein, collectively, as the "Parties" and each, a "Party");

WHEREAS, the Developer Parties have obtained entitlements for the Property from the City for the development of certain residential properties, including a certain mini-master planned residential project affecting the Multi-Developer Property and a certain townhome project affecting the Greystone Property (collectively, the "Development");

WHEREAS, per Section 4.24.060 of the Municipal Code of the City (the "Code"), prior to the issuance of any building or development permit for the construction of any apartment house or residential dwelling, a developer shall pay to the City a residential construction tax ("RCT"), at the rate determined by Section 4.24.040 of the Code;

WHEREAS, per Section 4.24.100(B) of the Code, a developer shall be entitled to a refund of its RCT payments by providing for the construction and development of a park site so long as such park site contains a minimum of three hundred thirty square feet (330') of developed open space per dwelling unit in such subdivision or development;

WHEREAS, the Property will contain One Thousand Eight Hundred Ninety-Three (1,893) dwelling units, requiring that any park site triggering a refund of RCT payments under Section 4.24.100(B) of the Code contain at least Six Hundred Twenty Four Thousand Six Hundred Ninety (624,690) square feet of developed open space;

WHEREAS, on behalf of the Developer Parties, Octane, at its sole cost and expense, has agreed to design, construct and maintain a linear park, available for public use (together with ancillary recreational amenities), generally located upon a portion of the Property previously approved as the Puli Road alignment, consisting of approximately 28.18 acres of developed open space, or 1,227,520 square feet (the "Park"), meeting the minimum developed open space requirements under Section 4.24.100(B) of the Code. The location of the Park is generally depicted on Exhibit A attached hereto;

WHEREAS, pursuant to Chapter 4.24.130 of the Code, a developer who proposes the construction and development of park facilities, which, upon their completion would entitle the developer to a refund of RCT under Section 4.24.100 of the Code, may apply for a waiver of the RCT, rather than a refund, in accordance with Sections 4.24.140 of the Code;

WHEREAS, per Section 4.24.140 of the Code, the City may waive the RCT that it would normally assess against the residential units in a development, by conditioning such waiver upon: (i) a developer's execution of an agreement with the City requiring the developer to construct park facilities; and (ii) the developer's submission of a bond ("Bond(s)") for its construction in an amount equal to the estimated cost of construction, as determined by the City, plus ten percent for contingencies; and

WHEREAS, in consideration of the Developer Parties' agreement to construct, develop and maintain the Park and the City's receipt of a Bond, the City has agreed to waive the RCT with respect to the Development, and the Parties desire to enter into this Agreement in order to memorialize the duties and obligations of the Parties as they relate to the waiver of the RCT and the design, construction and maintenance of the Park, as more thoroughly set forth below.

NOW, THEREFORE, in consideration of the above recitals, which are hereby incorporated herein by this reference, and mutual promises and obligations assured by the other and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Construction and Maintenance of the Park. Following Octane's completion of the utility infrastructure for the Multi-Developer Property, Octane shall, at its sole cost and expense, commence construction of the Park in accordance with the conceptual plans, specifications and depictions attached hereto as Exhibit B, and shall thereafter diligently pursue the same through completion. Upon completion of the Park, the City shall immediately release any Bond(s) held for the Developer Parties related to the construction of the Park. Following the completion of the Park, Octane shall be responsible, at its sole cost and expense, for causing the Park to be maintained in good condition and repair, which obligation may be assigned by Octane to any successor developer or future homeowners' associations. The other Developer Parties, pursuant to a separate written agreement, shall reimburse Octane for their respective pro-rata share of costs and expenses incurred by Octane in constructing and maintaining the Park. The maintenance obligations set forth above shall be perpetual in nature, and at no time shall the City be required to take ownership of or maintain the Park.

2. Compliance with Code Section 4.24.140. The Parties acknowledge and agree that the Developer Parties have submitted to the City all items required Sections 4.24.140 of the Code with respect to the Development, including, proposed development plans, a project narrative, a construction timetable required by 4.24.140(A), and the pertinent information requested by the City per 4.24.140(B). Furthermore, Octane shall be required to post the Bond(s) required by 4.24.140(C) and 4.24.150(B).

3. Waiver of RCT; Reimbursement. In consideration of Octane's agreement to design, construct and maintain the Park in accordance with Section 4.24.100(A) of the Code, at its sole cost and expense, the City hereby waives the RCT for all of the residences constructed in the Development, including those portions of the Development owned by Developer Parties other than Octane (including, for avoidance of doubt, Richmond, Forestar, DRPNV, Beazer, and Pulte, as intended third party beneficiaries to this Agreement, though not parties to this Agreement), and their respective successors and assigns in ownership of the Development. To the extent any of the Developer Parties have already paid any RCT in connection with the Development, the City shall, at the election of the applicable Developer Party that previously paid any RCT, either: (i) reimburse that Developer Party for any RCT so paid; or (ii) credit that Developer Party for any future amounts that it may owe to the City in connection with the Development. In the event a Developer Party elects to be reimbursed by the City, the City shall reimburse such Developer Party within thirty (30) days of the Effective Date.

4. Public's Right to Use of Park. The Developer Parties agree that the Park will be available for use by the general public on a non-discriminatory basis.

5. Enforcement Rights. As the owners/developers of Property comprising the Development that will directly benefit from the Park, the Developer Parties have each participated (or will participate) in the funding of the development and construction of the Park, entitling each such party to a waiver or reimbursement of the RCT hereunder, as the case may be. Accordingly, only the Developer Parties, as the owners/developers of the Property comprising the Development, together with their respective successor owners (including any assigns), shall be entitled to enforce the terms of this Agreement, and no other parties owning/developing property outside of the Property described herein shall be entitled to seek a waiver or reimbursement of the RCT in connection the Park.

6. Defaults. If any Party defaults in the performance of any obligation under this Agreement, and if such default remains uncured for a period of thirty (30) days after written notice from the other Party (or a reasonable period of time if the default is of a nature that it cannot be reasonably cured within said thirty (30) day period, provided that the defaulting Party commences to cure such default within said thirty (30) day period and thereafter diligently pursues the same to completion), then, without limiting other rights and remedies, the non-defaulting Party shall have the right to perform such obligation on behalf of the defaulting Party and be reimbursed by the defaulting party within thirty (30) days after written demand for the actual and verifiable cost thereof.

7. Remedies. Each Party to this Agreement may prosecute any proceeding at law and/or in equity against any person or entity violating or attempting to violate any of the covenant or provisions of this Agreement to prevent such person or entity from doing so, and to recover damages for any such violation. All remedies provided in this Agreement are cumulative. Therefore, notwithstanding the exercise by a Party of any remedy hereunder, such Party may pursue any and all remedies that may be available, at law and/or in equity.

8. Waiver. The failure of a Party to insist, in any one or more cases, upon the strict performance of any provision of this Agreement shall not be construed as a waiver of any future breach of any such provision of this Agreement or any other provision of this Agreement.

9. Notices. All notices required or permitted under this Agreement shall be given in writing and shall be deemed delivered (a) upon personal delivery to the Party to be notified; (b) three (3) days after deposit with the United States Post Office, by registered or certified mail return receipt requested and addressed to the Party to be notified at the address below for such Party; (c) one (1) day after deposit

with a nationally recognized air courier services such as FedEx; or (d) upon transmission if an electronic record is sent by email pursuant to NRS 719.240. Either Party may change its address by providing no less than five (5) days' prior written notice of such change.

To the City:	City of Las Vegas c/o Development Services 333 N. Rancho Drive Las Vegas, NV 89106 Attn: _____ Email: _____
To the Developer Parties:	190 Octane FT Partners, L.L.C. 11411 Southern Highlands Parkway, Suite 300 Las Vegas, Nevada 89141 Attn: Guy Inzalaco Email: _____
With a copy to:	Kaempfer Crowell, Ltd. 1980 Festival Plaza Drive, Suite 650 Las Vegas, NV 89135 Attn: Bob Gronauer Telephone: 702-792-7000 Fax: 702-796-7181
And with a copy to:	Greystone Nevada, LLC 9275 W. Russell Road, Suite 400 Las Vegas, Nevada 89148 Attn: Robert Johnson Email: robert.johnson@lennar.com

9. Governing Law; Venue. The laws of the State of Nevada shall govern the validity, construction, performance and effect of this Agreement. Any action brought to enforce the terms hereof shall be brought in a court of competent jurisdiction in Clark County, Nevada.

10. Amendment/Modification. This Agreement shall not be modified, amended or changed unless in writing executed by all of the Parties.

11. Severability. If any part of this Agreement is found to be void or unenforceable for any reason, the remainder of this Agreement shall be enforced, to the fullest extent possible, as if such void or unenforceable provision originally was not a part of this Agreement.

12. Successors/Assigns. This Agreement shall be binding on and inure to the benefit of the Parties' respective successors and permitted assigns, including any residential developer in ownership of any of the real property comprising the Development. Neither Party shall be permitted to assign this Agreement, except with the written consent of the other Party, which shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, the Developer Parties shall be permitted to assign with notice to the City but without the City's consent: (i) this Agreement, and their respective rights and

obligations hereunder, to a successor developer; and/or (ii) with respect to Octane, its obligation to maintain the Park to a successor developer or homeowner's association.

13. Counterparts. This Agreement may be executed in separate counterparts, each of which when so executed and delivered shall be deemed an original and all of which when taken together shall constitute one and the same instrument. Facsimile and emailed/PDF copies shall be deemed originals.

IN WITNESS WHEREOF, this Agreement has been executed by the Parties as of the Effective Date.

CITY:

City of Las Vegas,
State of Nevada

By: _____
Name: _____
Title: _____
Date: _____

Attest:
By: _____
Name: _____
Title: _____
Date: _____

Approved as to Form:
5/4/22
Date
JAMES B. LEWIS
DEPUTY CITY ATTY

OCTANE:

190 Octane FT Partners, L.L.C.,
a Nevada limited liability company

By: _____
Name: _____
Title: _____
Date: _____

GREYSTONE:

Greystone Nevada, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____
Date: _____

AG:

AG Essential Housing NV 1, LLC,
a Delaware limited liability company

By: **AGWIP Asset Management, LLC,**
an Arizona limited liability company
Its: Authorized Agent

By: _____
Name: Steven S. Benson
Title: Manager
Date: _____

EXHIBIT A

Depiction of Park Location

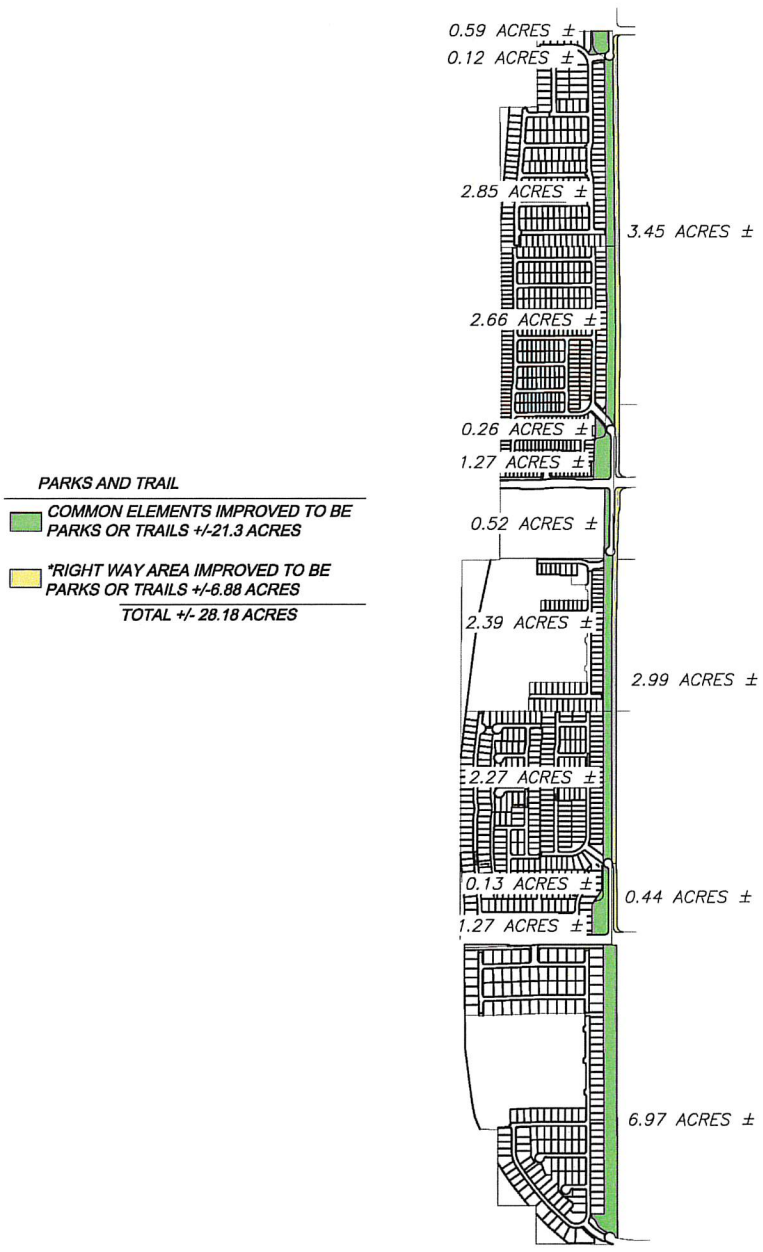
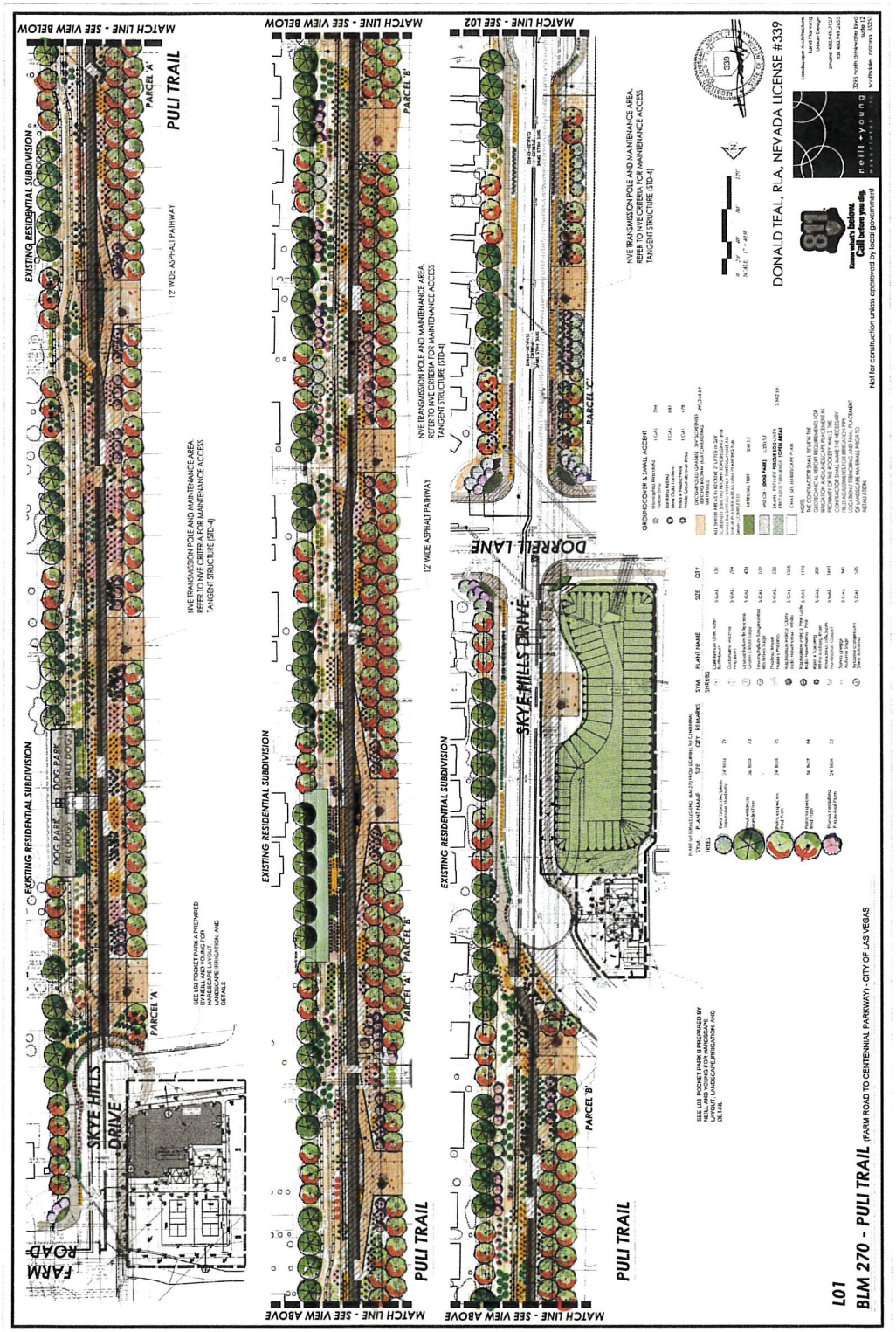
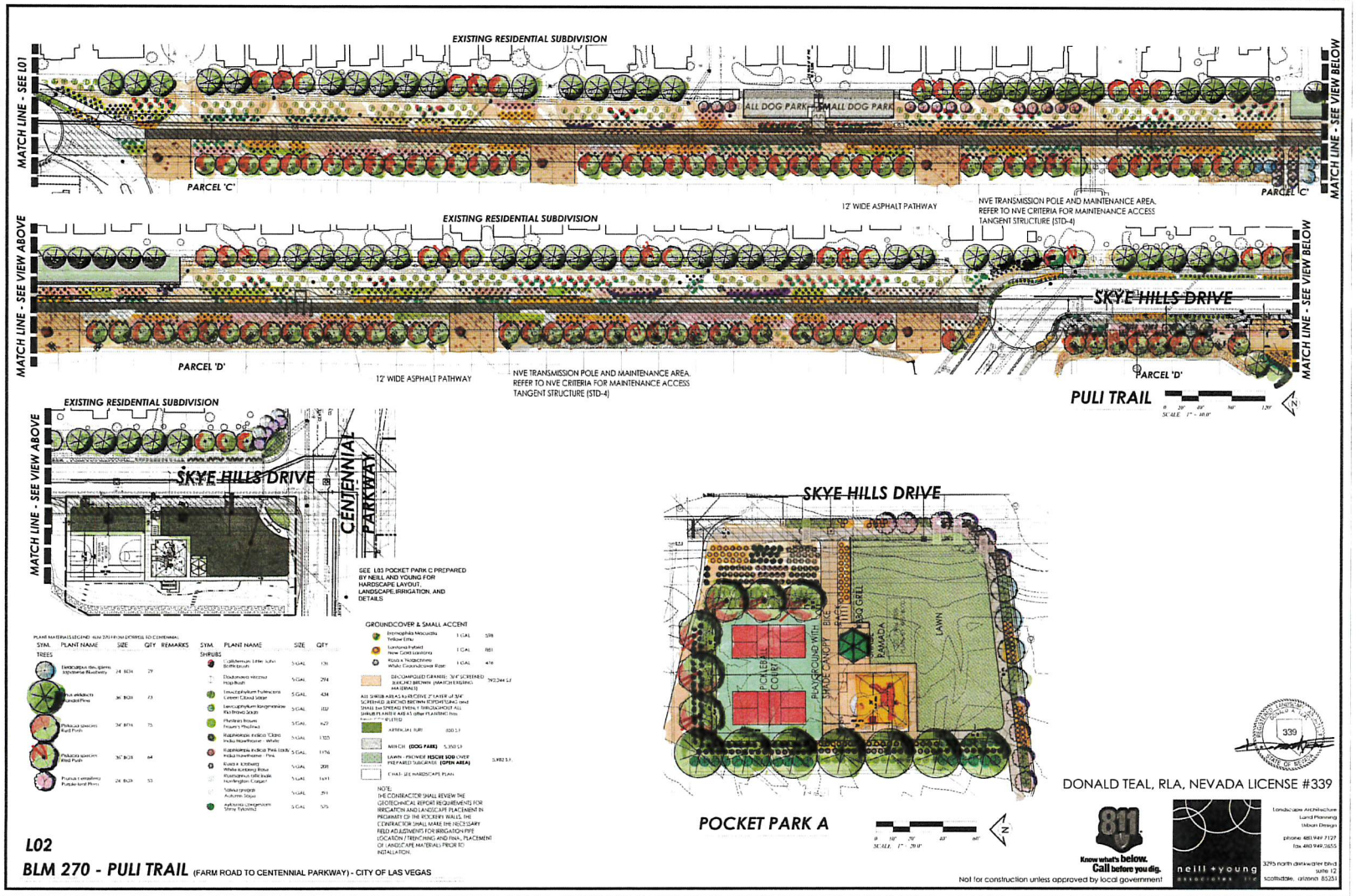


EXHIBIT B

Park Plans and Specifications

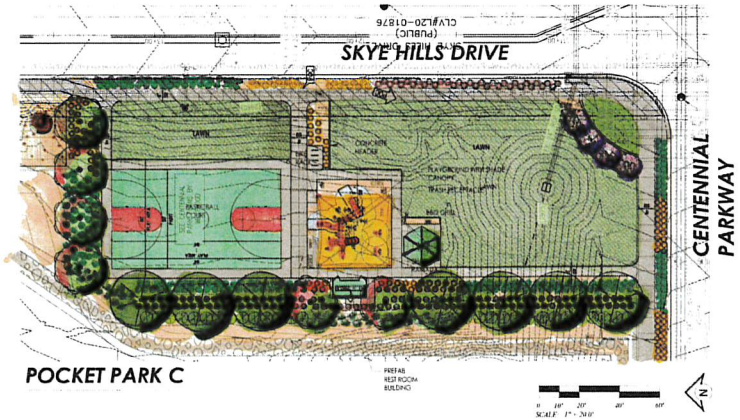




L02

BLM 270 - PULI TRAIL (FARM ROAD TO CENTENNIAL PARKWAY) - CITY OF LAS VEGAS









DONALD TEAL, RLA, NEVADA LICENSE #339

811 Know what's below. Call before you dig.

Not for construction unless approved by local government

neill+young
Landscape Architecture
Land Planning
Urban Design
phone 480.949.7127
fax 480.949.2656
3295 north drinkwater blvd
suite 12
scottsdale, arizona 85251

L03

BLM 270 - PULI TRAIL (FARM ROAD TO CENTENNIAL PARKWAY) - CITY OF LAS VEGAS


CENTENNIAL PARKWAY
PULI TRAIL
CENTENNIAL HEIGHTS TOWNHOMES
SMALL DOG PARK
PROPERTY LINE
RIP RAP SWALE SEE CIVIL PLANS
NVE TRANSMISSION POLE AND MAINTENANCE AREA. REFER TO NVE CRITERIA FOR MAINTENANCE ACCESS TANGENT STRUCTURE (STD-4)
12 WIDE ASPHALT PATHWAY
CHAT PATH
MATCH LINE - SEE VIEW BELOW
MATCH LINE - SEE VIEW ABOVE
CORNHOLE AREA
SEE POCKET PARK 'D' - L04 PREPARED BY NEILL AND YOUNG FOR HARDSCAPE LAYOUT, LANDSCAPE, IRRIGATION, AND DETAILS.
TROPICAL PARKWAY
POCKET PARK D
LAWN
CONCRETE HEADER
L04
BLM 270 - PULI TRAIL (CENTENNIAL PARKWAY TO TROPICAL PARKWAY) - CITY OF LAS VEGAS
DONALD TEAL, RLA, NEVADA LICENSE #339
Know what's below. Call before you dig.
Not for construction unless approved by local government
neill + young associates llc
339

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
18

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

SUBJECT:
For possible action to approve a Cannabis Production Establishment license (Medical/Recreational) for AGUA STREET LLC dba AGUA STREET LLC at 340 Sunpack Court - Henderson, Nevada

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a Cannabis Production Establishment license (Medical/Recreational).

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Ownership
2. Location Map

City of Las Vegas

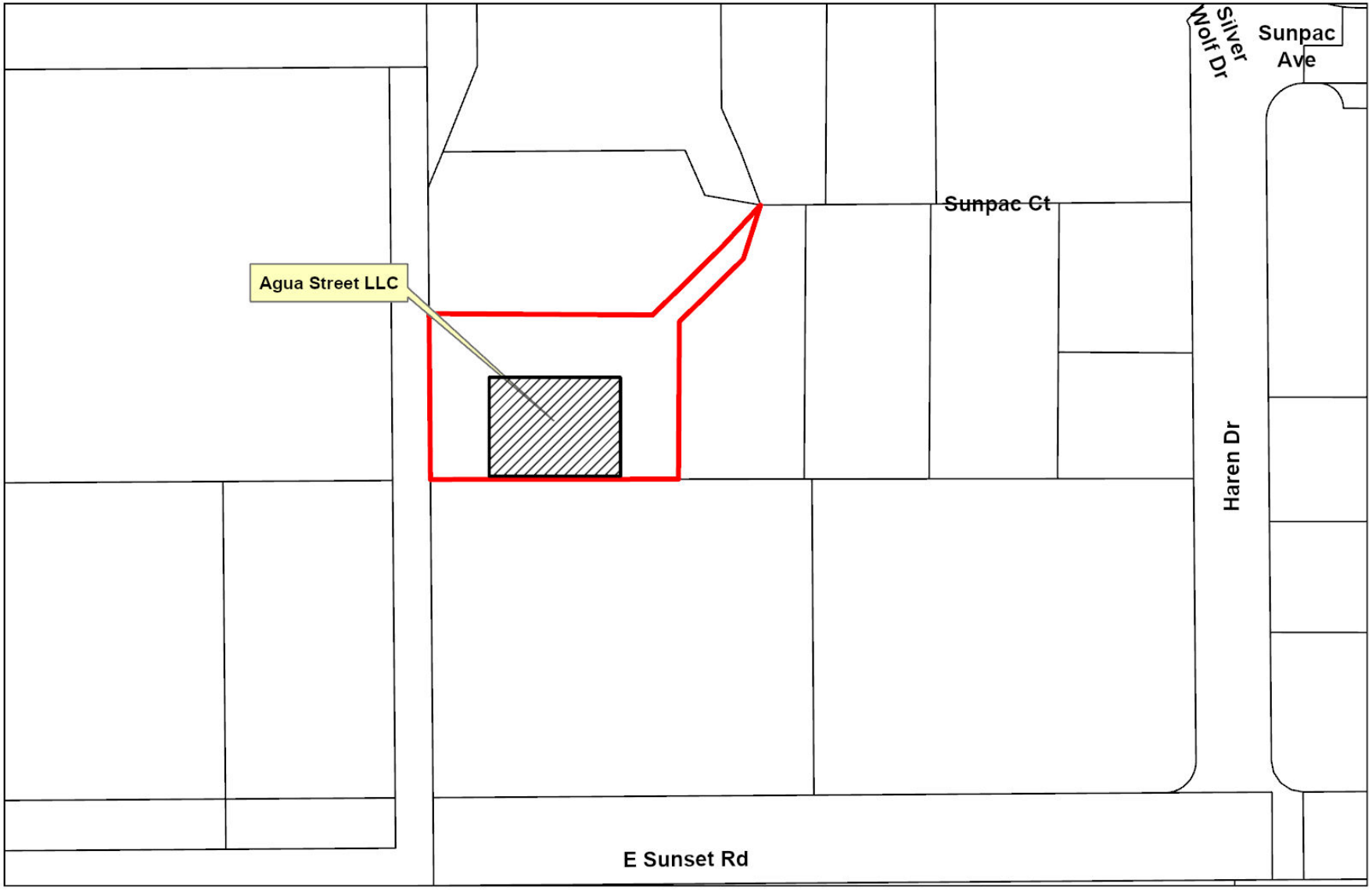
AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: For possible action to approve a Cannabis Production Establishment license (Medical/Recreational) for AGUA STREET LLC dba AGUA STREET LLC at 340 Sunpack Court - Henderson

OWNERSHIP:

AGUA STREET LLC

Martin Giudici, Managing Member
George Del Carlo, Managing Member
Doug B Beavers, Managing Member
Matthew Schwartz, Member
Roger Ayala, Member



Agua Street LLC

340 Sunpac Court, Suite 4
Henderson

Subject Property
City Limits
Site Location

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, April 20, 2022

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
19

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

SUBJECT:
For possible action to approve a Cannabis Distributor License (Medical/Recreational) for SILVER SAGE WELLNESS LLC dba SILVER SAGE WELLNESS LLC at 4071 Ponderosa Way - Clark County, Nevada

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a Cannabis Distributor License (Medical/Recreational).

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Ownership
2. Location Map

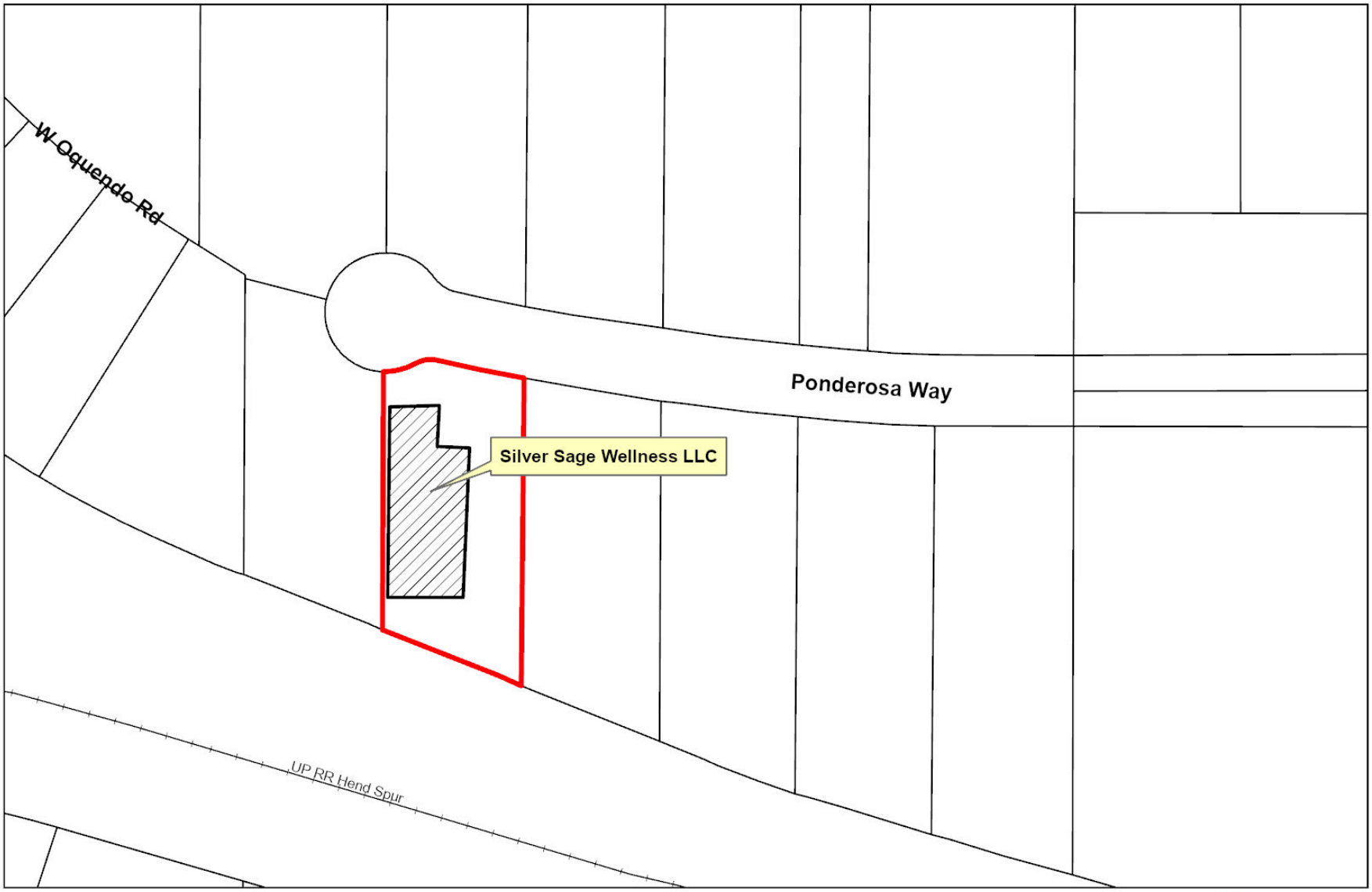
City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: For possible action to approve a Cannabis Distributor License (Medical/Recreational) for SILVER SAGE WELLNESS LLC dba SILVER SAGE WELLNESS LLC at 4071 Ponderosa Way - Clark County, Nevada

OWNERSHIP:

SILVER SAGE WELLNESS, LLC
James Blasco, Managing Member
Pamela Blasco, Managing Member
Christopher Sarret, Managing Member



Silver Sage Wellness LLC

4071 Ponderosa Way
Clark County

Subject Property
City Limits
Site Location

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, April 20, 2022

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
20

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

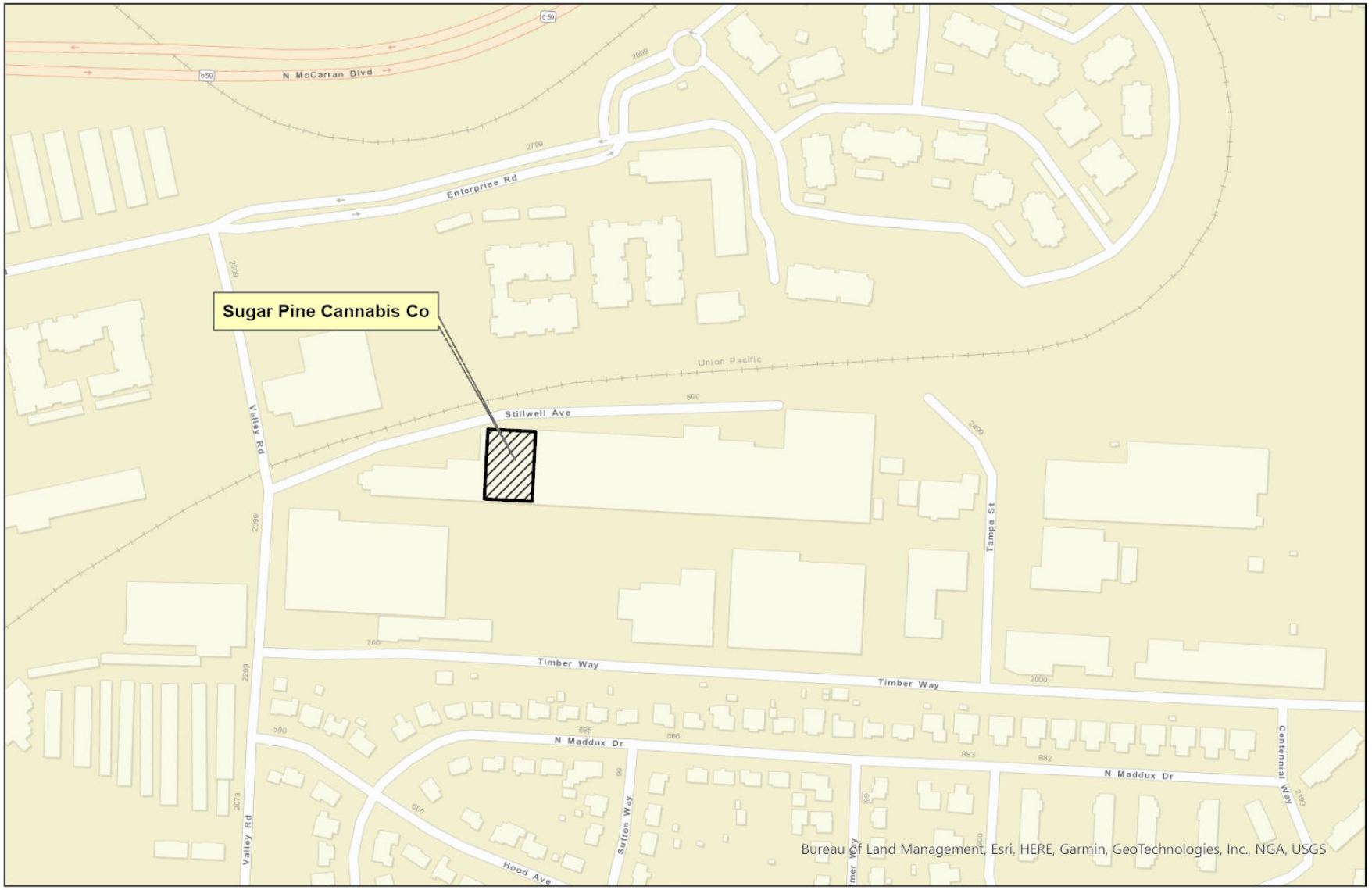
SUBJECT:
For possible action to approve a Cannabis Cultivation Facility License (Medical/Recreational) for A NEW LEAF CULTIVATION CENTER LLC dba SUGAR PINE CANNABIS CO at 800 Stillwell Road, Suite #80 [Dotan Y Melech, Court Appointed Receiver] - Reno, Nevada

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a Cannabis Cultivation Facility License (Medical/Recreational).

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map



Sugar Pine Cannabis Co

800 Stillwell Road, Suite 80

Reno

Subject Property

City Limits

Site Location

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, April 20, 2022

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
21

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

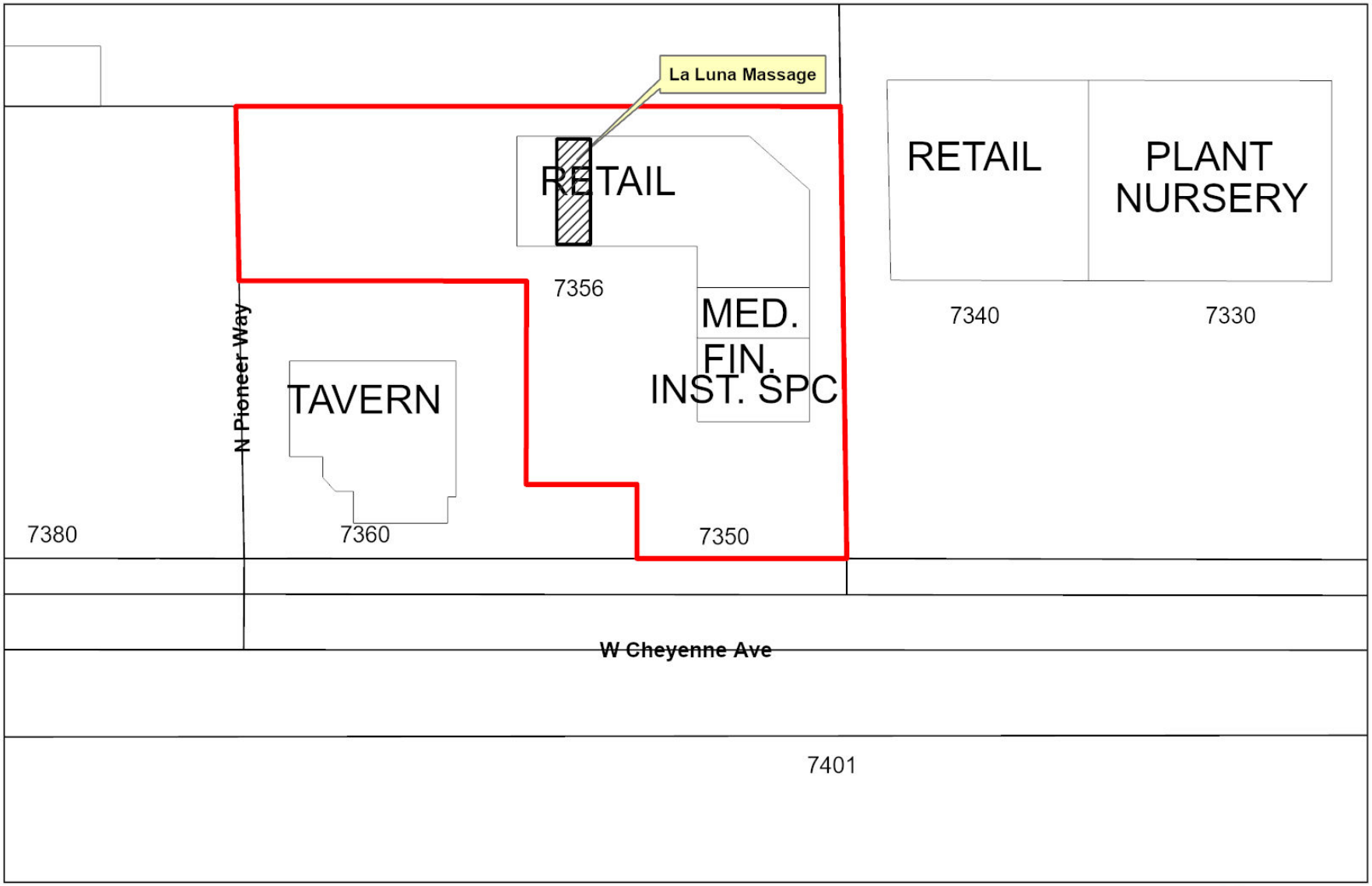
SUBJECT:
For possible action to approve a Massage Establishment license for GOLDEN CLASS LLC dba LA LUNA MASSAGE at 7350 West Cheyenne Avenue, Suite #102 [Xiaobai Zhang, Managing Member] - Ward 4 (Anthony)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a Massage Establishment license.

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map



La Luna Massage

7350 West Cheyenne Avenue Suite 102

Ward 4

Subject Property

City Limits

Site Location

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, April 20, 2022

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
22

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

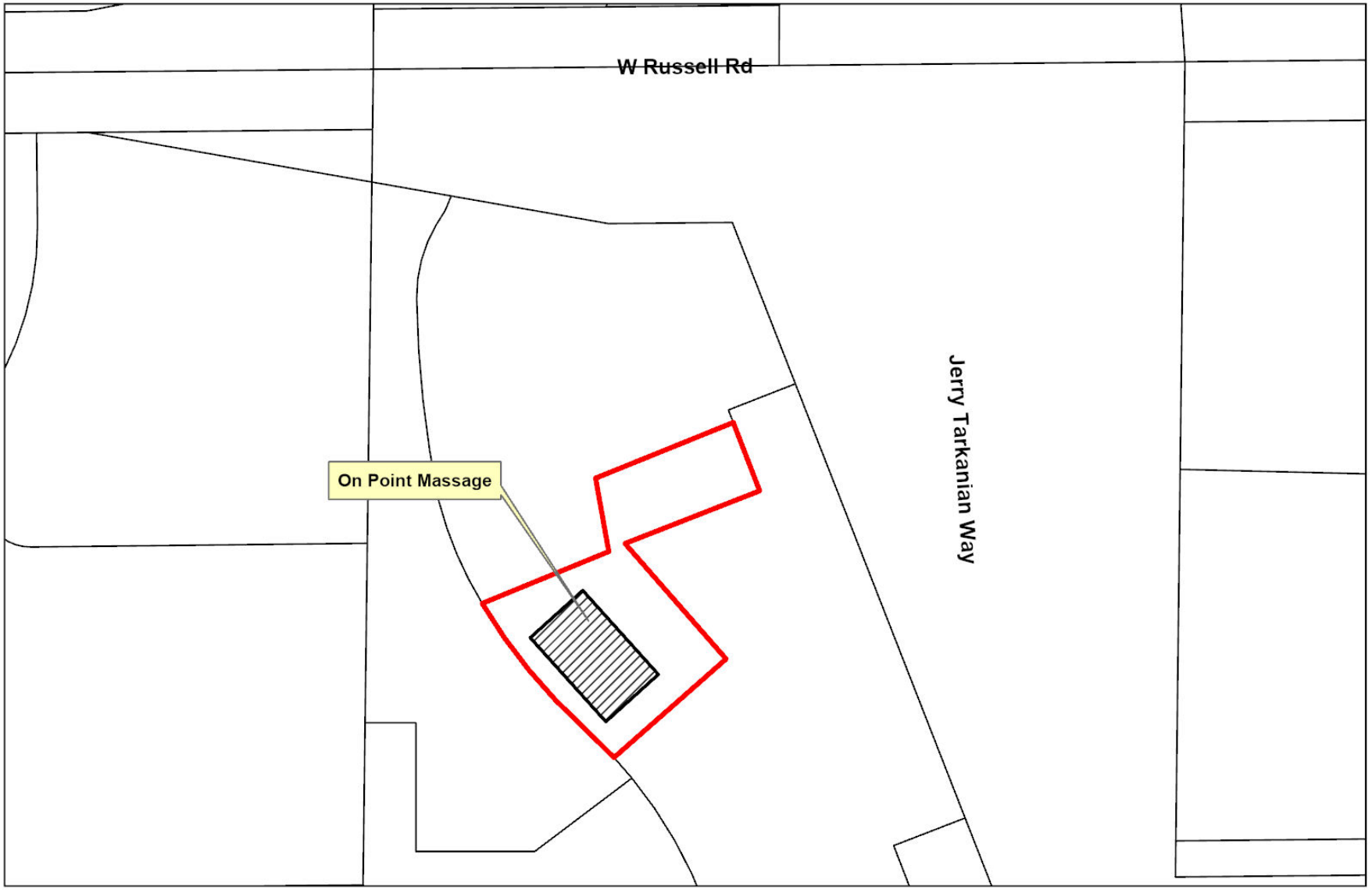
SUBJECT:
For possible action to approve a Massage Establishment license for ON POINT LLC dba ON POINT MASSAGE at 9111 West Russell Road [Kathryn Elizabeth Hollars, Managing Member] - Clark County, Nevada

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
For possible action to approve a Massage Establishment license.

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map



On Point Massage

9111 West Russell Road, Suite B
Clark County

Subject Property
City Limits
Site Location

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, April 20, 2022

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
23

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Cooperative (Local Public Agency) Agreement PR575-13-063 - Amendment No. 5 between the City of Las Vegas (CLV) and the State of Nevada Department of Transportation (NDOT) to decrease project funding in the amount of $15,235 for construction of dedicated right turn lanes and bus turnout improvements at the Charleston Boulevard/Torrey Pines Drive and Lake Mead Boulevard/Jones Boulevard intersections - Wards 1 and 5 (Knudsen and Crear)

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The CLV entered into a cooperative agreement and amendments to the agreement with the NDOT to fund the engineering design and construction of right turn lanes/intersection improvements at Charleston Boulevard/Torrey Pines Drive and at Lake Mead Boulevard/Jones Boulevard. This Amendment No. 5 will decrease project funding in the amount of $15,235 due to federal Highway Infrastructure Program-Coronavirus Response and Relief Supplemental Appropriations Act (HIP-CRRSAA) funding not requiring a local match. The total amount of funding for the project shall not exceed $4,951,368 of which $4,428,800 is from federal Congestion Mitigation Air Quality (CMAQ) funds, $289,473 from HIP-CRRSAA funds, and $233,095 from local match funds.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Cooperative Agreement PR575-13-063 - Amendment No. 5

Amendment No. 5 to
Cooperative (Local Public Agency) Agreement No. PR575-13-063

This Amendment is made and entered into on , between the State of Nevada, acting by and through its Department of Transportation, hereinafter referred to as the "DEPARTMENT", and the City of Las Vegas, 495 S. Main Street, Las Vegas, NV 89101, hereinafter referred to as the "CITY".

WITNESSETH:

WHEREAS, on November 20, 2013, the parties entered into Agreement No. PR575-13-063 for the construction of dedicated right turn lanes and bus turnout improvements in Clark County; and

WHEREAS, on October 2, 2015, the parties entered into Amendment No. 1 to Agreement No. PR575-13-063 to increase the amount of funding by One Million Ninety-Six Thousand Nine Hundred Fifty-Eight and No/100 Dollars ($1,096,958.00) after the CITY was approved for additional Congestion Mitigation and Air Quality (CMAQ) funds; and

WHEREAS, on September 18, 2017, the parties entered into Amendment No. 2 to Agreement No. PR575-13-063 to increase the amount of funding by Two Million Four Hundred Thirty Thousand Two Hundred and No/100 Dollars ($2,430,200.00), and extend the termination date due to delays in Right-of-Way (ROW) acquisition; and

WHEREAS, on April 2, 2018, the parties entered into Amendment No. 3 to Agreement No. PR575-13-063 to increase the amount of funding by Nine Hundred Ninety-Seven Thousand Eight Hundred Ninety-Five and No/100 Dollars ($997,895.00) for intersection improvements; and

WHEREAS, on January 18, 2022, the parties entered into Amendment No. 4 to Agreement No. PR575-13-063 to increase the amount of funding by Three Hundred Four Thousand Seven Hundred Eight and No/100 Dollars ($304,708.00) after approval of additional CMAQ and Highway Improvement Program Coronavirus Response and Relief Supplemental Appropriations Act (HIP-CRRSAA) funds; and

WHEREAS, the amount to be paid to the CITY must be decreased by Fifteen Thousand Two Hundred Thirty-Five and No/100 Dollars ($15,235.00) due to HIP-CRRSAA funding not requiring a local match; and

WHEREAS, the parties hereto desire to make certain amendments to Agreement No. PR575-13-063.

NOW, THEREFORE, the parties agree as follows:

A. Article II, Paragraph 29 is amended by deleting it in its entirety and inserting the following text:
"To be responsible for the five percent (5%) match of Federal CMAQ funds of Two Hundred Thirty-Three Thousand Ninety-Five and No/100 Dollars ($233,095.00) and for one hundred percent (100%) of all costs exceeding the obligated Federal funds. The CITY agrees the DEPARTMENT and the State of Nevada are not responsible for any costs exceeding the obligated Federal funds."

B. Article III, Paragraph 5 is amended by deleting it in its entirety and inserting the

following text:
"The TOTAL ESTIMATED PROJECT COSTS are Four Million Nine Hundred Fifty-One Thousand Three Hundred Sixty-Eight and No/100 Dollars ($4,951,368.00), which includes: Four Million Four Hundred Twenty-Eight Thousand Eight Hundred and No/100 Dollars ($4,428,800.00) at ninety-five percent (95%) Federal CMAQ funding, Two Hundred Eighty-Nine Thousand Four Hundred Seventy-Three and No/100 Dollars ($289,473.00) at one hundred percent (100%) Federal HIP-CRRSAA funding, and a match for the Federal CMAQ funds of Two Hundred Thirty-Three Thousand Ninety-Five and No/100 Dollars ($233,095.00), comprising CITY match funding of five percent (5%). The parties acknowledge and agree that the TOTAL ESTIMATED PROJECT COSTS set forth herein are only estimates and that in no event shall the DEPARTMENT or federal portion exceed the total obligated amount, as established in Article I Paragraph 3, and furthermore in no event will the CITY be obligated under this Agreement to pay any additional PROJECT COSTS in excess of the match amount set forth above, except as otherwise approved by the governing body of the CITY."

C. Article III, Paragraph 6, is amended by deleting it in its entirety and inserting the following text:
"The following is a summary of TOTAL ESTIMATED PROJECT COSTS and available funds:

TOTAL ESTIMATED PROJECT COSTS:

DEPARTMENT Preliminary Engineering Costs:	$ 5,000.00
CITY Preliminary Engineering Costs:	$ 331,473.00
DEPARTMENT Right-of-Way Costs:	$ 5,000.00
Right-of-Way Costs:	$ 2,109,895.00
DEPARTMENT Construction Engineering Costs:	$ 5,000.00
CITY Construction Engineering Costs:	$ 22,692.00
Construction Costs:	$ 2,472,308.00
TOTAL ESTIMATED PROJECT COSTS:	$ 4,951,368.00

AVAILABLE FUNDING SOURCES:

95% Federal CMAQ Funds:	$ 4,428,800.00
100% Federal HIP-CRRSAA Funds:	$ 289,473.00
5% CITY Match Funds:	$ 233,095.00
TOTAL PROJECT FUNDING:	$ 4,951,368.00

Additional Estimated PROJECT Costs not part of this AGREEMENT:
$ 215,235.00"

D. All of the other provisions of Agreement No. PR575-13-063 dated November 20, 2013, Amendment No. 1 dated October 2, 2015, Amendment No. 2 dated September 18, 2017, Amendment No. 3 dated April 2, 2018, and Amendment No. 4 dated January 18, 2022, shall remain in full force and effect as if fully set forth herein.

IN WITNESS WHEREOF, the above-named parties have hereunto set their hands and executed this Amendment on the date first written above.

CITY OF LAS VEGAS

Carolyn G. Goodman
Mayor

Attest:

LuAnn D. Holmes, MMC
City Clerk

Approved as to Form:

John S. Ridilla 4/18/22
Deputy City Attorney Date

John S. Ridilla
Chief Deputy City Attorney

State of Nevada, acting by and through its
DEPARTMENT OF TRANSPORTATION

On behalf of Director

Approved as to Legality & Form:

Deputy Attorney General

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
24

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Interlocal Contract 3012 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to provide funding for engineering design for the Rampart Boulevard, Charleston Boulevard to Vegas Drive Project ($900,000 - Traffic Improvements Capital Project Fund [CPF]) - Ward 2 (Seaman)

FISCAL IMPACT:
Budget Funds Available
Amount: $900,000
Funding Source: Traffic Improvements CPF
Dept./Division: Public Works/Transportation Engineering

PURPOSE/BACKGROUND:
The CLV has requested funding to complete engineering design for the Rampart Boulevard, Charleston Boulevard to Vegas Drive project. The work shall include rehabilitating the roadway, signing and striping, intersection improvements, sidewalk enhancement, Intelligent Transportation System improvements, upgraded street lighting, traffic signal modifications, pedestrian and bicycle safety upgrades, Americans with Disabilities Act upgrades, and any other appurtenances necessary to complete the project. A preliminary 30 percent design was previously funded by the CLV. Total funding for the project from the Highway Improvement Acquisition Fund shall not exceed $900,000. The RTC approved this contract at their March 10, 2022, board meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Interlocal Contract 3012

DocuSign Envelope ID: F0D34CF5-A09A-4D3D-ACAF-30888462FB3F

INTERLOCAL CONTRACT
RAMPART BOULEVARD
CHARLESTON BOULEVARD TO VEGAS DRIVE

THIS INTERLOCAL CONTRACT is made and entered into this 10TH day of March 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the CITY intends to improve Rampart Boulevard, Charleston Boulevard to Vegas Drive, which is included on the adopted RTC Capital Improvement Plan, hereinafter referred to as "PROJECT," located wholly within the City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the CITY is requesting funds to commence the design for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION I: SCOPE OF PROJECT

This Interlocal Contract applies to improvements to Rampart Boulevard, Charleston Boulevard to Vegas Drive. The project shall include rehabilitating the roadway, signing and striping, intersection improvements, sidewalk enhancement, Intelligent Transportation System improvements, upgraded street lighting, traffic signal modifications, pedestrian and bicycle safety upgrades, Americans with Disability Act upgrades, and any other appurtenances necessary to complete the project. The PROJECT is further described in Exhibit "A" which is attached hereto and by this reference incorporated herein.

SECTION II: PROJECT COSTS

The RTC agrees to provide funding for all costs associated with the PROJECT from the as outlined below:

1. The total cost for this contract shall not exceed $900,000.00.

//

DocuSign Envelope ID: F0D34CF5-A09A-4D3D-ACAF-30888462FB3F

2. Authorizations to Proceed (ATP) are granted as follows:

    a. ENGINEERING not to exceed $ 900,000.00
    b. RIGHT-OF-WAY not to exceed $ 0.00
    c. CONSTRUCTION not to exceed $ 0.00

3. At the time the ATP for construction is granted, the CITY will make all attempts to publish the bid for this PROJECT within 90 calendar days.

4. A supplemental interlocal contract will be required for any changes to the amounts identified in number 2 above.

SECTION III: GENERAL

1. The title sheet of both the plans and specifications shall designate the RTC as the funding agency. If construction funds are provided by sources other than the RTC, the plans, contract documents, special provisions, and PROJECT signs shall also show the RTC as a funding agency.

2. Preliminary engineering, design, and right-of-way engineering shall be performed by the CITY or by a consultant employed by the CITY.

3. The design, construction, right-of-way acquisition, and contract administration of the PROJECT shall comply with the requirements as set forth in the current "Policies and Procedures" of the RTC.

4. The CITY's Department of Public Works has a policy, which effectively prohibits utility cuts through the pavement for a period of five years after the completion of a PROJECT.

5. Upon completion of the construction of the PROJECT, it shall be maintained by the CITY and no funding is provided by this Contract for such maintenance.

6. The PROJECT must be completed to the satisfaction of the RTC prior to the current applicable completion date of June 30, 2027. The RTC may, at any time thereafter, grant time extensions or terminate this Contract and require all sums advanced to the CITY be repaid.

7. It is understood and agreed that the purpose of this Interlocal Contract is to fund the PROJECT as herein above set forth. It is further understood and agreed that the CITY is responsible for the design and construction of the PROJECT. The CITY will be responsible for the actions or inactions of its officers and employees. The RTC's sole responsibility is to facilitate funding for the PROJECT. The RTC disavows any responsibility for the actions or inactions of the CITY, its officers, employees, or agents.

8. Should the construction funds be provided by sources other than the RTC, the CITY will reimburse the RTC for a percentage of the preliminary engineering and design costs associated with other funding sources, as mutually agreed upon by the RTC and the CITY.

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IN WITNESS WHEREOF, this Interlocal Contract #3012 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

March 10, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...
DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 07F25985C7F8458...
MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...
RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

_____ BY: _____
CAROLYN G. GOODMAN
Mayor

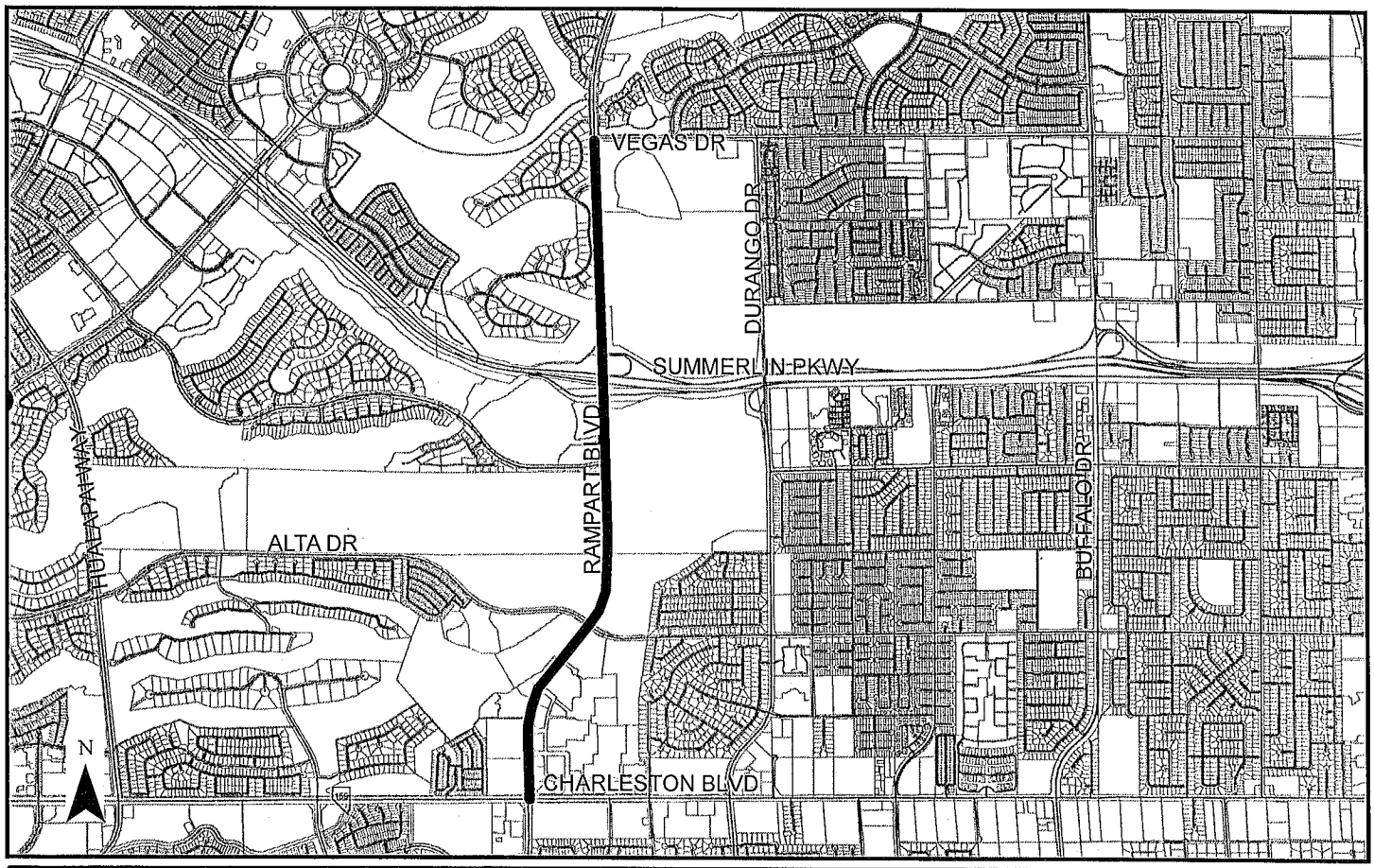
Attest

_____
LUANN D. HOLMES, MMC
City Clerk

Approved as to Form John S. Ridilla Chief Deputy City Attorney

John S. Ridilla 4/19/22
Deputy City Attorney

DocuSign Envelope ID: F0D34CF5-A09A-4D3D-ACAF-30888462FB3F



1/24/2022

Exhibit A

RAMPART BOULEVARD,
CHARLESTON BOULEVARD TO VEGAS DRIVE

N:\pavement\RWPGIS\Greg\Exhibit As\Rampart Blvd Exhibit A.mxd

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
25

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve Interlocal Contract 3013 between the City of Las Vegas (CLV) and the Regional Transportation Commission of Southern Nevada (RTC) to provide funding for construction for the Pedestrian Upgrades City of Las Vegas Area 2B - Phase II Project located within the limits of Charleston Boulevard, Bruce Street, Eastern Avenue, and Stewart Avenue ($2,150,000 - Traffic Improvements Capital Project Fund [CPF]) - Ward 3 (Diaz)

FISCAL IMPACT:
Budget Funds Available
Amount: $2,150,000
Funding Source: Traffic Improvements CPF
Dept./Division: Public Works/Transportation Engineering

PURPOSE/BACKGROUND:
The CLV has requested funding to commence construction of the Pedestrian Upgrades City of Las Vegas Area 2B - Phase II Project located within the limits of Charleston Boulevard, Bruce Street, Eastern Avenue, and Stewart Avenue. The project includes upgrades for Lewis Avenue, Sunrise Avenue, Stewart Avenue, Cervantes Street, and 18th Street within those limits. The upgrades include constructing curb, gutter, sidewalks, pavement patching, Americans with Disabilities Act ramps, residential driveways and any other appurtenances necessary to complete the project. Total funding for the project from Highway Improvement Acquisition Fund shall not exceed $2,150,000. The RTC approved this contract at their March 10, 2022, board meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Interlocal Contract 3013

DocuSign Envelope ID: F0D34CF5-A09A-4D3D-ACAF-30888462FB3F

INTERLOCAL CONTRACT
PEDESTRIAN UPGRADES
CITY OF LAS VEGAS AREA 2B PHASE II

THIS INTERLOCAL CONTRACT is made and entered into this 10TH day of March 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the CITY intends to construct Pedestrian Upgrades, City of Las Vegas Area 2B Phase II, which is included on the adopted RTC Capital Improvement Plan, hereinafter referred to as "PROJECT," located wholly within the City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the CITY is requesting funds to commence the construction for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION I: SCOPE OF PROJECT

This Interlocal Contract applies to constructing curb, gutter, sidewalks, pavement patching, Americans with Disabilities Act ramps, residential driveways and any other appurtenances necessary to complete the project. The PROJECT is further described in Exhibit "A" which is attached hereto and by this reference incorporated herein.

SECTION II: PROJECT COSTS

The RTC agrees to provide funding for all costs associated with the PROJECT from the Highway Improvement Acquisition Fund as outlined below:

1. The total cost for this contract shall not exceed $2,150,000.00.

2. Authorizations to Proceed (ATP) are granted as follows:

    a. ENGINEERING not to exceed $ 0.00
    b. RIGHT-OF-WAY not to exceed $ 0.00
    c. CONSTRUCTION not to exceed $ 2,150,000.00

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3. At the time the ATP for construction is granted, the CITY will make all attempts to publish the bid for this PROJECT within 90 calendar days.

4. A supplemental interlocal contract will be required for any changes to the amounts identified in number 2 above.

SECTION III: GENERAL

1. The title sheet of both the plans and specifications shall designate the RTC as the funding agency. If construction funds are provided by sources other than the RTC, the plans, contract documents, special provisions, and PROJECT signs shall also show the RTC as a funding agency.

2. Preliminary engineering, design, and right-of-way engineering shall be performed by the CITY or by a consultant employed by the CITY.

3. The design, construction, right-of-way acquisition, and contract administration of the PROJECT shall comply with the requirements as set forth in the current "Policies and Procedures" of the RTC.

4. The CITY's Department of Public Works has a policy, which effectively prohibits utility cuts through the pavement for a period of five years after the completion of a PROJECT.

5. Upon completion of the construction of the PROJECT, it shall be maintained by the CITY and no funding is provided by this Contract for such maintenance.

6. The PROJECT must be completed to the satisfaction of the RTC prior to the current applicable completion date of June 30, 2027. The RTC may, at any time thereafter, grant time extensions or terminate this Contract and require all sums advanced to the CITY be repaid.

7. It is understood and agreed that the purpose of this Interlocal Contract is to fund the PROJECT as herein above set forth. It is further understood and agreed that the CITY is responsible for the design and construction of the PROJECT. The CITY will be responsible for the actions or inactions of its officers and employees. The RTC's sole responsibility is to facilitate funding for the PROJECT. The RTC disavows any responsibility for the actions or inactions of the CITY, its officers, employees, or agents.

8. Should the construction funds be provided by sources other than the RTC, the CITY will reimburse the RTC for a percentage of the preliminary engineering and design costs associated with other funding sources, as mutually agreed upon by the RTC and the CITY.

The remainder of this page is left intentionally blank.

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IN WITNESS WHEREOF, this Interlocal Contract #3013 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

March 10, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...

DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

_____ BY: _____

CAROLYN G. GOODMAN
Mayor

Attest

LUANN D. HOLMES, MMC
City Clerk

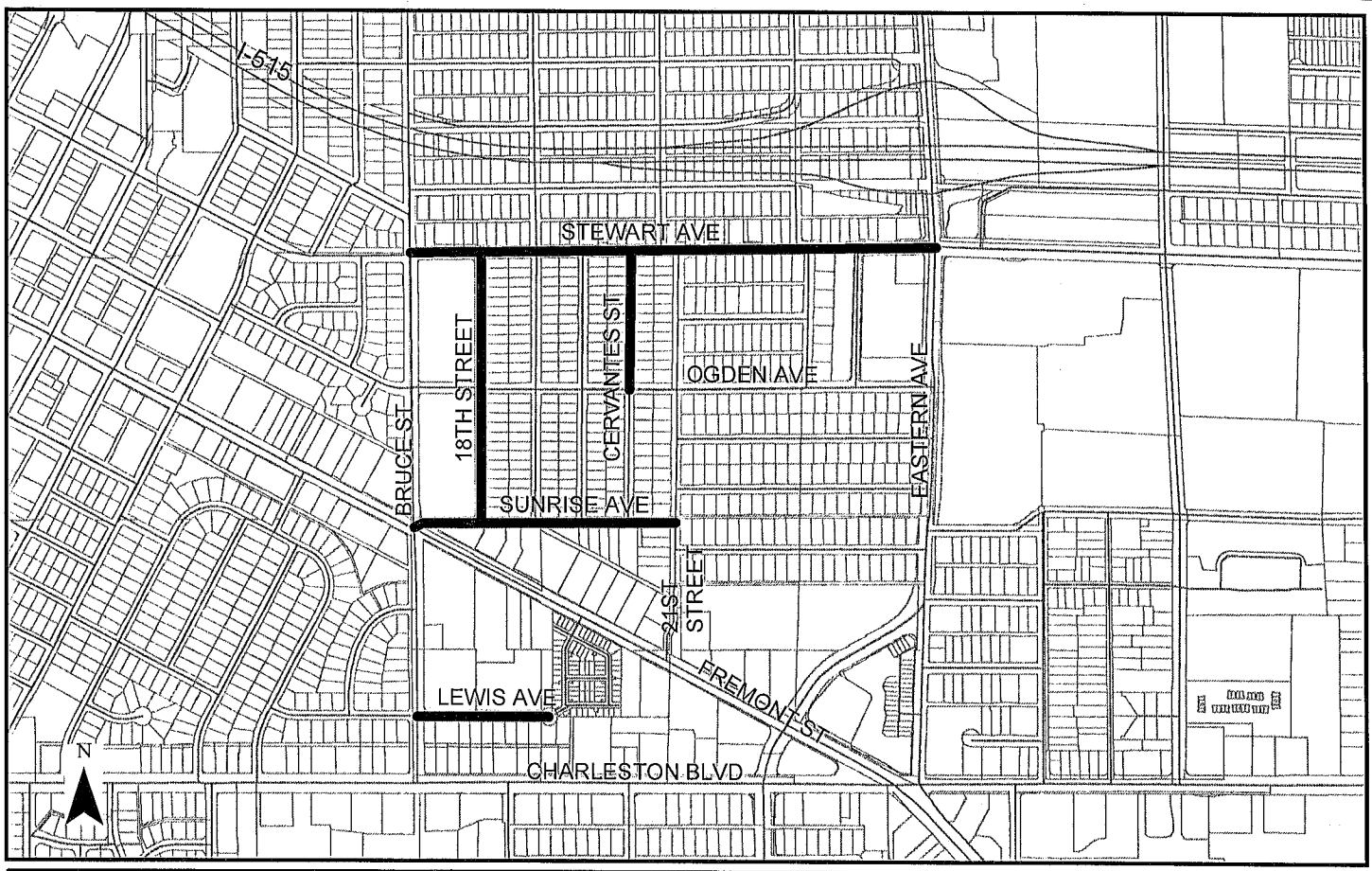
Approved as to Form

John S. Ridilla
Chief Deputy City Attorney

John S. Ridilla 4/19/22

Deputy City Attorney

DocuSign Envelope ID: F0D34CF5-A09A-4D3D-ACAF-30888462FB3F



1/24/2022

Exhibit A

PEDESTRIAN SAFETY UPGRADES FY22 AREA 2B - CITY OF LAS VEGAS

N:\pavement\RWPGIS\Greg\Exhibit As\Ped Safety FY22 Area 2B Exhibit A.mxd

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
26

DEPARTMENT: Public Works **CONSENT**
DIRECTOR: Mike Janssen

SUBJECT:
For possible action to approve the following supplemental interlocal contracts: Interlocal Contract (IL) 701 - Supplemental No. (S No.) 1; IL 989 - S No. 3; IL 1059 - S No. 1; IL 1098 - S No. 1; IL 1093 - S No. 2; IL 1017 - S No. 2; IL 1096 - S No. 2; IL 1235 - S No. 1; IL 1236 - S No. 1, which are for capital improvement projects funded by the Regional Transportation Commission of Southern Nevada (RTC), and requires supplements to modify funding source from Motor Vehicle Fuel Tax (MVFT) funds to Fuel Revenue Indexing (FRI) funds - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The RTC requested an administrative change of funding source for the attached projects funded from MVFT funds. All contracts listed below will change funding source from MVFT funds to FRI funds due to fund management technical and administrative requirements. The RTC approved these contracts at their February 10, 2022, board meeting.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Interlocal Contract 701 - Supplemental No. 1
2. Interlocal Contract 989 - Supplemental No. 3
3. Interlocal Contract 1059 - Supplemental No. 1
4. Interlocal Contract 1098 - Supplemental No. 1
5. Interlocal Contract 1093 - Supplemental No. 2
6. Interlocal Contract 1017 - Supplemental No. 2
7. Interlocal Contract 1096 - Supplemental No. 2
8. Interlocal Contract 1235 - Supplemental No. 1
9. Interlocal Contract 1236 - Supplemental No. 1

Project – 037B
Contract – 701

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1
RANCHO DRIVE
BONANZA ROAD TO RAINBOW BOULEVARD

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1 is made and entered into this 10TH day of February 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #701 dated August 9, 2012, for improvements to Rancho Drive from Bonanza Road to Rainbow Boulevard, hereinafter referred to as "PROJECT," located wholly within City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC wishes to change the funding account for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION II: PROJECT COSTS; the first sentence shall be revised to read as follows:

The RTC agrees to provide funding for all costs associated with the PROJECT from the Highway Improvement Acquisition Fund.

The remainder of Interlocal Contract #701 dated August 9, 2012, shall remain unchanged.

The remainder of this page is left intentionally blank.

Project – 037B
Contract – 701

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 1 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

February 10, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...

DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

_____ BY: _____

CAROLYN G. GOODMAN
Mayor

Attest

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form

John S. Ridilla
Chief Deputy City Attorney

John S. Ridilla 4/19/22

Deputy City Attorney

Project – 178L
Contract – 989

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 3
PEDESTRIAN UPGRADES
DOWNTOWN PEDESTRIAN SAFETY PROGRAM PHASE I

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 3 is made and entered into this 10TH day of February 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #989 dated February 8, 2018, and supplemental interlocal contracts dated February 13, 2020, and March 11, 2021, Pedestrian Upgrades for Downtown Pedestrian Safety Program Phase I, hereinafter referred to as "PROJECT," located wholly within City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC wishes to change the funding account for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION II: PROJECT COSTS; the first sentence shall be revised to read as follows:

The RTC agrees to provide funding for all costs associated with the PROJECT from the Highway Improvement Acquisition Fund.

The remainder of Interlocal Contract #989 dated February 8, 2018, and supplemental interlocal contracts dated February 13, 2020, and March 11, 2021, shall remain unchanged.

The remainder of this page is left intentionally blank.

Project – 178L
Contract – 989

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 3 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

February 11, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...

DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

_____ BY: _____

CAROLYN G. GOODMAN
Mayor

Attest

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form

John S. Ridilla
Chief Deputy City Attorney

John S. Ridilla 4/19/22

Deputy City Attorney

Project – 178N
Contract – 1059

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1
PEDESTRIAN UPGRADES
PEDESTRIAN SAFETY UPGRADES CITY OF LAS VEGAS FISCAL YEAR 2019

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1 is made and entered into this 10TH day of February 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #1059 dated January 10, 2019, for Pedestrian Upgrades Pedestrian Safety Upgrades City of Las Vegas Fiscal Year 2019, hereinafter referred to as "PROJECT," located wholly within City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC wishes to change the funding account for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION II: PROJECT COSTS; the first sentence shall be revised to read as follows:

The RTC agrees to provide funding for all costs associated with the PROJECT from the Highway Improvement Acquisition Fund.

The remainder of Interlocal Contract #1059 dated January 10, 2019, shall remain unchanged.

The remainder of this page is left intentionally blank.

Project – 178N
Contract – 1059

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 1 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

February 10, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...

DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

_____ BY: _____

CAROLYN G. GOODMAN
Mayor

Attest

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form

John S. Ridilla
Chief Deputy City Attorney

John S. Ridilla 4/19/22

Deputy City Attorney

Project – 178Q
Contract – 1098

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1
PEDESTRIAN UPGRADES
SAFETY UPGRADE PROGRAM FISCAL YEAR 2020

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1 is made and entered into this 10TH day of February 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #1098 dated July 11, 2019, for Pedestrian Safety Upgrades Safety Upgrade Program Fiscal Year 2020, hereinafter referred to as "PROJECT," located wholly within City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC wishes to change the funding account for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION II: PROJECT COSTS; the first sentence shall be revised to read as follows:

The RTC agrees to provide funding for all costs associated with the PROJECT from the Highway Improvement Acquisition Fund.

The remainder of Interlocal Contract #1098 dated July 11, 2019, shall remain unchanged.

The remainder of this page is left intentionally blank.

Project – 178Q
Contract – 1098

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 1 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

February 10, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...

DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

BY:

CAROLYN G. GOODMAN
Mayor

Attest

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form

John S. Ridilla
Chief Deputy City Attorney

John S. Ridilla 4/19/22

Deputy City Attorney

Project – 205B
Contract – 1093

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 2
ADA UPGRADES PROGRAM
FISCAL YEAR 2020 CITY OF LAS VEGAS

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 2 is made and entered into this 10TH day of February 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #1093 dated July 11, 2019, and supplemental interlocal contract dated June 10, 2021, for ADA Upgrades Program Fiscal Year 2020, hereinafter referred to as "PROJECT," located wholly within City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC wishes to change the funding account for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION II: PROJECT COSTS; the first sentence shall be revised to read as follows:

The RTC agrees to provide funding for all costs associated with the PROJECT from the Highway Improvement Acquisition Fund.

The remainder of Interlocal Contract #1093 dated July 11, 2019, and supplemental interlocal contract dated June 10, 2021, shall remain unchanged.

The remainder of this page is left intentionally blank.

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 2 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

February 10, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...

DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

_____ BY: _____

CAROLYN G. GOODMAN
Mayor

Attest

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form John S. Ridilla Chief Deputy City Attorney

John S. Ridilla 4/19/22

Deputy City Attorney

Project – 214A
Contract – 1017

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 2
CASINO CENTER BOULEVARD
COLORADO AVENUE TO WYOMING AVENUE

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 2 is made and entered into this 10TH day of February 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #1017 dated July, 12, 2018, and supplemental interlocal contract dated December 12, 2019, for Casino Center Boulevard from Colorado Avenue to Wyoming Avenue, hereinafter referred to as "PROJECT," located wholly within City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC wishes to change the funding account for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION II: PROJECT COSTS; the first sentence shall be revised to read as follows:

The RTC agrees to provide funding for all costs associated with the PROJECT from the Highway Improvement Acquisition Fund.

The remainder of Interlocal Contract #1017 dated July, 12, 2018, and supplemental interlocal contract dated December 12, 2019, shall remain unchanged.

The remainder of this page is left intentionally blank.

Project – 214A
Contract – 1017

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 2 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

February 10, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...

DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

_____ BY: _____

CAROLYN G. GOODMAN
Mayor

Attest

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form

John S. Ridilla
Chief Deputy City Attorney

John S. Ridilla 4/19/22

Deputy City Attorney

Project – 223D
Contract – 1096

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 2
INTERSECTION IMPROVEMENTS PROGRAM
FISCAL YEAR 2020 CITY OF LAS VEGAS

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 2 is made and entered into this 10TH day of February 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #1096 dated July 11, 2019, and supplemental interlocal. contract dated April 8, 2021, for Intersection Improvements Program Fiscal Year 2020, hereinafter referred to as "PROJECT," located wholly within City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC wishes to change the funding account for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION II: PROJECT COSTS; the first sentence shall be revised to read as follows:

The RTC agrees to provide funding for all costs associated with the PROJECT from the Highway Improvement Acquisition Fund.

The remainder of Interlocal Contract #1096 dated July 11, 2019, and supplemental interlocal contract dated April 8, 2021, shall remain unchanged.

The remainder of this page is left intentionally blank.

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 2 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

February 10, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...

DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

_____ BY: _____

CAROLYN G. GOODMAN
Mayor

Attest

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form

John S. Ridilla
Chief Deputy City Attorney

John S. Ridilla 4/19/22

Deputy City Attorney

Project – 223R
Contract – 1235

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1
INTERSECTION IMPROVEMENTS PROGRAM
FISCAL YEAR 2021

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1 is made and entered into this 10TH day of February 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #1235 dated October 8, 2020, for Intersection Improvements Program Fiscal Year 2021, hereinafter referred to as "PROJECT," located wholly within City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC wishes to change the funding account for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION II: PROJECT COSTS; the first sentence shall be revised to read as follows:

The RTC agrees to provide funding for all costs associated with the PROJECT from the Highway Improvement Acquisition Fund.

The remainder of Interlocal Contract #1235 dated October 8, 2020, shall remain unchanged.

The remainder of this page is left intentionally blank.

Project – 223R
Contract – 1235

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 1 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

February 10, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...

DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

_____ BY: _____

CAROLYN G. GOODMAN
Mayor

Attest

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form John S. Ridilla Chief Deputy City Attorney

John S. Ridilla 4/19/22

Deputy City Attorney

SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1
SAFETY UPGRADES PROGRAM
FISCAL YEAR 2021

THIS SUPPLEMENTAL INTERLOCAL CONTRACT NO. 1 is made and entered into this 10TH day of February 2022, by and between the City of Las Vegas, a municipal corporation, hereinafter referred to as "CITY" and the Regional Transportation Commission of Southern Nevada, hereinafter referred to as "RTC." The CITY and RTC are collectively referred as the "PARTIES."

W I T N E S S E T H

WHEREAS, the RTC approved Interlocal Contract #1236 dated October 8, 2020, for Safety Upgrades Program Fiscal Year 2021, hereinafter referred to as "PROJECT," located wholly within City of Las Vegas; and

WHEREAS, Nevada Revised Statutes (NRS) Chapter 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental services, activity or undertaking which any of the public agencies entering into the agreement is authorized by law to perform and refers to such as an interlocal contract; and

WHEREAS, the CITY agrees to conform to the current RTC Policies and Procedures, as amended and incorporated herein by reference; and

WHEREAS, the RTC wishes to change the funding account for the PROJECT; and

NOW, THEREFORE, in consideration of the covenants, conditions, agreements, and promises of the PARTIES hereto, the PARTIES agree to proceed as follows:

SECTION II: PROJECT COSTS; the first sentence shall be revised to read as follows:

The RTC agrees to provide funding for all costs associated with the PROJECT from the Highway Improvement Acquisition Fund.

The remainder of Interlocal Contract #1236 dated October 8, 2020, shall remain unchanged.

The remainder of this page is left intentionally blank.

Project – 239C
Contract – 1236

IN WITNESS WHEREOF, this Supplemental Interlocal Contract No. 1 is effective as of the date first set forth above:

Date of Commission Action: REGIONAL TRANSPORTATION COMMISSION

February 10, 2022 BY: DocuSigned by: Debra March AEE79BE2E54C481...

DEBRA MARCH, Chairwoman

Attest:

DocuSigned by: Marin DuBois 67F25985C7F8458...

MARIN DUBOIS, Management Analyst

Approved as to Form:

DocuSigned by: David Clyde C20A409B6B774C0...

RTC Legal Counsel

Date of Council Action: CITY OF LAS VEGAS

_____ BY: _____

CAROLYN G. GOODMAN
Mayor

Attest

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form John S. Ridilla Chief Deputy City Attorney

John S. Ridilla 4/19/22

Deputy City Attorney

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
27

DEPARTMENT: Community Services **CONSENT**
DIRECTOR: Kathi Thomas

SUBJECT:
RESOLUTIONS:

R-20-2022 - For possible action to approve a Resolution authorizing the City Manager or a designee to approve and execute subordination agreements which subordinate City HOME program and/or AAHTF loans to replacement financing of existing debt concerning the same project - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Office of Community Services currently implements or supports a variety federal programs designed to facilitate the acquisition, rehabilitation, preservation, and/or construction of affordable housing. Frequently, subordination agreements that subordinate City Home Investment Partnerships Program set forth under 24 CFR Part 92 as amended ("HOME Program") and/or Account for Affordable Housing Trust Funds ("AAHTF") loans to replacement financing of existing debt within housing projects are renewed or renegotiated with developers. Subordinating agreements helps maintain affordability and preserve existing affordable housing. These subordination agreements have been identified as appropriate for approval and execution by the City Manager or a designee.

RECOMMENDATION:
Authorize the City Manager or a designee to execute subordination agreements for the City HOME program and/or AAHTF loans.

BACKUP DOCUMENTATION:
1. Resolution No. R-20-2022

RESOLUTION AUTHORIZING THE CITY MANAGER OR A DESIGNEE TO APPROVE AND EXECUTE SUBORDINATION AGREEMENTS WHICH SUBORDINATE CITY HOME PROGRAM AND/OR AAHTF LOANS TO REPLACEMENT FINANCING OF EXISTING DEBT CONCERNING THE SAME PROJECT

WHEREAS, pursuant to Section 3.030(7) of the Las Vegas City Charter, the City Council may authorize the City Manager to execute those contracts delegated to him or her by the Council; and

WHEREAS, from time to time, the City Council has approved resolutions, such as R-42-2010 and R-62-2010, confirming that the City Manager or a designee is authorized to approve and execute certain types of documents pertaining to City interests in property; and

WHEREAS, subordination agreements that subordinate City Home Investment Partnerships Program set forth under 24 CFR Part 92 as amended ("HOME Program") and/or Account for Affordable Housing Trust Funds ("AAHTF") loans to replacement financing of existing debt concerning the same project have been identified as appropriate for approval and execution by the City Manager or a designee; and

WHEREAS, the City Council finds that it is of benefit to the City to expand the authority previously granted to the City Manager in order to include subordination agreements as described herein.

NOW, THEREFORE, BASED UPON THE FOREGOING, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS to authorize the City Manager or a designee to approve and execute subordination agreements that subordinate City HOME Program and/or AAHTF loans to replacement financing of existing debt concerning the same project so long as:

1. The replacement financing of the existing debt is in an amount that does not exceed the original principal balance of the loan now being re-financed; and

. . .

. . .

. . .

. . .

. . .

2. The Director of the Office of Community Services—or its successor department or office—has reviewed and approved the subordination agreement in consultation with the Office of the City Attorney.

PASSED, ADOPTED, AND APPROVED this _____ day of _____, 2022.

CITY OF LAS VEGAS

BY _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM

_____ 5/4/22
Jeff Dorocak, Date
Assistant City Attorney

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
28

DEPARTMENT: Youth Development & Social Innovation **CONSENT**
DIRECTOR: Tammy Malich

SUBJECT:
RESOLUTIONS:

R-21-2022 - For possible action to approve a Resolution authorizing the grant of up to six million dollars and amending the previously approved Grant Agreement accordingly, to CLV Strong Start Academy Elementary Schools, Inc., a Nevada non-profit corporation, for educational purposes and providing for other matters properly related thereto - All Wards

FISCAL IMPACT:
Budget Funds Available
Amount: $6,000,000
Funding Source: General Fund
Dept./Division: Youth Development and Social Innovation

PURPOSE/BACKGROUND:
CLV Strong Start Academy Elementary Schools, Inc., ("CLVSSAES"), is a Nevada non-profit corporation established for educational purposes, specifically including the development, management, operation, direction, and promotion of a charter elementary school located in the city of Las Vegas. CLVSSAES was granted a charter by the Nevada State Public Charter School Authority for the operation of the charter elementary school. For the use and benefit of CLVSSAES and its charter elementary school, this Resolution authorizes the grant of up to $6 million. The City Manager and the Director of YDSI are authorized to approve lump sum requests of the grant funds for use by CLVSSAES; the Director of YDSI is required to provide internal briefings to members of Council every four months on the use of the grant funds; and, finally, the Resolution authorizes the Mayor to execute Amendment No. 1 to Grant Agreement between the City of Las Vegas and CLVSSAES to provide for the funds and any conditions and limitations.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. Resolution No. R-21-2022
2. Amendment No. 1 to Grant Agreement

R-21-2022

RESOLUTION AUTHORIZING THE GRANT OF UP TO SIX MILLION DOLLARS TO CLV STRONG START ACADEMY ELEMENTARY SCHOOLS, INC., A NEVADA NON-PROFIT CORPORATION, FOR EDUCATIONAL PURPOSES AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO

WHEREAS, CLV Strong Start Academy Elementary Schools, Inc., ("CLVSSAES"), is a Nevada non-profit corporation established for educational purposes, and—without affecting or limiting the foregoing—CLVSSAES is to develop, manage, operate, guide, direct, and promote a charter elementary school located in the city of Las Vegas pursuant to Chapter 388A of the Nevada Revised Statutes; and

WHEREAS, CLVSSAES was recently granted a charter by the Nevada State Public Charter School Authority for the operation of an elementary school initially serving kindergarten through second grade, with the intent that in each subsequent year an additional grade will be added until capacity is reached from kindergarten through fifth grade; and

WHEREAS, in connection with the educational purposes of CLVSSAES, the City Council desires to grant to CLVSSAES up to six million dollars (the "grant funds") for use in connection with the development, management, and operation of the charter elementary school; and

WHEREAS, NRS 268.028 authorizes the governing body of a city to expend money for any purpose that will provide a substantial benefit to the inhabitants of the city, including a grant to a non-profit organization created for educational purposes; and

WHEREAS, NRS 268.028 further provides that such a grant of money must be made by means of a resolution that specifies the purpose of the grant, the maximum amount to be expended from the grant, and any conditions or other limitations on the expenditure of the grant; and

WHEREAS, the City Council desires that the City enters into an Amendment No. 1 to Grant Agreement with CLVSSAES, at a future date, which will provide the grant funds, as described herein, subject to the conditions and other limitations described in this Resolution and as set forth in the Grant Agreement and the aforementioned Amendment No. 1 to Grant Agreement, specifically for the use and benefit of CLVSSAES and the development, management, and operation of the charter elementary school; and

WHEREAS, the City Council finds that CLVSSAES's proposed charter elementary school will

provide a substantial benefit to the inhabitants of the city of Las Vegas.

NOW, THEREFORE, BASED UPON THE FOREGOING, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS to grant the total amount of up to six million dollars ($6,000,000) to CLV Strong Start Academy Elementary Schools, Inc., a Nevada non-profit corporation for the purpose of development, management, and operation of the charter elementary school. Eligible uses of the grant funds may include, but are not be limited to, the following: filing fees with the Nevada Secretary of State in order to form the non-profit corporation; hiring of accounting/finance firm; hiring of legal counsel; hiring of human resources firm; hiring marketing firm to promote and market the school to students and families; hiring proposed Executive Director (the "ED") of CLVSSAES to start executing and meeting deliverables posed by State Public School Charter Authority to ensure first day of school is as planned for the Fall of 2022; hiring office manager to assist ED in meeting said deliverables; acquisition of student lottery and enrollment software; paying consultants' fee for the purpose of developing and writing the academic plan for the charter school application; expenditures for State assessment materials, classroom furniture, books, instructional supplies, school supplies/materials, staff and classroom technology, and uniforms; salaries/compensation/employment benefits for teachers, administration, support staff and other CLVSSAES personnel; rent, common-area maintenance charges, and custodial services.

RESOLVED FURTHER, that the City Council authorizes the Mayor of the City of Las Vegas to execute, at some future date, Amendment No. 1 to Grant Agreement between the City of Las Vegas and CLVSSAES, which will provide for the grant funds, as described herein, for the use and benefit of CLVSSAES and the charter elementary school, and subject to the conditions and limitations described herein and in the Grant Agreement and the aforementioned Amendment No. 1 to Grant Agreement, including:

1. The City Manager is authorized to approve any lump sum request of the grant funds from CLVSSAES greater than two-hundred-fifty-thousand dollars ($250,000), and access to the funds is subject to that approval.

2. The Director of the Department of Youth Development and Social Innovation is authorized to approve any lump sum request of the grant funds from CLVSSAES equal to or less than two-hundred-fifty-

thousand dollars ($250,000), and access to the funds is subject to that approval.

RESOLVED FURTHER, that the Director of the Department of Youth Development and Social Innovation shall provide internal briefings to the City Council, consistent with Nevada's Open Meeting Law, at least once every four months as to how the grant funds were utilized by CLVSSAES.

PASSED, ADOPTED, AND APPROVED this _____ day of _____, 2022.

CITY OF LAS VEGAS

BY _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM

_____ 5/5/22
Jeff Dorocak, Date
Assistant City Attorney

AMENDMENT NO. 1 TO GRANT AGREEMENT

This AMENDMENT NO. 1 TO GRANT AGREEMENT (this "First Amendment") is made by and between the CITY OF LAS VEGAS, a Nevada municipal corporation (the "City") and CLV STRONG START ACADEMY ELEMENTARY SCHOOLS, INC., a Nevada non-profit corporation (hereinafter "CLVSSAES"). The City and CLVSSAES are sometimes collectively referred to hereinafter as the "Parties".

This First Amendment is effective on the date signed by the City and CLVSSAES, whichever date is later, as long as the date signed by the second party is within thirty (30) calendar days of signature by the first party (the "Effective Date").

RECITALS

WHEREAS, CLVSSAES was established for educational purposes and without affecting or limiting the foregoing, CLVSSAES is to develop, manage, operate, guide, direct, and promote a charter elementary school located in the city of Las Vegas pursuant to Chapter 388A of the Nevada Revised Statutes.

WHEREAS, CLVSSAES was recently granted a charter by the Nevada State Public Charter School Authority for the operation of an elementary school initially serving kindergarten through second grade, with the intent that in each subsequent year an additional grade will be added until capacity is reached from kindergarten through fifth grade.

WHEREAS, in connection with the educational purposes of CLVSSAES, the City and CLVSSAES executed that certain Grant Agreement on April 6, 2022 ("Agreement") whereby City granted to CLVSSAES up to one million dollars ($1,000,000) (the "grant funds") for use in connection with the development, management, and operation of the charter elementary school.

WHEREAS, Section 3.12 of the Agreement states that it shall not be modified or amended except by the express written agreement of the Parties, signed by a duly authorized representative for each party.

WHEREAS, this First Amendment encompasses the specific amendments to the Agreement.

WHEREAS, the City has found that CLVSSAES's proposed charter elementary school will provide a substantial benefit to the inhabitants of the city of Las Vegas.

WHEREAS, NRS 268.028 authorizes the governing body of a city to expend money for any purpose that will provide a substantial benefit to the inhabitants of the city, including a grant to a non-profit organization created for educational purposes.

WHEREAS, NRS 268.028 further provides that such a grant of money must be made by means of a resolution that specifies the purpose of the grant, the maximum amount to be expended from the grant, and any conditions or other limitations on the expenditure of the grant.

WHEREAS, on May 18, 2022, the Las Vegas City Council adopted a second resolution to Resolution R-4-2022 (the "Resolution") authorizing up to six million dollars $6,000,000 in additional grant funds to CLVSSAES for educational purposes and providing for other matters properly related thereto; subject to the conditions and other limitations described in the Resolution and as set forth in this First Amendment and the Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual terms, conditions and covenants set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and CLVSSAES hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and are hereby incorporated by this reference.

2. Grant. Section 1.1 of the Agreement is hereby deleted in its entirety and replaced by the following:

> "1.1 GRANT. City will provide CLVSSAES grant funds in an amount not to exceed up to **seven million dollars ($7,000,000)** for eligible costs associated with the purpose of development, management, and operation of the charter elementary school. Eligible uses of the grant funds may include, but are not be limited to, the following: filing fees with the Nevada Secretary of State in order to form the non-profit corporation; hiring of accounting/finance firm; hiring of legal counsel; hiring of human resources firm; hiring marketing firm to promote and market the school to students and families; hiring proposed Executive Director (the "ED") of CLVSSAES to start executing and meeting deliverables posed by State Public School Charter Authority to ensure first day of school is as planned for the Fall of 2022; hiring office manager to assist ED in meeting said deliverables; acquisition of student lottery and enrollment software; paying consultants' fee for the purpose of developing and writing the academic plan for the charter school application; expenditures for State assessment materials, classroom furniture, books, instructional supplies, school supplies/materials, staff and classroom technology, and uniforms; salaries/compensation/employment benefits for teachers, administration, support staff and other CLVSSAES personnel; rent, common-area maintenance charges, and custodial services."

3. Obligations of Parties. This First Amendment extends the effectiveness of all other terms, conditions and obligations of the Parties pursuant to the Agreement which remains in full force and effect until the natural expiration of the Agreement.

4. Capitalized Terms. All initial capitalized terms not otherwise defined in this First Amendment shall have the meanings set forth in the Agreement.

5. Subsequent Agreements. This First Amendment shall not constitute consent or approval to any future modifications, amendments, changes or extensions to the Agreement, and shall not relieve CLVSSAES or any person claiming under or through CLVSSAES of the obligation to obtain the approval of the City Council, to the extent required under the Agreement, to any future modifications, amendments, changes or extensions to the Agreement and the terms and conditions thereof be expressed in a written document signed by both Parties.

6. Counterparts. This First Amendment may be executed in counterparts. All such counterparts will constitute the same contract and the signature of any Party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by facsimile or e-mail and upon receipt will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter.

[LEFT BLANK INTENTIONALLY AND SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the Effective Date as defined herein.

CITY OF LAS VEGAS

By: _____

Carolyn G. Goodman, Mayor

Date: _____

Date of City Council Approval: _____, 2022; Item #_____

Attest:

By: _____

LuAnn D. Holmes, MMC
City Clerk

Approved as to Form: Dimitri P. Dalacas
Deputy City Attorney

By: _____ 5/4/2022

Deputy City Attorney Date

CLV STRONG START ACADEMY ELEMENTARY SCHOOLS, INC.

By: _____

Lorna James-Cervantes, President

Date: _____

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
29

DEPARTMENT: City Attorney **CONSENT**
DIRECTOR: Bryan K. Scott

SUBJECT:
RESOLUTIONS:

R-22-2022 - For possible action to approve a Resolution setting a public hearing for June 1, 2022 on the advisability of entering into a Monorail Agreement to grant TBC - The Boring Company the right to install and operate a monorail in the City

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Boring Company, a Delaware corporation, ("The Boring Company"), is engaged in the business of installing and operating a monorail for public transportation in Clark County (the "Vegas Loop"), Nevada pursuant to a Franchise Agreement between Clark County and The Boring Company (the "County Franchise"). The plans for the monorail authorized by the County Franchise will take the Monorail near or to the jurisdictional boundary between the City and Clark County. The Boring Company and the City desire to enter into an agreement by which the Vegas Loop that is operated pursuant to the County Franchise will be extended north of Sahara Avenue into the City.

Pursuant to NRS Chapter 705, the City is authorized to enter into an agreement for the installation and operation of a monorail within the City, and the City must provide notice and a public hearing regarding the proposed agreement in the same manner as for the ordinance proposed to be adopted by the City under circumstances other than in an emergency. The City's ordinance adoption process requires that the City Clerk publish notice of deposit of a proposed ordinance in the City Clerk's Office for public examination and distribution upon request a minimum of ten days prior to its adoption by the City Council. The City routinely holds public hearings regarding the adoption of ordinances, and consistent with that process, the City Council will hold a public hearing prior to entering into an agreement permitting the installation and operation of a monorail within the City.

The purpose, character, terms, time, and conditions that the City proposes to require in response to The Boring Company's request to install and operate a monorail within the City for a fifty (50) year term are fully set forth in the proposed Monorail Agreement on file in the Office of the City Clerk of the City of Las Vegas, Nevada. The proposed Monorail Agreement is available for inspection by members of the public. This Resolution directs that the City Clerk provide the public notice and schedule the public hearing as required.

RECOMMENDATION:
It is recommended that the City Council adopt this Resolution.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
29

BACKUP DOCUMENTATION:
1. Resolution No. R-22-2022
2. Proposed Monorail Agreement

RESOLUTION NO. R-22-2022

RESOLUTION SETTING A PUBLIC HEARING ON THE ADVISABILITY OF ENTERING INTO A MONORAIL AGREEMENT TO GRANT THE BORING COMPANY THE RIGHT TO INSTALL AND OPERATE A MONORAIL IN THE CITY OF LAS VEGAS

WHEREAS, The Boring Company, a Delaware corporation, ("The Boring Company"), is engaged in the business of installing and operating a monorail for public transportation in Clark County (the "Vegas Loop"), Nevada pursuant to a Franchise Agreement between Clark County and The Boring Company dated October 20, 2021 (the "County Franchise"); and

WHEREAS, the plans for the monorail authorized by the County Franchise will take the Monorail near or to the jurisdictional boundary between the city of Las Vegas (the "City") and Clark County; and

WHEREAS, The Boring Company and the City desire to enter into an agreement by which the Vegas Loop that is operated pursuant to the County Franchise will be extended north of Sahara Avenue into the City; and

WHEREAS, pursuant to NRS Chapter 705, the City is authorized to enter into an agreement for the installation and operation of a monorail within the City; and

WHEREAS, pursuant to NRS 705.695 the City Council, when entering into an agreement for the installation and operation of a monorail within the City, must provide notice and a public hearing regarding the proposed agreement in the same manner as for the ordinance proposed to be adopted by the City under circumstances other than in an emergency; and

WHEREAS, the City's ordinance adoption process requires that the City Clerk publish notice of deposit of a proposed ordinance in the City Clerk's Office for public examination and distribution upon request a minimum of ten days prior to its adoption by the City Council; and

WHEREAS, there is not a public hearing requirement in the City's ordinance adoption process as referenced in NRS Chapter 705, but to ensure compliance with the public hearing provisions of NRS Chapter 705, the City Council will hold a public hearing prior to entering into an agreement permitting the installation and operation of a monorail within the City.

. . .

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS TO:

1. That The Boring Company has requested that the City grant it the right to install and operate a monorail to transport passengers within the City.

2. That the purpose, character, terms, time, and conditions that the City proposes to require in response to The Boring Company's request to install and operate a monorail within the City for a fifty (50) year term are fully set forth in the proposed Monorail Agreement on file in the Office of the City Clerk of the city of Las Vegas, Nevada, which said proposed Monorail Agreement is available for inspection by members of the public. Said proposed Monorail Agreement is, by this reference, incorporated herein and made a part of this Resolution.

3. That a public hearing be, and hereby is, set for Wednesday, June 1, 2021, in the City Council Chambers, City Hall Complex, 495 S. Main Street, Las Vegas, Nevada, at the hour of 9:00 am local Las Vegas time, for the purpose of hearing any objections or protests made by any person to the granting The Boring Company the right to install and operate a monorail within the City pursuant to the proposed Monorail Agreement.

4. That all interested persons shall have, and they are hereby given, the right to appear and be heard on the question of advisability of granting The Boring Company the right to install and operate a monorail within the City pursuant to the proposed Monorail Agreement at the place, date and hour specified for the public hearing in paragraph 3 of this Resolution, or at any subsequent time to which said public hearing may be adjourned.

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5. That the notice provided by this Resolution is reasonably calculated to inform each interested person of his or her opportunity to appear and be heard on the question of granting The Boring Company the right to install and operate a monorail within the City pursuant to the proposed Monorail Agreement and that the City Clerk therefore, be, and she hereby is, authorized, empowered, and directed to cause notice to be published in the Las Vegas Review Journal not later than the issue published on May 22, 2022.

PASSED, ADOPTED, AND APPROVED this _____ day of _____, 2022.

CITY OF LAS VEGAS

BY _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC, City Clerk

APPROVED AS TO FORM

John S. Ridilla 5/9/22
_____
JOHN S. RIDILLA, Date
Chief Deputy City Attorney

PROPOSED

MONORAIL AGREEMENT
BETWEEN THE CITY OF LAS VEGAS AND THE BORING COMPANY

TO BE CONSIDERED AT THE JUNE 1, 2022 MEETING OF THE LAS VEGAS CITY COUNCIL

MONORAIL AGREEMENT
BETWEEN THE CITY OF LAS VEGAS AND THE BORING COMPANY

THIS MONORAIL AGREEMENT (this "Agreement") is entered into by and between the CITY OF LAS VEGAS, a Nevada municipal corporation and political subdivision of the State of Nevada, acting by and through its City Council which is its governing body (the "City") and TBC—THE BORING COMPANY, a Delaware corporation (the "Company").

This Agreement is effective on the later of the date of approval by the City Council or the Company, each as noted on the signature page hereto, as long as approval by one is within sixty (60) calendar days of approval by the other ("Effective Date").

RECITALS

WHEREAS, the Company, a corporation organized and existing under and by virtue of the laws of the State of Delaware, and duly qualified to transact business within the State of Nevada, is engaged in the business of designing, constructing, financing, operating, and maintaining a Monorail (system for public transportation in Clark County); and

WHEREAS, the City is authorized, pursuant to Chapter 705 of the Nevada Revised Statute ("NRS"), to enter into an agreement for the installation and operation of a Monorail in the Rights-of-Way; and

WHEREAS, the plans for the Monorail authorized by the County Franchise will take the Monorail near or to the jurisdictional boundary between the City and Clark County; and

WHEREAS, the City and Company desire to enter into an agreement by which the Monorail that is operated pursuant to the County Franchise will extend into the City; and

WHEREAS, the City conducted a public hearing regarding this Agreement in the same manner as for an ordinance proposed to be adopted by the City pursuant to NRS 705.695.

NOW, THEREFORE, in consideration of the premises and of the performance by Company of the requirements hereinafter set forth, and subject to the following terms and conditions, the City and Company hereby enter this Agreement.

AGREEMENT

SECTION 1. DEFINITIONS.

When not inconsistent with the text, words used in the present tense include future tense, words used in the singular number include the plural number and vice versa, and the masculine gender includes the feminine gender. The words "shall" and "will" are mandatory, and "may" is permissive. In addition, the following definitions shall apply:

1.1 "Applicable Law" means all federal, state, and local governmental rules, including the Las Vegas Municipal Code, policies, permits, authorizations, regulations, ordinances, codes, statutes, and laws, now or hereafter in effect pertaining to the Monorail.

1.2 "City Code" or "Code" means the official code of all ordinances of a general and permanent character of the city of Las Vegas, State of Nevada, as may be adopted and amended by the City Council.

1.4 "City Council" means the City Council of the City of Las Vegas.

1.5 "City Manager" means the City Manager appointed by the City Council, or his or her designee.

1.6 "Civic Station" means a Vegas Loop station that would support Vegas Loop trip demands in generalized districts or areas in the Downtown Master Plan or other areas identified by the City.

1.7 "Commence Construction" or "Commencement of Construction" means the date on which the first physical construction of the Monorail in the City is initiated, after all necessary permits are issued for such work.

1.8 "Company" means TBC–The Boring Company, a Delaware corporation.

1.9 "Effective Date" means the effective date of this Agreement, as specified in the second paragraph of this Agreement.

1.10 "Force Majeure" means acts of God, epidemics, pandemics, quarantine restrictions, freight embargoes, explosions, strikes, sabotage, riots or civil disturbances, acts of public enemies, unusually severe weather, and natural disasters such as floods, earthquakes, landslides, and fires.

1.11 "Gross Revenue" shall have the meaning set forth in LVMC 6.92.010 and clarified in Section 8.2.

1.12 "LVFR" shall mean Las Vegas Fire and Rescue, the City's fire department.

1.13 "Lender" means (i) purchasers of debt obligations issued to finance or refinance the Monorail; (ii) any bank, trust company, corporation or other institution lending money to the Company to finance or refinance the Monorail; and (iii) any municipal bond insurer, issuer of a letter of credit, surety or other security instrument supporting such debt obligation. Lender's rights under this Agreement may only be exercised through the Lender's Agent.

1.14 "Lender's Agent" means the trustee for the debt obligations issued to finance or refinance the Monorail, together with any successors or assigns thereof, and representative of the Lenders, who provides notice of their status as the same to the City; at any given time there may be only one Lender's Agent to exercise the rights of the Lender.

1.15 "LVMC" means the Las Vegas, Nevada Municipal Code, as it may be amended from time to time by the City Council.

1.16 "Master Business License" shall have the meaning set forth in LVMC 6.92.010.

1.17 "Monorail" means the same as NRS 705.650 and specifically consists of an all-electric underground transportation system installed, operated, and maintained on a fixed guideway, including emergency egress and associated appurtenances.

1.18 "Operating and Maintenance Costs" shall have the meaning set forth in LVMC 6.92.010 and clarified in Section 8.6.G.

1.19 "Rights-of-Way" shall have the meaning set forth in LVMC 6.92.010.

1.20 "Substituted Entity" means any person or entity selected by the Lender's Agent and approved by the City Council in accordance with this Agreement to perform the obligations and succeed to the rights hereunder of the Company, after any Lender has acquired the Company's rights hereunder.

1.21 "Vegas Loop" refers to the transportation system composed of the Monorail granted under this Agreement (as reflected in **Exhibit A**, excluding those projects active under separate entitlement), and the connected Monorail in Clark County.

SECTION 2. GRANT OF AUTHORITY TO USE RIGHTS-OF-WAY.

2.1 The Company is hereby granted the right to install and operate a Monorail that is part of the Vegas Loop and related facilities in, on, along, under, or over the approved portions of the Rights-of-Way within the Monorail Route as depicted on **Exhibit A**. Except as otherwise provided in this Agreement or applicable LVMC provisions, the Company shall have the right:

A. to establish and to revise from time to time the frequency of service and schedules of operation of the Monorail; and

B. to charge and collect fares from customers; and

C. to establish, modify and adjust from time to time the fares to be charged; and

D. to establish promotional and fare programs and to enter into arrangements with hotel and resort owners for discounted and/or free use of the Monorail by patrons; and

E. to display advertising and to establish concessions in connection with the Monorail, except for advertising that is installed on non-moving structures and that is easily visible in tunnels within the Rights-of-Way unless otherwise approved by the City Council; and

F. To lease space on the Monorail to vendors, merchants, advertisers, public utilities, or cable companies pursuant to this Agreement.

2.2 The Company, at its sole cost and expense, shall obtain all other property rights, permissions, and privileges necessary to own, operate, and maintain the Monorail. The rights granted by this Agreement are a privilege and will not impart to the Company any right in any Rights-of-Way, or right to obstruct or interfere with the flow of vehicular or pedestrian traffic in any Rights-of-Way with the exception of temporary road closures or other similar temporary and discrete incidents, if necessary, during construction, as approved by the City and subject to this Agreement obtaining all necessary permits from the City. In addition, the Company shall, at its sole cost and expense, obtain all other necessary permits and approvals as required by federal, state, and local law.

2.3 Further, the Company's performance and exercise of its rights and obligations under this Agreement shall not interfere with the ability of the City or any other public body governed or affiliated with the City which has rights to the Rights-of-Way, to install, maintain, or use the existing or future improvements, including, but not limited to, street lighting systems, traffic control systems, sidewalks, water supply and distribution systems, sanitary sewer collection systems, and drainage and storm water collection and transmission systems. Assuming there is no other commercially reasonable solution as determined by the Director of the Department of Public Works, the Company will be responsible for the cost to adjust or modify any vertical elements of the Monorail in the public rights-of-way, such as ventilation shafts and egress stairways, located at the surface of the public street necessitated by a public project. Such obligation does not apply to vertical elements constructed outside the public right-of-way, nor to horizontal elements, such as tunnels and adits.

The Company will coordinate with the City on the design of the tunnel's horizontal alignment and vertical profile prior to commencing each phase of the Vegas Loop in order to minimize the probability of potential conflicts with future improvements.

2.4 The Company shall notify the public utilities, franchisees, and licensees who have rights in any Rights-of-Way or property of Monorail installation, operation, and maintenance activities that may affect the rights of said public utilities, franchisees, and licensees. The Company shall cooperate with said public utilities, franchisees, and licensees. The installation, operation, and maintenance of the Monorail shall not interfere with public or private improvements in the Rights-of-Way, including, but not limited to, public utilities, franchisees, and licensees.

2.5 The Company shall have the right, privilege, and authority to make any improvements, upgrades, and capacity enhancements to the Monorail consistent with the terms of this Agreement and subject to the additional approvals required by the City and the LVMC as amended from time to time.

2.6 There is hereby specifically excluded from the right, privilege, permission, and authority hereby given, the right, privilege, permission, and authority to, in any way, engage in activities other than those

reasonably necessary to install, operate, and maintain a Monorail and those described in paragraph 2.1 above. No right, privilege, permission, or authority is granted by, or to be inferred from, this Agreement, except those specifically described herein.

2.7 The Company may not expand its rights granted under this Agreement to install, operate, and maintain its facilities in the Rights-of-Way beyond the original geographic route contemplated in this Agreement without first obtaining the additional approvals required by the City.

2.8 Changes, additions, and amendments to this Agreement shall be in accordance with the LVMC. In the event that an amendment of this Agreement is approved by the City Council, such amendment shall be subject to those terms and conditions as contemplated in said amendment.

2.9 The Company agrees to provide to the City Department of Public Works a plan for construction to be approved by the Director of Public Works. The plan shall show each phase of construction along with the timeline for construction, completion, and start of operation of each phase. Each phase shall demonstrate the ability to operate independently or separately from the remaining phases.

2.10 In the event that the Company fails, for reasons other than Force Majeure or any other reason permitted by this Agreement, to Commence Construction of the Monorail within three (3) years after the Effective Date of this Agreement, or to operate one or more phases of the Monorail in Rights-of-Way within three (3) years following Commencement of Construction, upon forty-five (45) calendar days' written notice specifying such failure and after giving the Company and/or Lender's Agent an opportunity to be heard, the City Council may terminate this Agreement. The City Council may reinstate this Agreement at its sole discretion upon such terms as it deems appropriate.

2.11 The Company's Monorail is not compatible with and cannot feasibly be connected to any other existing system of transportation operated on a public fixed guideway in the City. If another private entity desires to connect to the Company's system, the Company must comply with NRS 705.700.

2.12 The City and the Company conclude and agree that no provision of this Agreement is in conflict with the intent or the language of NRS Sections 705.610 through 705.700. The Company hereby waives any current or future claim to the contrary, and agrees that neither it nor any affiliate will raise any claim or defense to the contrary, in any forum.

SECTION 3. AGREEMENT NON-EXCLUSIVITY; DURATION; CONDITIONS.

3.1 This Agreement shall be non-exclusive (except to the extent provided in Section 7 below) and shall be in force and effect from the Effective Date for a fifty (50) year period (the "Term").

3.2 All applicable provisions of the LVMC, applicable National Fire Protection Association ("NFPA") fire and life safety standards as determined by LVFR and the City Building Departments, and all provisions of this Agreement shall be binding upon the Company, its successors, or assignees. In the event of any conflict between any applicable provisions of the LVMC and any provisions of this Agreement, the LVMC provision shall control.

3.3 The Company acknowledges that this Agreement is for installation of facilities in Rights-of-Way as identified in this Agreement only, and that installation in, on, under, along, or above other City property or private property may be permitted only through a separate agreement with City or an agreement with the private property owner or acquisition of the necessary property rights.

3.4 The Company shall at all times during the term of this Agreement be subject to all lawful exercise of the police power by the City, including any and all ordinances, rules, or regulations which the City has adopted or may adopt, which apply to the public generally. Any conflict between the provisions of this Agreement and any other present of future lawful exercise of City police powers shall be resolved in favor of said City police powers.

3.5 The Company shall not permit another person to own or use public utility facilities as defined in LVMC 14.08.050, or cable service and video service facilities as defined in NRS 711, in, on, along, under or above the Company's authorized Monorail route located in Rights-of-Way or within or on Company's Monorail unless the person so owning or using such facilities has obtained all necessary business licenses, franchises, permits, or Rights-of-Way licenses from the City.

3.6 The Company shall not conduct business activities which require background investigation for licensure or which require licensing, franchising, or permitting under the LVMC without first obtaining such licensing, franchising, or permitting, including but not limited to liquor sales, gaming, room rental, public utility services, and cable and video services.

3.7 If the City, pursuant to the causes and/or rights set forth in this Agreement requests the Company to decommission any or all portions of the Monorail then the Company shall comply with the Decommissioning Plan, attached hereto as **Exhibit B**, and the rights granted under this Agreement for that portion(s) of the Monorail is thereby terminated. If it is determined by the Director of the City's Department of Public Works that the Monorail interferes with an existing or future public improvement, then within thirty (30) calendar days of receipt of written notice from the Department of Public Works, the Company agrees to resolve the conflict pursuant to the Decommissioning Plan, at no cost or expense to the City, and in accordance with all applicable laws, regulations, standards, and specifications, whether federal, state, or local. If the Company does not perform this work within thirty (30) calendar days, the City, or its contractor, may do so at the Company's expense and the Company agrees to pay the City the reasonable cost of the work within thirty (30) calendar days of receipt of invoice from the City.

SECTION 4. PERMITS, LICENSES AND APPROVALS.

4.1 The City's Planning Commission conditionally approved a Special Use Permit 20-0204-SUP1 (the "SUP") at the November 10, 2020 City Planning Commission meeting. Thereafter, the City Council conditionally approved the SUP at the December 16, 2020 City Council meeting. A copy of the SUP conditions is attached hereto as **Exhibit C**. Among other items, the SUP is conditioned on the City and the Company entering this Agreement and the City's issuance of a Monorail Master Business License. Any changes to the SUP shall require applicable approvals from the City, including any changes to the Vegas Loop alignment attached hereto as **Exhibit A**.

4.2 The City hereby grants, contemporaneously with this Agreement, a Monorail Master Business License in accordance with LVMC 6.92.030.

4.3 Pursuant to NRS 705.700 (1) and (2), and except as provided in Sections 4.1 and 4.2 above, this Agreement places restrictions on the issuance of those permits, licenses, and approvals required for the construction and operation of the Monorail by requiring that any such permits, approvals, licenses, conformity requirements, or permissions required from the City shall require approval pursuant to applicable provisions of the LVMC.

SECTION 5. INSTALLATION REQUIREMENTS.

5.1 Installation of the Monorail shall utilize substantially the same or better technology as used in the Las Vegas Convention Center Loop.

5.2 Installation of the Monorail shall be in accordance with the provisions of LVMC and any conditions imposed by any department of the City acting in its regulatory capacity.

5.3 All public improvements performed by the Company in the Rights-of-Way shall be inspected, completed, and accepted in accordance with all applicable LVMC provisions and City procedures.

5.4 If the Company causes any damage to any of the Rights-of-Way, Company shall, at its sole cost, promptly repair and restore the damaged area to the City's satisfaction, in accordance with all applicable LVMC provisions and City standards.

5.5 The Monorail shall be designed and constructed in accordance with all applicable federal, state, and local laws, rules, and regulations, including the Americans with Disabilities Act and all building, electrical, fire, and safety codes.

5.6 All plan review, permit, inspection, operational certificate and other fees shall be paid by the Company in accordance with applicable LVMC provisions and City procedures, unless otherwise specified in this Agreement.

5.7 Inspections of the Monorail and issuance of building permits shall be in accordance with applicable LVMC provisions and City procedures, including any inspections that the City may deem necessary.

5.8 A Certificate of Operation shall be issued and renewed annually in accordance with applicable City procedures, which shall be required for the Company to operate the Monorail. The Company's failure to operate the Monorail in accordance with all requirements of the Certificate of Operation may constitute grounds for the City to suspend the Certificate of Operation and the Company's rights under this Agreement.

5.9 The Company shall maintain and provide to the City's Directors of the Public Works and the Building and Safety Departments, upon request and at no cost to the City, detailed and accurate as-built plans for the Monorail or any portions thereof.

5.10 Actions required of the City departments and personnel pursuant to this Section 5 shall be performed with due diligence and without unreasonable delay.

SECTION 6. OPERATING REQUIREMENTS.

6.1 The Company shall cause the Monorail to be operated and maintained in accordance with applicable provisions of the LVMC.

6.2 The Company may contract with another person to act as the operator of the Monorail. The Company will ultimately be responsible for compliance with all requirements in this Agreement and the LVMC.

6.3 The Company shall at all times during the term of this Agreement provide the necessary personnel, equipment, maintenance, and services to assure the safety and security of the public and employees within the Vegas Loop.

6.4 The Company shall conduct Critical Infrastructure Vulnerability Assessments of the Monorail in accordance with the National Infrastructure Protection Plan issued by the Cybersecurity & Infrastructure Security Agency of the U.S. Department of Homeland Security. The Company shall coordinate with LVFR, City Building Department, and the Department of Homeland Security on a regular basis, including discussions pertaining to the results of the initial and future Critical Vulnerability Assessments. No City Building Department permits shall be issued until LVFR and City Building Departments have approved in writing that it is satisfied with the Company's public safety and security plans.

SECTION 7. COMPETING TRANSPORTATION FACILITIES.

7.1 This is a non-exclusive agreement. The City may grant as many monorail franchises or enter into as many monorail agreements, as it desires to any person(s) it desires, as long as any future monorails do not physically or operationally conflict with this Agreement, as solely determined by the City Council. However, the City shall not require that any facilities of the Monorail be used for other monorails or other transportation systems. The Company acknowledges and agrees that the City may grant franchises or

additional agreements that grant the right to operate within the Rights-of-Way, including, but not limited to, those that maybe located and operated in the area adjacent to and/or above or over the Monorail and/or above or over the surface of the Rights-of-Way.

SECTION 8. MASTER MONORAIL BUSINESS LICENSE PAYMENTS AND FEES.

8.1 The Rights-of-Way used by the Company are valuable properties acquired, operated, and maintained by the City at considerable expense to the City's residents. The rights and privileges granted by this Agreement to use the Rights-of-Way have a value, without the use of which it would be unfeasible for Company to install and operate the Monorail. In consideration of such value, Company shall pay all fees required for its Monorail Master Business License Pursuant to LVMC Chapter 6.92 and as otherwise detailed herein.

8.2 Gross Revenue, as defined in LVMC 6.92.010 and clarified herein, includes all revenue received by the Company related to Monorail service (such as fares, advertising, and concessions), minus federal, state, and local taxes collected by the Company, and refunds. Revenue received from interest/investment earnings or from third parties to reimburse or offset costs incurred by the Company for design, engineering or construction work, Monorail operations and maintenance work or comparable non-service-related fees shall not count towards Gross Revenue.

8.3 The Master Monorail Business License Fee shall become payable on the day of the first paid fare, which will establish the start date of this Agreement's fee structure. Unless modified pursuant to Section 8.7, the Master Monorail Business License Fee shall be assessed, and funds allocated, amongst three "Gross Revenue Tiers" on a quarterly basis as follows:

Tier 1:

Quarterly Gross Revenue less than or equal to TEN MILLION DOLLARS ($10,000,000): One Half of One Percent (0.5%) of Quarterly Gross Revenue to the City's General Fund

Tier 2:

Quarterly Gross Revenue between TEN MILLION AND ONE DOLLAR ($10,000,001) and TWENTY-FIVE MILLION DOLLARS ($25,000,000):

→ FIFTY-THOUSAND DOLLARS ($50,000) (calculated as 0.5% of $10,000,000) to the City's General Fund plus

→ with respect to any Quarterly Gross Revenue between TEN MILLION AND ONE DOLLARS ($10,000,001) up to TWENTY-FIVE MILLION DOLLARS ($25,000,000): One Half of One Percent (0.5%) of such Quarterly Gross Revenue to the City's General Fund and Four and One Half Percent (4.5%) of such Quarterly Gross Revenue to the Civic Station Revenue Fund ("CSRF").

By way of example, Quarterly Gross Revenue of TWENTY FIVE MILLION DOLLARS ($25,000,000) would result in ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS ($125,000) (calculated as 0.5% of $25,000,000) to the City's General Fund and SIX HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($675,000) (calculated as 4.5% of $15,000,000) to the CSRF.

Tier 3:

Quarterly Gross Revenue greater than or equal to TWENTY-FIVE MILLION AND ONE DOLLARS ($25,000,001):

→ ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS ($125,000) (calculated as 0.5% of $25,000,000) to the City's General Fund, SIX HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($675,000) (calculated as 4.5% of $15,000,000) to the CSRF, plus

→ with respect to any Quarterly Gross Revenue greater than or equal to TWENTY-FIVE

MILLION AND ONE DOLLAR ($25,000,001): Five Percent (5.0%) of such Quarterly Gross Revenue to the City's General Fund.

By way of example, Quarterly Gross Revenue of FIFTY MILLION DOLLARS ($50,000,000) would result in ONE MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($1,375,000) (calculated as 0.5% of $25,000,000 plus 5.0% of $25,000,000) to the City's General Fund and SIX HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($675,000) (calculated 4.5% of $15,000,000) as to the CSRF.

8.4 Quarterly Gross Revenue is the total Gross Revenue earned in a quarter for the entire Vegas Loop multiplied by the number of passenger rides originating in the City divided by the number of passenger rides in Vegas Loop in such quarter. For example, if Gross Revenue for Vegas Loop in a quarter was ONE THOUSAND DOLLARS ($1,000) and One Hundred (100) total passenger rides occurred in said quarter with Seventy-Five (75) passenger rides originating outside the City and Twenty-Five (25) passenger rides originating in the City, TWO HUNDRED FIFTY DOLLARS ($250) would be the Quarterly Gross Revenue attributable to City.

Further, by way of example, a single vehicle trip in the Vegas Loop going from the Strat Hotel (i.e. in the City) to the Aria Hotel (i.e. outside the City) with three (3) passengers is equal to three (3) passenger rides originating in the City.

8.5 The three (3) "Gross Revenue Tiers" for Quarterly Gross Revenue shall be adjusted annually on July 1 of each calendar year by a percentage, rounded to the nearest hundredth of a percent, of increase in the annual average of the Consumer Price Index (CPI)–All Urban Consumers (U.S. City Average, All Items, Base Period 1982-84=100, Not Seasonally Adjusted, Series ID: CUUR0000SA0, as published by the U.S. Department of Labor, Bureau of Labor Statistics) between the most recent twelve-month period ending on December 31 as compared to the prior twelve-month period ending on December 31; or the nearest comparable data on changes in the cost of living, if such index is no longer published. The initial CPI adjustment shall occur on the first July 1st that occurs at least one (1) year after the first paid fare.

8.6 The CSRF shall be restricted and may only be used as follows:

A. The Company shall deposit the CSRF funds, as described above, to an account held by the Company, auditable by the City at its own expense. Monies deposited into the CSRF may only be withdrawn pursuant to the terms of this Agreement.

B. At any time during the Term and prior to the conversion to the Clark County revenue model contemplated in Section 8.7 below, either party may make a written request to the other party that identifies a Civic Station or multiple Civic Stations and associated tunnel extensions necessary to enable the proposed Civic Station to be operational with connectivity to the Vegas Loop, including the planning, design, construction, and operations and maintenance for a proposed term (each, a "Civic Station Request"). The City agrees to consider a written Company Civic Station Request and will provide written notice of the acceptance or rejection of said Company Civic Station Request within thirty (30) calendar days thereafter. Failure by the City to provide written notice of the acceptance or rejection of said Company Civic Station Request within thirty (30) calendar days shall be deemed a rejection. The Company agrees to consider a written City Civic Station Request.

C. Upon the City's written acceptance of a Company Civic Station Request, or upon a City Civic Station Request to the Company, the Parties will negotiate in good faith to finalize the Company's development proposal (each, a "Development Proposal") under separate written agreement within ninety (90) calendar days or other time mutually agreed to by the Parties in writing (the "Civic Station Proposal Term") after the (i) City's written acceptance of the Company Civic Station Request; or (ii) the Company's receipt of a City Civic Station Request. Funds in the CSRF may only be withdrawn upon the execution by

both Parties of an agreement to allocate funds in connection with a Development Proposal, except pursuant to Section 8.7A.

D. During the Civic Station Proposal Term, the Parties agree that the unallocated funds in the CSRF shall not be withdrawn by either party who otherwise may have a right to withdraw from the CSRF pursuant to this Agreement. During an active Civic Station Proposal Term or during the thirty (30) day calendar notice period contemplated in Section 8.7A, neither party may submit additional Civic Station Requests.

E. If the Parties are unable to timely finalize a Development Proposal under separate written agreement during the Civic Station Proposal Term or any extension thereof, then the Civic Station Request shall expire and the then unallocated funds in the CSRF shall remain in place until such earlier time (i) either party makes another Civic Station Request to the other party, or (ii) the conversion to the Clark County revenue model contemplated in Section 8.7 below occurs.

F. Upon the mutual written acceptance of a Development Proposal, and if the CSRF balance is inadequate to reimburse the cost of the Development Proposal, either party may use other monies to accelerate the planning, design, construction, and operations and maintenance for a proposed term, of said Development Proposal (the "Civic Station Accelerated Monies"). The Civic Station Accelerated Monies may be reimbursed with funds from the CSRF upon mutual written agreement of the Parties, and as the CSRF balance increases with deposits pursuant to Section 8.3, the party providing the Civic Station Accelerated Monies shall be reimbursed on a quarterly basis thereafter until such time the Civic Station Accelerated Monies are reimbursed in full. At no time shall either party be required to expend monies to reimburse the other party for Civic Station Accelerated Monies.

G. Operation and maintenance costs associated with Civic Stations include utilities, site security, land lease payments, and ongoing maintenance and repair costs.

H. City may separately hire a third-party other than Company to plan, design, build, operate, or maintain a Civic Station that would be located on the Vegas Loop alignment and in conformance with Company specifications. However, the City may not draw from the CSRF to undertake the actions set forth in this Section 8.6.H..

8.7 Civic Station Revenue Funding Model Conversion.

A. After the tenth (10th) anniversary of this Agreement's Effective Date, either party shall have the right to convert, upon no less than thirty (30) calendar days' written notice to the other party, the three Gross Revenue Tiers contemplated in Section 8.3 to the two Gross Revenue Tiers detailed in the 2021 *Clark County Franchise Agreement Granted to The Boring Company* (the "Clark County Franchise") on file with the Clark County Clerk as the terms existed on the Effective Date of this Agreement and adjusted for CPI increases, adapted to apply to the City as stated herein below. The conversion to the two Gross Revenue Tiers contemplated in the Clark County Franchise shall then be applicable to the next calendar quarter and thereafter. If a party provides notice under this Section 8.7 during a Civic Station Proposal Term, the right to convert to the Clark County revenue model shall be available immediately upon the later of (i) the expiration of the Civic Station Proposal Term or (ii) thirty (30) calendar days after notice was provided.

The Clark County Franchise Section 8, *Franchise Payments and Fees*, established two Gross Revenue Tiers, to be calculated on a quarterly basis, adapted for the City as follows:

→ with respect to Quarterly Gross Revenue less than or equal to a threshold of SEVENTEEN MILLION FIVE HUNDRED THOUSAND DOLLARS ($17,500,000): One-half percent (0.5%) of Quarterly Gross Revenue to the City's General Fund.

→ with respect to Quarterly Gross Revenue greater than a threshold of SEVENTEEN MILLION

FIVE HUNDRED THOUSAND DOLLARS ($17,500,000): One-half percent (0.5%) of the first SEVENTEEN MILLION FIVE HUNDRED THOUSAND DOLLARS ($17,500,000) of Quarterly Gross Revenue and five percent (5%) of all Quarterly Gross Revenue in excess of SEVENTEEN MILLION FIVE HUNDRED THOUSAND DOLLARS ($17,500,000) to the City's General Fund.

By way of example, Quarterly Gross Revenue of FIFTY MILLION DOLLARS ($50,000,000) would result in ONE MILLION SEVEN HUNDRED TWELVE THOUSAND FIVE HUNDRED DOLLARS ($1,712,500) (calculated as 0.5% of $17,500,000 plus 5.0% of $32,500,000) to the City's General Fund.

B. The two Gross Revenue Tiers would also be adjusted to the then existing threshold limit on the date either party provides a written request to the other party to convert to the two Gross Revenue Tiers fee model. The Clark County Franchise Section 8.3 contemplates an annual Consumer Price Index adjustment on July 1 of each year after the Effective Date of the Clark County Franchise. Therefore, at the date of conversion to the two Gross Revenue Tiers, and in each subsequent year thereafter, the SEVENTEEN MILLION FIVE HUNDRED THOUSAND ($17,500,000) threshold referenced in this Section 8.7 shall be established by the then existing adjusted Clark County Franchise threshold due to Consumer Price Index adjustments.

8.8. Upon conversion to the Civic Station revenue funding model to the Clark County revenue model contemplated in Section 8.7 above or at the end of this Agreement, including any extensions thereof, the Company and the City shall evenly split any remaining balance in the CSRF. Each party may use the proceeds in its sole and absolute discretion.

8.9 Payments and fees due and payable by the Company pursuant to this Section are due no later than fifteen (15) calendar days after the end each calendar quarter. Payments and fees are subject to the provisions of LVMC 6.92.050 regarding the delinquency in fee payments.

Checks for Master Monorail Business License Fees to the City's General Fund shall be made payable to the "City of Las Vegas" and mailed or delivered to the City's Finance Department. The place and time of payment may be changed at any time by City upon thirty (30) calendar days' written notice to Company.

Acceptance by the City of any payment due under this Agreement or LVMC 6.92 shall not be deemed a waiver by the City of any breach of Company's obligations under this Agreement or applicable law, and such acceptance shall not preclude the City from later collecting a larger amount that was due in accordance with federal, state, and local laws.

SECTION 9. PUBLIC SAFETY PAYMENTS AND FEES.

9.1 LVFR shall develop a list of equipment that Company will purchase to cover LVFR's public safety costs in connection to the Monorail. Prior to the issuance of the first construction permit the Company shall pay the City an amount to be determined by the Parties, and shall make subsequent payments thereafter as agreed upon by the Parties, which may include both equipment costs and operating costs, as determined by the Parties. No permits shall be issued until LVFR is satisfied, in its reasonable discretion, with the equipment list, associated operating costs and payment phasing.

SECTION 10. FINANCIAL REPORTING.

10.1 In lieu of any detailed financial report required in LVMC 6.92.060, the Company shall submit Gross Revenue information by type of revenue, such as fares (whether paid by the passenger or a resort or a convention organizer as part of a promotion), advertising, etc., and attested to by an independent Certified Public Accountant. This report shall consist of only the data required to calculate Gross Revenue: total number of rides in the Monorail, in the City and the County; total advertising, concession and other revenue

for the Monorail; total quarterly Gross Revenue apportioned to City; and the Master Monorail Business License fee amount.

10.2 The Company shall submit with its annual report required in paragraph 10.1 a list of any and all persons using the Company's facilities, pursuant to Section 3.5 of this Agreement, during the prior year.

10.3 The Company shall retain all Monorail records and reports and shall allow for audits of Gross Revenue (and not, e.g. Operations and Maintenance costs), at the City's expense (except for travel expenses to be paid by the Company if the records are not within the boundary of Clark County), of its records in accordance with applicable provisions of LVMC 6.92.060.

SECTION 11. REVOCATION; SUSPENSION; PENALTIES.

11.1 In the event that the Company has failed to comply with the applicable provisions of the LVMC, this Agreement, or the applicable laws or regulations of the State of Nevada or of the United States, the Company and Lender's Agent shall be given sixty (60) calendar days from receipt of written notification of same from the City to remedy such failure; provided that, if the Company or Lender's Agent submits a written request to the City within such sixty (60) calendar days, the request shall be placed before the City Council and the Company and/or Lender's Agent shall be given an opportunity to be heard. Such sixty (60) calendar day period may be extended by the City Council if it determines that the cause of such failure may be corrected but cannot reasonably be corrected within sixty days. In the event that the failure has not been remedied within the sixty (60) calendar day period or other amount of time authorized by the City Council, the City Council may, in its sole discretion, choose to:

A. impose monetary fines and other penalties upon the Company and/or Operator, including but not limited to: (i) assessment of penalties upon this Agreement in an amount deemed appropriate by the City Council, but not exceeding the amount of the security deposit established in the applicable paragraphs of Section 17 of this Agreement; (ii) suspension of construction or operation of the Monorail; or (iii) restriction of business activities of the Monorail and Monorail Master Business License; or

B. revoke or suspend this Agreement or Monorail Master Business License and impose terms for reinstatement or continuance of either; or

C. make or cause to be made appropriate claims under any completion or performance security provided pursuant to the applicable paragraphs of Section 17 of this Agreement.

Notwithstanding paragraph B above, unless the Company has abandoned the Monorail as described in Section 12 hereof, the City shall not revoke or suspend this Agreement or Monorail Master Business License unless the City has obtained a final judgment from a court of competent jurisdiction that the Company has defaulted on its obligations under applicable provisions of the LVMC, this Agreement, or the applicable laws or regulations of the State of Nevada or of the United States, provided: (i) the judgment is not appealable; or (ii) the losing party has failed to file an appeal in the time permitted under applicable law.

11.2 Any such monetary fines or penalties shall be due within thirty (30) calendar days of written notification by the City, made payable to the City, and delivered to the City's Director of Community Development at the City's address indicated in Section 22 of this Agreement. A late charge of five percent (5%) of the fine or penalty imposed shall be assessed if the fine or penalty is not paid within thirty (30) calendar days of the written notification.

11.3. If a fine or penalty which has been imposed by the City Council is not paid within thirty (30) calendar days from the date of written notification from the City to the Company and/or Lender's Agent, the Company or Lender's Agent hereby grant the City authorization to deduct the amount of the fine or penalty plus late charges, if any, from the security deposit provided for such purposes, pursuant to the

applicable paragraphs of Section 17 of this Agreement and the applicable sections of LVMC. If at any time the City has drawn upon such security deposit, the Company shall within thirty (30) calendar days of deficiency of funds replenish such security to the original minimum amount established in the applicable paragraph of Section 17 of this Agreement.

SECTION 12. ABANDONMENT OF MONORAIL.

12.1 In the event that:

A. the Company (i) does not successfully complete the construction of the Monorail; (ii) has stopped construction of the Monorail or all or a material portion of the Monorail, including the portion located in the Rights-of-Way for a period in excess of one hundred eighty (180) calendar days; or (iii) has not been in continuous operation (as scheduled) transporting passengers for a period in excess of one hundred eighty (180) calendar days, and has made no effort to cure the above circumstances, unless such failure to operate is permitted by the LVMC or the City Council or a Force Majeure event, or the terms of this Agreement; and

B. such failure to operate has not been remedied within sixty (60) calendar days after receipt by the Company and/or Lender's Agent of written notice from the City specifying the same, provided that if the Company or Lender's Agent submits a written request to the City within sixty (60) calendar days, the request shall be placed before the City Council and such sixty (60) calendar day period may be extended by the City Council if it reasonably determines that the cause of such failure may be corrected but cannot reasonably be corrected within sixty (60) calendar days; and

C. the Company and/or Lender's Agent are given an opportunity to be heard; then the City Council may declare all or such portion of the Monorail to be abandoned and may terminate this Agreement and the Monorail Master Business License with respect to all of the Monorail or such portion of the Monorail so determined to be abandoned. Upon abandonment, the Company shall comply with the terms of the Decommissioning Plan, attached hereto as **Exhibit B** and by this reference incorporated herein.

SECTION 13. TRANSFERS AND ASSIGNMENTS.

13.1 This Agreement shall grant a privilege that is in the public trust and personal to the Company. The Company's obligations under this Agreement involve personal services whose performance involves personal credit, trust, and confidence in the Company. No Transfer or Assignment of this Agreement shall occur except as approved by the City Council. Request for Transfer and Assignment of this Agreement pursuant to this Section 13 shall not be unreasonably withheld or delayed by the City Council.

Notwithstanding the foregoing, this Agreement may be transferred or assigned to an affiliate or nonprofit related to the Company that is qualified to perform under this Agreement without such City Council approval.

SECTION 14. LENDER'S RIGHTS.

14.1 At any time, and from time to time during the term of this Agreement, the Company shall have the right, at its sole cost and expense, to grant a security interest in, mortgage, pledge, hypothecate, grant a deed in trust or otherwise encumber, or assign revenues, issues and profits of the Monorail or collaterally assign an interest in this Agreement and to assign or pledge the same as security for any loans or other debt obligations. All fees and payments payable to the City under this Agreement and required by the City to take priority over all other debt obligations of the Company.

14.2 The Lender's Agent shall register with the City its name and address in writing. The City shall provide the Lender's Agent with all notices sent to the Company.

14.3. In the event the City issues a notice under Section 11 or 12 hereof, the Lender's Agent may, within the cure period specified in such notice, remedy the failure of the Company, and the City shall accept such performance by the Lender's Agent as if the same had been done by the Company.

14.4 The Lender's Agent may propose a Substituted Entity to act in place of the Company. The City shall have no obligation to approve such Substituted Entity unless that entity demonstrates to the City's satisfaction that it has the financial resources and experience to timely perform the obligations of the Company under this Agreement. A Substituted Entity may not act in place of the Company for more than one year from the date approved by the City. The Company and/or Lender's Agent may apply for Transfer and Assignment of this Agreement to the Substituted entity, which may be approved by the City Council in its sole discretion.

14.5 In the event the City determines to terminate this Agreement, the Lender's Agent, if applicable, shall thereupon have the option to have all rights, obligations and duties of the Company under this Agreement Transferred and Assigned by the City, pursuant to the requirements of Section 13 of this Agreement, to the Lender's Agent or to a Substituted Entity approved by the City effective upon the Lender's Agent or Substituted Entity: (i) executing an agreement, acceptable to the City, by which such Lender's Agent or Substituted Entity assumes all rights, obligations and duties of the Company under this Agreement; (ii) paying any and all sums which would, at the time of such assumption, be due under this Agreement but for such assumption; and (iii) fully remedying any existing deficiencies under this Agreement and the LVMC.

14.6 The Company shall ensure that Lender, Lender's Agent, or any other creditor of the Company, does not place a lien on Rights-of-Way. If liens are placed on Rights-of-Way the Company shall take immediate action to remove the lien.

SECTION 15. INDEMNIFICATION AND LIABILITY.

15.1 The Company shall indemnify, hold harmless, and defend the City, its officers and employees, individually and collectively, from all damages, fines, liens, suits, claims, demands, actions, costs of investigation and litigation, attorneys' fees and expenses, consultants' fees and expenses, and expert witnesses' fees and expenses, judgments or liability of any kind arising out of or in any way connected with (i) the design, installation, construction, operations, maintenance, or condition of the Monorail; (ii) the remediation, decommissioning or abandonment of the Monorail, including obligations under the Decommissioning Plan; (iii) any action or inaction, including intentional, reckless or willful misconduct, by the Company, its officers, employees, and agents, including those represented as contractor or sub-contractor, in connection with the Monorail, the Rights-of-Way, and this Agreement; and (iv) the Company's obligations set forth in this Agreement. The amounts and types of required insurance coverage set forth in this Agreement and the LVMC shall in no way be construed as limiting the scope of indemnity set forth in this Section.

The Company agrees, within thirty (30) calendar days of receipt of invoice from the City to pay all reasonable attorney's fees and such other costs and/or expenses as required by the City in handling of and/or for the defense of such claims and any other legal actions in addition to those items mentioned above.

The Company agrees to repair and/or restore, to the satisfaction of the City, any damage sustained to public property, including, but not limited to, Rights-of-Way and any improvements thereto, caused by the Company and/or the Monorail. The Company shall provide such repair and/or restoration immediately after damage is incurred. The City does not warrant the condition of the Rights-of-Way for the Monorail. The Company accepts use of the Rights-of-Way in its "AS-IS" condition.

The Company agrees and acknowledges that the use of the Rights-of-Way, by the City or other authorized users, as set forth herein, may disturb the Monorail and the City shall not be responsible for

damage or disturbance to the Monorail resulting from the use of the Rights-of-Way. The foregoing notwithstanding, the Company agrees that the City will not be liable or responsible for any damage or injury to the Monorail unless such damage or injury results from direct physical contact with the Monorail and is directly and solely caused by the active negligence or intentional actions of the City, its officers or employees.

This Section survives termination of this Agreement and applies to the Monorail in a decommissioned or abandoned status.

15.2 The following procedures shall apply to all claims for indemnification under this Section 15.

A. If the City receives notice of or otherwise has actual knowledge of a claim which it believes is within the scope of indemnification owed to it under this Section 15 by the Company, it shall by writing as soon as practicable:

(1). inform the Company of such claim; and

(2). send to the Company a copy of all written materials the City has received asserting such claims; and

(3). notify the Company that either: (i) the defense of such claims is being tendered to the Company; or (ii) the City has elected to conduct its own defense for a reason set forth in Subsection 15.2.E below.

B. If the insurer under any applicable insurance policy accepts tender of defense, the Company and the City shall cooperate in the defense as required by the insurance policy. If no defense is provided by insurers under potentially applicable insurance policies, then Subsections 15.2 (C), (D), (E) and (F) below shall apply.

C. If the defense is tendered to the Company, it shall within forty-five (45) calendar days of said tender deliver to the City a written notice stating that the Company:

(1). accepts the tender of defense and confirms that the claims are subject to full indemnification hereunder without any "reservation of rights" to deny or disclaim full indemnification thereafter; or

(2). accepts the tender of defense but with a "reservation of rights" in whole or in part; or

(3). rejects the tender of defense if it reasonably determines it is not required to indemnify against the claims under this Section 15.

If such notice is not delivered within such forty-five (45) calendar days, the tender of defense shall be deemed rejected.

D. If the City gives notice under Subsection 15.2 (A)(3)(i) above, the Company shall have the right to select legal counsel for the City, and the Company shall otherwise control the defense of such claims, including settlement, and bear the fees and costs of defending and settling such claims. During such defense:

(1). the Company shall at the Company's expense, fully and regularly inform the City of the progress of the defense and of any settlement discussions; and

(2). the City shall, at the Company's expense: (i) fully cooperate in said defense; (ii) provide to the Company all materials and access to personnel it requests as necessary for defense, preparation and trial and which or who are under the control of or reasonably available to the City; and (iii) maintain the confidentiality of all communications between it and the Company concerning such defense.

E. At its option, the City may elect to hire an attorney and/or attorneys to defend the City, its

elected officials, employees, and agents for any of the items set forth above, including, but not limited to, claims, causes of actions, suits, judgments, negotiations, settlements and arbitrations. If the City exercises this option, the Company agrees that the Company remains subject to all indemnification obligations as set forth in this Section, including, but not limited to, paying all costs, reasonable documented attorney's fees, costs of suit, costs of appeal, and expert witness fees. The City may assume its own defense pursuant to this Subsection 15.2(E) by delivering to the Company written notice of such election.

F. If the City elects to conduct its own defense pursuant hereto, all reasonable and documented third-party costs and expenses it incurs in investigating and defending claims for which it is entitled to indemnification hereunder shall be reimbursed by the Company on a current basis. In the event the City is entitled to and elects to conduct its own defense, then it shall have the right to settle or compromise the claims with the Company's prior written consent, which shall not be unreasonably withheld or delayed, or with approval of the court, and with the full benefit of the Company's indemnity.

SECTION 16. INSURANCE.

16.1 The Company shall at its own cost and expense, obtain and maintain commercial general liability insurance naming the City, its officers, employees, volunteers, and agents as additional insureds for the duration of this Agreement. Commercial general liability insurance coverage must be provided either on a commercial general liability form or a broad form comprehensive general liability form. The Company shall maintain at all times limits of no less than $1 million combined single limit per occurrence for bodily injury (including death), personal injury, and property damage. Policies must contain a primary and non-contributory clause and must contain a waiver of subrogation endorsement. The insurance coverage supplied by the Company must provide for a thirty (30) day calendar notice to the City before implementation of a proposal to suspend, void, cancel or reduce in coverage, or in limits, the required insurance coverage. The Company shall at all times maintain workers' compensation insurance in compliance with NRS Chapters 616 and 617.

SECTION 17. SECURITY FOR PERFORMANCE.

17.1 At least thirty (30) calendar days prior to Commencement of Construction, the Company shall provide the City security in a bond, an irrevocable Letter of Credit, or cash (at the Company's sole discretion) for THREE HUNDRED AND FIFTY THOUSAND DOLLARS ($350,000) which must approved by the Director, that guarantees the safe securing of the Monorail within Rights-of-Way in accordance with the terms of the Decommissioning Plan. Such security may be provided by an affiliate, related party, or owner of Company that is acceptable to the City.

SECTION 18. RIGHTS RESERVED TO CITY.

18.1 The City reserves all of its rights to exercise its governmental rights, powers, and authorities now or hereafter to the full extent that such powers may be vested in or granted to the City; and to grant multiple exclusive agreements for the operation of other Monorails in the City by other persons, subject to limitations herein.

SECTION 19. CITY INSPECTIONS.

19.1 The Director of the City's Building Department, or its designee, shall inspect all work performed by the Company relating to the maintenance facilities, passenger stations and associated structures of the Monorail. The Director of Public Works, or its designee, shall inspect all work performed by the Company relating to facilities placed in Rights-of-Way that will be owned and maintained by the City and any restoration of Rights-of-Way. The Company shall notify the respective Director when facilities and/or Rights-of-Way restoration are ready for inspection. Any inspection and subsequent approvals undertaken by the City pursuant to this Agreement are undertaken solely to ensure compliance with this Agreement

and are not undertaken for the safety or the benefit of any individual or group of individuals as members of the public. Provisions in this Agreement dealing with inspection or approval by the City do not extend the City's general law duties. The costs of special inspections shall be paid by the Company pursuant to LVMC.

SECTION 20. RESERVED.

SECTION 21. GIFTS.

21.1 No officer or employee of Company shall offer to any officer or employee of the City, either directly or indirectly, any rebate, contribution, gift, money, service without charge, or other thing of value whatsoever, except where given for the use and benefit of the City or political campaign contributions that comply with applicable federal, state, and local laws.

SECTION 22. NOTICE.

22.1 All notices required or permitted under this Agreement shall be given in writing and shall be deemed effectively given (i) upon personal delivery to the party to be notified; (ii) three (3) business days after deposit with the United States Post Office, by registered or certified mail, postage prepaid and addressed to the party to be notified at the address for such party; (iii) one (1) business day after deposit with a nationally recognized air courier service such as FedEx; or (iv) an electronic record sent by e-mail pursuant to NRS 719.240. Either party hereto may change its address by giving ten (10) business days advance notice to the other party as provided herein. Phone and fax numbers, if listed, are for information only.

The Company shall notify the City's Director of Community Development any change of address within ten (10) business days of such occurrence. Failure to provide notification, and any resulting delay in receipt of notice, shall not excuse the Company from any obligation imposed by this Agreement, nor shall it serve as cause for reduction or removal of any restriction, fine, or penalty imposed by the City.

To City: ATTN: City Manager
City of Las Vegas
459 S. Main Street, 7th Floor
Las Vegas, NV 89101

and: ATTN: City Attorney
City of Las Vegas
495 S. Main Street, 6th Floor
Las Vegas, NV 89101

for address changes: ATTN: Director, Community Development
City of Las Vegas
495 S. Main Street, 6th Floor
Las Vegas, NV 89101

To Company: TBC-The Boring Company
3395 Cambridge Street
Las Vegas, NV 89169

22.2 Notices shall be sent to the approved Lender's Agent at the address provided in writing to the City. The Lender's Agent shall notify the City's Director of Community Development of any change in its status as Lender's Agent or in its address within ten (10) business days of such occurrence. Failure to provide

notification, and any resulting delay in receipt of notice, shall not serve as cause for reduction or removal of any restriction, fine or penalty imposed by the City.

SECTION 24. MISCELLANEOUS.

24.1. INCORPORATION OF TERMS. The introductory language and Recitals set forth above, and the exhibits referenced herein and attached hereto are incorporated into this Agreement by reference and made a part hereof.

24.2 COMPLIANCE WITH LAW. The Company shall at all times comply with all federal, state and local laws, rules and regulations applicable to this Agreement or the installation and operation of the Monorail.

24.3 APPLICABLE LAW; VENUE; WAIVER OF JURY TRIAL. The laws of the State of Nevada shall govern the validity, construction, performance and effect of this Agreement, without giving effect to its conflict of law provisions. Each party hereto consents to, and waives any objection to, the State courts located in the County of Clark, State of Nevada as the proper and exclusive venue for any disputes arising out of or relating to this Agreement or any alleged breach thereof. The Parties hereby waive trial by jury in any action, proceeding or counterclaim brought by either of them against the other on any matters whatsoever arising out of or in any way connected with this Agreement, the relationship of the Parties, and/or any claim of injury or damage.

24.4 MODIFICATION. This Agreement may not be modified except by express written agreement, duly authorized by the appropriate governing bodies or representatives of the Parties.

24.5 WAIVERS. No obligation under this Agreement shall be deemed to be waived except by an express written waiver signed by an authorized representative of the party against whom such waiver is sought to be enforced. A waiver of any rights by either party with regard to any particular situation shall not constitute a waiver of such party's rights with regard to any other situation.

24.6 SEVERABILITY. If any provision of this Agreement is for any reason held to be invalid or unconstitutional, in whole or in part, by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, such provision shall thereupon return to full force and effect without further action by either party and shall thereafter be binding on the Company and the City. If the terms of this Agreement are materially altered due to changes in or rulings regarding governing law, then the parties agree to promptly use their best reasonable efforts to amend this Agreement so as to restore the original intent of the parties and to preserve the benefits bargained for by each party.

24.7 CONSTRUCTION OF AGREEMENT. This Agreement shall be interpreted, applied and enforced according to the fair meaning of its terms and shall not be construed strictly in favor of or against either party, regardless of which party may have drafted any of its provisions.

24.8 THIRD-PARTY BENEFICIARIES. This Agreement is not intended to create any rights, powers, or interests in any third party, except to the limited extent that such rights are expressly conferred to third parties pursuant to Sections 11, 12, 14, and Section 15 above.

27.9 ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the City and Company concerning the matters contained herein and supersedes all prior negotiations, understandings

and agreements between the parties concerning such matters. The Parties acknowledge that no promises, warranties or representations of any kind have been made to each other which are not a part of this Agreement to induce either party to enter into this Agreement. The rights and obligations of this Agreement shall inure to the benefit of and be binding upon the Parties' permitted successors and assigns.

27.10 COUNTERPARTS; ELECTRONIC DELIVERY. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which shall together constitute one and the same instrument. Execution of this Agreement at different times and places by the Parties shall not affect the validity thereof. It shall not be necessary for any counterpart to bear the signature of all Parties. Executed copies hereof may be delivered by facsimile or e-mail, pursuant to NRS 719.240, and upon receipt will be deemed originals and binding upon the Parties, regardless of whether originals are delivered thereafter.

[LEFT BLANK INTENTIONALLY AND SIGNATURES ON NEXT PAGES]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date as defined herein.

CITY OF LAS VEGAS

By: _____
Carolyn G. Goodman, Mayor

Date of City Council Approval: _____

Attest:

By: _____
LuAnn D. Holmes, MMC
City Clerk

Approved as to Form:

By: _____
John S. Ridilla Date
Chief Deputy City Attorney

[SIGNATURES CONTINUED ON NEXT PAGE]

TBC—THE BORING COMPANY

By: _____

Printed Name: _____

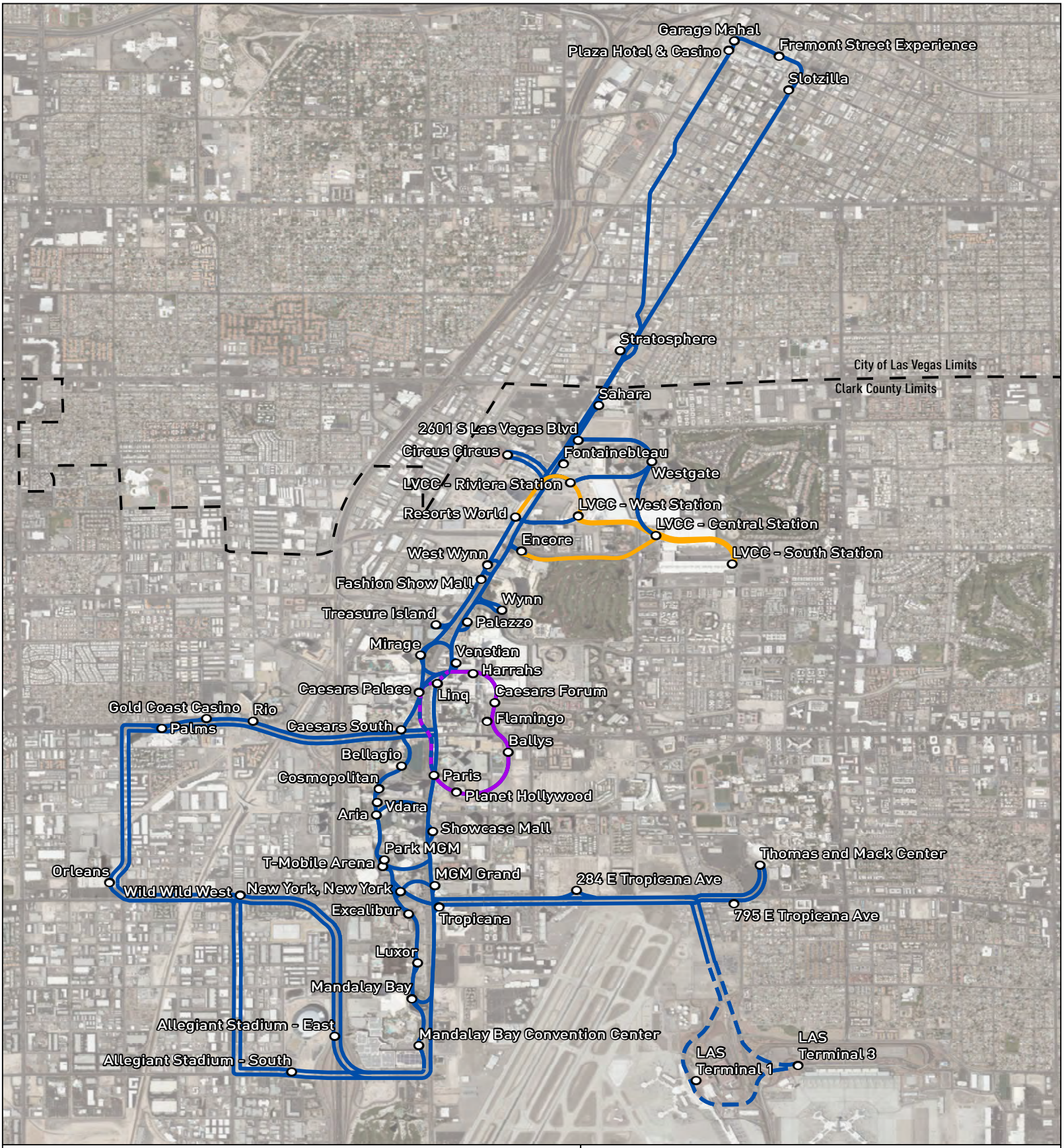
Title: _____

Date: _____

EXHIBIT A

VEGAS LOOP ROUTE MAP AND DRAWINGS

[REFERENCE ATTACHED]



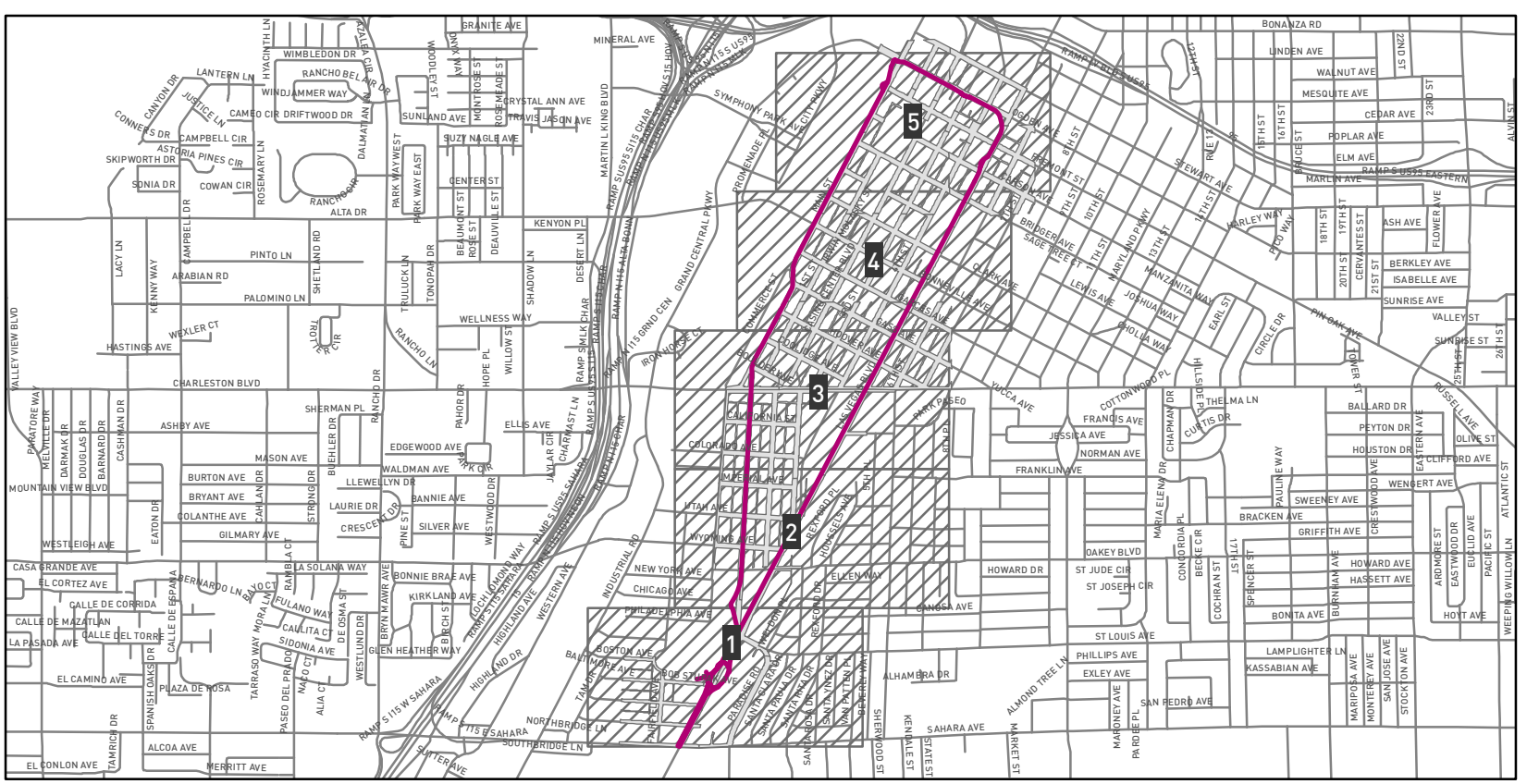
- Proposed Loop Station
- Proposed Main Artery Tunnel - Vegas Loop
- Proposed Main Artery Tunnel - Caesars Loop
- Active Projects Under Separate Entitlement
- Proposed Future Airport Connector

VEGAS LOOP

PROPOSED ALIGNMENT AND STATIONS

0 0.375 0.75 1.5 Miles

REVISED: 10/22/2021



OVERVIEW MAP
1 inch = 2,747 feet

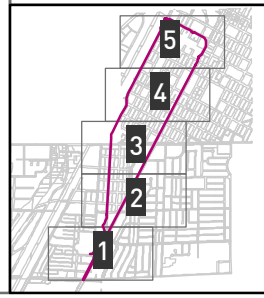
0 1,375 2,750 Feet

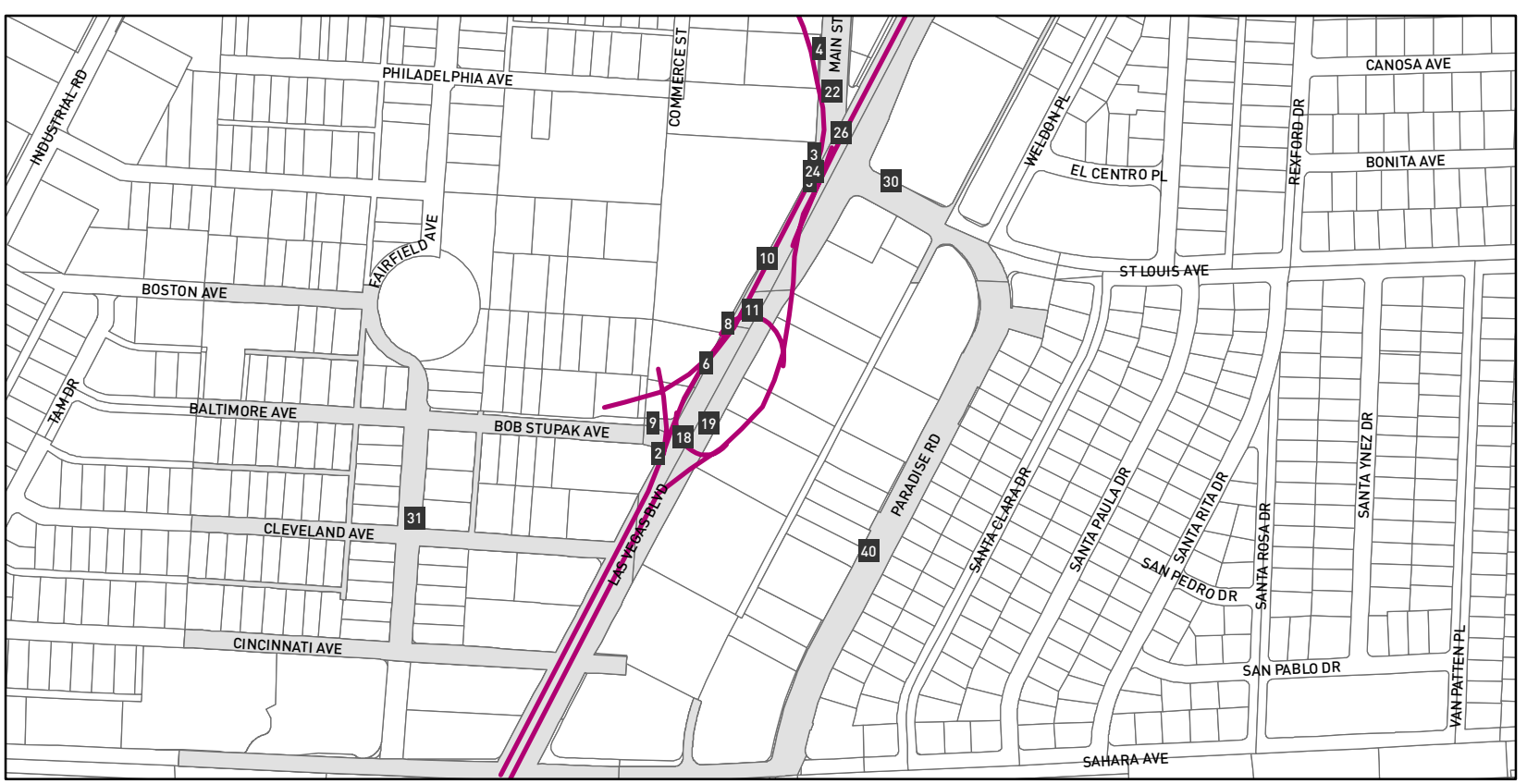
VEGAS LOOP
CITY OF LAS VEGAS
PROJECT LOCATION EXHIBIT

VEGAS LOOP

3395 CAMBRIDGE ST
LAS VEGAS, NV 89169

COVER SHEET
REVISED: 4/11/2022





PLAN VIEW
1 inch = 500 feet

0 125 250 500 Feet

PARCEL NOTES

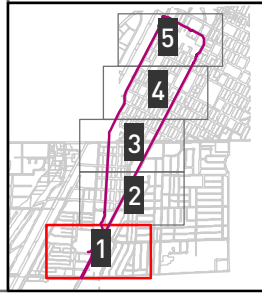
- 2, 16203499022
- 3, 16203399018
- 4, 16203399013
- 5, 16203399022
- 6, 16203499041
- 8, 16203399033
- 9, 16203499040
- 10, 16203399027
- 11, 16203499001
- 18, 16203499013
- 19, 16203499015
- 22, 16203399039
- 24, 16203399052
- 26, 16203399003
- 30, 16203399012
- 31, 16204899005
- 40, 16203499011

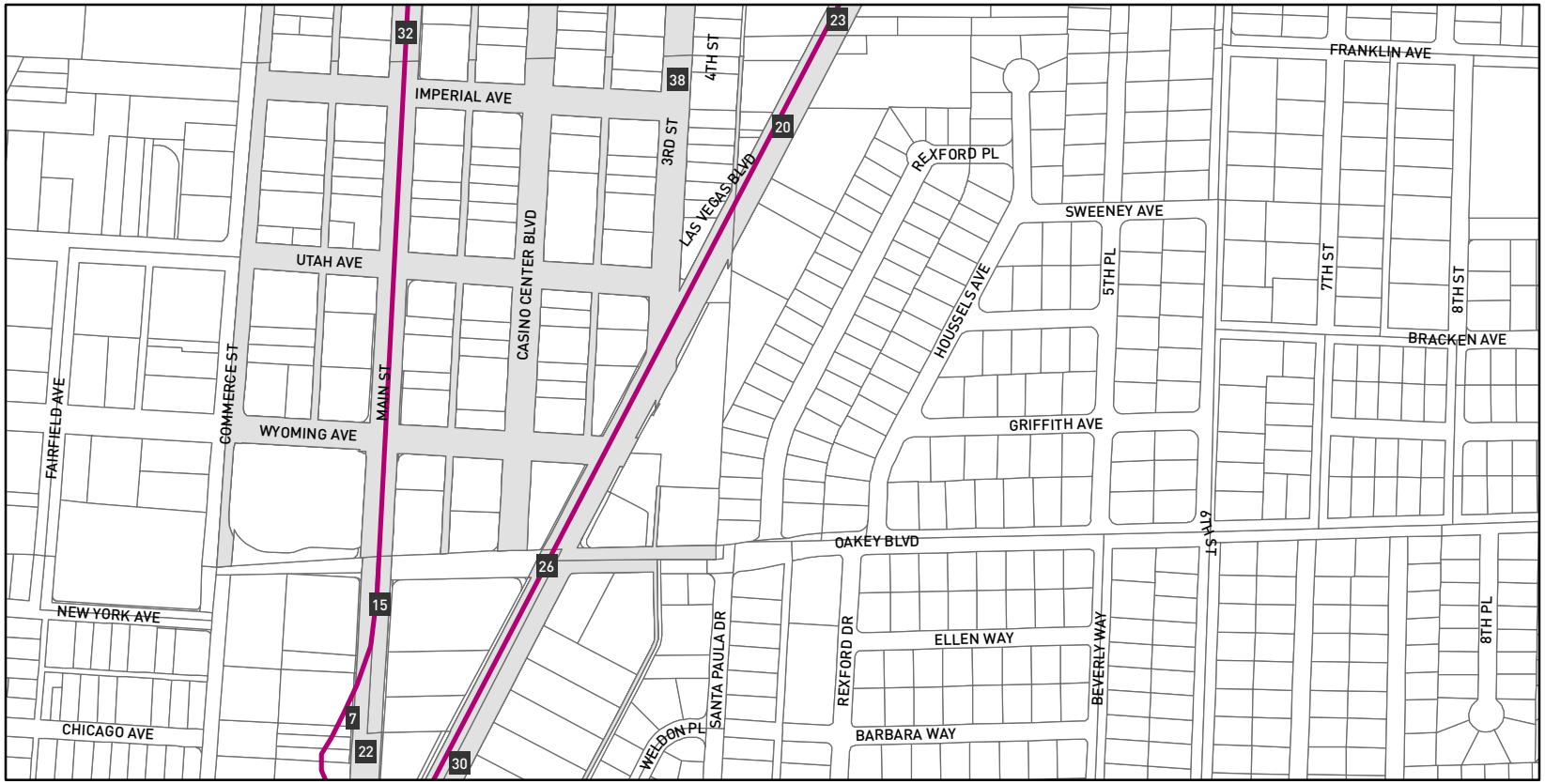
VEGAS LOOP
CITY OF LAS VEGAS
PROJECT LOCATION EXHIBIT

VEGAS LOOP

3395 CAMBRIDGE ST
LAS VEGAS, NV 89169

SHEET 1 OF 5
REVISED: 4/11/2022





PLAN VIEW
1 inch = 500 feet

0 125 250 500 Feet

PARCEL NOTES

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- 15, 16203399038
- 20, 16203299002
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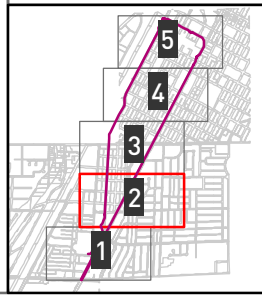
- 23, 16203199017
- 26, 16203399003
- 30, 16203399012
- 32, 16203199001
- 38, 16203299001

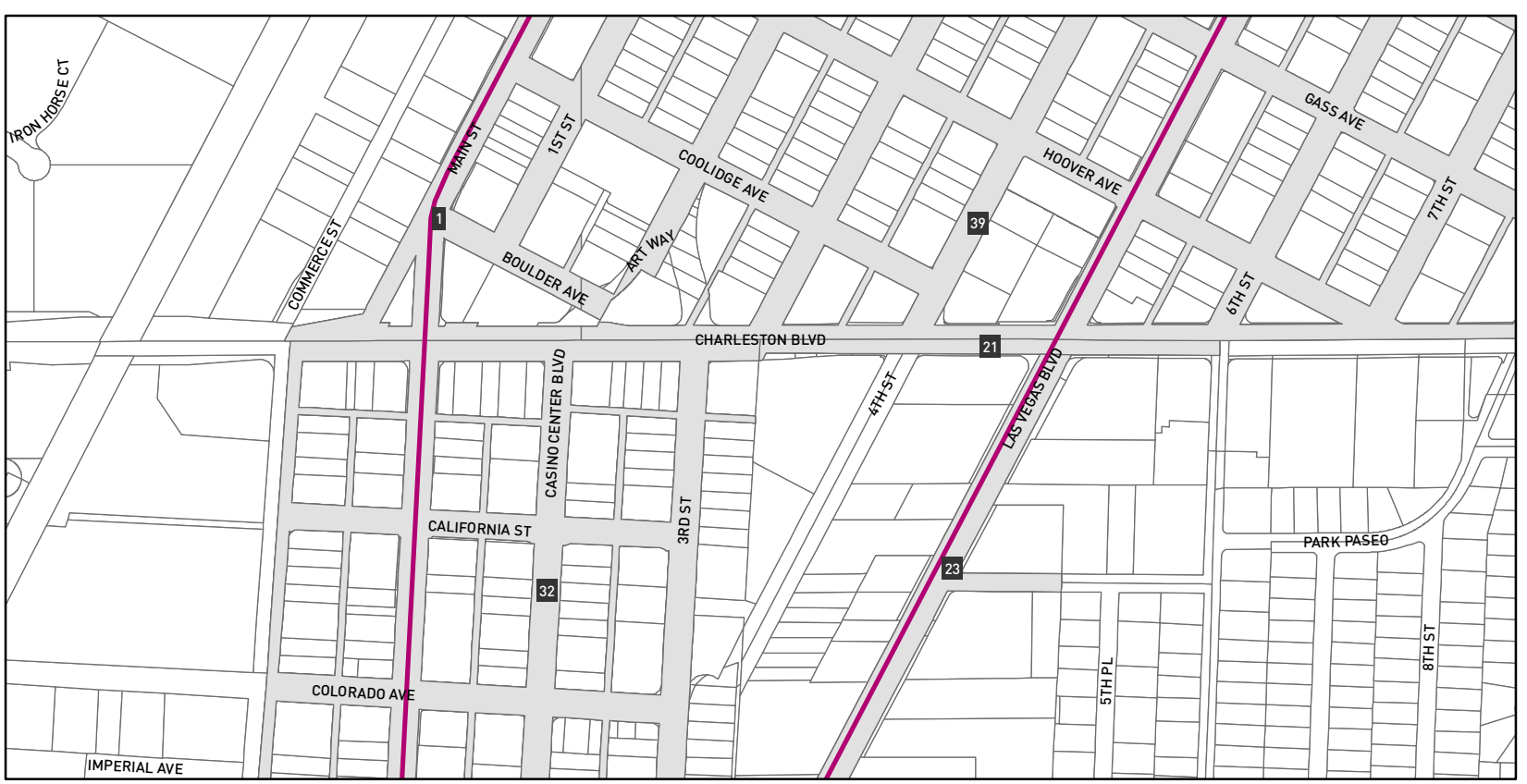
VEGAS LOOP
CITY OF LAS VEGAS
PROJECT LOCATION EXHIBIT

VEGAS LOOP

3395 CAMBRIDGE ST
LAS VEGAS, NV 89169

SHEET 2 OF 5
REVISED: 4/11/2022





PLAN VIEW
1 inch = 500 feet

0 125 250 500 Feet

PARCEL NOTES

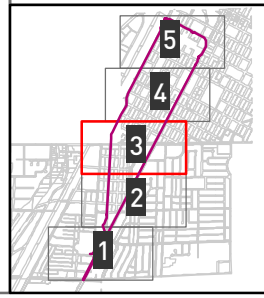
1, 13933899003 21, 16203199002 23, 16203199017 32, 16203199001 39, 13934499001

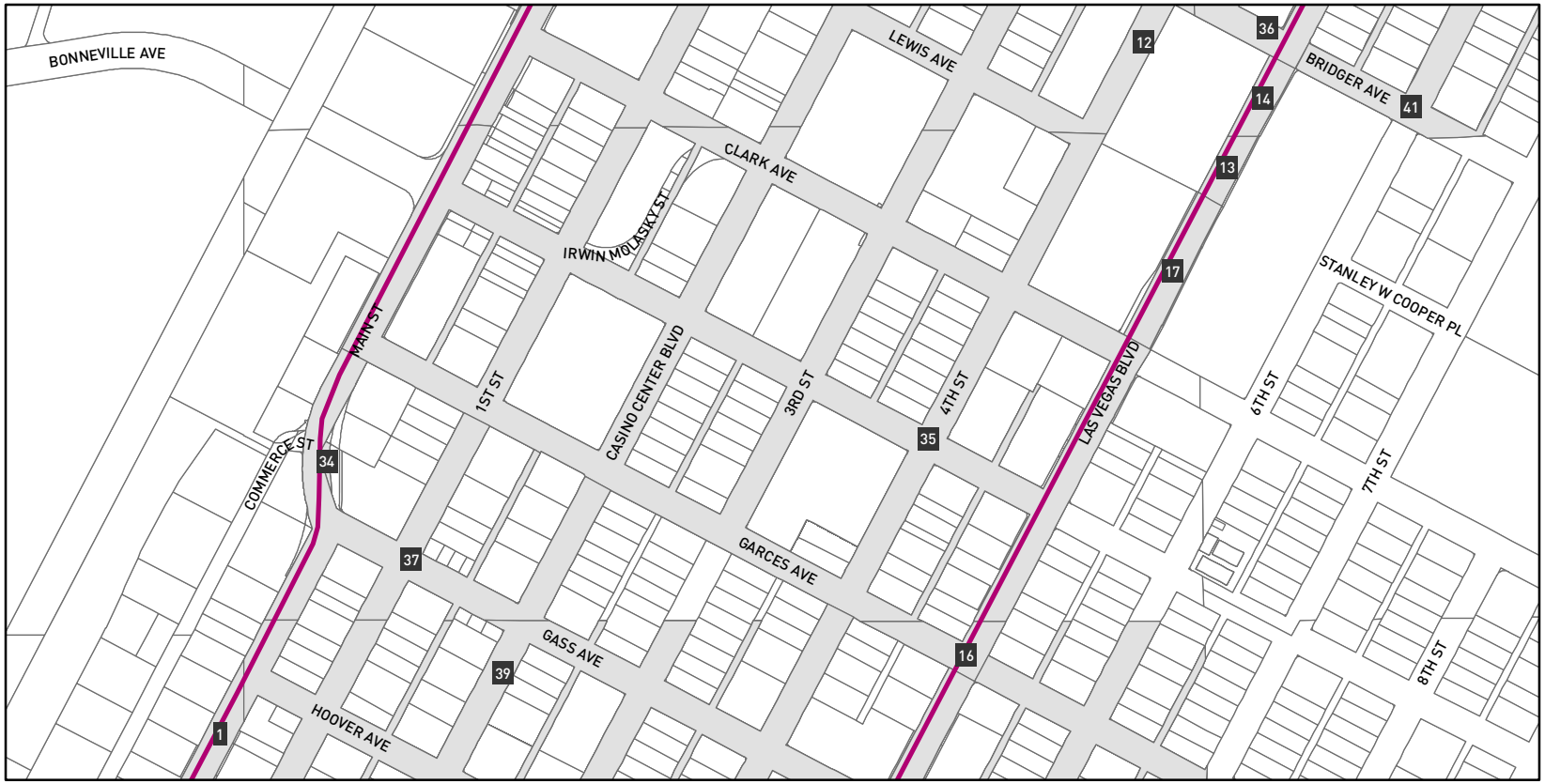
VEGAS LOOP
CITY OF LAS VEGAS
PROJECT LOCATION EXHIBIT

VEGAS LOOP

3395 CAMBRIDGE ST
LAS VEGAS, NV 89169

SHEET 3 OF 5
REVISED: 4/11/2022





PLAN VIEW
1 inch = 500 feet

0 125 250 500 Feet

PARCEL NOTES

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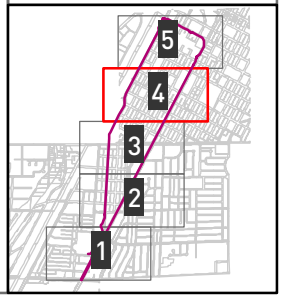
- 13, 13934799001
- 14, 13934699007
- 16, 13934499002
- 17, 13934399003
- 34, 13934399063
- 35, 13934399002
- 36, 13934699002
- 37, 13934399030
- 39, 13934499001
- 41, 13934699005

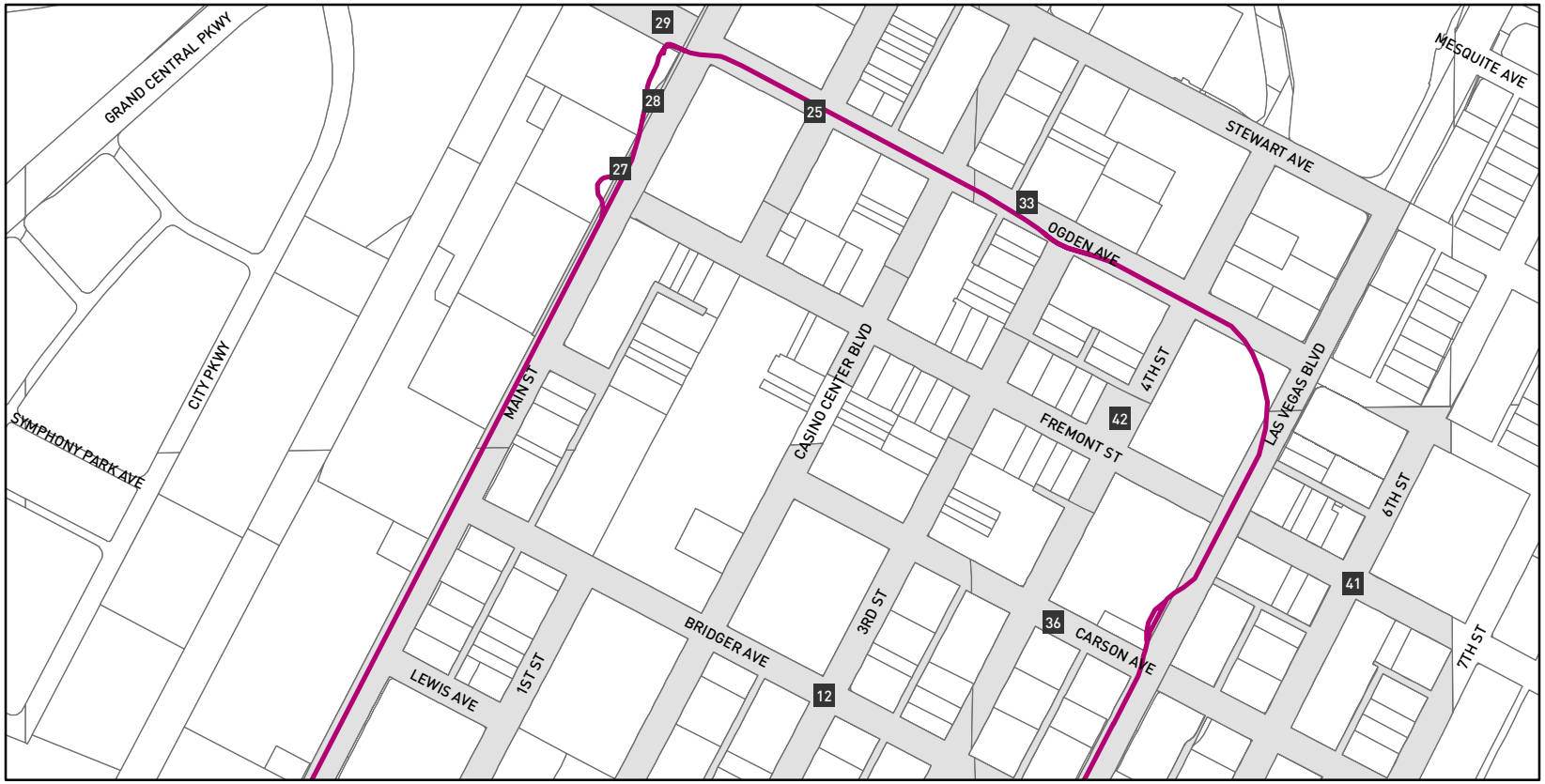
VEGAS LOOP
CITY OF LAS VEGAS
PROJECT LOCATION EXHIBIT

VEGAS LOOP

3395 CAMBRIDGE ST
LAS VEGAS, NV 89169

SHEET 4 OF 5
REVISED: 4/11/2022





PLAN VIEW
1 inch = 500 feet

0 125 250 500 Feet

PARCEL NOTES

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- 25, 13934199003
- 27, 13934199011
- 28, 13934199024
- 29, 13934199008
- 33, 13934599018
- 36, 13934699002
- 41, 13934699005
- 42, 139341110640

VEGAS LOOP
CITY OF LAS VEGAS
PROJECT LOCATION EXHIBIT

VEGAS LOOP

3395 CAMBRIDGE ST
LAS VEGAS, NV 89169

SHEET 5 OF 5
REVISED: 4/11/2022

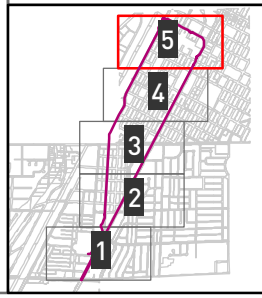


EXHIBIT B

DECOMMISSIONING PLAN

DECOMMISSIONING—ABANDONMENT OF PROJECT.

In the event that the Company does not successfully complete the construction of the Monorail, has stopped construction of the Monorail, or all or a material portion of the Monorail, including the portion located in the City Rights-of-Way, has not been in continuous operation transporting passengers for a period of time as set forth in the Agreement, and the Company has not cured per the Agreement, all work or remaining work necessary to make the site safe must be completed including filling in all excavations and completing any in-grade foundations with reinforcing steel in place. The term "Abandoned" or "Abandonment" means construction or use of the Monorail has stopped, as solely determined by the City, for a period of one hundred eighty (180) day period or longer or decommissioning is required pursuant to the Agreement.

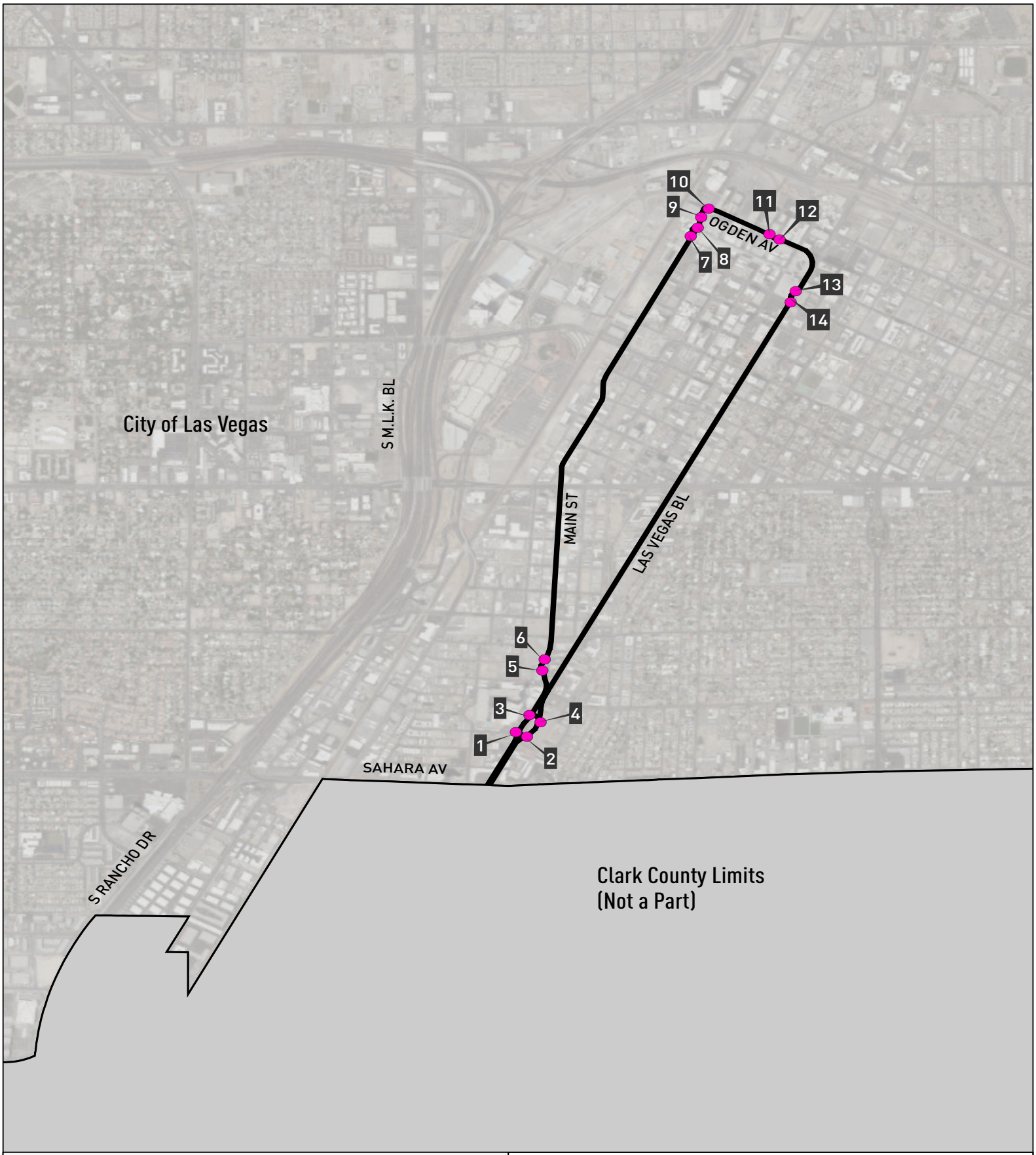
Situations where construction or use will be considered stopped, as solely determined by the City, include any one hundred eighty (180) day period where construction or use is not diligently pursued, but is restarted briefly for the apparent purpose of avoiding expiration of the one hundred eighty (180) day period. The existence of an active building permit has no bearing on determining whether the project has been Abandoned for the purposes of this Decommissioning Plan.

At the sole discretion of City, to prevent future access underneath City right-of-way, 12-inch concrete plugs shall be installed inside of the tunnels at City right-of-way boundaries. The locations and structural detail of the concrete plugs are shown in the attached Decommissioning Plan Exhibit and the work including the installation of the plugs shall be completed within one hundred eighty (180) days after notification by the City.

MONITORING

If at its sole discretion, City determines access to the abandoned tunnels shall be maintained and not plugged as described in the previous article or City agrees to a formal request from the Company to maintain access and use of the tunnels for purposes other than their intended use as described in this Agreement, annual monitoring will be conducted to ensure the condition of the tunnels are in good order, satisfactory to the City. Monitoring should include, but not be limited to, settlement, collapsing, water intrusion, detection of harmful gasses, and other safety concerns and additional monitoring activities may also be conducted, depending upon the site conditions at the time of decommissioning. Monitoring inspections shall be performed at regular intervals and meet or exceed Federal Highway Administration: Tunnel Operations, Maintenance, Inspection and Evaluation Manual. A report of the monitoring activities shall be provided to the City on an annual basis showing the results. If structural deficiencies or other hazardous conditions are noted during monitoring activities, then the Company shall immediately notify City. The Company shall perform all measures to ensure the integrity and safety of the tunnel to the satisfaction of the City.

Any de-watering systems shall be maintained in an operational condition. The principal design professional shall evaluate the structure for both architectural and structural integrity. Area safety and security of the structure shall be maintained. The tunnel shall be secure from unauthorized access twenty-four (24) hours a day.



VEGAS LOOP - CITY OF LAS VEGAS ALIGNMENT

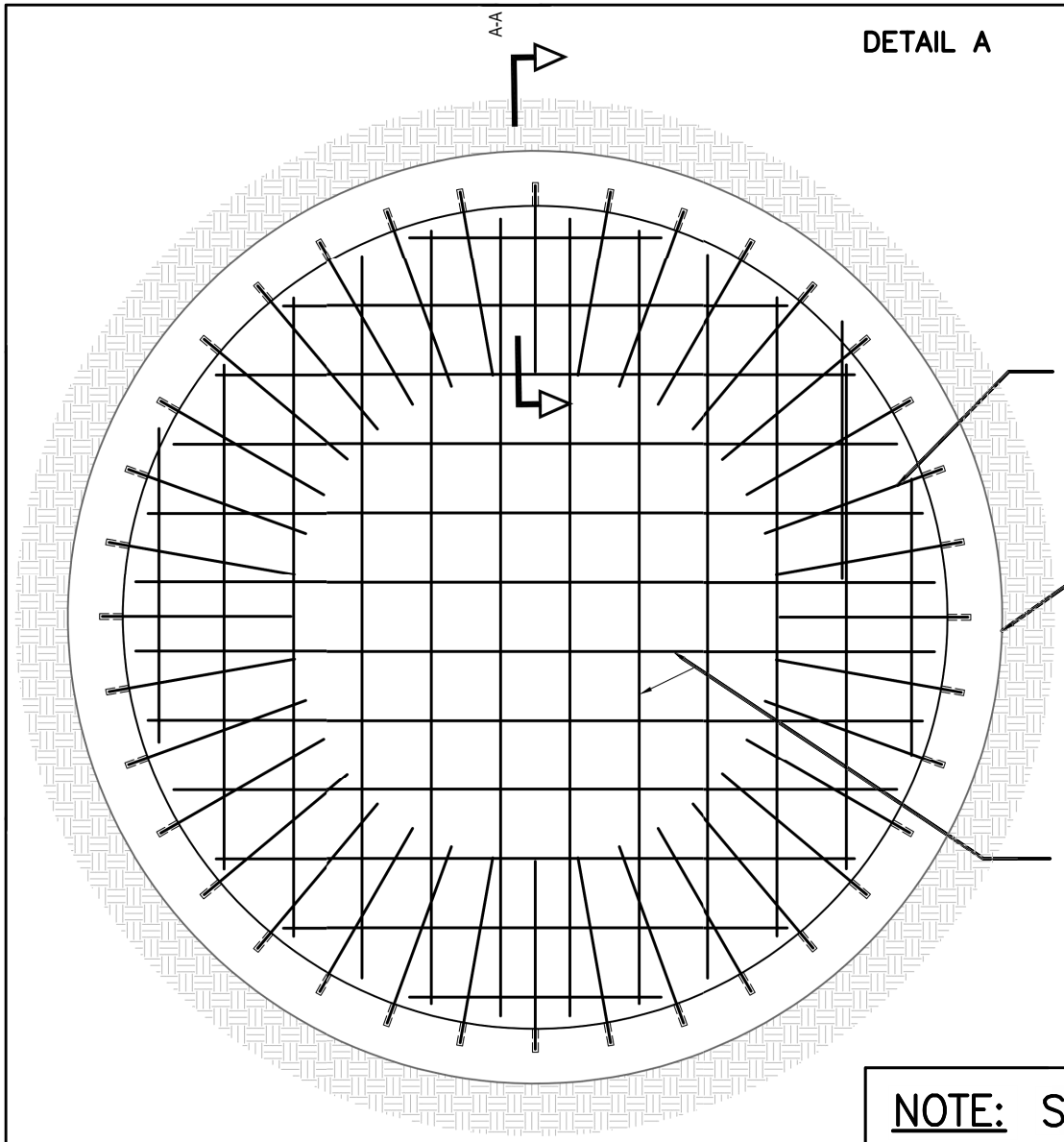
Proposed Right-of-Way Crossing

VEGAS LOOP

CITY OF LAS VEGAS
RIGHT-OF-WAY CROSSING MAP

0 0.125 0.25 0.5 0.75 1 Miles

DETAIL A



(36) #6x2'-9" LONG EPOXY DOWELS EACH FACE, EQUALLY SPACED AROUND TUNNEL W/ SIMPSON SET-XP EPOXY ADHESIVE (ICC-ES ESR-2508, 72 TOTAL)

EXISTING TUNNEL LINING

#6 REBARS @ 12" ON CENTER EACH WAY, EACH FACE

NOTE: SEE SHEET 2 FOR SECTION VIEW

1" = 1'-0"

CONCRETE PLUG ELEVATION VIEW

SHEET NO. 1 OF 2

VEGAS LOOP
DECOMMISSIONING PLAN EXHIBIT

PROJECT NO. LV-000

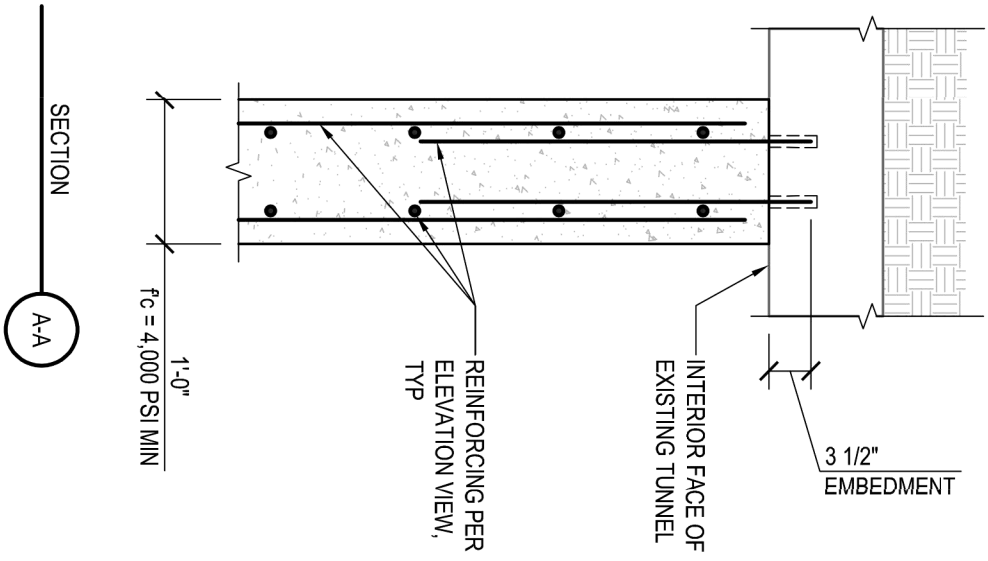
DRAWING NO. DC-003

TBC - THE BORING COMPANY

3395 CAMBRIDGE ST
LAS VEGAS, NV 89169

Exhibit C Page 274

SECTION VIEW OF DETAIL A



TBC - THE BORING COMPANY 3395 CAMBRIDGE ST LAS VEGAS, NV 89169	PROJECT NO. LV-000 DRAWING NO. DC–004	VEGAS LOOP DECOMMISSIONING PLAN EXHIBIT	SHEET NO. 2 OF 2

EXHIBIT C

SPECIAL USE PERMIT 20-0204-SUP 1 CONDITIONS

[REFERENCE ATTACHED]

**** CONDITIONS ****

20-0204-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Monorail 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 has been approved to allow entitlement consideration prior to the approval of required license and operational agreements. All required licenses and agreements shall be finalized prior to the issuance of permits for construction.

4. Future stations will require an appropriate design review per the provisions of Title 19.16.

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. Prior to the issuance of any permits, coordinate with the Department of Public Works to determine final requirements for use of rights-of-way and/or easements. The applicant shall work with the City to determine the most appropriate form of permission for the use of the public right-of-way, be that a License Agreement or Franchise Agreement. Such permissions, and compliance with any additional conditions thereon attached must be obtained prior to the issuance of any construction permits.

9. The applicant shall work with staff to provide a preliminary design and cost estimate (at no cost to the City) for a civic-use station to service the Civic and Business District (Las Vegas City Hall Complex) and an additional station servicing the Arts District at locations acceptable to the City. These shall be provided to the City prior to final design of the main artery tunnel so that it can be designed in such a way to allow these future stations to be added more easily.

10. Design and construction of this facility shall reference and comply with all appropriate design standards for tunnels including National Fire Protection Association Standard for Fixed Guideway Transit and Passenger Rail Systems, International Building Code, and others as appropriate

11. The applicant is estimating the main artery tunnel portion of the project that falls within City limits will cost $35-45 Million. This will result in applicant paying an estimated right of way work activity plan check and inspection fee of $787,500-1,012,500. A portion of these funds will cover the cost of the City's staff augmentation to include an outside tunnel engineering specialty firm to assist in the review of the design documents.

12. The applicant is responsible for the cost of Special Inspection and Testing as required by Chapter 17 of the International Building Code.

13. The Applicant shall propose for approval by the City a binding Dispute Resolution Plan that shall govern issues that may arise due to differing site conditions or events.

14. Provide a geologic survey and geotechnical report identifying existing faults and known issues and providing recommendations for addressing such within the area proposed for this facility during the design and construction of this project.

15. Provide a plan acceptable to the Department of Public Works to monitor and detect surface settlement associated with this project, and to mitigate any such subsidence that may occur.

16. Provide a plan acceptable to the Environmental Compliance Section of the Department of Public Works to monitor and detect groundwater intrusions and / or contaminants and to mitigate any such intrusions or contaminants that may occur, both during construction and subsequent operation of the facility.

17. Provide a plan acceptable to the City for monitoring Air Quality within the facility and maintaining public safety for users of the system. Such plan shall also address emergency accessibility, life safety, fire control, and all aspects of emergency response within the system both under construction and during operation. Coordinate with the City Fire Services Department for specific requirements for Fire, Life Safety, and emergency response.

18. A conceptual Traffic Impact Analysis (TIA) shall be submitted for approval by the City Traffic Engineer prior to approval of any construction drawings for stations associated with this project. The TIA shall identify the primary traffic sources for users of the stations, as well as significant secondary sources (such as park and ride users) that may use the stations, to estimate vehicular impacts to the adjacent roadway networks and address potential vehicular or pedestrian impacts to existing facilities, such as Porte Cochere operations, etc., if so determined by the City Traffic Engineer.

19. Prior to the submittal of construction drawings for the main artery tunnel, a Flood Control Technical Memorandum shall be approved by the Department of Public Works. It shall address the minimum vertical separation required between the proposed tunnel facility and the future Clark County Regional Flood Control Master Plan Facilities. It shall identify all existing and future Master Planned Facilities within the proposed footprint of this project; this includes the crossings at Charleston Boulevard & Las Vegas Boulevard, Charleston Boulevard & Main Street, and Sahara Avenue & Las Vegas Boulevard. It shall also address the impacts of potential groundwater, dewatering, and protection of storm water facilities from contamination. A groundwater permit from Nevada Division of Environmental Protection will be required if any groundwater is to be pumped or diverted in any way into the storm drain system. Additionally, prior to the submittal of construction drawings for stations, a Technical Drainage Study shall be approved. The scope of the drainage study will be dependent on the amount of on-site features impacted by the stations and historical flow patterns that may, among other things, require tunnel design countermeasures to reduce the chance of projected flows entering the tunnel.

20. Each proposed Station shall be the subject of an appropriate design review per the provisions of Title 19.16, as well as any related above-ground features such as entrances/exits, vents, emergency or maintenance access points, etc. that may affect the surface improvements. It is understood that stations will be separate phases of the project with the main artery tunnels being phase 1.

21. Prior to issuance of construction permits, the applicant shall demonstrate, through bond or insurance policy, sufficient resources to cover liabilities associated with the construction and operation of the proposed main artery tunnels, and shall maintain such resources throughout the life of the project. The project developer shall be financially responsible for any damage to any existing facilities and utilities within the public rights-of-way (including surface and sub-surface improvements and Franchised utilities) caused by the main artery tunnels during construction and operation. Additional liability coverage shall be provided for the construction and operation of stations and related improvements prior to issuance of separate construction permits for those stations.

22. The applicant shall demonstrate appropriate rights to encroach into private properties, such as easement or notarized letter of parcel Owner's permission, for the construction, maintenance, and operations of this facility for every private parcel impacted by this project prior to the issuance of any permits for construction or demolition within or underlying said properties.

23. All plans and related engineering drawings shall be submitted to the City as digital design files using the City's coordinate system. Coordinate with the Survey Section of the Department of Public Works for assistance with the City's coordinate system.

24. The applicant shall provide proof of coordination with Utility Companies and other Franchise holders within the rights-of-way and give them 45 days from receipt of final plans to issue written approval or concern. Any concerns raised shall be addressed by the applicant prior to issuance of permits.

25. Prior to the issuance of any permits for construction of this project, the applicant shall provide a Tunnel Decommission Plan and associated bond or other surety sufficient to cover costs associated with termination of the project either before completion, including restoration of existing conditions, or at the cessation of operations, in the event that the project is abandoned or otherwise terminated.

26. The applicant shall provide a plan for approval by the City depicting the proposed haul route and disposition of excavated material, as well as an estimated schedule of trips (how many trucks, how many trips) required to excavate this project, as well as a plan for detection and mitigation, if needed, of any contaminated material excavated during this project construction.

27. Contact the City Engineer's Office to coordinate design and construction with any Capital Improvement Projects within the areas of proposed improvements. This includes, but is not limited to, the Wyoming Ave CIP, Utah Ave CIP, Colorado Ave CIP, California Ave CIP, Charleston Blvd Storm Drain CIP, Las Vegas Blvd CIP, Downtown Civic Center Plaza south of City Hall, Ogden Ave CIP, and any other public projects within the scope of this project at time of development.

28. Final as-constructed tunnel alignments and profiles shall be submitted to the City certified by a Nevada Professional Land Surveyor.

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
30

DEPARTMENT: Economic & Urban Development **DISCUSSION**
DIRECTOR: Ryan Smith

SUBJECT:
Discussion for possible action regarding activating and operating a temporary program by which fines for qualifying parking infractions may be paid by means of the donation of school supplies in lieu of the payment of money pursuant to LVMC 11.10.150 - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
On July 18, 2016, the City Council adopted Bill No. 2016-34, authorizing the establishment and operation of an occasional program by which fines for qualifying parking infractions may be paid by means of the donation of food items, children's toys or school supplies. This program requires city council approval to activate, and Parking Services requests activation of a temporary program allowing a recipient of a qualifying parking infraction issued between May 23 and June 23, 2022, to donate a new, unwrapped school supply of equal or greater value than the ticket fine, through July 22, 2022. The recipient of the donations will be The Teacher Exchange, a local 501(c)3 organization that provides resources to Southern Nevada public school teachers.

RECOMMENDATION:
Approval

BACKUP DOCUMENTATION:
1. School Supplies for Tickets - 2022 Summer Season
2. Teacher Exchange

School Supplies for Tickets – 2022 Summer Season

Program Information

City of Las Vegas Parking Services is collaborating with Teacher EXCHANGE to offer a program allowing customers to pay parking fines with school supplies this summer season.

Program Details

Any driver issued a non-public safety parking ticket in the City of Las Vegas from May 23 through June 23, 2022 may choose to resolve the ticket by providing a new, unwrapped school supply from the list of suggested needs of equal or greater value than the ticket fine. **To participate, drivers must bring the parking ticket, as well as the receipt for the donated supplies.** Supplies and tickets will be collected until Friday, July 22, 2022 at the Parking Services Office.

Office hours (closed on weekends and holidays) are:

- Monday-Friday 7:30am-5:15pm

Parking Services Office is located within the area known as Symphony Park at:

- 350 S. City Parkway, Las Vegas, NV 89106

Violations Excluded

The following Public Safety and Handicap related parking tickets are EXCLUDED from this program:

- Any handicap related violation
- Red curb
- 18" from curb
- Blocking alley
- No parking areas
- Fire Lane/hydrant
- Traffic hazard
- No Stopping/No Standing
- Sidewalk
- Double parking
- Too close to intersection, crosswalk, stop/yield sign
- Bike lane
- Blocking or facing traffic

Teacher EXCHANGE®
A GREEN INITIATIVE OF THE PUBLIC EDUCATION FOUNDATION

The Public Education Foundation's Teacher EXCHANGE is a repurpose and surplus resource center for Southern Nevada public school teachers.

The Teacher EXCHANGE serves over 400 public schools, 18,000 teachers working with over 320,000 students in a school district that covers 7,910 square miles.

The Teacher EXCHANGE is also a member of the Kids In Need Foundation Resource Center Network.

We receive donations locally from the Las Vegas Strip properties, local businesses, retired teachers, conferences and trade shows. We receive donations nationally from generous companies like Learning Advantage, Target, Yoobi, Georgia-Pacific, Freeman, Art Skills, Thirty-One, 3M and Scotch to name a few.

Some of the things a teacher needs for their classroom and students include:

Pencils
Pens
Dry erase markers
Index cards
Paper Towels / Disinfecting wipes
Card Stock
Copy Paper
Storage bins
Loose-leaf paper
Treasure Box Items
Education Games
Post-Its

We receive financial support through a grant from the Caesars Foundation. We also receive support from Appreciation Financial and the namesakes of Clark County School District schools.



Teacher EXCHANGE®

A survey of over 2,000 teachers suggests that Teacher EXCHANGE:

Is "very" or "critically" important to 77% of teachers who use it.

Improves Education

Percent of teachers reporting that
Teacher EXCHANGE helped students:



81%	81%	80%	80%	74%	73%
Be prepared to learn	Achieve learning objectives	Perform academically	Participate in class	Increase variety and scope of projects	Be interested in learning

Source: 2017 Teacher Survey (n=2021)

"The first day of school [the students] walked away with a backpack and a SMILE! It set the tone for the rest of the year."

Elementary School Teacher

"I get great books at the Teacher EXCHANGE®. I've gotten so many books there. Books are very important to me. I think each student should have a book. If they find one they like. I tell them to keep it. You can build something with the student by being able to give them a book."

High-School Chemistry Teacher

If there were no Teacher EXCHANGE, "I would never be able to supply my entire classroom with everything I do."

Elementary School Teacher

Teacher EXCHANGE also protects the environment.
By helping teachers reuse supplies, Teacher EXCHANGE kept 66 tons of materials from entering landfill (2017 fiscal year).

Teacher EXCHANGE
The Public Education Foundation
Because young minds matter
4350 S. Maryland Pkwy. . Las Vegas, NV 89119
ph 702-799-1042 . *email* info@ccpef.org

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
31

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS AND COMMISSIONS:

Discussion for possible action regarding the reappointment of Richard Serfas to the Historic Preservation Commission

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Historic Preservation Commission is comprised of members filling 10 different categories. Terms are for four years, with no limit to the number of terms that may be served. Mr. Serfas serves as the Category 2 member, a member Experienced in Urban Design or Planning with a demonstrated interest in or knowledge of the history of the City of Las Vegas as well as design, architecture and other matters relevant to judging the economic and cultural value of particular historic preservation activities. Mr. Serfas has served on the board since 2012. He is eligible for reappointment, has the recommendation of the Planning Director and wishes to continue serving.

RECOMMENDATION:
Procedure for this Board requires appointment by the City Council. Options are: Reappoint Mr. Serfas or direct staff to bring forward an item to a future meeting to appoint a new nominee

BACKUP DOCUMENTATION:
1. Current Listing and Authority

HISTORIC PRESERVATION COMMISSION

MEMBERS	ORIGINAL APPT.	TERM EXPIRES
CATEGORY 1 - EXPERIENCED IN ARCHITECTURE CRAIG PALACIOS	6-17-2020 (Reappt. 2-16-22)	12-31-2025
CATEGORY 2 - EXPERIENCED IN URBAN DESIGN OR PLANNING RICHARD SERFAS	12-19-2012 (Reappt. 3-19-14, 9-5-18)	3-23-2022
CATEGORY 3 - EXPERIENCED IN BUILDING CONSTRUCTION DONALD L. HOTCHKISS JR.	11-2-2011 (Reappt. 12-4-13, 10-4-17, 9-1-21)	9-1-2025
CATEGORY 4 -EXPERIENCED IN REAL ESTATE PROFESSION JACK LeVINE	3-2-2011 (Reappt. 2-18-15, 8-7-19)	3-8-2023
CATEGORY 5 - REPRESENTATIVE OF A RECOGNIZED LOCAL HISTORIC PRESERVATION ASSOCIATION OR HISTORIC PRESERVATION INTEREST GROUP BOB STOLDAL	4-27-1998 (Reappt.-Reassigned from Cat. 7 – 3-3-10) (Reappt. 12-4-13, 11-15-17, 2-16-22)	12-31-2025
CATEGORY 6 - EXPERIENCED IN NEVADA HISTORY SONDRA COSGROVE	8-6-2014 (Reappt. 7-19-17, 3-17-2021)	3-24-2025

CATEGORY 7 – ALL MEMBERS IN CATEGORY 7 SERVE AS MEMBERS-AT-LARGE UNTIL THEY REPRESENT A HISTORIC DISTRICT DESIGNATION. WHEN THEY REPRESENT A DESIGNATED HISTORIC DISTRICT, THEY MUST EITHER OWN PROPERTY OR RESIDE WITHIN THAT DISTRICT.

1. MICHELLE LARIME	7-19-2017 (Reappt. 7-7-2021)	7-19-2025
2. TODD L. MOODY *(Replaces Claytee White, resigned)*	4-21-2021	5-17-2022
3. MIA PALENCAR	12-5-2018	12-5-2022
4. RHONDA LONG *(Replaces Sheila Collins, resigned)*	8-5-2020	8-7-2023

CATEGORY 8 - DIRECTOR OF PLANNING DEPARTMENT OR DIRECTOR'S DESIGNEE, CITY OF LAS VEGAS
DIANE SIEBRANDT (**Designee**)

CATEGORY 9 - DIRECTOR OF THE NEVADA STATE MUSEUM & HISTORICAL SOCIETY OR OTHER DESIGNEE OF STATE HISTORIC PRESERVATION OFFICE
HOLLIS J. GILLESPIE, DIRECTOR (**Designee**)

CATEGORY 10 - ARCHEOLOGICAL PROFESSION COLLEEN M. BECK	6-15-2011 (Reappt. 6-17-15, 8-7-19)	6-15-2023

AUTHORITY: Bill No. 2010-4, Ord. 6079 created a new Category 10, reduced Category 7 from 4 members to 5 and made changes.

Bill No. 2005-2, Ord. 5747 adopted 2-2-2005 eliminates the term limits of voting members of this committee. Created by Ordinance 3557, Bill 90-39, adopted 2-20-91; Replaced by Ordinance 5043, Bill 97-95, adopted 12-15-97; Amended by Ordinance 5049, Bill 98-9, adopted 2-9-98, Amended by Ordinance 5267, Bill 2000-79, adopted 11-1-2000. Amended by Ordinance 5346, Bill 2001-70, adopted 8-1-2001.

TERM: 4 years

PURPOSE: Carry-on preservation activities in the City of Las Vegas for building, structures and places of historical and architectural significance.

MEMBERS: 13 members - 11 members appointed by the City Council; and Two ex-officio representatives: Director, Planning Department or designee, City of Las Vegas, and Director, Nevada State Museum and Historical Society or designee of State Historic Preservation Office.

CATEGORY:

1 EXPERIENCED IN ARCHITECTURE (i.e. architect, art historian or historic preservation architect)
2 EXPERIENCED IN URBAN DESIGN OR PLANNING (i.e. urban designer, planner or landscape architect)
3 EXPERIENCED IN BUILDING CONSTRUCTION (i.e. building contractor or structural engineer)
4 EXPERIENCED IN REAL ESTATE PROFESSION (i.e. real estate developer, appraiser or broker)
5 REPRESENTATIVE OF A RECOGNIZED LOCAL HISTORIC PRESERVATION ASSOCIATION OR HISTORIC PRESERVATION INTEREST GROUP
6 EXPERIENCED IN NEVADA HISTORY (i.e. historian or archaeologist)
7 4 MEMBERS-AT-LARGE (After historic district designation, shall be filled by a person owning property and residing within the historic district if a person so qualified is available to serve. If no such person is available, a person who owns real property within the historic district may fill that position if a person so qualified is available to serve. If no such person is available to serve, any person may fill that position. If more than four historic districts have been designated as such pursuant to this subchapter, the City Council shall determine which four of the historic districts are to be represented on the HPC.)
8 DIRECTOR OF PLANNING DEPARTMENT OR DIRECTOR'S DESIGNEE, CITY OF LAS VEGAS (ex-officio)
9 DIRECTOR OF THE NEVADA STATE MUSEUM & HISTORICAL SOCIETY OR OTHER DESIGNEE OF STATE HISTORIC PRESERVATION OFFICE (ex-officio)
10 ARCHEOLOGICAL PROFESSION

NOTES: Must fill unexpired terms if appropriate.

Each member must have a demonstrated interest in or knowledge of:

a) The history of the City of Las Vegas
b) Design, architecture, real estate and other matters relevant to judging the economic and cultural value of particular historic preservation activities.

Under Ordinance 5043, the two (2) additional Historic Preservation Commission seats have initial term expirations of 12-31-2001

NO CITY FINANCIAL DISCLOSURE REQUIREMENT due to adoption of Bill 2001-70, Ordinance 5346, adopted 8-1-2001. (State Financial Disclosure no longer required due to passage of AB611 during 1999 Nevada State Legislature stipulating uncompensated Commissions are no longer required to file State form.)

NOTE: Non-voting, ex-officio members, except when no quorum, may vote on Consent agenda and only to the extent necessary to create or maintain a quorum.

MEETINGS: 4TH Wednesday of each month at 12:00 P.M., except there is no meeting in November and December meetings are the 2nd Wednesday

MEETINGS: Six (6 Members) of the Commission constitute a quorum for the purpose of conducting business. A majority vote of members present, and voting, shall be necessary to approve any item of business. Any member shall have the right to make a motion except the Chair.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
32

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS AND COMMISSIONS:

Discussion for possible action regarding the appointment of nominee Vicki Quinn to the Civil Service Board of Trustees

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Board of Civil Service Trustees is comprised of 5 members appointed by the City Council for a four-year term. Members of this board must be City residents and attendance is compensatory. Members are limited to two full terms, and there is no requirement to fill an unexpired portion of a term. Mr. Victor Flores was appointed in July of 2021 but recently resigned and a replacement for his seat must be named. Ms. Quinn qualifies and wishes to be appointed to the board.

RECOMMENDATION:
Procedure for this board requires appointment by the City Council. The option is for any member of the City Council to recommend the appointment of Ms. Quinn or advise staff to agenda an item at a future meeting to consider another nominee.

BACKUP DOCUMENTATION:
1. Current Listing and Authority

7-7-2021 **Per Senate Bill 147, effective June 11, 2003, compensated boards meeting certain criteria are no longer required to file State Financial Disclosure Statements. This board meets that established criteria.**

BOARD OF CIVIL SERVICE TRUSTEES

	MEMBERS	ORIGINAL APPT.	TERM EXPIRES
1.	**LOIS MACK**	1-8-2014 (Reapp 12-6-2017)	1-8-2022
2.	**GREG CLEMENS**	5-2-2018	5-2-2022
3.	**VALERIE BROWN**	7-8-2020 (Effective 7-16-2020)	7-16-2024
4.	**VICTOR FLORES**	7-7-2021	7-7-2025
5.	**RICHARD MANHATTAN**	11-6-2019	11-6-2023

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AUTHORITY: City Charter Article 10 - L.V.M.C. 3.04; Ordinance 3307 (Bill 87-41); Ordinance 3311(Bill87-48); Ordinance 3321 (Bill 87-57); Ordinance 5346 (Bill 2001-70), of 8-1-2001 indicating Financial Disclosures requirement

TERM: 4 year terms (do not have to fill unexpired terms).
Members are limited to two full terms. (Ord. 3321, 11-4-87)

APPOINTED: 5 members appointed by the City Council.

COMPENSATION: $50.00 for each meeting attended.

NOTES: **MUST BE CITY OF LAS VEGAS RESIDENT (Ord. 3527, LVMC 2.49).**

Per Senate Bill 147, effective June 11, 2003, compensated boards meeting certain criteria are no longer required to file State Financial Disclosure Statements. This board meets that established criteria.

PURPOSE: The Board of Civil Service Trustees administers the system of civil service

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
33

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS AND COMMISSIONS:

Discussion for possible action regarding the reappointment of Todd Moody to the Historic Preservation Commission

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Historic Preservation Commission is comprised of members filling 10 different categories. Terms are for four years, with no limit to the number of terms that may be served. Mr. Moody is currently filling an unexpired term in the Category 7 At Large seat which expired on May 17th. This seat that was vacated by Claytee White, who resigned. This seat is held for someone with a demonstrated interest in or knowledge of the history of the City of Las Vegas as well as design, architecture and other matters relevant to judging the economic and cultural value of particular historic preservation activities. Mr. Moody has served on the board since April of 2021. He is eligible for reappointment into his first full term. He has the recommendation of the Planning Director and wishes to continue serving.

RECOMMENDATION:
Procedure for this Board requires appointment by the City Council. Options are: Reappoint Mr. Moody or direct staff to bring forward an item to a future meeting to appoint a new nominee

BACKUP DOCUMENTATION:
1. Current Listing and Authority

HISTORIC PRESERVATION COMMISSION

MEMBERS	ORIGINAL APPT.	TERM EXPIRES
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3. MIA PALENCAR	12-5-2018	12-5-2022
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TERM: 4 years

PURPOSE: Carry-on preservation activities in the City of Las Vegas for building, structures and places of historical and architectural significance.

MEMBERS: 13 members - 11 members appointed by the City Council; and Two ex-officio representatives: Director, Planning Department or designee, City of Las Vegas, and Director, Nevada State Museum and Historical Society or designee of State Historic Preservation Office.

CATEGORY:

1 EXPERIENCED IN ARCHITECTURE (i.e. architect, art historian or historic preservation architect)
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4 EXPERIENCED IN REAL ESTATE PROFESSION (i.e. real estate developer, appraiser or broker)
5 REPRESENTATIVE OF A RECOGNIZED LOCAL HISTORIC PRESERVATION ASSOCIATION OR HISTORIC PRESERVATION INTEREST GROUP
6 EXPERIENCED IN NEVADA HISTORY (i.e. historian or archaeologist)
7 4 MEMBERS-AT-LARGE (After historic district designation, shall be filled by a person owning property and residing within the historic district if a person so qualified is available to serve. If no such person is available, a person who owns real property within the historic district may fill that position if a person so qualified is available to serve. If no such person is available to serve, any person may fill that position. If more than four historic districts have been designated as such pursuant to this subchapter, the City Council shall determine which four of the historic districts are to be represented on the HPC.)
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10 ARCHEOLOGICAL PROFESSION

NOTES: Must fill unexpired terms if appropriate.

Each member must have a demonstrated interest in or knowledge of:

a) The history of the City of Las Vegas
b) Design, architecture, real estate and other matters relevant to judging the economic and cultural value of particular historic preservation activities.

Under Ordinance 5043, the two (2) additional Historic Preservation Commission seats have initial term expirations of 12-31-2001

NO CITY FINANCIAL DISCLOSURE REQUIREMENT due to adoption of Bill 2001-70, Ordinance 5346, adopted 8-1-2001. (State Financial Disclosure no longer required due to passage of AB611 during 1999 Nevada State Legislature stipulating uncompensated Commissions are no longer required to file State form.)

NOTE: Non-voting, ex-officio members, except when no quorum, may vote on Consent agenda and only to the extent necessary to create or maintain a quorum.

MEETINGS: 4TH Wednesday of each month at 12:00 P.M., except there is no meeting in November and December meetings are the 2nd Wednesday

MEETINGS: Six (6 Members) of the Commission constitute a quorum for the purpose of conducting business. A majority vote of members present, and voting, shall be necessary to approve any item of business. Any member shall have the right to make a motion except the Chair.

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
34

DEPARTMENT: City Clerk **DISCUSSION**
DIRECTOR: LuAnn Holmes

SUBJECT:
BOARDS AND COMMISSIONS:

Discussion for possible action regarding the reappointment of Councilman Cedric Crear to the Southern Nevada Enterprise Community Advisory (SNEC) Board

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
The Southern Nevada Enterprise Community Board was created out of SB352 passed by the Nevada Legislature in 2007. The nine member board includes representatives from the Nevada Congressional Delegation, the Nevada Legislature, the Clark County Board of County Commissioners, the Las Vegas City Council, the North Las Vegas City Council, a representative of the private sector appointed by the Chamber of Commerce and two residents of the community and a representative of the nonprofit charitable, educational and religious organizations in the community recommended and selected jointly by Clark County and cities of Las Vegas and North Las Vegas. The board was assembled with the purpose of developing an economic development plan for the SNEC area which includes specific areas in the cities of Las Vegas and North Las Vegas as well as Clark County.

RECOMMENDATION:
Options are: Approve the reappointment of Councilman Cedric Crear or instruct staff to bring forward an item to a future council meeting to consider another nominee.

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
35

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Bryan K. Scott

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

Bill No. 2022-11 - For possible action - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2023); providing for the payment of the costs and expenses of maintaining street beautification improvements; assessing the cost of maintenance against the assessable lots, tracts, and parcels of land benefitted by said maintenance. Proposed by: Mike Janssen, Director of Public Works

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
Levies the assessment for the annual maintenance costs of street beautification improvements along Alta Drive from Rancho Drive to approximately 275 feet west of Lacy Lane. The property owners will be billed in four (4) quarterly installments without interest. The amount assessed through SID 1485 reflects the estimated maintenance costs from July 1, 2022 through June 30, 2023. The maintenance of the Street Beautification Project is funded 100% by the property owners through this SID.

RECOMMENDATION:
ADOPTION at the May 18, 2022 City Council Meeting, pursuant to the May 2, 2022 Recommending Committee Meeting.

First Reading – 4/20/2022 First Publication – 5/5/2022

BACKUP DOCUMENTATION:
1. Bill No. 2022-11

BILL NO. 2022-11

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1485 – ALTA DRIVE (LANDSCAPE MAINTENANCE FY2023); PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF MAINTAINING STREET BEAUTIFICATION IMPROVEMENTS; ASSESSING THE COST OF MAINTENANCE AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID MAINTENANCE; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

Summary: Levy Ordinance

WHEREAS, the City Council of the City of Las Vegas (the "City Council" and "City", respectively) in the County of Clark and State of Nevada, has heretofore, pursuant to the requisite preliminary proceedings, created Las Vegas, Nevada, Special Improvement District No. 1485 – Alta Drive (Landscape Maintenance) (the "District"), to defray the annual maintenance costs of a street beautification project within the District (the "Maintenance Project") as defined in Chapter 271 of the Nevada Revised Statutes ("NRS"), and has provided that the entire cost and expense of the Maintenance Project shall be paid by special assessments, according to benefits, levied against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, the District has been properly created by an ordinance heretofore adopted under the provisions of NRS Chapter 271; and

WHEREAS, the City Council has heretofore determined that the entire cost and expense of the Maintenance Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the Maintenance Project; and

WHEREAS, in accordance with NRS 271.360 and NRS 271.378, the City Council has heretofore determined, and does hereby declare, that the net cost of the Maintenance Project for FY2023 (including all necessary incidentals which either have been or will be incurred in connection with the District) is $75,800, of which, $ -0- is available from other sources and of which $75,800 is to be assessed upon the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the Maintenance Project; and

WHEREAS, the City Council, by resolution heretofore adopted and directed the City Engineer together with the City Engineer Division (the "Engineer") to make out a final assessment roll; and

WHEREAS, after a determination of the costs of such work to be paid by the property specially benefited, the City Council, together with the Engineer made out a final assessment roll for the District containing, among other things, the names and addresses of the last known owners of the property to be assessed, a description of each lot, tract, or parcel of land to be assessed, and the amount of the assessment thereon; and

WHEREAS, the Engineer has reported the final assessment roll to the City Council and has filed the final assessment roll with the City Clerk; and

WHEREAS, the City Council thereupon fixed a time and place, to wit: Wednesday, April 6, 2022, at 9:00 a.m., at the Las Vegas City Council Chambers, 495 South Main Street, in Las Vegas, Nevada, when all complaints, protests and objections to the final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the Maintenance Project in the District, by any person interested, and by any parties aggrieved by such assessments, would be heard and considered by the City Council; and

WHEREAS, the Engineer has, in accordance with the provisions of law relating thereto, given the requisite legal notice by both mail and publication that complaints, protests and objections to assessments for the Maintenance Project should be filed with the City Clerk, and that the City Council would hear and consider any and all complaints, protests or objections on Wednesday, April 6, 2022, at 9:00 a.m., at the Las Vegas City Council Chambers, 495 South Main Street, in Las Vegas, Nevada; and

WHEREAS, the City Council caused the final assessment roll to be filed in the records of the office of the City Clerk on March 2, 2022; and

WHEREAS, the City Clerk, by publication and by mail, gave the requisite notice of the time and place of such hearing on April 6, 2022, of the filing of the final assessment roll in her office, of the date of filing the same, and of the right of any such person to object specifically in writing and of the waiver of any objection in the absence of such objection; and

WHEREAS, at the time and place so designated, the City Council met to hear and determine all objections filed or made orally by any interested party; and

WHEREAS, all complaints, protests and objections, both written and oral, were found to be without sufficient merit and overruled, except as provided in the District No. 1485 (FY2023) Assessment Protest Resolution; and

WHEREAS, by the District No. 1485 (FY2023) Assessment Protest Resolution, the City Council modified, corrected and revised the final assessment roll and modified, corrected, revised and confirmed the final assessment roll to be in final form; and

WHEREAS, the assessments do not exceed the benefits to the property assessed nor that portion of the total cost of the Maintenance Project payable from assessments as heretofore determined; and

WHEREAS, it is incumbent upon the City Council to provide when said assessments shall become due and penalties payable after any delinquency; and

WHEREAS, the City Council has determined, and does hereby determine, that the City shall pay the costs of the Maintenance Project, with funds completely derived from the levy of assessments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

Section 1. This Ordinance shall be known as, and may be cited by, the short title "District No. 1485 (FY2023) Levy Ordinance" (the "Ordinance").

Section 2. The City Council has heretofore determined, and does hereby declare, that each and every complaint, protest and objection made in connection with the District is without sufficient merit and the same be, and the same hereby is, overruled, and finally passed on by the City Council, except as provided in the District No. 1485 (FY2023) Assessment Protest Resolution.

Section 3. All actions, proceedings, matters and things heretofore taken, had and done by the City and the officers thereof (not inconsistent with the provisions of this Ordinance) concerning the District, including, but not limited to, the creation of the District, the amount of the maintenance contract, the levy of assessments for those purposes, the determination that the tracts in the District will receive

special benefits and market value increases, and the validation and confirmation of the final assessment roll and the assessments therein, be, and the same hereby is, ratified, approved and confirmed.

Section 4. For the purpose of paying the costs and expenses of the Maintenance Project, the amounts and assessments shown in the final assessment roll (as so filed, modified and confirmed) are hereby levied and assessed against the lots, tracts and parcels of land in the District (being all those specially benefited by the Maintenance Project) and described in the final assessment roll for the District, as filed in the office of the City Clerk on March 2, 2022, and as modified and confirmed by the District No. 1485 (FY2023) Assessment Protest Resolution duly adopted by the City Council on April 20, 2022.

Section 5. The assessments shall be due and payable at the office of the City Treasurer within 30 days after this Ordinance becomes effective, without interest and without demand; provided that all or any part of such assessments may, at the election of the owner, be paid in installments, as hereinafter provided. Failure to pay the whole assessment within said period of 30 days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in installments the amount of the assessment then unpaid. In case of such election to pay in installments, the unpaid assessments shall be payable in four (4) substantially equal quarterly installments of principal until paid in full, without interest, payable at the office of the City Treasurer on July 1, 2022, October 1, 2022, January 1, 2023 and April 1, 2023. Failure to pay any assessment installment when due shall cause the whole amount of the unpaid principal of such assessment to become due and payable immediately, at the option of the City, the exercise of said option shall be indicated by the commencement of foreclosure or sale proceedings by the City. The whole amount of the unpaid principal and the interest that has accrued thereon shall, commencing fifteen (15) days after the date on which the delinquent Assessment Installment became due, whether or not the option to accelerate the due date for the payment of the unpaid principal is exercised, bear a penalty at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of the foreclosure sale or until paid; provided that, at any time prior to the day of such sale, the owner of any such lot or parcel may pay the aggregate amount of all of the delinquent assessment installments

originally becoming due on or before the date of said payment, with accrued interest thereon and all penalties and costs of collection accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if a default had not been suffered. The owner of any property assessed and not in default as to any installment or payment may, at any time (at the option of such owner), pay the whole or any installment of the unpaid principal.

Pursuant to NRS 271.357 and NRS 271.360, any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expire; (c) the property owner's application for renewal of the Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. The owner shall also be subject to the lien as provided in Section 6 hereof.

Section 6. The amounts assessed shall be a lien upon the owner's lots, tracts and parcels of land from the effective date of this Ordinance (i.e. May 22, 2022) until paid. The lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general or other taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor. Such amounts shall continue to be a lien upon the lots, tracts and parcels of land assessed until paid in full (including all principal, penalties, and collection costs and interest thereon).

Section 7. Should any lot, tract or parcel of land within the District be divided after the effective date of this Ordinance and before the collection of all the assessment installments, or if any property in the District makes a request to do so, the City Treasurer may apportion, combine or reapportion the uncollected amounts upon the several parts of land so divided or combined in accordance with the provisions of NRS 271.425. The report of such an apportionment, combination or

reapportionment, when approved, shall be conclusive on all the parties, and all assessments thereafter made upon the tracts shall thereafter be according to the subdivision. The report, when approved, shall be recorded in the office of the County Recorder of Clark County, Nevada, together with a statement that the current payment status of any of the assessments may be obtained from the City Treasurer. Neither the failure to record the report, nor any defect in the report as recorded, shall affect the validity of the assessments, the lien for the payment thereof or the priority of that lien.

Section 8. In case any lot, tract or parcel of land so assessed is delinquent in the payment of the assessment or any installment of principal or interest, the City Council shall forthwith cause the owner of such delinquent property, if known, to be immediately notified in writing of such delinquency, by first-class mail, postage prepaid, addressed to the addressee's last known address. If such delinquency is not paid within 10 days after such notice was given by deposit in the United States mail, then said assessment shall be enforced by the City Treasurer and other officers of the City, as provided in NRS 271.545 to NRS 271.630. Nothing herein shall be construed as preventing the City, at the direction of the City Council, from collecting any assessment by suit in the name of the City Council. The final assessment roll and the certified copy of this Ordinance shall be prima facie evidence of the regularity of the proceedings in making the assessment and of the right to recover judgment therefor.

Section 9. The City Clerk is hereby directed to deliver to the City Treasurer a copy of the final assessment roll containing a description of the lots, tracts and parcels of land being assessed, with the amount of the assessment levied upon each and the name and address of the owner or owners against whom the assessment was made. The final assessment roll is to be recorded in the office of the Clark County Recorder together with the statement that the current payment status of any assessment may be obtained from the City Treasurer. The City Treasurer is additionally directed to collect the several sums so assessed as a tax upon the several tracts to which they were assessed.

Section 10. In accordance with NRS 271.405(7) the City Clerk shall give notice by publication in the Las Vegas Review-Journal, a newspaper of general circulation in the City, and such notice to be published at least once a week, for three consecutive publications, by three weekly insertions, the first such publication to be at least 15 days prior to the end of the 30-day period stating that said assessments have been levied and are due and payable and the last day for their payment. It shall not be necessary

that the notice be published on the same day of the week, but not less than 14 days shall intervene between the first publication and the last publication. Service by publication shall be verified by the affidavit of the publisher or his designee and filed with the City Clerk. In accordance with NRS 271.390(2); the City Clerk or Deputy City Clerk shall also give written notice of the levying of the assessments by mailing a copy of such notice, postage prepaid, at least 20 days prior to the end of said 30-day period, to the owner or owners of all property upon which the assessment was levied at his or her last known address or addresses. Proof of such mailing shall be made by the affidavit of the City Clerk or Deputy City Clerk and such proof shall be filed with the City Clerk. Failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the publication and proof of the mailing shall be maintained in the permanent records of the office of the City Clerk until all special assessments have been paid in full or until any claim is barred by an appropriate statute of limitations. The City Council hereby determines that the manner of giving notice herein provided by publication and by mail is reasonably calculated to inform the parties of the proceedings concerning the District and the levy of assessments which may directly and adversely affect their legally protected interests.

Section 11. The notice provided for in NRS 271.390(2) and NRS 271.405(7) and in Section 10 of this Ordinance shall be in substantially the following form:

(Form of Notice)

NOTICE TO PROPERTY OWNERS OF THE LEVY OF ASSESSMENTS FOR BOUNDARIES OF DISTRICT IN THE CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1485 – ALTA DRIVE (LANDSCAPE MAINTENANCE FY2023)

NOTICE IS HEREBY GIVEN to the owners of all property upon which an assessment has been levied, and other interested persons, that District No. 1485 (FY2023) Levy Ordinance (the "Levy Ordinance") was duly passed, adopted, signed and approved by the City Council of the City of Las Vegas on May 18, 2022. The Levy Ordinance levied and assessed the cost and expense of Boundaries of District against the lots, tracts and parcels of land specially benefited by the maintenance in what is commonly designated as "City of Las Vegas, Nevada, Special Improvement District No. 1485 – Alta Drive (Landscape Maintenance FY2023)," (said lots, tracts and parcels of land being more specifically described in the final assessment roll designated in the ordinance).

Assessments are due and payable at the office of the City Treasurer in Las Vegas, Nevada, on or before June 21, 2022, being 30 days after the effective date of the Levy Ordinance, without interest and without demand, provided that all, or any part of such assessments may, at the election of the owner, be paid in installments, without interest as hereinafter provided. Failure to pay the whole assessment within the 30-day period will be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay the unpaid assessment in installments. In case of such election to pay in installments, the unpaid assessments will be payable in four (4) substantially equal quarterly installments of principal until paid in full, being payable at the office of the City Treasurer in Las Vegas, Nevada, on July 1, 2022, October 1, 2022, January 1, 2023, and April 1, 2023. Failure to pay any assessment installment when due shall cause the whole amount of the unpaid principal of such assessment to become due and payable immediately, at the option of the City, the exercise of said option shall be indicated by the commencement of foreclosure or sale proceedings by the City. The whole amount of the unpaid principal and the interest that has accrued thereon shall, commencing fifteen (15) days after the date on which the delinquent Assessment Installment became due, whether or not the option to accelerate the due date for the payment of the unpaid principal is exercised, bear a penalty at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the Assessment and accrued interest, until the day of the foreclosure sale or until paid; provided that, at any time prior to the day of such sale, the owner of any such lot or parcel may pay the aggregate amount of all of the delinquent Assessment Installments originally becoming due on or before the date of said payment, with accrued interest thereon and all penalties and costs of collection accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if a default had not been suffered. The owner of any property not in default as to any assessment installment or payment may, at any time (at the option of such owner), pay the whole or any quarterly installment of the unpaid principal of such owner's assessment.

Pursuant to NRS 271.357 and NRS 271.360, any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expires; (c) the property owner's application for renewal of a Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. The owner shall also be subject to the lien as provided in Section 6 hereof.

Pursuant to NRS 271.395, within 15 days after the effective date of the Levy Ordinance, any person who has filed a complaint, protest or objection in writing, pursuant to NRS 271.380, shall have the right to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, of the amount of special benefits and market value increases, and of the amount thereof levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation shall be perpetually barred.

The amounts assessed as aforesaid constitute a lien upon said lots, tracts and parcels of land from May 22, 2022, (i.e., the effective date of the Levy Ordinance), which lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor.

Dated this May 18, 2022.

LUANN D. HOLMES, MMC
City Clerk

(End of Form of Notice)

Section 12. The officers of the City be, and they hereby are, authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, the recording of the final assessment roll, and other items necessary or desirable for the completion of the levying of the assessments of the District.

Section 13. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution, or part thereof, heretofore repealed.

Section 14. In accordance with Section 2.110 of the City Charter, this Ordinance when first proposed is to be read by title to the City Council, immediately after which an adequate number of copies of the proposed Ordinance are to be deposited with the office of the City Clerk for public examination and distribution upon request; thereafter, the City Clerk is authorized and directed to give notice of the deposit together with the title of the Ordinance by publication at least once in the Las Vegas Review-Journal, i.e., a newspaper published and having general circulation in the City, at least ten (10) days before the adoption of the Ordinance, i.e., at least ten (10) days before May 18, 2022, such publication to be in substantially the following form:

(Form of Publication of Notice of Deposit of an Ordinance)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1485 - ALTA DRIVE (LANDSCAPE MAINTENANCE FY2023) PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF MAINTAINING STREET BEAUTIFICATION IMPROVEMENTS; ASSESSING THE COST OF MAINTENANCE AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID MAINTENANCE; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-entitled proposed Ordinance were filed with and are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, 495 South Main Street, Las Vegas, Nevada, and that such ordinance was proposed on the 20th day of April, 2022, and will be considered for adoption at the regular meeting of the City Council of the City of Las Vegas on the 18th day of May, 2022.

/s/ LUANN D. HOLMES, MMC
City Clerk

(End of Form)

Section 15. This Ordinance shall be in effect on the day after its publication, as provided in this Ordinance. After this Ordinance is signed by the Mayor and attested and sealed by the City Clerk, this Ordinance shall be published by title only, together with the names of the City Council voting for or against its passage, and with a statement that typewritten copies of said Ordinance are available for inspection by all interested parties at the office of the City Clerk, such publication to be made in the Las Vegas Review-Journal, a newspaper published and having general circulation in the City, at least once, pursuant to Section 2.110 of the Charter and all laws thereunto enabling, such publication is to be in substantially the following form:

(Form for Publication After Final Adoption of Ordinance)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1485 - ALTA DRIVE (LANDSCAPE MAINTENANCE FY2023); PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF MAINTAINING STREET BEAUTIFICATION IMPROVEMENTS; ASSESSING THE COST OF MAINTENANCE AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID MAINTENANCE; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

PUBLIC NOTICE IS HEREBY GIVEN that the above Ordinance was proposed on April 20, 2022, and was passed at a regular meeting held on May 18, 2022, by the following vote of the City Council of the City of Las Vegas, Nevada:

Those Present:	Carolyn G. Goodman Stavros S. Anthony Michele Fiore Cedric Crear Brian Knudsen Victoria Seaman Olivia Diaz
Those Voting Aye:	_____
Those Voting Nay:	_____
Those Absent:	_____

This Ordinance shall be in full force and effect from and after May 22, 2022, i.e., the day after its publication by title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada, has caused this Ordinance to be published by title only.

This 18th day of May, 2022.

/s/ CAROLYN G. GOODMAN
Mayor
City of Las Vegas, Nevada

(SEAL)

Attest:
/s/ LUANN D. HOLMES, MMC
City Clerk

Section 16. That if any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

INTRODUCED April 20, 2022, PASSED, ADOPTED AND APPROVED May 18, 2022.

CAROLYN G. GOODMAN
Mayor

Attest:

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form:

3/15/22

James B. Lewis Date
Deputy City Attorney

STATE OF NEVADA	)
	)
COUNTY OF CLARK	) **ss**
	)
CITY OF LAS VEGAS	)

I, LuAnn D. Holmes, MMC, the duly chosen, qualified City Clerk of the City of Las Vegas (the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance which was introduced at the meeting of the City Council on April 20, 2022, and finally adopted and approved on May 18, 2022.

2. The following members of the City Council were present at the April 20, 2022, Council meeting:

Mayor:	Carolyn G. Goodman
Councilmembers:	Stavros S. Anthony
	Michele Fiore
	Cedric Crear
	Brian Knudsen
	Victoria Seaman
	Olivia Diaz

3. The foregoing Ordinance was first proposed and read by title to the City Council on April 20, 2022, and referred to a committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said Ordinance on May 18, 2022, which was a regular meeting of said City Council; that at said regular meeting, the proposed Ordinance was again read by title to the City Council and adopted. The presence of members of the City Council at its meeting of May 18, 2022, and their votes upon the adoption of the Ordinance were as follows:

Those Present:	Carolyn G. Goodman
	Stavros S. Anthony
	Michele Fiore
	Cedric Crear
	Brian Knudsen
	Victoria Seaman
	Olivia Diaz
Those Voting Aye:	_____
Those Voting Nay:	_____
Those Absent:	_____

4. The original of the Ordinance has been approved and authenticated by the signatures of the Mayor of the City and myself, as Clerk of the City, and sealed with the seal of the City, and has been recorded in the journal of the City Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

5. All members of the City Council were given due and proper notice of the meetings held on April 20, 2022, and May 18, 2022. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meetings was given no later than 9:00 a.m. on the third working day before the meetings, including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice by 9:00 a.m. at least three working days before the meeting in accordance with the noticing standards as outlined in NRS 241.020:

(i) City of Las Vegas website – www.lasvegasnevada.gov

(ii) The Nevada Public Notice Website – notice.nv.gov

(iii) City Hall
495 South Main Street
Las Vegas, Nevada

and

(b) By mailing a copy of the notice by 9:00 a.m. no later than three (3) working days before the meetings to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council.

6. A copy of such notice so given of the meeting of the City Council on April 20, 2022, is attached to this certificate as Exhibit A and a copy of the notice so given of the meeting of the City Council on May 18, 2022, is attached to this certificate as Exhibit B.

7. A copy of the affidavit of publication of filing of the Ordinance is attached to this certificate as Exhibit C. A copy of the affidavit of publication of adoption of the Ordinance is attached to this certificate as Exhibit D.

8. Upon request, the governing body provides, at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the public meeting, and any other supporting materials provided to the members of the governing body for an item on the agenda, except for certain confidential materials and materials pertaining to the closed meetings, as provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand on this May 18, 2022

LUANN D. HOLMES, MMC
City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of April 20, 2022 Meeting)

EXHIBIT B

(Attach Copy of Notice of May 18, 2022 Meeting)

EXHIBIT C

(Attach Affidavit of Publication of Filing of Ordinance)

EXHIBIT D

(Attach Affidavit of Publication of Adoption of Ordinance)

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
36

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Bryan K. Scott

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

Bill No. 2022-12 - For possible action - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2023 (Las Vegas Boulevard to 8th Street); providing for the payment of the costs and expenses of a Neighborhood Improvement Project, assessing the cost of the project against the assessable lots, tracts, and parcels of land benefitted by said improvements. Proposed by: Mike Janssen, Director of Public Works

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
Levies the assessment for the annual maintenance costs of the Fremont Street Neighborhood Improvement Project. The property owners will be billed in four (4) quarterly installments without interest. The amount assessed through SID 1516 reflects the estimated costs of the SID from July 1, 2022 through June 30, 2023. The maintenance of the Neighborhood Improvement Project is funded 100% by the property owners through this SID.

RECOMMENDATION:
ADOPTION at the May 18, 2022 City Council Meeting, pursuant to the May 2, 2022 Recommending Committee Meeting.

First Reading – 4/20/2022 First Publication – 5/5/2022

BACKUP DOCUMENTATION:
1. Bill No. 2022-12

BILL NO. 2022-12

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT FY2023 (LAS VEGAS BOULEVARD TO 8TH STREET) PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF A NEIGHBORHOOD IMPROVEMENT PROJECT; ASSESSING THE COST OF THE PROJECT AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID IMPROVEMENTS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

Summary: Levy Ordinance

WHEREAS, the City Council of the City of Las Vegas (the "City Council" and "City", respectively) in the County of Clark and State of Nevada, has heretofore, pursuant to the requisite preliminary proceedings, created Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District (Las Vegas Boulevard to 8th Street) (the "District"), for the purpose of acquiring, improving and maintaining a Neighborhood Improvement Project (the "Project"), as defined in Chapter 271 of the Nevada Revised Statutes ("NRS"), and has provided that the cost and expense of the Project shall be paid by special assessments, according to benefits, levied against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, the District has been properly created by an ordinance heretofore adopted under the provisions of NRS Chapter 271; and

WHEREAS, the City Council has heretofore determined that the cost and expense of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the Project; and

WHEREAS, in accordance with NRS 271.360 and 271.377, the City Council has heretofore determined, and does hereby declare, that the net cost of the Project for FY2023 (including all necessary incidentals which either have been or will be incurred in connection with the District) is $100,000, of which $-0- is available from other sources and $100,000 is to be assessed upon the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the Project; and

WHEREAS, the City Council, by resolution heretofore adopted and directed the City Engineer, together with the City Engineer Division (the "Engineer") to make out a final assessment roll; and

WHEREAS, after a determination of the costs of such work to be paid by the property specially benefited, the City Council, together with the Engineer made out a final assessment roll for the District containing, among other things, the names and addresses of the last known owners of the property to be assessed, a description of each lot, tract, or parcel of land to be assessed, and the amount of the assessment thereon; and

WHEREAS, the Engineer has reported the final assessment roll to the City Council and has filed the final assessment roll with the City Clerk; and

WHEREAS, the City Council thereupon fixed a time and place, to wit: Wednesday, April 6, 2022, at 9:00 a.m., at the Las Vegas City Council Chambers, 495 South Main Street, in Las Vegas, Nevada, when all complaints, protests and objections to the final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the Project, by any person interested, and by any parties aggrieved by such assessments, would be heard and considered by the City Council; and

WHEREAS, the Engineer has, in accordance with the provisions of law relating thereto, given the requisite legal notice by both mail and publication that complaints, protests and objections to assessments for the Project should be filed with the City Clerk, and that the City Council would hear and consider any and all complaints, protests or objections on Wednesday, April 6, 2022 at 9:00 a.m., at the Las Vegas City Council Chambers, 495 South Main Street, in Las Vegas, Nevada; and

WHEREAS, the City Council caused the final assessment roll for the District to be filed in the records of the office of the City Clerk on March 2, 2022; and

WHEREAS, the City Clerk, by publication and by mail, gave the requisite notice of the time and place of such hearing on April 6, 2022, of the filing of the final assessment roll in her office, of the date of filing the same, and of the right of any such person to object specifically in writing and of the waiver of any objection in the absence of such objection; and

WHEREAS, at the time and place so designated, the City Council met to hear and determine all objections filed or made orally by any interested party; and

WHEREAS, all complaints, protests and objections, both written and oral, were found to be without sufficient merit and overruled, except as provided in the District No. 1516 (FY2023) Assessment Protest Resolution; and

WHEREAS, by the District No. 1516 (FY2023) Assessment Protest Resolution, the City Council modified, corrected and revised the final assessment roll and modified, corrected, revised and confirmed the final assessment roll to be in final form; and

WHEREAS, the assessments do not exceed the benefits to the property assessed nor that portion of the total cost of the Project payable from assessments as heretofore determined; and

WHEREAS, it is incumbent upon the City Council to provide when said assessments shall become due and penalties payable after any delinquency.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

Section 1. This Ordinance shall be known as, and may be cited by, the short title "District No. 1516 (FY2023) Levy Ordinance" (the "Ordinance").

Section 2. The City Council has heretofore determined, and does hereby declare, that each and every complaint, protest and objection made in connection with the District is without sufficient merit and the same be, and hereby is, overruled, and finally passed on by the City Council, except as provided in the District No. 1516 (FY2023) Assessment Protest Resolution.

Section 3. All actions, proceedings, matters and things heretofore taken, had and done by the City and the officers thereof (not inconsistent with the provisions of this Ordinance) concerning the District, including, but not limited to, the creation of the District, the amount of the maintenance contract, the levy of assessments for those purposes, the determination that the tracts in the District will receive special benefits and market value increases, and the validation and confirmation of the final assessment roll and the assessments therein, be, and the same hereby is, ratified, approved and confirmed.

Section 4. For the purpose of paying the costs and expenses of the Project, the amounts and assessments shown in the final assessment roll (as so filed, modified and confirmed) are hereby

levied and assessed against the lots, tracts and parcels of land in the District (being all those specially benefited by the Project) and described in the final assessment roll for the District, as filed in the office of the City Clerk on March 2, 2022, and as modified and confirmed by the District No. 1516 (FY2023) Assessment Protest Resolution duly adopted by the City Council on April 20, 2022.

Section 5. The assessments shall be due and payable at the office of the City Treasurer within 30 days after this Ordinance becomes effective, without interest and without demand; provided that all or any part of such assessments may, at the election of the owner, be paid in installments, as hereinafter provided. Failure to pay the whole assessment within said period of 30 days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in installments the amount of the assessment then unpaid. In case of such election to pay installments, the unpaid assessments shall be payable in four (4) substantially equal quarterly installments of principal until paid in full, without interest, payable at the office of the City Treasurer on July 1, 2022, October 1, 2022, January 1, 2023 and April 1, 2023. Failure to pay any assessment installment when due shall cause the whole amount of the unpaid principal of such assessment to become due and payable immediately, at the option of the City, the exercise of said option shall be indicated by the commencement of foreclosure or sale proceedings by the City. The whole amount of the unpaid principal and the interest that has accrued thereon shall, commencing fifteen (15) days after the date on which the delinquent Assessment Installment became due, whether or not the option to accelerate the due date for the payment of the unpaid principal is exercised, bear a penalty at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of the foreclosure sale or until paid; provided that, at any time prior to the day of such sale, the owner of any such lot or parcel may pay the aggregate amount of all of the delinquent assessment installments originally becoming due on or before the date of said payment, with accrued interest thereon and all penalties and costs of collection accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if a default had not been suffered. The owner of any property

assessed and not in default as to any installment or payment may, at any time (at the option of such owner), pay the whole or any installment of the unpaid principal.

Pursuant to NRS 271.357 and NRS 271.360, any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expire; (c) the property owner's application for renewal of the Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. The owner shall also be subject to the lien as provided in Section 6 hereof.

Section 6. The amounts assessed shall be a lien upon the owner's lots, tracts and parcels of land from the effective date of this Ordinance (i.e. May 22, 2022) until paid. The lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general or other taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor. Such amounts shall continue to be a lien upon the lots, tracts and parcels of land assessed until paid in full (including all principal, penalties, collection costs and the interest thereon).

Section 7. Should any lot, tract or parcel of land within the District be divided after the effective date of this Ordinance and before the collection of all the assessment installments, or if any property in the District makes a request to do so, the City Treasurer may apportion, combine or reapportion the uncollected amounts upon the several parts of land so divided or combined in accordance with the provisions of NRS 271.425. The report of such an apportionment, combination or reapportionment, when approved, shall be conclusive on all the parties, and all assessments thereafter made upon the tracts shall thereafter be according to the subdivision. The report, when approved, shall be recorded in the office of the County Recorder of Clark County, Nevada, together with a statement that

the current payment status of any of the assessments may be obtained from the City Treasurer. Neither the failure to record the report, nor any defect in the report as recorded, shall affect the validity of the assessments, the lien for the payment thereof or the priority of that lien.

Section 8. In case any lot, tract or parcel of land so assessed is delinquent in the payment of the assessment or any installment of principal or interest, the City Council shall forthwith cause the owner of such delinquent property, if known, to be immediately notified in writing of such delinquency, by first-class mail, postage prepaid, addressed to the addressee's last known address. If such delinquency is not paid within 10 days after such notice was given by deposit in the United States mail, then said assessment shall be enforced by the City Treasurer and other officers of the City, as provided in NRS 271.545 to NRS 271.630. Nothing herein shall be construed as preventing the City, at the direction of the City Council, from collecting any assessment by suit in the name of the City Council. The final assessment roll and the certified copy of this Ordinance shall be prima facie evidence of the regularity of the proceedings in making the assessment and of the right to recover judgment therefor.

Section 9. The City Clerk is hereby directed to deliver to the City Treasurer a copy of the final assessment roll containing a description of the lots, tracts and parcels of land being assessed, with the amount of the assessment levied upon each and the name and address of the owner or owners against whom the assessment was made. The final assessment roll is to be recorded in the office of the Clark County Recorder together with the statement that the current payment status of any assessment may be obtained from the City Treasurer. The City Treasurer is additionally directed to collect the several sums so assessed as a tax upon the several tracts to which they were assessed.

Section 10. In accordance with NRS 271.405(7) the City Clerk shall give notice by publication in the Las Vegas Review-Journal, a newspaper of general circulation in the City, and such notice to be published at least once a week, for three consecutive publications, by three weekly insertions, the first such publication to be at least 15 days prior to the end of the 30-day period stating that said assessments have been levied and are due and payable and the last day for their payment. It shall not be necessary that the notice be published on the same day of the week, but not less than 14 days shall intervene between the first publication and the last publication. Service by publication shall be verified by the affidavit of the publisher or his designee and filed with the City Clerk. In accordance with NRS 271.390(2),

the City Clerk or Deputy City Clerk shall also give written notice of the levying of the assessments by mailing a copy of such notice, postage prepaid, at least 20 days prior to the end of said 30-day period, to the owner or owners of all property upon which the assessment was levied at his or her last known address or addresses. Proof of such mailing shall be made by the affidavit of the City Clerk or Deputy City Clerk and such proof shall be filed with the City Clerk. Failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the publication and proof of the mailing shall be maintained in the permanent records of the office of the City Clerk until all special assessments have been paid in full or until any claim is barred by an appropriate statute of limitations. The City Council hereby determines that the manner of giving notice herein provided by publication and by mail is reasonably calculated to inform the parties of the proceedings concerning the District and the levy of assessments which may directly and adversely affect their legally protected interests.

Section 11. The notice provided for in NRS 271.390(2) and NRS 271.405(7) and in Section 10 of this Ordinance shall be in substantially the following form:

(Form of Notice)

NOTICE TO PROPERTY OWNERS OF THE LEVY OF ASSESSMENTS FOR IMPROVEMENTS IN CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT FY2023 (LAS VEGAS BOULEVARD TO 8TH STREET).

NOTICE IS HEREBY GIVEN to the owners of all property upon which an assessment has been levied, and other interested persons, that District No. 1516 (FY2023) Levy Ordinance (the "Levy Ordinance") was duly passed, adopted, signed and approved by the City Council of the City of Las Vegas on May 18, 2022. The Levy Ordinance levied and assessed a portion of the cost and expense of certain local improvements against the lots, tracts and parcels of land specially benefited by the local improvements in what is commonly designated as "City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2023 (Las Vegas Boulevard to 8th Street)," (said lots, tracts and parcels of land being more specifically described in the final assessment roll designated in the Levy Ordinance).

Assessments are due and payable at the office of the City Treasurer, in Las Vegas, Nevada, on or before June 21, 2022, being 30 days after the effective date of the Levy Ordinance, without interest and without demand, provided that all, or any part of such assessments may, at the election of the owner, be paid in installments, without interest as hereinafter provided. Failure to pay the whole assessment within the 30-day period will be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay the unpaid assessment in installments. In case of such election to pay in installments, the unpaid assessments will be payable in four (4) substantially equal quarterly installments of principal until paid in full, being payable at the office of the City Treasurer in Las Vegas, Nevada, on July 1, 2022, October 1, 2022, January 1, 2023, and April 1, 2023. Failure to pay any assessment installment when due shall cause the whole amount of the unpaid principal of such assessment to become due and payable immediately, at the option of the City, the exercise of said option shall be indicated by the commencement of foreclosure or sale proceedings by the City. The whole amount of the unpaid principal and the interest that has accrued thereon shall, commencing fifteen (15) days after the date on which the delinquent Assessment Installment became due, whether or not the option to accelerate the due date for the payment of the unpaid principal is exercised, bear a penalty at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Treasurer) per month (not prorated for any portion of the month) on the unpaid balance of the Assessment and accrued interest, until the day of the foreclosure sale or until paid; provided that, at any time prior to the day of such sale, the owner of any such lot or parcel may pay the aggregate amount of all of the delinquent Assessment Installments originally becoming due on or before the date of said payment, with accrued interest thereon and all penalties and costs of collection accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if a default had not been suffered. The owner of any property

assessed and not in default as to any installment or payment may, at any time (at the option of such owner), pay the whole or any quarterly installment of the unpaid principal of such owner's assessment.

Pursuant to NRS 271.357 and NRS 271.360, any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expires; (c) the property owner's application for renewal of a Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. The owner shall also be subject to the lien as provided in Section 6 hereof.

Pursuant to NRS 271.395, within 15 days after the effective date of the Levy Ordinance, any person who has filed a complaint, protest or objection in writing, pursuant to NRS 271.380, shall have the right to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, of the amount of special benefits and market value increases, and of the amount thereof levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation shall be perpetually barred.

The amounts assessed as aforesaid constitute a lien upon said lots, tracts and parcels of land from May 22, 2022 (i.e., the effective date of the Levy Ordinance), which lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor.

Dated this May 18, 2022.

LuAnn D. Holmes, MMC
City Clerk

(End of Form of Notice)

Section 12. The officers of the City be, and they hereby are, authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, the recording of the final assessment roll, and other items necessary or desirable for the completion of the levying of the assessments of the District.

Section 13. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution, or part thereof, heretofore repealed.

Section 14. In accordance with Section 2.110 of the City Charter, this Ordinance when first proposed is to be read by title to the City Council, immediately after which an adequate number of copies of the proposed Ordinance are to be deposited with the office of the City Clerk for public examination and distribution upon request; thereafter, the City Clerk is authorized and directed to give notice of the deposit together with the title of the Ordinance by publication at least once in the Las Vegas Review-Journal, i.e., a newspaper published and having general circulation in the City, at least ten (10) days before the adoption of the Ordinance, i.e., at least ten (10) days before May 18, 2022, such publication to be in substantially the following form:

(Form of Publication of Notice of Deposit of an Ordinance)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT FY2023 (LAS VEGAS BOULEVARD TO 8TH STREET) PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF A NEIGHBORHOOD IMPROVEMENT PROJECT; ASSESSING THE COST OF THE PROJECT AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID MAINTENANCE; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-entitled proposed Ordinance were filed with and are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, 495 South Main Street, Las Vegas, Nevada, and that such ordinance was proposed on the 20th day of April, 2022, and will be considered for adoption at the regular meeting of the City Council of the City of Las Vegas on the 18th day of May, 2022.

/s/ LUANN D. HOLMES, MMC
City Clerk

(End of Form)

Section 15. This Ordinance shall be in effect on the day after its publication, as provided in this Ordinance. After this Ordinance is signed by the Mayor and attested and sealed by the City Clerk, this Ordinance shall be published by title only, together with the names of the City Council voting for or against its passage, and with a statement that typewritten copies of said Ordinance are available for inspection by all interested parties at the office of the City Clerk, such publication to be made in the Las Vegas Review-Journal, a newspaper published and having general circulation in the City, at least once, pursuant to Section 2.110 of the Charter and all laws thereunto enabling, such publication is to be in substantially the following form:

(Form for Publication After Final Adoption of Ordinance)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1516 – FREMONT STREET MAINTENANCE DISTRICT FY2023 (LAS VEGAS BOULEVARD TO 8TH STREET) PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF A NEIGHBORHOOD IMPROVEMENT PROJECT; ASSESSING THE COST OF THE PROJECT AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITED BY SAID IMPROVEMENTS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH.

PUBLIC NOTICE IS HEREBY GIVEN that the above Ordinance was proposed on April 20, 2022, and was passed at a regular meeting held on May 18, 2022, by the following vote of the City Council of the City of Las Vegas, Nevada:

Those Present :	Carolyn G. Goodman Stavros S. Anthony Michele Fiore Cedric Crear Brian Knudsen Victoria Seaman Olivia Diaz
Those Voting Aye:	_____
Those Voting Nay:	_____
Those Absent:	_____

This Ordinance shall be in full force and effect from and after May 22, 2022, i.e., the day after its publication by title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada, has caused this Ordinance to be published by title only.

This 18th day of May, 2022.

/s/ CAROLYN G. GOODMAN
Mayor
City of Las Vegas, Nevada

(SEAL)

Attest:
/s/ LUANN D. HOLMES, MMC
City Clerk

Section 16. That if any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

INTRODUCED April 20, 2022, PASSED, ADOPTED AND APPROVED May 18, 2022.

CAROLYN G. GOODMAN
Mayor

Attest:

LUANN D. HOLMES, MMC
City Clerk

Approved as to Form:

3/15/22

James B. Lewis Date
Deputy City Attorney

STATE OF NEVADA	)	
	)	
COUNTY OF CLARK	)	**ss**
	)	
CITY OF LAS VEGAS	)	

I, LuAnn D. Holmes, MMC, the duly chosen, qualified City Clerk of the City of Las Vegas (the"City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance which was introduced at the meeting of the City Council on April 20, 2022, and finally adopted and approved on May 18, 2022.

2. The following members of the City Council were present at the April 20, 2022 Council meeting:

Mayor:	Carolyn G. Goodman
Councilmembers:	Stavros S. Anthony
	Michele Fiore
	Cedric Crear
	Brian Knudsen
	Victoria Seaman
	Olivia Diaz

3. The foregoing Ordinance was first proposed and read by title to the City Council on April 20, 2022, and referred to a committee composed of _____ and _____ for recommendation; thereafter the said committee reported favorably on said Ordinance on May 18, 2022, which was a regular meeting of said City Council; that at said regular meeting, the proposed Ordinance was again read by title to the City Council and adopted The presence of members of the City Council at its meeting of May 18, 2022, and their votes upon the adoption of the Ordinance were as follows:

Those Present:	Carolyn G. Goodman
	Stavros S. Anthony
	Michele Fiore
	Cedric Crear
	Brian Knudsen
	Victoria Seaman
	Olivia Diaz
Those Voting Aye:	_____
Those Voting Nay:	_____
Those Absent:	_____

4. The original of the Ordinance has been approved and authenticated by the signatures of the Mayor of the City and myself, as Clerk of the City, and sealed with the seal of the City, and has been recorded in the journal of the City Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

5. All members of the City Council were given due and proper notice of the meetings held on April 20, 2022 and May 18, 2022. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meetings was given no later than 9:00 a.m. on the third working day before the meetings, including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice by 9:00 a.m. at least three working days before the meeting in accordance with the noticing standards as outlined in NRS 241.020:

(i) City of Las Vegas website – www.lasvegasnevada.gov

(ii) The Nevada Public Notice Website – notice.nv.gov

(iii) City Hall
495 South Main Street
Las Vegas, Nevada

and

(b) By mailing a copy of the notice by 9:00 a.m. no later than three (3) working days before the meetings to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council.

6. A copy of such notice so given of the meeting of the City Council on April 20, 2022, is attached to this certificate as Exhibit A and a copy of the notice so given of the meeting of the City Council on May 18, 2022, is attached to this certificate as Exhibit B.

7. A copy of the affidavit of publication of filing of the Ordinance is attached to this certificate as Exhibit C. A copy of the affidavit of publication of adoption of the Ordinance is attached to this certificate as Exhibit D.

8. Upon request, the governing body provides, at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the public meeting, and any other supporting materials provided to the members of the City Council for an item on the agenda, except for certain confidential materials and materials pertaining to the closed meetings, as provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand on this May 18, 2022.

LUANN D. HOLMES, MMC
City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of April 20, 2022 Meeting)

EXHIBIT B

(Attach Copy of Notice of May 18, 2022 Meeting)

EXHIBIT C

(Attach Affidavit of Publication of Filing of Ordinance)

EXHIBIT D

(Attach Affidavit of Publication of Adoption of Ordinance)

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
37

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Bryan K. Scott

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

Bill No. 2022-13 - For possible action - Amends LVMC Chapter 2.20 to authorize the Department of Fire and Rescue to enter into agreements with owners or operators of various types of public and private facilities by which the Department's public safety bomb squad or other specialized units will provide inspection, security and related services for specified events or types of events, and authorizes the Department to establish and charge fees in connection with providing such services. Proposed by: Jeff Buchanan, Chief of Fire and Rescue

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will amend LVMC Chapter 2.20 to authorize the Department of Fire and Rescue to enter into agreements with owners or operators of various types of public and private facilities by which the Department's public safety bomb squad or other specialized units will provide inspection, security and related services for specified events or types of events. It will also authorize the Department to establish and charge fees in connection with providing such services. This authorization will allow the Department to recoup some of its costs in providing those services.

RECOMMENDATION:
ADOPTION at the May 18, 2022 City Council Meeting, pursuant to the May 2, 2022 Recommending Committee Meeting.

First Reading – 4/20/2022 First Publication – 5/5/2022

BACKUP DOCUMENTATION:
1. Bill No. 2022-13

BILL NO. 2022-13

ORDINANCE NO. _____

AN ORDINANCE TO AMEND LVMC CHAPTER 2.20 TO AUTHORIZE THE DEPARTMENT OF FIRE AND RESCUE TO ENTER INTO AGREEMENTS WITH OWNERS OR OPERATORS OF VARIOUS TYPES OF PUBLIC AND PRIVATE FACILITIES BY WHICH THE DEPARTMENT'S PUBLIC SAFETY BOMB SQUAD OR OTHER SPECIALIZED UNITS WILL PROVIDE INSPECTION, SECURITY AND RELATED SERVICES FOR SPECIFIED EVENTS OR TYPES OF EVENTS; AUTHORIZE THE DEPARTMENT TO ESTABLISH AND CHARGE FEES IN CONNECTION WITH PROVIDING SUCH SERVICES; AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Jeff Buchanan, Chief of Fire and Rescue

Summary: Amends LVMC Chapter 2.20 to authorize the Department of Fire and Rescue to enter into agreements with owners or operators of various types of public and private facilities by which the Department's public safety bomb squad or other specialized units will provide inspection, security and related services for specified events or types of events, and authorizes the Department to establish and charge fees in connection with providing such services.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 2, Chapter 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new section, designated as Section 60, reading as follows:

2.20.060: The Department of Fire and Rescue is authorized to enter into agreements with owners or operators of public or private sports, recreation, entertainment, convention or other assembly facilities by which the Department's public safety bomb squad or other specialized units will provide, on a standby or nonemergency basis, inspection, security and related services for specified events or types of events. In connection with providing such services, the Department is authorized to charge such fees as may be set forth by resolution of the City Council.

SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the

remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2022.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 4-5-22
_____
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2022, and referred to a committee for recommendation, the committee being composed of the following members _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2022, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
38

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Bryan K. Scott

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

Bill No. 2022-14 - For possible action - Amends LVMC Title 19 (Unified Development Code) by amending Appendix F thereof (Interim Downtown Las Vegas Development Standards) to adjust the requirements and procedures for the placement of utility boxes and appurtenances within Area 1, as that area is identified in Appendix F. Proposed by: Seth T. Floyd, Director of Community Development

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will amend LVMC Title 19 (Unified Development Code) by amending Appendix F thereof (Interim Downtown Las Vegas Development Standards) to adjust the requirements and procedures for the placement of utility boxes and appurtenances within Area 1, as that area is identified in Appendix F. The amendment is intended to provide more flexibility regarding installations that cannot reasonably be placed underground, without the need to pursue and obtain a waiver from the standard requirements.

RECOMMENDATION:
ADOPTION at the May 18, 2022 City Council Meeting, pursuant to the May 16, 2022 Recommending Committee Meeting

First Reading – 5/4/2022 First Publication – 5/5/2022

BACKUP DOCUMENTATION:
1. Bill No. 2022-14

BILL NO. 2022-14

ORDINANCE NO. _____

AN ORDINANCE TO AMEND LVMC TITLE 19 (UNIFIED DEVELOPMENT CODE) BY AMENDING APPENDIX F THEREOF (INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS) TO ADJUST THE REQUIREMENTS AND PROCEDURES FOR THE PLACEMENT OF UTILITY BOXES AND APPURTENANCES WITHIN AREA 1, AS THAT AREA IS IDENTIFIED IN APPENDIX F, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Seth T. Floyd, Director of Community Development

Summary: Amends LVMC Title 19 (Unified Development Code) by amending Appendix F thereof (Interim Downtown Las Vegas Development Standards) to adjust the requirements and procedures for the placement of utility boxes and appurtenances within Area 1, as that area is identified in Appendix F.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, commonly known as the Unified Development Code, is hereby amended by amending Appendix F thereof, which contains and is titled Interim Downtown Las Vegas Development Standards, as is set forth in Sections 2 and 3 of this Ordinance. Deleted matter is shown in brackets and new matter by underlining.

SECTION 2: Section C.1.a.v of Appendix F, pertaining to Area 1 Utilities, is amended to read as follows:

v. Utilities [Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site.] For all development determined to be in need of new utilities, utility boxes shall be incorporated within the building footprint unless otherwise determined by the Director of Public Works, the Director of Planning, or both. If permitted within the right-of-way, above ground utilities shall be located within the alley, wherever possible. If an alley location is not possible, the above ground utility shall be located within the street amenity zone or as determined by the Director of Public Works. No utility or utility appurtenance may be placed in such a manner that:

a. Blocks or inhibits pedestrian flow or access to a building door or entrance, ramp, or accessway;

b. Prevents or otherwise obstructs a handicapped or disabled pedestrian from passing or traversing; or

c. Otherwise causes a safety hazard.

SECTION 3: Section C.1.i of Appendix F, which contains a Table 11 identified as "DTLV-O Area 1 Requirement Threshold Matrix," is amended so that Table 11 reads as set forth in Exhibit A, which is attached to and incorporated by this Ordinance.

SECTION 4: The Department of Planning is authorized and directed to incorporate into the Unified Development Code the amendments set forth in Sections 2 and 3 of this Ordinance.

SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2022.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 4-18-22
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2022, and referred to a committee for recommendation, the committee being composed of the following members _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2022, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

EXHIBIT A

Table 11 – DTLV-O Area 1 Requirement Threshold Matrix

	Definition	Approval Process	Streetscape Requirements	Civil Improvements/Utilities	Parking Requirements
Change of use/Interior Remodel/Façade rehab	• Modification to the type of business activity • Façade improvement • Interior remodel (no Net Floor Area expansion to existing structure) • Fire/Life Safety or ADA accessibility upgrades • Signage	• Building Permit • Business License • Special Use Permit (if required) • [Encroachment Permit] <u>License Agreement</u> (if required) • Fire Permit (if required) • DDRC approval -- signage	• Streetscape – No • Lot Landscaping – No	• Civil Plans – May be required if new use requires upgraded utilities of Fire/Life Safety Improvements • Utilities [underground – No] <u>Refer to Interim Downtown Las Vegas Development Standards for utility requirements</u>	• No additional parking required; upgrade handicap spaces to federal standards only
Building Expansion (TI): Category I	• Modification to an existing structure resulting in Net Floor Area expansion not to exceed 10% or 5,000 SF (whichever is less) of floor area of the existing structure	• Building Permit • Business License • Special Use Permit (if required) • [Encroachment Permit] <u>License Agreement</u> (if required) • Fire Permit (if required) • Flood Control Review – finish floor elevation	• Streetscape – Not required; Covenant Running with Land agreement required to obtain property owner's consent for future streetscape improvements • Lot Landscaping – No	• Civil Plans – May be required if new use requires upgraded utilities of fire/life safety improvements • Utilities [underground – Not required; Covenant Running with Land agreement required to obtain property owner's consent for future improvements] <u>Refer to Interim Downtown Las Vegas Development Standards for utility requirements</u>	• No additional parking required; upgrade handicap spaces to federal standards only

	Definition	Approval Process	Streetscape Requirements	Civil Improvements/Utilities	Parking Requirements
Building Expansion (TI): Category II	• Modification to an existing structure resulting in Net Floor Area expansion not to exceed 10% or 5,000 SF (whichever is less) of floor area of the existing structure	• Site Development Plan Review (SDR) per Title 19.16 • Building Permit • Business License • Special Use Permit (if required) • [Encroachment Permit] <u>License Agreement</u> (if required) • Fire Permit • Flood Control Review – finish floor elevation	• Majority block frontage (over 50%) – All improvements required • Partial block frontage (50% or less) -- Covenant Running with Land agreement required to obtain property owner's consent for future improvements	• Majority block frontage (over 50%) – [Underground utilities required] <u>Utilities shall be incorporated within the building footprint unless otherwise determined by the Director of Public Works or the Director of Planning, or both</u> • Partial block frontage (50% or less) – <u>Utilities not incorporated within the building footprint due to existing conditions will require a</u> Covenant Running with Land agreement [required] to obtain property owner's consent for future improvements	• Refer to Interim Downtown Las Vegas Development Standards for parking requirements
New Development	• Modification to the type • Development of new principal structure on-site	• Site Development Plan Review (SDR) per Title 19.16 • Building Permit • Business License • Special Use Permit (if required) • [Encroachment Permit] <u>License Agreement</u> (if required) • Fire Permit • Flood Control Review – finish floor elevation	• Majority block frontage (over 50%) – All improvements required • Partial block frontage (50% or less) – any streetscape not implemented due to existing conditions will require a Covenant Running with Land agreement to obtain property owner's consent for future improvements	• Majority block frontage (over 50%) – [underground utilities required] <u>Utilities shall be incorporated within the building footprint unless otherwise determined by the Director of Public Works or the Director of Planning, or both</u> • Partial block frontage (50% or less) – [undergrounding not implemented] <u>Utilities not incorporated within the building footprint</u> due to existing conditions will require a Covenant Running with Land agreement [required] to obtain property owner's consent for future improvements	• Refer to Interim Downtown Las Vegas Development Standards for parking requirements

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
39

DEPARTMENT: City Attorney **DISCUSSION**
DIRECTOR: Bryan K. Scott

SUBJECT:
RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

Bill No. 2022-15 - For possible action - Amends the Land Use Tables adopted in LVMC 19.12.010 to provide that the use "Blood Plasma Donor Center" is permitted in the C-1 Zoning District by means of special use permit. Sponsored by: Councilman Brian Knudsen

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
This bill will amend the Land Use Tables adopted in LVMC 19.12.010 to provide that the use "Blood Plasma Donor Center" is permitted in the C-1 Zoning District by means of special use permit. It is believed that, in appropriate cases, this use can be compatible with surrounding uses within the C-1 District.

RECOMMENDATION:
ADOPTION at the May 18, 2022 City Council Meeting, pursuant to the May 16, 2022 Recommending Committee Meeting

First Reading – 5/4/2022 First Publication – 5/5/2022

BACKUP DOCUMENTATION:
1. Bill No. 2022-15

BILL NO. 2022-15

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE LAND USE TABLES ADOPTED IN LVMC 19.12.010 TO PROVIDE THAT THE USE "BLOOD PLASMA DONOR CENTER" IS PERMITTED IN THE C-1 ZONING DISTRICT BY MEANS OF SPECIAL USE PERMIT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Brian Knudsen

Summary: Amends the Land Use Tables adopted in LVMC 19.12.010 to provide that the use "Blood Plasma Donor Center" is permitted in the C-1 Zoning District by means of special use permit.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Section 2 of this Ordinance. The amendment is deemed to be an amendment to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Title 19, Chapter 12, Section 10, is amended by amending Table 2 of the Land Use Tables adopted therein to amend the entry for the use "Blood Plasma Donor Center" to indicate that the use is allowed in the C-1 Zoning District by means of special use permit. In order to reflect the amendment, the letter "S" shall be inserted in the box that represents the intersection of the row for the use "Blood Plasma Donor Center" and the column for the C-1 Zoning District.

SECTION 3: For purposes of Section 2.100(3) of the City Charter, Section 19.12.010 is deemed to be a subchapter rather than a section.

SECTION 4: The Department of Planning is authorized and directed to incorporate into the Unified Development Code the amendment set forth in Section 2 of this Ordinance.

SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the

remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2022.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 4-18-22
Val Steed, Date
Deputy City Attorney

The above and foregoing ordinance was first proposed and read by title to the City Council on the _____ day of _____, 2022, and referred to a committee for recommendation, the committee being composed of the following members _____; thereafter the said committee reported favorably on said ordinance on the _____ day of _____, 2022, which was a _____ meeting of said Council; that at said _____ meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT: _____

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

_____
LUANN D. HOLMES, MMC
City Clerk

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
40

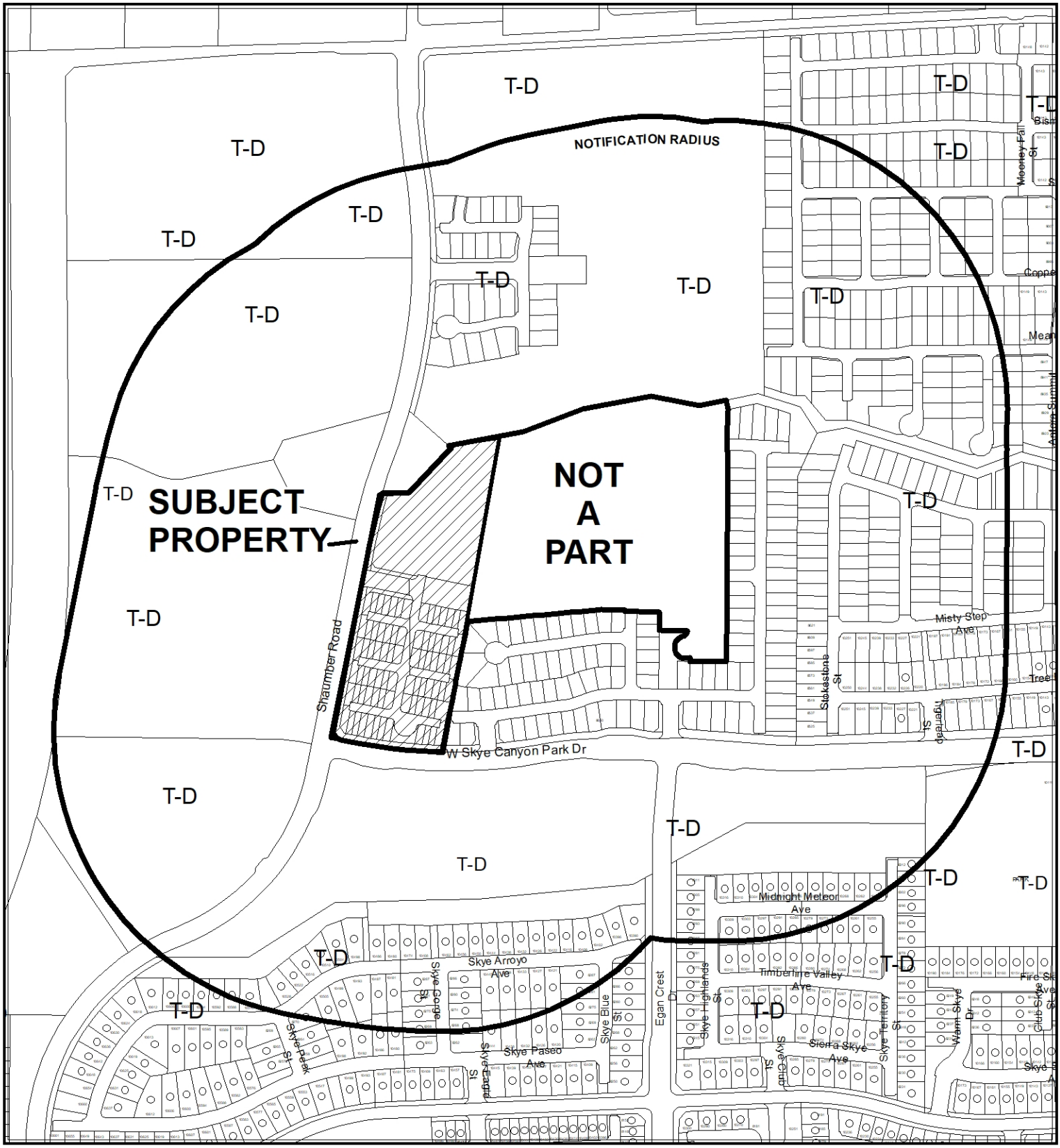
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0017-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA - For possible action on a Land Use Entitlement project request for a Major Modification of the Skye Canyon Master Plan TO AMEND A PORTION OF PARCEL 2.10 FROM: ML (RESIDENTIAL MEDIUM LOW) TO: ML-A (RESIDENTIAL MEDIUM LOW-ATTACHED) on a portion of 41.27 acres at the northeast corner of W Skye Canyon Park Drive and Shaumber Road (APNs Multiple), T-D (Traditional Development) Zone [ML (Residential Medium Low) Special Land Use Designation], Ward 6 (Fiore). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	286
City Council Meeting	1	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Letter from Century Communities
8. Protest Postcard
9. Submitted after Final Agenda - Executed Condition Confirmation Documentation
10. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



0 410 820

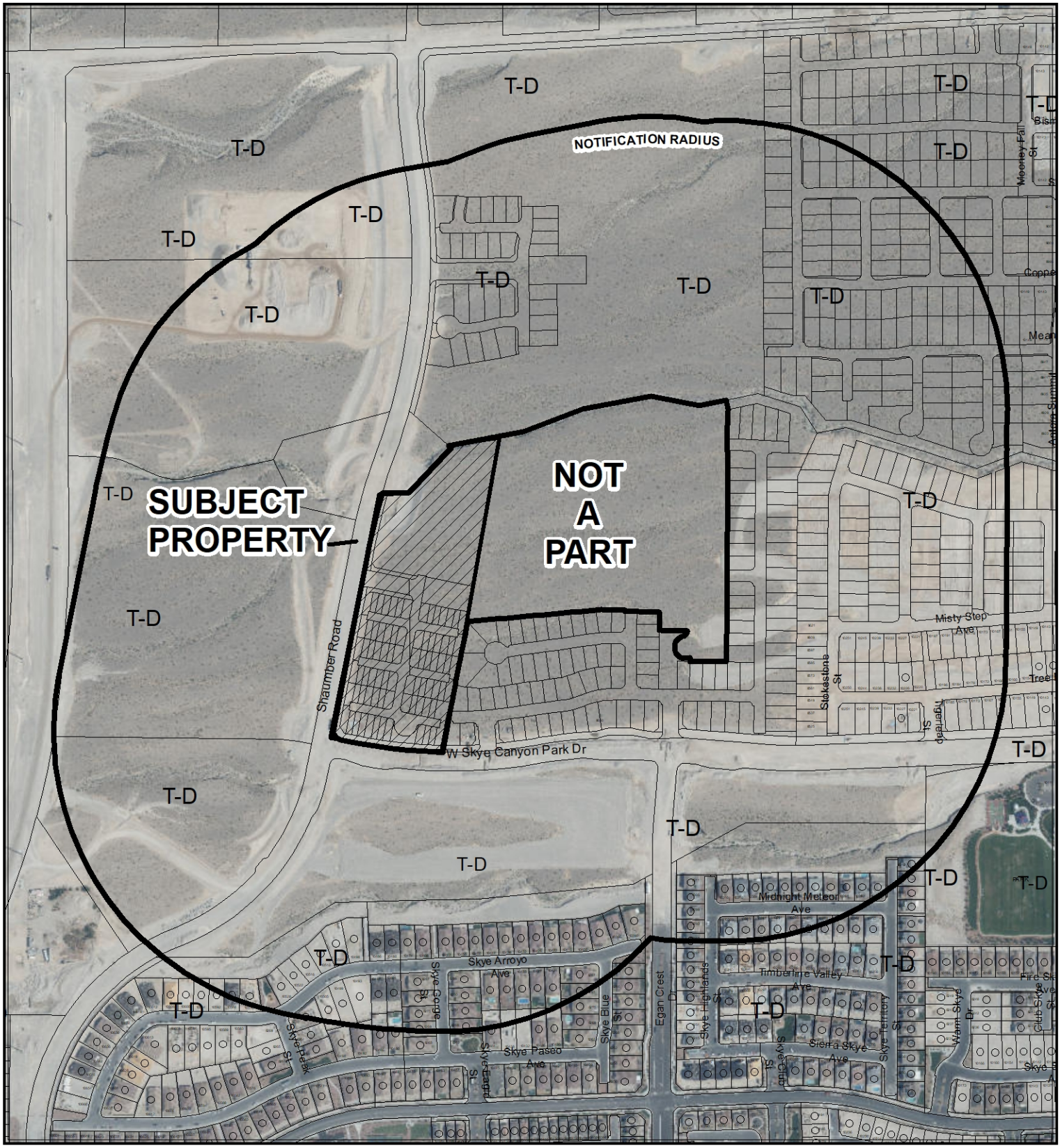
Feet

CASE: 22-0017-MOD1

RADIUS: 1000 FEET

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

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



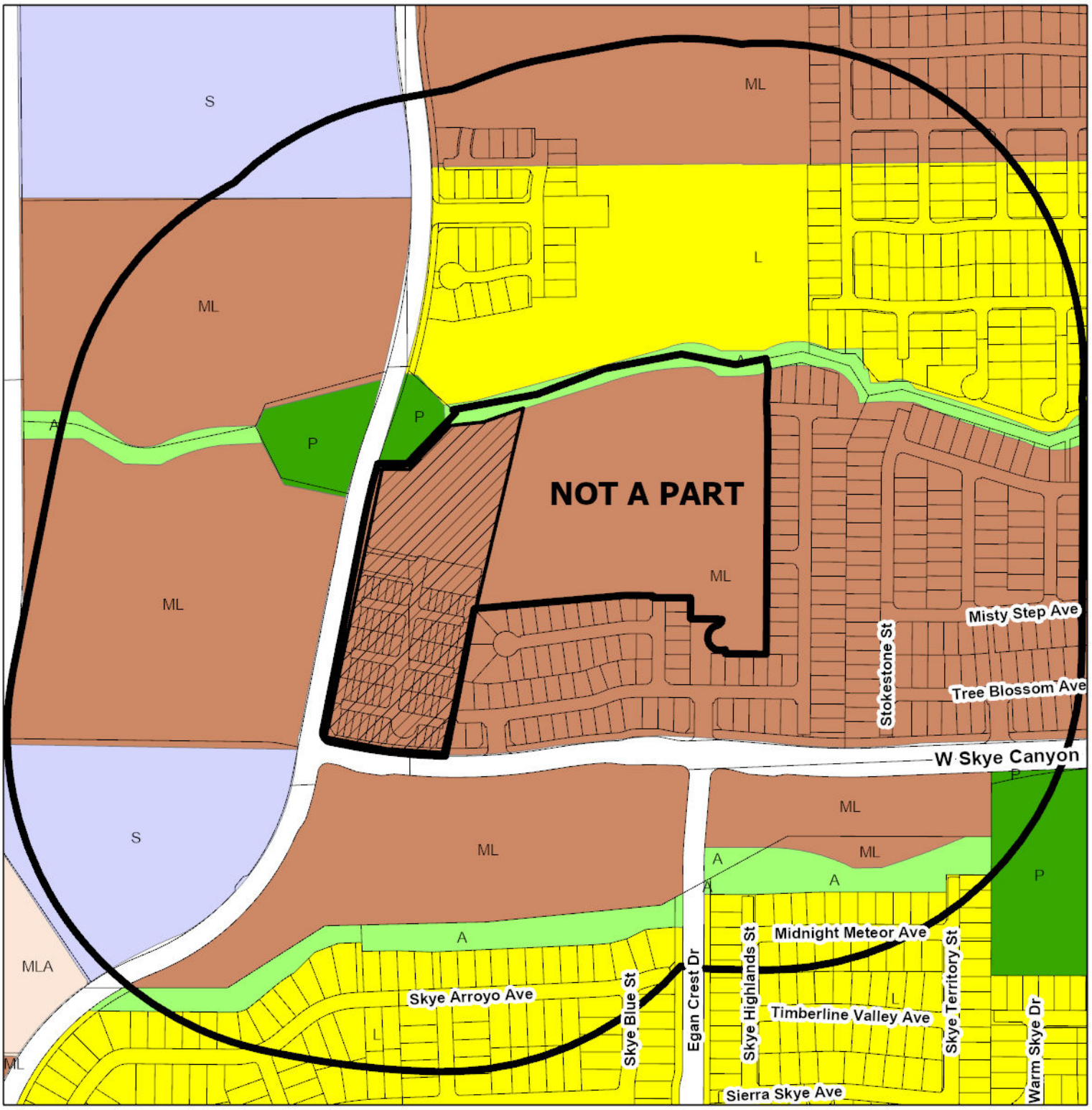
CASE: **22-0017-MOD1**

RADIUS: 1000 FEET

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

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

22-0017-MOD1



Town Center Land Use

- General Commercial (GC-TC)
- Service Commercial (SC-TC)
- Urban Center Mixed-Use (UC-TC)
- Suburban Mixed-Use (SX-TC)
- Main Street Mixed-Use (MS-TC)
- Employment Center Mixed-Use (EC-TC)
- Low Residential (L-TC)
- Medium Residential (M-TC)
- Medium-Low Residential (ML-TC)
- Medium-Low Attached Residential (MLA-TC)
- Public Facilities (PF-TC)
- Right of Way (ROW)

FROM ML TO MLA

Subject Property

City Limits

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

Date: Tuesday, March 15, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0017-MOD1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 586 (by City Clerk)

PROTESTS 1

APPROVALS 286

CS

Conditions Page One
May 18, 2022 - City Council Meeting

**** CONDITIONS ****

21-0374-MOD1 CONDITIONS

Planning

1. Conformance to the conditions of approval for Skye Canyon Development Standards Directors Business Items (DIR-42266, DIR-57816, DIR-59826, DIR-63962, DIR-65021, DIR-74292, DIR-74293, DIR-76242 and DIR-76243) and Major Modifications (MOD-62679, MOD-74264, MOD-75347, 21-0094-MOD1 and 21-0374-MOD1), except as amended herein.

CS

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Major Modification request of the Skye Canyon Master Plan on a portion of 41.27 acres at the northeast corner of W Skye Canyon Park Drive and Shaumber Road.

ISSUES

- Major Modification (22-0017-MOD1) is requested to amend a portion of Parcel 2.10 from ML (Residential Medium Low) to ML-A (Residential Medium Low-Attached). Staff supports the request.
- An update to Exhibit F of the Skye Canyon Development Agreement is provided in the backup
- The Skye Canyon Architectural Review Committee has approved the Modification request per a submitted approval letter dated 03/22/22.

ANALYSIS

The subject site is located within the Skye Canyon Masterplan Area and is designated ML (Residential Medium Low). The applicant requests a Major Modification to amend 9.09 acres of Parcel 2.10 from ML (Residential Medium Low) to ML-A (Residential Medium Low-Attached). The purpose of the ML-A (Residential Medium Low-Attached) land use category is to provide for the development of single-family detached dwellings on smaller lots, as well as single-family attached units and medium density apartments with an average density not to exceed 20 dwelling units per acre. It allows Skye R-CL, R-TH, R-2 and R-3 development standards.

Per the submitted justification letter, this request will divide Parcel 2.10 into two separate parcels, Parcel 2.10A and 2.10B, and amend the land use for Parcel 2.10A from ML (Residential Medium Low) to ML-A (Residential Medium Low-Attached) to allow for future multi-family type housing and a leasing office. This amendment will provide flexibility for alternative housing options. The requested change will not affect the overall density within Skye Canyon. Parcel 2.10B will remain ML (Residential Medium Low).

FINDINGS (22-0017-MOD1)

The proposed Major Modification to Parcel 2.10 will not affect the overall density within Skye Canyon Master Plan Area and is in alignment with the goals and policies outlined within the Skye Canyon Master Development Standards Manual. Therefore, staff recommends approval of this Major Modification request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/01/04	The City Council approved a Resolution (R-176-2004) adopting guidelines for development within the Kyle Canyon Gateway area
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a request to amend the Master Plan of Streets and Highways (MSH-21013) to select the Northern Alternative Freeway/Expressway Alignment for Sheep Mountain Parkway and to remove the Southern Alternative Freeway/Expressway Alignment from the Master Plan of Streets and Highways. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the city of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas. Staff recommended approval.
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/07	The City Council adopted Ordinance No. 5910, thereby adopting the Development Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas.
06/20/07	The Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the effective date of the Development Agreement.
08/08/07	The City Council approved a Major Modification (MOD-22589) of the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai and Grand Canyon Drive, and to add street cross sections. The Planning Commission and staff recommended approval
05/16/07	The City Council approved a request to amend the Master Plan of Streets and Highways (MSH-21013) to select the Northern Alternative Freeway/Expressway Alignment for Sheep Mountain Parkway and to remove the Southern Alternative Freeway/Expressway Alignment from the Master Plan of Streets and Highways. The Planning Commission and staff recommended approval.
9/05/07	The City Council approved a Petition to Annex (ANX-21949) 15.56 acres generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road; and a Petition to Annex (ANX-21950) 5.15 acres generally located on the south side of Kyle Canyon Road, east of Alpine Ridge Way. The Planning Commission and staff recommended approval. The effective date of the annexations was 09/14/07.
09/19/07	The City Council approved a request (GPA-20469) to amend the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development) on 7.27 acres on the west side of Oso Blanca Road, approximately 2,190 feet south of Kyle Canyon Road. The City Council also approved a Rezoning (ZON-22351) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial) and C-2 (General Commercial) to TD (Traditional Development) on the same 7.27 acres. This action also updated the Kyle Canyon Development Standards and Design Guidelines. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/19/07	The City Council approved a request (ZON-20475) to establish a Gaming Enterprise Overlay District on 51.38 acres at the southeast corner of Hualapai Way and Oso Blanca Road. The City Council also approved a Special Use Permit (SUP-20478) for a Non-Restricted Gaming use on this site. The Planning Commission and staff recommended approval.
02/06/08	The City Council approved a request (MSH-25695) to amend the Master Plan of Streets and Highways to rename Horse Drive west of Grand Canyon Drive to Kyle Heights Parkway; to realign a portion of the Iron Mountain Road alignment between Horse Drive and the Northern Beltway; to reclassify various streets as identified by the special design designations adopted as part of the Kyle Canyon Development Standards and Design Guidelines; and to add or remove various roadway segments. The Planning Commission and staff recommended approval. The City Council also approved a Major Modification (MOD-25875) of the Kyle Canyon Development Standards and Design Guidelines to amend various street names and to clarify street cross section drawings within the Community. A subsequent Street Name Change application will be required prior to issuance of the first residential permit in the Community. The Planning Commission and staff recommended approval.
02/06/08	The City Council tabled a Petition to Vacate a BLM right-of-way grant generally located north of Grand Teton Drive, south of Moccasin Road, between Puli Road and Fort Apache Road (VAC-23811). The area to be vacated was the original alignment of Sheep Mountain Parkway. The Planning Commission and staff had recommended approval. The Petition cannot record until “Section 1 Land,” “Providence Land,” and “On-Property Land” are dedicated to the city for creation of the right-of-way for the northern alignment of Sheep Mountain Parkway, pursuant to Subsection 7.05(a)(v) of the Development Agreement.
08/06/08	The City Council approved a required review (DIR-28767) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval. A condition of approval required a follow-up review on 10/01/08.
09/23/08	Wachovia Bank, National Association, acting as the managing creditor of 41 creditors, foreclosed on the Kyle Canyon property. A new entity called KAG Property, LLC was formed to assume ownership of the Kyle Canyon property.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/03/08	The City Council approved a follow-up required review (DIR-29916) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC (abeyed from 10/01/08). Staff recommended approval.
02/02/09	Notice of Noncompliance and Opportunity to Cure was sent to KAG Property, LLC for failure to commence construction of Indian Hills Park prior to 09/13/08.
08/05/09	The City Council approved the required review (DIR-34955) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval.
09/02/09	The City Council approved an Extension of Time (EOT-35315) of a previously approved Special Use Permit (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southwest corner of Oso Blanca Road and Hualapai Way alignment. Staff recommended approval.
10/02/09	The Master Developer presented to the city a summary report from Hart Howerton Strategic Planning Consultants outlining a strategic plan and recommendations for development of the Kyle Canyon property.
08/04/10	The City Council approved a required review (DIR-38680) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval.
08/17/11	The City Council approved a request or possible action on a request for required review (DIR-42369) of a development report as required by Subsection 9.01 of that certain Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC dated August 8, 2007. Staff recommended approval.
10/19/11	The City Council approved an Extension of Time (EOT-43127) of a previously approved Special Use Permit (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southwest corner of Oso Blanca Road and Hualapai Way alignment. Staff recommended approval.
11/16/11	The City Council approved a request to Amend the Master Plan of Streets and Highways (GPA-41958) to realign Sheep Mountain Parkway between Grand Teton Drive and Fort Apache Road and delete master planned roadways within the Kyle Canyon master plan area. Planning Commission and staff recommended approval.
11/16/11	The City Council approved a request for a Petition to Vacate (VAC-42250) portions of the Sheep Mountain Parkway right-of-way grant. Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/16/11	The City Council approved a request regarding the amending of the Development Agreement (DIR-42266) for the Kyle Canyon Development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road. Planning Commission and staff recommended approval. The Development Agreement (Doc. #201206260000001) was recorded on 06/26/12.
04/08/14	The Planning Commission approved a Tentative Map (TMP-53058) for a 45- lot subdivision (Parent Tentative Map) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
05/08/14	City staff issued an action letter for a Final Map Technical Review (FMP-53700) for a proposed four-pod residential subdivision (Skye Canyon Phase 1 Parent Map) on 163.65 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive.
06/10/14	The Planning Commission approved a Petition to Vacate (VAC-53843) Bureau of Land Management Right-of-Way Grant Easement generally located north of the northern alignment of Grand Teton Drive between Hualapai Way and Grand Canyon Drive. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53895) for a 173-lot single-family subdivision (Skye Canyon Parcel 1.2) on 37.99 acres on the southwest corner of Horse Drive and Grand Canyon Drive. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53908) for a 209-lot single-family subdivision (Skye Canyon Parcel 1.3) on 40.90 acres on the northeast corner of Grand Teton Drive and Hualapai Way. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53911) for a 204-lot single-family subdivision (Skye Canyon Parcel 1.4) on 33.61 acres on the northwest corner of Grand Teton Drive and Grand Canyon Drive. Staff recommended approval.
07/08/14	The Planning Commission approved a Tentative Map (TMP-53897) for a 157-lot single-family subdivision (Skye Canyon Parcel 1.1) on 35.28 acres on the southeast corner of Horse Drive and Hualapai Way. Staff recommended approval.
08/06/14	The City Council approved a request or possible action on a request for required review (DIR-54776) of a development report as required by Subsection 9.01 of that certain Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC dated August 8, 2007. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/05/14	The City Council approved an Extension of Time (EOT-55920) of a previously approved Special Use Permit (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southwest corner of Oso Blanca Road and Hualapai Way alignment. Staff recommended approval.
12/09/14	The Planning Commission approve a Petition to Vacate (VAC-56656) a four-foot wide pedestrian access easement generally located approximately 1,461 feet east of the intersection of Hualapai Way and Eagle Canyon Avenue. Staff recommended approval.
12/10/14	City staff issued an action letter for a Final Map Technical Review (FMP-56855) for a 125-lot single-family residential subdivision (Skye Canyon Parcel 1.3 – Phase 1) on 25.49 acres on the north side of Grand Teton Drive, approximately 1,210 feet west of Grand Canyon Drive. The map recorded on 02/11/15 (Book 148, Page 67).
12/10/14	City staff issued an action letter for a Final Map Technical Review (FMP-56863) for a 94-lot single-family residential subdivision (Skye Canyon Parcel 1.1 – Phase 1) on 19.85 acres at the southwest corner of Horse Drive and Skye Park Drive. The map recorded on 02/11/15 (Book 148, Page 65).
01/06/15	City staff issued an action letter for a Final Map Technical Review (FMP-57264) for an 84-lot single-family residential subdivision (Skye Canyon Parcel 1.3 – Phase 2) on 15.41 acres at the northeast corner of Grand Teton Drive and Hualapai Way. The map has yet to record.
01/07/15	City staff issued an action letter for a Final Map Technical Review (FMP-57265) for a 71-lot single-family residential subdivision (Skye Canyon Parcel 1.1 – Phase 2) on 15.43 acres at the southeast corner of Horse Drive and Hualapai Way. The map recorded on 8/17/15
01/21/15	The City Council approved a request for a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition on Horse Drive between the US 95 and Iron Mountain Road, Fort Apache Road between the US 95 and Moccasin Road, as well as on Hualapai Way from Grand Teton Drive to Moccasin Road, respectively. The Planning Commission and staff recommended approval.
01/21/15	The City Council approved a request a Street Name Change (SNC-55060) from Horse Drive tot: W Skye Canyon Park Dr (between the US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between the US 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/18/15	City staff issued an action letter for a Final Map Technical Review (FMP-57784) for a 204-lot single-family residential subdivision (Skye Canyon Parcel 1.4 – Phase 2) on 33.61 acres on the northwest corner of Grand Teton Drive and Grand Canyon Drive. The map recorded on 06/02/15.
03/18/15	The City Council approved a General Plan Amendment (GPA- 56951) to amend the Public Facilities & Building Element of the Las Vegas 2020 Master Plan. This amendment eliminates e the Nevada Energy Substation and associate corridor within the Kyle Canyon Master Planned Community
04/15/15	The City Council approved a Directors Business Item (DIR-57816) for the 2nd amendment to the Kyle Canyon Development agreement. The Planning Commission and staff recommended approval on 03/10/15.
05/04/15	Department of Planning staff approved an administrative site plan (SDR-58930) for a conceptual review of Skye Canyon parks 1.5, 1.6, and 2.13.
05/12/15	The Planning Commission approved a Parent Tentative Map (TMP-58560) for a proposed 66-lot mixed use subdivision at the northeast corner of Grand Teton Drive and Puli Drive. Staff recommended approval.
07/15/15	The City Council approved a Director's Business Item (DIR-59826) regarding the adoption of a parks agreement accompanying the 2nd amendment to the Sky Canyon development agreement. Staff and the Planning Commission recommend approval.
09/08/15	The Planning Commission approved a Special Use Permit (SUP-60399) to allow a Liquor Establishment (Tavern) within a community recreational facility at the southwest corner of West Skye Canyon Park Dr. and Skye Village Road. Staff recommended approval.
03/16/16	The City Council approved a Major Modification (MOD-62679) to the Kyle Canyon Development Standards to amend the Blended Use Design Guidelines. The Planning Commission and staff recommended approval.
05/10/16	The Planning Commission approved a Site Development Plan review for a 265,108 square-foot shopping center at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive. Staff had recommended approval.
07/20/16	The City Council approved a Directors Business Item (DIR-63962) for the 3rd amendment to the Kyle Canyon Development agreement. The Planning Commission and Staff recommended approval on 06/14/16.
07/20/16	The City Council approved a Director's Business Item (DIR-65021) regarding the adoption of a parks agreement accompanying the 3rd amendment to the Sky Canyon development agreement. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/01/16	The Planning Commission approved a request for a Tentative Map (TMP-65809) for a 65-lot single-family subdivision at the northwest corner of Eagle Canyon Avenue and Egan Crest Drive. Staff recommended approval
01/13/17	The Final Map (FMP-61563) for a 13-POD residential/park subdivision was recorded.
11/08/17	The Final Map (FMP-68528) for Skye Canyon Parcel 2.16 residential subdivision was recorded.
05/12/20	Tentative Map (TMP-78615) was approved by the Planning Commission to allow a 221-lot Single Family Residential Subdivision on a portion of the 41.27 acres. Staff recommended approval.
07/22/20	The City Council approved Major Modification (MOD-78707) for a Major Modification of the Kyle Canyon Development Standards to amend the minimum lot size for the Skye R-2 (medium-low density residential) district to allow a 1,280 square-foot lot size for townhomes.
	The City Council approved Tentative Map (TMP-78708) for a 133-lot townhome residential subdivision on a portion of 41.27 acres on the northeast corner of W Skye Canyon Park Drive and Shaumber Road.
06/22/21	Final Map (100081-FMP) for a 81-lot single family attached residential subdivision on 5.80 acres on corner of W Skye Canyon Park Drive and Shaumber Road was approved.
01/27/22	Final Map (100142-FMP) for a 110-lot single family residential subdivision on 15.36 acres on the northeast corner of W Skye Canyon Park Drive and Shaumber Road was approved.
02/17/22	Final Map (100183-FMP) for a 52-LOT single family attached residential subdivision on 3.36 acres on corner of W Skye Canyon Park Drive and Shaumber Road was submitted for a mylar review.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on a Land Use Entitlement project request for a Major Modification of the Skye Canyon Master Plan TO AMEND A PORTION OF PARCEL 2.10 FROM: ML (RESIDENTIAL MEDIUM LOW) TO: ML-A (RESIDENTIAL MEDIUM LOW-ATTACHED) on a portion of 41.27 acres at the northeast corner of W Skye Canyon Park Drive and Shaumber Road (APNs Multiple), T-D (Traditional Development) Zone [ML (Residential Medium Low) Special Land Use Designation], Ward 6 (Fiore).

Most Recent Change of Ownership	
01/14/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
01/10/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Major Modification.

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

Field Check	
02/24/22	Staff was unable to reach the subject site as it was blocked off due to construction.

Details of Application Request	
Site Area	
Net Acres	41.27

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development) – L (Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)
South	Single Family Detached Dwellings	TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Undeveloped	TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0017
Meeting Date	01/19/2022
Total Fee	
Received By/Date	

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

Project Address (Location) Shaumber Road / W. Skye Canyon Park Drive

Project Name Skye Canyon **Proposed Use**

Assessor's Parcel #(s) 126-12-211-001 thru 054, 126-12-615-001 thru 029, 126-21-110-058 **Ward #** 6 - Fiore

126-12-211-058, 126-12-295-002, 126-12-295-008, 126-12-695-007 and 008, 126-12-295-002, 126-12-211-054, 126-12-211-057, 126-12-295-001, 126-12-211-056, and a portion of 126-12-610-006

General Plan: Existing ML Proposed MLA **Zoning:** Existing Proposed

Additional Information

Property Owner Century Communities of Nevada, LLC Contact Joe Genovese

Address 8390 E. Crescent Parkway, Suite 650 City Greenwood Vill State CO Zip 80111

E-mail Joe.Genovese@centurycommunities.com Phone

Applicant Century Communities of Nevada, LLC Contact Joe Genovese

Address 8390 E. Crescent Parkway, Suite 650 City Greenwood Vill State CO Zip 80111

E-mail Joe.Genovese@centurycommunities.com Phone

Representative Kaempfer Crowell Contact Liz Olson

Address 1980 Festival Plaza Drive, Suite 650 City Las Vegas State NV Zip 89135

E-mail eolson@kcnvlaw.com Phone 702-792-7000

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

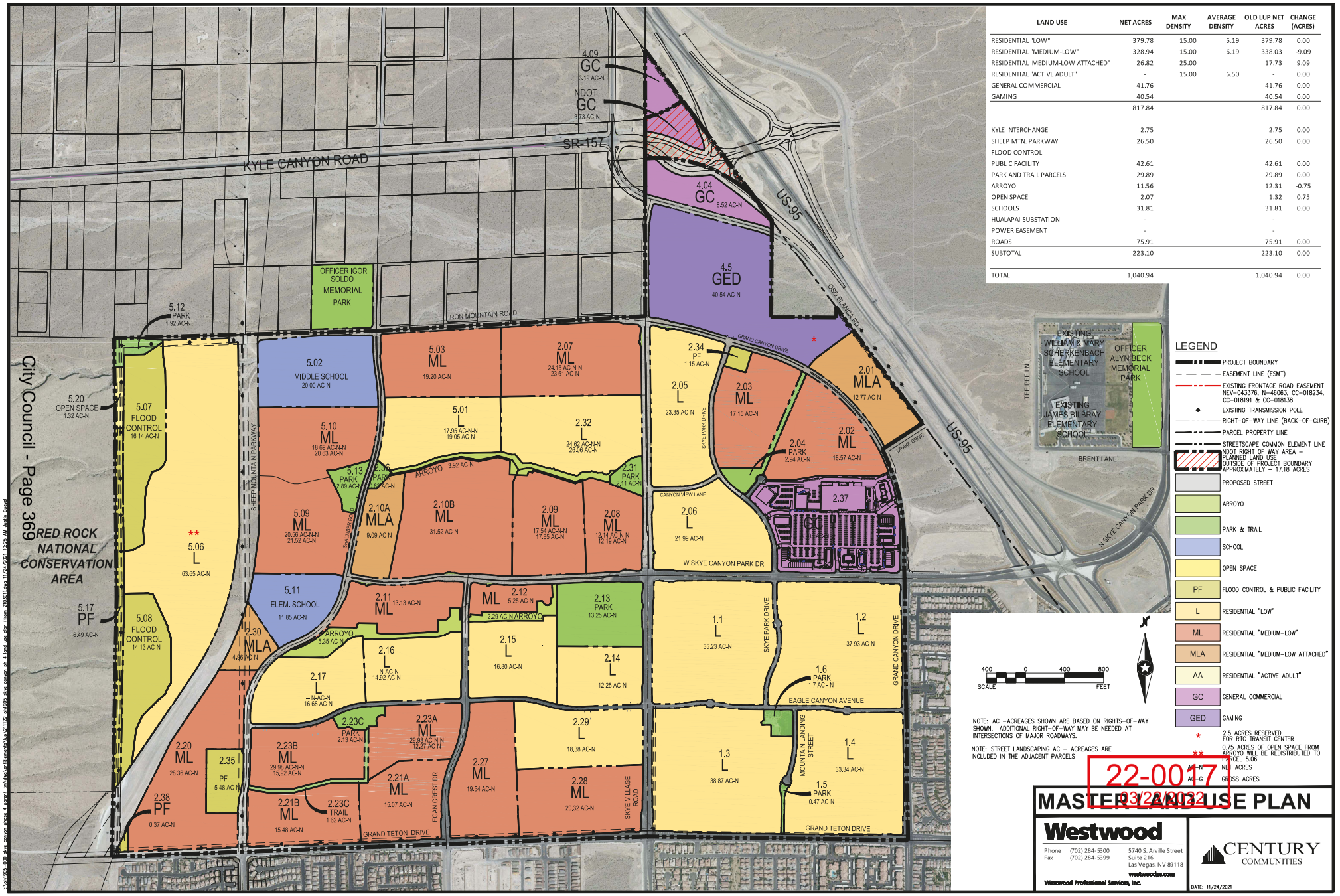
Print Name Robert Beville

Subscribed and sworn before me

This 13th day of December, 20 21

Notary Public in and for said County and State

KIMBERLY KENNEDY
Notary Public, State of Nevada
No. 21-2291-01
My Appt. Exp. Dec. 8, 2024



LAND USE	NET ACRES	MAX DENSITY	AVERAGE DENSITY	OLD LUP NET ACRES	CHANGE (ACRES)
RESIDENTIAL "LOW"	379.78	15.00	5.19	379.78	0.00
RESIDENTIAL "MEDIUM-LOW"	328.94	15.00	6.19	338.03	-9.09
RESIDENTIAL 'MEDIUM-LOW ATTACHED"	26.82	25.00		17.73	9.09
RESIDENTIAL "ACTIVE ADULT"	-	15.00	6.50	-	0.00
GENERAL COMMERCIAL	41.76			41.76	0.00
GAMING	40.54			40.54	0.00
	817.84			817.84	0.00
KYLE INTERCHANGE	2.75			2.75	0.00
SHEEP MTN. PARKWAY	26.50			26.50	0.00
FLOOD CONTROL					
PUBLIC FACILITY	42.61			42.61	0.00
PARK AND TRAIL PARCELS	29.89			29.89	0.00
ARROYO	11.56			12.31	-0.75
OPEN SPACE	2.07			1.32	0.75
SCHOOLS	31.81			31.81	0.00
HUALAPAI SUBSTATION	-			-	
POWER EASEMENT	-			-	
ROADS	75.91			75.91	0.00
SUBTOTAL	223.10			223.10	0.00
TOTAL	1,040.94			1,040.94	0.00

LEGEND

- PROJECT BOUNDARY
- EASEMENT LINE (ESMT)
- EXISTING FRONTAGE ROAD EASEMENT NEV-043376, N-46063, CC-018234, CC-018191 & CC-018138
- EXISTING TRANSMISSION POLE
- RIGHT-OF-WAY LINE (BACK-OF-CURB)
- PARCEL PROPERTY LINE
- STREETSCAPE COMMON ELEMENT LINE
- NDOT RIGHT OF WAY AREA – PLANNED LAND USE OUTSIDE OF PROJECT BOUNDARY APPROXIMATELY – 17.18 ACRES
- PROPOSED STREET
- ARROYO
- PARK & TRAIL
- SCHOOL
- OPEN SPACE
- PF FLOOD CONTROL & PUBLIC FACILITY
- L RESIDENTIAL "LOW"
- ML RESIDENTIAL "MEDIUM-LOW"
- MLA RESIDENTIAL "MEDIUM-LOW ATTACHED"
- AA RESIDENTIAL "ACTIVE ADULT"
- GC GENERAL COMMERCIAL
- GED GAMING
- * 2.5 ACRES RESERVED FOR RTC TRANSIT CENTER
- ** 0.75 ACRES OF OPEN SPACE FROM ARROYO WILL BE REDISTRIBUTED TO PARCEL 5.06
- AC-N NET ACRES
- AC-G GROSS ACRES

NOTE: AC –ACREAGES SHOWN ARE BASED ON RIGHTS-OF-WAY SHOWN. ADDITIONAL RIGHT-OF-WAY MAY BE NEEDED AT INTERSECTIONS OF MAJOR ROADWAYS.

NOTE: STREET LANDSCAPING AC – ACREAGES ARE INCLUDED IN THE ADJACENT PARCELS

22-0017
03/24/2022

MASTER LAND USE PLAN

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

CENTURY COMMUNITIES

DATE: 11/24/2021

X:\pl\905-000 skye canyon phase 4 parcel lm\dwg\entitlements\lup\211122 ayl905 skye canyon ph 4 land use plan (from 210301).dwg 11/24/2021 10:25 AM Justin Duvall



22-0017-MOD1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA
NORTHEAST CORNER OF W SKYE CANYON PARK DRIVE AND SHAUMBER ROAD

02/24/2022

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
ELISABETH E. OLSON
eolson@kcnvlaw.com
702.792.7000

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

January 19, 2022

City of Las Vegas Planning Department
Attn: Peter Lowenstein, Deputy Planning Director
495 South Main Street
Las Vegas, Nevada 89101

Re: Request for Major Modification to the Amended the Development Agreement for Skye Canyon Master Planned Community Parcel 2.10

Dear Mr. Lowenstein:

On behalf of Century Communities, pursuant to Section 3.05(d) of the First Amendment and Restatement to the Development Agreement for Skye Canyon Master Planned Community (the "Agreement"), we respectfully request a major modification to amend the land use designation on a portion of Parcel 2.10 of the master land use plan.

Attached for your review and consideration is the proposed amended master land use plan map. This request is to divide Parcel 2.10 into two separate parcels, Parcel 2.10A and 2.10B, and amend the land use for Parcel 2.10A from Residential Medium-Low (ML) to Residential Medium-Low Attached (MLA) to allow for future multi-family type housing and a leasing office. This amendment will provide flexibility for alternative housing options. The requested change will not affect the overall density within Skye Canyon. Parcel 2.10B will remain ML.

We are filing now with the understanding that the application cannot go forward until the current map is recorded which will be on or around April 10, 2022.

Thank you for your kind consideration of our request. Please contact me if you have any questions.

Very truly yours,

KAEMPFER CROWELL

Elisabeth E. Olson

22-0017
02/17/2022

CENTURY COMMUNITIES

March 22, 2022

City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

RE: Major Modification to the Skye Canyon Development Agreement and Master Plan – Parcel 2.10

To whom it may concern:

As Declarant for the Skye Canyon Master Plan, Century Communities requests a modification to the Skye Canyon Development Agreement and Master Plan Land Use Categories of Residential Medium-Low (ML) and Residential Medium-Low Attached (MLA). We propose changing 9.09 gross acres from the ML category (Parcel 2.10) to MLA to allow for a leasing office for the townhome project currently in construction. The acreage changes have been reflected on the updated Master Plan exhibit which is included in this submittal. The change would create new parcel numbers for the Master Plan: 2.10A for the new 9.09 acre attached product MLA parcel and 2.10B for the remnant detached product ML parcel.

If you have any questions, please feel free to contact me at 702-330-4694.

Sincerely,

Joe Genovese
Vice President of Land Acquisition – Nevada

22-0017
03/22/2022

Century Communities, Nevada Division | 6345 S. Jones Blvd., Suite 400, Las Vegas, NV 89118 | office (702) 873-5338 | fax (702) 736-4309
www.centurycommunities.com

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101
Return Service Requested
Official Notice of Public Hearing

we have viewing fence in our backyard. So we would be looking at duplexs / town homes, effecting our view.

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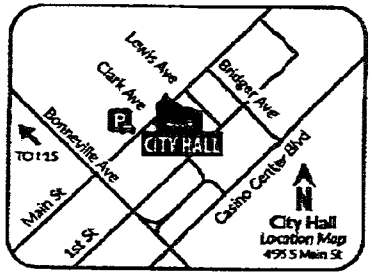
Las Vegas, NV
Permit No. 1630



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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.
22-0017-MOD1
City Council Meeting of **05/18/2022**

22-0017-MOD1
12612314042
BROSEMER ROSS & KASSANDRA
10594 SKYE ARROYO AVE
LAS VEGAS NV 89166

35 BRDFNP1 89166

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0017-MOD1

SUBJECT: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***May 18, 2022 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor 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 and Emily Wetzstein*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov*** and ***ewetzstein@lasvegasnevada.gov*** . If there is no one present at the City Council 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 City Councilperson 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 ***TUESDAY, MAY 17, 2022.***

Signature

05/10/2022
Date

Joe Genovese, VP of Land Acquisition
Please Print Name

Century Communities of Nevada, LLC
Company Name

Submitted after final agenda

AGENDA ITEM 40
RECEIVED 5.10.22
5.18.22 CC MEETING

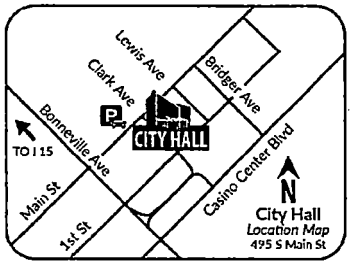
Sincerely,

Seth Floyd
Director of Community Develpment
Department of Planning

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

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

Return Service Requested
Official Notice of Public Hearing



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APR 11 2022
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612314049
CUNNINGHAM RONALD & GAYLE
FAMILY TRUST
CUNNINGHAM RONALD S & GAYLE L TRS
10510 SKYE ARROYO AVE
LAS VEGAS NV 89166

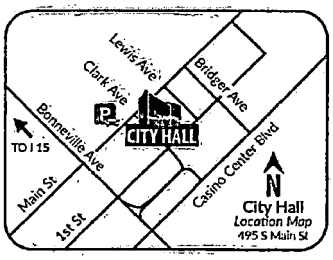
3E BRDFNP1 89166

—Submitted after final agenda

28P

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

Return Service Requested
Official Notice of Public Hearing



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[V] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

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APR 11 2022
Dept of Planning
City of Las Vegas

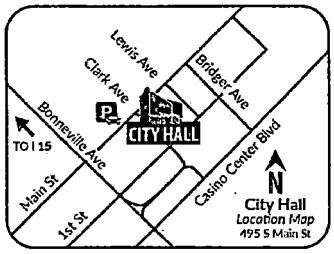
22-0017-MOD1
12612614104
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

Return Service Requested
Official Notice of Public Hearing



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[V] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

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PAID
Las Vegas, NV
Permit No. 1630

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APR 11 2022
Dept of Planning
City of Las Vegas

22-0017-MOD1
12612614114
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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

Return Service Requested

Official Notice of Public Hearing

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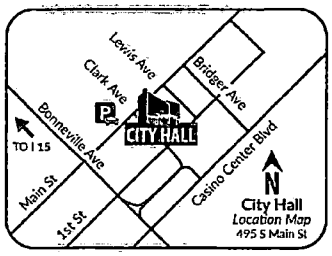
PAID
Las Vegas, NV
Permit No. 1630



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APR 11 2022
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.

22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615002
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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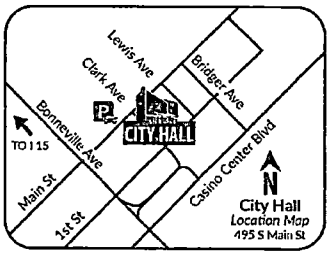

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615006
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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

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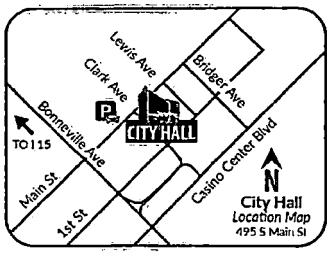

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614106
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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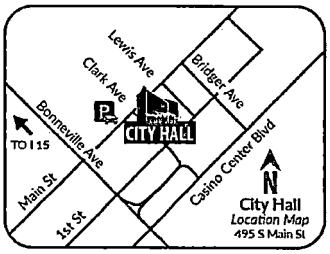
City of Las Vegas



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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614040
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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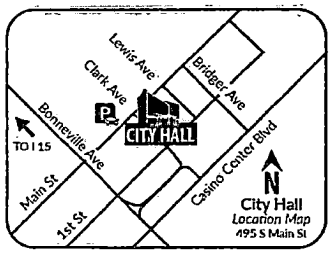

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614038
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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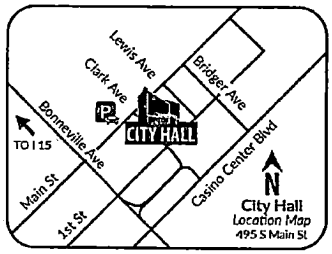

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614036
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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

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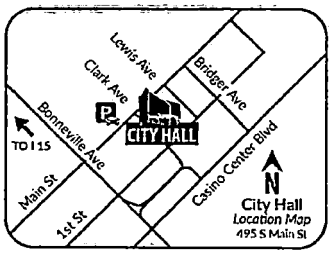

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22-0017-MOD1

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22-0017-MOD1
12612614034
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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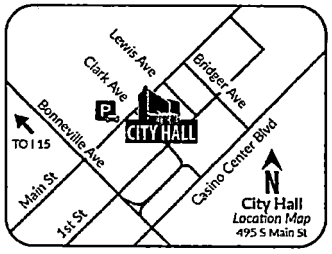

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22-0017-MOD1
12612616074
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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

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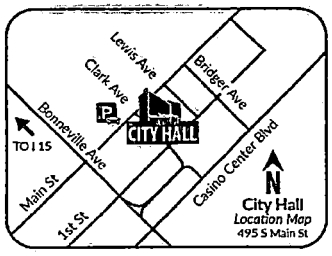

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614107
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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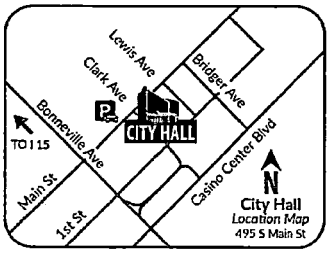

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615015
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

City of Las Vegas, Department of Planning
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Las Vegas, Nevada 89101

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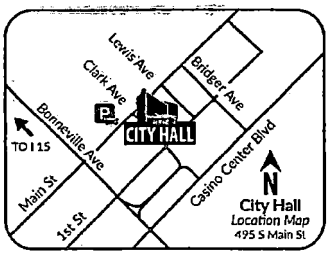

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22-0017-MOD1
12612211058
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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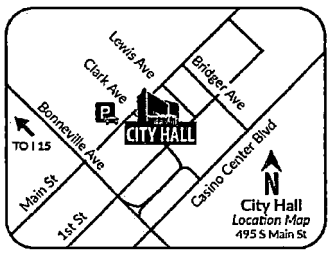

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22-0017-MOD1
12612211046
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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Las Vegas, Nevada 89101

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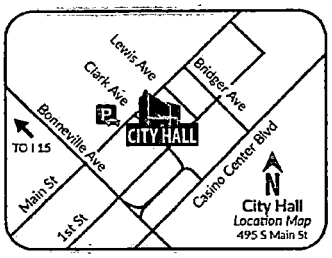

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616014
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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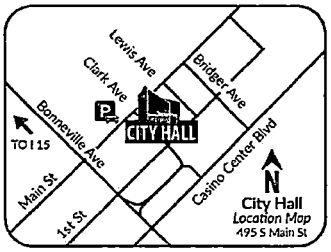

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616012
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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495 South Main Street
Las Vegas, Nevada 89101

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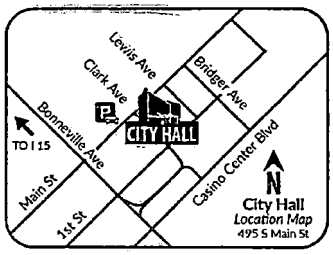

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Planning Commission Meeting of **04/12/2022**

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22-0017-MOD1
12612616010
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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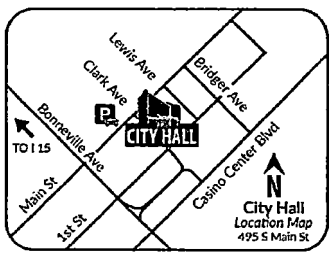

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Planning Commission Meeting of **04/12/2022**

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22-0017-MOD1
12612616008
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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Las Vegas, Nevada 89101

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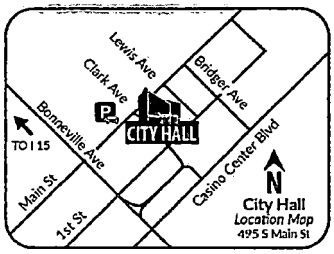

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[√] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616006
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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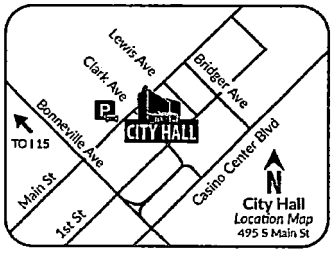

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616004
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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

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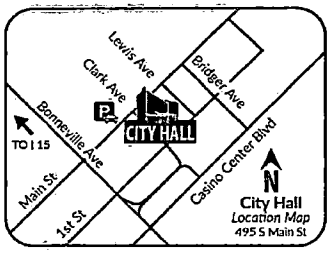

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Planning Commission Meeting of **04/12/2022**

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12612616002
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFMP1 89118

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

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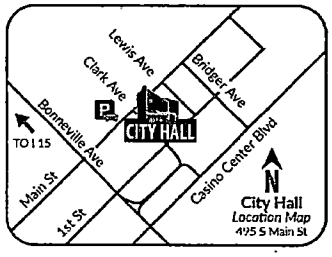

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Planning Commission Meeting of **04/12/2022**

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22-0017-MOD1
12612615029
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFMP1 89118

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

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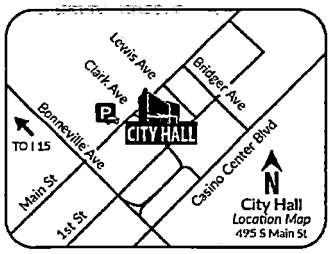

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615027
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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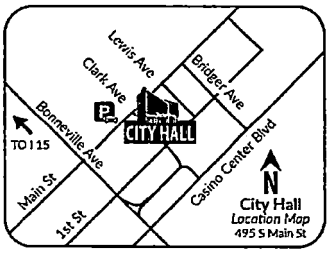

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615025
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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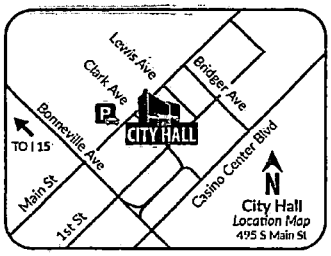

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615023
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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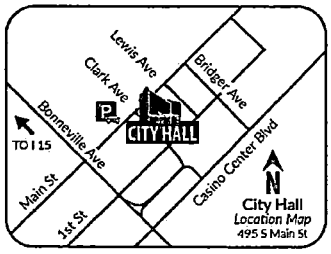

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
12612615021
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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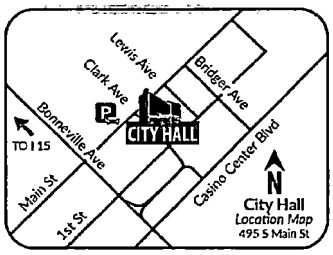

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12612615019
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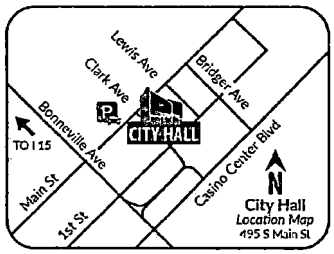

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12612612053
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28A

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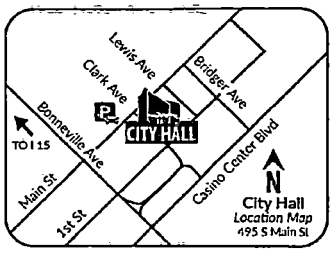

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22-0017-MOD1
12612612051
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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Planning Commission Meeting of **04/12/2022**

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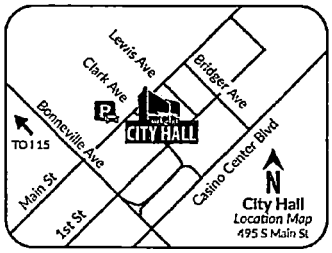

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12612612040
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

28A X2

115 BRDFNP1 89118

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495 South Main Street
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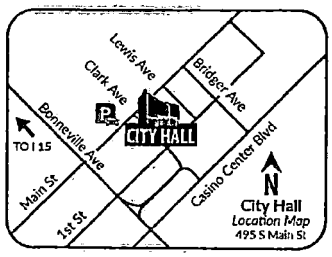

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612612038
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

29A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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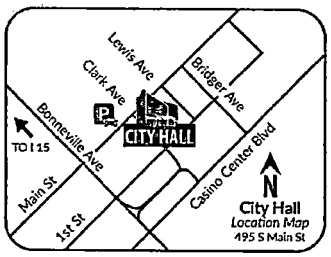

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612612036
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

29A

115 BRDFNP1 89118 X2

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495 South Main Street
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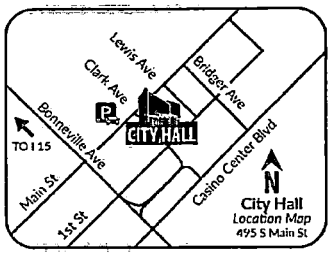

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[V] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612610006
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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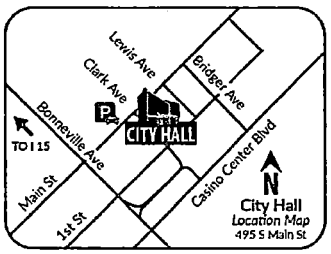

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[V] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211018
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

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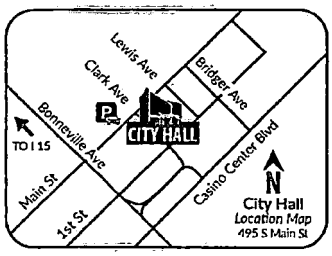

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614058
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

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Las Vegas, Nevada 89101

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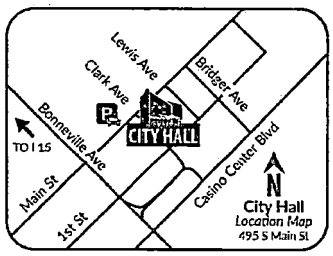

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614064
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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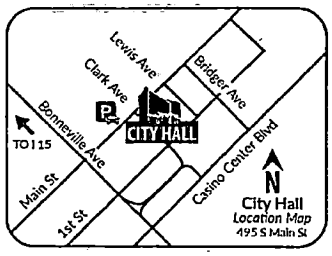

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22-0017-MOD1
12612614082
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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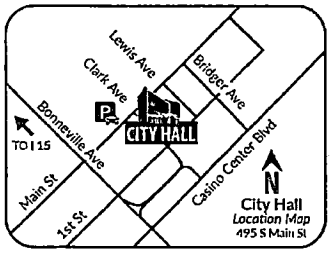

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614098
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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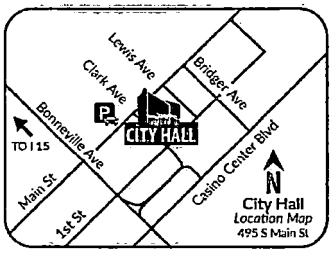

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614054
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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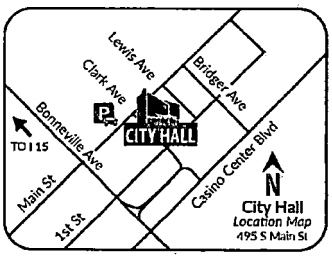

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614116
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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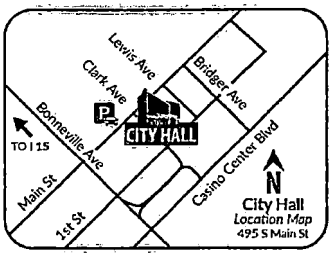

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614050
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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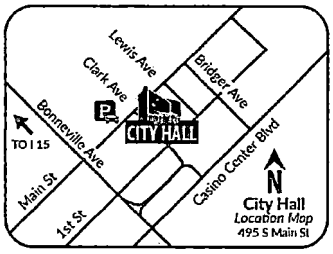

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614056
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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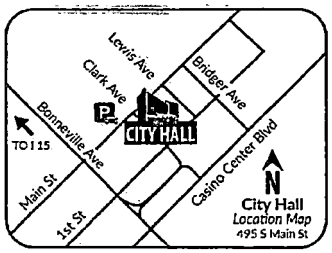

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[✓] I SUPPORT this Request
[ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614101
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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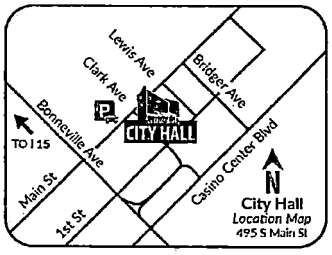

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[✓] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612612091
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A
X2

115 BRDFNP1 89118

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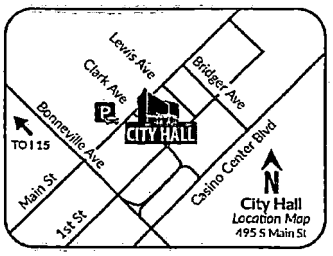

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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12612614072
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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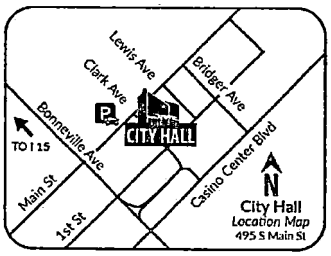

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
12612614108
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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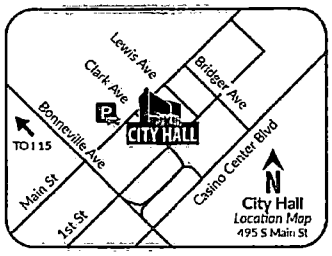

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614112
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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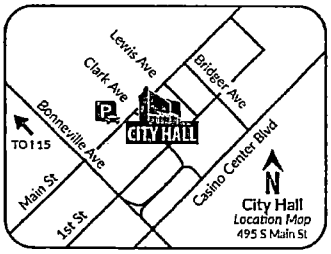

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[N] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614110
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A
X2

115 BRDFNP1 89118

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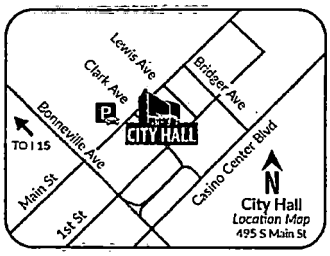

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CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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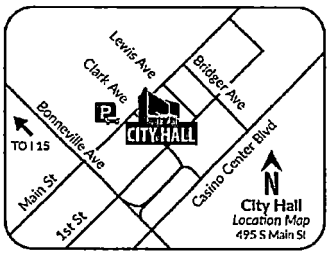

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12612211057
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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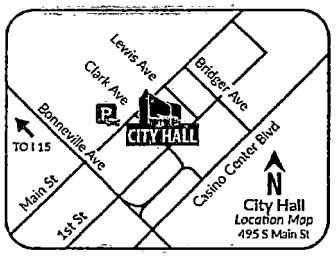

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211055
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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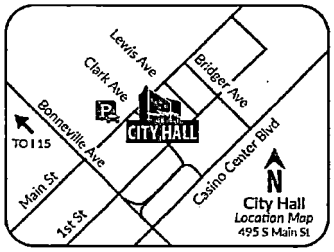

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22-0017-MOD1
12612614080
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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495 South Main Street
Las Vegas, Nevada 89101

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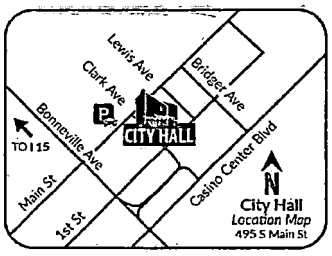

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[√] I SUPPORT this Request [ ] I OPPOSE this Request

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12612614070
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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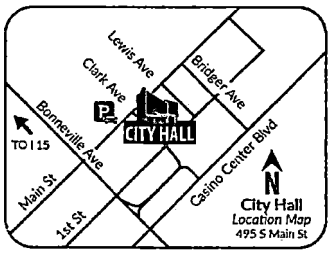

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City of Las Vegas

22-0017-MOD1
12612614013
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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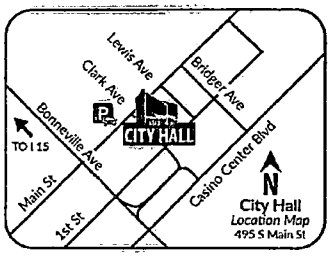

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614032
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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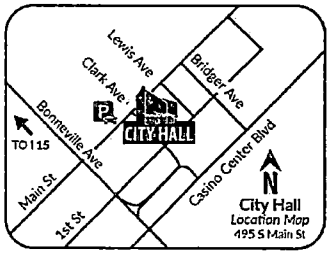

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211029
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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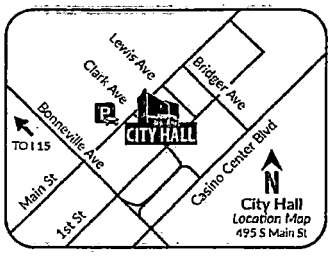

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211027
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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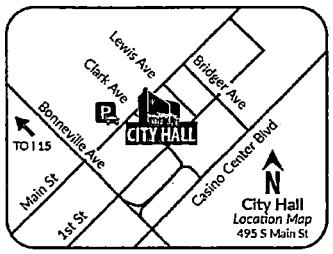

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211013
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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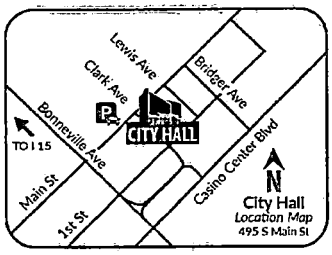

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22-0017-MOD1
12612211015
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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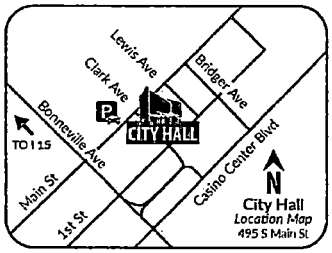

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12612211017
CENTURY COMMUNITIES NEVADA L L C
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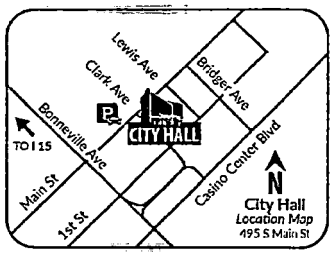

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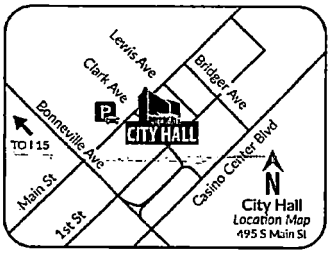

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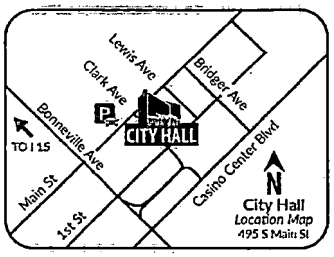

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211045
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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115 BRDFNP1 89118

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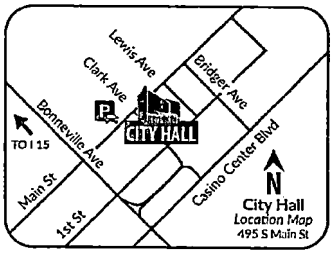

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211051
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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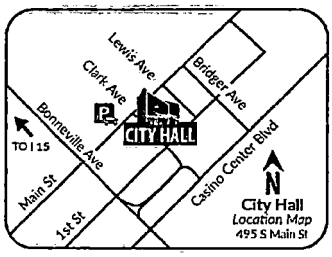

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12612612093
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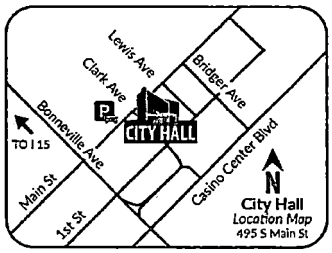

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12612616020
CENTURY COMMUNITIES NEVADA L L C
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28A X2

115 BRDFNP1 89118

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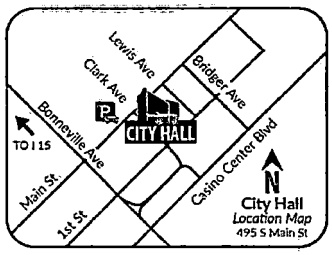

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[V] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616018
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

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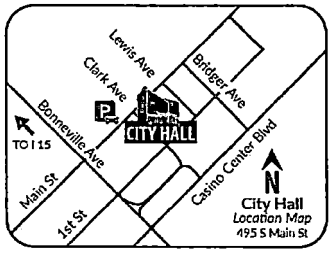

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12612614028
CENTURY COMMUNITIES NEVADA L L C
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115 BRDFNP1 89118

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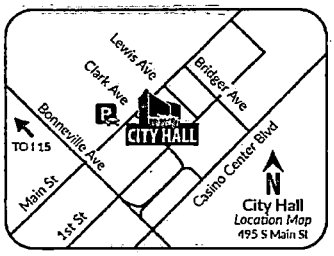

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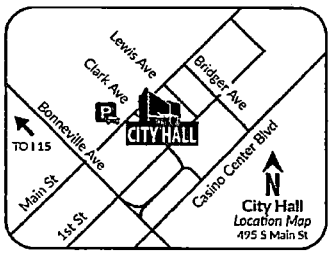

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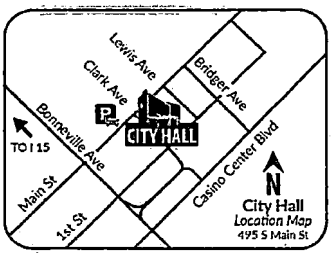

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28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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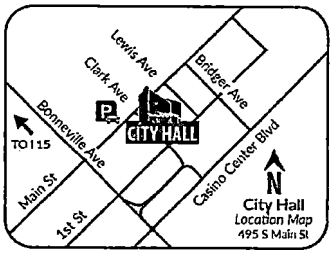

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LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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

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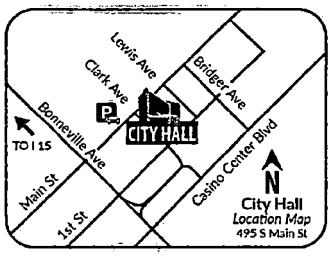

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211054
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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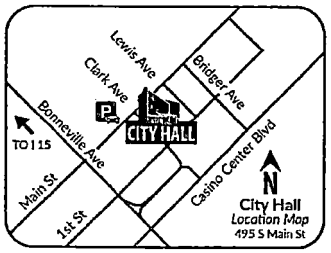

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614019
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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

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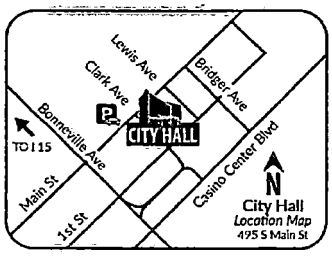

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22-0017-MOD1
12612211056
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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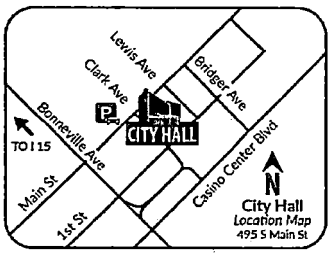

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
12612614115
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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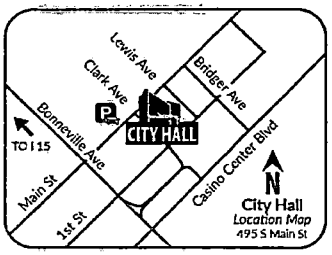

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LAS VEGAS NV 89118

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115 BRDFNP1 89118

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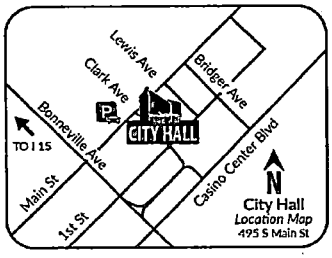

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CENTURY COMMUNITIES NEVADA L L C
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28A X2

115 BRDFNP1 89118

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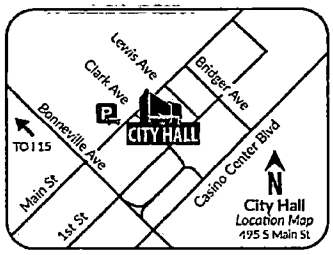

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12612615001
CENTURY COMMUNITIES NEVADA L L C
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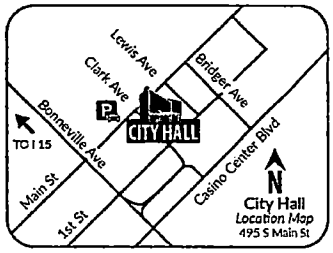

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12612614073
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28A X2

115 BRDFNP1 89118

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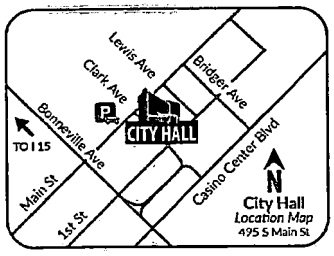

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12612614067
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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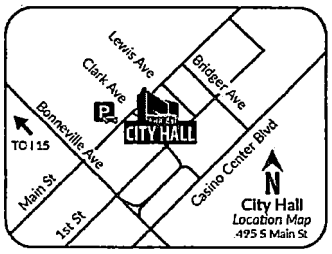

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LAS VEGAS NV 89118

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X2

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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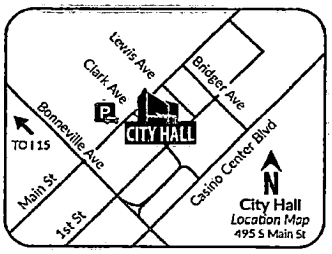

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22-0017-MOD1
12612614017
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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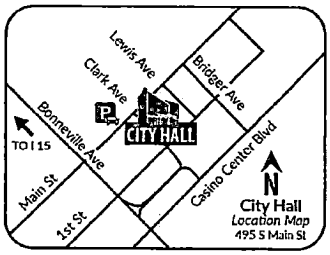

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614118
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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Las Vegas, Nevada 89101

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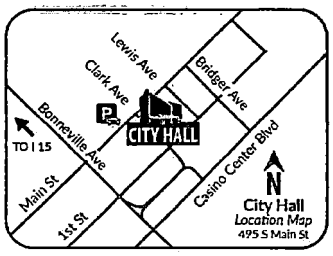

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22-0017-MOD1
12612211044
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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115 BRDFNP1 89118

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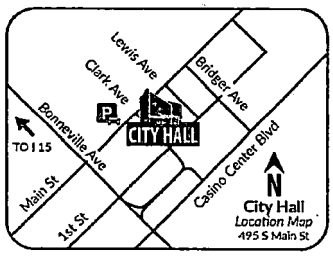

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22-0017-MOD1
12612211042
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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Las Vegas, Nevada 89101

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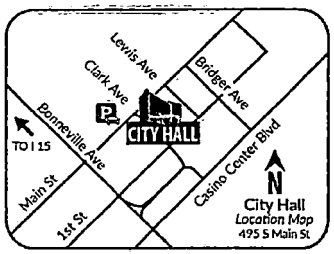

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22-0017-MOD1
12612211048
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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Las Vegas, Nevada 89101

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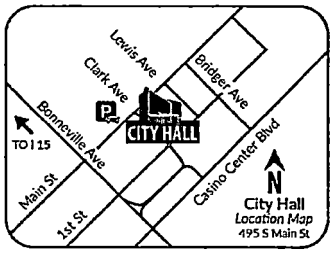

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211026
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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

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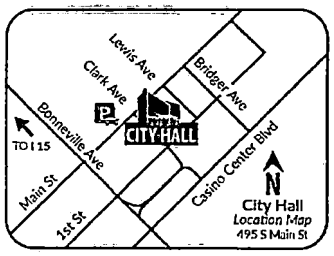

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614086
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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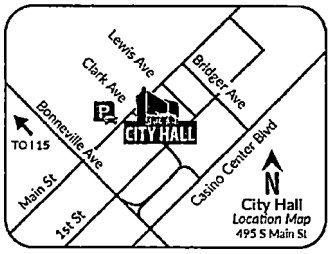

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614052
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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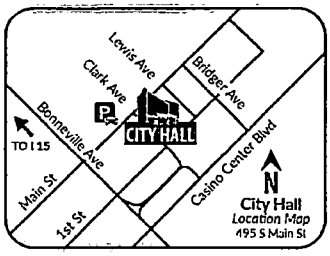

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22-0017-MOD1
12612614046
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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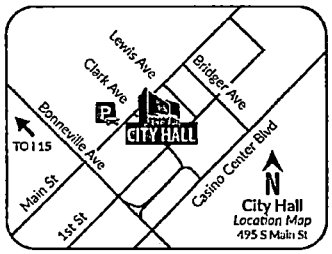

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22-0017-MOD1
12612614044
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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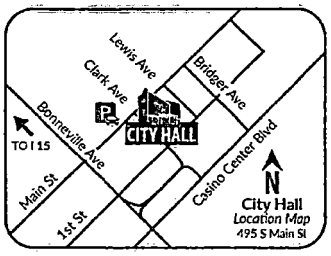

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614042
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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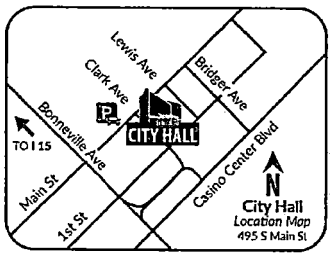

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612612086
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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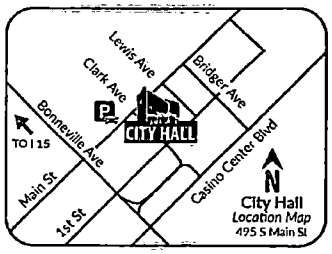

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[√] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612612061
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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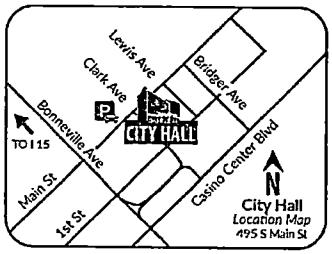

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[√] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612612059
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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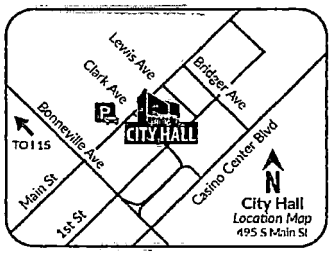

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[√] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
12612616001
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

29A

115 BRDFNP1 89118

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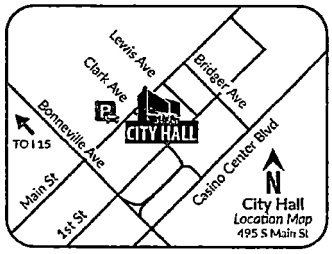

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[√] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

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22-0017-MOD1
12612616007
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

29A x2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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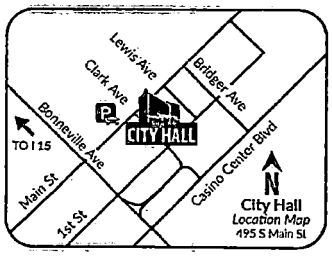

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615022
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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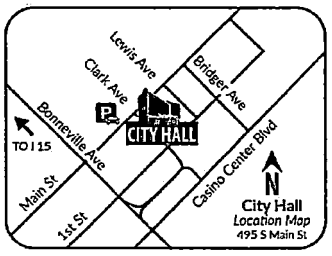

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616070
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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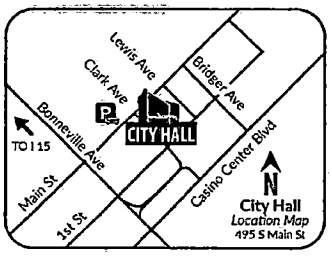

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[V] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616068
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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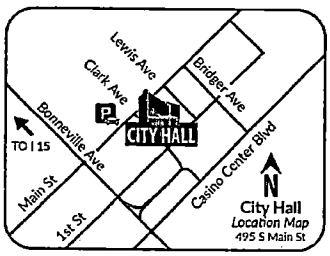

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[√] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616066
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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Las Vegas, Nevada 89101

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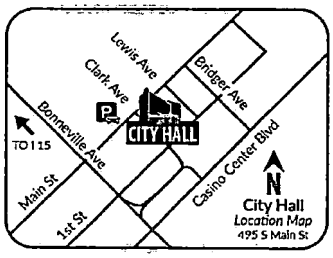

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616062
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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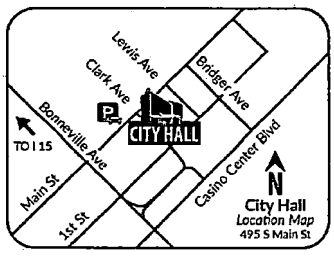

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616060
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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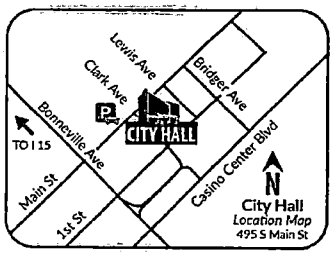

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616058
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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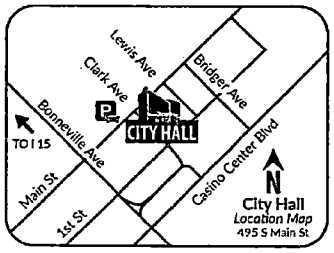

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616056
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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

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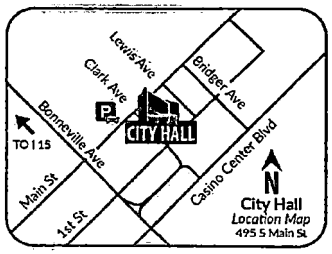

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616054
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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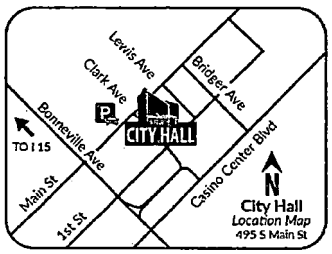

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616052
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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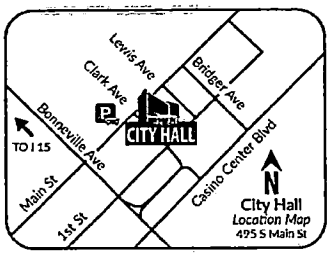

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616050
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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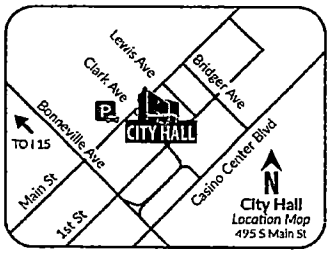

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[√] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616048
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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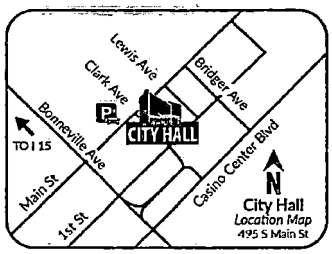

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[V] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616046
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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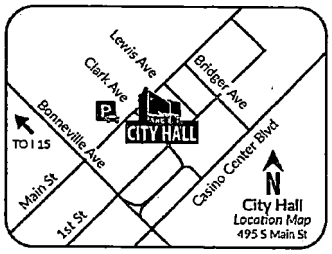

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[V] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616044
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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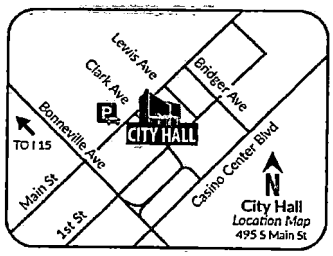

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22-0017-MOD1
12612616024
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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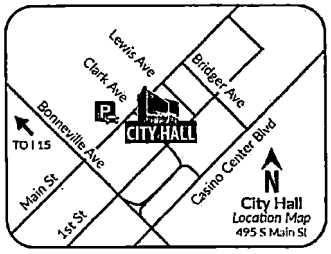

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22-0017-MOD1
12612211003
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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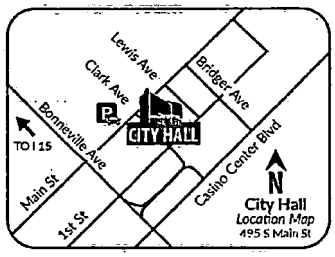

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211019
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDPNP1 89118

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Las Vegas, Nevada 89101

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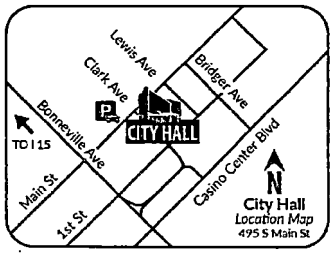

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614003
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDPNP1 89118

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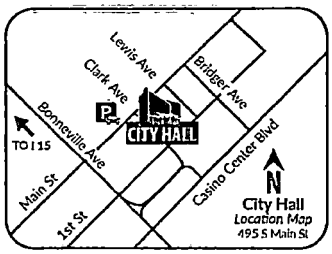

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612314082
CENTURY COMMUNITIES OF NEVADA L L C
6345 S JONES # 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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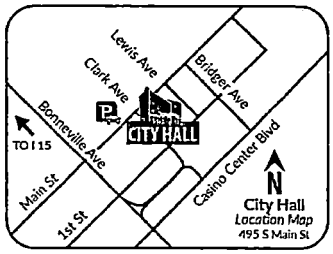

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211041
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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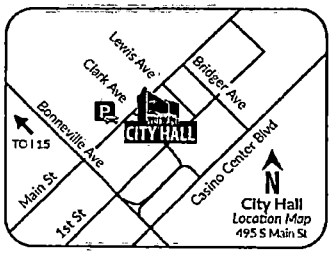

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211023
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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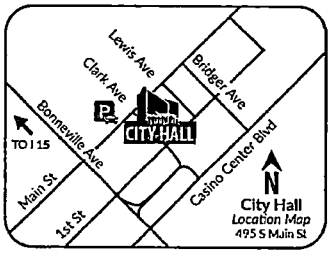

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211031
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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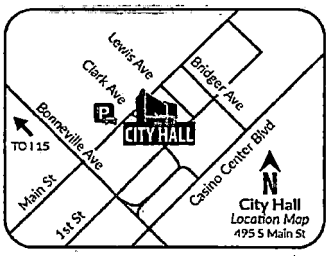

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614099
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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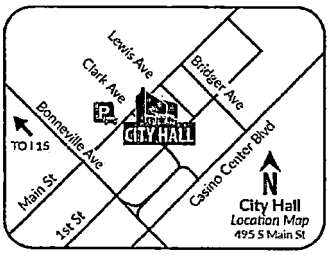

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211049
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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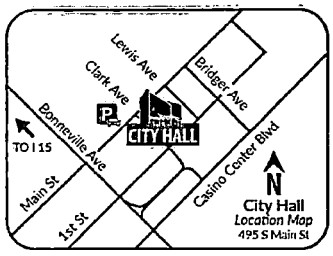

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[√] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
12612211007
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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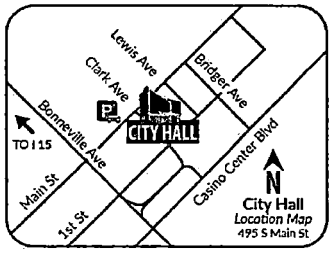

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Planning Commission Meeting of **04/12/2022**

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12612211022
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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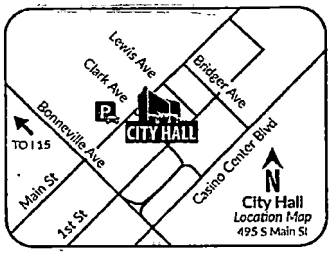

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[√] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211043
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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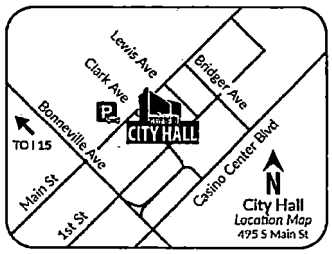
Permit No. 1630



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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211050
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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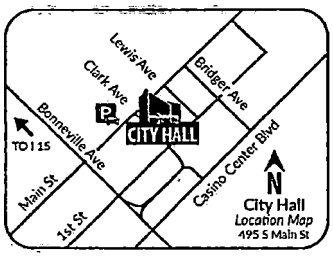

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614001
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFMP1 89118

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Las Vegas, Nevada 89101

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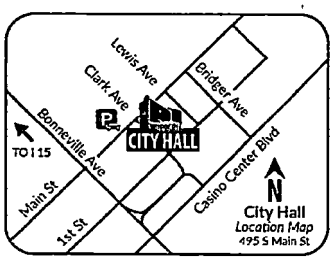

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614087
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A
X2

115 BRDFMP1 89118

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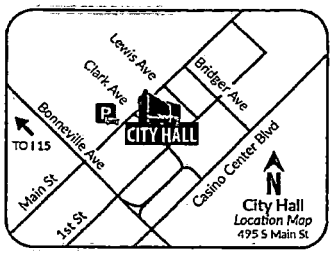

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614097
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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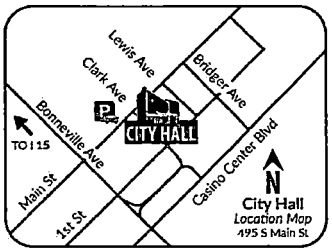

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614011
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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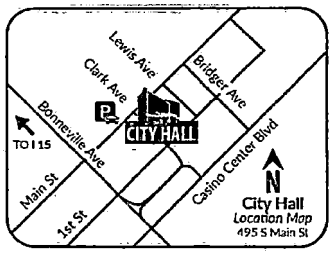

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614078
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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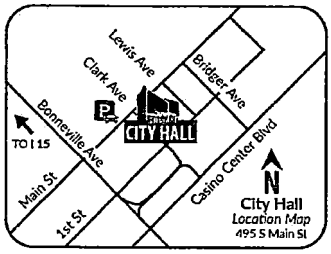

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614066
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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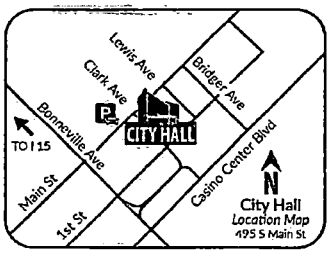

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[V] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211034
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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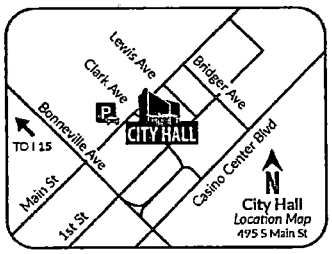

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[V] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616016
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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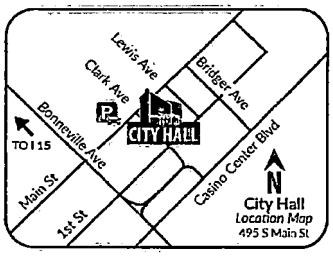

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[✓] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614100
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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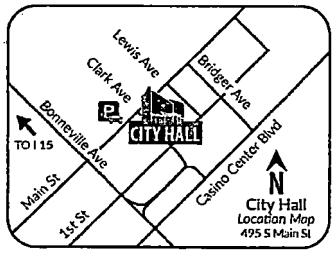

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614092
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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495 South Main Street
Las Vegas, Nevada 89101

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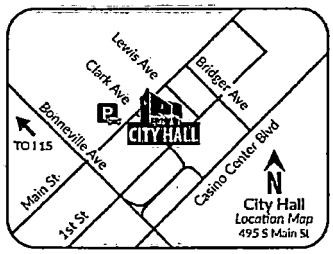

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614088
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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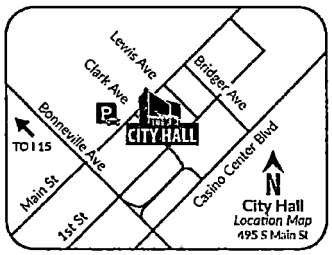

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614076
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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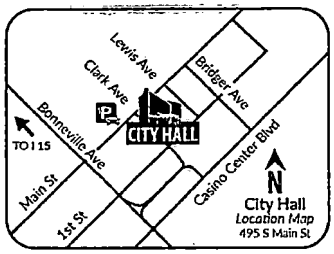

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12612614068
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28A

115 BRDFNP1 89118

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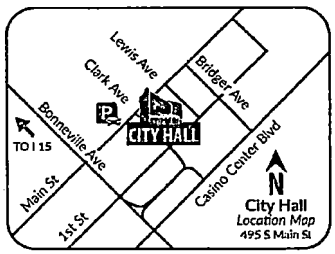

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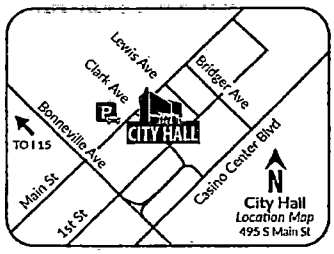

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22-0017-MOD1
12612614120
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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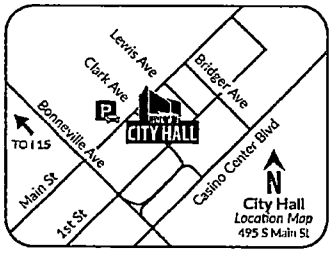

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22-0017-MOD1
12612615012
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

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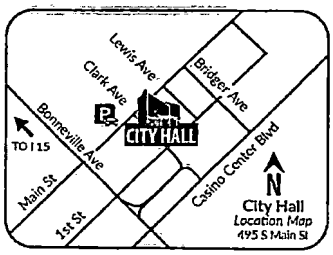

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12612615008
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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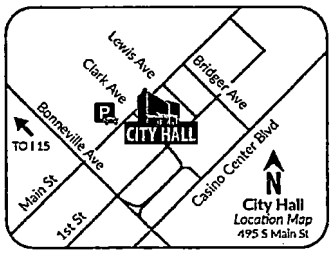

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22-0017-MOD1
12612614021
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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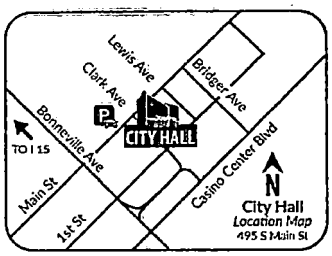

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22-0017-MOD1
12612614062
CENTURY COMMUNITIES NEVADA L L C
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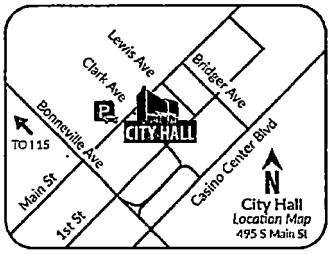

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22-0017-MOD1
12612612049
CENTURY COMMUNITIES NEVADA L L C
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X2

115 BRDFNP1 89118

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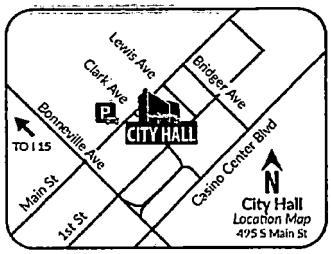

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12612614113
CENTURY COMMUNITIES NEVADA L L C
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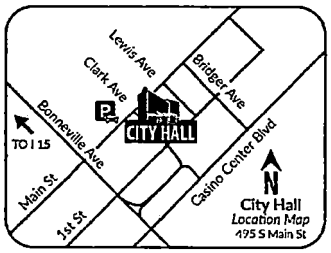

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12612614089
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LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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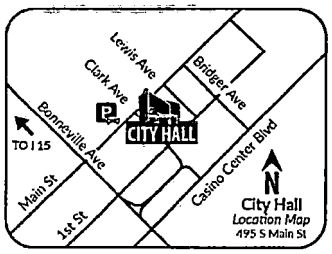

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22-0017-MOD1
12612616022
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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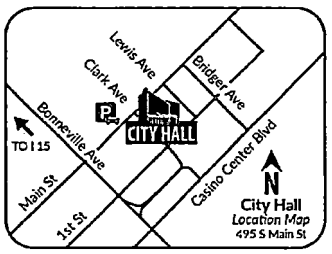

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22-0017-MOD1
12612616078
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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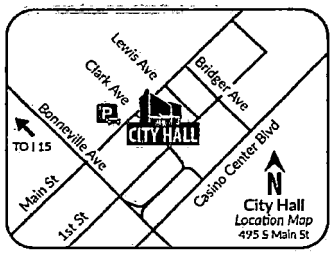

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22-0017-MOD1
12612616072
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 03116

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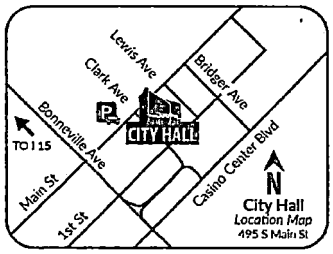

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22-0017-MOD1
12612616017
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

115 BRDFNP1 03116

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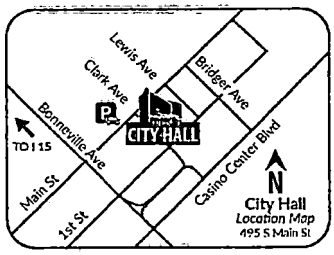

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22-0017-MOD1
12612616015
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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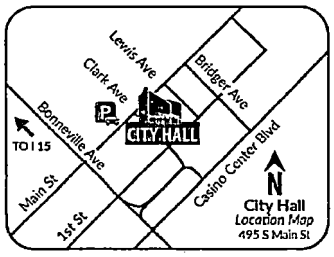

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[V] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
12612616011
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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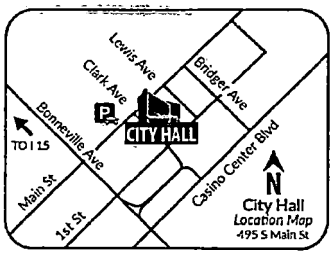

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12612211010
CENTURY COMMUNITIES NEVADA L L C
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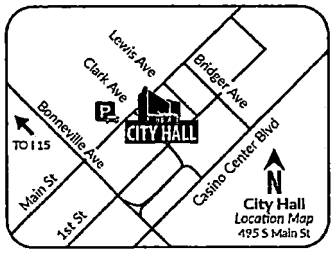

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211020
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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

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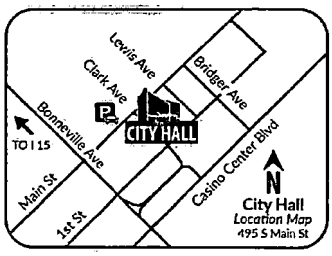

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22-0017-MOD1
12612211012
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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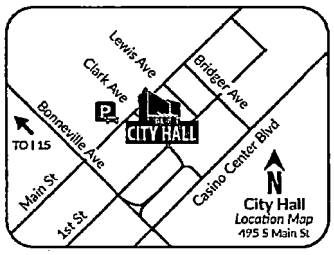

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12612211014
CENTURY COMMUNITIES NEVADA L L C
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28A X2

115 BRDFNP1 89118

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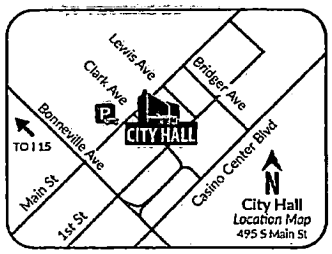

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211016
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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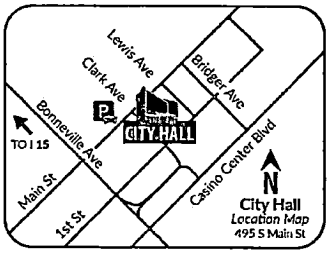

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616082
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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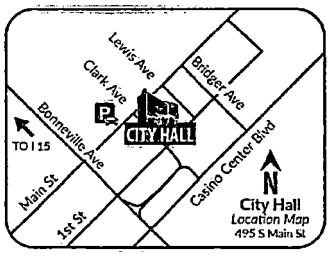

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616077
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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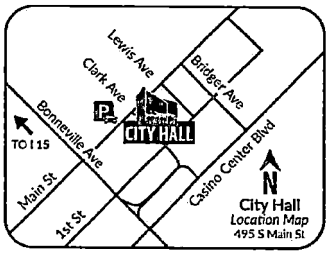

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616079
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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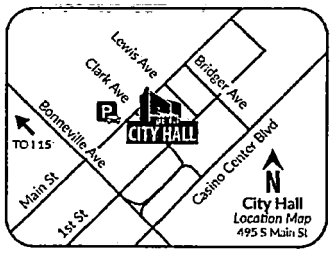

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616073
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
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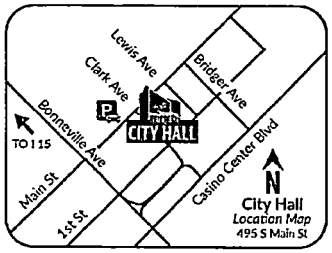

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616071
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A x2

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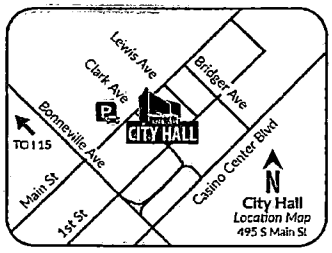

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616069
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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115 BRDFNP1 89118

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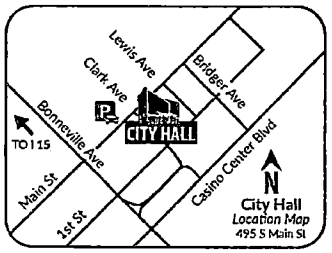

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616067
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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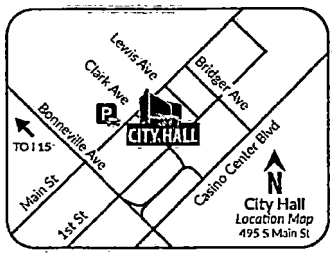

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616065
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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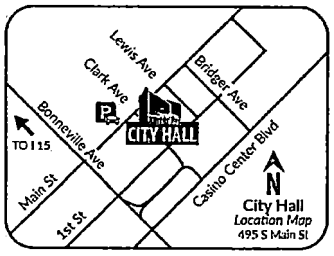

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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616063
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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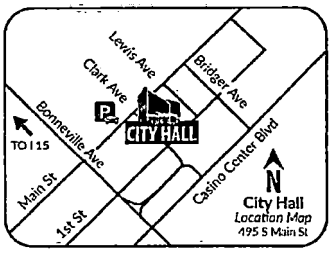

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616061
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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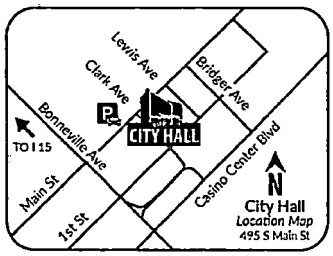

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616059
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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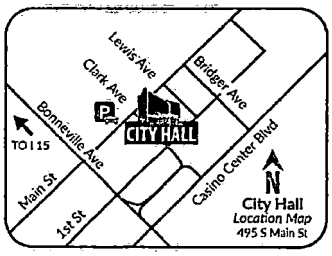

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22-0017-MOD1
12612616057
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDPNP1 89118

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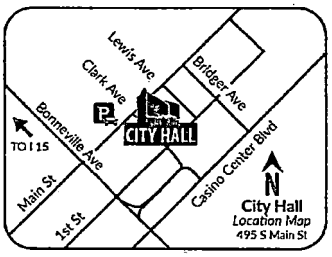

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12612616055
CENTURY COMMUNITIES NEVADA L L C
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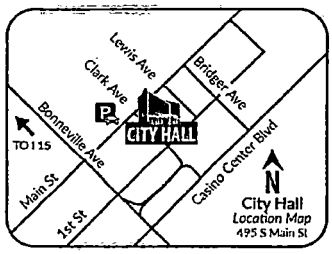
City of Las Vegas



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[✓] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616053
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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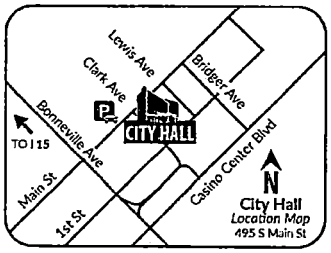

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616051
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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

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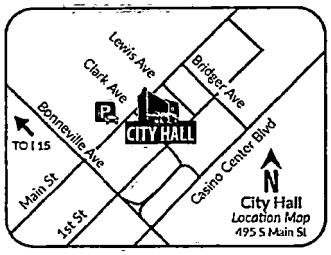

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616049
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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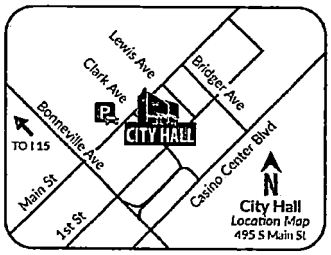

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616047
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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495 South Main Street
Las Vegas, Nevada 89101

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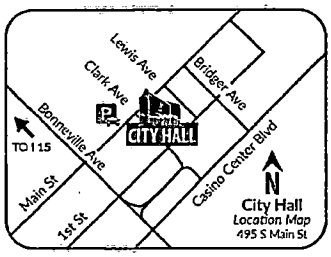

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616045
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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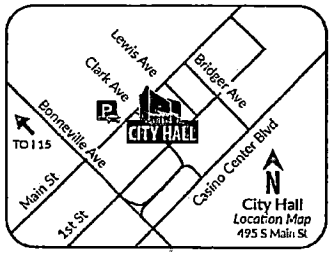

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616043
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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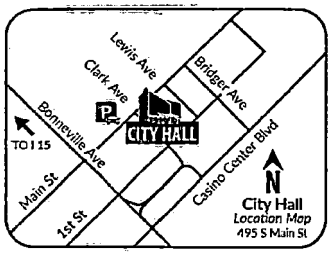

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616023
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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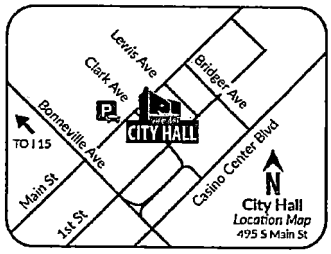

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614009
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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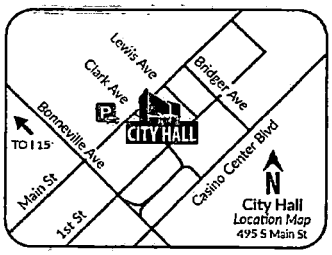

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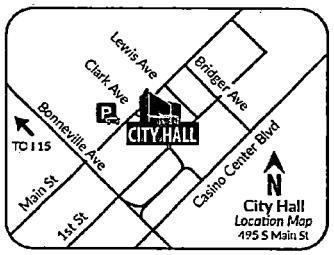

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12612612052
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28A

115 BRDFNP1 89118

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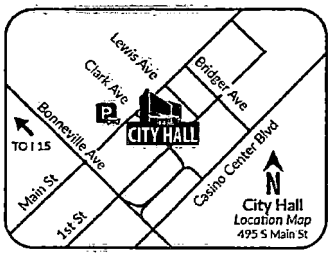

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Planning Commission Meeting of **04/12/2022**

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12612612050
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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115 BRDFNP1 89118

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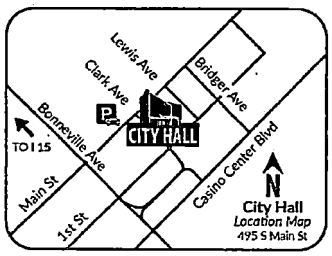

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614005
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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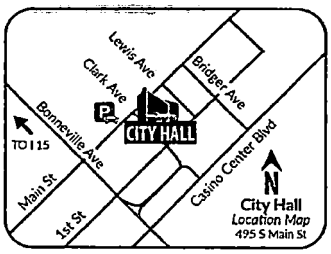

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612610001
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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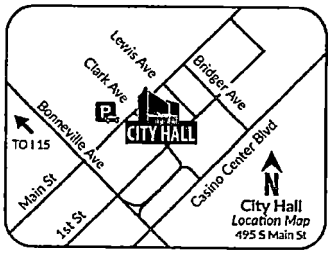

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616064
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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495 South Main Street
Las Vegas, Nevada 89101

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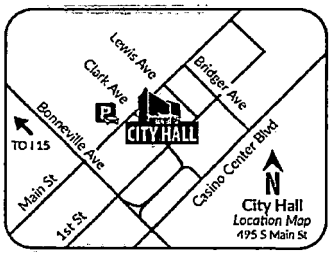

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22-0017-MOD1
12612716003
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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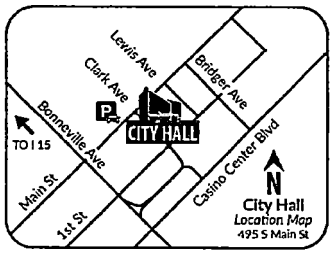

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22-0017-MOD1
12612716001
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
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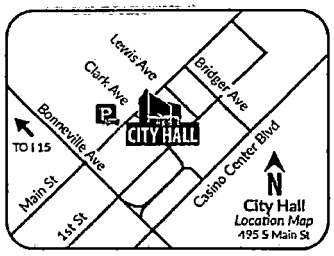

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612712051
CENTURY COMMUNITIES OF NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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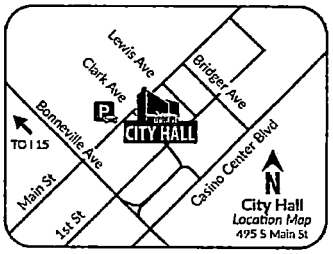

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616080
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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

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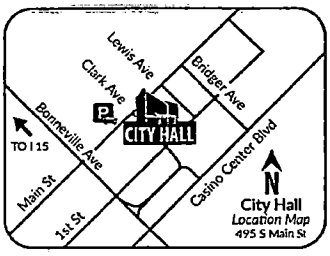

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616076
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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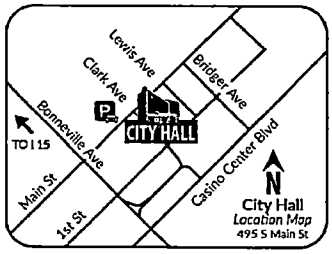

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612612037
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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

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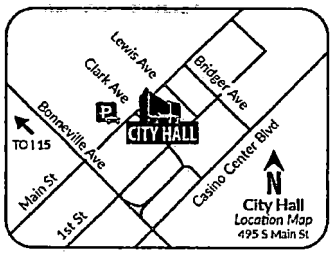

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612612048
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

29A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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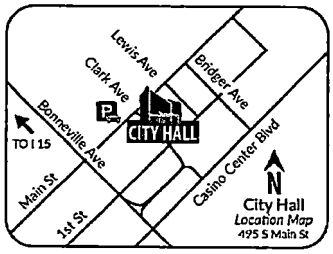

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612612039
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

29A x2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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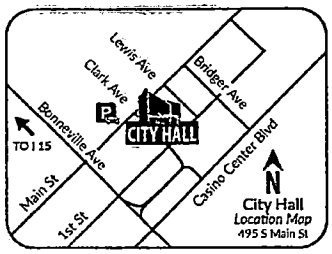

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[√] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
12612612001
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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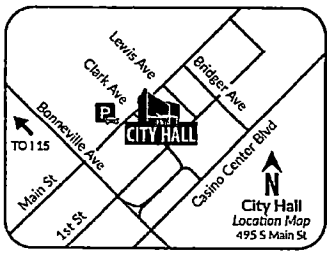

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22-0017-MOD1
12612612062
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

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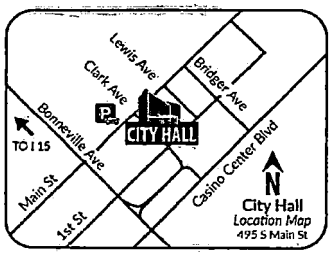

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614031
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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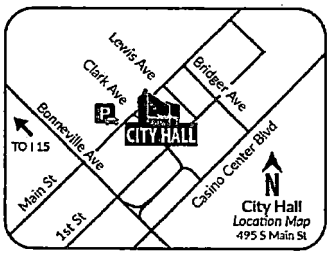

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614069
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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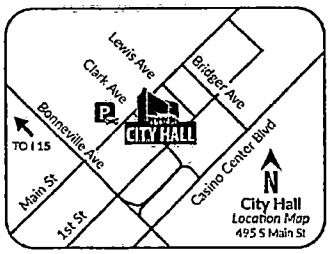

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22-0017-MOD1
12612616009
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

28A

115 BRDFNP1 89118

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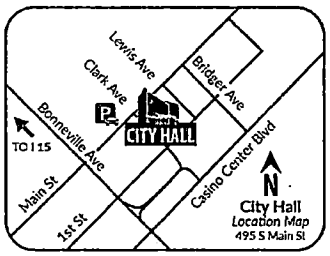

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22-0017-MOD1
12612616005
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

28A X2

115 BRDFNP1 89118

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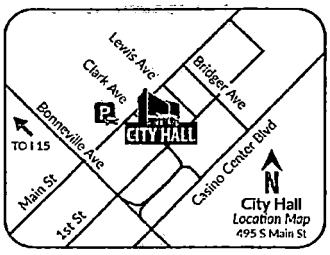

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615028
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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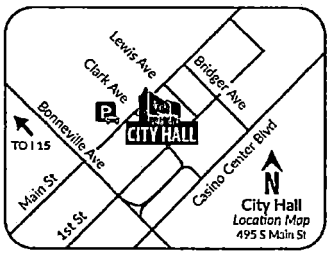

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616013
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

X2

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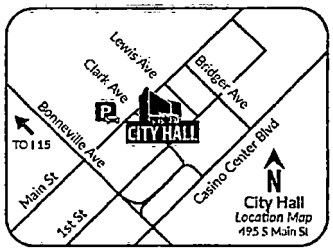

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[J] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616021
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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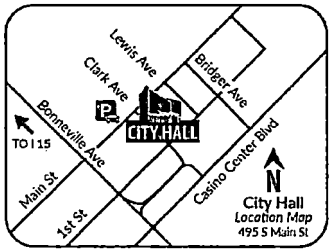

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[V] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612616019
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 x2

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Las Vegas, Nevada 89101

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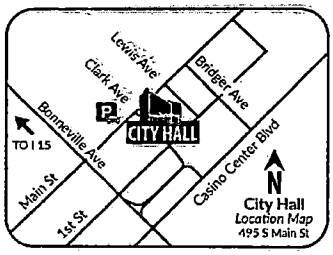

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211036
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

29A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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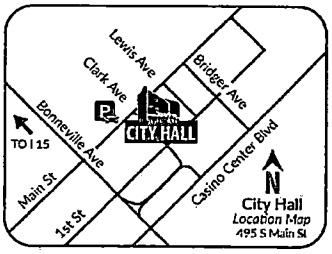

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615014
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

29A
X2

115 BRDFNP1 89118

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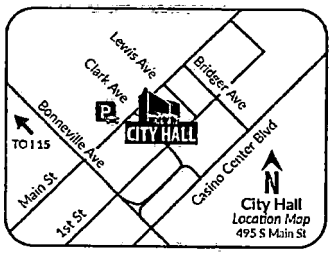

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615010
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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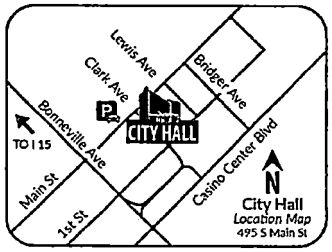

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211030
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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

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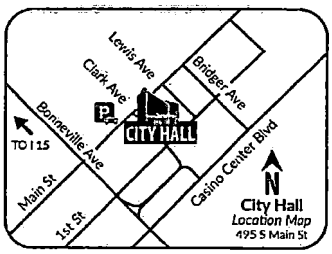

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22-0017-MOD1
12612110002
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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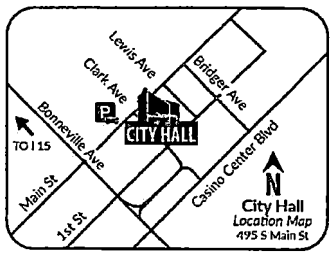

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Planning Commission Meeting of **04/12/2022**

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12612211002
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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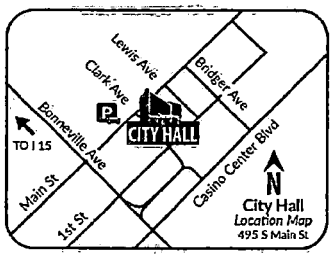

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CENTURY COMMUNITIES NEVADA L L C
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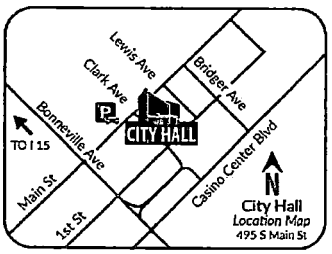

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LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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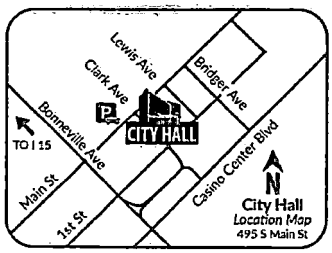

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211008
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

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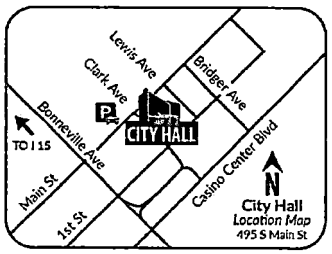

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211006
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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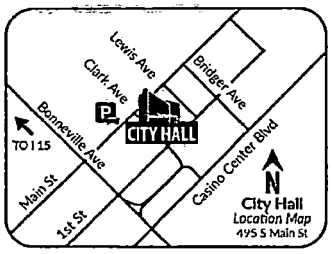

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612612087
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDPNP1 89118

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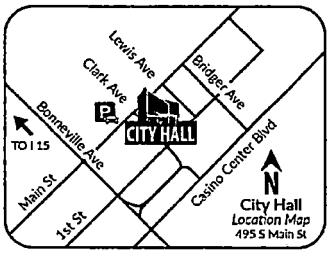

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22-0017-MOD1
12612612054
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A
X2

115 BRDPNP1 89118

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Las Vegas, Nevada 89101

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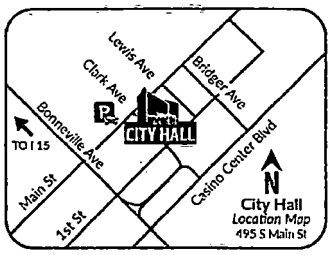

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12612616075
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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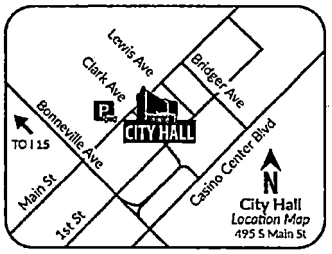

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Planning Commission Meeting of **04/12/2022**

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22-0017-MOD1
12612211038
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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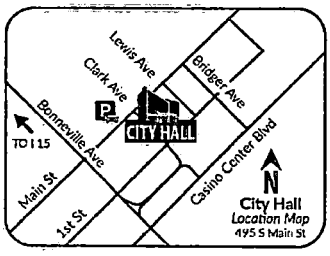

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211024
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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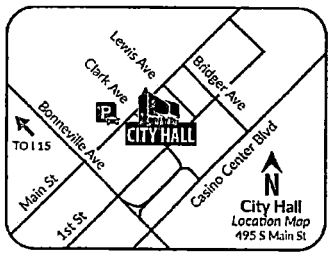

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615016
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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495 South Main Street
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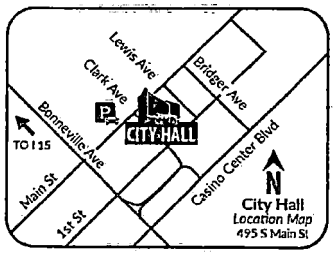

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615018
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

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495 South Main Street
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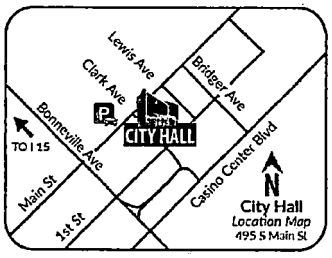

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12612615020
CENTURY COMMUNITIES NEVADA L L C
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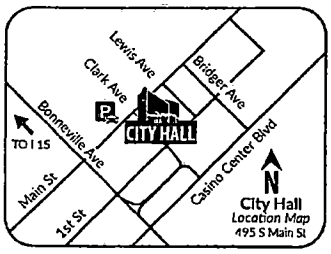

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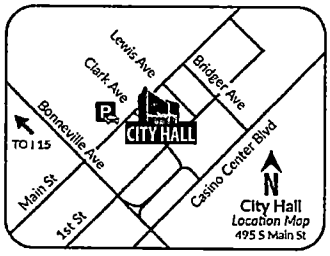

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[X] I SUPPORT this Request
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28A X2

115 BRDFNP1 89118

City of Las Vegas, Department of Planning
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Las Vegas, Nevada 89101

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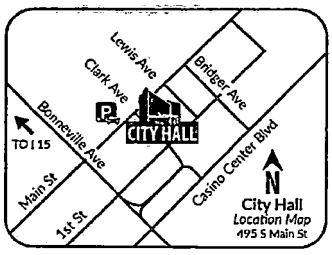

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115 BRDFMP1 89118

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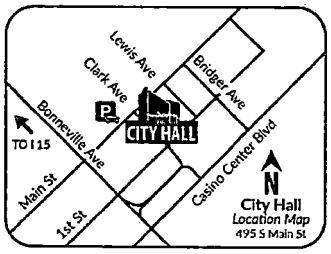

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28A
X2

115 BRDFMP1 89118

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

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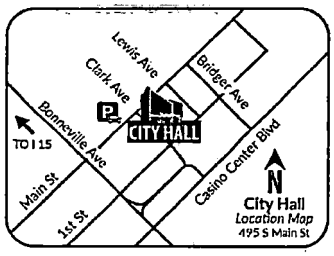

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Planning Commission Meeting of **04/12/2022**

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12612615005
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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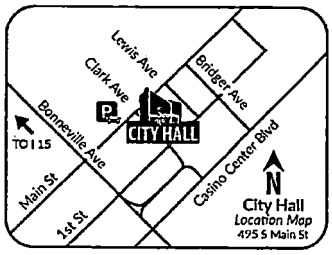

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12612615007
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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

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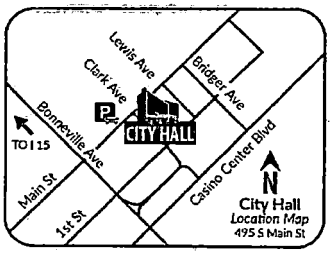

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115 BRDFNP1 89118

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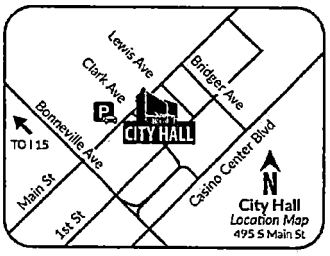

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115 BRDFNP1 89118

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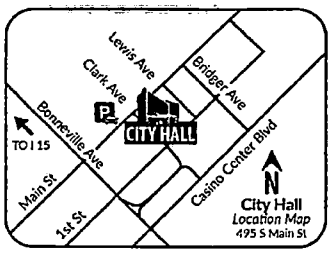

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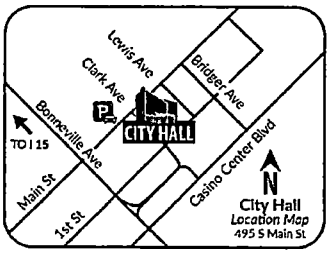

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115 BRDFMP1 89118

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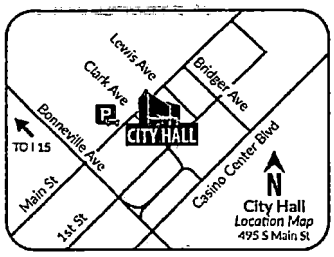

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115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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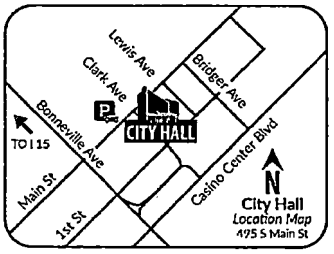

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28A X2

115 BRDFNP1 89118

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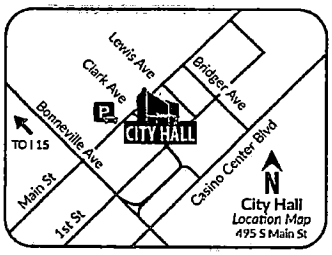

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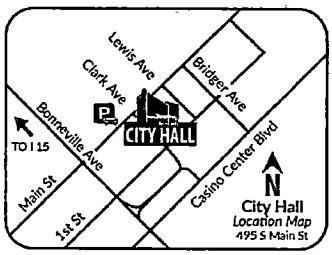

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Las Vegas, Nevada 89101

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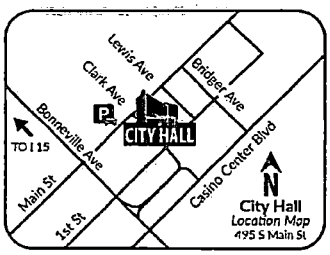

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12612614079
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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495 South Main Street
Las Vegas, Nevada 89101

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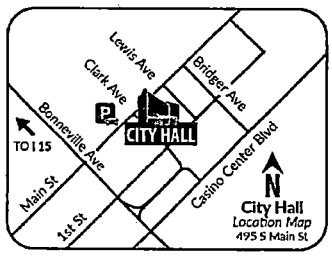

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12612614081
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28A

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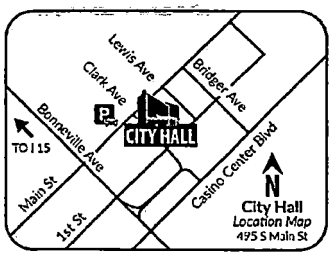

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Planning Commission Meeting of **04/12/2022**

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12612614085
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

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Las Vegas, Nevada 89101

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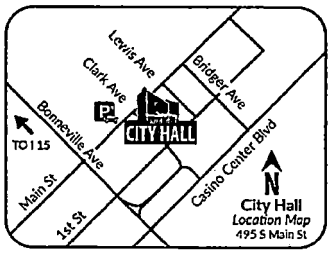

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12612614083
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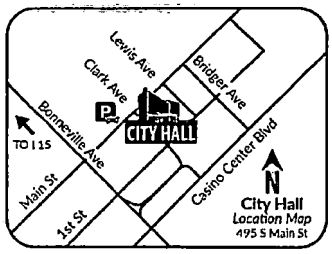

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28A

115 BRDFNP1 89118

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

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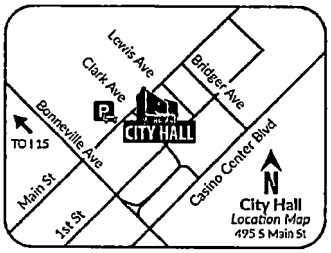

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28A
X2

115 BRDFNP1 89118

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

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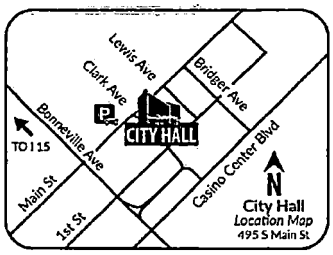

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614049
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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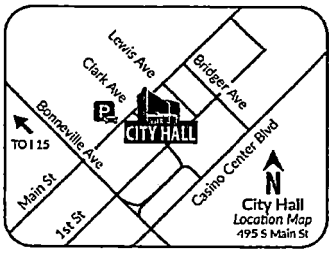

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22-0017-MOD1
12612614053
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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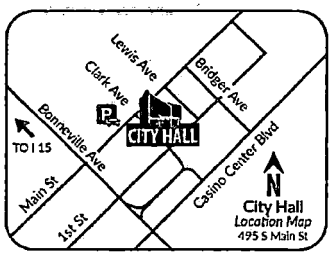

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6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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

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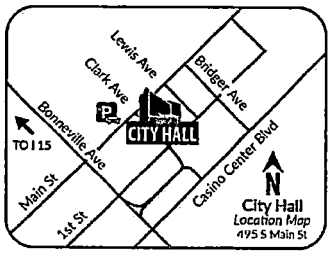

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LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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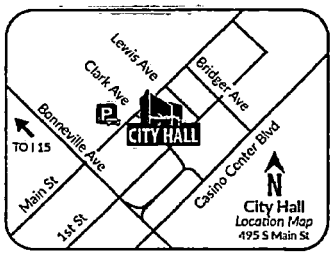

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Las Vegas, Nevada 89101

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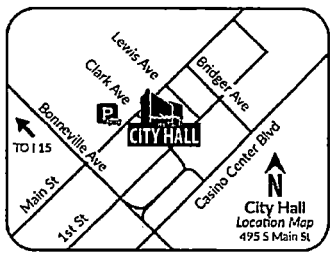

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12612614047
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFMP1 89118

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

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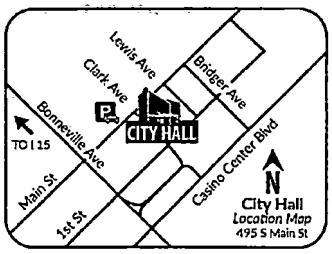

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12612614051
CENTURY COMMUNITIES NEVADA L L C
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115 BRDFNP1 89118

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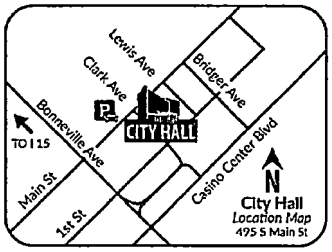

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12612614027
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A x2

115 BRDFNP1 89118

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Las Vegas, Nevada 89101

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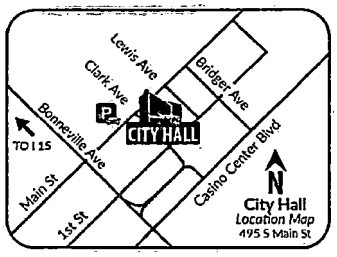

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22-0017-MOD1
12612614025
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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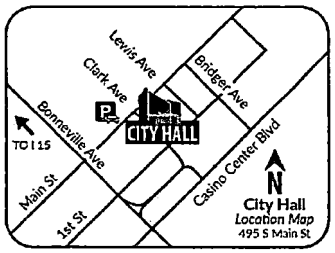

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22-0017-MOD1
12612614029
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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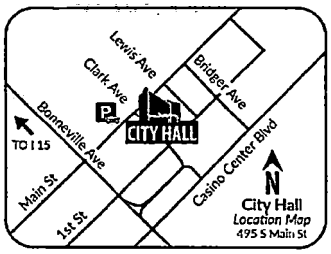

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12612614037
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFMP1 89118

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495 South Main Street
Las Vegas, Nevada 89101

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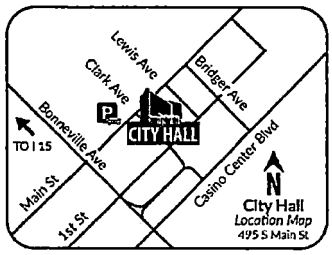

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12612614041
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A

115 BRDFMP1 89118

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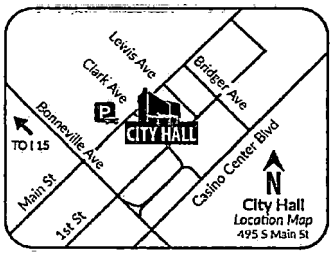

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614045
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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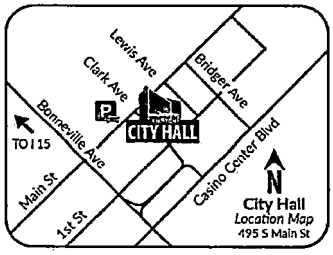

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Planning Commission Meeting of **04/12/2022**

22-0106
12506301001
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

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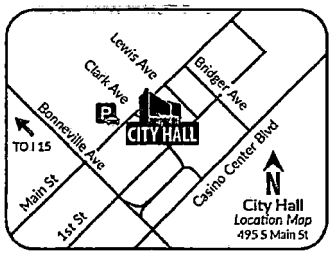

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Planning Commission Meeting of **04/12/2022**

22-0106
12506401008
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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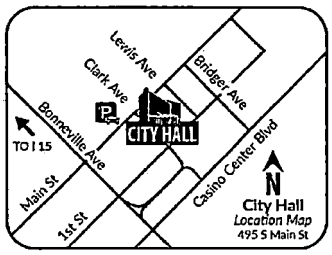

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0106 and 22-0106-SUP1 and 22-0106-SDR1
Planning Commission Meeting of **04/12/2022**

22-0106
12507111004
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

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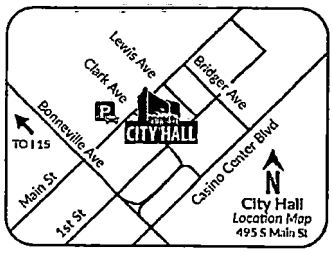

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22-0106 and 22-0106-SUP1 and 22-0106-SDR1
Planning Commission Meeting of **04/12/2022**

22-0106
12612510001
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
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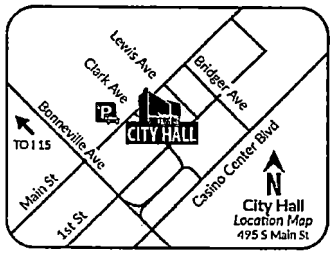

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22-0017-MOD1
Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612615017
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118 X2

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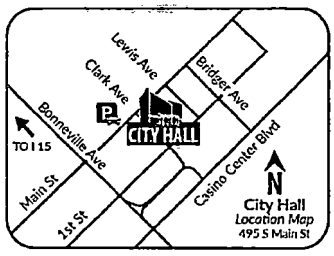

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22-0017-MOD1
12612211033
CENTURY COMMUNITIES NEVADA L L C
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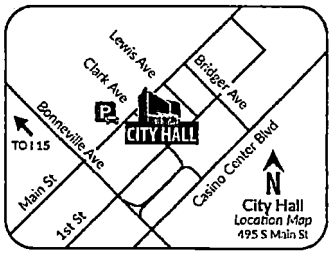

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28A X2

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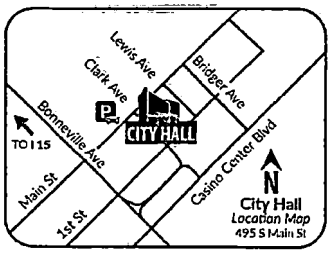

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211039
CENTURY COMMUNITIES NEVADA L L C
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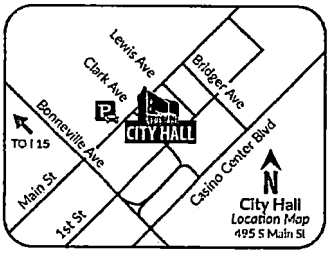

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612211047
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A
X2

115 BRDFNP1 89118

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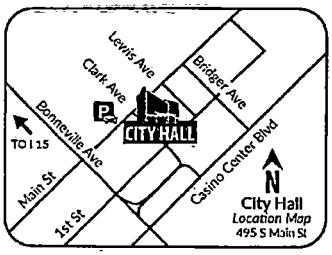

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12612211053
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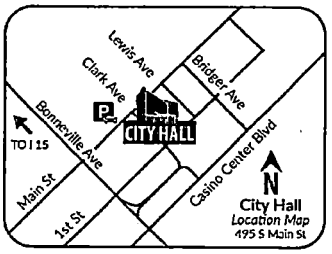

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12612614035
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28A x2

115 BRDFNP1 89118

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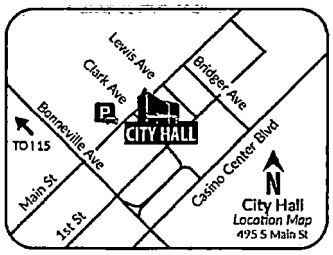

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22-0017-MOD1
12612614039
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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115 BRDFNP1 89118

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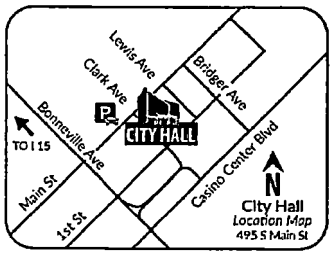

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22-0017-MOD1
12612211025
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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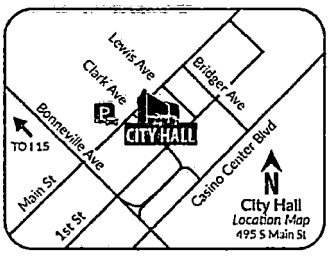

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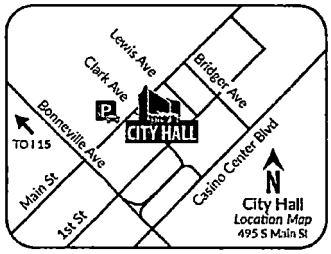

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22-0017-MOD1
12612616003
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LAS VEGAS NV 89118

28A X2

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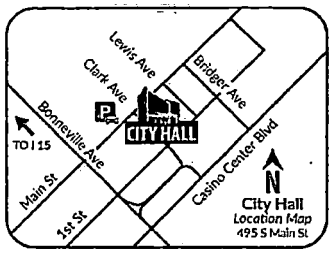

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22-0017-MOD1
12612615026
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A

115 BRDFNP1 89118

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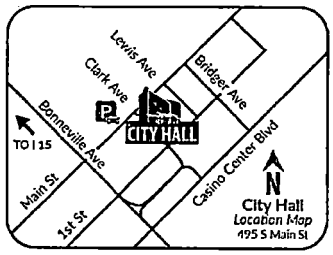

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12612615024
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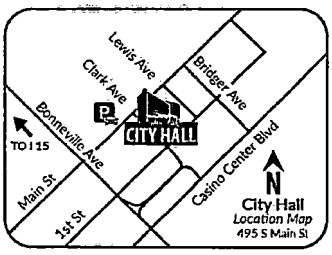

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Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614048
CENTURY COMMUNITIES NEVADA L L C
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115 BRDFMP1 89118

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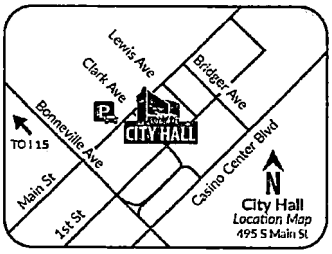

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614002
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

28A X2

115 BRDFMP1 89118

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Las Vegas, Nevada 89101

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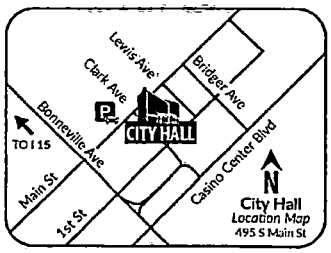

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22-0017-MOD1
12612614004
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A

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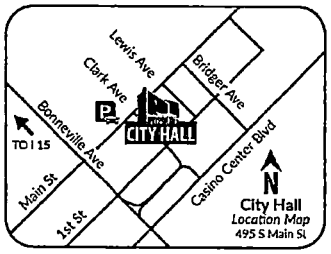

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22-0017-MOD1
12612614006
CENTURY COMMUNITIES NEVADA L L C
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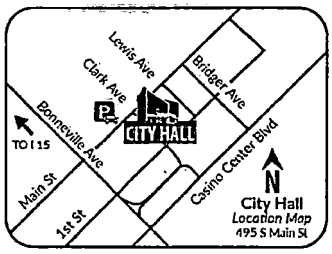

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12612614008
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

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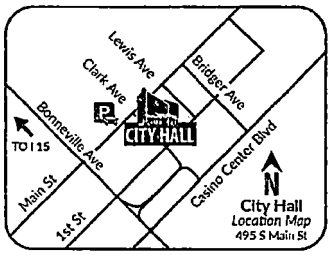

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12612614010
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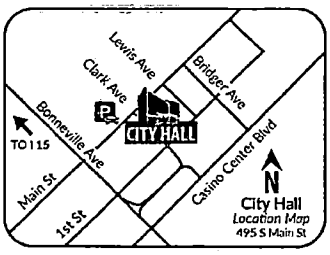

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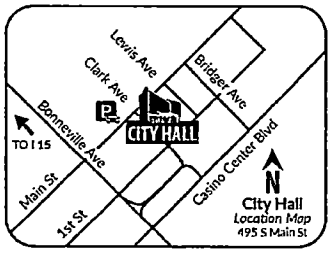

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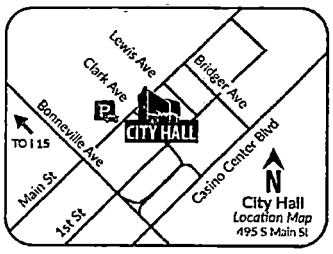

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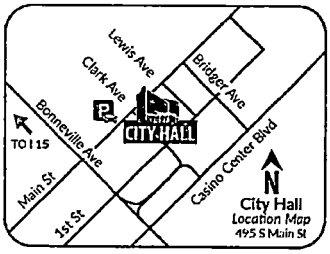

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12612614018
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6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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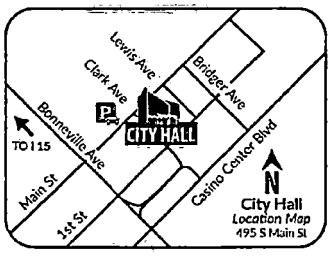

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22-0017-MOD1

Planning Commission Meeting of **04/12/2022**

22-0017-MOD1
12612614020
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

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115 BRDFNP1 89118

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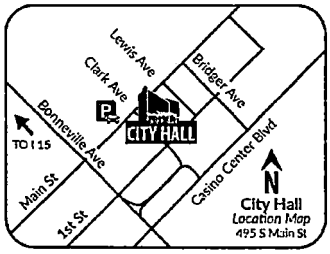

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12612614022
CENTURY COMMUNITIES NEVADA L L C
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LAS VEGAS NV 89118

28A X2

115 BRDFNP1 89118

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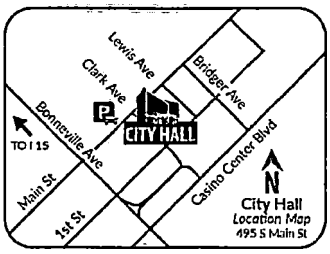

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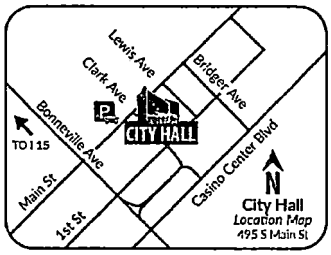

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22-0017-MOD1
12612614026
CENTURY COMMUNITIES NEVADA L L C
6345 S JONES BLVD STE 400
LAS VEGAS NV 89118

ZBA

115 BRDFNP1 89118 X2

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
41

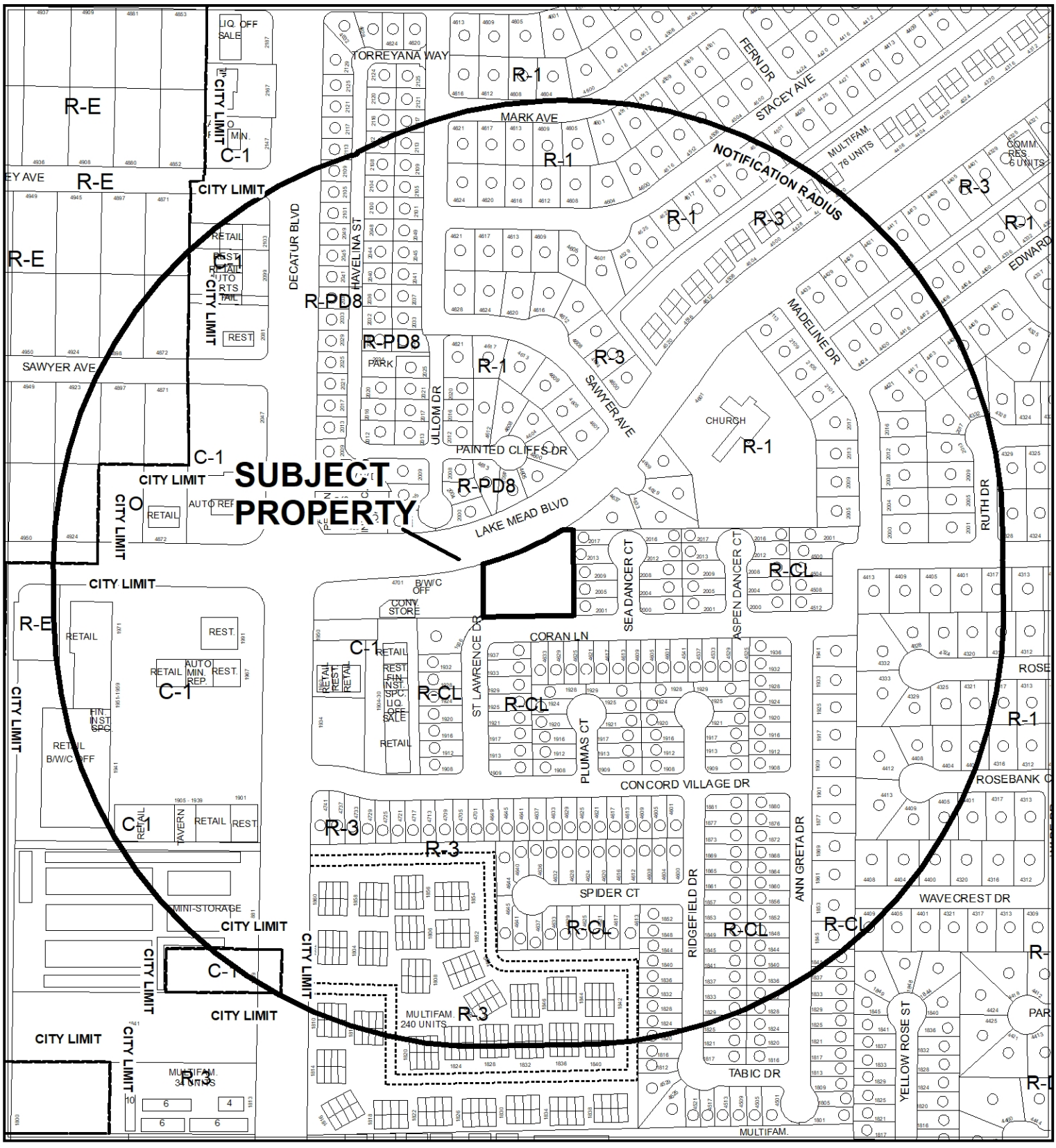
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0042 - PUBLIC HEARING - APPLICANT/OWNER: CITI PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 0.79 acres on the south side of Lake Mead Boulevard approximately 395 feet east of Decatur Boulevard (APN 139-19-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

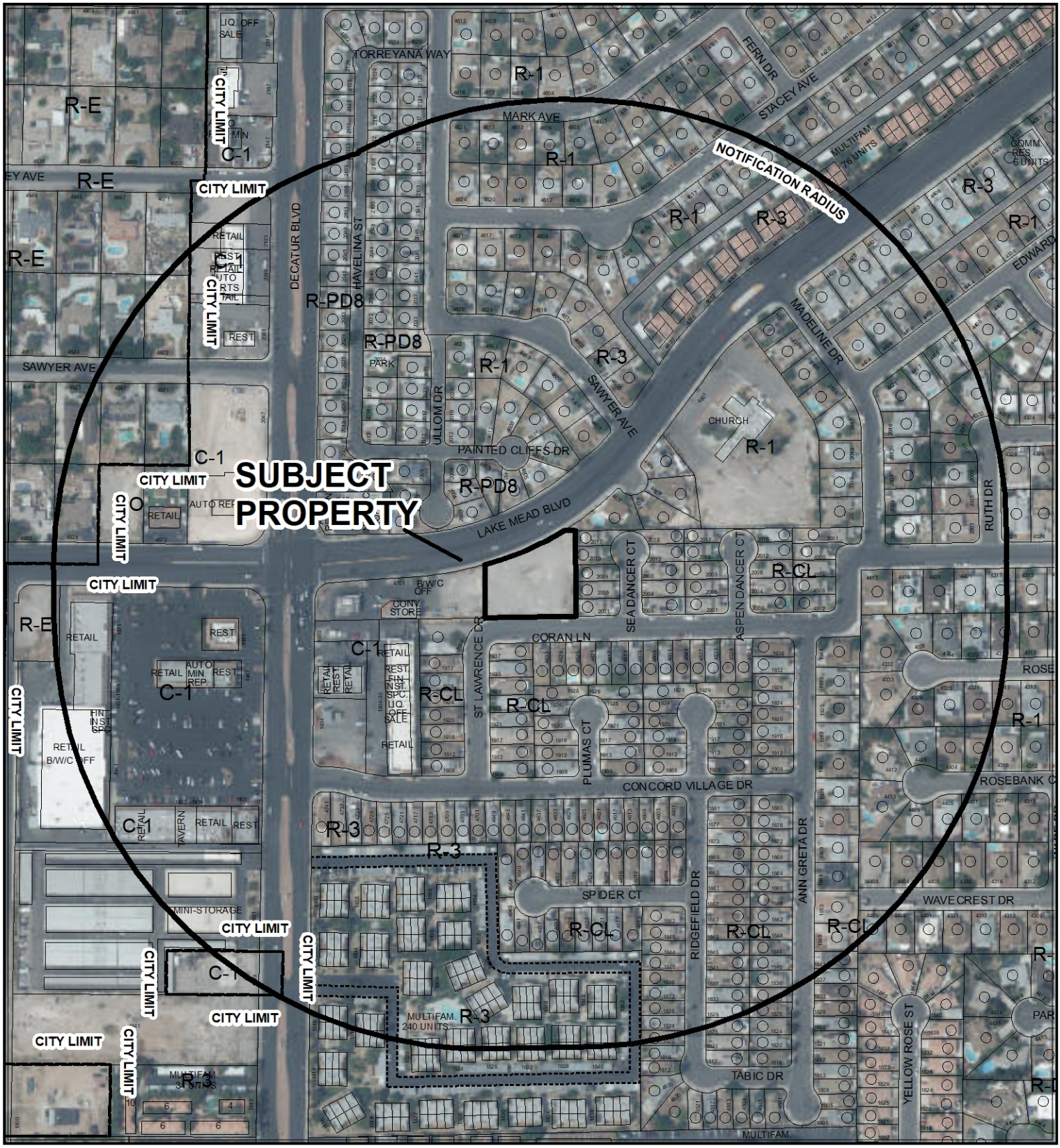
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Comments Submitted by Clark County Department of Aviation - 22-0042-SDR1
7. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division - 22-0042-SDR1
8. Protest-Support Postcards
9. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest-Support Postcards
10. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



CASE: **22-0042**

RADIUS: 1000 FEET

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



0 265 530 Feet

CASE: **22-0042**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITI PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0042-SUP1	Staff recommends APPROVAL, subject to conditions:	
22-0042-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0042-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 704 (By City Clerk)

PROTESTS 0

APPROVALS 3

NE

** CONDITIONS **

22-0042-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0042-SDR1) shall be required, if approved.

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

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

4. 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. Vehicles shall not be stored on the property longer than 45 days.

5. Outdoor bells and loudspeakers are prohibited.

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

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

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

22-0042-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0042-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/03/22, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a ten-foot wide landscape buffers adjacent to the south property lines where 15 feet is required.

5. A Waiver from Title 19.08 is hereby approved to allow service bay doors to face the right-of-way where such is not allowed.

6. An Exception from Title 19.08 is hereby approved, to allow zero parking lot landscape islands where four are required.

7. The trash enclosure shall be positioned 50 feet from residentially zoned property.

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

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

10. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes (east and south property lines). The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - One 24-inch box shade tree from the Southern Nevada Regional Planning Coalition Regional Plan List shall be planted every 20 feet on-center, with four, 5-gallon shrubs for every required tree.
    - Palm trees shall not be counted towards required shade trees, and only utilized as an accent tree.

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. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
    a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
    b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
    c. Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
    d. Applicant is advised that the FAA’s airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

Public Works

15. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

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

17. Submit a License Agreement for landscaping and private improvements in the public rights of way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [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

The applicant is proposing to construct a 4,889 square-foot Minor Auto Repair Garage on a 0.79 acre lot on the south side of Lake Mead Boulevard approximately 395 feet east of Decatur Boulevard.

ISSUES

- Revisions received after publication and Planning Commission reduced the square-footage to 4,889 square feet.
- The subject site is an irregular (trapezium) shape.
- The subject site has double frontage, with Lake Mead Boulevard being designated the “front” for this proposed development.
- A Waiver is requested to allow service bay doors to face the right-of-way which staff reports.
- A Waiver is requested to allow 10-foot wide landscape buffers adjacent to the south property line where 15 feet is required. Staff supports this request.
- An Exception is requested to allow zero parking lot landscape islands where four are required. Staff supports this request.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and is located on the south side of Lake Mead Boulevard as it curves northward towards Rancho Drive. This curvature in Lake Mead Boulevard leaves the site with a trapezium shape. In addition to the irregular shape, the site has frontage on both Lake Mead Boulevard and Coran Lane.

The applicant is proposing to utilize Lake Mead Boulevard as the “front” with both ingress and egress from Lake Mead Boulevard. A six-foot tall screen wall is proposed for the Coran Lane frontage to eliminate this frontage and not be disruptive to the adjacent residential neighborhood, or increase neighborhood traffic. This screen wall in combination with the shade trees, buffer the service bays that face Coran Lane. The three service bay doors located on the west façade face commercial development, and the five service bay doors located on the east façade are screened by a solid six-foot tall wall and shade trees. This leaves one service bay door that faces Lake Mead Boulevard, for which a Waiver is requested. Staff is supporting this Waiver as the applicant positioned the

majority of the service bay doors where a solid six-foot tall screen wall is providing screening in addition to the landscape trees. The service bay door that faces the right-of-way (Lake Mead Boulevard) is screened by the landscape buffer adjacent to Lake Mead Boulevard that is conditioned to contain 24-inch box shade trees to ensure a proper shade canopy and a visual buffer exists.

The subject site is not part of a commercial subdivision and a landscape buffer is required adjacent to all property lines. An eight-foot wide landscape buffer is required for the east and west (interior) lot lines and is being provided for. Because the subject site has double frontage, a 15-foot wide landscape buffer is required for both the Lake Mead Boulevard and Coran Lane property lines. The applicant has proposed a solid screen wall for Coran Lane, and there will be no access from Coran Lane, essentially eliminating this frontage and making it the “rear” of the property. The applicant is proposing to install 10-foot wide landscape buffers adjacent to Coran lane and a 15-foot wide landscape buffer adjacent to Lake Mead Boulevard. Staff is able to support the Waiver for the Coran Lane landscape buffer as it will provide the minimum amount of landscape materials to aid in the screening of the proposed land use from the residential neighborhood, and the proposed 10-foot width provides sufficient room for those plant materials to survive long term.

Customer parking is provided along the perimeters of the subject site, which also allows for ingress and egress to occur from Lake Mead Boulevard only, including the required fire lane that loops around the building. As a result, the applicant is requesting an Exception to allow no parking lot landscape islands. Staff is able to support this request as the provided landscape buffers will be planted in a manner that provides 24-inch box shade trees that surround the subject site and provide adequate buffering and shade for the parking lot as well.

The proposed building façades are coherently designed and treated as required by Title 19.08 that incorporate varying patterns, materials and colors that provide visual interest. The single-story structure is compatible with the scale of nearby development, and provides a sensitive transition to nearby, less intensive areas by providing landscape buffers adjacent to all property lines.

With the subject site sharing a property line with residentially zoned property to the east, Residential Adjacency Standards apply. To meet the required 3:1 slope requirement between the tallest point of the structure and the property line of the protected property (residential), the building heights vary from 20 feet to 31 feet, with the tallest point located further west of the east property line, and the adjacent residential neighborhood meeting this requirement.

While the height of the proposed structure met Title 19.08 requirements, in did however exceed the 100:1 slope required by the FAA (Federal Aviation Administration) for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length for the North Las Vegas Airport. Staff has added a Condition of Approval that will require the applicant to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, as required by 14 CFR Part 77, which requires the FAA to be notified of the proposed construction or alteration.

Staff finds the proposed infill development to be compatible with the surrounding area as it has met the Residential Adjacency Standards and provides adequate landscape buffers adjacent to all four property lines; therefore, staff is recommending approval of the requested Site Development Plan Review with conditions.

Special Use Permit

The Auto Repair Garage, Minor use is described by Title 19.12 as “a facility for the performance of minor repairs and service on vehicles of 10,000 pounds gross vehicle weight or less. Such repairs and service are limited to electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, selling/installing minor parts and accessories, and other similar activities. This use also includes the repair and installation of other minor elements of an automobile such as windshield wipers, hoses, windows, etc., but excludes general engine repairs, engine installation, and the repair and installation of transmissions and differentials.”

There are no Minimum Special Use Permit Requirements for this use.

To ensure the proposed land uses compatibility with the neighboring residential properties, staff has added the following Conditions of Approval:

- All repair and service work shall be performed within a completely enclosed building.
- 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. Vehicles shall not be stored on the property longer than 45 days.
- Outdoor bells and loudspeakers are prohibited.

With these added Conditions of Approval, adequate landscape buffers, and satisfying the Residential Adjacency Setback Standards, staff finds the proposed Auto Repair Garage, Minor use can be conducted in a manner that is harmonious and compatible with the surrounding properties, and is recommending approval with conditions.

FINDINGS (22-0042-SUP1)

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

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

   The proposed Minor Auto Repair Garage can be conducted in a manner that is harmonious and compatible with the existing development in the area as the use will be screened by a six-foot tall solid screen wall and shade trees. In addition, staff has added a Condition of Approval for all repair and service work to be performed within a completely enclosed building, and to prohibit the use of outdoor bells and loudspeakers.

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

   The subject site is zoned C-1 (Limited Commercial) and adjacent to a 100-foot wide Primary Arterial as defined by the Master Plan of Streets and Highways, and is physically suitable for the type and intensity of the land use proposed.

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

   Access to the property is provided by Lake Mead Boulevard, a 100-foot wide Primary Arterial, and is adequate physically suitable for the type and intensity of the land use proposed.

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

   The proposed land use is subject to Conditions of Approval and business licensing regulations to not 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 set forth by Title 19.12 for this use.

FINDINGS (22-0042-SDR1)

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

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

   The proposed single-story development is compatible with the existing commercial to the west, and residential to the east and south. Staff has added a Condition of Approval to ensure shade trees with full canopies are planted within the landscape buffers to ensure additional buffering beyond the six-foot tall screen wall and shaded sidewalks for pedestrians on Lake Mead Boulevard..

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

   Due to the double street frontage and the irregular shape of the lot, the applicant is requesting a Waiver of the landscape buffer width adjacent to right-of-way, a Waiver to allow one service bay to face the right-of-way, and an Exception of the parking lot landscape island requirements, which staff supports. The proposed development meets the remaining develop standards set forth by Title 19.08.

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

   Site ingress and egress is from Lake Make Boulevard a Primary Arterial as defined by the Master Plan of Streets and Highways and will not be negatively impacted by the proposed development. The Coran Lane street frontage will not be utilized to not negatively impact neighborhood traffic.

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

   Staff has added a Condition of Approval to ensure shade trees are installed and palm trees are only used as an accent tree. The building materials proposed are appropriate for the area and include veneer stone finishes for accents.

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

The proposed building elevations provide depth and interest by utilizing varying colors, materials and pop-outs which create an aesthetically pleasing environment.

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

If approved, the proposed development is subject to building permit review and regular inspections during construction to ensure the public health, safety and general welfare are secure.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/21/07	The City Council approved a request for a General Plan Amendment (GPA-18374) from ML (Medium-Low Density Residential) to SC (Service Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-18375) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-18376) for a proposed 6,650 square-foot Retail Building on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. The Planning Commission and staff recommended approval.
05/20/09	The City Council approved a request for an Extension of Time (EOT-34134) of an approved Rezoning (ZON-18375) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-34134) of an approved Site Development Plan Review (SDR-18376) for a proposed 6,650 square-foot Retail Building on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. Staff recommended approval.
10/07/21	Code Enforcement processed a complaint (CE21-04452) for a homeless encampment in the vacant lot east of Terrible Herbst on Lake Mead Boulevard. The case was resolved on 10/26/21.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 0.79 acres on the south side of Lake Mead Boulevard approximately 395 feet east of Decatur Boulevard (APN 139-19-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear) • **22-0042-SUP1** - SPECIAL USE PERMIT - FOR AN AUTO REPAIR GARAGE, MINOR USE • **22-0042-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,000 SQUARE-FOOT MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW SERVICE BAYS TO FACE THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS PROHIBITED

Most Recent Change of Ownership	
06/2014	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
01/20/22	Staff conducted a pre-application meeting to discuss the proposed development and necessary land use entitlement applications.

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

Field Check	
03/03/22	Staff performed a routine field check to observe the subject site. The lot is undeveloped, clear of debris and vegetation. There is an existing block wall adjacent to the east property line associated with the existing single family homes. The north and south property lines are secured with chain link fencing, and a block wall along the west property line that is not in good condition and not requirement per the Title 19.08 development standards for the C-1 zoning district as this property line is adjacent to commercial property.

Details of Application Request	
Site Area	
Net Acres	0.79

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TOD-2	C-1 (Limited Commercial)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Convenience Store	TOD-2	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 70 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails – Pedestrian Path (Lake Mead Boulevard) - Constructed	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	211 Feet	Y
Min. Setbacks			
• Front	10 Feet	29 Feet	Y
• Side	10 Feet	41 Feet	Y
• Corner	10 Feet	N/A Feet	N/A
• Rear	20 Feet	53 Feet	Y
Max. Lot Coverage	50 %	17 %	Y
Max. Building Height	20 Feet	20-31 Feet	Y*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

**Meets 3:1 proximity slope for Residential Adjacency by varying the height of the proposed single-story building.*

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	60 Feet	60 Feet	Y
Trash Enclosure	50 Feet	90 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• South	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• East	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• West	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
TOTAL PERIMETER TREES		**35 Trees**	**35 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	0 Trees	N*

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	15 Feet		10 Feet	N**
• East	8 Feet		8 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

**An exception is requested for the parking lot landscape islands, which staff supports.*
***A Waiver is requested for a reduced landscape buffer width adjacent to Coran Lane, which staff supports.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	104	Y
Coran Lane	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, Minor	5,927 SF	5 Spaces + 1:200 SF	5				
			30				
TOTAL SPACES REQUIRED			35		35		Y
Regular and Handicap Spaces Required			33	2	33	2	Y

NE

Waivers		
Requirement	***Request***	***Staff Recommendation***
15-foot wide landscape buffers adjacent to right-of-way.	To allow 10-foot wide landscape buffers adjacent to right-of-way.	Approval
Service bays shall not face the right-of-way.	To allow one service bay to face the right-of-way.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One parking lot landscape island is required for every six uncovered parking spaces.	To allow no parking lot landscape islands.	Approval

Department of Public Works Traffic Study

Proposed 5.999 Thousand Square-Foot Auto Repair Facility				
Proposed Use				
Average Daily Traffic (ADT)	AUTO PARTS AND SERVICE CENTER [1000 SF]	5.999	16.28	98
AM Peak Hour			1.96	12
PM Peak Hour			2.26	14
Existing Traffic on Nearby Streets				
Lake Mead Boulevard				
Average Daily Traffic (ADT)			24,649	
PM Peak Hour (Heaviest 60 Minutes)			1,972	
Decatur Boulevard				
Average Daily Traffic (ADT)			33,233	
PM Peak Hour (heaviest 60 minutes)			2,659	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Lake Mead Boulevard			41,790	
Decatur Boulevard			62,895	
Summary				
This project is expected to add an additional 98 trips per day on Lake Mead Boulevard and Decatur Boulevard. Currently, Lake Mead Boulevard is at about 59 percent of capacity and Decatur Boulevard is at about 53 percent of capacity. With this project, these capacities are expected to remain unchanged.				
Based on Peak Hour use, this expansion will add into the area roughly 14 additional peak hour trips, or about one every four minutes.				

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) Special Use Permit

Project Address (Location) # 22-0042

Project Name USA Auto Service **Proposed Use** Minor Mechanic Shop

Assessor's Parcel #(s) 139-19-301-002 **Ward #** 5

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

Additional Information We are Planning to build a mechanic shop & needs to Get a Special Use Permit from City of Las Vegas.

Property Owner CITI Properties **Contact** Kathy Bieshia Chu

Address 6292 W. Spring Mnt Rd #105 City las vegas State NV Zip 89146

E-mail Kathy@ahprealty.com Phone 702-338-5578

Applicant SHAWN SHAHRYARI **Contact** Shawn

Address 10241 Regents Cross PL City Las Vegas State NV Zip 89144

E-mail shawn.shahryari@gmail.com Phone 702-686-5133

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 Kathy Bie Shia Chu

Subscribed and sworn before me

This 25th day of January, 20 22

Notary Public in and for said County and State

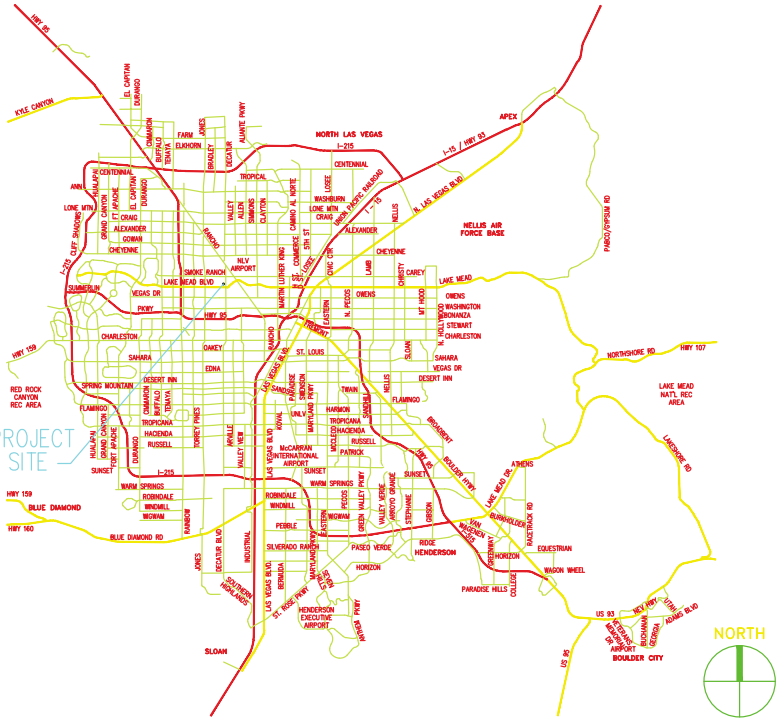
DANIELLE PEARSON
Notary Public, State of Nevada
No. 03-82262-1
My Appt. Exp. April 1, 2023

22-0042
01/26/2022

PROJECT :
USA AUTO SERVICE

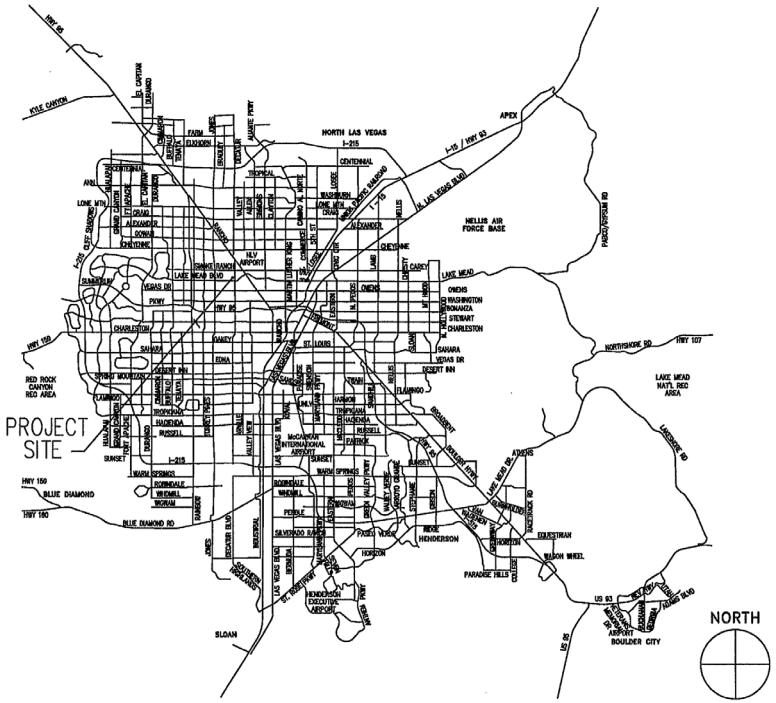
USE PERMIT

CITI PROPERTIES L L C
LAKE MEAD BLVD
LAS VEGAS – 89108
ZONE C–1
APN. 13919301002


PROJECT SITE
NORTH
NORTH LAS VEGAS
APEX
NELLIS AIR FORCE BASE
LAKE MEAD NATL REC AREA
BOULDER CITY
HENDERSON
SLOAN
RED ROCK CANYON REC AREA
BLUE DIAMOND
LAKE MEAD BLVD
LAS VEGAS BLVD
I-15 / HWY 93
I-215
HWY 95
HWY 159
HWY 160
BLUE DIAMOND RD
NORTHSHORE RD
HWY 107
SUNSET
CHARLESTON
SAHARA
DESERT INN
FLAMINGO
TROPICANA
WARM SPRINGS
PASEO VERDE
HORIZON
EQUESTRIAN
WAGON WHEEL
PARADISE HILLS
MCCARRAN INTERNATIONAL AIRPORT
NLV AIRPORT
SILVERADO RANCH
SMOKE RANCH
CHEYENNE
CRAIG
ALEXANDER
CENTENNIAL
TROPICAL
FARM
ELKHORN
BRADLEY
DECATUR
ANN
LONE MTN
GRAND CANYON
GOWAN
SUMMERLIN
VEGAS DR
PKWY
OAKEY
EDNA
SPRING MOUNTAIN
TORREY PINES
HUALAPAI
RAINBOW
JONES
INDUSTRIAL
SOUTHERN HIGHLANDS
ROBINDALE
WINDMILL
PEBBLE
EASTERN
VALLEY VIEW
ARROYO GRANDE
STEPHANIE
GIBSON
RIDGE
GREEN VALLEY PKWY
PECOS
LAMB
OWENS
CAREY
LAKE MEAD
WASHINGTON
BONANZA
STEWART
CHARLESTON
SAHARA
VEGAS DR
DESERT INN
TWAIN
HARMON
TROPICANA
HACIENDA
RUSSELL
PATRICK
SUNSET
WARM SPRINGS
ATHENS
RACETRACK RD
BURKHOLDER
VAN WAGENEN
GREENSPUN
HORIZON
COLLEGE
PARADISE HILLS
EQUESTRIAN
WAGON WHEEL
US 93
US 95
NEW VISTA
BUCHANAN
GEORGIA
ADAMS BLVD
LAKESHORE RD
PARKDALE
MARYLAND
PARKWAY
VALLEY VIEW
SAN PACIFIC DIAMOND
CAMINO AL NORTE
LOSEE
ASCHE
MARTIN LUTHER KING
COMMERCE
5TH ST
CIVIC CIR
LAMB
NELLIS
MT WOOD
N. PECOS
LEGENDS
ST. LOUIS
MAPLE
LAS VEGAS BLVD
PARADISE
BRUNSON
MAVERICK
HELLS
FLAMINGO
BROADWAY
WILDWOOD
MARYLAND PKWY
VALLEY VIEW
PECOS
GREEN VALLEY PKWY
VALLEY VIEW
ARROYO GRANDE
STEPHANIE
GIBSON
RIDGE
HENDERSON EXECUTIVE AIRPORT
PASEO VERDE
HORIZON
BERMUDA
ST. ROSE PKWY
WARM SPRINGS
ROBINDALE
WINDMILL
MOJAVE
PEBBLE
EASTERN
SILVERADO RANCH
DECATUR
INDUSTRIAL
JONES
RAINBOW
SOUTHERN HIGHLANDS
SLOAN
BLUE DIAMOND
HWY 160
HWY 159
RED ROCK CANYON
KYLE CANYON
EL CAPITAN
DURANGO
CIMARRON
TENAYA
FARM
ELKHORN
BRADLEY
DECATUR
ALIANTE PKWY
CENTENNIAL
TROPICAL
ANN
HUALAPAI
LONE MTN
GRAND CANYON
GOWAN
CHEYENNE
CRAIG
ALEXANDER
SUMMERLIN
VEGAS DR
PKWY
OAKEY
EDNA
SPRING MOUNTAIN
TORREY PINES
HUALAPAI
RAINBOW
DURANGO
RUSSELL
HACIENDA
TROPICANA
FLAMINGO
DESERT INN
SAHARA
CHARLESTON
LAKE MEAD BLVD
SMOKE RANCH
NLV AIRPORT
CHEYENNE
CRAIG
ALEXANDER
GOWAN
GRAND CANYON
LONE MTN
ANN
CENTENNIAL
TROPICAL
FARM
ELKHORN
BRADLEY
DECATUR
ALIANTE PKWY
EL CAPITAN
DURANGO
CIMARRON
TENAYA
KYLE CANYON
HWY 95
I-215
I-15 / HWY 93
N. LAS VEGAS BLV

PROJECT :
USA AUTO SERVICE

APN 139-19-301-002



VICINITY MAP

USE PERMIT

CITI PROPERTIES L L C
LAKE MEAD BLVD
LAS VEGAS - 89108
ZONE C-1
APN. 13919301002

LIST OF DRAWINGS:

A-1 COVER SHEET
A-2 SITE AND LANDSCAPING PLAN
A-3 FLOOR PLAN
A-4 EXTERIOR ELEVATION PLAN

PROFESSIONAL SEAL

USE PERMIT
CITI PROPERTIES L L C
LAKE MEAD BLVD
LAS VEGAS - 89108
ZONE C-1
APN. 13919301002

REVISIONS
1 -REDUCED BUILDING -SIZE
2 -
3 -
4 -
5 -
6 -

CVJS GROUP,LLC
Tel: (702)596-4290
Fax: (702)240-2050
cvjsp@yahoo.com
2805 GLEN PORT ST.
LAS VEGAS, NV 89156

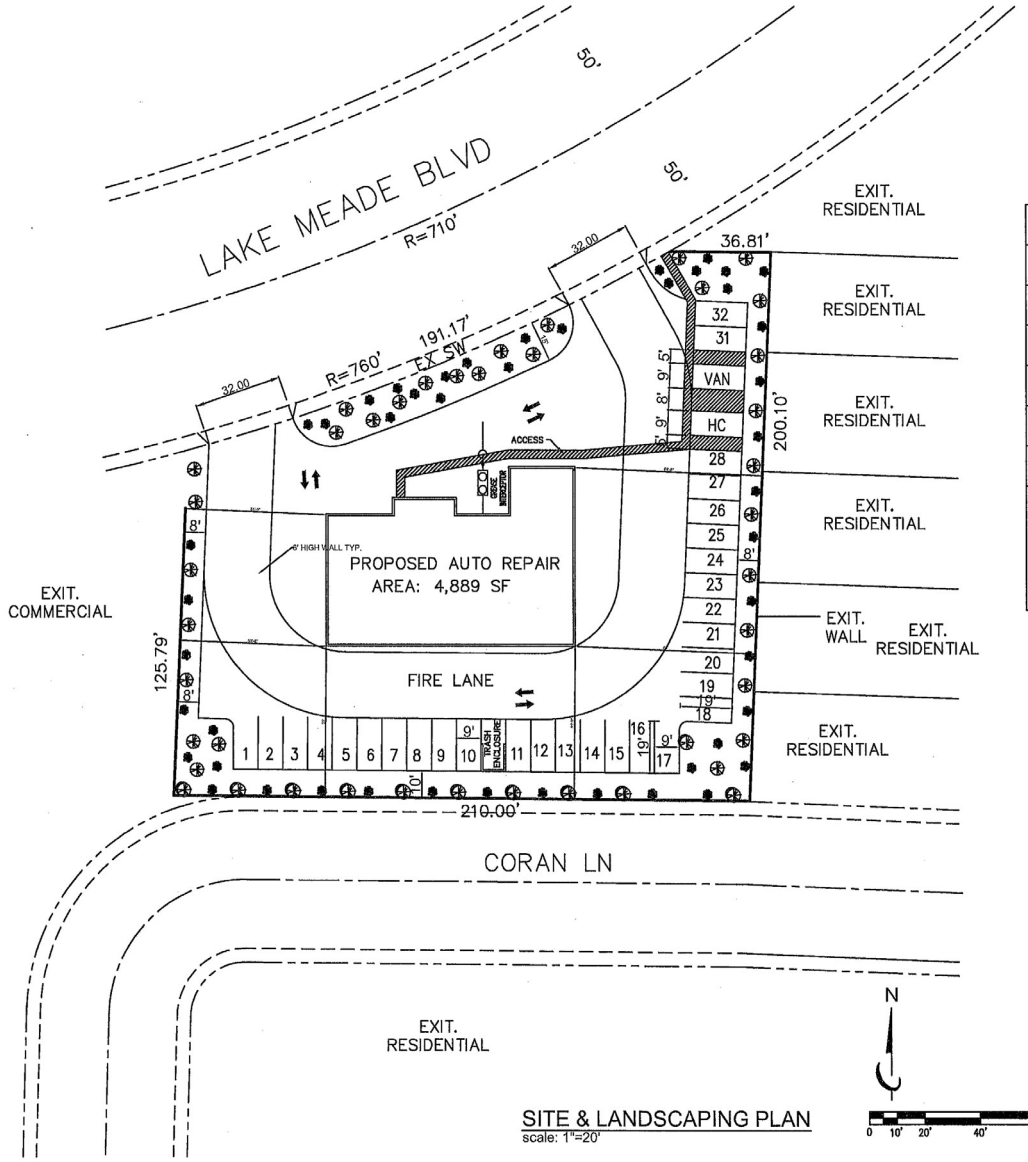
SHEET TITLE
COVER SHEET

SCALE -
DRAWN BY: KP & RA
PROJ. DATE: 4-29-2022
PROJ. No 2022-3
CURRENT REVISION 1

SHEET No
A-1

22-0022
05/03/2022

PROJECT :
USA AUTO SERVICE
APN 139-19-301-002



SITE & LANDSCAPING PLAN
scale: 1"=20'

LANDSCAPE LEGEND

	24	PINUS	ALEPPO PINE	EVERGREEN TREE	24" BOX, STD. TRUNK LARGE OVER 40'
	12	PHOENIX DACTYLIFERAI ZADHEDI	PHOENIX DATE PALM	EVERGREEN	24" BOX, STD. TRUNK
	25	GAZANIA	GAZANIA	FLOWER	
	23	LEUCOPHYLLUM	TEXAS RANGER	EVERGREEN SHRUB	5 GALON
	3	BACCHARIS	DESERT BROOM	EVERGREEN SHRUB	5 GALON
	60	RHAPIOLEPIS	INDIAN HAWTHORNE	EVERGREEN SHRUB	5 GALON

NOTES:
1. SHRUBS SHALL COVER MORE THAN %50 0F LANDSCAPE AREA ON STREET FRONTAGE.
2. SHRUBS SHALL COVER MORE THAN %50 0F LANDSCAPE AREA @ ADJACENT PROPERTY BUFFER.
3. INORGANIC GROUND COVER.
4. GROUND COVER TREATMENT TO BE COLORED ROCKS.

PARKING CALCULATION

BUILDING - OFFICE AND MECHANIC SHOP
REQUIRED:
4889X5/1000 = 25M SP
PLUS 5 = 30
PROVIDED: = 30 SP
HANDICAP: = 2 SP
TOTAL = 32 SP

SITE AREA = 34,804 SF
BUILDING AREA = 4,889 SF
BUILDING RATIO = 14%

22-0042
05/03/2022

PROFESSIONAL SEAL

USE PERMIT
CITI PROPERTIES L L C
LAKE MEAD BLVD
LAS VEGAS - 89108
ZONE C-1
APN. 13919301002

REVISIONS
- REDUCED BUILDING SIZE

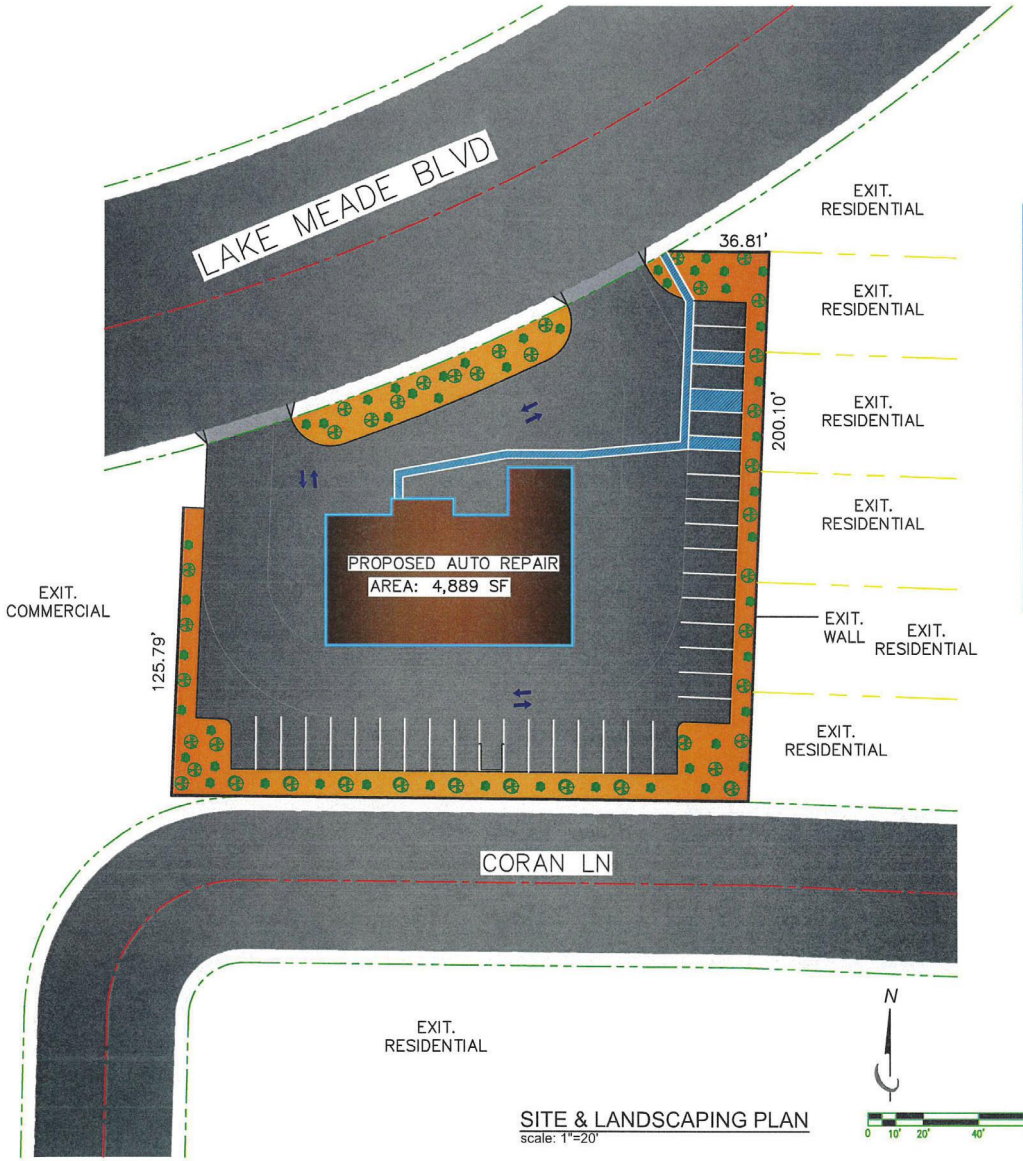
CVJS GROUP,LLC
Tel: (702)696-4290
Fax: (702)240-2050
cvjsp@yahoo.com
3018 GLEN POINT ST.
LAS VEGAS, NV 89135

SHEET TITLE
SITE & LANSDSCAPING PLAN

SCALE -
DRAWN BY: KP / AA
PLOT DATE: 4-25-2022
PROJ. No
CURRENT REVISION

SHEET No
A-2

PROJECT :
USA AUTO SERVICE
APN 139-19-301-002



SITE & LANDSCAPING PLAN
scale: 1"=20'

LANDSCAPE LEGEND

	24	PINUS	ALEPPO PINE	EVERGREEN TREE	24" BOX, STD. TRUNK LARGE OVER 40'
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22-0042
05/03/2022

PROFESSIONAL SEAL

USE PERMIT
CITI PROPERTIES L L C
LAKE MEAD BLVD.
LAS VEGAS – 89108
ZONE C-1
APN. 13919301002

REVISIONS
1 – REDUCED BUILDING – SIZE

CVJS GROUP,LLC
Tel: (702)596-4290
Fax: (702)240-2050
cvjsp@yahoo.com
2916 GLEN PORT ST.
LAS VEGAS, NV. 89135

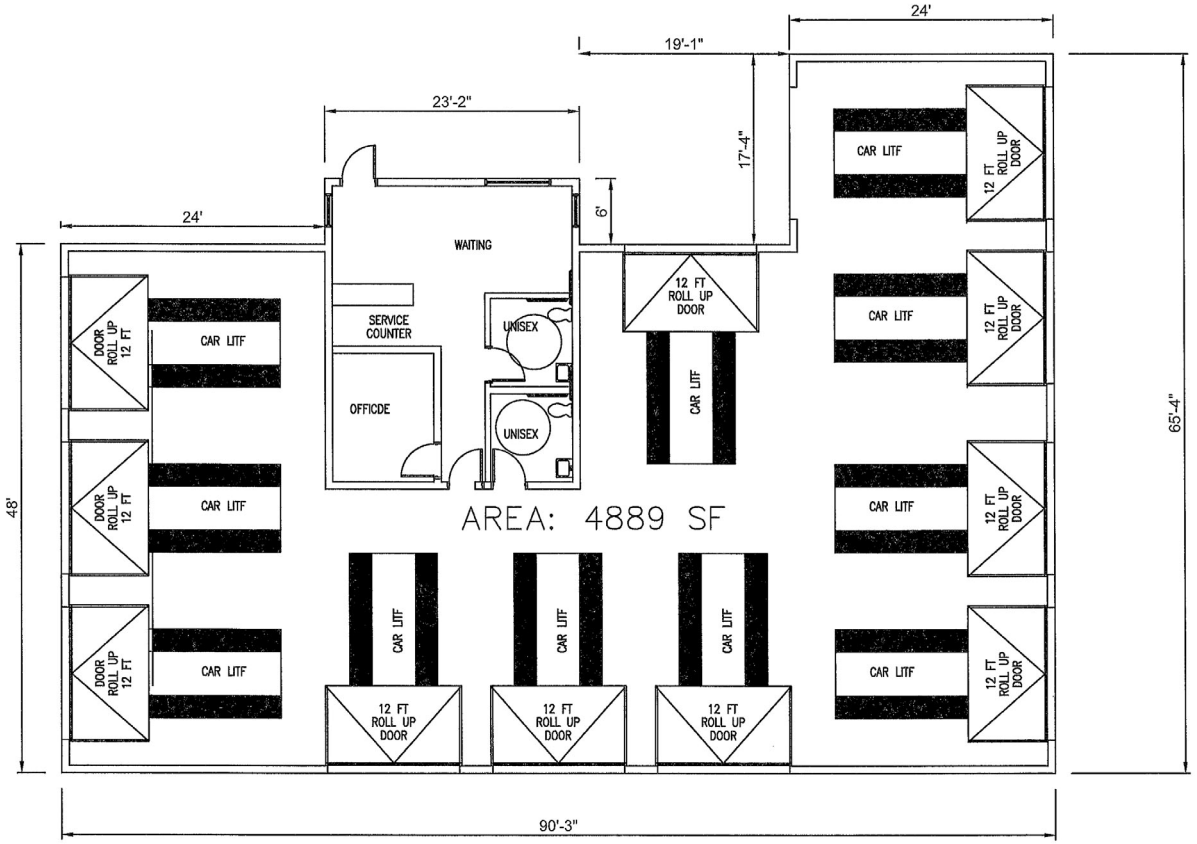
SHEET TITLE
SITE & LANSDSCAPING PLAN

SCALE -
DRAWN BY: KP & AA
DATE: 4-25-2022
PROJ No
PRESENT REVISION

SHEET No
A-2

PROJECT :
USA AUTO SERVICE

APN 139-19-301-002



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

PROFESSIONAL SEAL

USE PERMIT
CITI PROPERTIES L L C
LAKE MEAD BLVD
LAS VEGAS – 89108
ZONE C-1
APN. 13919301002

REVISIONS
– REDUCED BUILDING SIZE

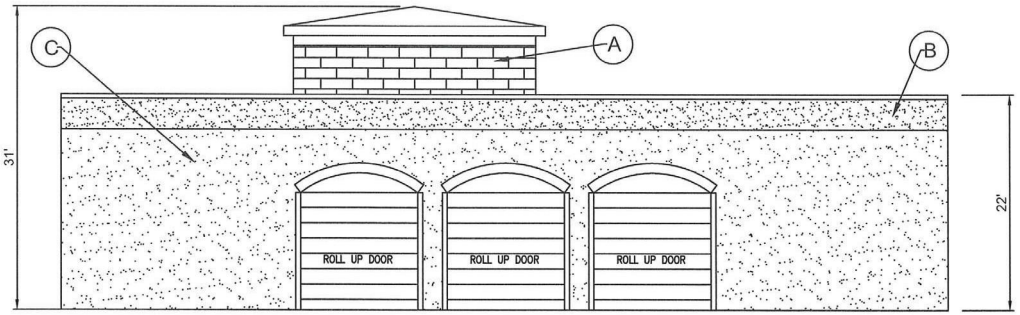
CVJS GROUP,LLC
Tel: (702)596-4290
Fax: (702)240-2050
cvjsp@yahoo.com
2609 GLEN PORT ST.
LAS VEGAS, NV 89135

SHEET TITLE
FLOOR PLAN

SCALE -
DRAWN BY: KP & AA
PROJ. DATE: 4-29-2022
PROJ. No 2022-3-1
CURRENT REVISION

SHEET No
A-3

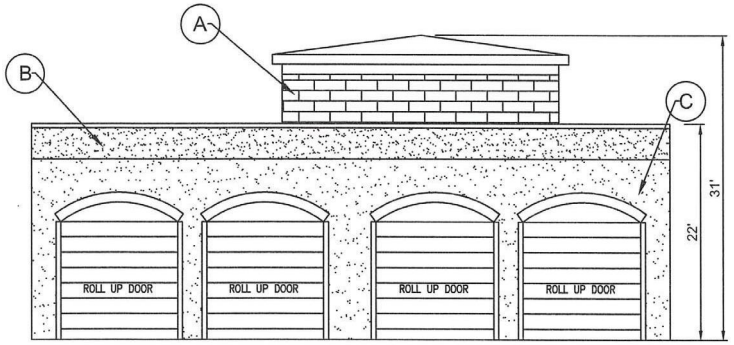
22-0042
05/03/2022



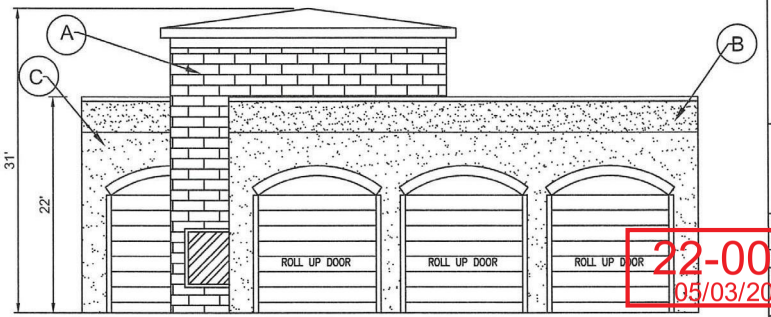
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



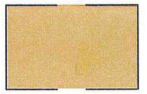
WEST ELEVATION
SCALE: 1/8" = 1'-0"



A VENEER STONE FINISH



B UPPER TRIM COLOR



C OVER ALL COVER

PROFESSIONAL SEAL

USE PERMIT

CITI PROPERTIES L L C
LAKE MEAD BLVD
LAS VEGAS – 89108
ZONE C-1
APN. 13919301002

REVISIONS
1 – REDUCED BUILDING SIZE

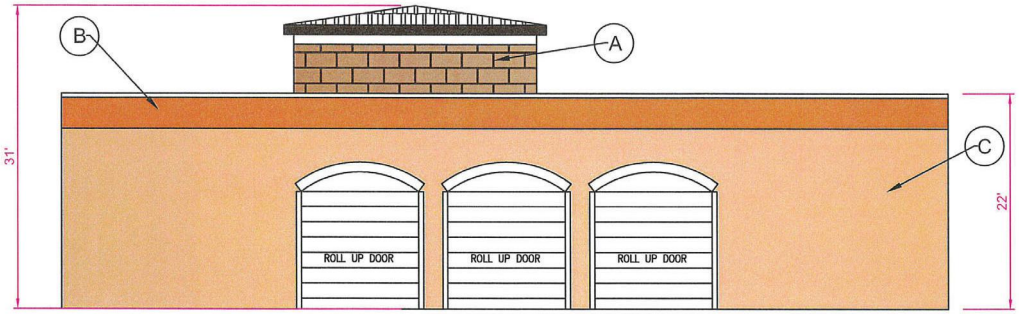
CVJS GROUP,LLC
Tel: (702)596-4290
Fax: (702)240-2050
cvjsp@yahoo.com
2900 GLEN PORT ST.
LAS VEGAS, NV 89135

SHEET TITLE
EXTERIOR ELEVATIONS

SCALE -
DRAWN BY KP AA
PLOT DATE 4-2[illegible]-2022
PROJ. No 2022-[illegible]-1
CURRENT REVISION -

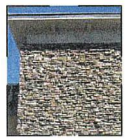
SHEET No
A–4

22-0012
05/03/2022



SOUTH ELEVATION

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



A VENEER STONE FINISH

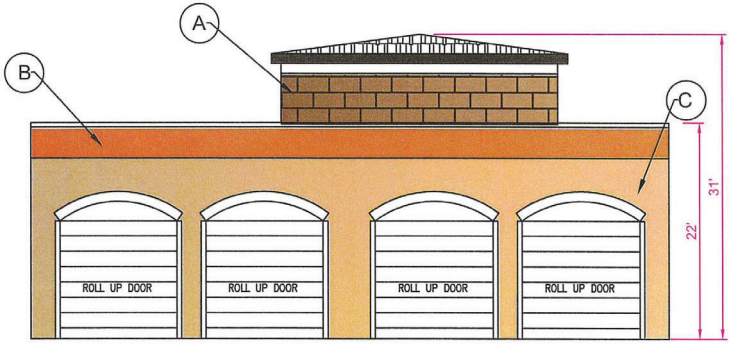
B UPPER TRIM COLOR

C OVER ALL COVER



NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

PROFESSIONAL SEAL

USE PERMIT

CITI PROPERTIES L L C
LAKE MEAD BLVD.
LAS VEGAS – 89108
ZONE C–1
APN. 13919301002

REVISIONS

1 – REDUCED BUILDING SIZE

CVJS GROUP,LLC
Tel: (702)596-4290
Fax: (702)240-2050
cvjsp@yahoo.com
2984 GLEN PORT ST.
LAS VEGAS, NV 89135

SHEET TITLE

EXTERIOR ELEVATIONS

SCALE -

DRAWN BY - KP & KA

PLOT DATE - 4-29-2022

PROJ. NO - 2022-3-1

CURRENT REVISION

SHEET No

A–4

22-0042
05/03/2022



22-0042-SUP1 AND 22-0042-SDR1 - APPLICANT/OWNER: CITI PROPERTIES, LLC
SOUTH SIDE OF LAKE MEAD BOULEVARD APPROXIMATELY 395 FEET EAST OF DECATUR BOULEVARD

03/03/2022



22-0042-SUP1 AND 22-0042-SDR1 - APPLICANT/OWNER: CITI PROPERTIES, LLC
SOUTH SIDE OF LAKE MEAD BOULEVARD APPROXIMATELY 395 FEET EAST OF DECATUR BOULEVARD

03/03/2022



22-0042-SUP1 AND 22-0042-SDR1 - APPLICANT/OWNER: CITI PROPERTIES, LLC
SOUTH SIDE OF LAKE MEAD BOULEVARD APPROXIMATELY 395 FEET EAST OF DECATUR BOULEVARD

03/03/2022

Shawn Shahryari
8704 W. Charleston Blvd #105
Las Vegas, NV 89117

Date: 12-20-2021

Subject: APN: 139-19-301-002

Dear City of Las Vegas Planning and Zoning Department:

We are in the process of acquiring this parcel of land. Current zoning is C-1 and we want to know if we can get a Use Permit to build a minor Auto Repair Shop.
City of Las Vegas is growing and people need to have access to reliable, and economic auto repair shop.
The operation work hours of auto shop will be Monday to Friday 8 am to 6 Pm and Saturday 8 am to 5 pm.
We are interested to have a meeting with your team to learn about what you are required.
We would like to be included on your March 8, 2022 Planning agenda. The reason being is our main partner will be traveling to overseas to take care of his old mother in January and February 2022,
We appreciate your help in advance!

Sincerely,

Shawn Shahryari

(702)686-5133

22-0042
01/26/2022

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**22-0042-SDR1**
PROJECT:	**AUTO REPAIR GARAGE**
LOCATION:	**139-19-301-002**
MEETING DATES:	**APRIL 12, 2022, PLANNING COMMISSION & MAY 18, 2022, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

22-0042-SDR1
Citi Properties, LLC

SS Lake Mead Boulevard, E of Decatur Boulevard

Proposed 5.999 thousand square foot auto repair shop.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	AUTO PARTS AND SERVICE CENTER [1000 SF]	5.999	16.28	**98**
AM Peak Hour			1.96	**12**
PM Peak Hour			2.26	**14**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Lake Mead Boulevard

Average Daily Traffic (ADT)	24,649
PM Peak Hour	1,972

(heaviest 60 minutes)

Decatur Boulevard

Average Daily Traffic (ADT)	33,233
PM Peak Hour	2,659

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Lake Mead Boulevard	41,790
Decatur Boulevard	62,895

This project is expected to add an additional 98 trips per day on Lake Mead Blvd. and Decatur Blvd. Currently, Lake Mead is at about 59 percent of capacity and Decatur is at about 53 percent of capacity. With this project, these capacities are expected to remain unchanged.

Based on Peak Hour use, this expansion will add into the area roughly 14 additional peak hour trips, or about one every four minutes.

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

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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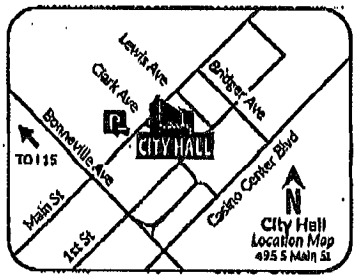
Las Vegas, NV
Permit No. 1630



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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

22-0084 and 22-0084-GPA1 and 22-0084-ZON1 and 22-0084-VAR1 and 22-0084-VAC1 and 22-0084-TMP1

City Council Meeting of **05/18/2022**

2022 MAY -9 P 12:31

RECEIVED
CITY CLERK

22-0084
12519210084
SCHULTZ FAMILY REVOCABLE LIVING TRUST
9725 YELLOW SHADOW AVE
LAS VEGAS NV 89149

RECEIVED
CITY CLERK
2022 MAY -9 A 7:02

P. 1
7026461839
MAY-11-2007 02:26 AM GROSSMAN

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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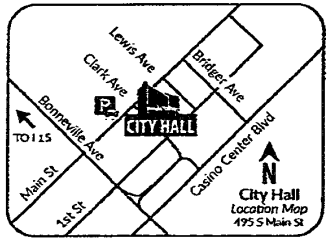
Las Vegas, NV
Permit No. 1630



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0042 and 22-0042-SUP1 and 22-0042-SDR1

City Council Meeting of **05/18/2022**

22-0042
13824611041
GROSSMAN ROBERT F & SUNYA T
4898 SAWYER AVE
LAS VEGAS NV 89108-3058

99 BRDFNP1 89108

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0042-SUP1 AND 22-0042 SDR1

SUBJECT: APPLICANT/OWNER: CITI PROPERTIES, LLC

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***May 18, 2022 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor 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 and Emily Wetzstein*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov*** and ***ewetzstein@lasvegasnevada.gov*** . If there is no one present at the City Council 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 City Councilperson 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 ***TUESDAY, MAY 17, 2022.***

Signature _____ Date 5-15-2022

Shawn Shahryari
Please Print Name 702-686-5133

Company Name

Submitted after final agenda

AGENDA ITEM 41
RECEIVED 5.16.22
5.18.22 CC MEETING

Sincerely,

Seth Floyd
Director of Community Development
Department of Planning

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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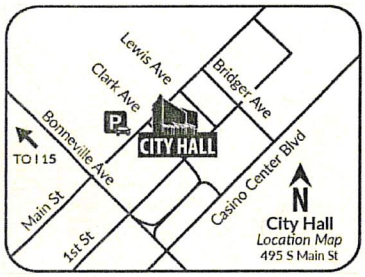
CITY CLERK

2022 MAY 13 P 12:27



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22-0042
13919310082
TOMRAZIANS ALBERT
4621 CORAN LN
LAS VEGAS NV 89108-2819

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0042 and 22-0042-SUP1 and 22-0042-SDR1

City Council Meeting of **05/18/2022**

Creating a Residential area is why you can not establish a repair Shop of any Kind, (is Prohibited).

89 BROMP1 89106

Submitted after final agenda

Date 5/16/22 **Item** 41 a+b

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

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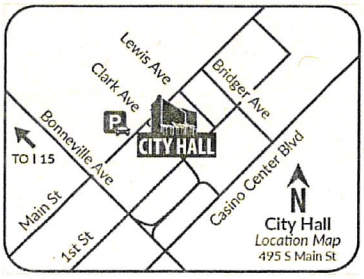
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



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

RECEIVED
CITY CLERK
2022 MAY 11 A 11:45

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

22-0042 and 22-0042-SUP1 and 22-0042-SDR1

22-0042
13919311195
LANTZ GEORGE
1818 N DECATUR BLVD # 103
LAS VEGAS NV 89108

Submitted after final agenda

Date 5/18/22 Item 41 a-b

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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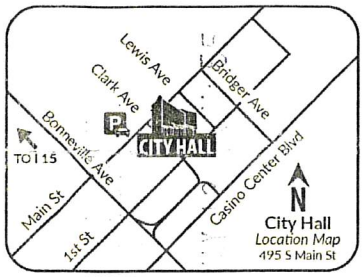
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0042 and 22-0042-SUP1 and 22-0042-SDR1
City Council Meeting of **05/18/2022**

I AM IN FAVOR of ANY COMMERICIAL New BUSINESS ON LAKE MEAD. This will enhance the Neighborhood. This will help stop homeless in the AREA! This will Allow the City to Collect more Taxes for this AREA. Lake Mead Blvd Needs to Be Allowed to Move toward Commercial! All of Curtis Park MANOR FROM NOT Allowing those Changes for over Forty YEARS Needs to be stopped. This CORRIDOR Needs to be developed!

Rhonda Lee

22-0042
13824611064
R I V LIVING TRUST
4962 N PIONEER WAY
LAS VEGAS NV 89149-5848

39 BRDFNP1 89149

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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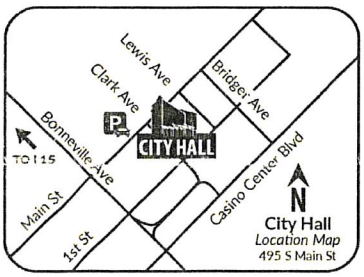

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22-0042 and 22-0042-SUP1 and 22-0042-SDR1
City Council Meeting of **05/18/2022**

22-0042
13824611063
R I V LIVING TRUST
4962 N PIONEER WAY
LAS VEGAS NV 89149-5848

Submitted after final agenda

Date 5/2/22 Item 6/6

39 BRDFNP1 89149

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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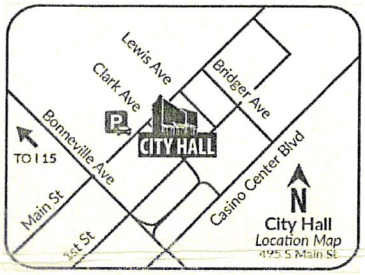

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22-0042 and 22-0042-SUP1 and 22-0042-SDR1

City Council Meeting of **05/18/2022**

22-0042
13824703005
WOOD MICHAEL
16439 HOLLISTER ST # A
HOUSTON TX 77066

SD BRDFNP1 77066

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

We Need AS A community to fill in those empty lots with good bussiness compairs. This will ALLOW LESS Homeless AND Being Back this Area VALUE of Property!
I support!

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

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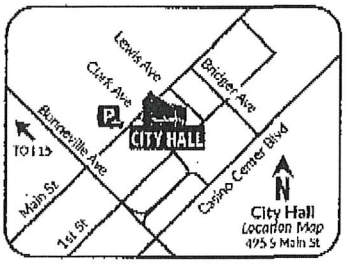

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APR - 5 2022
City of Las Vegas
Department of Planning

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22-0042
13824611063
R I V LIVING TRUST
4962 N PIONEER WAY
LAS VEGAS NV 89149-5848

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0042 and 22-0042-SUP1 and 22-0042-SDR1

Planning Commission Meeting of **04/12/2022**

30a-b A

I00# 889'ON 01/30/2004 00:06

NO.669 #001

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

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We Need AS A community to fill in these empty lots with good bussiness companies. This will ALLOW less Homeless AND Bring Back this Area VALUE of Property! I support!

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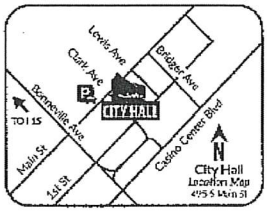
Las Vegas, NV
Permit No. 1630



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APR - 5 2022
City of Las Vegas
Department of Planning

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22-0042
13824611063
R I V LIVING TRUST
4962 N PIONEER WAY
LAS VEGAS NV 89149-5848

☒ I SUPPORT this Reques:
☐ I OPPOSE this Request

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22-0042 and 22-0042-SUP1 and 22-0042-SDR1
Planning Commission Meeting of **04/12/2022**

39 89149

01/30/2004 00:07

30a-bA

NO.670 #001

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

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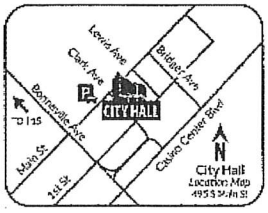

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www.lasvegasnevada.gov/meetings

It is time to Allow this type of property to be filed IN with Busines! I support!

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

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0042 and 22-0042-SUP1 and 22-0042-SDR1

Planning Commission Meeting of **04/12/2022**

22-0042
13824611064
R I V LIVING TRUST
4962 N PIONEER WAY
LAS VEGAS NV 89149-5848

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APR - 5 2022
City of Las Vegas
Department of Planning

01/30/2004 00:08

30a-bA

ity of Las Vegas, Department of Planning
95 South Main Street
as Vegas, Nevada 89101

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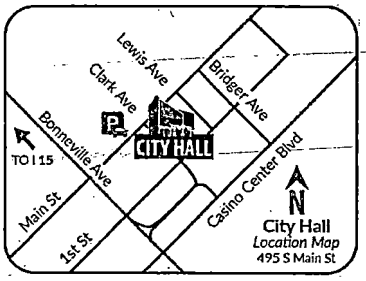
Dept of Planning
City of Las Vegas



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☒ I SUPPORT this Request

☐ I OPPOSE this Request

lease use available blank space on card for your comments.

2-0042 and 22-0042-SUP1 and 22-0042-SDR1

22-0042
13919311195
LANTZ GEORGE
1818 N DECATUR BLVD # 103
LAS VEGAS NV 89108

Submitted after final agenda

30a-bA

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
41a

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

SUBJECT:
22-0042-SUP1 - SPECIAL USE PERMIT - FOR AN AUTO REPAIR GARAGE, MINOR USE

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting	2	City Council Meeting	5

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
41b

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

SUBJECT:
22-0042-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,000 SQUARE-FOOT MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW SERVICE BAYS TO FACE THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS PROHIBITED

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting	2	City Council Meeting	5

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
42

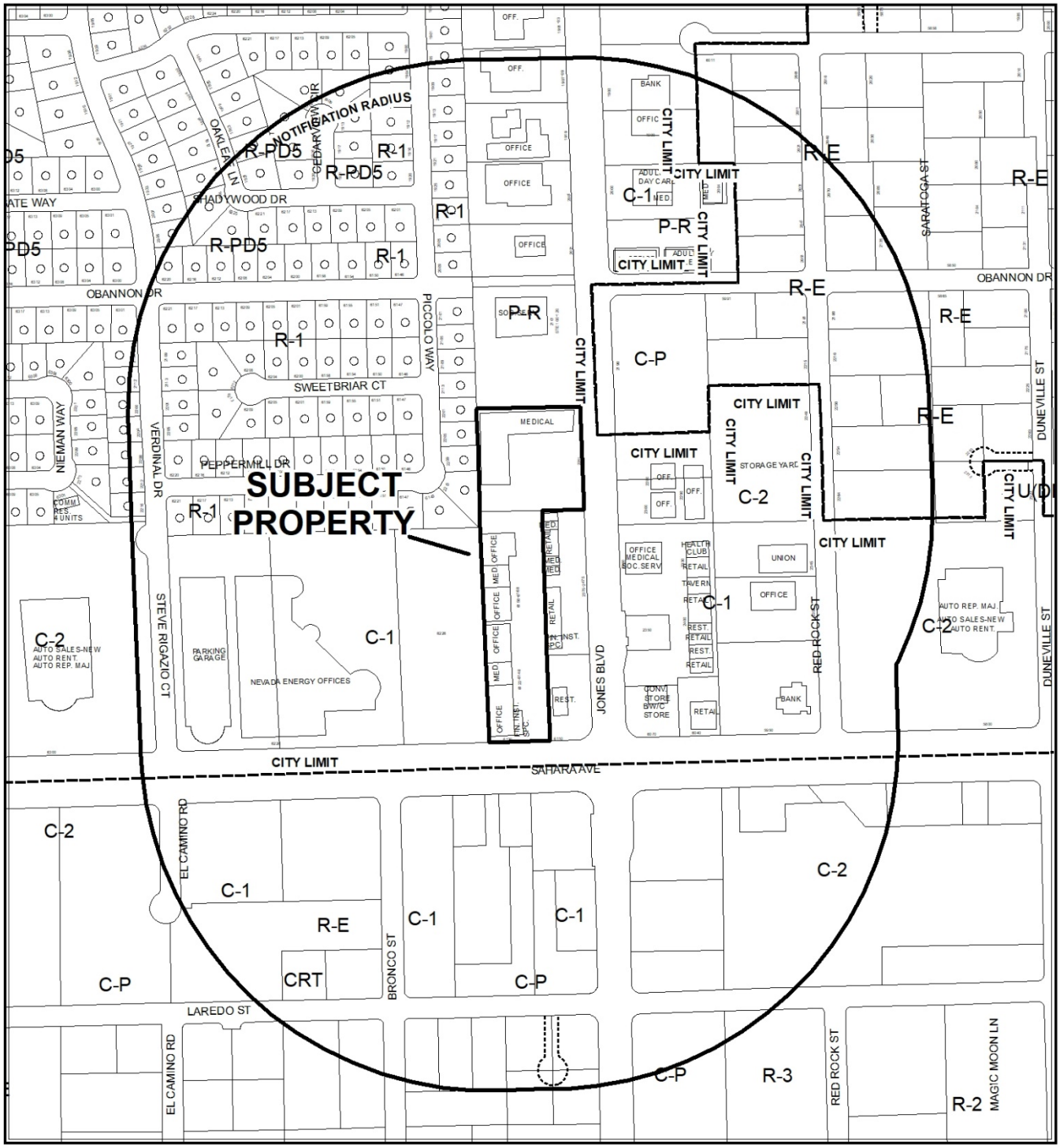
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0052-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ODYSSEY CHARTER SCHOOL - OWNER: 6122 W SAHARA AVE, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-51436) FOR A PROPOSED 4,300 SQUARE-FOOT ADDITION TO AN EXISTING 18,648 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY AND SECONDARY USE [CHARTER SCHOOL] on 2.63 acres at 6150 West Sahara Avenue, Suites #6138 and #6142 (APN 163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

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

RECOMMENDATION:
The Planning Commission (6-0-1 vote) and Staff recommend 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
7. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting


NOTIFICATION RADIUS
SUBJECT PROPERTY
CASE: 22-0052-SUP1
RADIUS: 1000 FEET
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)
0
325
650
Feet
N
OBANNON DR
SAHARA AVE
LAREDO ST
CITY LIMIT
SWEETBRIAR CT
PEPPERMILL DR
VERDINAL DR
NIEMAN WAY
PICCOLO WAY
SHADYWOOD DR
OAKLEAF LN
CEDARVIEW DR
STEVE RIGAZIO CT
JONES BLVD
RED ROCK ST
SARATOGA ST
DUNEVILLE ST
EL CAMINO RD
BRONCO ST
MAGIC MOON LN
NEVADA ENERGY OFFICES
PARKING GARAGE
STORAGE YARD
R-PD5
R-1
R-E
C-1
C-2
C-P
P-R
R-3
R-2
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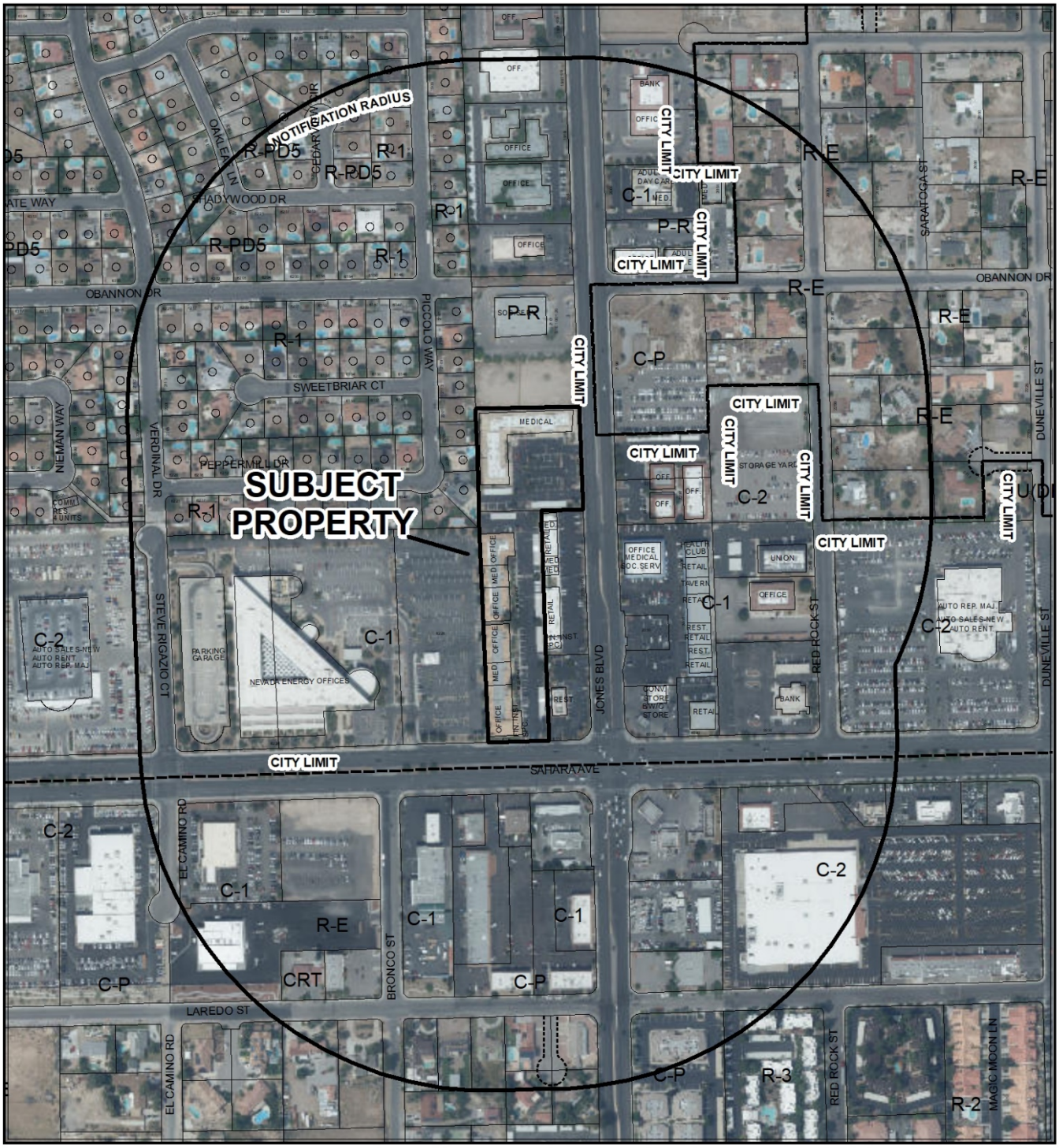

CASE: **22-0052-SUP1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ODYSSEY CHARTER SCHOOL - OWNER: 6122 W SAHARA AVE, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0052-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 282 (By City Clerk)

PROTESTS 0

APPROVALS 1

NE

**** CONDITIONS ****

22-0052-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public or Private School, Primary use.

2. Conformance to the approved conditions for Special Use Permit (SUP-54825) and Special Use Permit (SUP-77466).

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

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

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

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

Public Works

7. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased student capacity. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to expand an existing middle school educational campus into vacant suites at 6150 West Sahara Avenue.

ANALYSIS

The applicant is requesting a Major Amendment to a previously approved Special Use Permit (SUP-54825) to add 4,300 square feet to the existing 18,348 square-foot Public Primary School currently operating at 6150 West Sahara Avenue. The applicant is requesting to add two existing suites within Building "A," suites #6138 and #6142 to the existing use for 22,648 square feet.

The subject site consists of two buildings addressed 6120 – 6168 West Sahara Avenue. The existing Public Primary School currently occupies the entire northern building, Building "B," which contains addresses 6150 – 6168 West Sahara Avenue. Within the southern building, Building "A," the subject school currently also operates out of 6144 West Sahara Avenue. Adjacent to this suite, suites 6138 and #6142 are now vacant and the subject school is requesting this Major Amendment in order to expand its middle school facilities into these two suites. The expansion area is 4,300 square feet and includes six classrooms, three restroom facilities and a breakroom that will connect to the existing suite to the north.

The original land use entitlement (SUP-54825) approved in 2013 for a Public School, Primary Use included 14,483 square feet. In 2019 two Special Use Permits (SUP-77466 and SUP-77467) were administratively approved to add 3,865 square feet to the primary school, and to the secondary school. This was an addition amounting to 27 percent of the originally approved square-footage. Title 19.16.110 allows Minor Amendments to a previously approved Special Use Permit as long as the increase is less than 50 percent of the original approval. This proposal for a second addition of 4,300 square feet to the previously approved 3,865 square-foot addition is now 56 percent of the originally approved 14,483 square feet and a Major Amendment is requested as it no longer qualifies as a Minor Amendment.

A Public or Private School, Primary is described by Title 19.12 as, "an institution that provides kindergarten through 8th grade education and is supported by a public, religious or private organization."

The Minimum Special Use Permit Requirements for this use include:

1. Adequate pick-up and drop-off areas must be provided on-site.

The proposed use meets this requirement as the existing Public, Primary school provides an adequate drop-off and pick-up area that will be utilized by the expansion area.

Staff finds the proposed expansion of an existing public primary school is compatible with surrounding land uses and can continue to operate in a manner that is harmonious with the area. Therefore, staff is recommending approval of the requested Special Use Permit with conditions.

FINDINGS (22-0052-SUP1)

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

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

   The proposed land use is an expansion of an operating primary Charter school within the existing commercial center that can be conducted in a manner that is harmonious and compatible with existing surrounding land uses.

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

   The subject site provides adequate parking, pick-up and drop-off and is suitable for the type and intensity of land use proposed.

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

   Both Jones Boulevard and Sahara Avenue are Primary Arterials as defined by the Master Plan of Streets and Highways. These are both adequate in size to meet the requirements of the proposed Charter School expansion.

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 subject Charter school is part of the Clark County School District and measures are in place to ensure the public health, safety, and welfare are not compromised.

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

The use provides the necessary pick-up and drop-off areas and meets the applicable conditions per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/01/87	The City Council approved a Petition to Vacate (A-0012-86) property generally located on the north side of Sahara Avenue between Torrey Pines Drive and Decatur Boulevard. Planning Commission and staff recommended approval. The annexation became effective on 06/12/86.
04/05/89	The City Council approved a Rezoning (Z-0008-89) from N-U (Non-Urban) to C-1 (Limited Commercial) for a one-story 37,400 square-foot commercial office center on property located on the north side of Sahara Avenue and west of Jones Boulevard. The Planning Commission and staff recommended approval.
12/18/13	The City Council approved a Special Use Permit (SUP-51436) for an Auto Title Loan Use within an existing Financial Institution, Specified with waivers to allow a zero-foot distance separation from a residential property where 200 feet is required and to allow a zero-foot distance separation from a Financial Institution, Specified use where 1,000 feet is required at 6122 West Sahara Avenue. Planning Commission and staff recommended approval.
08/12/14	The Planning Commission approved a request for a Special Use Permit (SUP-54825) for a Public School, Primary Use at 6150 – 6168 West Sahara Avenue. Staff recommended approval.
09/30/19	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SUP-77467) to add 3,865 square feet to an existing Legal, Non-Conforming 14,483 square-foot Public School, Secondary use at 6150 West Sahara Avenue.
10/02/19	The Department of Planning administratively approved a request for a Minor Amendment (SUP-77466) to a previously approved Special Use Permit (SUP-54825) to add 3,865 square feet to an existing 14,483 square-foot Public School, Primary Use at 6144 - 6166 West Sahara Avenue.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/12/2022	The Planning Commission (6-0-1 vote) recommends APPROVAL on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-51436) FOR A PROPOSED 4,300 SQUARE-FOOT ADDITION TO AN EXISTING 18,648 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY AND SECONDARY USE [CHARTER SCHOOL] on 2.63 acres at 6150 West Sahara Avenue, Suite's #6138 and #6142 (APN 163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

Most Recent Change of Ownership	
09/2013	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/10/89	A Building Permit (#90055510) was issued for a new building at 6120 West Sahara Avenue. The permit received its final inspection on 04/06/90.
08/18/15	A Permit (L-56982) for an offsite civil review was issued for the installation of traffic flashers on Jones Boulevard. The permit received its final inspection on 03/21/16.
10/28/20	A Building Permit (C20-01869) was issued for a tenant improvement for Building “A,” for the demolition of interior walls and build-out of new offices and classrooms at 6148 West Sahara Avenue. The permit received its final inspection on 12/18/20.

Pre-Application Meeting	
01/19/22	Staff provided the applicant a submittal checklist for the proposed charter school expansion.

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

Field Check	
03/09/22	Staff performed a routine field check to observe the existing Charter School and the proposed additional space. Staff observed the pick-up and drop-off areas and did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Net Acres	2.63

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Charter School	TOC-2 (Transit Oriented Corridor – 2)	C-1 (Limited Commercial)
	Religious Facility		
	Financial Institution, Specified		
	Office, Medical or Dental		
North	Charter School	TOC-2 (Transit Oriented Corridor – 2)	P-R (Professional Office and Parking)
South	Shopping Center	CG (Commercial General) Clark County	C-2 (General Commercial) Clark County
East	Shopping Center	TOC-2 (Transit Oriented Corridor – 2)	C-1 (Limited Commercial)
West	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
	Office, Other Than Listed	TOC-2 (Transit Oriented Corridor – 2)	C-1 (Limited Commercial)

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

NE

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Jones Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	150	Y

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	ADA	Regular	ADA	
Building A							
Office, Other Than Listed	11,302 SF	1:300	38				
Financial Institution, Specified	4,780 SF	1:250	20				
Public School, Primary	6 Classrooms	3 per Classroom	18				
Building B							
Public School, Primary	6 Classrooms	3 per Classroom	18				
TOTAL SPACES REQUIRED			94		126		Y
Regular and Handicap Spaces Required			90	4	120	6	Y

NE

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) 6150 W Sahara Ave. Suites #6138 and 6142

Project Name Odyssey Charter School Expansion **Proposed Use** K12 Education

Assessor's Parcel #(s) 16302802004 **Ward #** 1

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

Additional Information The new suites shall be used for additional educational classroom spaces.

Property Owner 6122 W.Sahara Ave. LLC Contact Jonathan Kermani

Address 6120 S. Los Angeles St. Unit C City Las Angeles State CA Zip 90015

E-mail jkermani@wininv.com Phone (310) 876-8465

Applicant Odyssey Charter School Contact Shelli Guthrie

Address 2251 South Jones Blvd. City Las Vegas State NV Zip 89146

E-mail sguthrie@odysseyk12.org Phone (702) 257-0578

Representative Knit Contact Mark McGinty

Address 7250 Peak Drive Suite 216 City Las Vega State NV Zip 89128

E-mail markm@knitstudios.com Phone (702) 524-7746

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 _____

Subscribed and sworn before me

This _____ day of _____, 20_____

_____

Notary Public in and for said County and State

22-0052
01/28/2022

California All-Purpose Certificate of Acknowledgment

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

State of California
County of Los Angeles } s.s.

On 01-17-2022 before me, Margarita V. Gamero,
Name of Notary Public, Title

personally appeared JOHNATHAN M. KERWANI
Name of Signer (1)

Name of Signer (2)

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

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

WITNESS my hand and official seal.

Margarita V. Gamero
Signature of Notary Public

MARGARITA V. GAMERO
Notary Public - California
Los Angeles County
Commission # 2300667
My Comm. Expires Aug 8, 2023

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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22-0052
01/28/2022

ODYSSEY CHARTER SCHOOLS OF NEVADA TENANT IMPROVEMENT

6148 W. Sahara Ave. Las Vegas NV 89146

City Council - Page 582

VICINITY MAP



AERIAL MAP



PROJECT TEAM

Architect
KNIT
7250 Peak Drive Suite 216
Las Vegas NV, 89128
phone 702.363.2222

MEP Engineer
HPA Consulting Engineers
6280 S. Valley View Blvd.
Las Vegas NV, 89118
phone: 702.685.0136
fax: 702.685.8890

PROJECT NARRATIVE

ODYSSEY CHARTER SCHOOL IS PROPOSING TO RENOVATE THE EXISTING FLOORING AND CONVERT THE EXISTING OFFICES INTO A CLASSROOM AND OFFICE SPACE IN BUILDING A IN THE EXISTING COMMERCIAL CENTER LOCATED AT 6130 WEST SAHARA AVENUE IN THE CITY OF LAS VEGAS. CURRENTLY ODYSSEY OCCUPIES THE ENTIRETY OF BUILDING B ON THIS SAME SITE.

THE PROPOSED FUNCTION FOR BUILDING A, SUITES #XXX, XXX (4,310 S.F.) IS EDUCATION WHICH IS A CHANGE IN USE AND REQUIRES A SPECIAL USE PERMIT TO BE ALLOWED IN THE CURRENT ZONING OF C-1.

ODYSSEY CHARTER SCHOOL PROVIDES A HYBRID LEARNING MODEL WITH ONLINE/IN-HOME TEACHING WITH IN-CLASS INSTRUCTION WHICH AMOUNTS TO 4 HOURS A WEEK ON SITE PER STUDENT. THE PROPOSED NEW USE ALLOWS FOR ## NEW STUDENTS WHICH HAS A MINIMAL IMPACT ON THE SITE WITH AMPLE PARKING PROVIDED (SEE SITE DATA, A1-10). THE HYBRID LEARNING MODEL DEMAND OF THE SITE IS COMPARABLE TO USES ALREADY ALLOWED IN C-1 AND LENDS ITSELF TO GENERAL COMMERCIAL AS THE SITE IS IDENTIFIED IN THE GENERAL PLAN.

THE SITE IS LOCATED ON THE NORTHWEST CORNER OF JONES BLVD. AND SAHARA AVE. WITH DIRECT PUBLIC ACCESS TO THE SOUTH FROM SAHARA AND JONES TO THE NORTH BOTH ARE SECTION LINE STREETS PROVIDING VERY LITTLE IMPACT ON TRAFFIC.

ODYSSEY CHARTER SCHOOL HAS BEEN AN ASSET IN THE NEIGHBORHOOD SINCE 2003. THIS HISTORY SHOWS THAT THE SCHOOL WILL NOT ADVERSELY AFFECT PUBLIC HEALTH, SAFETY OR WELFARE OF THE COMMUNITY WHICH SUPPORTS THE OBJECTIVES OF THE GENERAL PLAN.

INDEX OF DRAWINGS

SHT. #	DESCRIPTION
02 - ARCHITECTURAL	
A1 - 11	BUILDING A - PH I - REFLECTED CEILING & FINISH FLOOR PLANS
01 - GENERAL	
G0-00	BUILDING A - PH I - TENANT IMPROVEMENT - COVER SHEET, SITE PLAN & SHEET INDEX
02 - ARCHITECTURAL	
A1 - 01	BUILDING A - PH I - OVERALL FLOOR PLAN
A1 - 12	BUILDING A - PH I - DETAILS & SCHEDULES

DEFERRED SUBMITTALS

- FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM

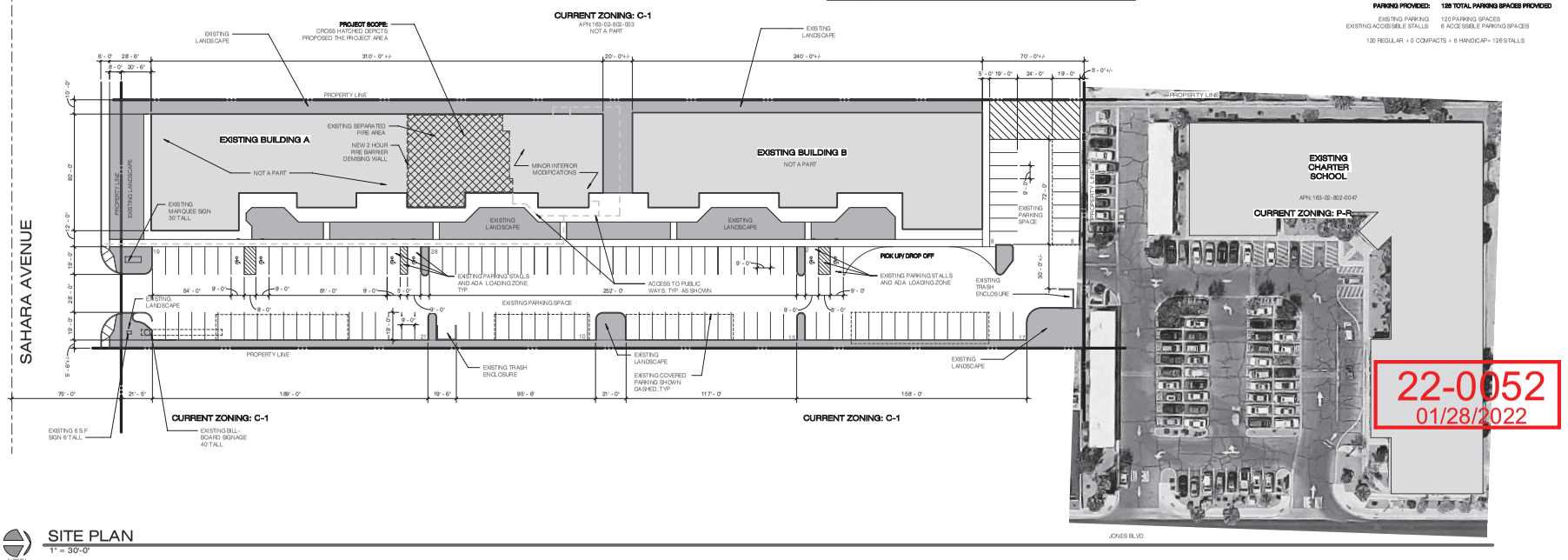
GENERAL NOTES

A. ALL SITE CONDITIONS ARE EXISTING.

SITE DATA

ADDRESS:	6118 W. SAHARA AVENUE LAS VEGAS, NEVADA 89146	
APN:	163-02-802-004	
JURISDICTION:	CITY OF LAS VEGAS	
ZONING:	C-1	
LOT SIZE:	AREA	
ACREAGE	2.63 ACRE	
SQUARE FOOTAGE	114,562.8 SF	
SETBACKS:	REQUIRED:	PROVIDED:
FRONT:	10'-0"	20'-0"
SIDES:	0'-0"	10'-0", 83'-6"
REAR:	0'-0"	70'-0"
RESIDENTIAL ZONED BOUNDARY:	N/A	N/A
OVERALL EXISTING BUILDING A AREA:	19,487 SF	
EXISTING PHASE I BUSINESS/EDUCATION @ EXISTING BUILDING A:	3,875 SF	
PROPOSED PHASE II EDUCATION @ EXISTING BUILDING A:	4,310 SF	
CHARTER SCHOOL (EXISTING BUILDING B- NOT A PART):	15,345 SF	
BUILDING A AREA NOT A PART OF PHASE I OR PHASE II:	11,302 SF	
LOT COVERAGE:	30.4%	
REQUIRED PARKING FROM PHASE I:	**92 TOTAL PH-I PARKING SPACES REQ'D**	
OFFICE/BUSINESS:1 PER 300 SF OF GROSS FLOOR AREA	77.9 PARKING SPACES	
PUBLIC OR PRIVATE SCHOOL, PRIMARY:3 PER CLASSROOM	13.3 PARKING SPACES REQUIRED	
REQUIRED PARKING PHASE II:	**18 TOTAL PH-II PARKING SPACES REQ'D**	
PUBLIC OR PRIVATE SCHOOL, PRIMARY:3 PER CLASSROOM *(6 CLASSROOMS x 3 STALLS PER CLASSROOM)*	18.0 PARKING SPACES REQUIRED	
TOTAL PARKING REQUIRED:	**110 TOTAL PARKING SPACES REQ'D**	
PARKING PROVIDED:	**126 TOTAL PARKING SPACES PROVIDED**	
EXISTING PARKING:	120 PARKING SPACES	
EXISTING ACCESSIBLE STALLS:	6 ACCESSIBLE PARKING SPACES	

120 REGULAR + 0 COMPACTS + 6 HANDICAP= 126 STALLS



SITE PLAN
1" = 30'-0"

22-0052
01/28/2022

KNIT
7250 Peak Drive, Suite 216
Las Vegas, Nevada 89128
Phone: 702.363.2222
knitstudios.com

ISSUE DATE 11/22/2021

REV DATE COMMENT

TITLE: BUILDING A - PH II - TENANT IMPROVEMENT - COVER SHEET, SITE PLAN & SHEET INDEX

PROJECT: ODYSSEY CHARTER SCHOOL TENANT IMPROVEMENT
6150 WEST SAHARA AVENUE LAS VEGAS, NEVADA 89146

CLIENT: ODYSSEY CHARTER SCHOOL

JOB NO.: 190001

G0-00

OCCUPANCY SCHEDULE

#	ROOM NAME	AREA	OCC. CLASS.	AREA PER OCC.	OCC. LOAD
200	CORRIDOR	441 SF	(none)		
208	RR	48 SF	(none)		
209	RR	48 SF	(none)		
211	RR	70 SF	(none)		
(none)		608 SF			0
212	STO	40 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	1
213	STO	16 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	1
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM		56 SF			2
014A	LOBBY ADDITION	95 SF	ASSEMBLY W/O FIXED SEATS (CONCENTRATED-CHAIRS ONLY, NOT FIXED)	7 SF	14
ASSEMBLY W/O FIXED SEATS (CONCENTRATED-CHAIRS ONLY, NOT FIXED)		95 SF			14
007	OFFICE	120 SF	BUSINESS	150 SF	1
207	BREAKROOM	219 SF	BUSINESS	150 SF	2
214	OFFICE	105 SF	BUSINESS	150 SF	1
BUSINESS		443 SF			4
201	CLASSROOM 1	386 SF	EDUCATIONAL (CLASSROOM AREA)	20 SF	20
202	CLASSROOM 2	457 SF	EDUCATIONAL (CLASSROOM AREA)	20 SF	23
203	CLASSROOM 3	598 SF	EDUCATIONAL (CLASSROOM AREA)	20 SF	30
204	CLASSROOM 4	638 SF	EDUCATIONAL (CLASSROOM AREA)	20 SF	32
205	CLASSROOM 5	533 SF	EDUCATIONAL (CLASSROOM AREA)	20 SF	27
210	CLASSROOM 6	463 SF	EDUCATIONAL (CLASSROOM AREA)	20 SF	23
EDUCATIONAL (CLASSROOM AREA)		3085 SF			155
013	LAB	110 SF	EDUCATIONAL (SHOPS AND OTHER VOCATIONAL ROOM)	50 SF	3
EDUCATIONAL (SHOPS AND OTHER VOCATIONAL ROOM)		110 SF			3
		4377 SF			178

SITE DATA

ADDRESS: 6118 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89146

APN: 163 02 802 004

JURISDICTION: CITY OF LAS VEGAS

ZONING: C-1

LOT SIZE: AREA
ACREAGE: 2.63 ACRE
SQUARE FOOTAGE 114,562.8 SF

SETBACKS:

	REQUIRED:	PROVIDED:
FRONT:	10'-0"	20'-0"
SIDES:	0'-0"	10'-0", 83'-6"
REAR:	0'-0"	70'-0"
RESIDENTIAL ZONED BOUNDARY:	N/A	N/A

OVERALL EXISTING BUILDING A AREA: 19,487 SF

EXISTING PHASE I BUSINESS/EDUCATION @ EXISTING BUILDING A: 3,875 SF

PROPOSED PHASE II EDUCATION @ EXISTING BUILDING A: 4,310 SF

CHARTER SCHOOL (EXISTING BUILDING B- NOT A PART): 16,345 SF

BUILDING A AREA NOT A PART OF PHASE I OR PHASE II: 11,302 SF

LOT COVERAGE: 30.4%

REQUIRED PARKING FROM PHASE I: **92 TOTAL PH-I PARKING SPACES REQ'D**

OFFICE/BUSINESS 1 PER 300 SF of GROSS FLOOR AREA — 77.9 PARKING SPACES
PUBLIC OR PRIVATE SCHOOL, PRIMARY 3 PER CLASSROOM — 18.3 PARKING SPACES REQUIRED

REQUIRED PARKING PHASE II: **18 TOTAL PH-II PARKING SPACES REQ'D**

PUBLIC OR PRIVATE SCHOOL, PRIMARY 3 PER CLASSROOM
@ CLASSROOMS x 3 STALLS PER CLASSROOM — 18.0 PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED: **110 TOTAL PARKING SPACES REQ'D**

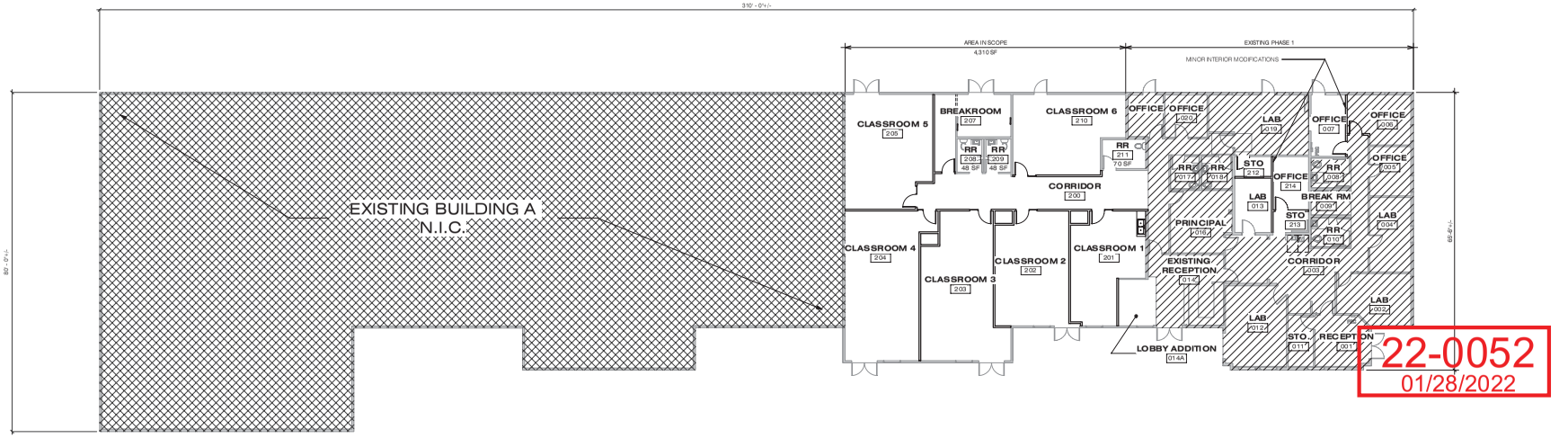
PARKING PROVIDED: **126 TOTAL PARKING SPACES PROVIDED**

EXISTING PARKING: 120 PARKING SPACES
EXISTING ACCESSIBLE STALLS: 6 ACCESSIBLE PARKING SPACES

120 REGULAR + 0 COMPACTS + 6 HANDICAP= 126 STALLS

EGRESS SYMBOL LEGEND

SYMBOL	DESCRIPTION
EXIT WIDTH REQUIRED / EXIT WIDTH PROVIDED	OCCUPANT SERVED / EXIT DOOR CAPACITY / OCCUPANT CAPACITY
REQUIRED DIAGONAL DISTANCE (MINIMUM DISTANCE)	DIAGONAL DISTANCE / EXIT SEPARATION
TRAVEL DISTANCE	MEANS OF EGRESS
ROOM NUMBER / SQUARE FOOTAGE / OCCUPANCY / OCCUPANCY FACTOR	OCCUPANCY TAG



22-0052
01/28/2022

OVERALL FLOOR PLAN
3/32" = 1'-0"
2

NORTH

KNIT
7250 Peak Drive, Suite 21b
Las Vegas, Nevada 89128
Phone: 702.363.2222
knitstudios.com

THESE SITE SHEETS ARE BEING PROVIDED AS AN INSTRUMENT OF SERVICE AND ARE NOT TO BE USED FOR THE CONSTRUCTION PURPOSES UNLESS AND UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT © KNIT. ALL RIGHTS RESERVED. THE ARCHITECT RETAINS ALL COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHT, IN THE DRAWINGS.

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UPON ACCEPTANCE OF THESE DRAWINGS, YOU AGREE TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES AND LIABILITIES ARISING FROM ANY UNAUTHORIZED USE, DISCLOSURE OR REPRODUCTION OF THESE DRAWINGS.

ISSUE DATE 11/22/2021

REV DATE COMMENT

TITLE BUILDING A - PH II - OVERALL FLOOR PLAN

PROJECT ODYSSEY CHARTER SCHOOL TENANT IMPROVEMENT
6150 WEST SAHARA AVENUE LAS VEGAS, NEVADA 89146

CLIENT ODYSSEY CHARTER SCHOOL

JOB NO.: 190001

A1-01



22-0052-SUP1 - APPLICANT: ODYSSEY CHARTER SCHOOL - OWNER: 6122 W SAHARA AVE, LLC
6150 WEST SAHARA AVENUE, SUITE'S #6138 AND #6142

03/09/2022



22-0052-SUP1 - APPLICANT: ODYSSEY CHARTER SCHOOL - OWNER: 6122 W SAHARA AVE, LLC
6150 WEST SAHARA AVENUE, SUITE'S #6138 AND #6142

03/09/2022



22-0052-SUP1 - APPLICANT: ODYSSEY CHARTER SCHOOL - OWNER: 6122 W SAHARA AVE, LLC
6150 WEST SAHARA AVENUE, SUITE'S #6138 AND #6142

03/09/2022



22-0052-SUP1 - APPLICANT: ODYSSEY CHARTER SCHOOL - OWNER: 6122 W SAHARA AVE, LLC
6150 WEST SAHARA AVENUE, SUITE'S #6138 AND #6142

03/09/2022

KNIT

7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
F 702.363.6060

Las Vegas
Seattle
Salt Lake City

KnitStudios.com

December 7, 2021

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

Re: Odyssey Charter Schools Tenant Improvement Special Use Permit Justification Letter

Planning,
Odyssey Charter School is proposing to occupy two existing suites in Building A in the existing commercial center located at 6150 West Sahara Avenue in the City of Las Vegas. Currently Odyssey occupies the entirety of Building B on the same site.

The proposed function for Building A, Suites #6138 and 6142 (4,300 S.F.) is Education which is a change in use and requires a Special Use Permit to be allowed in the current zoning of C-1.

Odyssey Charter School provides a hybrid learning model with online in-home teaching with in-class instruction which amounts to 4 hours a week on site per student, the proposed new use allows for 40 existing students and 101 new students. The new students has a minimal impact on the site with ample parking provided (see Site Data, A1-10). The hybrid learning model demand of the site is comparable to uses already allowed in C-1 and really lends itself to General Commercial as the site is identified in the General Plan.

The site is located on the Northwest corner of Jones Blvd. and Sahara Ave. with direct public access to the south from Sahara and Jones to the North both are section line streets providing very little impact on traffic.

Odyssey Charter school has been an asset in the neighborhood sense 2003, this history shows that the school will not adversely affect public health, safety or welfare of the community which supports the objectives of the general plan.

If you have any questions, please feel free to contact me at (702) 524-7746

Sincerely,

SHARCHITECTURE
By Mark T. McGinty, Principal

.

John Anderson, RD
Curt Carlson, AIA
Mark McGinty, RD
Dennis Panars, AIA
Eric Roberts, AIA
John Sawdon, AIA

22-0052
01/28/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0052-SUP1

SUBJECT: APPLICANT: ODYSSEY CHARTER SCHOOL - OWNER: 6122 W SAHARA AVE, LLC

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***May 18, 2022 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor 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 and Emily Wetzstein*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov*** and ***ewetzstein@lasvegasnevada.gov*** . If there is no one present at the City Council 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 City Councilperson 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 ***TUESDAY, MAY 17, 2022.***

Shelli Guthrie — Signature

5/16/22 — Date

Shelli Guthrie, Executive Director of School Operation — Please Print Name

Odyssey Charter Schools, Occupant — Company Name

Sincerely,

Seth Floyd
Director of Community Develpment
Department of Planning

Submitted after final agenda

AGENDA ITEM 42
RECEIVED 5.16.22
5.18.22 CC MEETING

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
APR - 6 2022
City of Las Vegas
Department of Planning

CASE: 22-0052-SUP1

SUBJECT: APPLICANT: ODYSSEY CHARTER SCHOOL - OWNER: 6122 W SAHARA AVE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 12, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, APRIL 11, 2022.***

Signature — 4/6/22 Date

Jonathan Kermani
Please Print Name

6122 W Sahara Ave LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 8

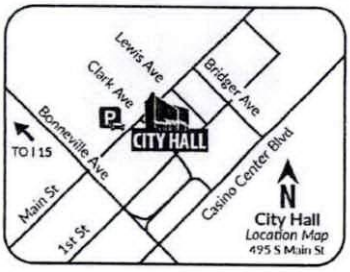
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
APR 11 2022
Dept of Planning
City of Las Vegas



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

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0052-SUP1

Planning Commission Meeting of **04/12/2022**

22-0052-SUP1
16302720008
GALLEGOS VICENTE J & MARIE T
1909 PICCOLO WAY
LAS VEGAS NV 89146-3025

97 BRDFNP1 89146

8A

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
43

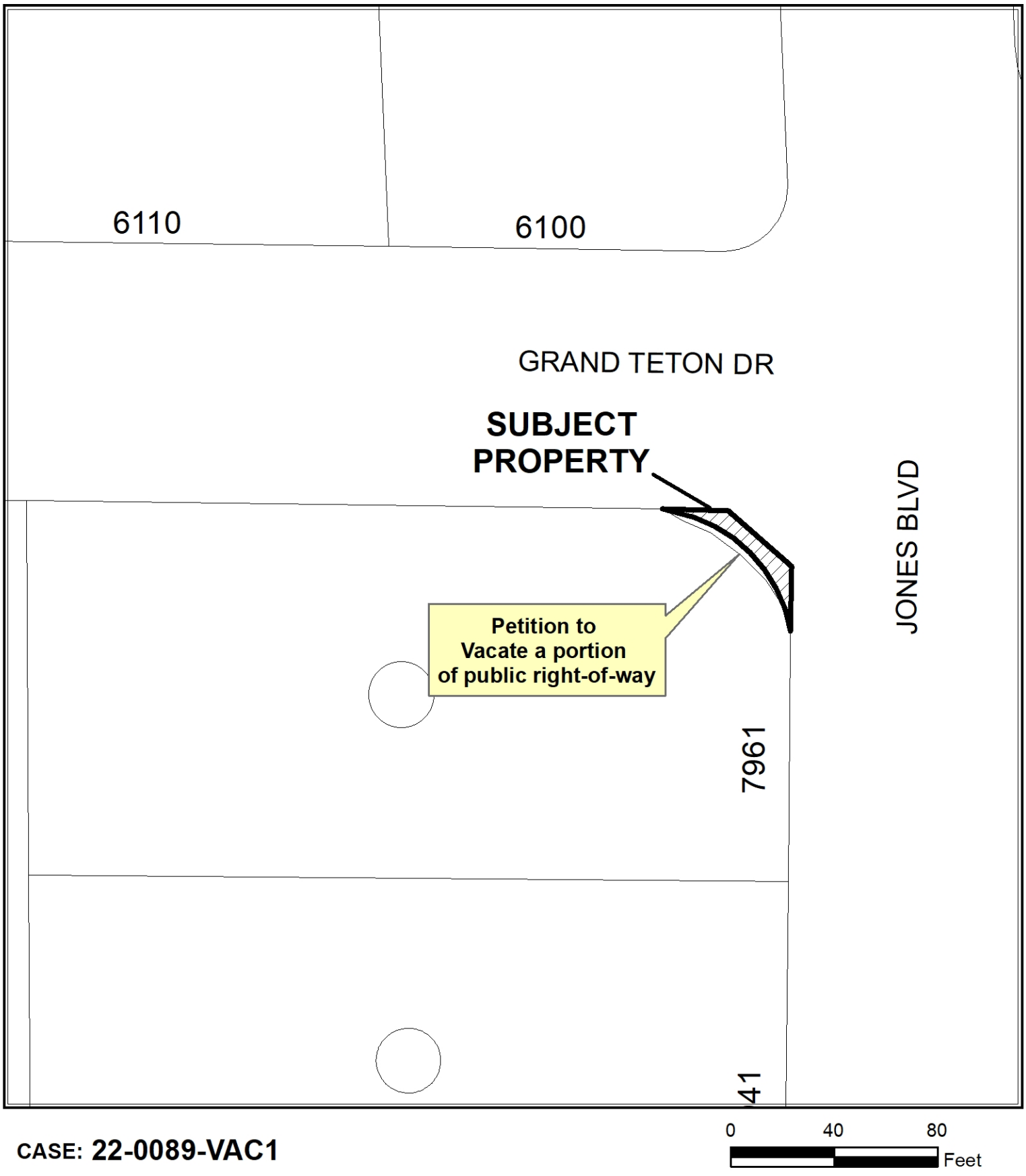
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0089-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE LOUISE ANN BENDA LIVING TRUST - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way generally located at the southwest corner of Grand Teton Drive and Jones Boulevard, Ward 6 (Fiore). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend 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
7. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



CASE: 22-0089-VAC1



CASE: **22-0089-VAC1**

0 40 80
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: THE LOUISE ANN BENDA LIVING TRUST

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0089-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 4 (By City Clerk)

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

22-0089-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused public right-of-way on the southwest corner Jones Boulevard and Grand Teton Drive as shown on the exhibit date stamped February 12, 2022.

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a petition to vacate a 366 square-foot portion of public right-of-way generally located at the southwest corner of Grand Teton Drive and Jones Boulevard.

ANALYSIS

The applicant has requested that the City of Las Vegas vacate an unused 366 square-foot portion of public right-of-way. The Department of Public Works has indicated that they have no objection to the vacation request, as the portion of right-of-way is no longer needed. The Department of Public Works has presented the following information concerning this request to vacate certain public street right of way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? Uniform
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No
C. Does it appear that the vacation request involves only excess right-of-way? Yes
D. Does this vacation request coincide with development plans of the adjacent parcels? Yes, Project #21-0766
E. Does this vacation request eliminate public street access to any abutting parcel? No
F. Does this vacation request result in a conflict with any existing City requirements? No
G. Does the Department of Public Works have an objection to this vacation request? No

Therefore, staff recommends approval of the requested Vacation.

FINDINGS (22-0089-VAC1)

Staff has no objection to the vacation of the existing unused 366 square-foot portion of public right-of-way generally located at the southwest corner of Grand Teton Drive and Jones Boulevard; therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/29/06	A Code Enforcement case (#CE-45842) was processed for trash and debris at 7961 North Jones Boulevard. The case was resolved on 09/14/06.
09/21/10	A Code Enforcement case (#CE-94714) was processed for overgrown vegetation at 7961 North Jones Boulevard. The case was resolved on 09/24/10.
10/13/15	The Planning Commission approved a request for a Variance (VAR-60673) to allow a residential adjacency setback of 13 feet where a minimum of 240 feet is required at 7941 North Jones Boulevard.
	The Planning Commission approved a request for a Special Use Permit (SUP-60674) for a proposed 80-foot tall Wireless Communication Facility, Stealth design at 7941 North Jones Boulevard.
08/11/16	A Code Enforcement case (#CE-169631) was processed for large black structure in the rear yard at 7961 North Jones Boulevard. The case was resolved on 08/15/16.
09/10/18	The Department of Planning processed a request for a Conditional Use Verification (CUV-74514) for a Wireless Communications Facility, Stealth Design (Water Tower) located at 7941 North Jones Boulevard.
03/14/19	The Department of Planning processed a request for a Conditional Use Verification (CUV-76069) for collocation equipment for a Wireless Communications Facility, Stealth Design (Water Tower) located at 7941 North Jones Boulevard.
03/30/21	The Department of Planning processed a request for a Conditional Use Verification (#100316-CUV) to install three (3) panel antennas, six (6) remote radio heads, one (1) junction box, and one (1) hybrid cable on an existing Wireless Communication Facility, Stealth Design at 7941 North Jones Boulevard.
04/20/21	The Department of Planning processed a request for a Conditional Use Verification (#100331-CUV) for modification to an existing Wireless Communication Facility, Stealth Design (water tower) at 7941 North Jones Boulevard.
07/27/21	The Department of Planning processed a request for a Conditional Use Verification (#100442-CUV) to Install (3) new antennas and RRU's, install ancillary equipment on an existing tower. Install (2) equipment cabinets in existing lease area at 7941 North Jones Boulevard.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/08/22	The Planning Commission approved a request for a Variance (21-0766-VAR1) to allow a proposed eight-foot tall fence in the front yard where five feet is the maximum allowed (125-14-504-003) at the southwest corner of Grand Teton Drive and Jones Boulevard.
	The Planning Commission approved a request for a Variance (21-0766-VAR2) to allow a proposed eight-foot tall fence in the front yard where five feet is the maximum allowed (125-14-504-004) at the southwest corner of Grand Teton Drive and Jones Boulevard.
	The Planning Commission approved a request for a Variance (21-0766-VAR3) to allow a proposed eight-foot tall fence in the front yard where five feet is the maximum allowed (125-14-504-007) at the southwest corner of Grand Teton Drive and Jones Boulevard.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way generally located at the southwest corner of Grand Teton Drive and Jones Boulevard, Ward 6 (Fiore).

Most Recent Change of Ownership	
06/10/10	A deed was recorded for a change in ownership (APN 125-14-504-003).

Related Building Permits/Business Licenses	
10/19/99	A business license (#G50-03362) was issued for General Retail Sales (Stitches by Lou Ann) at 7941 North Jones Boulevard. The license is still active.
04/27/16	A building permit (#PRC-63103) was issued for an 80-foot tall stealth water tank tower at 7941 North Jones Boulevard. The permit has not been finalized.
06/08/16	A building permit (#PRC-63947) was issued to install 12 Antennas, 12 RRHs, 2 Junction Boxes, 2 Outdoor Cabinets, 2 GPS Antennas, Concrete pad, and 30 kW Backup Generator at 7941 North Jones Boulevard. The permit has not been finalized.
08/30/18	A building permit (#R18-11543) was issued to install block walls per CLV standards at 7941 North Jones Boulevard. The permit was finalized on 10/22/18.
12/05/18	A building permit (#R18-16093) was processed to install block walls near pool equipment at 7941 North Jones Boulevard. The permit has not been finalized.
01/16/19	A building permit (#R18-16087) was issued for a pool and spa at 7941 North Jones Boulevard. The permit has not been finalized.
02/11/19	A building permit (#R19-01875) was issued for a sewer connection at 7941 North Jones Boulevard. The permit was finalized on 02/28/19.

Pre-Application Meeting	
02/10/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate an existing portion of public right-of-way.

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

Field Check	
02/24/22	During a routine site inspection staff observed a well maintained single-family residence with horse corrals and arena.

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single-Family Detached with Horse Corral	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single-Family Detached Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single-Family Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
West	Single-Family Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Tule Springs	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	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***
Grand Teton Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Jones Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	105	Y

02/12/2022
6800 ZZ

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Right of Way Vacation

Project Address (Location) 7961 N. Jones Blvd (s/w corner of Jones & Grand Teton)

Project Name Vacation-portion of Row SWC Grand Teton & Jones **Proposed Use** Personal

Assessor's Parcel #(s) 125-14-504-003 **Ward #** 6

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

Additional Information Project # 22-0089

Property Owner Louise Ann Benda Living Trust Contact Lou Ann Benda

Address 7941 N. Jones Blvd. City LV State NV Zip 89131

E-mail louann53@gmail.com Phone 702-808-6586

Applicant _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

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

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

Partner(s) _____

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

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

Property Owner Signature Louise Ann Benda trustee

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

State of Nevada County of Clark ss)

On this 11 day of Feb 20 22, before me the undersigned notary public, personally appeared Louise Ann Benda

APN: 125-14-54-003

EXHIBIT A

LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION FOR A PORTION OF THE SPANDREL LOCATED AT THE SOUTHWEST CORNER OF GRAND TETON DRIVE AND JONES BOULEVARD.

BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D. M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

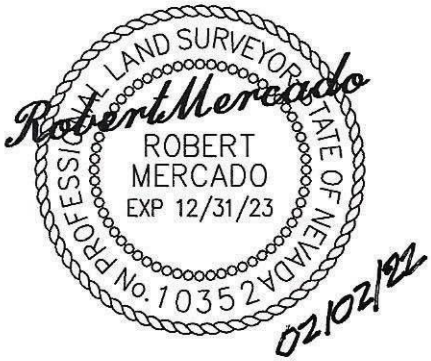
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE ALONG THE NORTH LINE OF SAID SECTION 14, SOUTH 89°00'51" WEST A DISTANCE OF 103.70 FEET, THENCE DEPARTING SAID NORTH LINE SOUTH 00°59'09" WEST, 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRAND TETON DRIVE (100 FEET WIDE), SAID POINT BEING THE **POINT OF BEGINNING.**

THENCE SOUTH 89°00'51" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 29.91 FEET,
THENCE SOUTH 47°23'48" EAST, 32.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF JONES BOULEVARD (100.00 FEET WIDE),
THENCE SOUTH 00°49'13" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 32.52 FEET TO A POINT OF CUSP, A RADIAL LINE TO SAID POINT BEARS SOUTH 89°10'47" EAST,
THENCE CURVING TO THE LEFT ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°50'04", AN ARC LENGTH OF 84.76 FEET, TO **THE POINT OF BEGINNING.**

THE LANDS DESCRIBED HEREIN CONTAIN 366 SQUARE FEET, MORE OR LESS.
SEE EXHIBIT B ATTACHED AND BY REFERENCE MADE PART HEREOF,

BASIS OF BEARINGS:
SOUTH 89°00'09" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.& M., ALSO BEING THE CENTERLINE OF GRAND TETON DRIVE AS SHOWN BY MAP ON FILE IN FILE 21, PAGE 03 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

ROBERT S. MERCADO
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 10352
EXPIRES DECEMBER 31, 2023
SUNDANCE SURVEYING INC.
3832 VALLEY DRIVE
NORTH LAS VEGAS, NEVADA 89032
PHONE 702-647-8898

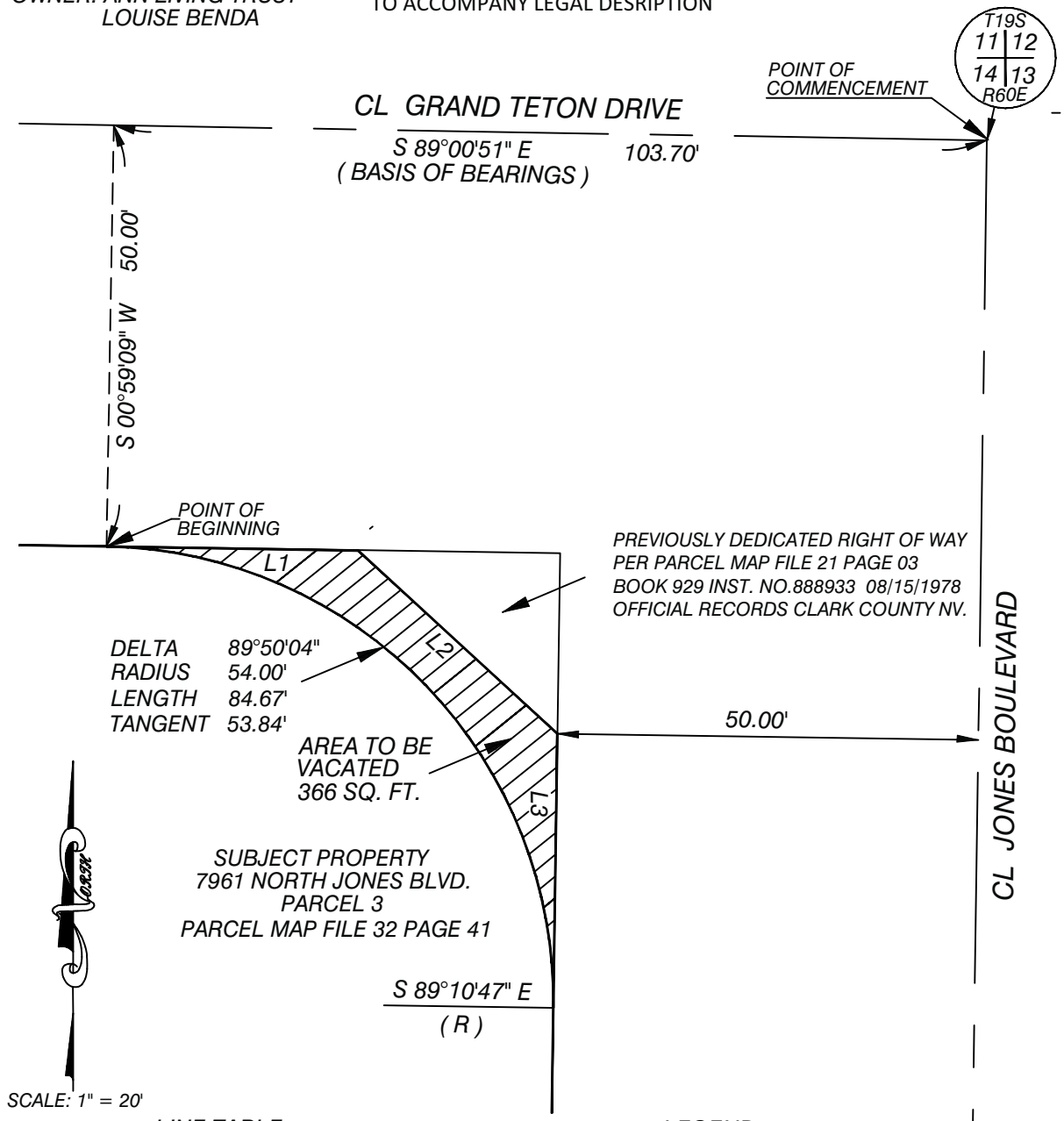


22-0089
02/12/2022

APN 125-14-504-003
OWNER: ANN LIVING TRUST
LOUISE BENDA

EXHIBIT B

TO ACCOMPANY LEGAL DESRIPTION



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°00'51"E	29.91'
L2	S47°23'48"E	32.10'
L3	S00°49'13"W	32.52'

LEGEND

STREET CENTERLINE
RIGHT OF WAY
AREA TO BE VACATED
O.R. OFFICIAL RECORDS

Sundance Surveying Inc
3832 VALLEY DRIVE
LAS VEGAS, NEVADA 89032
PHONE: (702) 647-8898

RIGHT-OF-WAY VACATION

SHEET 2 OF 2

22-0089
02/12/2022



22-0089-VAC1 - APPLICANT/OWNER: THE LOUISE ANN BENDA LIVING TRUST
SOUTHWEST CORNER OF GRAND TETON DRIVE AND JONES BOULEVARD

02/24/2022



22-0089-VAC1 - APPLICANT/OWNER: THE LOUISE ANN BENDA LIVING TRUST
SOUTHWEST CORNER OF GRAND TETON DRIVE AND JONES BOULEVARD

02/24/2022

Date: February 4, 2022

To: City of Las Vegas

Subject: Right-of-Way Vacation

Parcel Number: 125-14-504-003 Owner: Louise Ann Benda Living Trust (aka: Lou Ann)

I am requesting a vacation of the right of way on the corner of my property at the corner of Jones and Grand Teton. We are currently in the process of applying for a variance for an 8' block wall along the front of the same parcel. The right-of-way should no longer be needed by the City since the intersection has been completed with traffic signals, street lights, curbs, gutters and sidewalks. This area was included in Special Improvement District 1507.

The area included in the vacation request would be outside the block wall and would require periodic maintenance and it is doubtful that the City would maintain the area, leaving the responsibility to me. If that area can be included inside my future block wall there will be no need for maintenance.

Thank you,

Louise Ann Benda

702-808-6586

22-0089
02/12/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0089-VAC1

SUBJECT: APPLICANT/OWNER: THE LOUISE ANN BENDA LIVING TRUST

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***May 18, 2022 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor 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 and Emily Wetzstein*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov*** and ***ewetzstein@lasvegasnevada.gov*** . If there is no one present at the City Council 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 City Councilperson 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 ***TUESDAY, MAY 17, 2022***

Louise Ann Benda — Signature

5/11/22 — Date

Louise Ann Benda — Please Print Name

Company Name

Submitted after final agenda
AGENDA ITEM 43
RECEIVED 5.10.22 5.18.22
CC MEETING

Sincerely,

Seth Floyd
Director of Community Develpment
Department of Planning

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
APR - 7 2022
City of Las Vegas
Department of Planning

CASE: 22-0089-VAC1

SUBJECT: APPLICANT/OWNER: THE LOUISE ANN BENDA LIVING TRUST

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 12, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, APRIL 11, 2022.***

Louise Ann Benda — Signature

4/7/22 — Date

Louise Ann Benda
Please Print Name

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 12

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
44

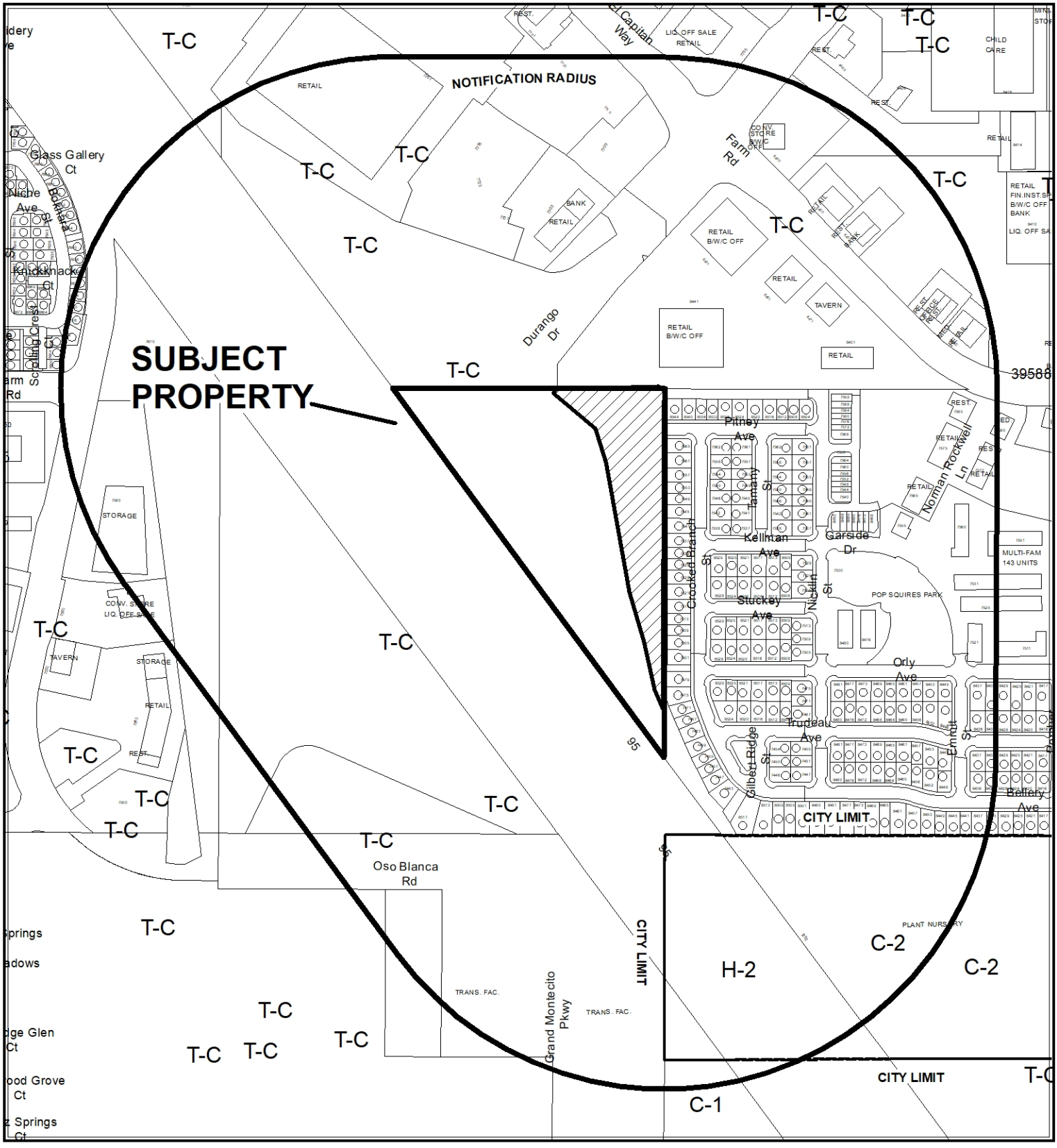
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0098 - PUBLIC HEARING - APPLICANT: SIGNATURE HOMES - OWNER: DURANGO MB PARTNERS, LLC - For possible action on the following Land Use Entitlement project requests on 10.58 acres at the southeast corner of Durango Drive and U.S. Highway 95 (APN 125-17-702-001), T-C (Town Center) Zone, Ward 6 (Fiore). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map - 22-0098-MOD1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. School Development Tracking Form Submitted by Clark County School District - 22-0098-TMP1
8. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division - 22-0098-SDR1
9. Submitted after Final Agenda - Abeyance Request Letter by Kaempfer Crowell
10. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



CASE: **22-0098**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [M-TC (MEDIUM RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



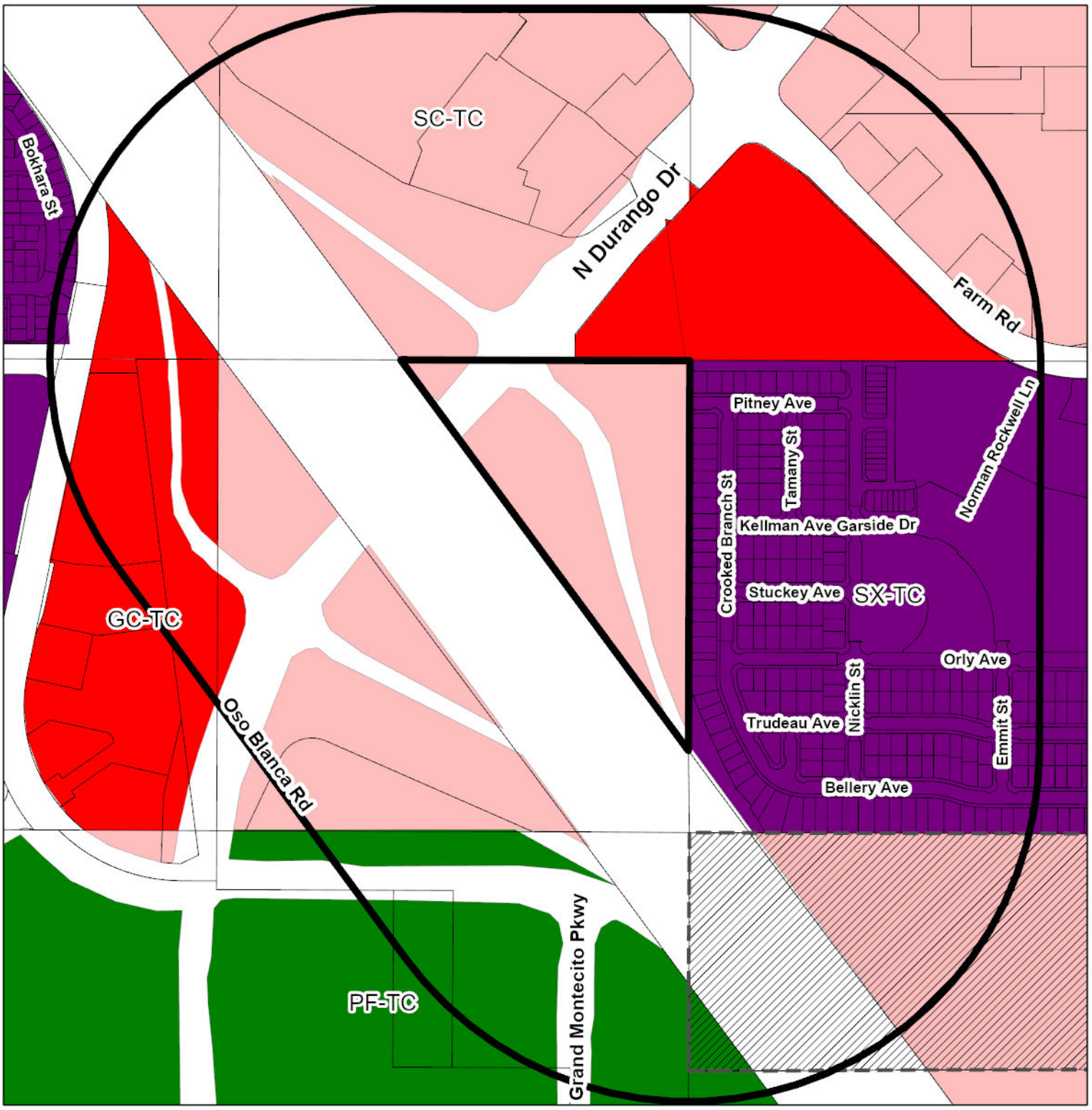
CASE: **22-0098**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [M-TC (MEDIUM RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

22-0098-MOD1



Town Center Land Use

- General Commercial (GC-TC)
- Service Commercial (SC-TC)
- Urban Center Mixed-Use (UC-TC)
- Suburban Mixed-Use (SX-TC)
- Main Street Mixed-Use (MS-TC)
- Employment Center Mixed-Use (EC-TC)
- Low Residential (L-TC)
- Medium Residential (M-TC)
- Medium-Low Residential (ML-TC)
- Medium-Low Attached Residential (MLA-TC)
- Public Facilities (PF-TC)
- Right of Way (ROW)

FROM SC-TC TO M-TC

- Subject Property
- Not City
- 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, February 28, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SIGNATURE HOMES - OWNER: DURANGO MB PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0098-MOD1	Staff recommends APPROVAL.	
22-0098-SUP1	Staff recommends APPROVAL, subject to conditions:	22-0098-MOD1
22-0098-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0098-MOD1 22-0098-SUP1
22-0098-TMP1	Staff recommends APPROVAL, subject to conditions:	22-0098-MOD1 22-0098-SUP1 22-0098-SDR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 57

NOTICES MAILED 267 (by City Clerk)

PROTESTS 0

APPROVALS 3

AS

**** CONDITIONS ****

22-0098-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Private Streets use.

2. Approval of a Major Modification (22-0098-MOD1) and conformance to the Conditions of Approval for Site Development Plan Review (22-0098-SDR1) and Tentative Map (22-0098-TMP1) shall be required, if approved.

3. This approval shall be void four 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. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a stub-street termination.

5. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow one active gated entrance.

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

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

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

22-0098-SDR1 CONDITIONS

Planning

1. Approval of a Major Modification (22-0098-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0098-SUP1) and Tentative Map (22-0098-TMP1) shall be required, if approved.

2. This approval shall be void four 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 02/22/22, and the elevation plan, date stamped on 03/31/22, except as amended by conditions herein.

4. Prior to the submittal of a building permit application, the applicant shall receive a letter from Republic Services to coordinate trash pickup for the subject site.

5. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a nine-foot-tall retaining wall without a landscape planter buffer where six feet with a landscape buffer is the maximum height allowed.

6. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a 15-foot tall total wall height where 12 feet is the maximum allowed.

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

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

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

10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

11. The standards for this development shall include a minimum lot size of 1,219 square feet and building height shall not exceed two stories or 35 feet, whichever is less.

12. The setbacks for this development shall be a minimum of four feet to the front of the house, five feet to the front of the garage as measured from the back of the sidewalk or the back of the curb if no sidewalk is provided, zero feet on the side, 10 feet between buildings, 10 feet on the corner side, and five feet in the rear.

13. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to reflect the changes herein.
    - At least one van-accessible handicapped space is required for provided guest parking.

14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time as the Final Map submittal. 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 the visibility of any traffic control device.

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

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

17. Prior to the submittal of a building permit application, the applicant shall meet with the 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.

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

22-0098-TMP1 CONDITIONS

Planning

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

2. Approval of Major Modification (22-0098-MOD1) and Site Development Plan Review (22-0098-SDR1 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 the construction of any combustible structures.

5. In conjunction with the 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 the assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

Public Works

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

8. Design of sewer lines shall stay within five feet from Street Centerline and a minimum of eight feet of back of-curb when there is a sidewalk present *unless otherwise allowed by the Sanitary Sewer Section of the Department of Public Works*.

9. No trees or landscaping over three feet tall shall be allowed within Public Sewer Easements.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 34-lot single-family, attached complex, consisting of 10 two-story buildings on a 2.33-acre portion of a 10.58-acre site at the southeast corner of Durango Drive and U.S. Highway 95.

ISSUES

- The subject site currently has SC-TC (Service Commercial – Town Center) special land use designation within the Centennial Hills Town Center land-use plan.
- A Major Modification of the Town Center Development Standards Manual Land Use Plan is requested from SC-TC (Service Commercial – Town Center) to M (Medium Density Residential). Staff supports this request.
- The Medium Residential (12.1 – 25 du/ac) use is permitted in the M-TC (Medium Density Residential – Town Center) special land use designation.
- A Special Use Permit is requested for private streets.
    - A Waiver of the Town Center Development Standards Manual is requested to allow a stub-street termination where a cul-de-sac or public street connection is required.
    - A Waiver of the Town Center Development Standards Manual is requested to allow one active gated entrance off the adjacent shopping center to the north where a minimum of two active gated entrances are required.
- A Site Development Plan Review is required by the Town Center Development Standards Manual to establish the development standards for residential development. Staff supports this request.
    - A Waiver of the Town Center Development Standards Manual is requested to allow a nine-foot-tall retaining wall without a landscape planter buffer where six feet with a landscape buffer is the maximum height allowed. Staff supports this request.
    - A Waiver of the Town Center Development Standards Manual is requested to allow a 15-foot tall total wall height where 12 feet is the maximum allowed. Staff supports this request.
- The applicant is requesting a Tentative Map for Durango and 95-Parcel 3, a 34-lot single-family, attached residential subdivision. Staff supports this request.

ANALYSIS

The subject site is a 10.58-acre site generally located at the southeast corner of Durango Drive and U.S. Highway 95. Based on the location to U.S Highway 95, there is a significant grading difference surrounding the site. The subject site is located in a T-C (Town Center) zoning district and is subject to the development standards in the Town Center Development Standards Manual. As displayed on the Town Center Land Use Map, the site is currently designated as SC-TC (Service Commercial – Town Center). The applicant is proposing to develop a 2.33-acre portion of the site with a 34-lot single-family, attached (townhome) development.

In order to accommodate a land use designation that supports residential development, the applicant is requesting a Major Modification of the Town Center special land use designation from SC-TC (Service Commercial – Town Center) to M-TC (Medium Density Residential – Town Center). The applicant has proposed to develop the subject site into a two-story single-family, attached (townhome) Medium Residential (12.1 – 25 dwelling units per acre) development containing 20 two-bedroom units and 14 three-bedroom units. As proposed, the 34-unit development will have a density of 14.59 units per acre, which complies with Town Center Development Standards. The Town Center Development Standards Manual requires that all residential development standards are to be established through an approved Site Development Plan Review, unless otherwise addressed in the document.

The subject site is located within the Centennial Hills Sector Plan area and has a TC (Town Center) general plan designation. In addition, the subject site is located within the Town Center Master Plan area and has an SC-TC (Service Commercial – Town Center) special land use designation. The applicant has proposed a Major Modification to modify the property from SC-TC (Service Commercial – Town Center) to M-TC (Medium Density Residential – Town Center) special land use designation. The Medium Density Residential District has a density range from 12 to 25 dwelling units per gross acre. The designation is intended to provide development with an imaginative site and building design and maximize the use of the property. Projects within the M-TC district shall place an emphasis on maximizing usable common open space.

The submitted drawings indicate that the subject site will be developed with 10 multi-family residential structures. The 10 multi-family residential structures are proposed to be 35 feet tall, which meets Town Center development standards which limits building height to either two stories or 35 feet when adjacent to the existing single-story residential development to the east.

The on-site parking area is located within the interior of the subject site. The site will provide 71 total parking spaces, consisting of 48 garage parking spaces and 23 guest parking spaces, which complies with the 66 parking spaces requirement set forth by Title 19.12.010 for a Multi-Family Residential development with 34 three-bedroom units. No van-accessible handicapped spaces are provided for the guest parking portion of the site; Condition of Approval 12 requires that a revised site plan be submitted and approved by the Department of Planning prior to the time application is made for a building permit.

The Town Center Development Standards Manual requires that development with a density exceeding 12.1 dwelling units per acre provides at least 12 percent of open space. The submitted site plan dated stamped on 02/22/22 indicates that approximately 18% of open space will be provided, consisting of six landscaping lots throughout the site.

Access to the subject site is provided through the adjacent shopping center property to the north via a proposed gated entrance. At the time of the recording for the Farm & Durango Commercial Center Final Map to the north, an access easement was placed on the entire site. This easement granted private vehicular and private utility easement for the subject site. Any additional off-site improvements would need to be further negotiated with the property owner to the north. The submitted site plan depicts 25-foot-wide private residential drive aisles throughout the entire development.

In the Town Center Development Standards Manual, a Special Use Permit is required for private streets. The Private Street use is defined as “Any roadway, other than a private drive, that is not owned by a public entity or is designated for use by specified property owners, maintained by or on behalf of those property owners, and not dedicated to nor intended for access by the general public.” The conditions of approval for a Special Use Permit for a gated subdivision with private streets include:

1. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.

   A Waiver of the Town Center Development Standards Manual is requested to allow a stub-street termination. The stub-street termination is due to the unique shape of the developable area as constrained by the U.S. Highway 95 off-ramp. As a result of this constraint, the site cannot be developed in such a way that either terminates as a cul-de-sac or is connected to another street.

2. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.

A Waiver of the Town Center Development Standards Manual is requested to allow one active gated entrance off the adjacent shopping center to the north. A secondary entrance is possible to the east but is used as a public utility easement for sewer and drainage considerations.

3. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

   Condition of Approval Ten (10) of Tentative Map (22-0098-TMP1) requires an approved Drainage Plan and Technical Drainage Study. Additionally, the proposed development will be subject to civil building permit review assuring consideration for the minimal impact to existing development in the surrounding area.

The submitted east/west cross-sections depict a maximum natural grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with a natural slope greater than two percent, is allowed a maximum six-foot retaining wall. A maximum of nine-foot retaining walls are shown along the east property line. In the Town Center, a Waiver is required for any deviation from the development standards. A Waiver is requested to allow a nine-foot-tall retaining wall without a landscape planter buffer where six feet is required with a landscape planter buffer. Similarly, a Waiver is requested to allow a 15-foot total wall height where 12 feet is the maximum allowed

The submitted north/south cross-section depicts a maximum natural grade of less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with a natural slope less than two percent, is allowed a maximum four-foot retaining wall. No retaining walls are shown along the north and south property lines.

The subject site is located within the Master Plan 2050 designated area of Centennial Hills, a major regional center for northwest Las Vegas. Centered at the Centennial Spaghetti Bowl, brings together northwestern neighborhoods. Previously envisioned as a northwestern “Town Center,” it has developed a commercial core, but largely as conventional suburban-style development, with some unique higher-density neighborhoods and urban form. Because Centennial Hills has previously been identified as a location for more intense uses, this planning area will re-establish itself as a true regional center that’s adapted to existing development, while transforming key areas around its core. The proposed development meets several goals within the 2050 Master Plan as higher density “missing middle housing” townhomes are proposed through infill development. Infill development in areas with lower infrastructure and service costs must be supported by the City to maximize tax revenue and minimize the provision of service costs. Based on a lack of higher density “Missing Middle” housing potential which can

help fill the gap for workforce and lower-income households, an opportunity exists to develop this type of housing, utilizing this plan's approach and strategy of infill development. Townhome units are identified as a developable building form to address this need.

The proposed development is consistent with the development standards set in the Town Center Development Standards Manual. The proposed residential subdivision meets several goals and objectives set forth in the 2050 Master Plan regarding infill development and provides higher density missing middle housing through townhomes. As a result, staff recommends approval on all associate requests, subject to conditions.

FINDINGS (22-0098-MOD1)

The proposed land use modification from SC-TC (Service Commercial – Town Center) to M-TC (Medium Density Residential – Town Center will not negatively affect properties in the surrounding area. As the subject site is adjacent to the U.S. Highway 95 off-ramp, staff finds this to be suitable for higher density residential uses and therefore, recommends approval of this Major Modification request.

FINDINGS (22-0098-SUP1)

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

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

   If the requested Major Modification of the Town Center land use map is approved, the subject site would be designated as M-TC (Medium Density Residential – Town Center), which would allow private streets through an approved Special Use Permit.

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

   The subject site is located adjacent to an existing commercial shopping center. The proposed private streets will allow a separation between the two land uses. As such, the subject site is physically suitable for private streets.

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 subject site is provided through the adjacent shopping center property to the north via a proposed gated entrance. At the time of the recording for the Farm & Durango Commercial Center Final Map to the north, an access easement was placed on the entire site. This easement granted private vehicular and private utility easement for the subject site. Any additional off-site improvements would need to be further negotiated with the property owner to the north. The proposed private streets for this development would be accessed through this commercial subdivision.

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 private streets would not compromise the public health, safety, or welfare as the development of the site would be subject to a variety of building permit reviews and inspections thus ensuring compliance with all applicable code requirements.

5. **The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

   Waivers of the Town Center Development Standard Manual are requested for the proposed use. A Waiver is requested to allow a stub-street termination. The stub-street termination is due to the unique shape of the developable area as constrained by the U.S. Highway 95 off-ramp. As a result of this constraint, the site cannot be developed in such a way that either terminates as a cul-de-sac or is connected to another street. Additionally, a Waiver is requested to allow one active gated entrance off the adjacent shopping center to the north. A secondary entrance is possible to the east but is used as a public utility easement for sewer and drainage considerations.

FINDINGS (22-0098-SDR1)

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

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

The proposed development is compatible with existing development in the surrounding area as it is located between the U.S. Highway 95 off-ramp and an existing single-family residential subdivision and serves as an appropriate transition between the two uses.

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

The proposed infill development meets objectives set in the 2050 Master Plan as higher density "missing middle housing" townhomes are proposed. Infill development in areas with lower infrastructure and service costs must be supported by the City to maximize tax revenue and minimize the provision of service costs. Based on a lack of higher density "Missing Middle" housing potential which can help fill the gap for workforce and lower-income households, an opportunity exists to develop this type of housing, utilizing this plan's approach and strategy of infill development. Townhome units are identified as a developable building form to address this need.

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

Access to the subject site is provided through the adjacent shopping center property to the north via a proposed gated entrance. At the time of the recording for the Farm & Durango Commercial Center Final Map to the north, an access easement was placed on the entire site. This easement granted private vehicular and private utility easement for the subject site.

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

The submitted elevation plan date stamped on 03/30/22, show a variety of different building types, generally categorized as either the Tuscan or colonial Spanish design. The building and materials are appropriate for a desert climate and the city.

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

The design characteristics of the proposed residential development are not unsightly and are compatible with the neighboring residential subdivision. The proposed materials are suitable for the surrounding commercial and residential uses and the desert environment.

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

   If approved, the proposed development is subject to building plan review and regular site inspections throughout the construction phase thereby protecting the public health, safety, and general welfare.

FINDINGS (22-0098-TMP1)

The proposed Tentative Map conforms to the Town Center Development Standards Manual and Title 19. Therefore, staff recommends approval of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
1964	A Petition to Annex (A-0003-64) was approved for approximately 5,000 acres located North of Lone Mountain Road and West of Decatur Boulevard.
12/07/98	The City Council approved a Rezoning (Z-0076-98) from: U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD11 (Residential Planned Development – 11 Units per Acre), R-PD13 (Residential Planned Development – 13 Units per Acre), R-PD18 (Residential Planned Development – 18 Units per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and P-D (Planned Development) to: T-C (Town Center), on 1,468 acres located within the area designated as Town Center on the northwest amendment to the general plan. The Planning Commission recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 10.58 acres at the southeast corner of Durango Drive and U.S. Highway 95 (APN 125-17-702-001), T-C (Town Center) Zone, Ward 6 (Fiore) • 22-0098-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) • 22-0098-SUP1 - SPECIAL USE PERMIT - FOR PRIVATE STREETS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL • 22-0098-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 34-LOT SINGLE-FAMILY, ATTACHED RESIDENTIAL SUBDIVISION • 22-0098-TMP1 - TENTATIVE MAP - DURANGO AND 95 - PARCEL 3 - FOR A 34-LOT SINGLE FAMILY, ATTACHED RESIDENTIAL SUBDIVISION

Most Recent Change of Ownership	
10/05/20	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	
02/14/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Major Modification of the Town Center Development Standards Land Use Map, Site Development Plan Review, and Tentative Map for a proposed residential subdivision at the subject site.

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

Field Check	
03/02/22	A routine field check was conducted at the subject site. Staff found the undeveloped subject site gated with nothing noted of concern.

Details of Application Request	
Site Area	
Gross Acres	10.58
Net Acres	2.33

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TC (Town Center) - SC-TC (Service Commercial Town Center)	T-C (Town Center)
North	Right-of-Way		
	Shopping Center	TC (Town Center) - GC-TC (General Commercial Town Center)	
South	U.S. Highway 95	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Single Family, Detached	TC (Town Center) - SX-TC (Suburban Mixed-Use Town Center)	T-C (Town Center)
West	U.S. Highway 95	ROW (Right-of-Way)	ROW (Right-of-Way)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Centennial Hills	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

AS

DEVELOPMENT STANDARDS

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

Standard	***Provided***	***Compliance***
Min. Lot Size	1,219 SF	Y
Min. Lot Width	20 Feet	Y
Min. Setbacks		
• Front	4 Feet	Y
• Side	0 Feet	Y
• Corner	10 Feet	Y
• Rear	5 Feet	Y
Min. Distance Between Buildings	10 Feet	Y
Max. Lot Coverage	As Defined by Setbacks	Y
Max. Building Height	35 Feet	Y

**The development standards for residential development standards in Town Center are established by a Site Development Plan Review.*

Existing Special Land Use Designation	***Permitted Density***	***Units Allowed***
SC-TC (Service Commercial – Town Center)	N/A	N/A
Proposed Special Land Use Designation	***Permitted Density***	***Units Allowed***
M-TC (Medium Density Residential – Town Center)	12 to 25 du/ac	126 to 264 [Gross Acres]
		27 to 58 [Net Acres]

Open Space – Town Center					
Total Site Acreage	***Required***		***Provided***		***Compliance***
	Percent	***Area***	***Percent***	***Area***	
101,494 SF	12%	12,179 SF	18%	18,529 SF	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Pitney Avenue	Local Street	Title 13	37	Y

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	4	
Intersection – Internal		1
Cul-de-sac Terminus		1
Intersection – External Street or Stub Terminus		1
Total	**4**	**3**

	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**N/A**	**1.33**

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	
Three Bedroom	34 Lots	1.75 Spaces per Unit	60				
Guest Parking	34 Total Lots	1 per Six Units	6				
TOTAL SPACES REQUIRED			66		48 (Garage) 23		Y
Regular and Handicap Spaces Required			65	1	71	0	N*

**Condition of Approval 12 requires that a revised site plan be submitted and approved by the Department of Planning with a provided van-accessible handicapped space.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.	To allow a stub-street termination where a cul-de-sac or public street connection is required	Approval
Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.	To allow one active gated entrance off the adjacent shopping center to the north where a minimum of two active gated entrances	Approval
Retaining walls have a maximum wall height of six feet. Subdivision perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five-foot-wide landscape planter as a buffer.	To allow a nine-foot-tall retaining wall without a landscape planter buffer where six feet with a landscape buffer is the maximum height allowed.	Approval
The total wall height allowed is 12 feet tall.	To allow a 15-foot tall total wall height where 12 feet is the maximum allowed.	Approval

Proposed 34 Single Family Lots (Attached):			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units (34)	34 x 0.166	34 x 0.093	34 x 0.131
Total Additional Students	6	3	4

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Bilbary Elementary School**	9370 Brent Lane	Kindergarten – 5th Grade	686 Students	655 Students	02/01/22
Scherkenbach Elementary School**	9371 Iron Mountain Road	Kindergarten – 5th Grade	686 Students	556 Students	02/01/22
Cadwallader Middle School	7775 Elkhorn Road	6th – 8th Grade	1,571 Students	1,403 Students	02/01/22
Arbor View High School	7500 Whispering Sands Drive	9th - 12th Grade	2,484 Students	3,220 Students*	02/01/22

**Arbor View High School is over capacity for the 2021-2022 school year. It is at 129.63 percent of the program capacity.*
***These elementary schools share an attendance boundary.*

Department of Public Works Traffic Study

Proposed 34-Lot Single Family, Attached Residential Subdivision – Southeast corner of Durango Drive and U.S. Highway 95				
Proposed Use				
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	34	7.32	249
AM Peak Hour			0.46	16
PM Peak Hour			0.56	19
Existing Traffic on Nearby Streets				
Farm Road				
Average Daily Traffic (ADT)			18,469	
PM Peak Hour (Heaviest 60 Minutes)			1,478	
Durango Drive				
Average Daily Traffic (ADT)			34,286	
PM Peak Hour (Heaviest 60 minutes)			2,743	
Tule Springs Road				
Average Daily Traffic (ADT)			5,546	
PM Peak Hour (Heaviest 60 minutes)			444	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Farm Road			35,490	
Durango Drive			53,445	
Tule Springs Road			25,935	
Summary				
This project is expected to add an additional 249 trips per day on Farm Road, Durango Drive, and Tule Springs Road. Currently, Farm Road is at about 52 percent of capacity, Durango Drive is at about 64 percent of capacity and Tule Springs Road is at about 11 percent of capacity. With this project, Farm Road is expected to be at about 53 percent of capacity, Durango Drive is expected to be at about 65 percent of capacity and Tule Springs Road to remain unchanged.				
Based on Peak Hour use, this development will add into the area roughly 19 additional peak hour trips, or about one every three minutes.				

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0098
Meeting Date	02/22/2022
Total Fee	
Received By/Date	

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

Project Address (Location) US 95 and Durango

Project Name US 95 & Durango Parcel 3 **Proposed Use** Townhomes

Assessor's Parcel #(s) 125-17-702-001 **Ward #** 6 - Fiore

General Plan: Existing SC Proposed M **Zoning:** Existing TC Proposed TC

Additional Information

Property Owner Durango M B Partners, LLC **Contact** Marc Bolduc

Address 11411 Southern Highland Parkway, Ste 300 City Las Vegas State NV Zip 89141

E-mail mbuldoc@olympiacompanies.com Phone 702-220-6565

Applicant Signature Homes **Contact** Rick Barron

Address 801 S. Rancho Drive Suite E-4 City Las Vegas State NV Zip 89106

E-mail rickbarron@signatureshomes.com Phone 702-671-6062

Representative Kaempfer Crowell **Contact** Jennifer Lazovich

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

E-mail apierce@kcnvlaw.com Phone 702-792-7000

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Marc A Bolduc

Subscribed and sworn before me

This 15th day of February, 20 22

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LISA MORRISON
Appt. No. 15-1908-1
My Appt. Expires May 18, 2023

DEPARTMENT OF PLANNING

22-0098
02/22/2022

DATE: 02/22/2022

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

RE: **PROJECT NAME** Durango and 95 Parcel 3
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Durango and 95 Parcel 3 (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 Ann Pierce at (702)-792-7048. Thank you.

Sincerely,

Ann Pierce
(Signature)

Ann Pierce
(Print)

MALANA L. TICE
Notary Public, State of Nevada
No. 17-1988-1
My Appt. Exp. March 27, 2025

Subscribed and sworn before me

This 22nd day of February, 2022.

Malana L. Tice
Notary Public in and for said County and State

101220-PRE- 22-0098

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

22-0098
02/28/2022

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

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

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

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

B. Supplemental Information

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

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

NA 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.

NA 3. Any proposed deviations from City standards.

☐ 4. A copy of the deed for the property, if required.

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

☐ 6. A compatible digital format copy of the tentative map.

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

Reviewed by: _____

Department of Public Works Signature: _____

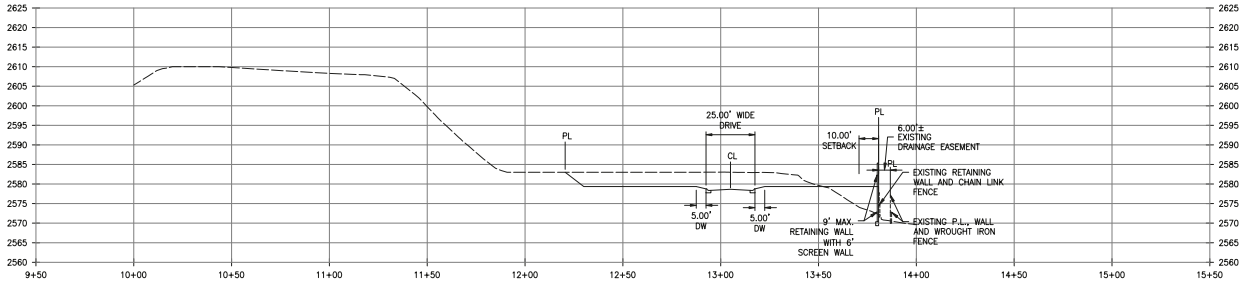
Date: _____

22-0098
02/22/2022

DURANGO AND 95-PARCEL 3

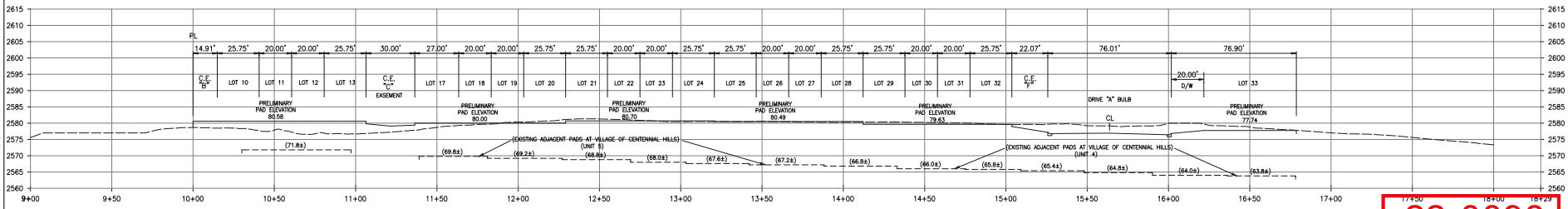
RESIDENTIAL DEVELOPMENT

Alignment – (1) PROFILE
SCALE: HORIZ. 1"=30', VERT. 1"=15'



A-A SITE CROSS-SECTION

Alignment –FG PADS PROFILE
SCALE: HORIZ. 1"=30', VERT. 1"=15'



B-B SITE CROSS-SECTION

22-0098
02/23/2022

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

VOID HITTING OVERHEAD Call before you Overhead 1-702-227-2929

Call before you Dig utility lines. It's costly. CALL 811 OR 1-800-642-2444

SEAL:

NOT FOR CONSTRUCTION

NO.	BY	DATE	REVISION

RICK ENGINEERING COMPANY
4255 DEAN MARTIN DRIVE- SUITE F
LAS VEGAS, NV 89103
702.827.0650
rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

PROJECT NO: N1046	DRAWN/DESIGN BY: OS/AL	HORIZ SCALE: NTS	
DATE: 2/1/22	CHECKED BY: KLD	VERT SCALE: NTS	

DURANGO AND 95 PARCEL 3
RESIDENTIAL DEVELOPMENT
SITE CROSS SECTION
LAS VEGAS, NEVADA

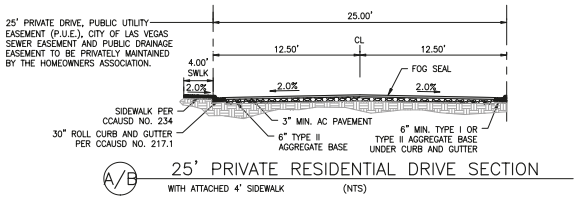
DRAWING NO.

SHEET NO. 2 OF 2

1/4/2022

TENTATIVE MAP
DURANGO AND 95-PARCEL 3

RESIDENTIAL DEVELOPMENT



A/B 25' PRIVATE RESIDENTIAL DRIVE SECTION
WITH ATTACHED 4' SIDEWALK (NTS)

NOTE:

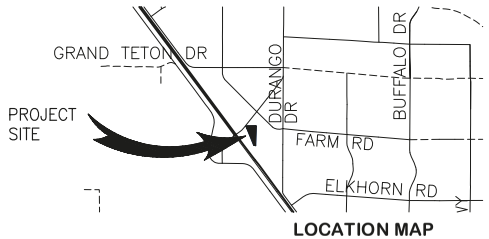
* =EXACT WIDTH OF DRAINAGE EASEMENTS TO BE DETERMINED BY CITY OF LAS VEGAS.

**=10' RECIPROCAL ACCESS EASEMENT AND 10' LANDSCAPE EASEMENT TO BE H.O.A. MAINTAINED.

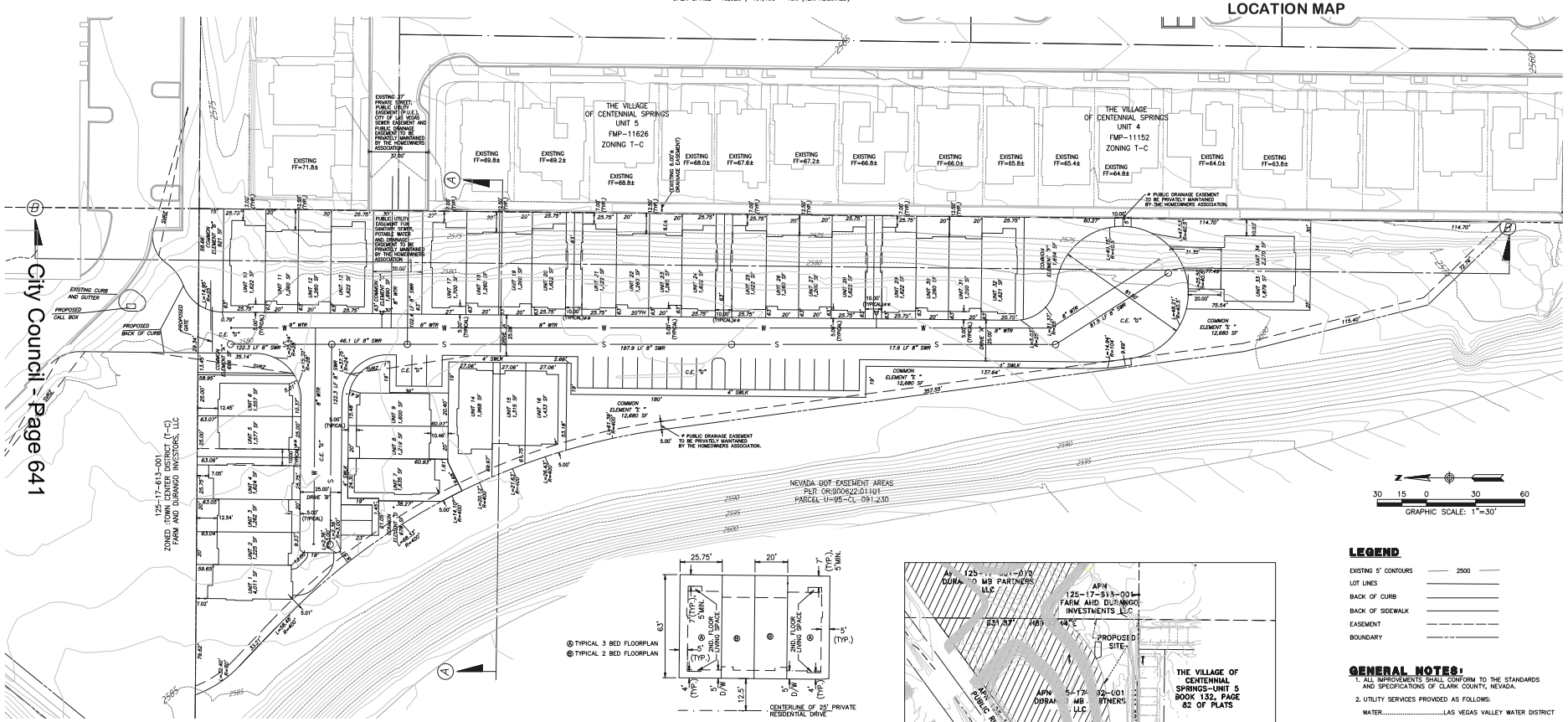
COMMON LOT TABULATIONS

COMMON ELEMENT:	A	696 SF	(LANDSCAPE)
COMMON ELEMENT:	B	921 SF	(LANDSCAPE)
COMMON ELEMENT:	C	1,890 SF	(LANDSCAPE)
COMMON ELEMENT:	D	678 SF	(LANDSCAPE)
COMMON ELEMENT:	E	12,680 SF	(LANDSCAPE)
COMMON ELEMENT:	F	1,664 SF	(LANDSCAPE)
COMMON ELEMENT:	G	28,595 SF	(PRIVATE DRIVE, SIDEWALK AND PARKING)

TOTAL LANDSCAPE= 18,529 SF
OPEN SPACE= 18,529 / 101,495 = 18% (12% REQUIRED)

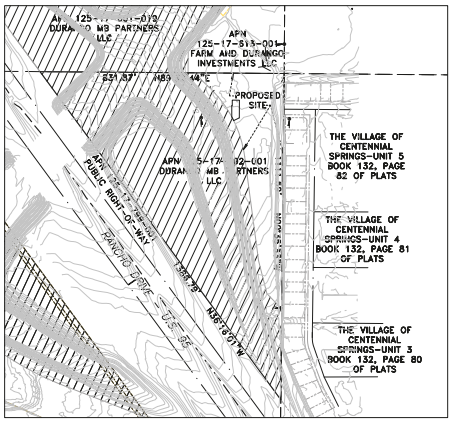


LOCATION MAP



GRAPHIC SCALE: 1"=30'

Ⓐ TYPICAL 3 BED FLOORPLAN
Ⓑ TYPICAL 2 BED FLOORPLAN



APN: 126-17-702-001

LEGEND

EXISTING 5' CONTOURS 2500
LOT LINES
BACK OF CURB
BACK OF SIDEWALK
EASEMENT
BOUNDARY

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER.....LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC.....NV ENERGY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....REPUBLIC SERVICE
   TELEPHONE.....CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. ESTIMATED SEWER CONTRIBUTION (34 HOMES X 0.04 MGD/HOME)= 1.36 MGD
5. STREET WATER SERVICE BY LVVWD.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
9. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
10. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.

FLOOD ZONE NOTE:
THE SITE IS NOT LOCATED WITHIN FLOOD ZONE "X" WHICH IS SPECIFIED AS "AREAS TO BE DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE OF FLOODPLAIN" FIRM MAP NUMBER 32003C1745 E DATED NOVEMBER 16, 2011.

OWNER
DURANGO MB PARTNERS LLC
11411 SOUTHERN HIGHLANDS PARKWAY
STE 300
LAS VEGAS, NV, 89141
CONTACT: MARC BOLDUC
PHONE: 702-220-6565

DEVELOPER
PLASTER DEVELOPMENT COMPANY INC.
(d/b/a SIGNATURE HOMES)
801 S. RANCHO DRIVE
SUITE: E-4
LAS VEGAS, NV, 89106

CONTACT: RICK BARRON
PHONE: 702-671-6062

SITE TABULATIONS

APN # 125-17-702-001

CURRENT ZONING:	SC-TC (SERVICE COMMERCIAL-TOWN CENTER)
PROPOSED ZONING:	M-TC (MEDIUM DENSITY RESIDENTIAL-TOWN CENTER)
GROSS AREA::	10.58 AC.
NET AREA:	2.33 AC
PROPOSED DENSITY:	14.59 D.U.A.(NET)
NUMBER OF RESIDENTIAL LOTS:	34
NUMBER OF COMMON ELEMENTS:	6
LOT SQUARE FOOTAGE MAXIMUM:	4,011 S.F.
LOT SQUARE FOOTAGE MINIMUM:	1,219 S.F.
LOT SQUARE FOOTAGE AVERAGE:	1,575 S.F.
MAX. BUILDING HEIGHT	35 FT.

UNIT MIX

UNIT TYPE	
2 BEDROOM (B)	20/59 %
3 BEDROOM (A)	14/41 %
TOTAL UNITS	34

SETBACKS

FRONT SETBACK (2ND FLOOR)	4'
FRONT GARAGE TO PL	5'
BUILDING TO BUILDING	10' MIN. COMBINED
REAR PROPERTY LINE	5'MIN, 7' TYPICAL'
CORNER SIDE PROPERTY LINE	10'

PARKING REQUIREMENTS

PARKING REQUIRED:		
1 SPACE PER DWELLING	=	34
1 GUEST PER EVERY 6 DWELLINGS	=	6
TOTAL REQUIRED:		40
PROVIDED:		
1 PER DWELLING	=	34
ON SITE GUEST	=	23
TOTAL PROVIDED:	=	57
(1.7 PARKING SPACES PER DWELLING)		

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 Overhead 1-702-227-2929

Call before you Dig. Avoid cutting underground utility lines. It's costly. CALL 811 OR 1-800-642-2444

22-0098
RECEIVED
06/22/2022

NO.	BY	DATE	REVISION

SEAL:

RICK ENGINEERING COMPANY
4255 DEAN MARTIN DRIVE, SUITE F
LAS VEGAS, NV 89103
702.827.0650
rickengineering.com
San Diego • Riverside • San Luis Obispo • Sacramento • Orange • Tucson • Phoenix • Las Vegas • Denver

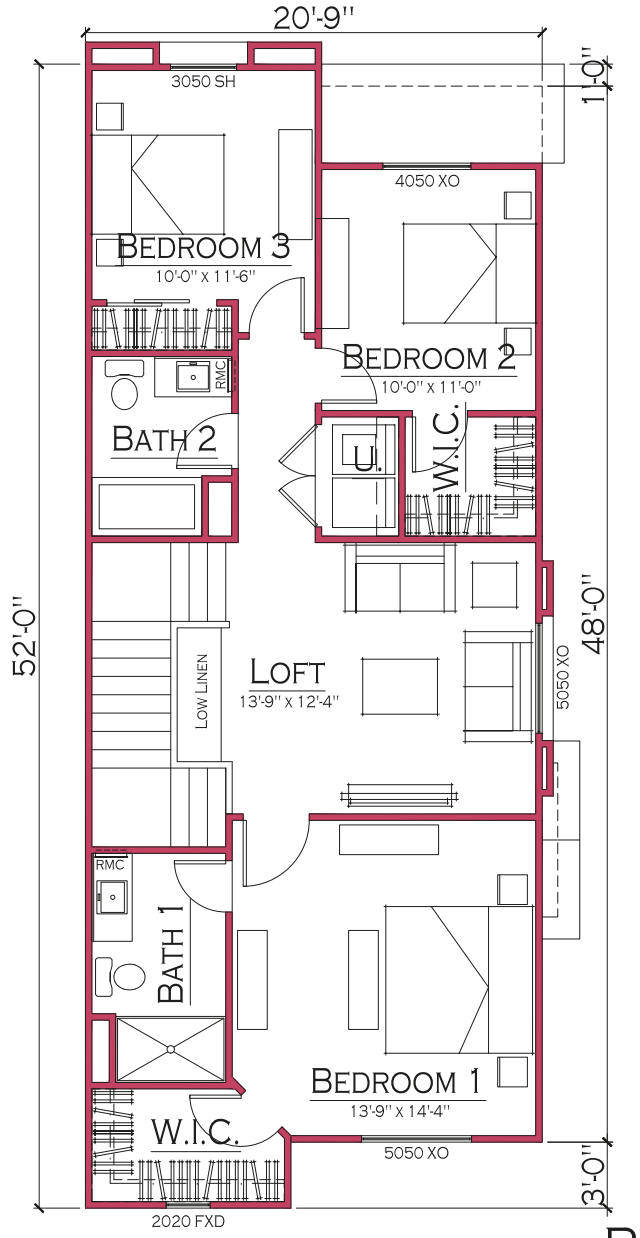
PROJECT NO:
DATE:
DRAWN/DESIGNED BY:
CHECKED BY:

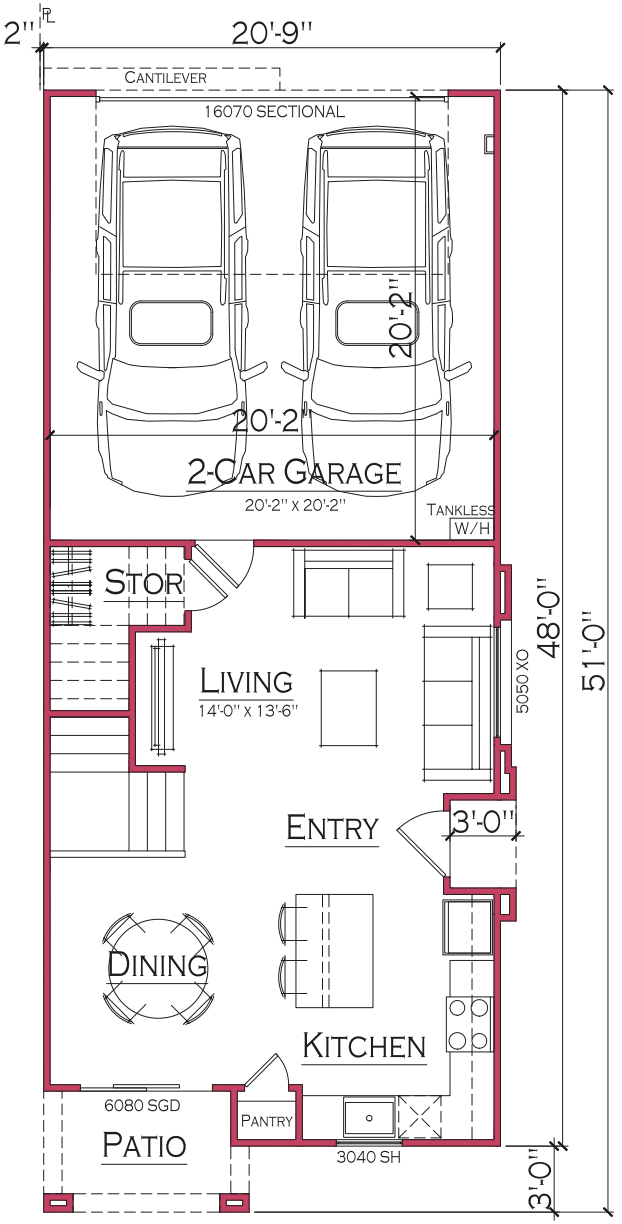
DURANGO AND 95 - PARCEL 3
SIGNATURE HOMES
TENTATIVE MAP
CITY OF LAS VEGAS

811 Know what's below. Call before you dig.

DRAWING NO.

SHEET NO. 1 OF 2





22-0098
03/31/2022

PLAN 1470 AREA CALCS

PLAN 1470 AREA CALCS		
LIVABLE		1,470 S.F.
FIRST FLOOR	542 S.F.	
SECOND FLOOR	928 S.F.	
COVERED ENTRY		14 S.F.
COVERED PATIO		49 S.F.
2-CAR GARAGE		425 S.F.
TOTAL AREA		1,958 S.F.

HOWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
January 6, 2022

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PLAN 1470

JANUARY 6TH, 2022

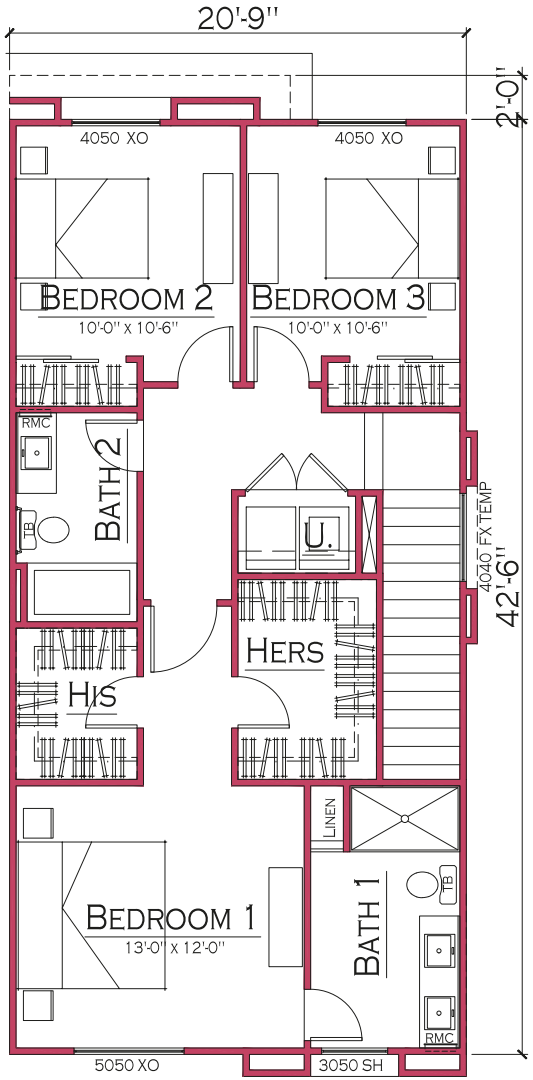
Signature THE DREAM BUILDER

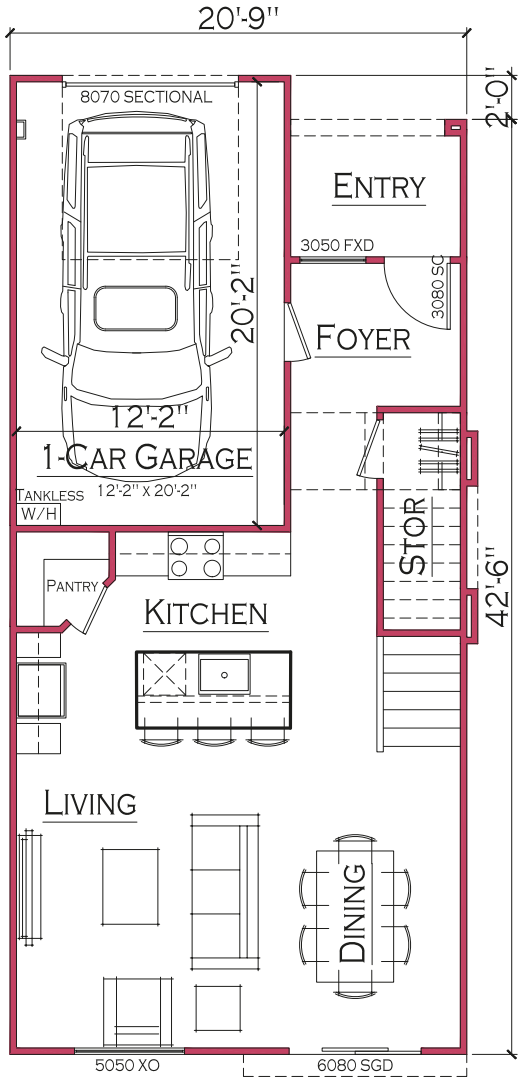
DURANGO & US 95

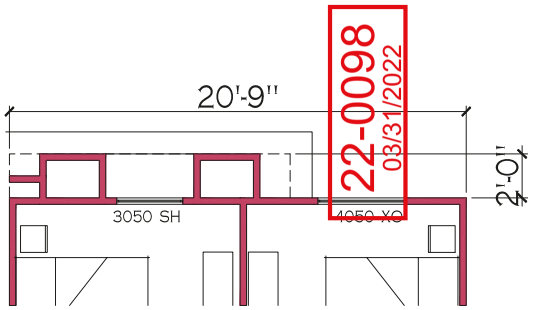
City of Las Vegas, Nevada

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

Perlman ARCHITECTS







OPTIONAL WINDOW

PLAN 1415 AREA CALCS

PLAN 1415 AREA CALCS		
LIVABLE		1,415 S.F.
FIRST FLOOR	600 S.F.	
SECOND FLOOR	815 S.F.	
COVERED ENTRY		50 S.F.
1-CAR GARAGE		260 S.F.
TOTAL AREA		1,725 S.F.

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January 6, 2022

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PLAN 1415

DURANGO & US 95

City of Las Vegas, Nevada

JANUARY 6TH, 2022

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

Signature THE DREAM BUILDER

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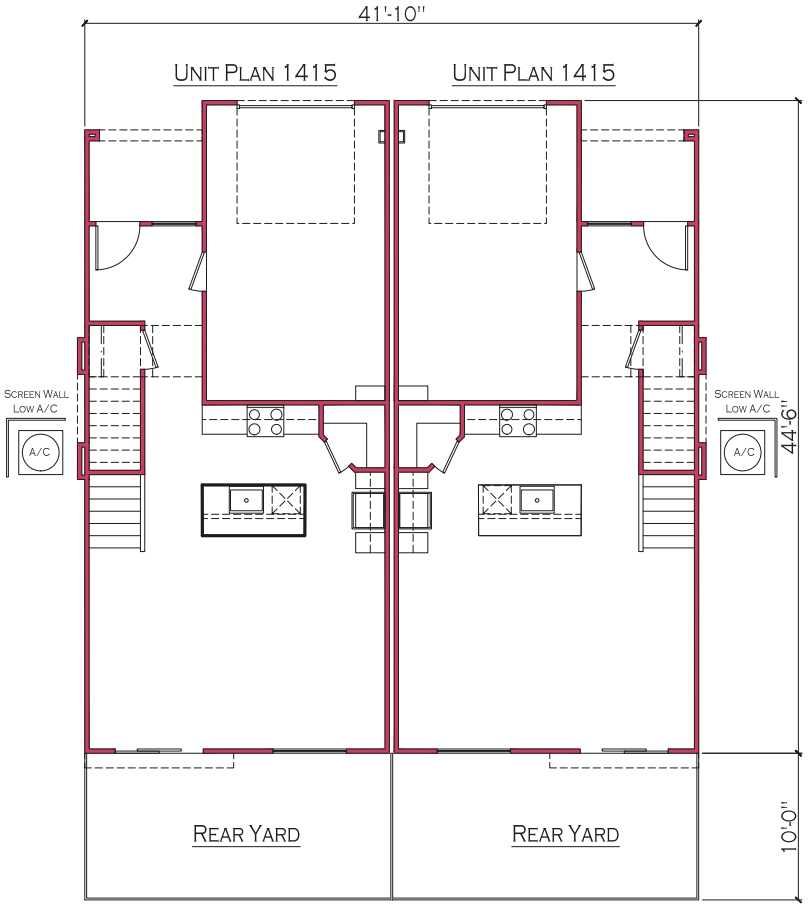
22-0098
03/31/2022



HOWARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
January 6, 2022

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DUPLEX - 1ST FLOOR

JANUARY 6TH, 2022

Signature THE DREAM BUILDER

DURANGO & US 95

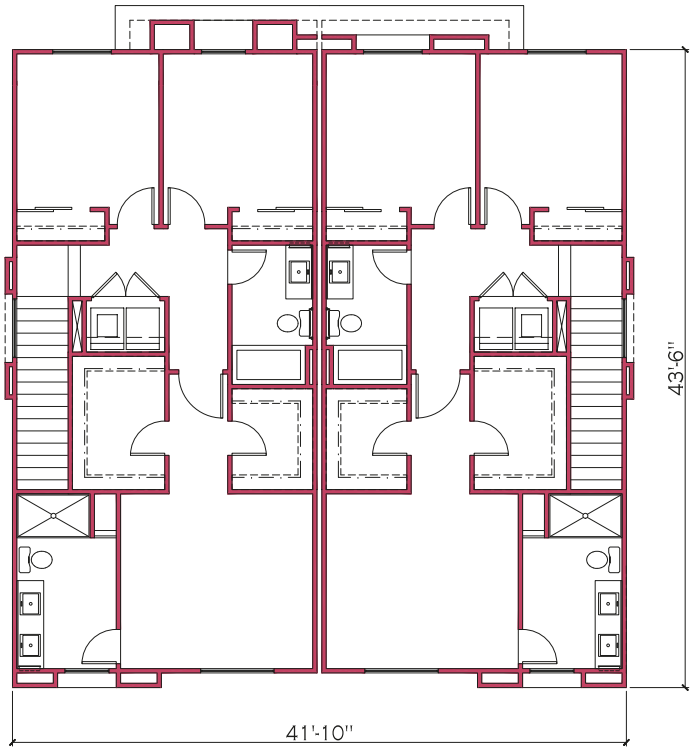
City of Las Vegas, Nevada

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

Perlman ARCHITECTS

22-0098
03/31/2022

UNIT PLAN 1415 UNIT PLAN 1415



HOWARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
January 6, 2022

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DUPLEX - 2ND FLOOR

JANUARY 6TH, 2022

DURANGO & US 95

City of Las Vegas, Nevada

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

Signature THE DREAM BUILDER

Perlman ARCHITECTS



ELEVATION 'A' | SPANISH COLONIAL
SCHEME 1

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA SANDSTORM	CRISP LINEN SW6378	STONE LION SW7507

FOAM BASE	ACCENT	GARAGE/FASCIA
STONE LION SW7507	GRAYS HARBOR SW6236	HOMESTEAD BROWN SW7515

ELEVATION 'A' | SPANISH COLONIAL
SCHEME 2

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA DESERT DRIFTWOOD	WOOL SKEIN SW6148	DRY DOCK SW7502

FOAM BASE	ACCENT	GARAGE/FASCIA
DRY DOCK SW7502	HOMBURG GRAY SW7622	QUARTERSEWN OAK SW2836

ELEVATION 'A' | SPANISH COLONIAL
SCHEME 3

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA SANDSTORM	STONE LION SW7507	CRISP LINEN SW6378

FOAM BASE	ACCENT	GARAGE/FASCIA
CRISP LINEN SW6378	GRAYS HARBOR SW6236	GARRETT GRAY SW6705

HOWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
February 15, 2022

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DUPLEX - FRONT LOADED
CONCEPTUAL SPANISH ELEVATION 'A' - SCHEME 1

22-0098
03/31/2022

FEBRUARY 15TH, 2022

Signature THE DREAM BUILDER

DURANGO & 95
City of Las Vegas, Nevada

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

Perlman ARCHITECTS



ELEVATION 'B' | TUSCAN
SCHEME 4

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA WASHED GOLD	TOWNHALL TAN SW7690	DOWN HOME SW6081

STONE VENEER	ACCENT	GARAGE/FASCIA
DEL MARE LEDGESTONE PALERMO	THUNDEROUS SW6201	SABLE SW6083

ELEVATION 'B' | TUSCAN
SCHEME 5

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA SANDSTORM	PORTABELLO SW6102	IRISH CREAM SW7537

STONE VENEER	ACCENT	GARAGE/FASCIA
SOUTHERN LEDGESTONE WOLF CREEK	BLACK BEAN SW6006	PLANTATION SHUTTERS SW7520

ELEVATION 'B' | TUSCAN
SCHEME 6

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA CHARCOAL BROWN BLEND	KILIM BEIGE SW6106	MEDICI IVORY SW7558

STONE VENEER	ACCENT	GARAGE/FASCIA
COUNTRY LEDGESTONE ASPEN V2	ROCKWEED SW2735	PLANTATION SHUTTERS SW7520

HOWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
February 15, 2022

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DUPLEX - FRONT LOADED
CONCEPTUAL TUSCAN ELEVATION 'B' - SCHEME 4

22-0098
03/31/2022

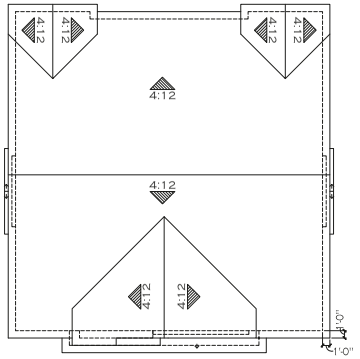
FEBRUARY 15TH, 2022

Signature THE DREAM BUILDER

DURANGO & 95
City of Las Vegas, Nevada

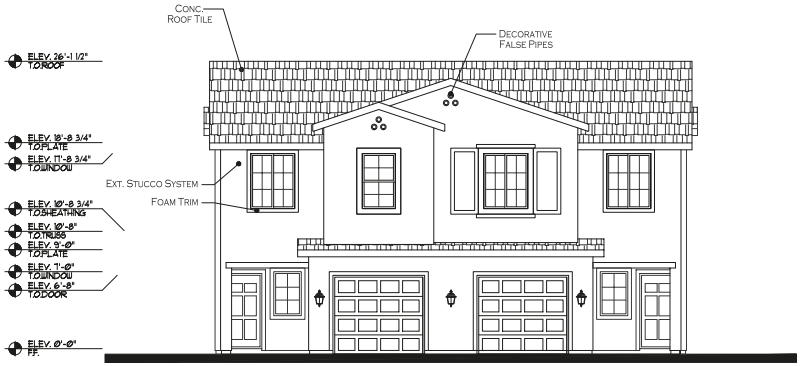
SCALE: 1/4" = 1'-0"

Perlman ARCHITECTS



SPANISH ROOF

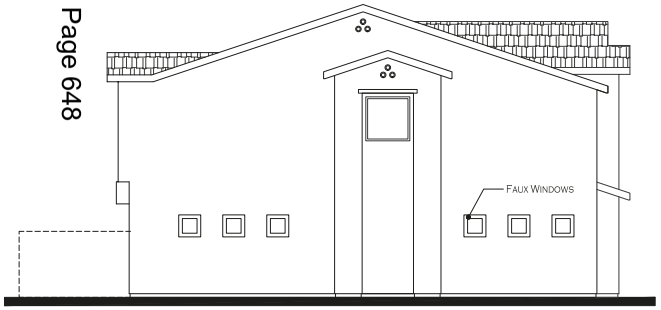
SCALE: 1/8" = 1'-0"



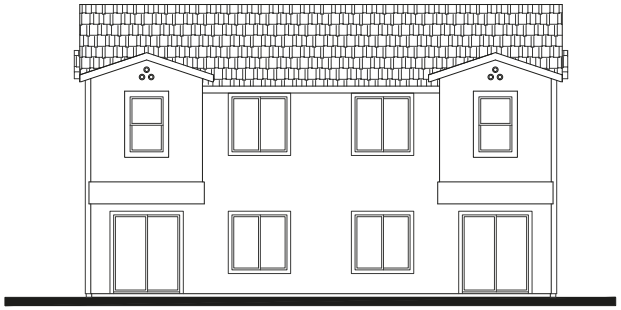
SPANISH FRONT ELEVATION

22-0098
03/31/2022

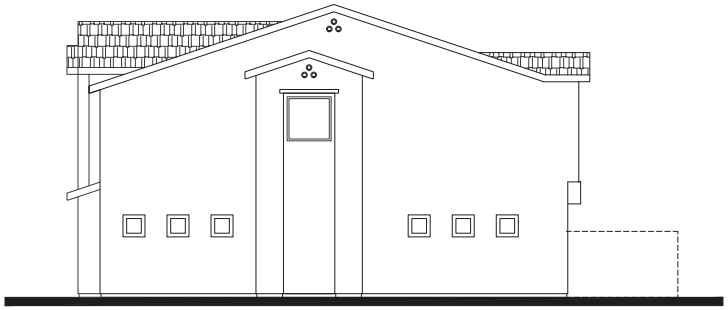
City Council - Page 648



SPANISH LEFT ELEVATION



SPANISH REAR ELEVATION



SPANISH RIGHT ELEVATION



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DUPLEX - FRONT LOADED
CONCEPTUAL SPANISH ELEVATIONS 'A' & ROOF PLAN

JANUARY 6TH, 2022

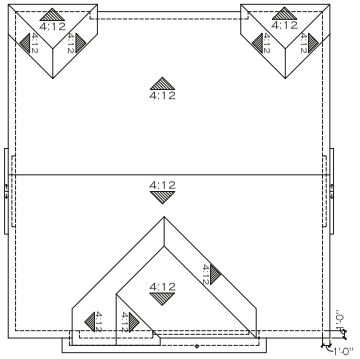
SCALE: 1/4" = 1'-0"

DURANGO & 95

City of Las Vegas, Nevada

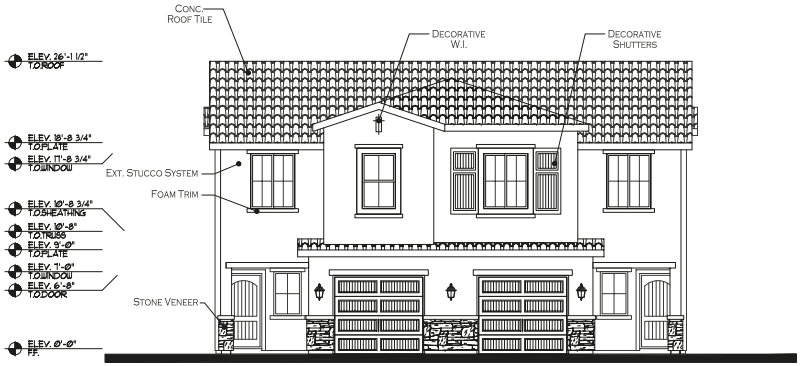
Signature THE DREAM BUILDER

Perlman ARCHITECTS



TUSCAN ROOF

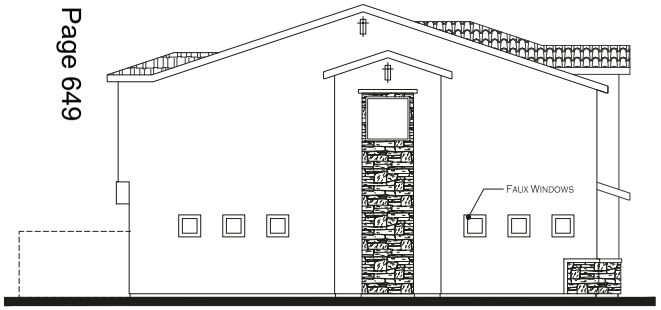
SCALE: 1/8" = 1'-0"



TUSCAN FRONT ELEVATION

22-0098
03/31/2022

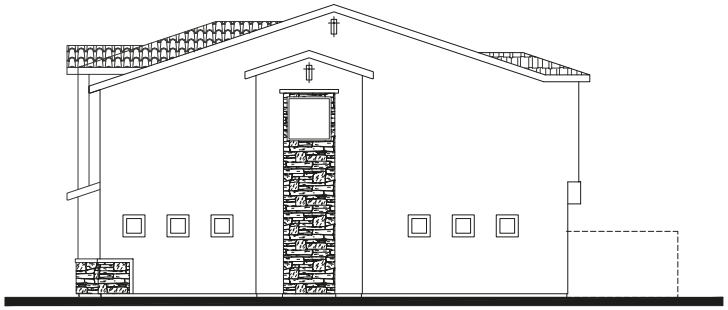
City Council - Page 649



TUSCAN LEFT ELEVATION



TUSCAN REAR ELEVATION



TUSCAN RIGHT ELEVATION



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DUPLEX - FRONT LOADED
CONCEPTUAL TUSCAN ELEVATIONS 'B' & ROOF PLAN

JANUARY 6TH, 2022

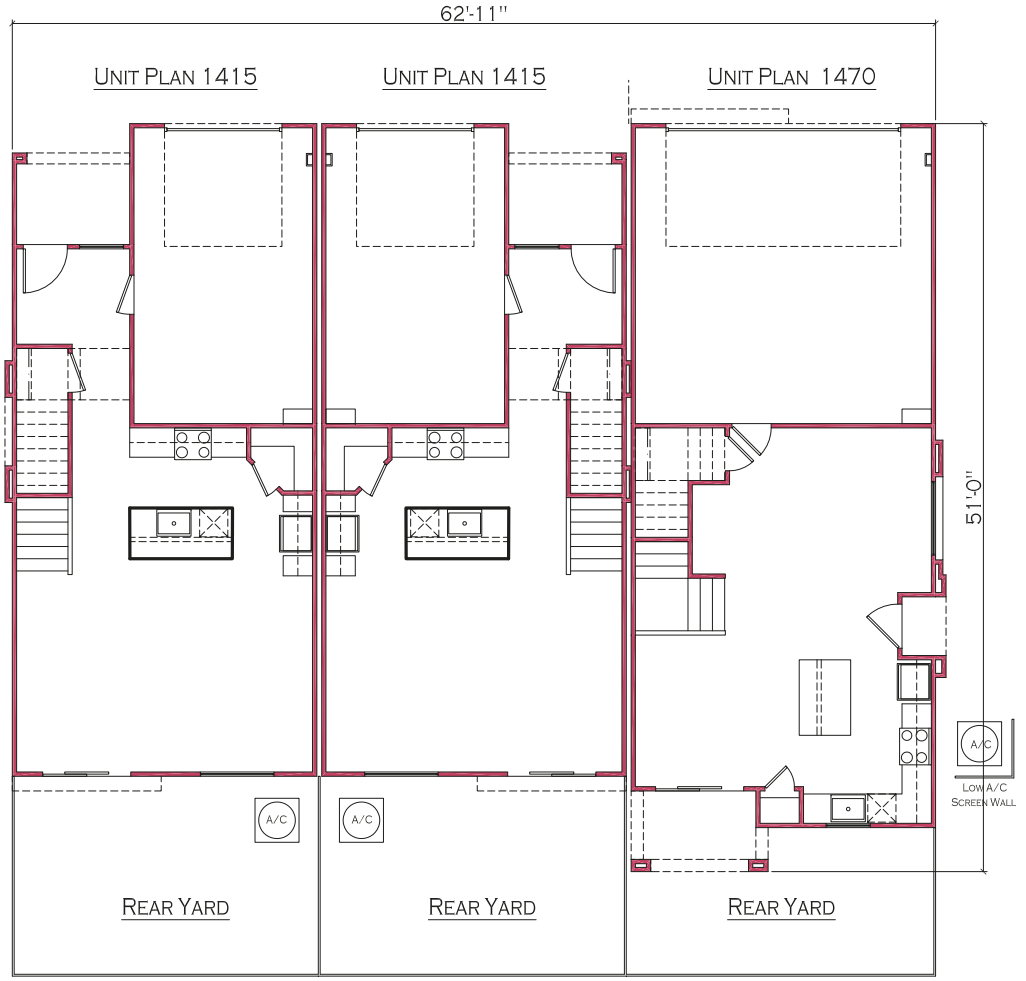
DURANGO & 95

City of Las Vegas, Nevada

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

Signature THE DREAM BUILDER

Perlman ARCHITECTS



HOWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
March 23, 2022

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22-0098
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3-PLEX - 1ST FLOOR

JANUARY 6TH, 2022

DURANGO & US 95

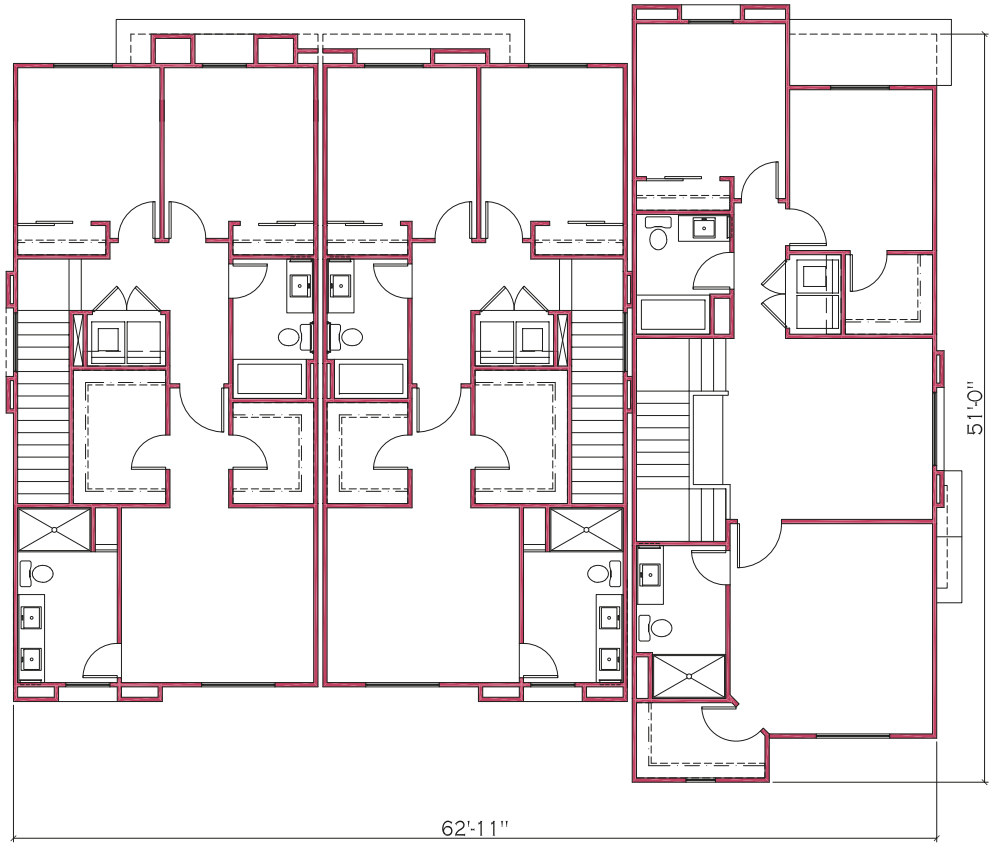
City of Las Vegas, Nevada

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

Signature THE DREAM BUILDER

Perlman ARCHITECTS

UNIT PLAN 1415 UNIT PLAN 1415 UNIT PLAN 1470



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March 23, 2022

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3-PLEX - 2ND FLOOR

JANUARY 6TH, 2022

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

Signature THE DREAM BUILDER

DURANGO & US 95

City of Las Vegas, Nevada

Perlman ARCHITECTS



ELEVATION 'A' | SPANISH COLONIAL
SCHEME 1

ROOF TILE	BODY 1	ACCENT
BORAL BARCELONA SANDSTORM	CRISP LINEN SW6378	STONE LION SW7507

FOAM BASE	ACCENT	GARAGE/FASCIA
STONE LION SW7507	GRAYS HARBOR SW6236	HOMESTEAD BROWN SW7515

ELEVATION 'A' | SPANISH COLONIAL
SCHEME 2

ROOF TILE	BODY 1	ACCENT
BORAL BARCELONA DESERT DRIFTWOOD	WOOL SKEIN SW6148	DRY DOCK SW7502

FOAM BASE	ACCENT	GARAGE/FASCIA
DRY DOCK SW7502	HOMBURG GRAY SW7622	QUARTERSEWN OAK SW2836

ELEVATION 'A' | SPANISH COLONIAL
SCHEME 3

ROOF TILE	BODY 1	ACCENT
BORAL BARCELONA SANDSTORM	STONE LION SW7507	CRISP LINEN SW6378

FOAM BASE	ACCENT	GARAGE/FASCIA
CRISP LINEN SW6378	GRAYS HARBOR SW6236	GARRETT GRAY SW6705

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February 15, 2022

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3 PLEX - FRONT LOADED
CONCEPTUAL SPANISH ELEVATION 'A' - SCHEME 3

22-0098
03/31/2022

FEBRUARY 15TH, 2022

Signature THE DREAM BUILDER

DURANGO & 95
City of Las Vegas, Nevada

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

Perlman ARCHITECTS



ELEVATION 'B' | TUSCAN
SCHEME 4

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA WASHED GOLD	TOWNHALL TAN SW7690	DOWN HOME SW6081
STONE VENEER	**ACCENT**	**GARAGE/FASCIA**
DEL MARE LEDGESTONE PALERMO	THUNDEROUS SW6201	SABLE SW6083

ELEVATION 'B' | TUSCAN
SCHEME 5

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA SANDSTORM	PORTABELLO SW6102	IRISH CREAM SW7537
STONE VENEER	**ACCENT**	**GARAGE/FASCIA**
SOUTHERN LEDGESTONE WOLF CREEK	BLACK BEAN SW6006	PLANTATION SHUTTERS SW7520

ELEVATION 'B' | TUSCAN
SCHEME 6

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA CHARCOAL BROWN BLEND	KILIM BEIGE SW6106	MEDICI IVORY SW7558
STONE VENEER	**ACCENT**	**GARAGE/FASCIA**
COUNTRY LEDGESTONE ASPEN V2	ROCKWEED SW2735	PLANTATION SHUTTERS SW7520

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February 15, 2022

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3 PLEX - FRONT LOADED
CONCEPTUAL TUSCAN ELEVATION 'B' - SCHEME 5

22-0098
03/31/2022

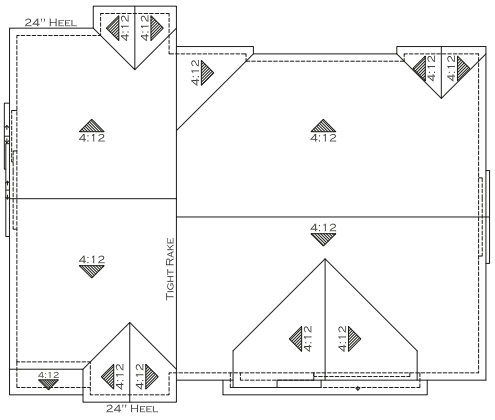
FEBRUARY 15TH, 2022

Signature THE DREAM BUILDER

DURANGO & 95
City of Las Vegas, Nevada

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

Perlman ARCHITECTS



SPANISH ROOF

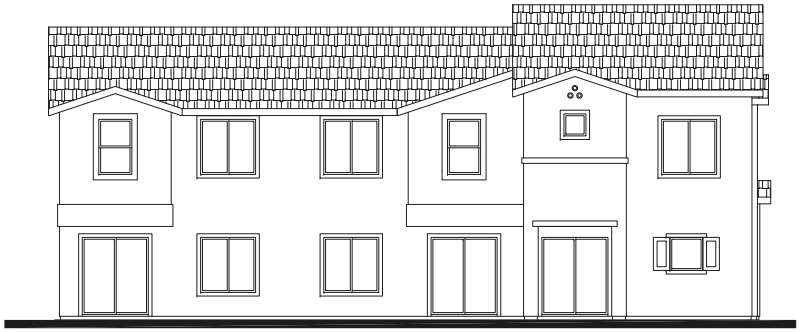
SCALE: 1/8" = 1'-0"



SPANISH FRONT ELEVATION



SPANISH SIDE ELEVATION



SPANISH REAR ELEVATION



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3 PLEX - FRONT LOADED
CONCEPTUAL SPANISH ELEVATIONS 'A' & ROOF PLAN

22-0098
03/31/2022

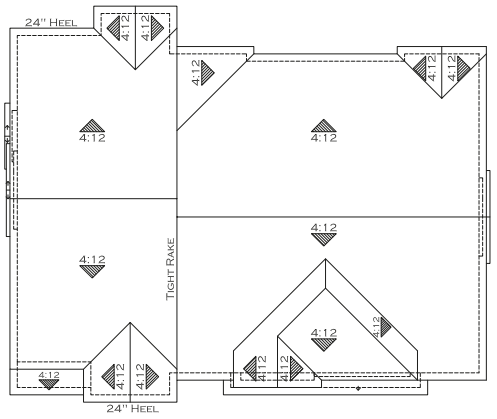
JANUARY 6TH, 2022

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

Signature THE DREAM BUILDER

DURANGO & 95
City of Las Vegas, Nevada

Perlman ARCHITECTS

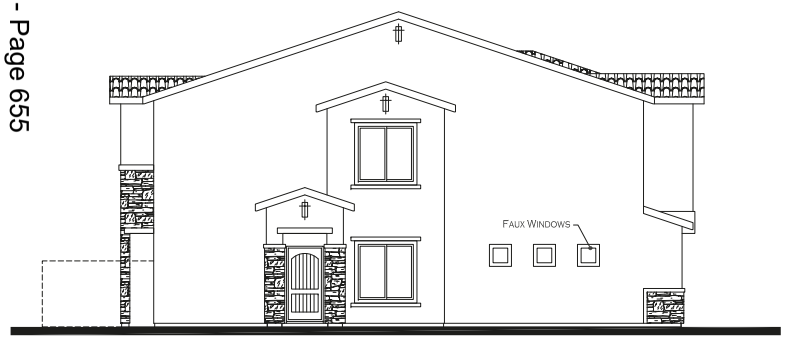


TUSCAN ROOF

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



TUSCAN FRONT ELEVATION



TUSCAN SIDE ELEVATION



TUSCAN REAR ELEVATION

City Council - Page 655

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March 23, 2022

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3 PLEX - FRONT LOADED
CONCEPTUAL TUSCAN ELEVATIONS 'B' & ROOF PLAN

22-0098
03/31/2022

JANUARY 6TH, 2022

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

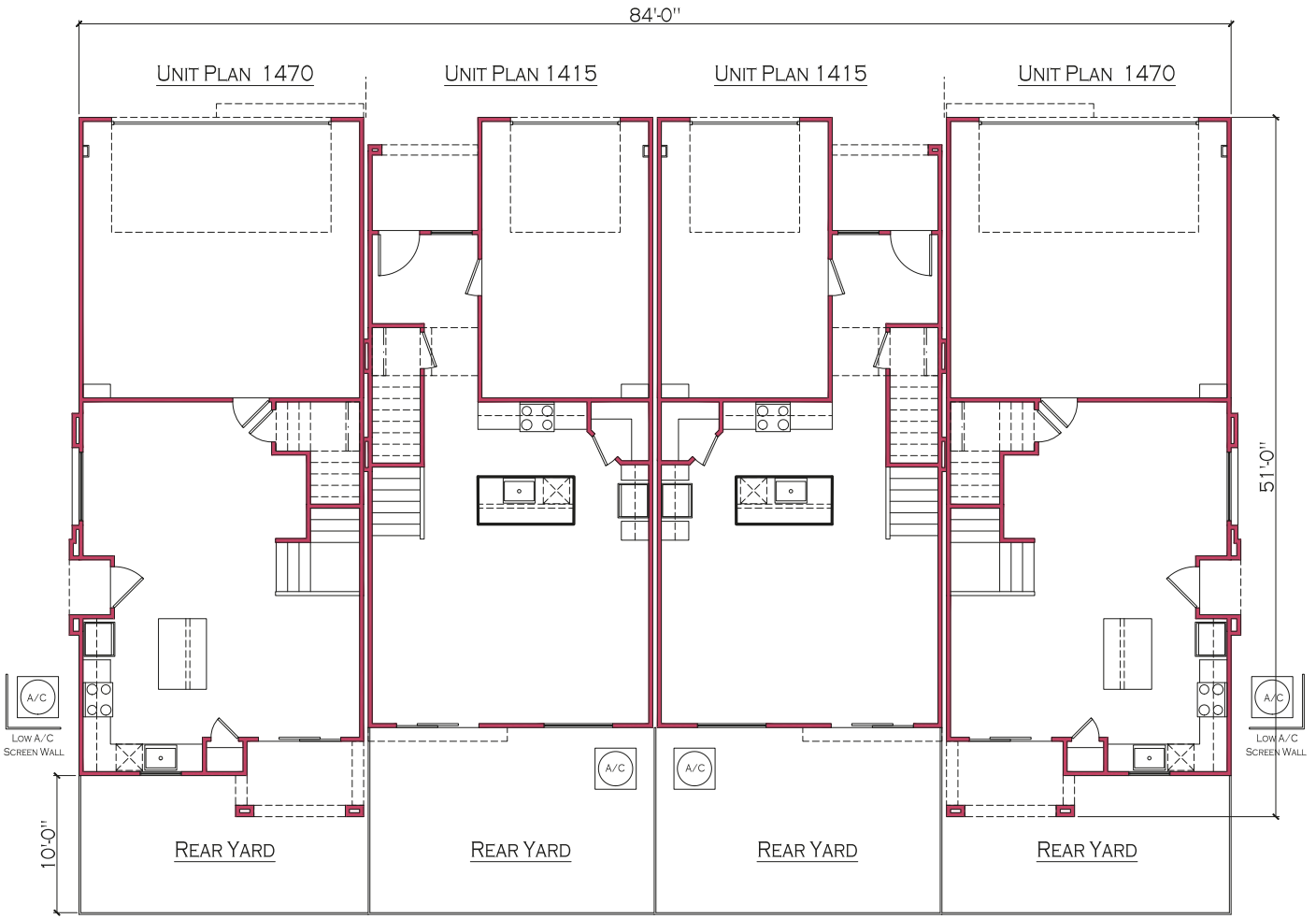
Signature THE DREAM BUILDER

DURANGO & 95

City of Las Vegas, Nevada

Perlman ARCHITECTS

22-0098
03/31/2022



HOWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
January 6, 2022

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4-PLEX - 1ST FLOOR

JANUARY 6TH, 2022

Signature THE DREAM BUILDER

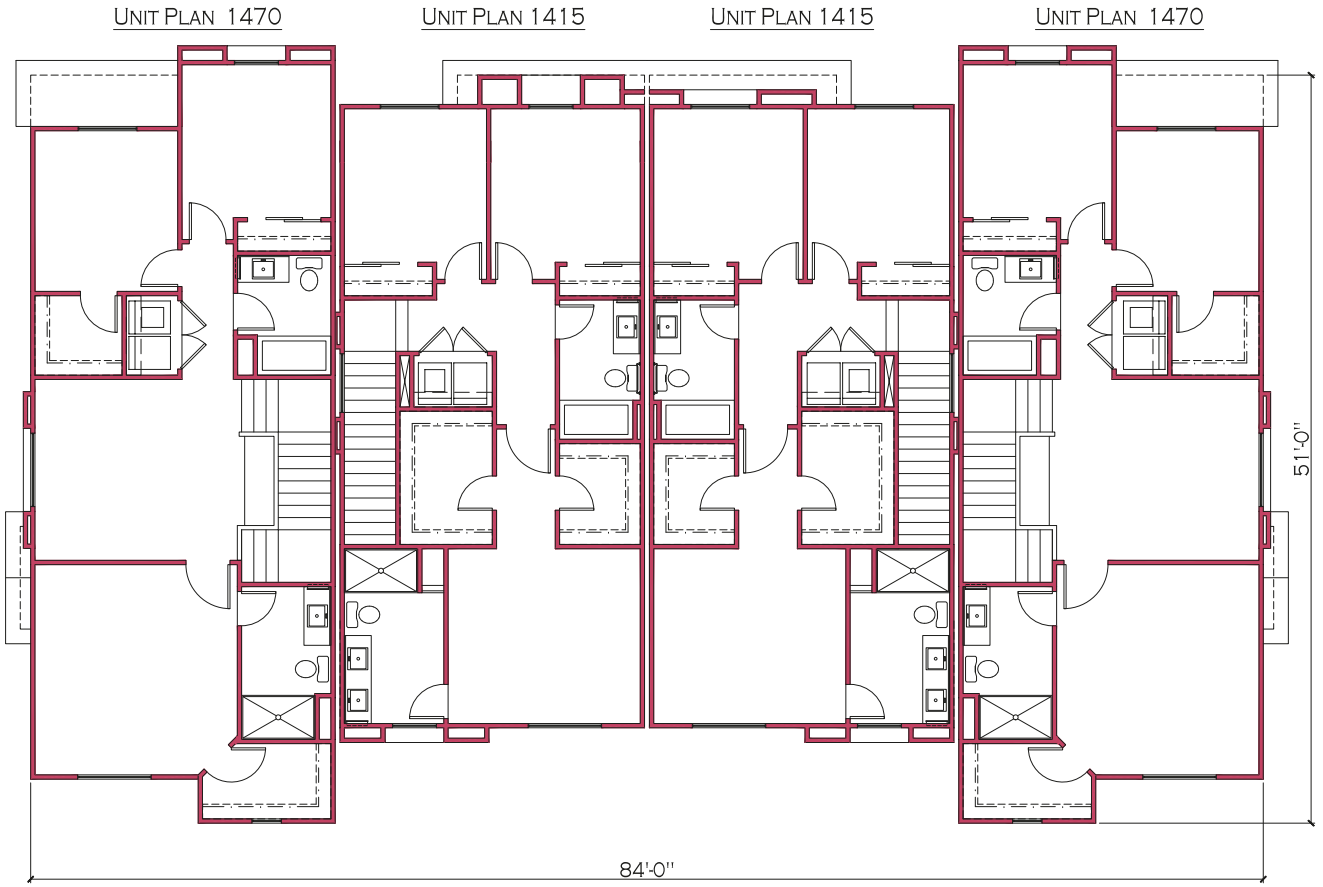
DURANGO & US 95

City of Las Vegas, Nevada

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

Perlman ARCHITECTS

22-0098
03/31/2022



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January 6, 2022

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4-PLEX - 2ND FLOOR

JANUARY 6TH, 2022

DURANGO & US 95

City of Las Vegas, Nevada

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

Signature THE DREAM BUILDER

Perlman ARCHITECTS



ELEVATION 'A' | SPANISH COLONIAL
SCHEME 1

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA SANDSTORM	CRISP LINEN SW6378	STONE LION SW7507

FOAM BASE	ACCENT	GARAGE/FASCIA
STONE LION SW7507	GRAYS HARBOR SW6236	HOMESTEAD BROWN SW7515

ELEVATION 'A' | SPANISH COLONIAL
SCHEME 2

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA DESERT DRIFTWOOD	WOOL SKEIN SW6148	DRY DOCK SW7502

FOAM BASE	ACCENT	GARAGE/FASCIA
DRY DOCK SW7502	HOMBURG GRAY SW7622	QUARTERSEWN OAK SW2836

ELEVATION 'A' | SPANISH COLONIAL
SCHEME 3

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA SANDSTORM	STONE LION SW7507	CRISP LINEN SW6378

FOAM BASE	ACCENT	GARAGE/FASCIA
CRISP LINEN SW6378	GRAYS HARBOR SW6236	GARRETT GRAY SW6705

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February 15, 2022

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4 PLEX - FRONT LOADED
CONCEPTUAL SPANISH ELEVATION 'A' - SCHEME 3

22-0098
03/31/2022

FEBRUARY 15TH, 2022

Signature THE DREAM BUILDER

DURANGO & 95
City of Las Vegas, Nevada

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

Perlman ARCHITECTS



ELEVATION 'B' | TUSCAN
SCHEME 4

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA WASHED GOLD	TOWNHALL TAN SW7690	DOWN HOME SW6081

STONE VENEER	ACCENT	GARAGE/FASCIA
DEL MARE LEDGESTONE PALERMO	THUNDEROUS SW6201	SABLE SW6083

ELEVATION 'B' | TUSCAN
SCHEME 5

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA SANDSTORM	PORTABELLO SW6102	IRISH CREAM SW7537

STONE VENEER	ACCENT	GARAGE/FASCIA
SOUTHERN LEDGESTONE WOLF CREEK	BLACK BEAN SW6006	PLANTATION SHUTTERS SW7520

ELEVATION 'B' | TUSCAN
SCHEME 6

ROOF TILE	BODY 1	BODY 2
BORAL BARCELONA CHARCOAL BROWN BLEND	KILIM BEIGE SW6106	MEDICI IVORY SW7558

STONE VENEER	ACCENT	GARAGE/FASCIA
COUNTRY LEDGESTONE ASPEN V2	ROCKWEED SW2735	PLANTATION SHUTTERS SW7520

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February 15, 2022

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4 PLEX - FRONT LOADED
CONCEPTUAL TUSCAN ELEVATION 'B' - SCHEME 5

22-0098
03/31/2022

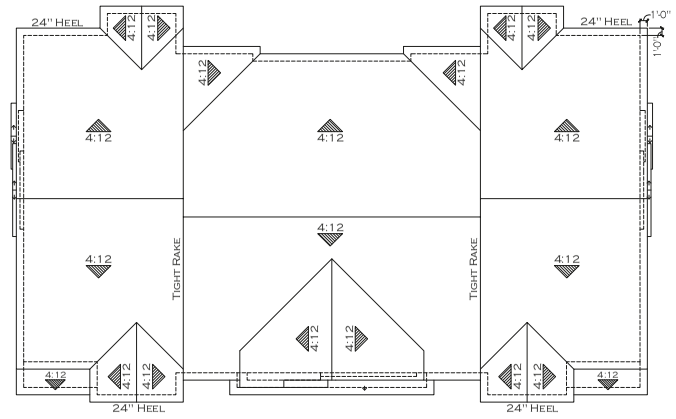
FEBRUARY 15TH, 2022

Signature THE DREAM BUILDER

DURANGO & 95
City of Las Vegas, Nevada

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

Perlman ARCHITECTS



SPANISH ROOF

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

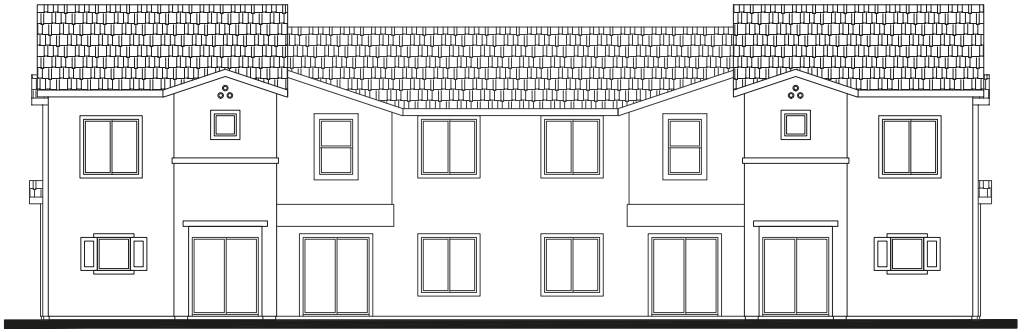


SPANISH FRONT ELEVATION

22-0098
03/31/2022



SPANISH SIDE ELEVATION



SPANISH REAR ELEVATION

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January 6, 2022

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4 PLEX - FRONT LOADED
CONCEPTUAL SPANISH ELEVATIONS 'A' & ROOF PLAN

JANUARY 6TH, 2022

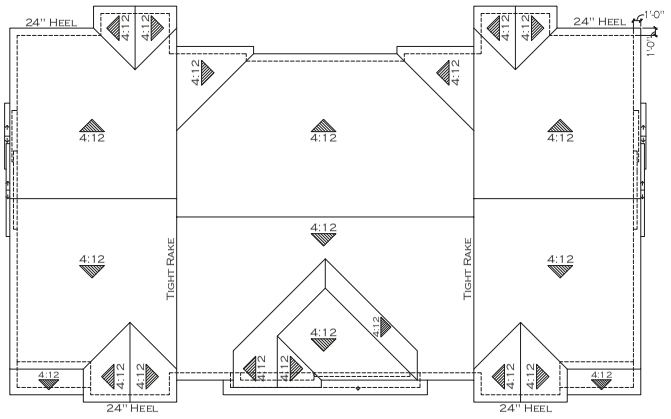
Signature THE DREAM BUILDER

DURANGO & 95

City of Las Vegas, Nevada

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

Perlman ARCHITECTS



TUSCAN ROOF

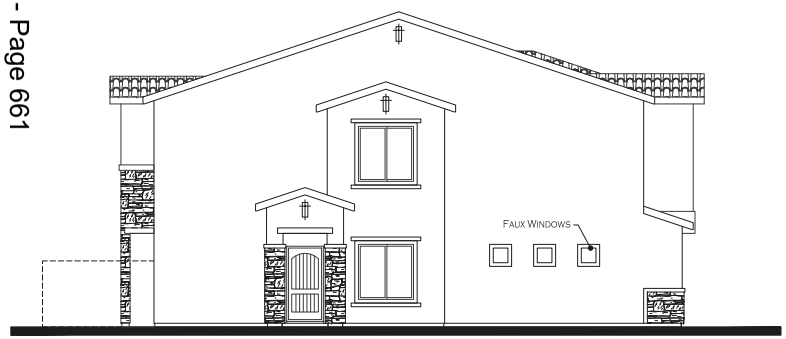
SCALE: 1/8" = 1'-0"



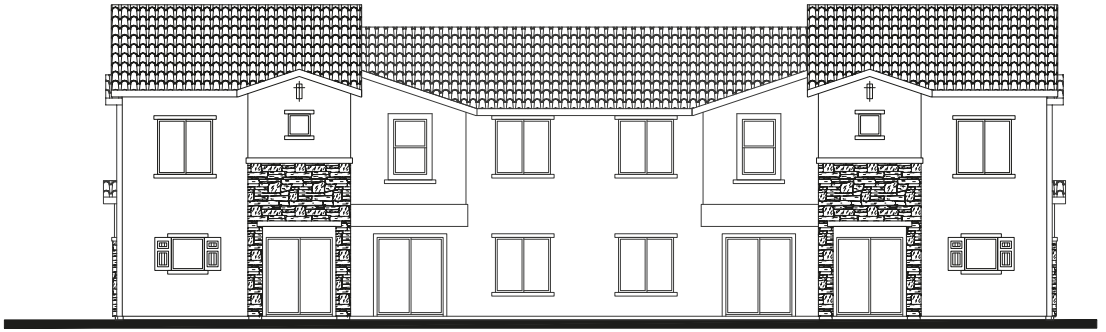
TUSCAN FRONT ELEVATION

22-0698
DRC01/21/22

City Council - Page 661



TUSCAN SIDE ELEVATION



TUSCAN REAR ELEVATION



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4 PLEX - FRONT LOADED
CONCEPTUAL TUSCAN ELEVATIONS 'B' & ROOF PLAN

JANUARY 6TH, 2022

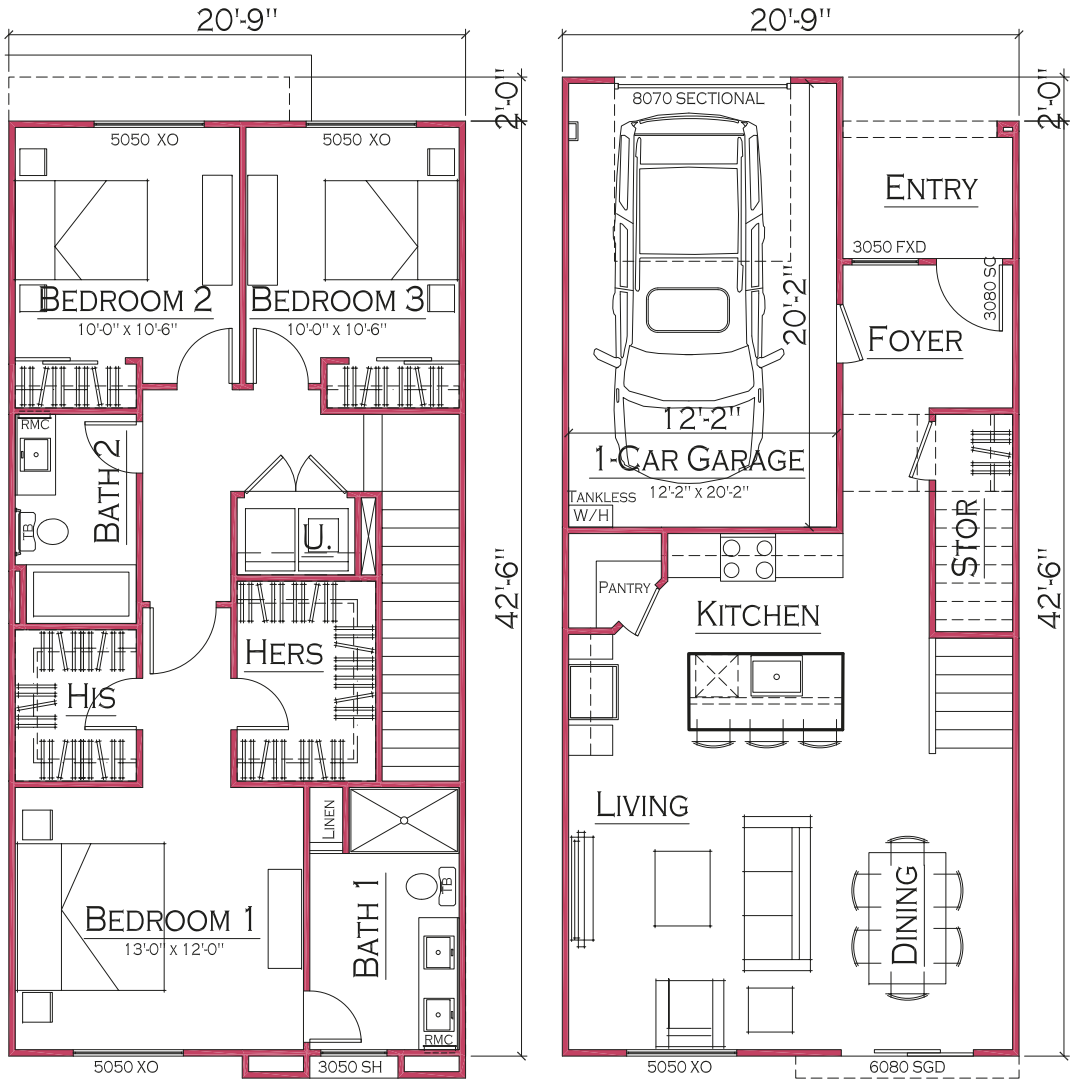
DURANGO & 95

City of Las Vegas, Nevada

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

Signature THE DREAM BUILDER

Perlman ARCHITECTS



PLAN 1415 AREA CALCS

PLAN 1415 AREA CALCS		
LIVABLE		1,415 S.F.
FIRST FLOOR	600 S.F.	
SECOND FLOOR	815 S.F.	
COVERED ENTRY		50 S.F.
1-CAR GARAGE		260 S.F.
TOTAL AREA		1,725 S.F.

22-0098
02/22/2022

LEONARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
December 15, 2021

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PLAN 1415

DECEMBER 15, 2021

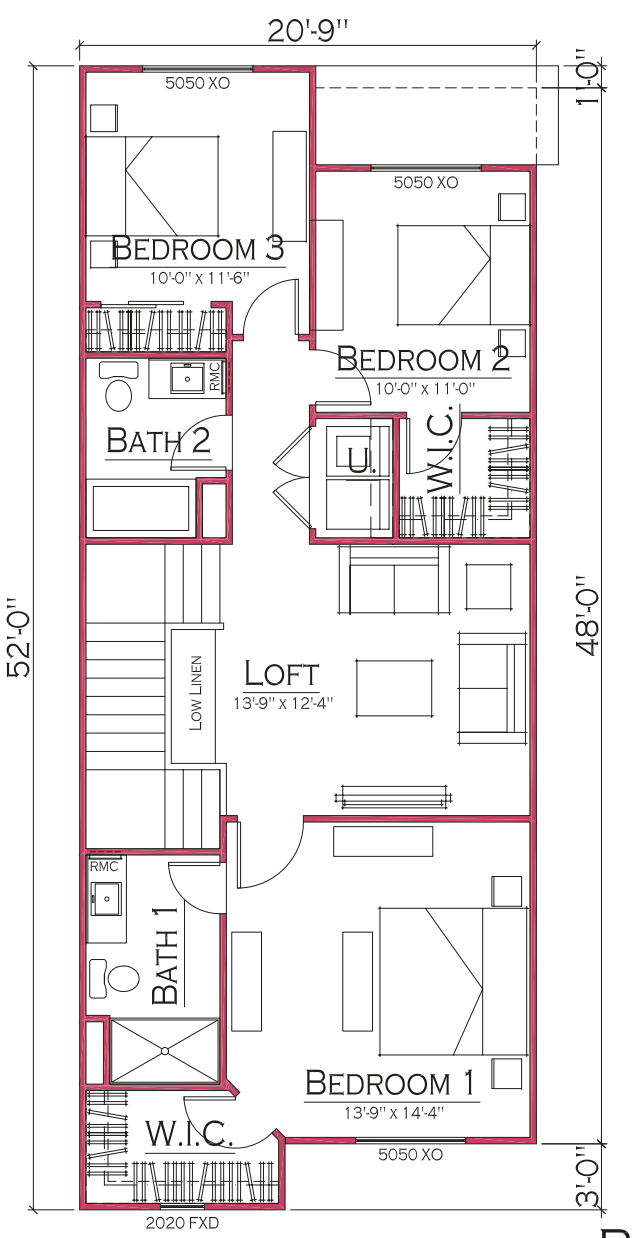
Signature THE DREAM BUILDER

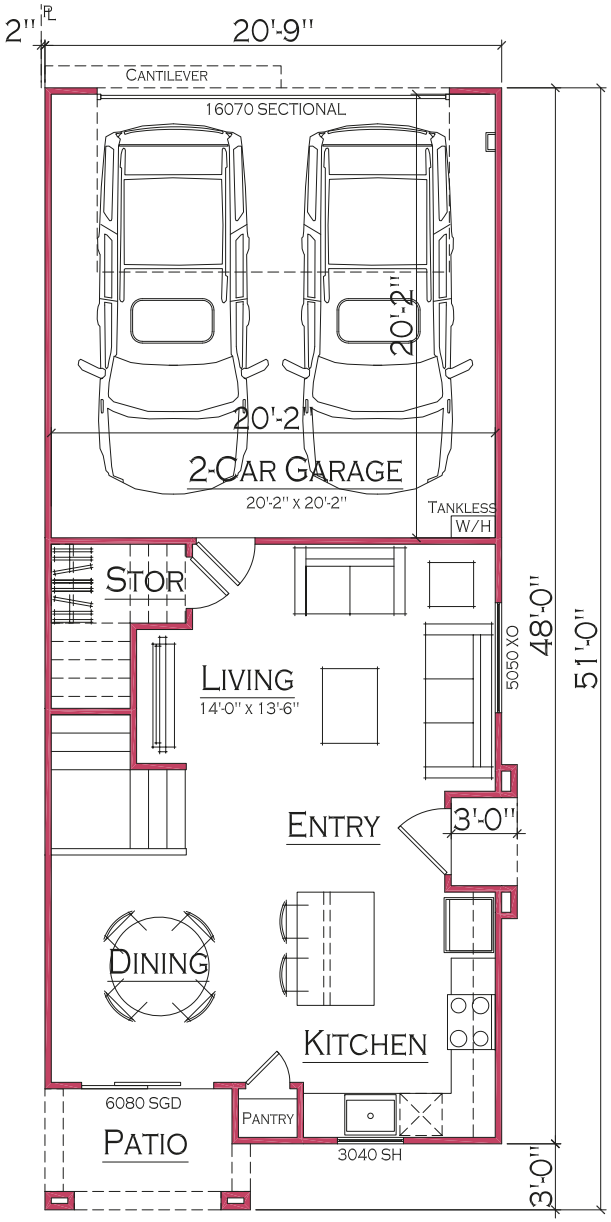
DURANGO & US 95

City of Las Vegas, Nevada

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

Perlman ARCHITECTS





PLAN 1470

PLAN 1470 AREA CALCS

PLAN 1470 AREA CALCS		
LIVABLE		1,470 S.F.
FIRST FLOOR	542 S.F.	
SECOND FLOOR	928 S.F.	
COVERED ENTRY		14 S.F.
COVERED PATIO		49 S.F.
2-CAR GARAGE		425 S.F.
TOTAL AREA		1,958 S.F.

22-0098
02/22/2022

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December 15, 2021

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DECEMBER 15, 2021

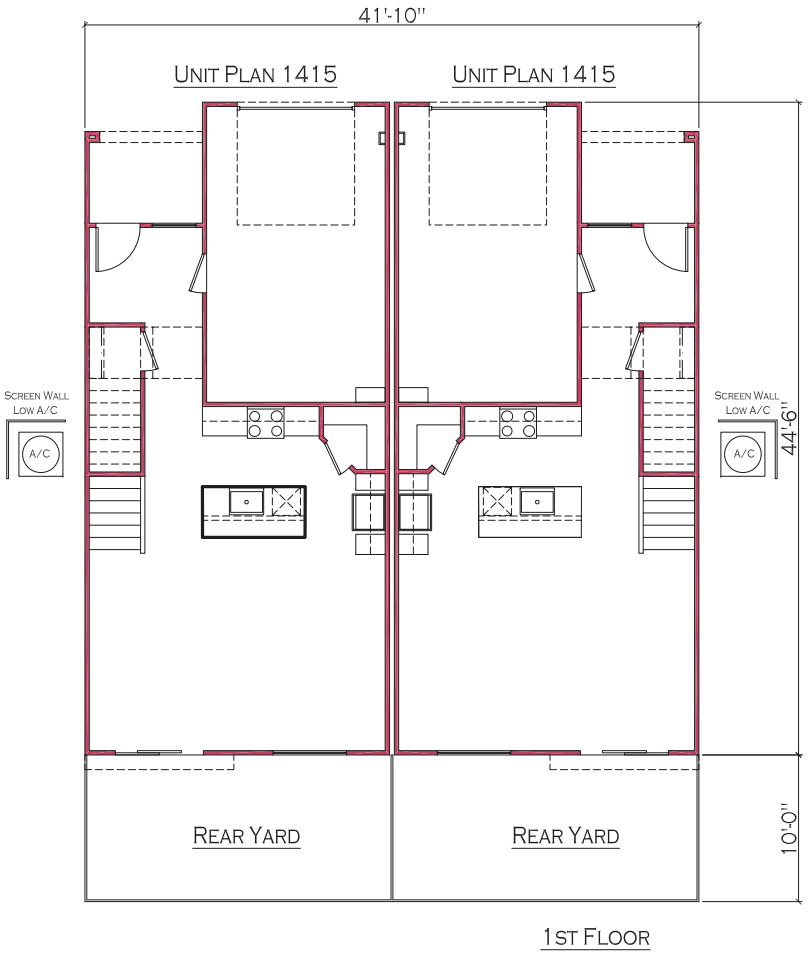
Signature THE DREAM BUILDER

DURANGO & US 95

City of Las Vegas, Nevada

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

Perlman ARCHITECTS



1ST FLOOR

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December 15, 2021

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22-0098
02/22/2022

DUPLEX - 1ST FLOOR

DECEMBER 15, 2021

DURANGO & US 95

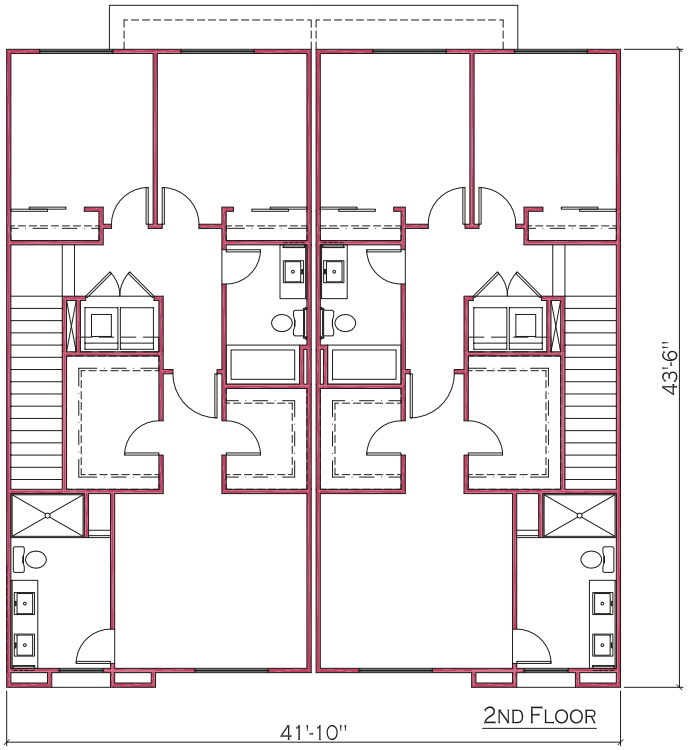
City of Las Vegas, Nevada

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

Signature THE DREAM BUILDER

Perlman ARCHITECTS

UNIT PLAN 1415 UNIT PLAN 1415



LEONARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
December 15, 2021

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22-0098
02/22/2022

DUPLEX - 2ND FLOOR

DECEMBER 15, 2021

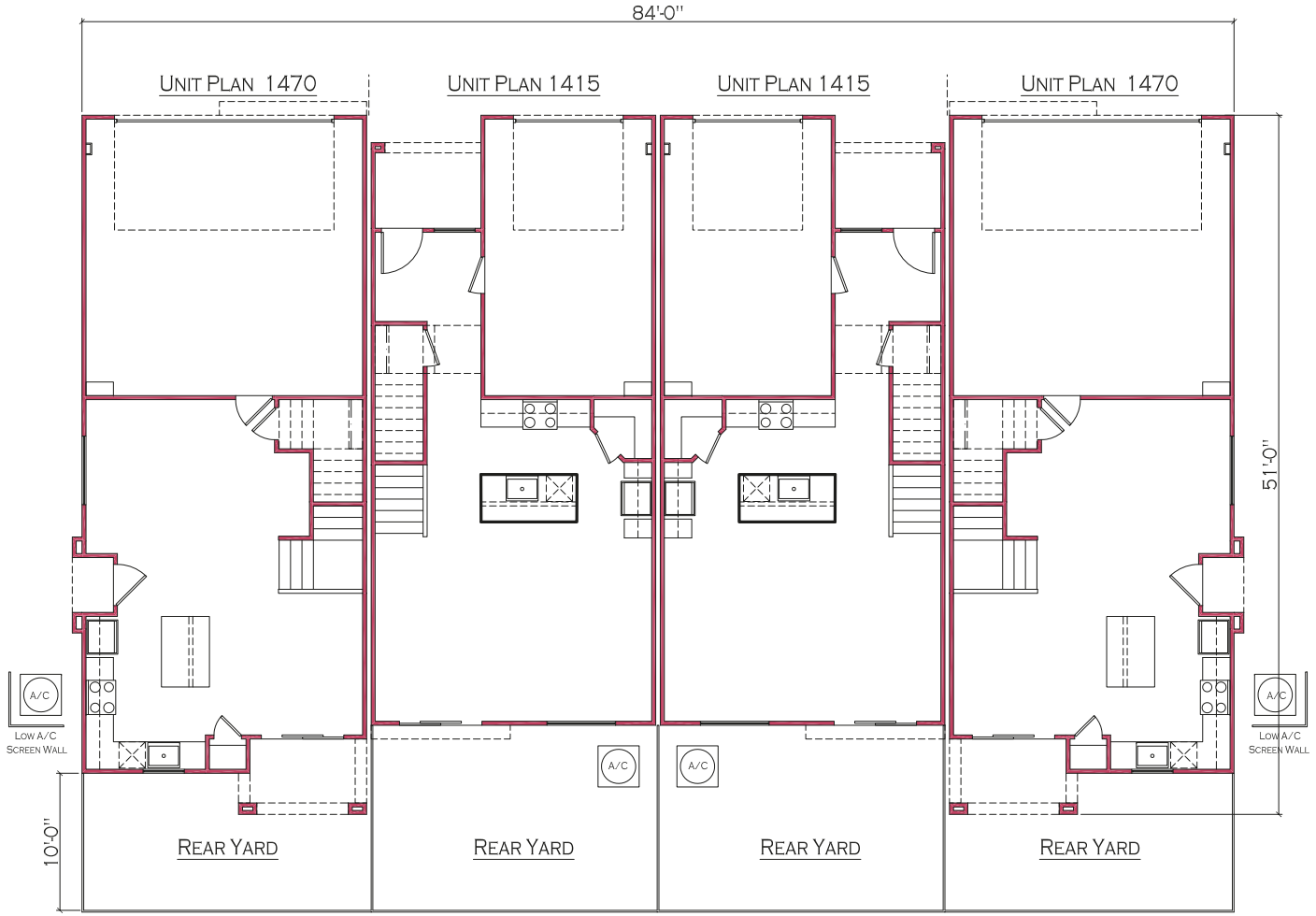
DURANGO & US 95

City of Las Vegas, Nevada

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

Signature THE DREAM BUILDER

Perlman ARCHITECTS



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December 15, 2021

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22-0098
02/22/2022

4-PLEX - 1ST FLOOR

DECEMBER 15, 2021

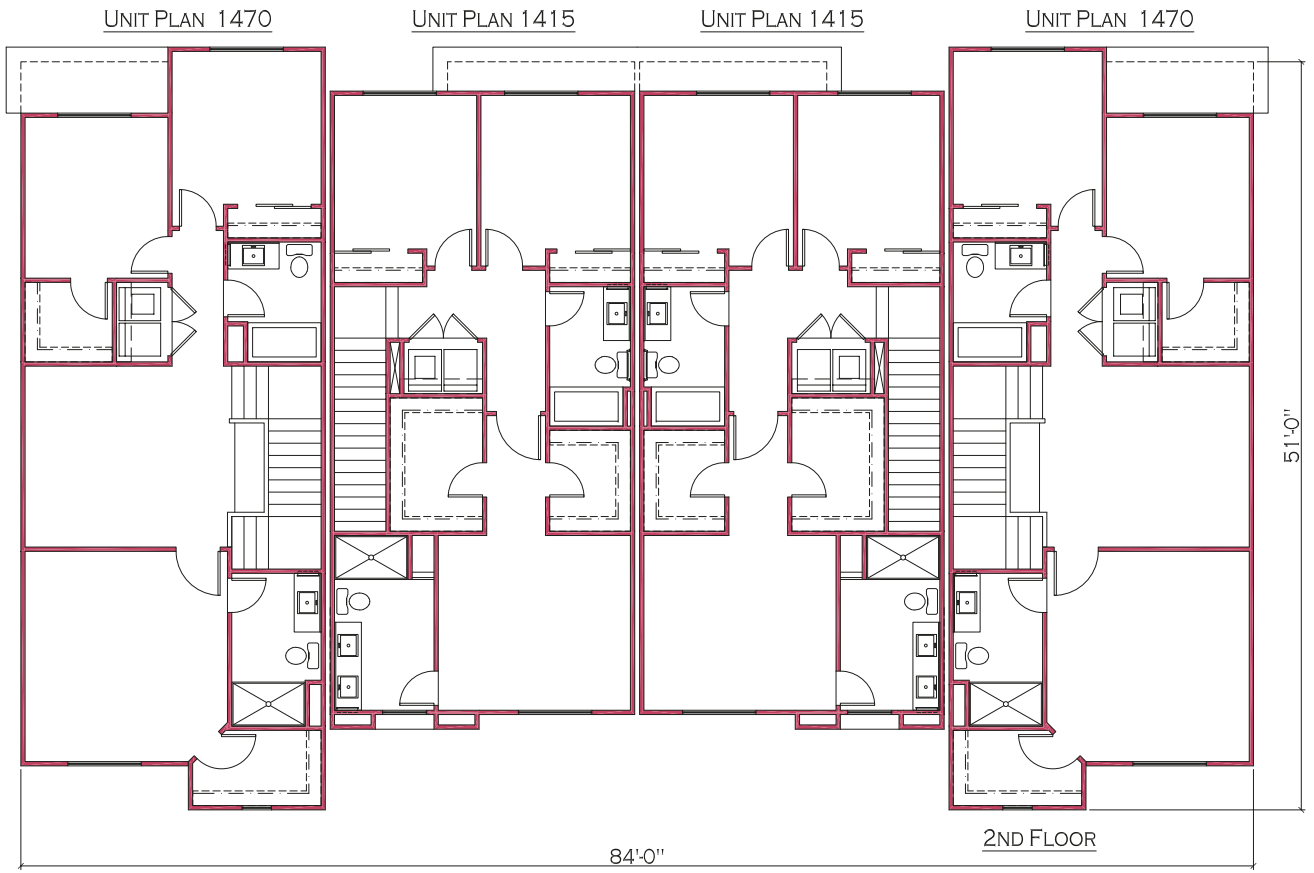
Signature THE DREAM BUILDER

DURANGO & US 95

City of Las Vegas, Nevada

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

Perlman ARCHITECTS



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December 15, 2021

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22-0098
02/22/2022

4-PLEX - 2ND FLOOR

DECEMBER 15, 2021

Signature THE DREAM BUILDER

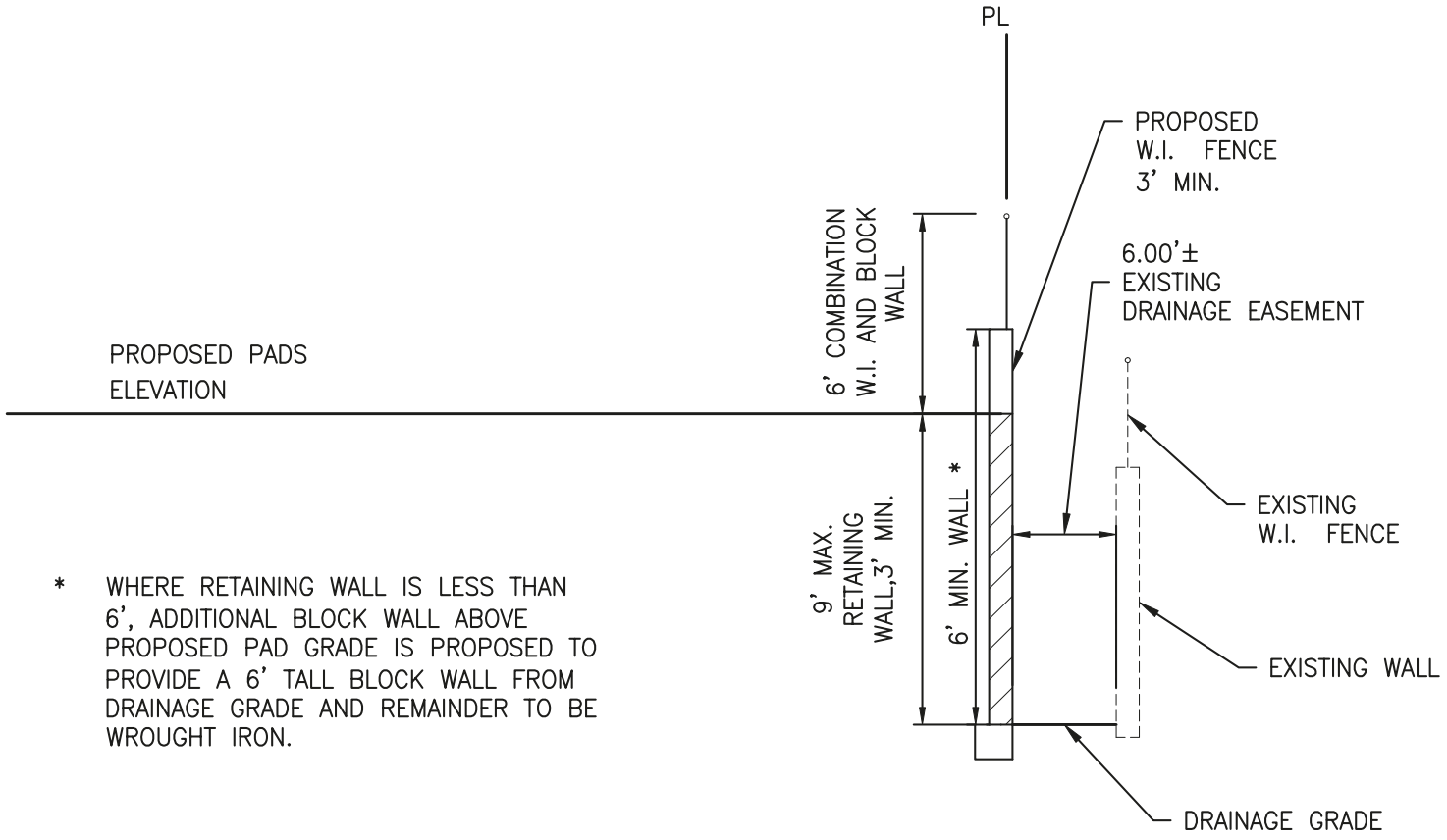
DURANGO & US 95

City of Las Vegas, Nevada

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

Perlman ARCHITECTS

22-0098
03/31/2022

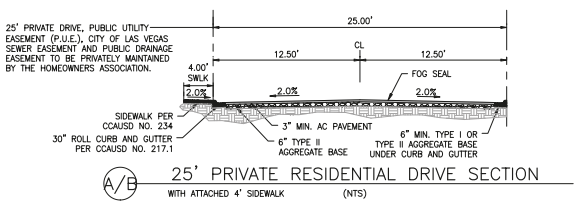


* WHERE RETAINING WALL IS LESS THAN 6', ADDITIONAL BLOCK WALL ABOVE PROPOSED PAD GRADE IS PROPOSED TO PROVIDE A 6' TALL BLOCK WALL FROM DRAINAGE GRADE AND REMAINDER TO BE WROUGHT IRON.

WALL SECTION DETAIL

N.T.S.

TENTATIVE MAP
DURANGO AND 95-PARCEL 3



A/B 25' PRIVATE RESIDENTIAL DRIVE SECTION
WITH ATTACHED 4' SIDEWALK (NTS)

NOTE:

* =EXACT WIDTH OF DRAINAGE EASEMENTS TO BE DETERMINED BY CITY OF LAS VEGAS.

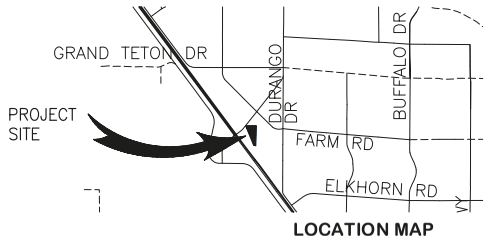
** =10' RECIPROCAL ACCESS EASEMENT AND 10' LANDSCAPE EASEMENT TO BE H.O.A. MAINTAINED.

RESIDENTIAL DEVELOPMENT

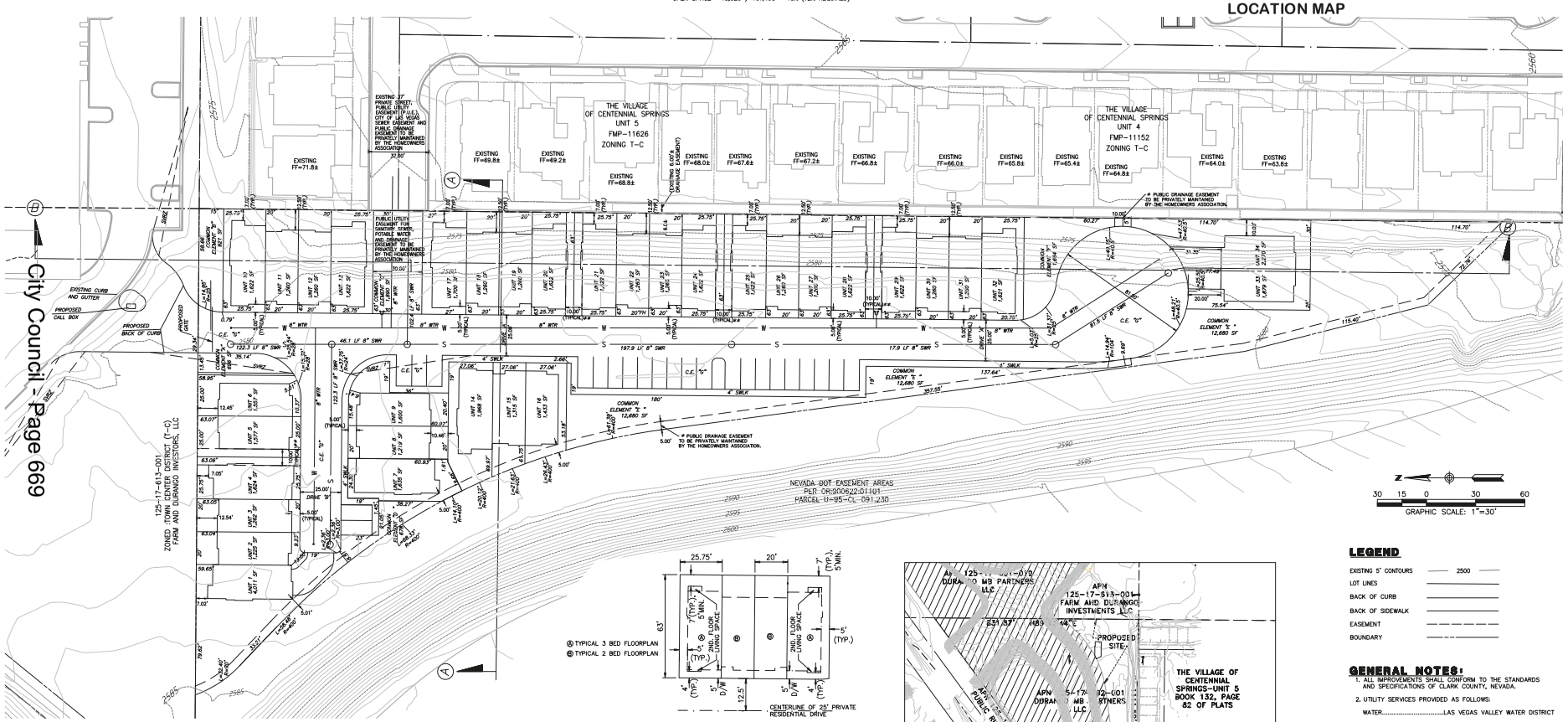
COMMON LOT TABULATIONS

COMMON ELEMENT:	A	696 SF	(LANDSCAPE)
COMMON ELEMENT:	B	921 SF	(LANDSCAPE)
COMMON ELEMENT:	C	1,890 SF	(LANDSCAPE)
COMMON ELEMENT:	D	678 SF	(LANDSCAPE)
COMMON ELEMENT:	E	12,680 SF	(LANDSCAPE)
COMMON ELEMENT:	F	1,664 SF	(LANDSCAPE)
COMMON ELEMENT:	G	28,595 SF	(PRIVATE DRIVE, SIDEWALK AND PARKING)

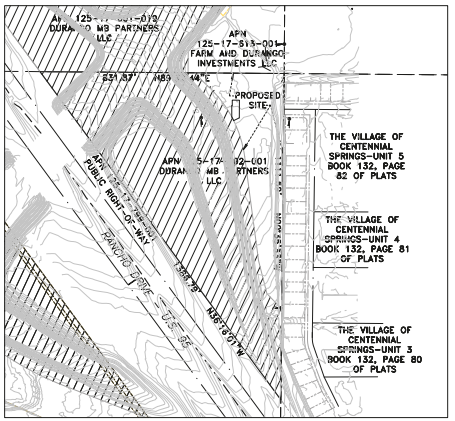
TOTAL LANDSCAPE= 18,529 SF
OPEN SPACE= 18,529 / 101,495 = 18% (12% REQUIRED)



LOCATION MAP



Ⓐ TYPICAL 3 BED FLOORPLAN
Ⓑ TYPICAL 2 BED FLOORPLAN



LEGEND

EXISTING 5' CONTOURS 2500
LOT LINES
BACK OF CURB
BACK OF SIDEWALK
EASEMENT
BOUNDARY

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER.....LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC.....NV ENERGY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....REPUBLIC SERVICE
   TELEPHONE.....CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. ESTIMATED SEWER CONTRIBUTION (34 HOMES X 0.04 MGD/HOME)= 1.36 MGD
5. STREET WATER SERVICE BY LVVWD.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
9. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
10. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.

FLOOD ZONE NOTE:

THE SITE IS NOT LOCATED WITHIN FLOOD ZONE "X" WHICH IS SPECIFIED AS "AREAS TO BE DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE OF FLOODPLAIN" FIRM MAP NUMBER 32003C1745 E DATED NOVEMBER 16, 2011.

OWNER

DURANGO MB PARTNERS LLC
11411 SOUTHERN HIGHLANDS PARKWAY
STE 320
LAS VEGAS, NV, 89141
CONTACT: MARC BOLDUC
PHONE: 702-220-6565

DEVELOPER

PLASTER DEVELOPMENT COMPANY INC.
(d/b/a SIGNATURE HOMES)
801 S. RANCHO DRIVE
SUITE: E-4
LAS VEGAS, NV, 89106

CONTACT: RICK BARRON
PHONE: 702-671-6062

SITE TABULATIONS

APN # 125-17-702-001

CURRENT ZONING:	SC-TC (SERVICE COMMERCIAL-TOWN CENTER)
PROPOSED ZONING:	M-TC (MEDIUM DENSITY RESIDENTIAL-TOWN CENTER)
GROSS AREA::	10.58 AC.
NET AREA:	2.33 AC
PROPOSED DENSITY:	14.59 D.U.A.(NET)
NUMBER OF RESIDENTIAL LOTS:	34
NUMBER OF COMMON ELEMENTS:	6
LOT SQUARE FOOTAGE MAXIMUM:	4,011 S.F.
LOT SQUARE FOOTAGE MINIMUM:	1,219 S.F.
LOT SQUARE FOOTAGE AVERAGE:	1,575 S.F.
MAX. BUILDING HEIGHT	35 FT.

UNIT MIX

UNIT TYPE	
2 BEDROOM (B)	20/59 %
3 BEDROOM (A)	14/41 %
TOTAL UNITS	34

SETBACKS

FRONT SETBACK (2ND FLOOR)	4'
FRONT GARAGE TO PL	5'
BUILDING TO BUILDING	10' MIN. COMBINED
REAR PROPERTY LINE	5'MIN, 7' TYPICAL'
CORNER SIDE PROPERTY LINE	10'

PARKING REQUIREMENTS

PARKING REQUIRED:		
1 SPACE PER DWELLING	=	34
1 GUEST PER EVERY 6 DWELLINGS	=	6
TOTAL REQUIRED:		40
PROVIDED:		
1 PER DWELLING	=	34
ON SITE GUEST	=	23
TOTAL PROVIDED:	=	57
(1.7 PARKING SPACES PER DWELLING)		

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 Overhead 1-702-227-2929

Call before you Dig. Avoid cutting underground utility lines. It's costly. CALL 811 OR 1-800-642-2444

22098
06/22/2022

RICK ENGINEERING COMPANY
4255 DEAN MARTIN DRIVE, SUITE F
LAS VEGAS, NV 89103
702.827.0650
rickengineering.com
San Diego • Riverside • San Luis Obispo • Sacramento • Orange • Tucson • Phoenix • Las Vegas • Denver

SEAL:

NO.	BY	DATE	REVISION

PROJECT NO:
DATE:
DRAWN/DESIGNED BY:
CHECKED BY:

DURANGO AND 95 - PARCEL 3
SIGNATURE HOMES
TENTATIVE MAP
CITY OF LAS VEGAS

811 Know what's below. Call before you dig.

DRAWING NO.

SHEET NO. 1 OF 2



22-0098-MOD1, 22-00098-SDR1 AND 22-0098-TMP1 - APPLICANT: SIGNATURE HOMES - OWNER: DURANGO MB PARTNERS, LLC
SOUTHEAST CORNER OF DURANGO DRIVE AND U.S. HIGHWAY 95

03/02/2022



22-0098-MOD1, 22-00098-SDR1 AND 22-0098-TMP1 - APPLICANT: SIGNATURE HOMES - OWNER: DURANGO MB PARTNERS, LLC
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03/02/2022



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03/02/2022



22-0098-MOD1, 22-00098-SDR1 AND 22-0098-TMP1 - APPLICANT: SIGNATURE HOMES - OWNER: DURANGO MB PARTNERS, LLC
SOUTHEAST CORNER OF DURANGO DRIVE AND U.S. HIGHWAY 95

03/02/2022

KAEMPFER
CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

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

22-1198
2022 02 22

February 22, 2022

VIA UPLOAD

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

Re: ***Justification Letter – Modification to Town Center Plan; Site Development Plan Review for Attached Single-Family Development; and Tentative Map***
Portion of APN: 125-17-702-001 (SEC of Durango Drive and US 95)

To Whom It May Concern:

Our Firm represents the Applicant. The Applicant is proposing to develop an attached townhome single-family residential development on property generally located near the southeast corner of the US 95 Off-Ramp and Durango Drive, more particularly described as portion of APNs: 125-17-702-001 (the "Site"). While the entire Site is approximately 10.58 acres, only 2.33 acres are usable and not encumbered by NDOT. In conjunction with the site development plan review for the proposed development, the Applicant is also requesting a modification to the Town Center Plan and a tentative map.

MODIFICATION TO THE TOWN CENTER PLAN

The Site is currently planned Service Commercial (SC). Since the Applicant is proposing to develop an attached townhome single-family residential development, the Applicant is requesting to modify the Town Center plan from SC to Medium (M). An M category permits a density of 12-15 dwelling units per acre as well as including a variety of housing mixes such as multi-plexes and townhomes. A change from SC to M is appropriate for the following reasons:

- Immediately to the east of the Site is a developed single-family compact lot development.
- The proposed townhome development is an ideal transitional buffer between the US 95 off-ramp to west and the existing compact lot single-family development to the east.
- The majority of the Site is not usable, and, therefore small portion that is usable is where the homes are placed.

Therefore, an M planned area is compatible with the surrounding area.

22-0098
02/22/2022

SITE DEVELOPMENT PLAN REVIEW

The Applicant is proposing to develop a total of 34-townhomes consisting of duplexes, tri-plexes, and four-plexes. The Site is accessible from a private drive-aisle over portions of APN: 125-17-613-001 from Durango Drive. The development will be gated. The development will be 2-stories and 35-feet in height. The Applicant is proposing two different floor plans. One floor plan is approximately 1,415 square foot with three-bedrooms plus a 50 square foot entry and a 260 square foot one-car garage. The second plan is approximately 1,470 square feet with three-bedrooms plus a 49 square foot patio, 14 square foot covered entry and a 425 square foot two-car garage. There will be an additional 23 visitor parking spaces.

TENTATIVE MAP

The Applicant is requesting a 34-lot, attached townhome development with 6 common lots matching the proposed site plan. Large portions of the Site comprising of the off-ramp and related areas are not part of the proposed development.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 03/03/2022 Application Number 22-0098-TM P1 Entity LV

Company Name Kaempfer Crowell

Contact Name

Contact Mailing Address

City State Zip Code

Phone (702) 792-7000 Mobile Fax Email

Project Name Durango and 95 Parcel 3

Project Description 34 Single Family Lots (attached)

APN's 125-17-702-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	34	x 0.166=	6	x 0.093 =	3	x 0.131 =	4
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			6		3		4

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

** To be completed by CCSD*

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Bilbray ES*	9370 Brent Lane	K-5	686	655	2/1/2022
Scherkenbach ES*	9371 Iron Mountain Rd	K-5	686	556	2/1/2022
Cadwallader MS	7775 Elkhorn Rd	6-8	1571	1403	2/1/2022
Arbor View HS	7500 Whispering Sands Dr.	9-12	2484	3220	2/1/2022

*CCSD Comments Arbor View HS is over capacity for the 2021-2022 school year. Arbor View HS is at 129.63% of program capacity.
*The elementary schools share an attendance boundary.

☐ Approved ☐ Disapproved

22-0098-SDR1
Signature Homes

SEC Durango Drive & US 95

Proposed 34 lot single family attached subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	34	7.32	**249**
AM Peak Hour			0.46	**16**
PM Peak Hour			0.56	**19**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Farm Road	
Average Daily Traffic (ADT)	18,469
PM Peak Hour	1,478

(heaviest 60 minutes)

Durango Drive	
Average Daily Traffic (ADT)	34,286
PM Peak Hour	2,743

(heaviest 60 minutes)

Tule Springs Road	
Average Daily Traffic (ADT)	5,546
PM Peak Hour	444

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Farm Road	35,490
Durango Drive	53,445
Tule Springs Road	25,935

This project is expected to add an additional 249 trips per day on Farm Rd. Durango Dr. and Tule Springs Rd. Currently, Farm is at about 52 percent of capacity, Durango is at about 64 percent of capacity and Tule Springs is at about 11 percent of capacity. With this project, Farm is expected to be at about 53 percent of capacity, Durango is expected to be at about 65 percent of capacity and Tule Springs to remain unchanged.

Based on Peak Hour use, this expansion will add into the area roughly 19 additional peak hour trips, or about one every three minutes.

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

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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2022 MAY 16 P 5:21

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

May 16, 2022

VIA EMAIL – ldholmes@lasvegasnevada.gov

LuAnn Holmes
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Re: Hold Letter – Las Vegas City Council hearing on May 18, 2022
Durango MB Partners – 95/Durango (22-0098)

Dear Ms. Holmes:

On behalf of the applicant, we are respectfully requesting that the above item be held from the May 18, 2022 Las Vegas City Council hearing to the June 1, 2022 Las Vegas City Council hearing.

Thank you.

Sincerely,

KAEMPFER CROWELL

J Lazovich

Jennifer Lazovich

JJL/jmd

Submitted after final agenda

Date 5/16/22 Item 44 a-d
W+C

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
APR - 6 2022
City of Las Vegas
Department of Planning

CASE: 22-0098-MOD1, 22-0098-SUP1, 22-00098-SDR1 AND 22-0098-TMP1

SUBJECT: APPLICANT: SIGNATURE HOMES - OWNER: DURANGO MB PARTNERS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 12, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, APRIL 11, 2022.***

Signature

4/6/22
Date

Marc A Bolduc
Please Print Name

Durango MB Partners, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 15 a-c

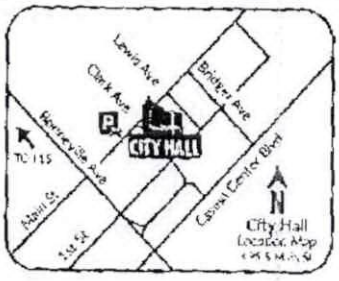
p.2

4846964435

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

Return Service Requested

Official Notice of Public Hearing



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

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0098 and 22-0098-MOD1 and 22-0098-SDR1 and 22-0098-SUP1 and 22-0098-TMP1

Planning Commission Meeting of **04/12/2022**

May Zhang

2 BROPNP1 15035

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APR 12 2022

City of Las Vegas
Department of Planning

22-0098
12517711005
ZHANG NAIJIAN
ZHANG MAY XIONGMEI
5 ROOSEVELT CIR
DOWNINGTON PA 19335-5320

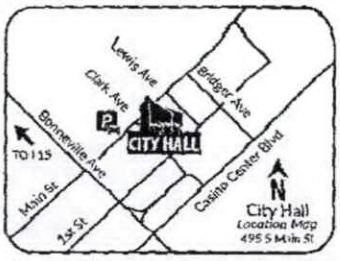
Apr 11 22 09:39p

15a-dP

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

Return Service Requested

Official Notice of Public Hearing



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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.

22-0098 and 22-0098-MOD1 and 22-0098-SDR1 and 22-0098-SUP1 and 22-0098-TMP1

Planning Commission Meeting of **04/12/2022**

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APR 11 2022

City of Las Vegas
Department of Planning

22-0098
12517715010
KERRIGAN FAMILY TRUST
KERRIGAN JOHN B & THERESA M TRS
232 NORTHWOOD DR
SAN FRANCISCO CA 94080

125 BRDFNP1 94080

Apr 07 2022 10:07am

p.2

15 a-d A

APR. 4. 2022 10:29AM NO. 514 P. 1

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

Return Service Requested
Official Notice of Public Hearing

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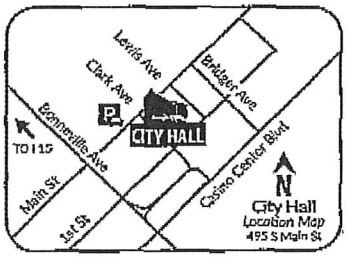

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www.lasvegasnevada.gov/meetings

RECEIVED
APR - 5 2022
City of Las Vegas
Department of Planning

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

☑ *I SUPPORT* this Request ☐ *I OPPOSE* this Request

Please use available blank space on card for your comments.

22-0098 and 22-0098-MOD1 and 22-0098-SDR1 and 22-0098-SUP1 and 22-0098-TMP1

Planning Commission Meeting of **04/12/2022**

22-0098
12517301014
DURANGO 95 MINI STORAGE PTNRS L L C
5105 S DURANGO DR # 100
LAS VEGAS NV 89113

15a-d A

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
44a

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

SUBJECT:
22-0098-MOD1 - MAJOR MODIFICATION - FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER)

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
44b

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

SUBJECT:
22-0098-SUP1 - SPECIAL USE PERMIT - FOR PRIVATE STREETS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
44c

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

SUBJECT:
22-0098-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 34-LOT SINGLE-FAMILY, ATTACHED RESIDENTIAL SUBDIVISION

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
44d

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

SUBJECT:
22-0098-TMP1 - TENTATIVE MAP - DURANGO AND 95 - PARCEL 3 - FOR A 34-LOT SINGLE FAMILY, ATTACHED RESIDENTIAL SUBDIVISION

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
45

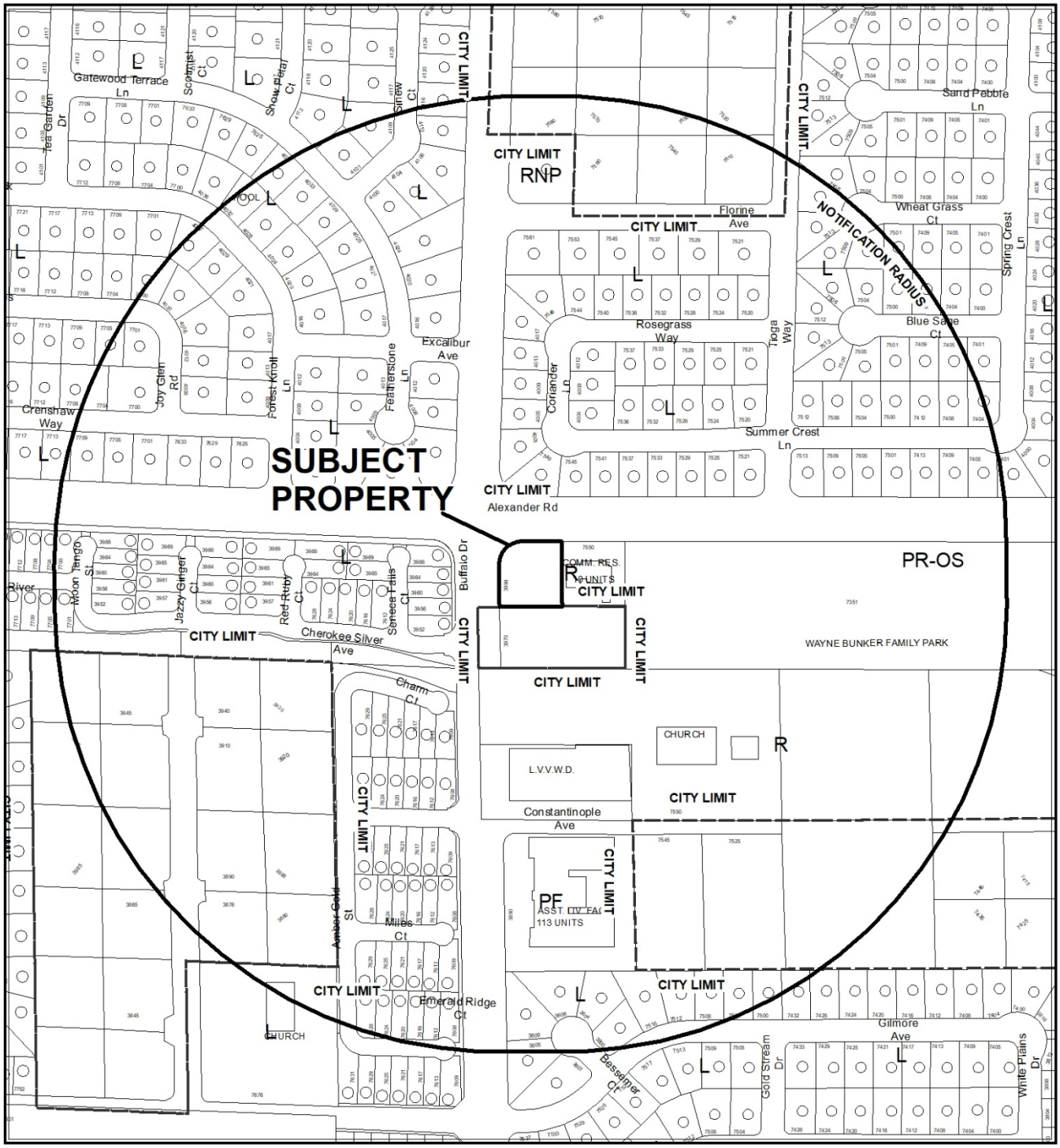
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0101 - PUBLIC HEARING - APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC - For possible action on the following Land Use Entitlement project requests on 0.46 acres at the southeast corner of Alexander Road and Buffalo Drive (APN 138-10-101-001), Ward 4 (Anthony). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 22-0101-GPA1
2. Land Use Map - 22-0101-GPA1
3. Land Use Map - 22-0101-ZON1
4. Location and Aerial Maps
5. Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Revised Staff Report and Protest Postcard



0 255 510 Feet

CASE: **22-0101-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

N



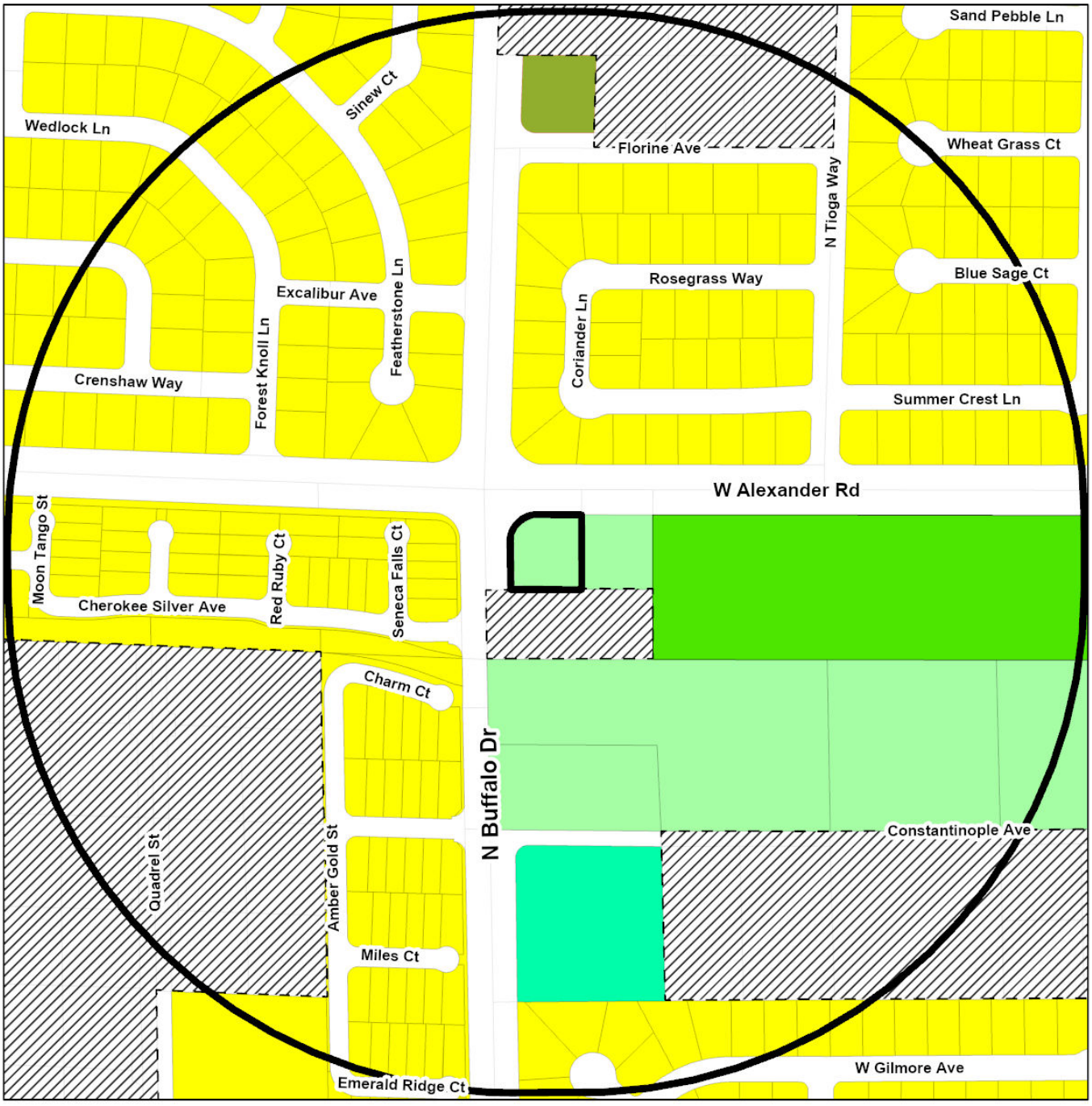
CASE: **22-0101-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

22-0101-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

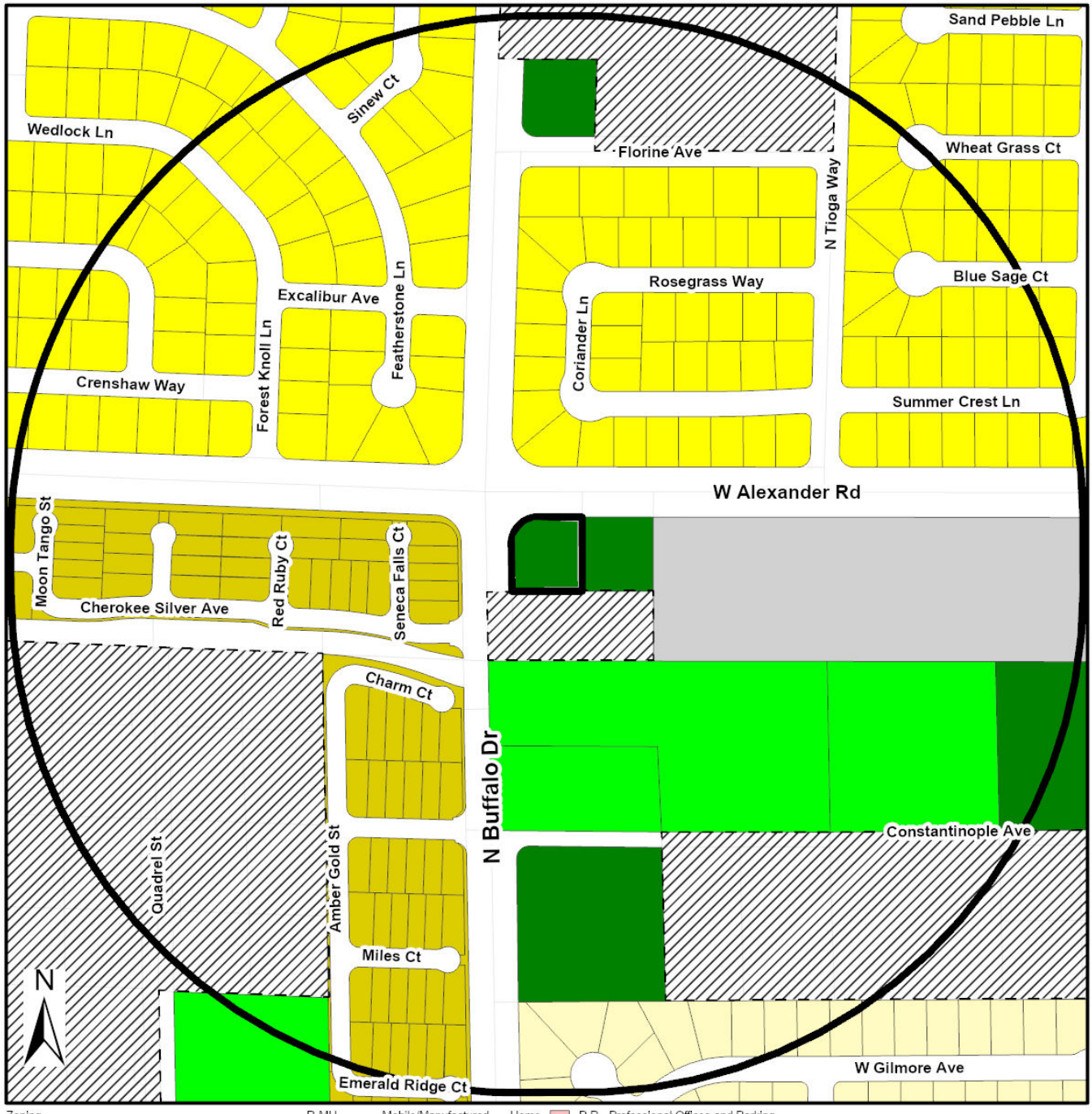
FROM R
TO O

- Subject Property
- Not City
- City Limits

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

Date: Thursday, April 28, 2022

22-0101-ZON1



Zoning

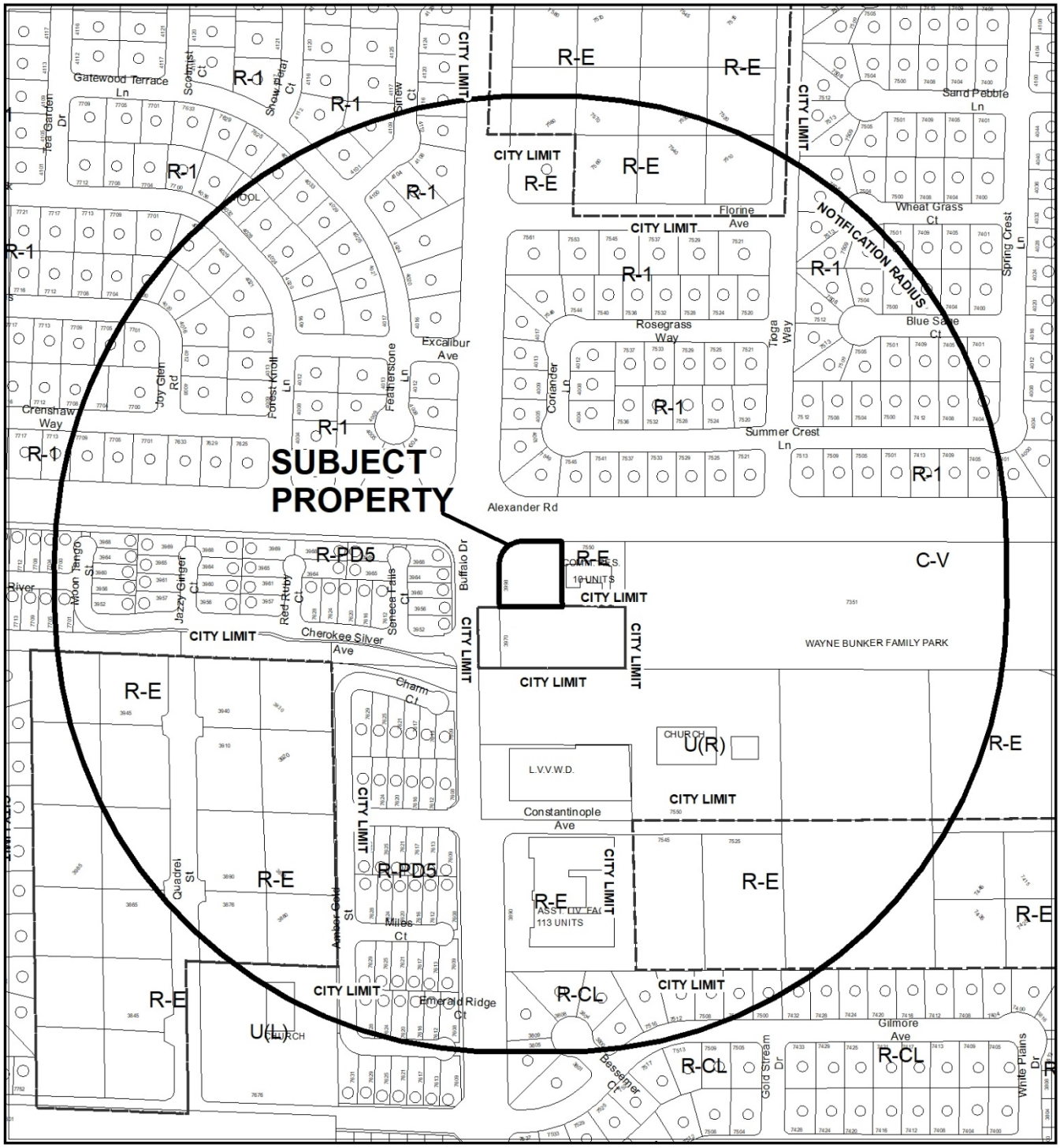
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO P-O

Subject Property
Not City
City Limits

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

Date: Thursday, April 28, 2022



0 255 510 Feet

CASE: **22-0101**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

N



CASE: **22-0101**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-O (PROFESSIONAL OFFICE)

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0101-GPA1	Staff recommends APPROVAL.	
22-0101-ZON1	Staff recommends APPROVAL.	22-0101-GPA1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 245 (by City Clerk)

PROTESTS 0

APPROVALS 0

SS

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a General Plan Amendment and Rezoning on 0.46 acres of undeveloped property at the southeast corner of Alexander Road and Buffalo Drive. No other applications accompany this request.

ISSUES

- A General Plan Amendment is requested on the subject property from R (Rural Density Residential) to O (Office).
- A Rezoning is requested on the subject property from R-E (Residence Estates) to P-O (Professional Office).
- There are no development plans for the subject property at this time.

ANALYSIS

The subject parcel of land was effectively annexed to the City of Las Vegas on December 22, 2021 with an R (Rural Density Residential) General Plan designation. The applicant is seeking to rezone the parcel for office uses, which would require a General Plan Amendment to a land use designation that allows compatible zoning districts; however, there are no development plans for the property at this time.

The site is located within the Lone Mountain Area Plan of the 2050 Las Vegas Master Plan. The Lone Mountain Area Plan is not fully developed at this time. There are no implementation strategies that target this particular site.

The subject site is adjacent to single family residential properties zoned R-1 (Single Family Residential) to the north, a private school zoned R-E (Residence Estates) to the east, detached single family dwellings zoned R-PD5 (Residential Planned Development – 5 Units per Acre) to the west and a single family dwelling to the south zoned R-E (Rural Estates Residential) in Clark County with a LN (Low-Intensity Suburban Neighborhood) Planned Land Use designation. The site is located near Wayne Bunker Park and Barkin Basin Park to the east and a church and Las Vegas Valley Water District facility to the south.

With the exception of a sidewalk and amenity zone in front of the subject site along Alexander Road, Buffalo Drive and Alexander Road are fully improved. There is a city requirement for a Shared Use trail on the south side of Alexander Road. The trail segment will be required according to Title 19 standards once the parcel is improved.

Per Title 19.08.060, the O (Office) zoning district is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O zoning district is consistent with the Office category of the General Plan. Typical uses permitted in the O zoning district include animal hospitals, auto title loan businesses, business schools, churches, medical clinics, indoor commercial recreation/amusement services, community residences, convalescent care facilities, banks and loan centers, libraries, professional offices, restaurants, mixed-use developments and social service providers. General Personal Services, Medical and Dental Labs, and Health Clubs are permitted as accessory uses to another primary use. This is not an exhaustive list. Any new development will be subject to residential adjacency standards, which can limit building height and require sufficient separation from residential uses.

The O (Office) General Plan designation and O (Office) zoning district are appropriate for location on the corner of two Primary Arterials as designated by the City's Master Plan of Streets and Highways. This parcel of land is not appropriate for residential development, as residential access from primary streets is prohibited under Title 19.02.290, and due to the parcel's small size, there is no way to provide access other than from these streets. Staff therefore recommends approval of both the General Plan Amendment and Rezoning.

FINDINGS (22-0101-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The low commercial intensity of the proposed O (Office) General Plan designation is appropriate, given that adjacent properties to the north and west are designated L (Low Density Residential) and land to the south in unincorporated Clark County is designated LN (Low-Intensity Suburban Neighborhood).

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

   If approved, the O (Office) General Plan designation would allow for P-O (Professional Office) and O (Office) zoning districts, which are appropriate commercial transitions from the residential zoning districts on adjacent parcels.

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

   Public infrastructure in this area is nearly fully improved, which is sufficient to accommodate the proposed O (Office) designation. A Shared Use Trail will be required when development is proposed. This area of the city is served by Wayne Bunker Park and Barkin Basin Park to the east.

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

   The proposed O (Office) designation conforms to the 2050 Las Vegas Master Plan, which allows for small lot office conversions as a transition from residential to commercial uses.

FINDINGS (22-0101-ZON1)

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

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

   If approved, the proposed O (Office) zoning district would conform to the proposed O (Office) General Plan designation.

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

   The uses that would be allowed by the proposed O (Office) zoning district would be compatible with the single-family residential and school uses adjacent to this site.

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

Prior residential and civic development of this area has left a small parcel at the corner of two Primary Arterial streets undeveloped. This parcel is more suited for low-intensity commercial development, given its size and location.

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.

Two Primary Arterial streets, Buffalo Drive and Alexander Road, provide access to the subject property. With right-of-way widths of 100 feet, these roadway facilities are sufficient to meet the requirements of the proposed O (Office) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/15/21	The City Council approved the Annexation (21-0539-ANX1) of 0.46 acres of land into the City of Las Vegas. The annexation became effective 12/22/21.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 0.46 acres at the southeast corner of Alexander Road and Buffalo Drive (APN 138-10-101-001), Ward 4 (Anthony) • **22-0101-GPA1** - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) • **22-0101-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: P-O (PROFESSIONAL OFFICE)

Most Recent Change of Ownership	
06/30/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There are no relevant building permits or business licenses related to the subject site.	
09/09/21	A business license (G69-05136) was issued for a K-12 private school (Academy For Learning) at 7550 West Alexander Road. The license remains active.

Pre-Application Meeting	
02/15/22	A pre-application meeting was held to discuss submittal requirements for General Plan Amendment and Rezoning applications. Future trail and neighborhood meeting requirements were also discussed.
Neighborhood Meeting	
03/14/22	A neighborhood meeting was held at the Durango Hills Community Center/YMCA at 3521 North Durango Drive in Las Vegas. There were eight members of the public, one representative for the applicant, one Ward 4 City Council staff member, one planning commissioner and two Department of Planning staff members in attendance. The meeting began with a brief overview of the subject site and the intentions of the property owner to eventually develop the site into a small office building to accommodate about six employees, but no plans were presented at this time, as the applicant is only currently seeking to rezone the subject site. After the applicant's representative presented the rezoning request, the neighbors expressed these concerns: • Do not want any more commercial, was promised no commercial west of Tenaya Way by previous representative (approximately 15 years ago). Do not want apartments either. Would like to see a single-family home be built there. • How tall/how many stories will this building be? Concerns about a very tall structure with errant lighting and noise, loss of privacy. • Neighbors are concerned about a commercial building/use bringing increased traffic on Alexander and Buffalo Drive where there are already a lot of car accidents. The existing school to the east of this location creates traffic hazards around 3:00 p.m. Monday through Friday for pick-up (and drop-off in the mornings). • Besides the school and church, that intersection is all residential. • Neighbors are concerned the rezoning will devalue their property while increasing the value of this property and the property owner will just "flip" it and sell to someone else. The neighbors feel that a commercially zoned lot and development will devalue their residential properties. • None of the neighbors want to live next to an office building, but would be more comfortable if they had a site plan to see what the building would look like and they could give input in regards to building orientation, height and the parking lot and driveways. • Neighbors are worried this will cause a "domino" effect and once this is rezoned, the next property could be rezoned and then a large commercial center is constructed. The neighbors in attendance were in agreement that they did not support this proposal.

Field Check	
03/03/22	The site is undeveloped but cleared of native vegetation. Perimeter walls have been constructed on the east and south sides of the site, while the frontages are enclosed by temporary chain link fencing. There are no sidewalk improvements on Alexander Road adjacent to the site.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	LN (Low-Intensity Suburban Neighborhood) - Clark County Designation	R-E (Rural Estates Residential) - Clark County Designation
East	Public or Private School, Primary and Secondary	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Lone Mountain	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y

Other Plans or Special Requirements	***Compliance***
Trails (Shared Use Trail – south side of Alexander Rd) – not constructed	N
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply to development within the proposed P-O (Office) zoning district:

Standard	***Required/Allowed***
Min. Lot Size	N/A
Min. Lot Width	60 Feet
Min. Setbacks* • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	50 %
Max. Building Height*	2 Stories/35 feet

*Future commercial development will be subject to Residential Adjacency Standards as described in LVMC Title 19.08.040(H).

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	2.42 du/ac	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
P-O (Professional Office)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59 du/ac	1
Proposed General Plan	***Permitted Density***	***Units Allowed***
O (Office)	N/A	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0101
Meeting Date	02/16/2022
Total Fee	
Received By/Date	

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

Project Address (Location) Buffalo & Alexander

Project Name Buffalo & Alexander **Proposed Use** _____

Assessor's Parcel #(s) 138-101-01-001 **Ward #** _____

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

Additional Information _____

Property Owner Black Diamond Holdings LLC Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

Applicant Black Diamond Holdings LLC Contact Kris Templeton

Address 3311 S. Rainbow Blvd., Ste. 225 City Las Vegas State NV Zip 89146

E-mail KT@ktri.Biz Phone 702-873-6700

Representative Taney Engineering Contact Elisha Scrogum/ Robert Cunningham

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com / RC@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.

BLACK DIAMOND HOLDINGS LLC

Property Owner Signature _____

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

Print Name By: Kristoffer Templeton Managing Member

Subscribed and sworn before me

This 26th day of January, 20 22

Susan Berger

Notary Public in and for said County and State

SUSAN BERGER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 18-1807-1
MY APPT. EXPIRES FEBRUARY 20, 2022



22-0101-GPA1 AND 22-0101-ZON1 - APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC
SOUTHEAST CORNER OF ALEXANDER ROAD AND BUFFALO DRIVE

03/03/2022



22-0101-GPA1 AND 22-0101-ZON1 - APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC
SOUTHEAST CORNER OF ALEXANDER ROAD AND BUFFALO DRIVE

03/03/2022



22-0101-GPA1 AND 22-0101-ZON1 - APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC
SOUTHEAST CORNER OF ALEXANDER ROAD AND BUFFALO DRIVE

03/03/2022



22-0101-GPA1 AND 22-0101-ZON1 - APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC
SOUTHEAST CORNER OF ALEXANDER ROAD AND BUFFALO DRIVE

03/03/2022

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

January 27, 2022

City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

RE: **Buffalo & Alexander – Justification Letter**
APN: 138-10-101-001

To Whom It May Concern:

Taney Engineering, on behalf of our client, Ken Templeton Realty & Investments, Inc., is respectfully submitting justification for a Zone Change and General Plan Amendment for the parcel described below.

Project Description

The subject site is generally located south of Alexander Road and east of Buffalo Drive within the City of Las Vegas jurisdiction. The site is 0.46 gross acres and is currently zoned R-E (Residence Estates) with a land use category of R (Rural).

General Plan Amendment

We are requesting a general plan amendment to amend the land use from R (Rural), allowing for 3.6 du/acre, to O (Office), allowing for low intensity, small lot commercial office buildings.

Justification: The proposed land use of O (Office) is consistent with the surrounding area that has already transitioned from rural uses to land use categories that allow for varied developments of greater density. Due to this site's size and location at the intersection of two major arterial streets, Alexander Road and Buffalo Drive, the current land use of R (Rural) is no longer suitable due to heavy traffic and the civic and commercial developments found to the east, south and west of the site.

Rezoning

We are requesting a zone change from R-E (Residence Estates) to P-O (Professional Office).

Justification: As stated above, the proposed zoning of P-O (Professional Office) is harmonious with the existing residential and commercial developments and will not have an adverse effect on the adjacent properties. Additionally, there will be a greatly reduced impact on public facilities and services such as roads, educational institutions, parks, fire and police facilities, and storm water and drainage facilities, as a result of the zone change from residential use to a commercial use. This zoning category will also provide a good buffer between the roadway and the residential properties located to the south.

22-0101
02/16/2022

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

We are hopeful that this letter clearly describes the intent of these requests. If you have any questions or require any additional information, please call (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner

22-0101
02/16/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0101-GPA1 AND 22-0101-ZON1

SUBJECT: APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***May 18, 2022 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor 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 and Emily Wetzstein*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov*** and ***ewetzstein@lasvegasnevada.gov*** . If there is no one present at the City Council 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 City Councilperson 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 ***TUESDAY, MAY 17, 2022.***

Signature

5.10.22
Date

KRISTOFFER L TEMPLETON
Please Print Name

BLACK DIAMOND HOLDINGS LLC
Company Name

Sincerely,

Seth Floyd
Director of Community Develpment
Department of Planning

Submitted after final agenda
AGENDA ITEM 45
RECEIVED 5.10.22
5.18.22 CC MEETING

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BLACK DIAMOND HOLDINGS, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0101-GPA1	Staff recommends APPROVAL.	
22-0101-ZON1	Staff recommends APPROVAL.	22-0101-GPA1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 245 (by City Clerk)

PROTESTS 0

APPROVALS 0

SS

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a General Plan Amendment and Rezoning on 0.46 acres of undeveloped property at the southeast corner of Alexander Road and Buffalo Drive. No other applications accompany this request.

ISSUES

- A General Plan Amendment is requested on the subject property from R (Rural Density Residential) to O (Office).
- A Rezoning is requested on the subject property from R-E (Residence Estates) to P-O (Professional Office).
- There are no development plans for the subject property at this time.

ANALYSIS

The subject parcel of land was effectively annexed to the City of Las Vegas on December 22, 2021 with an R (Rural Density Residential) General Plan designation. The applicant is seeking to rezone the parcel for office uses, which would require a General Plan Amendment to a land use designation that allows compatible zoning districts; however, there are no development plans for the property at this time.

The site is located within the Lone Mountain Area Plan of the 2050 Las Vegas Master Plan. The Lone Mountain Area Plan is not fully developed at this time. There are no implementation strategies that target this particular site.

The subject site is adjacent to single family residential properties zoned R-1 (Single Family Residential) to the north, a private school zoned R-E (Residence Estates) to the east, detached single family dwellings zoned R-PD5 (Residential Planned Development – 5 Units per Acre) to the west and a single family dwelling to the south zoned R-E (Rural Estates Residential) in Clark County with a LN (Low-Intensity Suburban Neighborhood) Planned Land Use designation. The site is located near Wayne Bunker Park and Barkin Basin Park to the east and a church and Las Vegas Valley Water District facility to the south.

SS

With the exception of a sidewalk and amenity zone in front of the subject site along Alexander Road, Buffalo Drive and Alexander Road are fully improved. There is a city requirement for a Shared Use trail on the south side of Alexander Road. The trail segment will be required according to Title 19 standards once the parcel is improved.

Per Title 19.08.060, the O (Office) zoning district is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O zoning district is consistent with the Office category of the General Plan. Typical uses permitted in the O zoning district include animal hospitals, auto title loan businesses, business schools, churches, medical clinics, indoor commercial recreation/amusement services, community residences, convalescent care facilities, banks and loan centers, libraries, professional offices, restaurants, mixed-use developments and social service providers. General Personal Services, Medical and Dental Labs, and Health Clubs are permitted as accessory uses to another primary use. This is not an exhaustive list. Any new development will be subject to residential adjacency standards, which can limit building height and require sufficient separation from residential uses.

The O (Office) General Plan designation and O (Office) zoning district are appropriate for location on the corner of two Primary Arterials as designated by the City's Master Plan of Streets and Highways. This parcel of land is not appropriate for residential development, as residential access from primary streets is prohibited under Title 19.02.290, and due to the parcel's small size, there is no way to provide access other than from these streets. Staff therefore recommends approval of both the General Plan Amendment and Rezoning.

FINDINGS (22-0101-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The low commercial intensity of the proposed O (Office) General Plan designation is appropriate, given that adjacent properties to the north and west are designated L (Low Density Residential) and land to the south in unincorporated Clark County is designated LN (Low-Intensity Suburban Neighborhood).

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

   If approved, the O (Office) General Plan designation would allow for P-O (Professional Office) and O (Office) zoning districts, which are appropriate commercial transitions from the residential zoning districts on adjacent parcels.

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

   Public infrastructure in this area is nearly fully improved, which is sufficient to accommodate the proposed O (Office) designation. A Shared Use Trail will be required when development is proposed. This area of the city is served by Wayne Bunker Park and Barkin Basin Park to the east.

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

   The proposed O (Office) designation conforms to the 2050 Las Vegas Master Plan, which allows for small lot office conversions as a transition from residential to commercial uses.

FINDINGS (22-0101-ZON1)

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

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

   If approved, the proposed O (Office) zoning district would conform to the proposed O (Office) General Plan designation.

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

   The uses that would be allowed by the proposed O (Office) zoning district would be compatible with the single-family residential and school uses adjacent to this site.

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

   Prior residential and civic development of this area has left a small parcel at the corner of two Primary Arterial streets undeveloped. This parcel is more suited for low-intensity commercial development, given its size and location.

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.**

   Two Primary Arterial streets, Buffalo Drive and Alexander Road, provide access to the subject property. With right-of-way widths of 100 feet, these roadway facilities are sufficient to meet the requirements of the proposed O (Office) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/15/21	The City Council approved the Annexation (21-0539-ANX1) of 0.46 acres of land into the City of Las Vegas. The annexation became effective 12/22/21.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 0.46 acres at the southeast corner of Alexander Road and Buffalo Drive (APN 138-10-101-001), Ward 4 (Anthony) • **22-0101-GPA1** - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) • **22-0101-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: P-O (PROFESSIONAL OFFICE)

Most Recent Change of Ownership	
06/30/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There are no relevant building permits or business licenses related to the subject site.	
09/09/21	A business license (G69-05136) was issued for a K-12 private school (Academy For Learning) at 7550 West Alexander Road. The license remains active.

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Pre-Application Meeting	
02/15/22	A pre-application meeting was held to discuss submittal requirements for General Plan Amendment and Rezoning applications. Future trail and neighborhood meeting requirements were also discussed.
Neighborhood Meeting	
03/14/22	A neighborhood meeting was held at the Durango Hills Community Center/YMCA at 3521 North Durango Drive in Las Vegas. There were eight members of the public, one representative for the applicant, one Ward 4 City Council staff member, one planning commissioner and two Department of Planning staff members in attendance. The meeting began with a brief overview of the subject site and the intentions of the property owner to eventually develop the site into a small office building to accommodate about six employees, but no plans were presented at this time, as the applicant is only currently seeking to rezone the subject site. After the applicant's representative presented the rezoning request, the neighbors expressed these concerns: • Do not want any more commercial, was promised no commercial west of Tenaya Way by previous representative (approximately 15 years ago). Do not want apartments either. Would like to see a single-family home be built there. • How tall/how many stories will this building be? Concerns about a very tall structure with errant lighting and noise, loss of privacy. • Neighbors are concerned about a commercial building/use bringing increased traffic on Alexander and Buffalo Drive where there are already a lot of car accidents. The existing school to the east of this location creates traffic hazards around 3:00 p.m. Monday through Friday for pick-up (and drop-off in the mornings). • Besides the school and church, that intersection is all residential. • Neighbors are concerned the rezoning will devalue their property while increasing the value of this property and the property owner will just "flip" it and sell to someone else. The neighbors feel that a commercially zoned lot and development will devalue their residential properties. • None of the neighbors want to live next to an office building, but would be more comfortable if they had a site plan to see what the building would look like and they could give input in regards to building orientation, height and the parking lot and driveways. • Neighbors are worried this will cause a "domino" effect and once this is rezoned, the next property could be rezoned and then a large commercial center is constructed. The neighbors in attendance were in agreement that they did not support this proposal.

SS

Field Check	
03/03/22	The site is undeveloped but cleared of native vegetation. Perimeter walls have been constructed on the east and south sides of the site, while the frontages are enclosed by temporary chain link fencing. There are no sidewalk improvements on Alexander Road adjacent to the site.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	LN (Low-Intensity Suburban Neighborhood) - Clark County Designation	R-E (Rural Estates Residential) - Clark County Designation
East	Public or Private School, Primary and Secondary	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Lone Mountain	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y

SS

Other Plans or Special Requirements	*Compliance*
Trails (Shared Use Trail – south side of Alexander Rd) – not constructed	N
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply to development within the proposed P-O (Office) zoning district:

Standard	*Required/Allowed*
Min. Lot Size	N/A
Min. Lot Width	60 Feet
Min. Setbacks* • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	50 %
Max. Building Height*	2 Stories/35 feet

*Future commercial development will be subject to Residential Adjacency Standards as described in LVMC Title 19.08.040(H).

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	2.42 du/ac	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
P-O (Professional Office)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59 du/ac	1
Proposed General Plan	***Permitted Density***	***Units Allowed***
O (Office)	N/A	N/A

SS

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

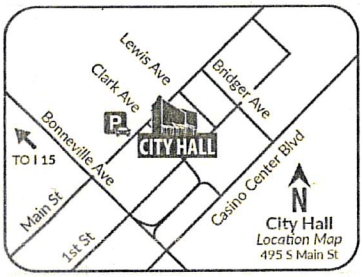
Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
CITY CLERK

2022 MAY 16 P 12:27



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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

22-0101 and 22-0101-GPA1 and 22-0101-ZON1

City Council Meeting of **05/18/2022**

Not safe for kids! This is a nice residential area. We don't need this in our area!!

125 BRDFHP1 89129

22-0101
13803411038
LORENZO FAMILY TRUST
LORENZO MICHAEL E & LISA M TRS
7500 BLUE SAGE CT
LAS VEGAS NV 89129-6011

We chose to live in this neighborhood because it does not have businesses.

Submitted after final agenda

Date 5/16/22 Item 45 a & b

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
45a

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

SUBJECT:
22-0101-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE)

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
45b

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

SUBJECT:
22-0101-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: P-O (PROFESSIONAL OFFICE)

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
46

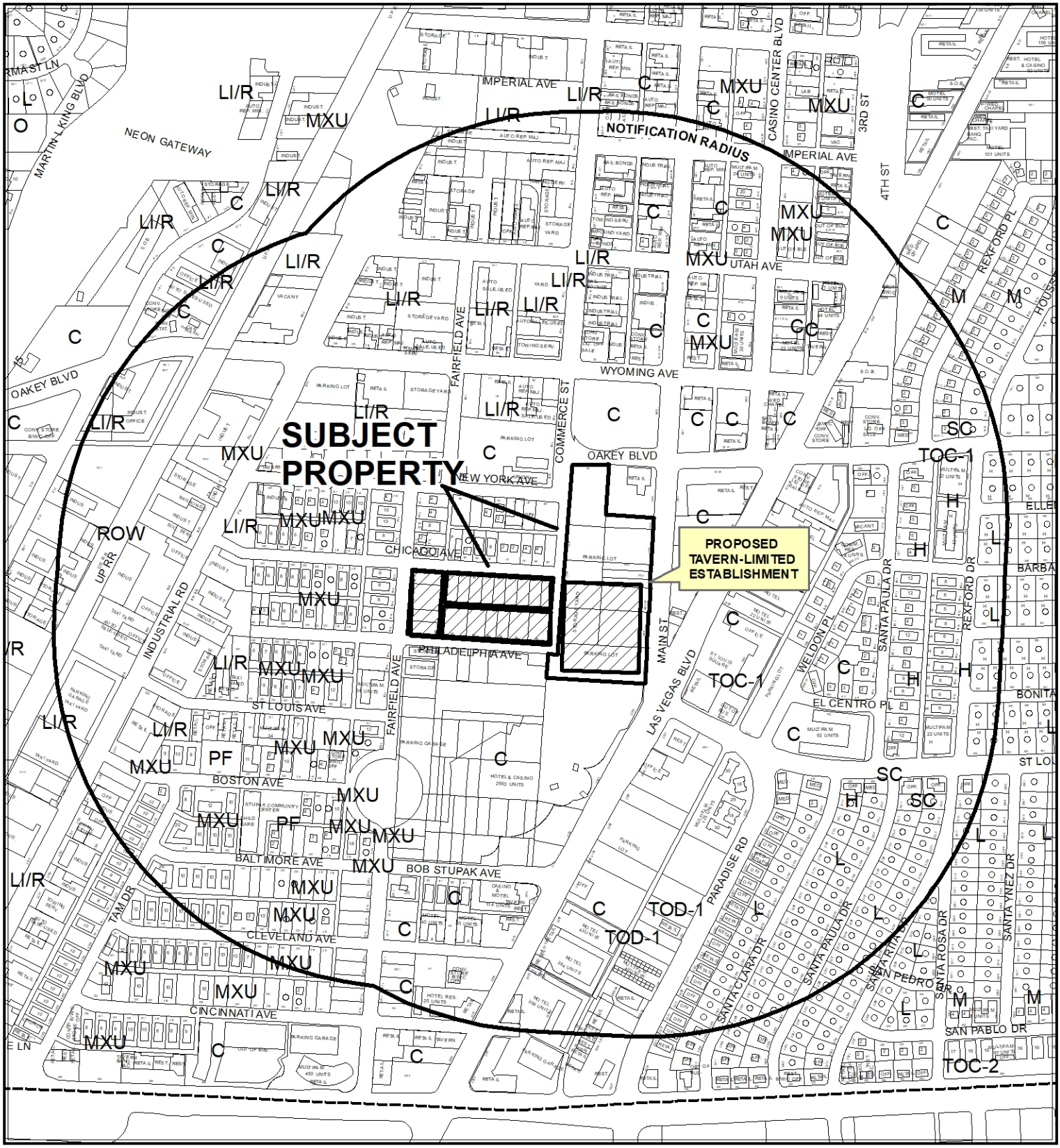
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0107 - PUBLIC HEARING - APPLICANT: THE 361 VENTURE, LLC - OWNER: STRATOSPHERE GAMING, LLC AND W2007 STATOSPHERE LAND PROPCO - For possible action on the following Land Use Entitlement project requests on 10.14 acres located on the west side of Main Street, approximately 230 feet south of Oakey Boulevard (APNs Multiple), Ward 3 (Diaz). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 22-0107-GPA1
2. Land Use Map - 22-0107-GPA1
3. Land Use Map - 22-0107-ZON1
4. Location and Aerial Maps
5. Special Map - 22-0107-SUP1
6. Conditions and Staff Report
7. Supporting Documentation
8. Photo(s)
9. Justification Letter
10. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division - 22-0107-SDR1
11. Support Postcards
12. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards
13. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting

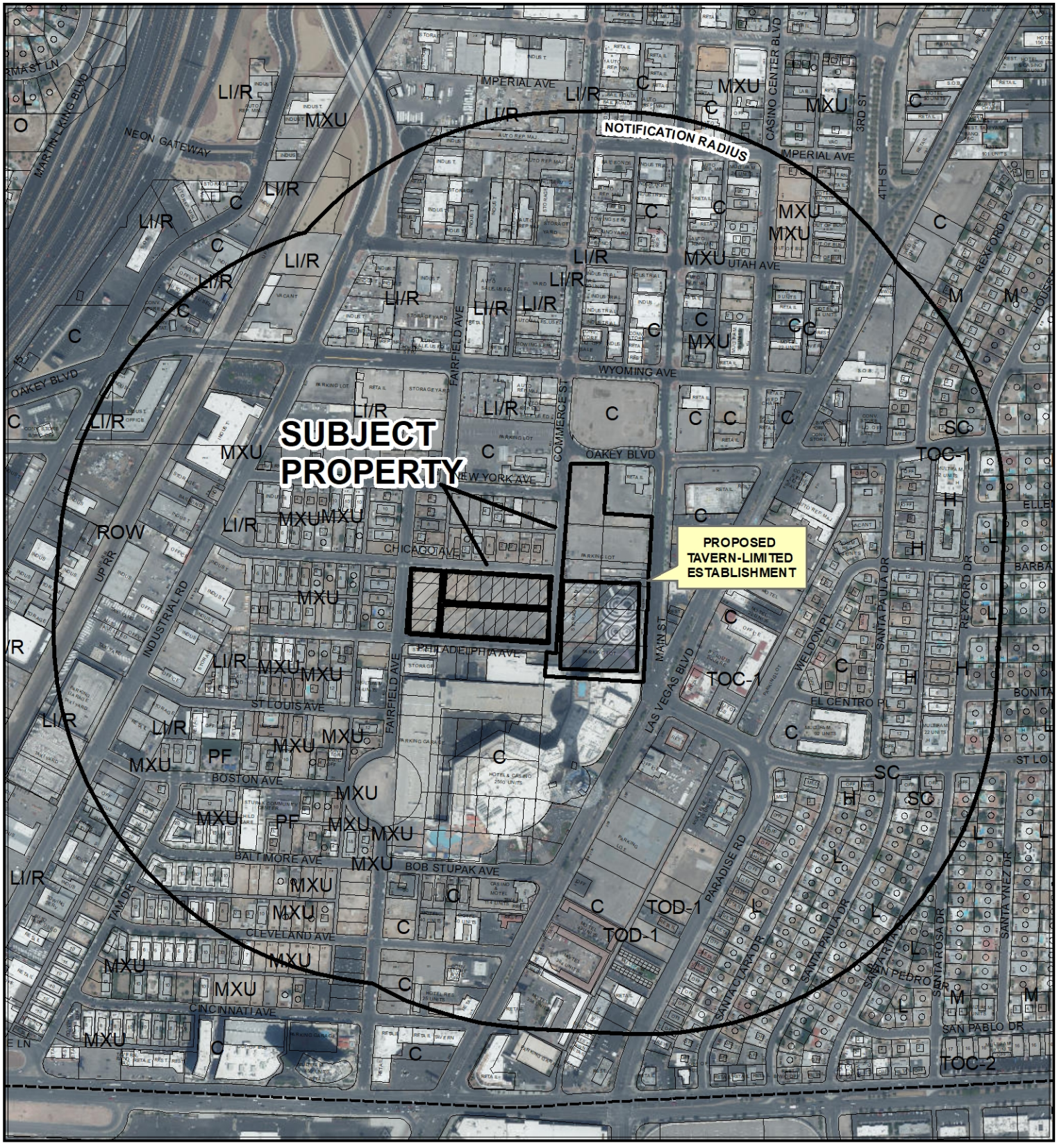


CASE: **22-0107-GPA1**

RADIUS: 1500 FEET

GENERAL PLAN OF SUBJECT PROPERTY: C (COMMERCIAL) AND MXU (MIXED USE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: C (COMMERCIAL)



CASE: **22-0107-GPA1**

RADIUS: 1500 FEET

GENERAL PLAN OF SUBJECT PROPERTY: C (COMMERCIAL) AND MXU (MIXED USE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: C (COMMERCIAL)

22-0107-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

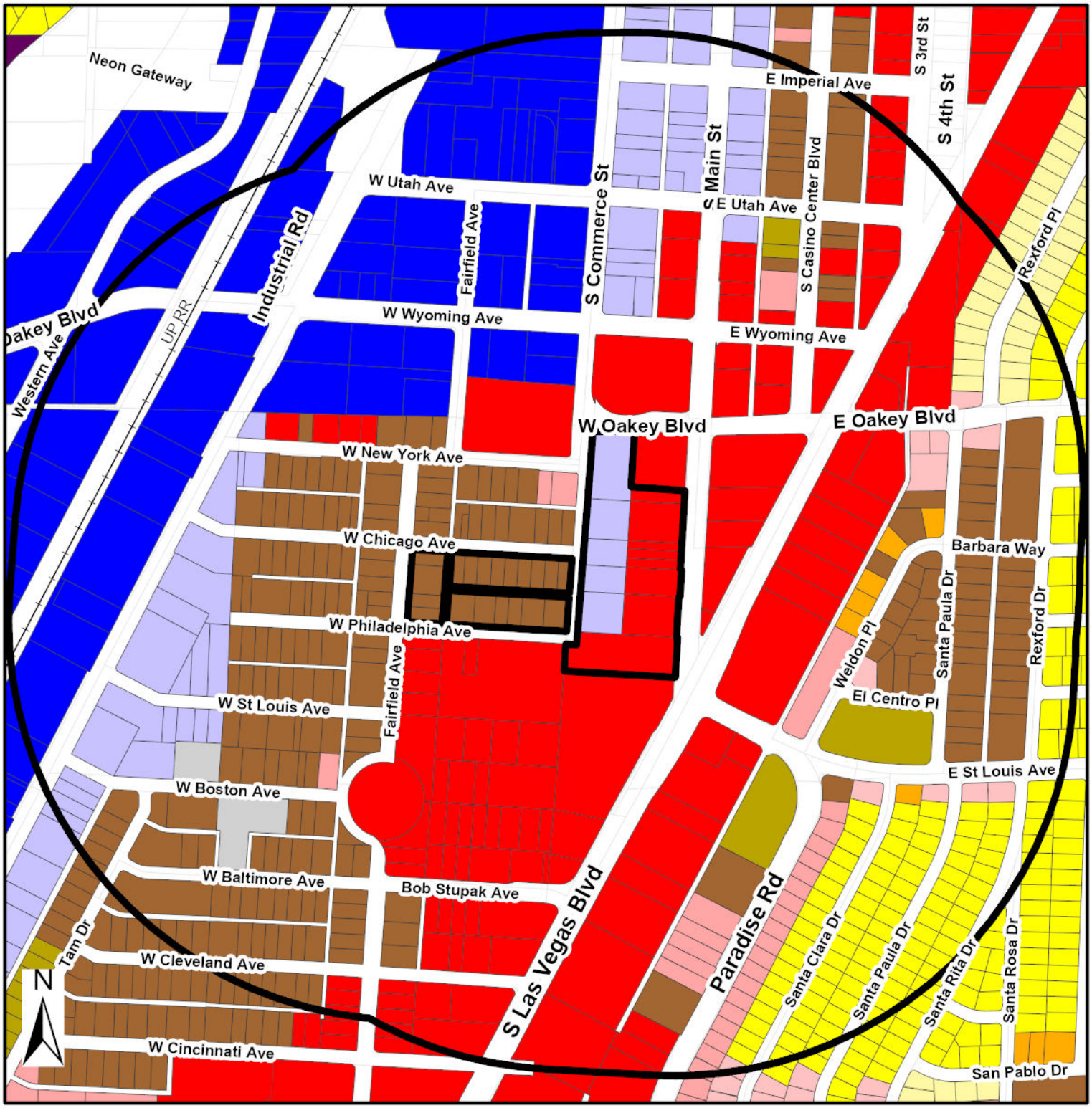
FROM MXU TO C

- Subject Property
- Not City
- 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, February 28, 2022

22-0107-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-4 AND C-M TO C-2

Subject Property
Not City
City Limits

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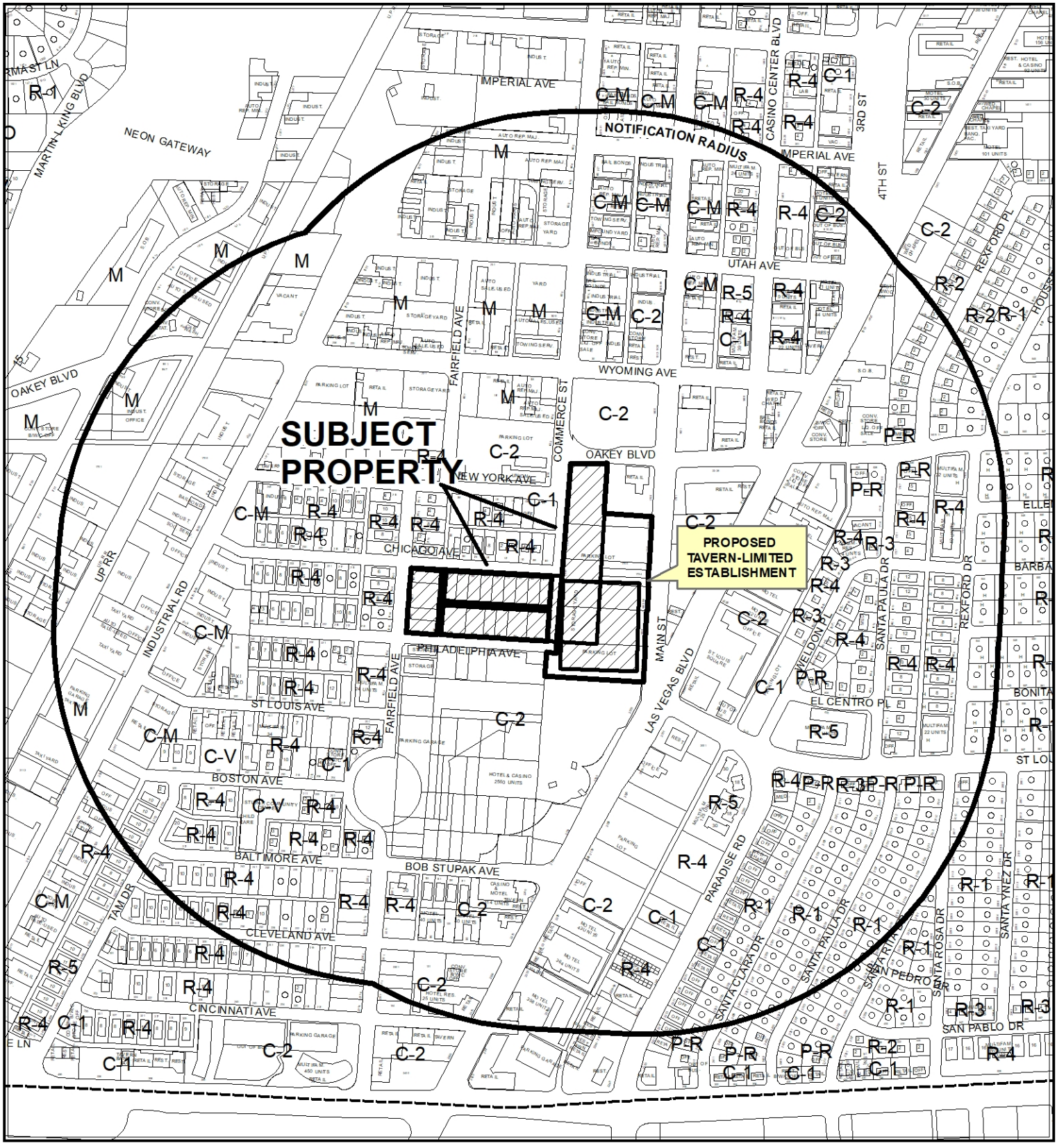
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, February 28, 2022

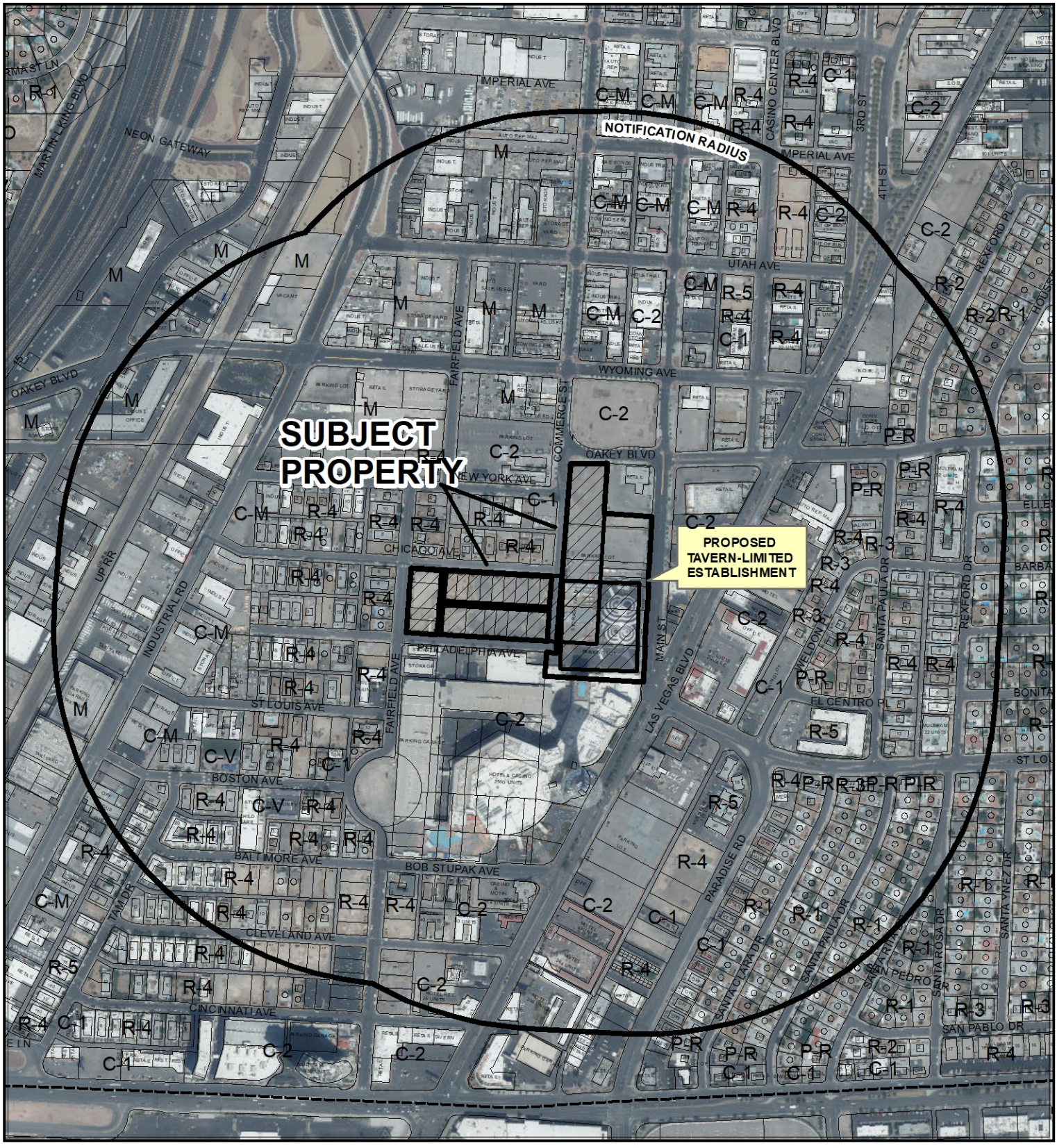


CASE: **22-0107**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

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



CASE: **22-0107**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

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



22-0107-SUP1

Liquor Establishment (Tavern-Limit)

Business Licenses

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

Protected Uses

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

- Entertainment District
- Subject Property

N

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

Date: Monday, February 28, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: THE 361 VENTURE, LLC - OWNER: STRATOSPHERE GAMING, LLC AND W2007 STATOSPHERE LAND PROPCO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0107-GPA1	Staff recommends APPROVAL.	
22-0107-ZON1	Staff recommends APPROVAL.	22-0107-GPA1
22-0107-SUP1	Staff recommends APPROVAL, subject to conditions:	22-0107-GPA1 22-0107-ZON1
22-0107-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0107-GPA1 22-0107-ZON1 22-0107-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 723 (by City Clerk)

PROTESTS 0

APPROVALS 10

JB

**** CONDITIONS ****

22-0107-SUP1 CONDITIONS

Planning

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

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

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

4. Minors shall only be permitted in such areas wherein spirituous, malt or fermented liquors or wines are served only in conjunction with regular meals and where dining tables or booths are provided separate from the bar in conformance with Title 6.50.

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

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

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

22-0107-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0107-GPA1) and Rezoning (22-0107-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0107-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 03/08/22; landscape plan and building elevations date stamped 02/21/22; and building cross section date stamped 03/01/22, except as amended by conditions herein.

4. A Waiver from Appendix F Interim Downtown Las Vegas setback development standards is hereby approved, to allow zero percent of the first story façade to align with the front property line.

5. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow no ornamental parking lot screening, where such is required.

6. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow 13 24-inch box trees where 24 15-gallon trees with four one gallon shrubs are required within the parking lot area.

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

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

9. 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.

10. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

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

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

Public Works

15. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

16. An Order of Vacation must be recorded, such as 21-0422-VAC1, prior to the issuance of permits for this site.

17. Prior to the submittal of any construction drawings, contact the Sanitary Sewer Planning Section of the Department of Public Works to discuss the final location of public sewer lines within this site and for access requirements if public sewer lines are to remain where they currently exist. Complying with the conditions of approval for 21-0422-VAC1 will address this requirement.

18. No trees or landscaping over 3-feet tall shall be allowed within Public sewer easement. All existing trees located within the easement shall be removed concurrent with onsite development.

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

20. Submit a License Agreement for landscaping and private improvements in the public rights of way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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

22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Any easements required by an approved Drainage Study shall be reserved. Any drop inlets in Commerce Avenue that may need to be relocated will be the responsible of the applicant.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed Commercial Recreation/Amusement (Indoor/Outdoor) [Golf Range] and Tavern-Limited Establishment use totaling 99,858 square feet with a 6,625 square-foot outdoor patio area on 10.14 acres located on the west side of Main Street, approximately 230 feet south of Oakey Boulevard.

ISSUES

- The proposed Commercial Recreation/Amusement (Indoor/Outdoor) use is permitted within the C-2 (General Commercial) zoning district.
- The applicant has requested a General Plan Amendment (22-0107-GPA1) from MXU (Mixed Use) and C (Commercial) to GC (General Commercial) on the subject site. Staff recommends approval of the request.
- The applicant has requested a Rezoning (22-0107-ZON1) from R-4 (High Density Residential) and C-M (Commercial/Industrial) to C-2 (General Commercial). Staff recommends approval of the request.
- The applicant has requested a Special Use Permit (22-0107-SUP1) for a proposed 99,858 square-foot Tavern-Limited Establishment use with a 6,625 outdoor patio area in conjunction with the proposed development. Staff recommends approval of the request.
- The applicant has requested the following Waivers of Appendix F Interim Downtown Las Vegas Development Standards. Staff supports the request.
    - To allow zero percent of the first story façade to align with the front property line, where 70 percent is the minimum required.
    - To allow no ornamental parking lot screening where such is required.
    - To allow 13 24-inch box trees where 24 15-gallon trees with four one gallon shrubs are required within the parking lot area.
- The subject site is comprised of multiple parcels. Staff has had added a condition of approval, which will require the applicant to coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots.

ANALYSIS

The proposed project is located in Area 1 of the Downtown Las Vegas Overlay, within the Gateway District and is located directly adjacent to the northern perimeter of The Strat – Hotel & Casino. The 10.14-acre site is comprised of 32 parcels with three separate zoning designations C-2 (General Commercial), C-M (Commercial/Industrial) and R-4 (High Density Residential). The two commercial zoning districts [C-2 (General Commercial) and C-M (Commercial/Industrial)] have a General Plan designation of C (Commercial) and the residential zoning district [R-4 (High Density Residential)] has a General Plan designation of MXU (Mixed Use). The subject site is located adjacent to existing residential development to the north and west that are zoned R-4 (High Density Residential). An existing hotel/casino and commercial developments buffer the south and east perimeter of the site.

The subject site is located within the Downtown Las Vegas Area as outlined in the City of Las Vegas 2050 Master Plan. The Downtown Las Vegas area is the City's civic, commercial, and cultural hub. Downtown is the original home to local gaming and tourism. It continues to attract visitors looking for a historic and authentic Las Vegas experience.

The applicant has proposed a General Plan Amendment (22-0107-GPA1) from MXU (Mixed Use) and C (Commercial) to GC (General Commercial). The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. The GC (General Commercial) General Plan land use designation allows the P-O (Professional Office and Parking), O (Office), C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts.

In addition, the applicant has proposed a Rezoning (22-0107-ZON1) the subject site from R-4 (High Density Residential) and C-M (Commercial/Industrial) to C-2 (General Commercial). The purpose of the C-2 (General Commercial) zoning 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. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The zoning district is also appropriate along commercial corridors and is consistent with the General Commercial category of the General Plan. The proposed C-2 (General Commercial) zoning district is consistent with the policies of the GC (General Commercial) category of the General Plan. Staff has determined that the proposed C-2 (General Commercial) zoning district and GC (General Commercial) General Plan land use designation are consistent with the surrounding area.

A Commercial Recreation/Amusement (Indoor) use is described in Title 19.12 as "An enclosed facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public for a fee. This use includes without limitation bowling alleys, indoor miniature golf courses, roller and ice skating rinks, game courts, swimming pools, walk-in movie theaters, physical fitness centers, gyms, billiard parlors/pool halls, indoor general entertainment establishments, and video arcades." A Commercial Recreation/Amusement (Outdoor) use is described in Title 19.12 as "An outdoor facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public for a fee. This use includes without limitation game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, amusement parks, amphitheaters, indoor general entertainment establishments, and sports events."

Both land uses are permissible within the proposed C-2 (General Commercial) zoning district. In the submitted justification letter, the applicant indicates the golf entertainment facility is a four-story tall venue with 103 hitting bays for game play into the driving range, an interactive putting area, four lounges/bars, one beer/wine tap room, two VIP lounges/bars and three multipurpose meeting rooms.

A Tavern-Limited Establishment is described in Title 19.12 as: "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the proposed C-2 (General Commercial) zoning district with an approved Special Use Permit. This use will allow the applicant to serve alcoholic beverages to patrons throughout the commercial development. Staff recommends approval of the proposed Special Use Permit, with conditions, as this proposed development specifically meets the goals of the Downtown Las Vegas Overlay – Gateway District by providing a pedestrian friendly development and related services that will amplify the district.

Per the Appendix F Interim Downtown Las Vegas – Area 1 - threshold requirements the new proposed principal structure on-site meets the definition of a Major Site Development Plan Review, with a covenant signed for all future streetscape and civil improvements because of the partial block frontage. The proposed commercial building has been oriented towards Main Street and is located on the northern perimeter of the existing Hotel/Casino "The Strat". The outdoor golf range associated with the building is oriented to the west of the proposed building and is bound by Fairfield Avenue to the west and Chicago Avenue to the north. The applicant has requested a Waiver of Appendix F Interim Downtown Las Vegas building setback development standards to allow zero percent of the first story façade to align with the front property line, where 70 percent is the minimum required. Staff finds that the requested waiver will have minimal negative impact to the surrounding area as the proposed building placement is consistent with other commercial development in the area.

The submitted building elevations indicate the new proposed building will be located on the southern portion of the site and is approximately 60.25 feet in height measured to the top of the parapet. The building façade will incorporate a combination of white, grey, blue and red painted walls with triangular canopies located in front of the primary entrance. All rooftop mechanical equipment has been shielded from view by the roof parapet.

The applicant has proposed to install a permanent surface level parking lot with 146 spaces on the northern perimeter of the subject site, where Title 19.12 requires a minimum of 495 parking spaces for the proposed development. However, projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements as adequate parking facilities can be found in the surrounding area to support the commercial development

In addition, the applicant has requested the following Waivers of Appendix F Interim Downtown Las Vegas permanent parking lot development standards to allow no ornamental parking lot screening where such is required and to allow 13 24-inch box trees where 24 15-gallon trees with four one gallon shrubs are required within the parking lot area, where a minimum of one, 15-gallon sized shade tree for every six parking spaces with four, one-gallon sized shrubs per tree in landscaped islands and/or on the perimeter of the lot. Staff supports the requested waivers as the proposed parking lot is consistent with commercial development in the area.

Staff has determined the requested Waivers associated with this project will have minimal negative impact to development surrounding area and is appropriate for this area of the Downtown Las Vegas Overlay. Furthermore, the large scope of this commercial development is consistent with the adjacent hotel/casino and commercial development that buffer the southern, eastern and northern perimeter of the subject site; therefore, staff recommends approval of this project with conditions.

FINDINGS (22-0107-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed GC (General Commercial) designation is compatible with the existing adjacent land use designations. The proposed amendment would allow for a commercial development at this location.

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

   The proposed amendment would allow for the C-2 (General Commercial) zoning district, which would be compatible with the commercial properties fronting Main Street and the existing multi-family and single-family residential developments located to the west.

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

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

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

   The proposed amendment conforms to the policies for development outlined in the Las Vegas 2050 Master Plan for the Downtown area.

FINDINGS (22-0107-ZON1)

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

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

   The proposed Rezoning to C-2 (General Commercial) would conform to the GC (General Commercial) General Plan designation if approved.

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

   The proposed C-2 (General Commercial) zoning district would allow for the proposed Commercial Recreation/Amusement (Indoor/Outdoor) [Golf Range] development as permissible land use and Tavern-Limited Establishment use with an approved Special Use Permit. This is compatible with the surrounding uses within the subject site.

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

   The pattern of development in this area supports rezoning to C-2 (General Commercial) rather than remaining R-4 (High Density Residential) and C-M (Commercial/Industrial).

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.**

   Site access is provided from Main Street a 100-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways and Commerce Street a 40-foot Local Street as designated by Title 13. These streets are sufficient in size to accommodate the needs of the proposed use. These roads are adequate in size to accommodate development in the proposed C-2 (General Commercial) zoning district.

FINDINGS (22-0107-SUP1)

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

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

   The existing surrounding land uses consist of general retail, multi-family residential, hotel and casino and restaurants uses. The proposed Tavern-Limited Establishment can be conducted in a manner that is harmonious and compatible with the existing surrounding uses.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity of other commercial uses in the area.

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

Site access is provided from Main Street a 100-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways and Commerce Street a 40-foot Local Street as designated by Title 13. 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 Tavern-Limited Establishment will be subject to regular inspections during rehabilitation of the building itself by the Department of Building and Safety, and regular inspections by the Department of Planning – Business Licensing Division once a business license is issued protecting the public health, safety, and welfare. The objectives of the General Plan will be met by the conversion of the subject site into a commercial use.

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

   The proposed Tavern-Limited Establishment use has met the requirements set forth by both Title 19.12 and Title 6.50.250.

FINDINGS (22-0107-SDR1)

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

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

   The proposed commercial development is located in the Downtown Las Vegas Overlay – Gateway District and will serve as a pedestrian friendly commercial development that is complementary to the other restaurants and general retail uses in the neighborhood and is the type of use that is encouraged in the Downtown Las Vegas Overlay - Gateway District.

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

This project is consistent with the General Plan and the uses allowed in the Downtown Las Vegas Overlay – Gateway District. However, it is not consistent with the building setback and permanent parking lot development standards outlined in Appendix F Interim Downtown Las Vegas Development Standards. Staff finds that the requested Waivers associated with the development will have minimal negative impact to the surrounding area.

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

Site access is provided from Main Street a 100-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways and Commerce Street a 40-foot Local Street as designated by Title 13. 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 building façade will incorporate a combination of white, grey, blue and red painted walls. The submitted building elevations indicate all rooftop mechanical equipment has been shielded from view by the roof parapet and that metal triangular canopies will be provided above the main entrance to the building adjacent to Main Street.

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

The proposed building elevations have been designed with articulated roof lines and materials to prevent blank and expressionless walls. All roof mounted mechanical equipment has been screened from view using parapet walls. However, it is not consistent with the building setback standards in the Appendix F Interim Downtown Las Vegas Development Standards. The applicant has requested a Waiver to allow zero percent of the first story façade to align with the front property line. Staff has determined the requested Waiver will have minimal negative impact to surrounding development.

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.	
03/22/73	The Board of Zoning Adjustment approved a request for Variance (V-0008-73) to allow a full service auto body shop in conjunction with a garage operation at 1811 South Commerce Street.
06/05/96	The City Council approved a request for a Rezoning from R-4 (Apartment Residence) to C-2 (General Commercial) for 163,625 square-foot employee parking lot on property located on the northeast corner of Fairfield Avenue and Philadelphia Avenue.
10/09/18	The Planning Commission approved a request for a Special Use Permit (SUP-74477) for a proposed Tavern-Limited Establishment for a 202,200 square-foot commercial recreation/amusement (outdoor) use at 1850 South Main Street. The Planning Commission approved a request for a Site Development Plan Review (SDR-74478) for a proposed 202,200 square-foot Commercial Recreation/Amusement (Indoor/Outdoor) facility with Waivers of the Title 19 Appendix F Interim Downtown Las Vegas development standards at 1850 South Main Street.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on a Land Use Entitlement project requests on 10.14 acres located on the west side of Main Street, approximately 230 feet south of Oakey Boulevard (APNs Multiple), Ward 3 (Diaz) • 22-0107-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: GC (GENERAL COMMERCIAL) • 22-0107-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) • 22-0107-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 99,858 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 6,625 SQUARE-FOOT OUTDOOR PATIO AREA • 22-0107-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 99,858 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR/OUTDOOR) FACILITY AND A 6,625 SQUARE-FOOT OUTDOOR PATIO AREA WITH FIELD LIGHTING AND WAIVERS OF THE TITLE 19 APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

Related Building Permits/Business Licenses
There are no related Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
02/16/22	A Pre-Application meeting was conducted with the applicant to review the application materials and submittal requirements for a Special Use Permit and Site Development Plan Review for a proposed indoor and outdoor Commercial Recreation/Amusement (Indoor/Outdoor) Facility and Tavern-Limited Establishment.

Neighborhood Meeting	
03/24/22	A neighborhood meeting was held at the Stupak Community Center - Room #126 at 251 Boston Avenue, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning, Special Use Permit and Site Development Plan Review at the subject site. The meeting was attended by one Department of Planning staff member, one Council Ward 3 liaison and one Ward 3 Councilwoman. There were four members of the public in attendance; as such the following concerns were raised regarding the proposed development. • All members of the public in attendance at the meeting expressed support for the project. • Many mentioned that this project would raise property values and serve as a mechanism to clean up the surrounding area. • One individual expressed concerns about increased traffic levels in the surrounding area.

Field Check	
02/24/22	Staff conducted a routine site visit and found the portion of the site east of Commerce Street to be comprised of a large surface parking lot area, storage yard and undeveloped land surrounded by CMU, wrought iron and chain link wall and fencing materials. The portion of the site located to the west of Commerce Street is currently being used for outdoor storage and is surrounded by chain link fencing with plastic mesh screening materials.

Details of Application Request	
Site Area	
Net Acres	10.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Lot	C (Commercial)	C-2 (General Commercial) and C-M (Commercial/Industrial)
	Commercial Recreation/Amusement (Indoor/Outdoor)		
	Storage Yard		
	Undeveloped		
	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential)
North	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
	Undeveloped	C (Commercial)	C-2 (General Commercial)
South	Hotel & Casino	C (Commercial)	C-2 (General Commercial)
East	General Retail	C (Commercial)	C-2 (General Commercial)
	Restaurant		
West	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Interim Downtown Las Vegas Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks • Front (Main St.) • Side (north) • Side (south) • Rear	 70% along Property Line N/A N/A N/A	 0% 208 Feet 70 Feet 120 Feet	 N* Y Y Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	By Condition

**The applicant has requested a Waiver to allow zero percent of the first story façade to align with the front property line.*

Pursuant to Interim Downtown Las Vegas Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North • South • East • West	 1 Tree / 0 Linear Feet 1 Tree / 0 Linear Feet 1 Tree / 0 Linear Feet 1 Tree / 0 Linear Feet	 0 Trees 0 Trees 0 Trees 0 Trees	 0 Trees 0 Trees 20 Trees 24 Trees	 Y Y Y Y
TOTAL PERIMETER TREES		**0 Trees**	**44 Trees**	**Y**
Parking Area Landscaping	One 15-gallon Tree / 6 Uncovered Spaces	24 Trees	13 Trees	N*
	A minimum of ten square feet of landscaped surface area must be provided for each parking space	1,460	3,535 SF	Y

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Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	Y
• South	0 Feet		0 Feet	Y
• East	0 Feet		15 Feet	Y
• West	0 Feet		15 Feet	Y
Wall Height	A 42-inch ornamental screening fence is required adjacent to the right-of-way		Not Indicated	N*

*The applicant has requested Waivers of Appendix F Interim Downtown Las Vegas Permanent Parking Lot screening and landscaping development standards.

Existing Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
C-M (Commercial/Industrial)	N/A	N/A
R-4 (High Density Residential)	Unlimited	Unlimited
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
C (Commercial)	N/A	N/A
MXU (Mixed Use)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
C (Commercial)	N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Commerce Street	Local Street	Title 13	40	Y
Chicago Avenue	Local Street	Title 13	50	Y
Fairfield Avenue	Local Street	Title 13	50	Y
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Oakey Boulevard	Major Collector	Master Plan of Streets and Highways Map	60	Y
Philadelphia Avenue	Local Street	Title 13	50	Y

Pursuant to the Appendix F Interim Downtown Las Vegas Development Standards, the following is required:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Main Street (north/south street)	5’ amenity zone	5’ amenity zone	Y
	10’ sidewalk	11’ sidewalk	Y
	Sidewalk amenities	Not indicated	N/A
	Street trees 36” box shade at 20’ intervals	Street trees 36” box shade at 20’ intervals	Y

**Per the Interim Downtown Las Vegas Development Standards (Appendix F) - Threshold Document the subject site qualifies as a partial block frontage any streetscape not implemented due to existing conditions will require a Covenant Running with Land to obtain property owner’s consent for future improvements.*

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Recreation / Amusement (Indoor/Outdoor)	99,858 SF	1 per 200 SF	495				
TOTAL SPACES REQUIRED			495		146		Y*
Regular and Handicap Spaces Required			486	9	137	9	Y*

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

Waivers		
Requirement	***Request***	***Staff Recommendation***
70% of the first story façade shall align along the front and corner side property lines	0% alignment along front property lines	Approval
When parking lots face public streets, an ornamental screen and landscaping shall be incorporated, as approved by Staff.	To allow no ornamental parking lot screening where such is required.	Approval
Surface parking lots shall provide a minimum of one, 15-gallon sized shade tree for every six parking spaces with four, 1-gallon sized shrubs per tree in landscaped islands and/or on the perimeter of the lot.	To allow 13 24-inch box trees where 24 15-gallon trees with four one gallon shrubs are required.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0107
Meeting Date	03/21/2022
Total Fee	
Received By/Date	

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

Project Address (Location) West side of Main Street, approximately 230 feet south of Oakey Boulevard

Project Name Atomic Range **Proposed Use** Golf Entertainment

Assessor's Parcel #(s) multiple **Ward #** 3-Diaz

General Plan: Existing MXU,C Proposed C **Zoning:** Existing R-4,C-M Proposed C-2

Additional Information The property is an assortment of parcels with a few different zoning classifcations. The properties outlined will be for a golf entertainment location.

Property Owner Stratosphere Gaming LLC & W2007 Stratosphere Land Propco Contact Phyllis A. Gilland

Address 6595 S Jones Blvd City Las Vegas State NV Zip 89118

E-mail Phyllis.Gilland@goldenent.com Phone 702.495.4446

Applicant The 361 Venture LLC Contact Bobak Mostaghasi

Address 5 west bar le doc City Corpus Christi State TX Zip 78414

E-mail bobak@jeansrs.com Phone 361-549-7818

Representative Bobak Mostaghasi Contact Bobak Mostaghasi

Address 426 South Staples City corpus christi State TX Zip 78401

E-mail bobak@jeansrs.com Phone 361-549-7818

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 Phyllis A. Gilland

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

Print Name Phyllis A. Gilland

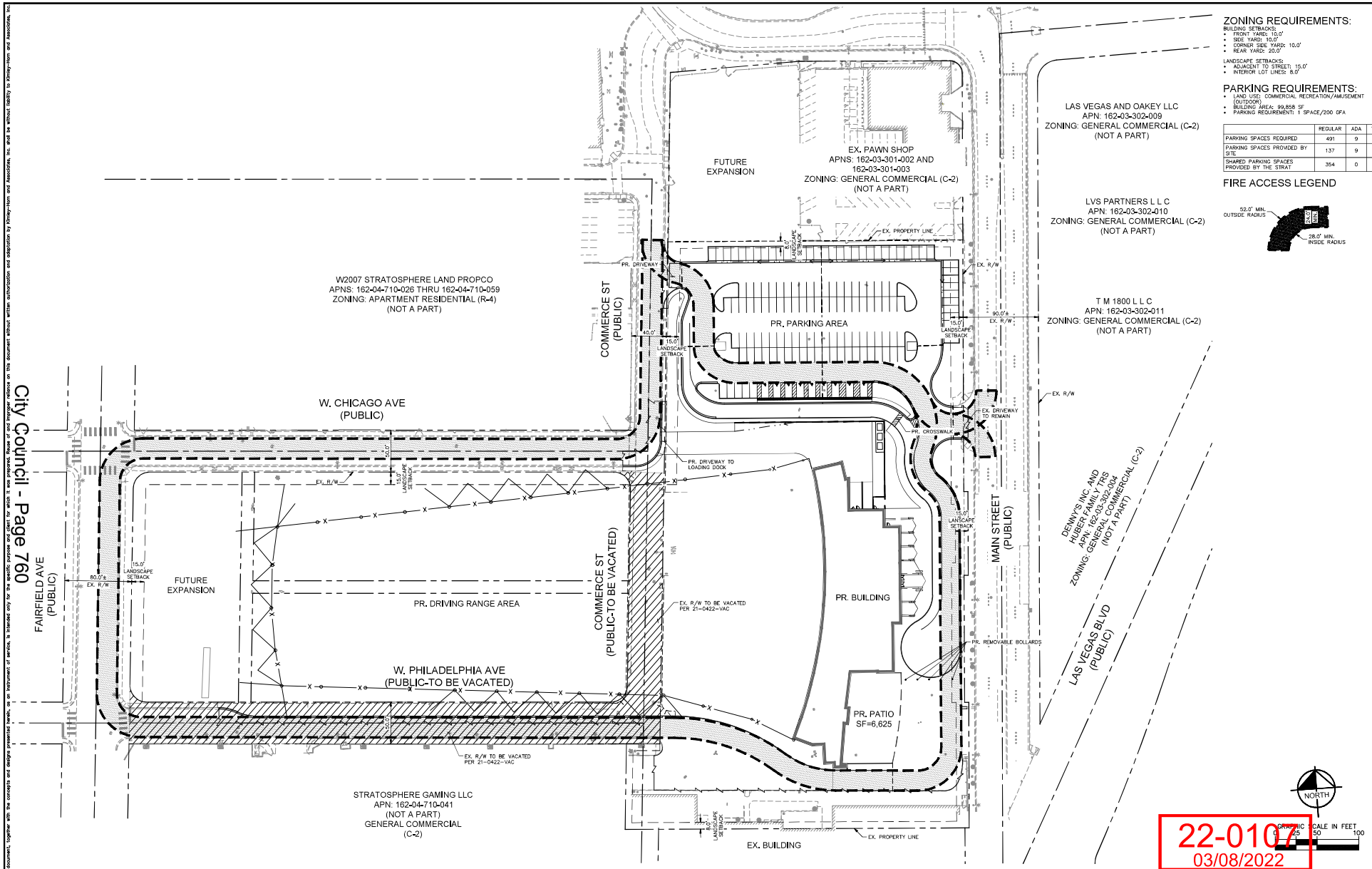
State of Nevada
County of Clark

Subscribed and sworn before me

This 17th day of February, 20 22

Notary Public in and for said County and State

MARILYN WHITE
Notary Public, State of Nevada
No. 20-5981-01
My Appt. Exp. Jan. 7, 2025



22-0107
03/08/2022

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No.	REVISIONS	DATE	BY

Kimley»Horn
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6671 LAS VEGAS BOULEVARD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

KHA PROJECT	192197000
DATE	03/08/2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

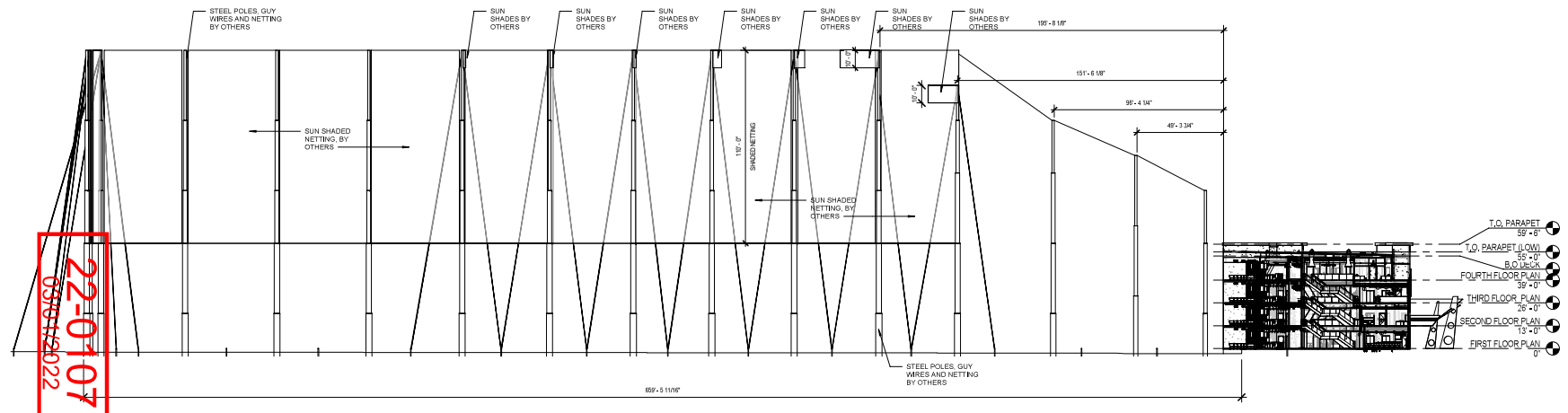
LAS VEGAS BLVD & MAIN STREET ENTERTAINMENT VENUE

PREPARED FOR
THE 361 VENTURE, LLC
CITY OF LAS VEGAS NEVADA

FOR DISCUSSION ONLY

OVERALL SITE PLAN EXHIBIT

SHEET NUMBER
1



1 BUILDING SECTION
SCALE: 1" = 30'-0"

22-0107
05/6/2022

Open studio architecture
6122 DeZavala Rd.
San Antonio, Texas 78249
Tel: 210.417.4307
www.openstudio-usa.com

FOR INTERIM REVIEW
NOT FOR CONSTRUCTION, BIDDING, REGULARTORY APPROVAL OR PERMITTING PURPOSES
Architect: Greg T. Shue
Seal No.: 17837
Date Issued: 02.11.21
Open studio architecture

Revisions		
Number	Description	Date

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ATOMIC RANGE

LAS VEGAS, NV

project #: 20.247
date: 02.11.21
drawn by: Author
checked by: Checker
drawing title: **BUILDING SECTIONS w TURF**

drawing number:

A303

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GENERAL LANDSCAPE NOTES

1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
2. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
21. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
26. ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.

GENERAL LANDSCAPE NOTES

27. AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 365 DAYS AFTER FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR OWNER'S REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
30. PRIOR TO INITIATING THE 365-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 365-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

GENERAL IRRIGATION NOTES

1. CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
2. SYSTEM DESIGN REQUIRES A STATIC PRESSURE OF 60 TO 75 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION INSTALLATION AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE, HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
3. ALL PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE SLEEVED PER PLAN DETAILS. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS (SEE ENGINEERING PAVING PLANS). WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND COMPATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK. SLEEVING BENEATH EXISTING PAVEMENTS SHALL BE INSTALLED BY BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
4. THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND POINT OF CONNECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES.
5. REFER TO DETAILS FOR INSTALLATION PROCEDURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.
7. ANY SUBSTITUTIONS OR OMISSIONS OF IRRIGATION COMPONENTS AND EQUIPMENT MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.

LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
S. MAIN ST 1 Tree/30 LF (ADDITIONAL 10 LF FOR 24" BOX)	574 LF/30 LF = 20 Trees	20 Trees
S. COMMERCE ST 1 Tree/30 LF (ADDITIONAL 10 LF FOR 24" BOX)	209 LF/30 LF = 7 Trees	7 Trees
W. PHILADELPHIA AVE 1 Tree/30 LF (ADDITIONAL 10 LF FOR 24" BOX)	490 LF/30 LF = 17 Trees	17 Trees
PARKING AREA		
PARKING LOT LANDSCAPE 1 Tree/6 Parking Spaces 4 Shrubs/Tree	145 Parking Spaces/6 = 25 Trees 100 Shrubs	25 Trees 123 Shrubs

PLANTING LEGEND

TREES*

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Chilopsis linearis 'Lopur' Desert Diva Desert Willow	24" Box	4
	Parkinsonia 'Desert Museum' Desert Museum Palo Verde	24" Box	39
	Quercus virginiana Live Oak	24" Box	28

* Trees shall be less than 4" caliper and pruned to 8' clear canopy.

SHRUBS & ACCENTS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Cycas revoluta Sago Palm	5 Gal.	5
	Dasylirion wheeleri Desert Spoon	5 Gal.	20
	Hesperaloe funifera Giant Yucca	5 Gal.	7
	Hesperaloe parviflora Red Yucca	5 Gal.	113
	Leucophyllum frutescens 'Rio Bravo' Rio Bravo Texas Sage	5 Gal.	79
	Rosmarinus officinalis 'Upright' Upright Rosemary	5 Gal.	74
	Senna artemisiodes Feathery Cassia	5 Gal.	77
	Simmondsia chinensis 'Vista' Compact Jojoba	5 Gal.	120

GROUNDCOVERS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Eremophila glabra 'Mingenew Gold' Gold Emu Bush	1 Gal.	68
	Lantana montevidensis Trailing Purple Lantana	1 Gal.	144

INERT MATERIALS

	DESCRIPTION	QTY
	Decomposed Granite 1/2" Screened, Color to Match Adjacent Development	66,045 SF

DEVELOPER/OWNER
THE 361 VENTURE, LLC.
426 SOUTH STAPLES ST
CORPUS CHRISTI, TX 78401
PH: (361) 549-7818
CONTACT: BOBAK MOSTAGHASI

ARCHITECT
OPEN STUDIO ARCHITECTURE
816 CAMARON ST, STE 230
SAN ANTONIO, TEXAS 78212
PH: (210) 417-4307

LAND SURVEYOR
HERITAGE SURVEYING NEVADA, INC.
1895 VILLAGE CENTER CIRCLE
LAS VEGAS, NEVADA 89134
PH: (702) 212-4016
CONTACT: DENNIS LAYTON

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC
6671 LAS VEGAS BLVD S, STE 320
LAS VEGAS, NEVADA 89119
PH: (702) 862-3600
CONTACT: SCOTT MARTIN, PE

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC
7740 N 16TH STREET, STE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
CONTACT: ADAM PERILLO, PLA

22-0107
02/21/2022

Call before you UnderGround 1-702-432-5300
Call before you dig 811 1-800-227-2600
Avoid overhead power line contact. It's costly. Call Before You Overhead 1-702-227-2929

No.	REVISIONS	DATE	BY

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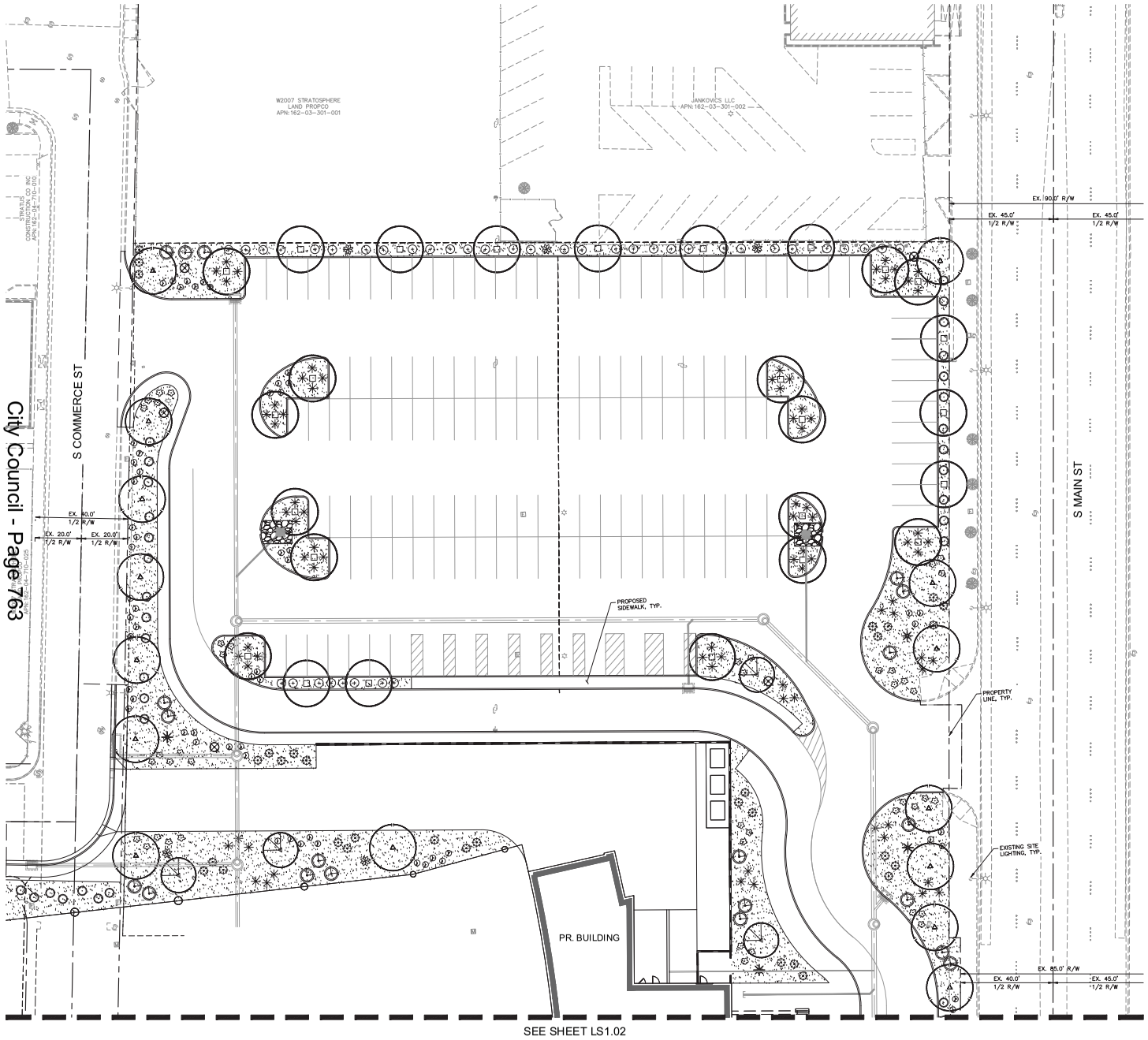
6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: (702) 862-3600
WWW.KIMLEY-HORN.COM

KHA PROJECT 192127000
DATE 2/8/2022
SCALE AS SHOWN
DESIGNED BY AMM
DRAWN BY AMM
CHECKED BY ACP

PRELIMINARY
LANDSCAPE PLAN

MAIN STREET
ENTERTAINMENT VENUE
PREPARED FOR
THE 361 VENTURE, LLC
CITY OF LAS VEGAS NEVADA

1 OF 4
L1.00



PLANTING LEGEND

TREES*

BOTANICAL NAME / COMMON NAME

- Chilopsis linearis 'Lopur'
  Desert Diva Desert Willow
- Parkinsonia 'Desert Museum'
  Desert Museum Palo Verde
- Quercus virginiana
  Live Oak

* Trees shall be less than 4" caliper and pruned to 8' clear canopy.

SHRUBS & ACCENTS

BOTANICAL NAME / COMMON NAME

- Cycas revoluta
  Sago Palm
- Dasylirion wheeleri
  Desert Spoon
- Hesperaloe funifera
  Giant Yucca
- Hesperaloe parviflora
  Red Yucca
- Leucophyllum frutescens 'Rio Bravo'
  Rio Bravo Texas Sage
- Rosmarinus officinalis 'Upright'
  Upright Rosemary
- Senna artemisiodes
  Feathery Cassia
- Simmondsia chinensis 'Vista'
  Compact Jojoba

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME

- Eremophila glabra 'Mingenew Gold'
  Gold Emu Bush
- Lantana montevidensis
  Trailing Purple Lantana

INERT MATERIALS

DESCRIPTION

- Decomposed Granite
  1/2" Screened, Color to Match Adjacent Development

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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22-0107
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KHA PROJECT 192197000
DATE 2/8/2022
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CHECKED BY ACP

PRELIMINARY
LANDSCAPE PLAN

MAIN STREET
ENTERTAINMENT VENUE
PREPARED FOR
THE 361 VENTURE, LLC
CITY OF LAS VEGAS NEVADA

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CITY OF LAS VEGAS NEVADA

MAIN STREET
ENTERTAINMENT VENUE
PREPARED FOR
THE 361 VENTURE, LLC

PRELIMINARY
LANDSCAPE PLAN

KHA PROJECT
192197000
DATE
2/8/2022
SCALE AS SHOWN
DESIGNED BY AMM
DRAWN BY AMM
CHECKED BY AOP

Kimley»Horn
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PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

22-0107
02/21/2022

PLANTING LEGEND

TREES*

	BOTANICAL NAME / COMMON NAME
	Chilopsis linearis 'Lopur' Desert Diva Desert Willow
	Parkinsonia 'Desert Museum' Desert Museum Palo Verde
	Quercus virginiana Live Oak

* Refer to Arborist report and proposal if observable

SHRUBS & ACCENTS

	BOTANICAL NAME / COMMON NAME
	Cycas revoluta Sago Palm
	Dasylirion wheeleri Desert Spoon
	Hesperaloe funifera Giant Yucca
	Hesperaloe parviflora Red Yucca
	Leucophyllum frutescens 'Rio Bravo' Rio Bravo Texas Sage
	Rosmarinus officinalis 'Upright' Upright Rosemary
	Senna artemisioides Feathery Cassia
	Simmondsia chinensis 'Vista' Compact Jojoba

GROUNDCOVERS

	BOTANICAL NAME / COMMON NAME
	Eremophila glabra 'Mingenew Gold' Gold Emu Bush
	Lantana montevidensis Trailing Purple Lantana

INERT MATERIALS

	DESCRIPTION
	Decomposed Granite 1/2" Screened, Color to Match Adjacent Development

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Call before you dig
811
Call Before You Overhead
Call Before You Underground
1-702-452-3300
1-800-227-2600 1-702-227-2929

S MAIN ST

EX. 45.0' 1/2 R/W
EX. 80.0' R/W
EX. 45.0' 1/2 R/W
EX. 65.0' R/W
EX. 45.0' 1/2 R/W

EXISTING SITE LIGHTING, TYP.
EXISTING FIRE HYDRANT, TYP.
PROPERTY LINE, TYP.
PROPOSED SIDEWALK, TYP.

PR. BUILDING

SEE SHEET LS1.01

S COMMERCE ST

EX. 40.0' R/W
EX. 20.0' 1/2 R/W
EX. 20.0' 1/2 R/W

STRATOSPHERE
LANDMARK
APN: 162-03-301-016

SEE SHEET LS1.01

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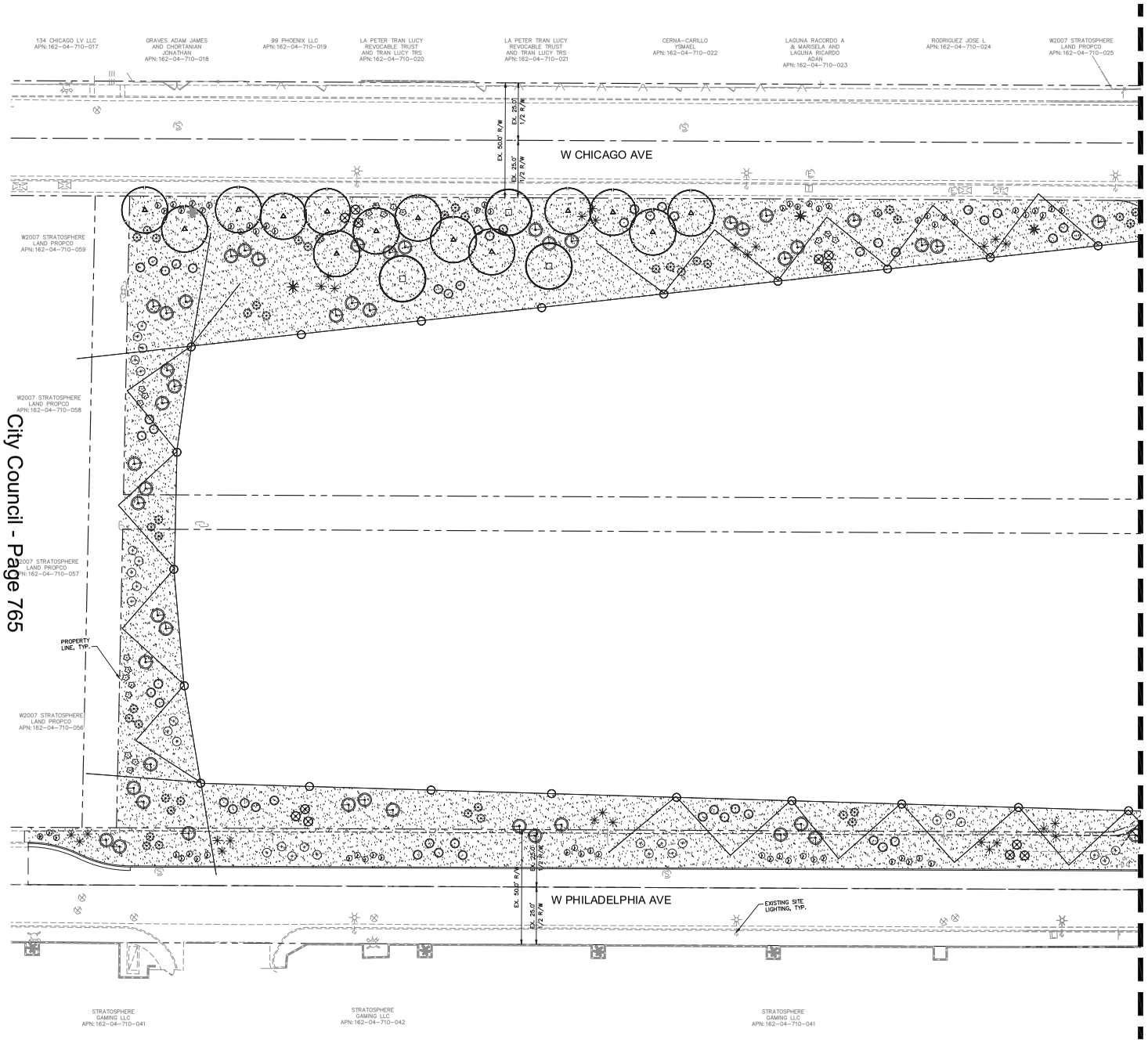

22-0107
02/21/2022

PLANTING LEGEND

TREES*

BOTANICAL NAME / COMMON NAME

- Chilopsis linearis 'Lopur' — Desert Diva Desert Willow
- Parkinsonia 'Desert Museum' — Desert Museum Palo Verde
- Quercus virginiana — Live Oak

* Trees shall be less than 4" caliper and pruned to 8' clear canopy.

SHRUBS & ACCENTS

BOTANICAL NAME / COMMON NAME

- Cycas revoluta — Sago Palm
- Dasylirion wheeleri — Desert Spoon
- Hesperaloe funifera — Giant Yucca
- Hesperaloe parviflora — Red Yucca
- Leucophyllum frutescens 'Rio Bravo' — Rio Bravo Texas Sage
- Rosmarinus officinalis 'Upright' — Upright Rosemary
- Senna artemisiodes — Feathery Cassia
- Simmondsia chinensis 'Vista' — Compact Jojoba

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME

- Eremophila glabra 'Mingenew Gold' — Gold Emu Bush
- Lantana montevidensis — Trailing Purple Lantana

INERT MATERIALS

DESCRIPTION

- Decomposed Granite — 1/2" Screened, Color to Match Adjacent Development

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call before you Dig
Avoid cutting underground utility lines. It's costly.

Avoid overhead power line contact. It's costly.

Call before you UnderGround
1-702-432-5300

Call 811 Before You Overhead
1-800-227-2600 1-702-227-2929

No.	REVISIONS	DATE	BY

Kimley»Horn

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6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

KHA PROJECT 192197000
DATE 2/8/2022
SCALE AS SHOWN
DESIGNED BY AMM
DRAWN BY AMM
CHECKED BY AOP

PRELIMINARY LANDSCAPE PLAN

MAIN STREET ENTERTAINMENT VENUE
PREPARED FOR
THE 361 VENTURE, LLC
CITY OF LAS VEGAS NEVADA

4 OF 4
L1.03

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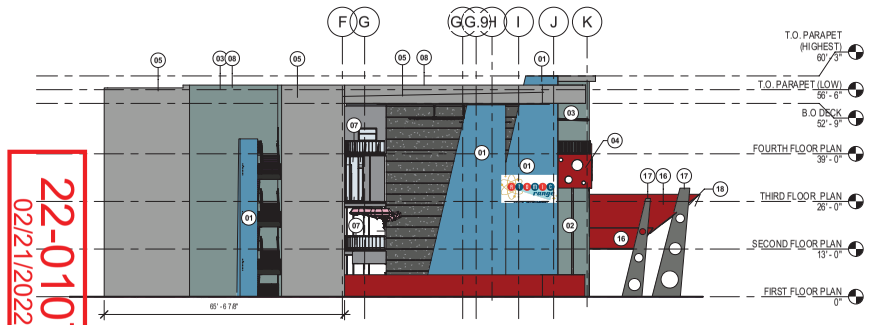
1 **EAST ELEVATION**
SCALE 1/16" = 1'-0"

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

Keynote Legend	
Key Value	Keynote Text
01	PAINTED (P-1) CONCRETE TILT-UP WALL- P-1:Vanity PPG1157-5
02	PAINTED (P-2) CONCRETE TILT-UP WALL- P-2:
03	PAINTED (P-3) CONCRETE TILT-UP WALL- P-3:Scarborough PPG1145-5
04	PAINTED (P-4) CONCRETE TILT-UP WALL- P-4:Red Gumball PPG1187-7
05	PAINTED (P-5) CONCRETE TILT-UP WALL- P-5:Burnished Blade PPG0995-5
06	FASCIA- BERRIDGE LEAD-COTE
07	GLASS RAILING
08	GLASS LED SCREEN
09	PRE-FINISHED METAL COPING w/ CONT. -HOLD DOWN CLEAT
10	ALUM. WINDOW AS SCHEDULED
12	HM. DOOR AS SCHEDULED
14	ROLL-UP DOOR AS SCHEDULED
15	CANOPY
16	ENTRANCE CANOPY -ROOF: BERRIDGE DEEP RED
17	TRIANGLE CANOPY COLOUMN - P-6:UP IN SMOKE PPG1010-6
18	3 FORM BACK LIT RESIN PANELS



2 **NORTH ELEVATION**
SCALE 1/16" = 1'-0"

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

22-0107
02/21/2022

City Council - Page 766

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San Antonio, Texas 78249
Tel: 210.417.4307
www.openstudio-usa.com

FOR INTERIM REVIEW
NOT FOR CONSTRUCTION, BIDDING, REGULARTORY APPROVAL OR PERMITTING PURPOSES
Architect: Greg T. Shue
Seal No.: 17837
Date Issued: 02.21.22
Open studio architecture

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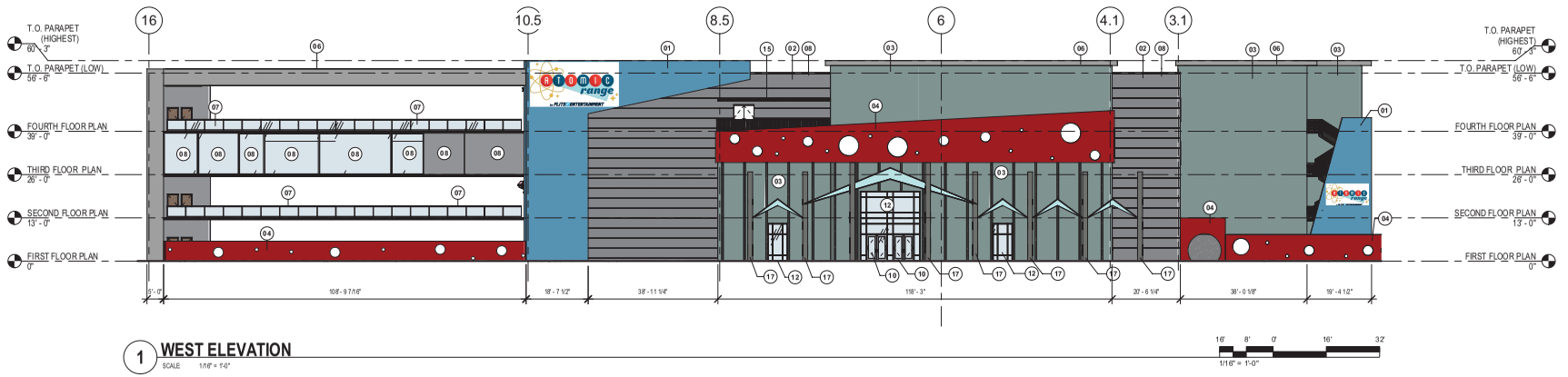
ATOMIC RANGE
LAS VEGAS, NV

project #: 20.247
date: 02.21.22
drawn by: Author
checked by: Checker
drawing title:
EXTERIOR ELEVATIONS

drawing number:
A202



1 **WEST ELEVATION**
SCALE 1/16" = 1'-0"

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

Keynote Legend	
Key Value	Keynote Text
01	PAINTED (P-1) CONCRETE TILT-UP WALL- P-1:Vanity PPG1157-5
02	PAINTED (P-2) CONCRETE TILT-UP WALL- P-2:
03	PAINTED (P-3) CONCRETE TILT-UP WALL- P-3:Scarborough PPG1145-5
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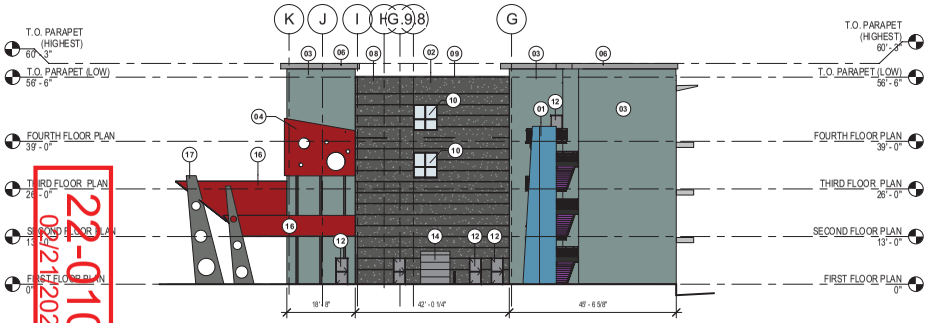
12	HM. DOOR AS SCHEDULED
14	ROLL-UP DOOR AS SCHEDULED
15	CANOPY
16	ENTRANCE CANOPY -ROOF: BERRIDGE DEEP RED
17	TRIANGLE CANOPY COLOUMN - P-6:UP IN SMOKE PPG 1010-6
18	3 FORM BACK LIT RESIN PANELS



2 **SOUTH ELEVATION**
SCALE 1/16" = 1'-0"

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

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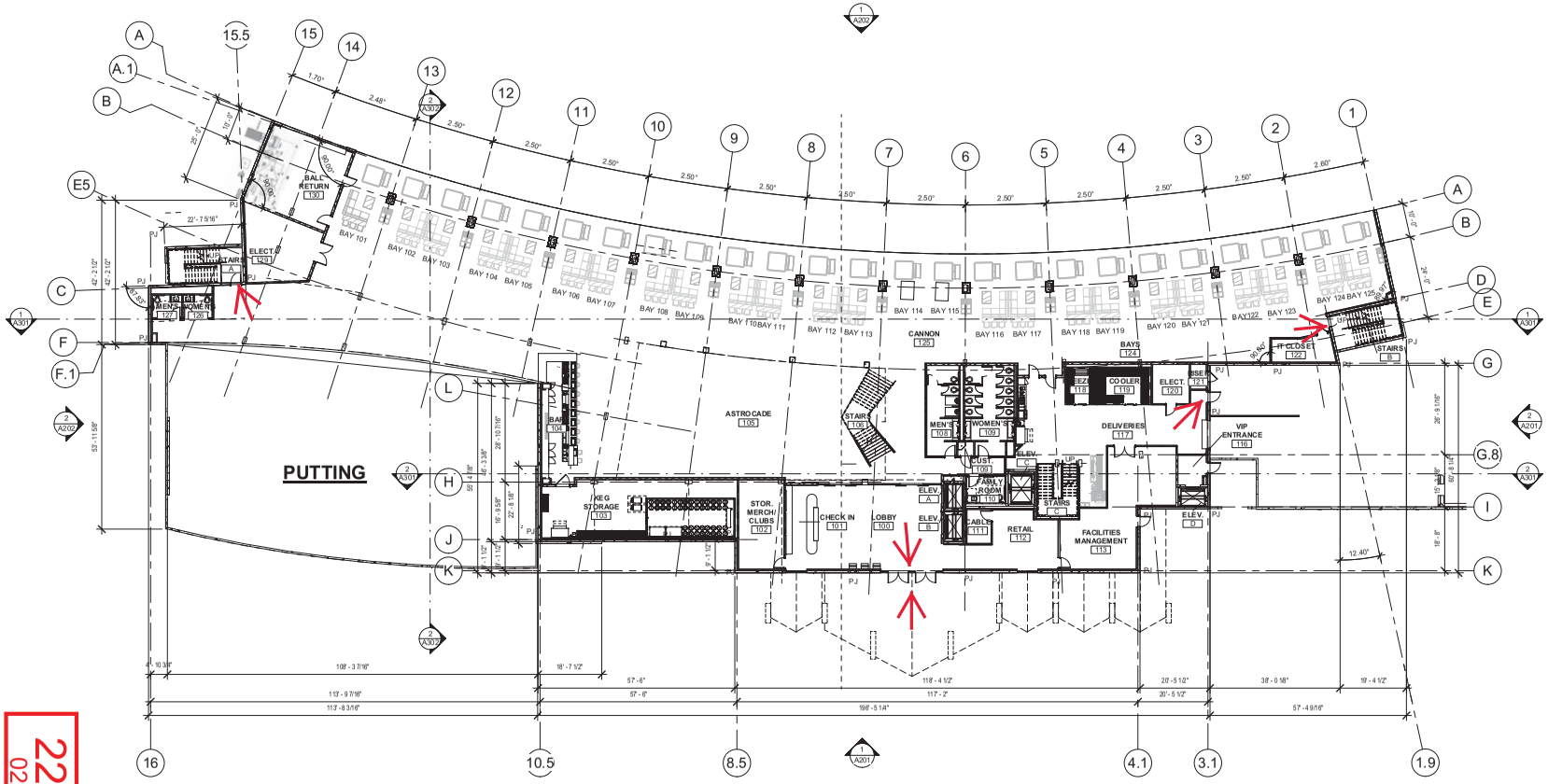
A201



1 FIRST FLOOR PLAN

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

TOTAL BUILDING AREA ..... 99,858 SF

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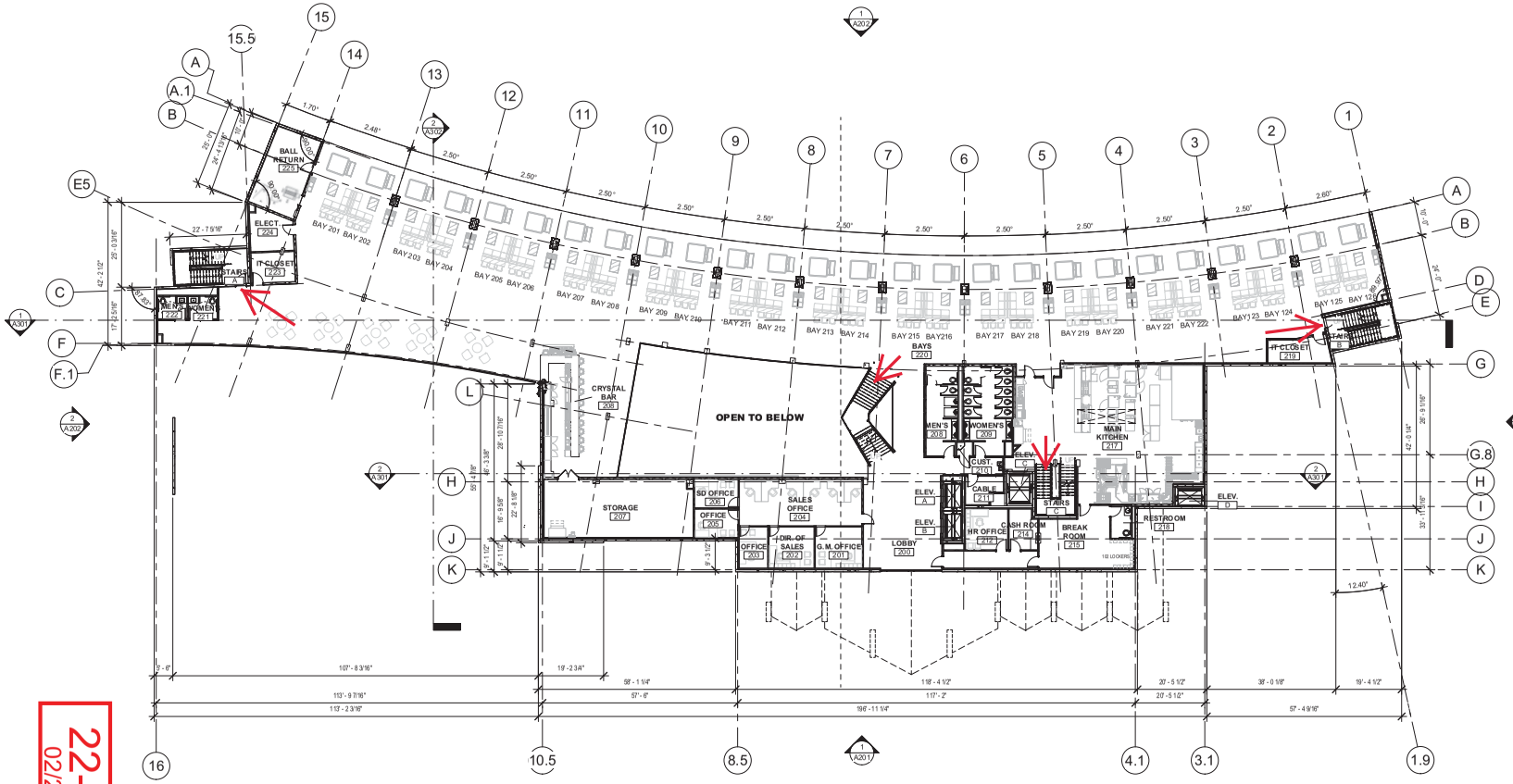
drawing number: A101



1 **SECOND FLOOR PLAN**

SCALE 1/16" = 1'-0"

TOTAL BUILDING AREA ..... 99,858 SF

16' 8' 0' 16' 32'

1/16" = 1'-0"

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date: 02.21.22
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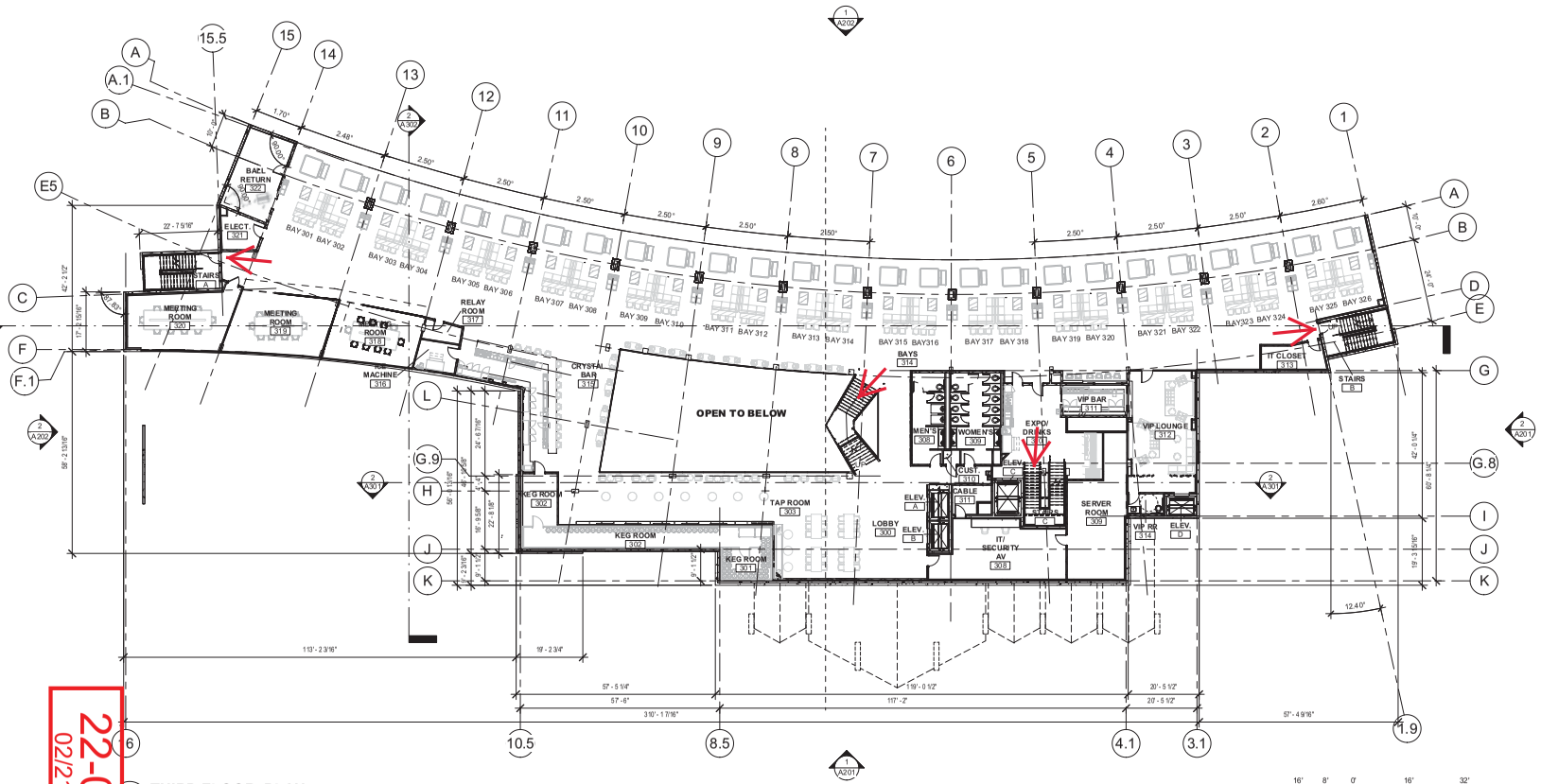
checked by: Checker
drawing title: **SECOND FLOOR COMPOSITE PLAN**

drawing number: **A102**



1 THIRD FLOOR PLAN

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

TOTAL BUILDING AREA..... 99,858 SF

16' 8' 0' 16' 32'

1/16" = 1'-0"

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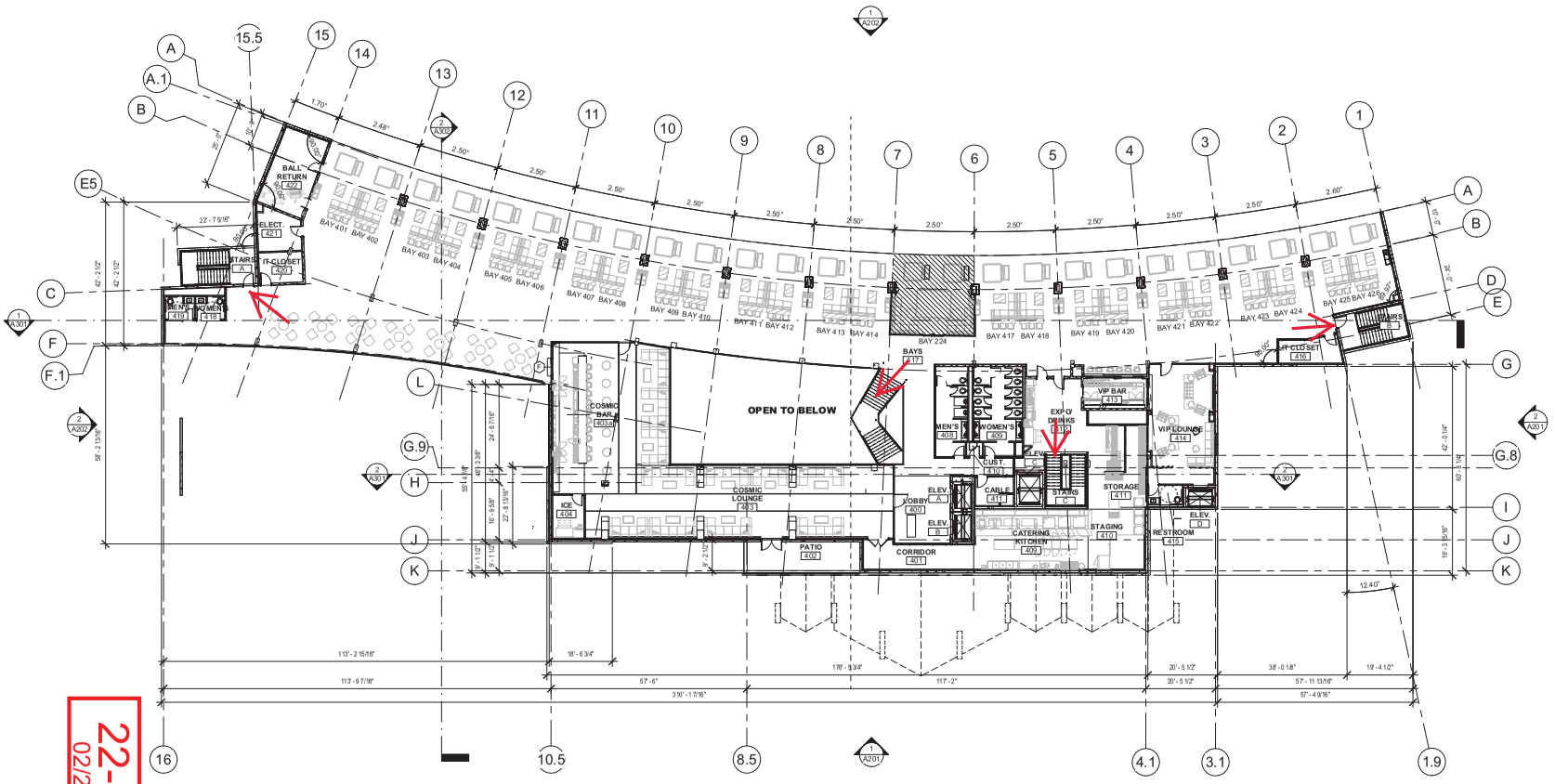
drawing title: **THIRD FLOOR COMPOSITE PLAN**

drawing number:

A103



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02/21/2022

FOURTH FLOOR PLAN

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

TOTAL BUILDING AREA ..... 99,858 SF

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

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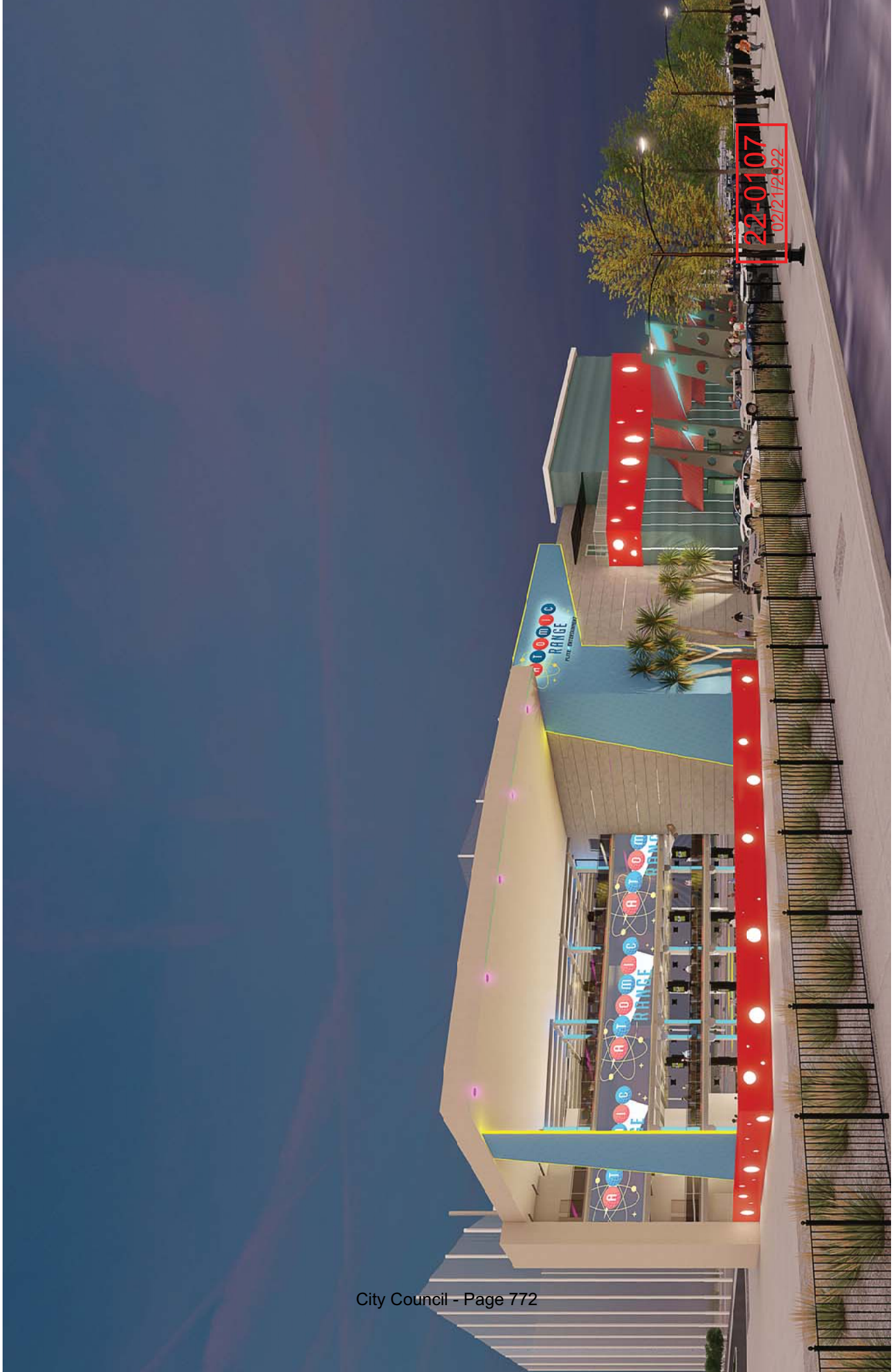
drawing title: **FOURTH FLOOR COMPOSITE PLAN**

drawing number:

A104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22-0107-GPA1, 22-0107-ZON1, 22-0107-SUP1 AND 22-0107-SDR1 - APPLICANT: THE 361 VENTURE, LLC - OWNER: STRATOSPHERE GAMING, LLC AND W2007 STATOSPHERE LAND PROPCO
WEST SIDE OF MAIN STREET, APPROXIMATELY 230 FEET SOUTH OF OAKEY BOULEVARD

02/24/2022



22-0107-GPA1, 22-0107-ZON1, 22-0107-SUP1 AND 22-0107-SDR1 - APPLICANT: THE 361 VENTURE, LLC - OWNER: STRATOSPHERE GAMING, LLC AND W2007 STATOSPHERE LAND PROPCO
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APR - 5 2022

City of Las Vegas
Department of Planning

Open studio architecture

Date: 04.05.2022

Planning and Development Department
495 S. Main St.
Las Vegas, NV 89101

Re: Justification Letter for Project 22-107 (Atomic Range)

To whom it may concern,

This letter is written on behalf of the owner, Stratosphere Gaming, LLC and W2007 Stratosphere Land Propco and shall serve as the required Justification Letter. We request the following entitlements:

22-0107 – PUBLIC HEARING – For possible action on the following Land Use Entitlement project requests on 10.14 acres located on the west side of Main Street, approximately 230 feet south of Oakey Boulevard (APNs Multiple), Ward 3 (Diaz)
• 22-0107-GPA1 – GENERAL PLAN AMENDMENT – FROM: MXU (MIXED USE) TO: C (COMMERCIAL)
• 22-0107-ZON1 – REZONING – FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)
• 22-0107-SUP1 – SPECIAL USE PERMIT – FOR A PROPOSED 99,858 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE
• 22-0107-SDR1 – SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 99,858 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR/OUTDOOR) FACILITY WITH WAIVERS OF THE TITLE 19 APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

The APN(S) in question are listed below:
16203301001, 16203301003, 16203301004, 16203301005, 16203301006, 16203301007, 16203301008, 16203301009, 16203301010, 16203301011, 16203301012, 16203301013, 16203301015, 16204710026, 16204710027, 16204710028, 16204710029, 16204710030, 16204710031, 16204710032, 16204710033, 16204710034, 16204710035, 16204710036, 16204710037, 16204710038, 16204710039, 16204710040, 16204710056, 16204710057, 16204710058, 16204710059

22-0107

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APR - 5 2022

City of Las Vegas
Department of Planning

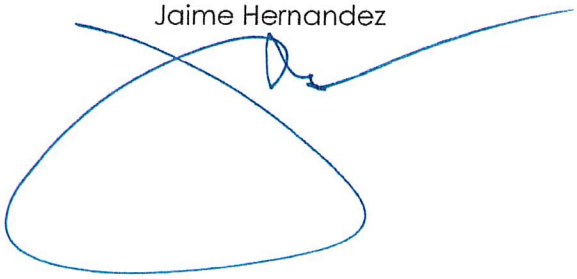
Open studio architecture

Atomic Range is a 99,858 SF golf entertainment facility. This is a four-story venue with 103 hitting bays for game play into a driving range, an interactive putting area, four lounges/bars, one beer/wine tap room, two VIP lounges/bars and three multipurpose meeting rooms.
The night experience at the driving range is called "dark range," which means we must keep the driving range as dark as possible for the guests to get the ultimate experience. There are only two locations that will have lighting on the driving range. One location will be on the range targets, which will have LED rope lighting that will be installed on the turf to light up the target edges. The second location will be against the building where fully shielded lighting will provide downlighting at approximately five 5 foot candles onto the turf.
The facility would employ approximately 400 employees. There will 147 new on-site parking spaces with 354 existing parking spaces to be shared parking spaces by the Strat. State licenses that will be requested will be liquor, beer, and wine. The hours of operations will be as follow:
Mon-Thu 11a-12a
Friday 11a-2a
Sat 9a-2a
Sun 8a-11p

We greatly appreciate your time and effort in the review of this justification letter. If you have any questions or require further information, please don't hesitate to contact me at 210.417.4307.

Respectfully,

Jaime Hernandez



22-0107

22-0107-SDR1
The 361 Venture, LLC

WS Main Street, S of Oakey Boulevard

Proposed 101 position driving range and a 5.6 thousand square foot restaurant.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GOLF DRIVING RANGE [TEES]	101.000	13.65	1,378
AM Peak Hour			0.40	40
PM Peak Hour			1.25	126

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	QUALITY RESTAURANT [1000 SF]	5.600	83.84	470
AM Peak Hour			0.73	4
PM Peak Hour			7.80	44

Total Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE			**1,848**
AM Peak Hour				**44**
PM Peak Hour				**170**

Existing traffic on all nearby streets:

Main Street

Average Daily Traffic (ADT)	12,205
PM Peak Hour	976

(heaviest 60 minutes)

Oakey Avenue

Average Daily Traffic (ADT)	3,451
PM Peak Hour	276

(heaviest 60 minutes)

Las Vegas Boulevard

Average Daily Traffic (ADT)	27,941
PM Peak Hour	2,235

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Main Street	35,490
Oakey Avenue	16,380
Las Vegas Boulevard	35,490

This project will add approximately 1,848 trips per day on Main St., Oakey Ave. and Las Vegas Blvd. Currently, Main is at about 34 percent of capacity, Oakey is at about 21 percent of capacity and Las Vegas is at about 79 percent of capacity. With this project, Main is expected to be at about 40 percent of capacity, Oakey to be at about 32 percent of capacity and Las Vegas to be at about 84 percent of capacity.

Based on Peak Hour use, this development is expected to add about 170 cars into the area, or about 3 per minute.

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

P.001/002

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City of Las Vegas, Office of The City Clerk
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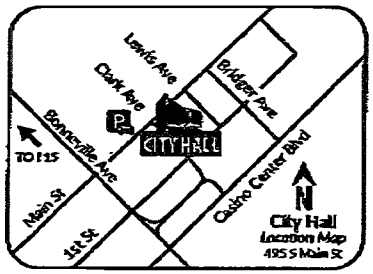

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1

City Council Meeting of **05/18/2022**

22-0107
16204608017
1530 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 BRDFNR1 89102

05/09/2022 07:50

P.002/002

(FAX)

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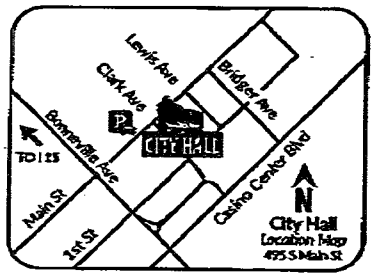

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1

City Council Meeting of **05/18/2022**

22-0107
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

05/09/2022 07:51

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0107-GPA1, 22-0107-ZON1, 22-0107-SUP1, AND 22-0107-SDR1

SUBJECT: APPLICANT: THE 361 VENTURE, LLC - OWNER: STRATOSPHERE GAMING, LLC AND W2007 STATOSPHERE LAND PROPCO

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the ***May 18, 2022 City Council*** meeting. All of these items will be placed at the beginning of the agenda. The Mayor 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 and Emily Wetzstein*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov*** and ***ewetzstein@lasvegasnevada.gov*** . If there is no one present at the City Council 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 City Councilperson 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 ***TUESDAY, MAY 17, 2022.***

Signature

5-11-2022
Date

Bobak Mostaghasi
Please Print Name

The 361 venture LLC
Company Name

Submitted after final agenda
AGENDA ITEM 46
RECEIVED 5.12.22
5.18.22 CC MEETING

Sincerely,

Seth Floyd
Director of Community Develpment
Department of Planning

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2022 MAY 11 A 9:38

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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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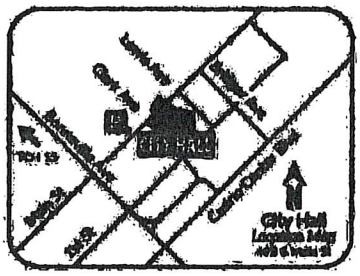

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1

City Council Meeting of 05/18/2022

22-0107
16204813013
JOHNCYN IRR BUSINESS TRUST ETAL
BEHRENS LYNN B
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

Submitted after ...

Date 5/18/22 Item 46 a-d W-3

City of Las Vegas, Office of The City Clerk
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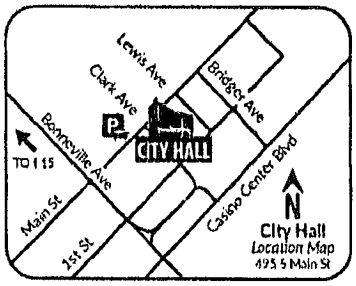

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1

City Council Meeting of **05/18/2022**

22-0107
16203311002
BARTSAS MARY 4 L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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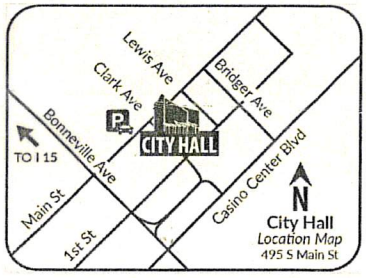

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22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1

City Council Meeting of **05/18/2022**

22-0107
16203315020
MCCARTHY JACQUELINE A
KAUFMAN MARK T
549 E ST LOUIS AVE
LAS VEGAS NV 89104

93 BRDFNP1 89104

Submitted after final agenda

Date 5/16/22 Item 46 a-d w-3

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

RECEIVED
APR 11 2022
City of Las Vegas
Department of Planning

CASE: 22-0107-GPA1, 22-0107-ZON1, 22-0107-SUP1 AND 22-0107-SDR1

SUBJECT: APPLICANT: THE 361 VENTURE, LLC - OWNER: STRATOSPHERE GAMING, LLC AND W2007 STATOSPHERE LAND PROPCO

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 12, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, APRIL 11, 2022.***

Signature

4-11-2022
Date

Bobak Mostaghasi
Please Print Name

The 361 venture LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 18 a-d

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

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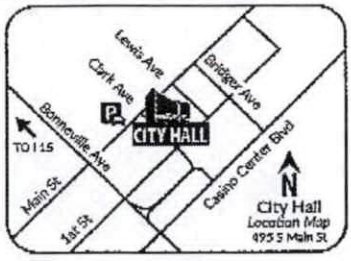

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Huge opportunity for our community

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1

Planning Commission Meeting of **04/12/2022**

22-0107
16203415046
NEVADA NEW BUILDS L L C
7312 W CHEYENNE # 6
LAS VEGAS NV 89129

125 BRDFNP1 89129

1 0 a-d A

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

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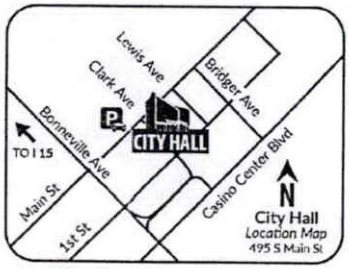

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1
Planning Commission Meeting of **04/12/2022**

22-0107
16204707006
4 A HOLDINGS L L C
9575 AZURE DR
LAS VEGAS NV 89149

39 BRDFNP1 89149

18a-d A

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

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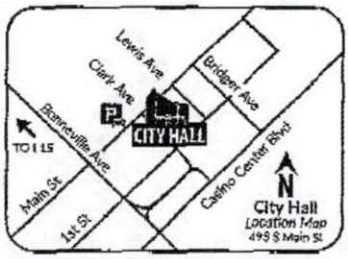

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Department of Planning

22-0107
16204710018
GRAVES ADAM JAMES
CHORTANIAN JONATHAN
2908 BURTON AVE
LAS VEGAS NV 89102

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495 South Main Street
Las Vegas, Nevada 89101

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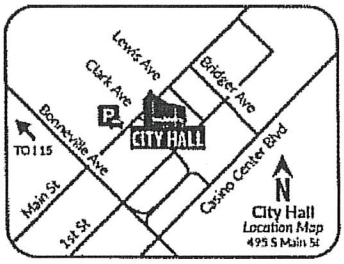

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City of Las Vegas
Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

03 BRDFNP1 89106

22-0107
16203311002
BARTSAS MARY 4 L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

18a-d A

From: GARY Creagh
16094828164
2022-04-04 02:08:42 GMT
Page: 1 of 6
To: +17024647499

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

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Please use available blank space on card for your comments.

22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1

Planning Commission Meeting of **04/12/2022**

89 BRDFNP1 89102

22-0107
16203210004
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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Page: 2 of 6
To: +17024647499

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

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

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City of Las Vegas
Department of Planning

22-0107
16203210005
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 BRDFNP1 89102

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From: GARY Creagh
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Page: 3 of 6
To: +17024647499

City of Las Vegas, Department of Planning
495 South Main Street
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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

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Department of Planning

22-0107
16203210007
STICKY 7 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 BRDFMP1 89102

18a-dA

From: GARY Creagh
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2022-04-04 02:08:42 GMT
Page: 4 of 6
To: +17024647499

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

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☒ I SUPPORT this Request
☐ I OPPOSE this Request

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22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1

Planning Commission Meeting of **04/12/2022**

22-0107
16203210015
STICKY VI L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 BRDFNP1 89102

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From: GARY Creagh
16094828164
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Page: 5 of 6
To: +17024647499

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

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Please use available blank space on card for your comments.

22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1

Planning Commission Meeting of **04/12/2022**

22-0107
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 BRDFNP1 89102

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From: GARY Creagh
16094828164
2022-04-04 02:08:42 GMT
Page: 6 of 6
To: +17024647499

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

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City of Las Vegas
Department of Planning



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

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0107 and 22-0107-GPA1 and 22-0107-ZON1 and 22-0107-SUP1 and 22-0107-SDR1

Planning Commission Meeting of **04/12/2022**

89 89102

22-0107
16203210006
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

18a-dA

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
46a

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

SUBJECT:
22-0107-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	5

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
46b

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

SUBJECT:
22-0107-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	5

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
46c

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

SUBJECT:
22-0107-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 99,858 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 6,625 SQUARE-FOOT OUTDOOR PATIO AREA

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	5

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
46d

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

SUBJECT:
22-0107-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 99,858 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR/OUTDOOR) FACILITY AND A 6,625 SQUARE-FOOT OUTDOOR PATIO AREA WITH FIELD LIGHTING AND WAIVERS OF THE TITLE 19 APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	10
City Council Meeting	0	City Council Meeting	5

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
47

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

SUBJECT:
21-0379 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON - For possible action on the following Land Use Entitlement project requests on 0.26 acres at 600 and 602 North 1st Street (APNs 139-27-810-008 and 009), Ward 5 (Crear). The Planning Commission (6-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Abeyance Request Letter by Kaempfer Crowell Attorneys at Law
2. Location and Aerial Maps
3. Land Use Map - 21-0379-ZON1
4. Conditions and Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. School Development Tracking Form Submitted by Clark County School District - 21-0379-SDR1
9. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division - 21-0379-SDR1
10. Backup Submitted from the March 16, 2022 City Council Meeting
11. Backup Submitted from the April 6, 2022 City Council Meeting
12. Backup Documentation Submitted for the April 20, 2022 City Council Meeting
13. Submitted after Final Agenda - Abeyance Request Letter by Kaempfer Crowell
14. Backup Documentation Submitted for the February 8, 2022 Planning Commission Meeting

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

RECEIVED
CITY CLERK
2022 FEB 24 P 4:08

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

February 24, 2022

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 2 Week Hold
March 16, 2022 Las Vegas City Council Hearing
21-0379, Destiney Homes, LLC

Dear Ms. Holmes:

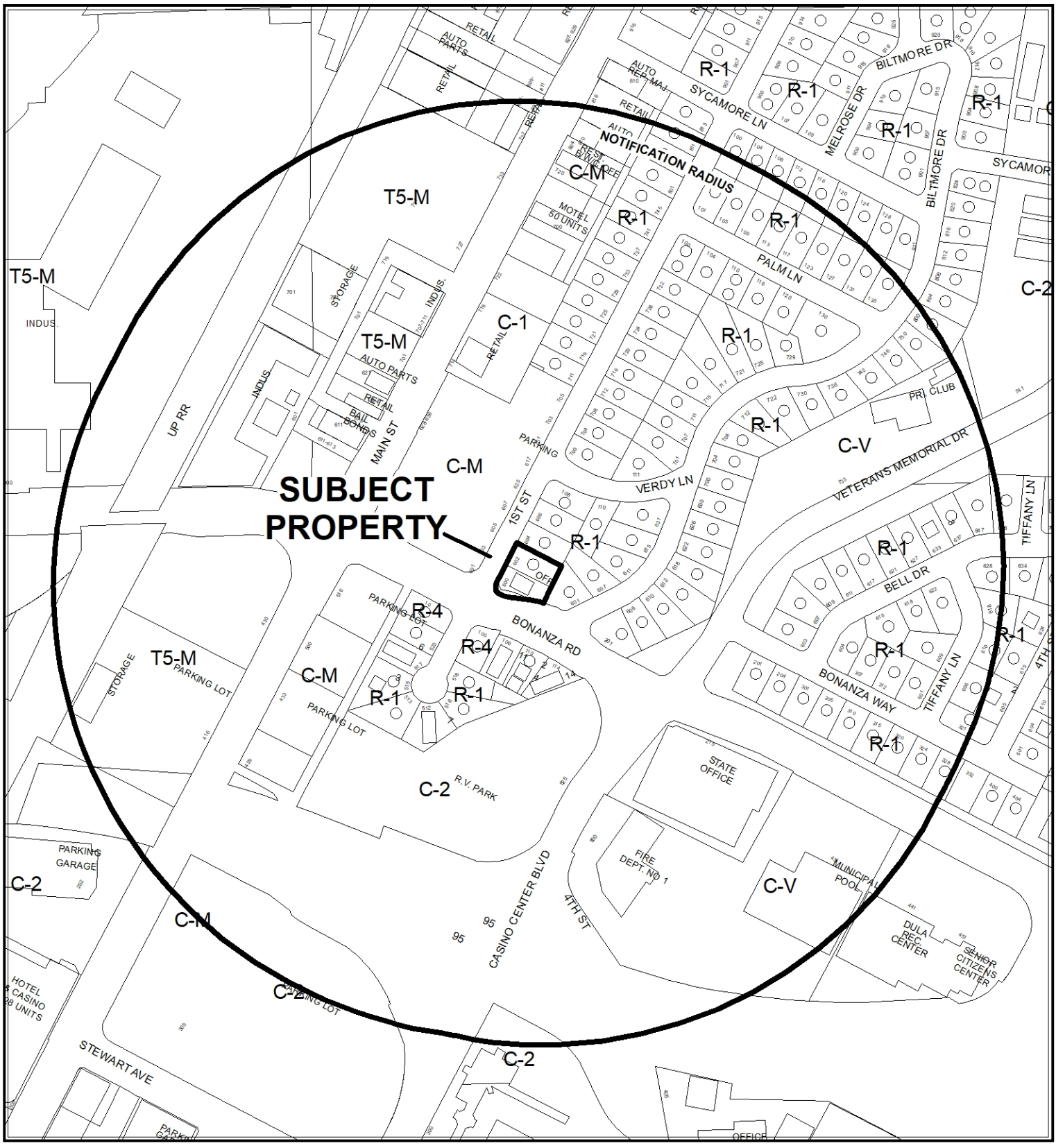
Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **March 16, 2022** until the Las Vegas City Council hearing of **April 6, 2022**.

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: Kelly Woods (*via email*)



CASE: **21-0379**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING)

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



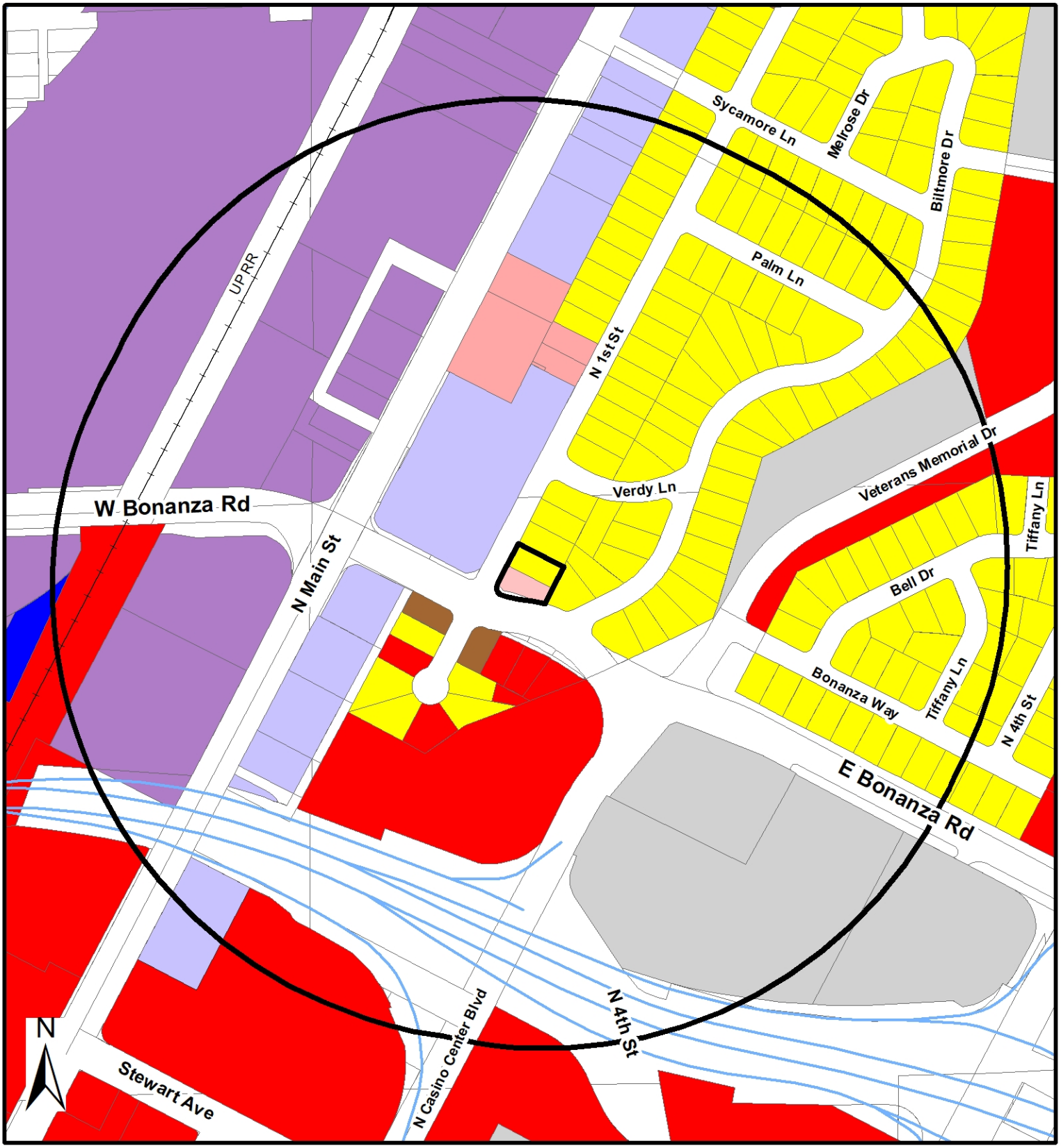
CASE: **21-0379**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING)

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

21-0379-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neigborhood
- T3-N--O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-1 and P-R TO C-2

Subject Property

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, November 29, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0379-ZON1	Staff recommends DENIAL.	
21-0379-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0379-ZON1
21-0379-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0379-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 172 (By City Clerk)

PROTESTS 16

APPROVALS 2

JB

**** CONDITIONS ****

21-0379-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mixed Use development use.

2. Approval of Rezoning (21-0379-ZON1) and conformance to the Conditions of Approval for Site Development Plan Review (21-0379-SDR1) shall be required.

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

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

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

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

21-0379-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0379-ZON1) and Special Use Permit (21-0379-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 12/20/21; landscape plan and building elevations date stamped 11/18/21, except as amended by conditions herein.

4. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is hereby approved to address deviations as indicated in the staff report.

5. An Exception from Title 19.08.040 is hereby approved to address deviations as indicated in the staff report.

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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

10. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

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

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

Public Works

14. The sidewalks along Bonanza Road and 1st Street adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

15. This site shall connect to public sewer in 1st Street. An existing sewer lateral may be used if it meets current code requirements for the needed capacity of this site.

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

17. Submit an On-Site Circulation and Queueing Analysis and Pedestrian Access Analysis for approval by the City Traffic Engineer prior to the issuance of permits for this site.

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits 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

The applicant is proposing to construct a proposed three-story tall Mixed-Use development with 18 residential units and 4,862 square feet of commercial office space on a 0.26-acre undeveloped property located on the northeast corner of Bonanza Road and 1st Street. In addition, to the standard Site Development Plan Review (21-0379-SDR1) and associated waivers, the applicant is requesting a Rezoning (21-0379-ZON1) and Special Use Permit (21-0379-SUP1) for this project to accommodate the proposed Mixed-Use land use.

ISSUES

- A Rezoning (21-0379-ZON1) from R-1 (Single Family Residential) and P-R (Professional Office and Parking) to C-2 (General Commercial) has been requested for the subject site. On 02/09/22 the applicant submitted a revised justification letter that amended the rezoning request from C-2 (General Commercial) to C-1 (Limited Commercial). Staff does not support this request.
- The applicant has requested a Special Use Permit (21-0379-SUP1) as the proposed site design does not comply with Conditional Use Regulation #4 which states, ""Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08." Staff does not support the request.
- The applicant has requested the following Waivers of Appendix F Interim Downtown Las Vegas Development Standards. Staff does not support the applicant's request:
  - To allow 18 parking spaces where 56 parking spaces are required for a proposed 4,862 square-foot commercial office space and 18-unit multi-family mixed use development.
  - To allow a three-foot front yard setback from 1st Street where 10 feet is required.
  - To allow a one-foot side yard setback from the north property line where 10 feet is required.
  - To allow an 11-foot side yard setback from the east property line where 20 feet is required.
  - To allow a zero-foot landscape buffer adjacent to a portion of the 1st Street right-of way where 15 feet is the minimum required.
  - To allow a zero-foot landscape buffer adjacent to a portion of the Bonanza Road right-of-way where 15 feet in the minimum required.
  - To allow a three-foot landscape buffer adjacent to the interior north property line where eight feet is the minimum required.
  - To allow a six-foot landscape buffer adjacent to the interior east property line where eight feet is the minimum required.

- To allow a one-foot residential adjacency setback where 99 feet is required.

- The applicant has requested the following Exceptions from Title 19.08.040 development standards. Staff does not support the applicant's request:
  - To allow eight 30-foot tall Red Rock Oak trees where 17 trees are required, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
  - To allow zero interior parking lot islands and end cap trees, where three are required, based on one parking lot island 24-inch box tree per six uncovered spaces, plus one tree at the end of each row of spaces.

ANALYSIS

The subject site is located within the Downtown Las Vegas – Cashman District (Area 2), which allows all deviations from Title 19 development standards to be addressed as waivers associated with the Site Development Plan Review (21-0379-SDR1). The site is approximately 0.26 acres and consist of two parcels zoned R-1 (Single Family Residential) and P-R (Professional Office and Parking) with a MXU (Mixed Use) General Plan land use designation. The MXU (Mixed Use) General Plan land use designation allows the R-E (Residence Estates), R-MH (Mobile/Manufactured Home), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential, R-4 (High Density Residential), R-TH (Single Family Attached), O (Office), P-O (Professional Office), C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts.

The applicant has proposed a Rezoning (21-0379-ZON1) from R-1 (Single Family Residential) and P-R (Professional Office and Parking) to C-1 (Limited Commercial), which allows the proposed Mixed-Use development as a conditional land use. The C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. Staff has determined that although the proposed C-1 (Limited Commercial) zoning district is consistent with the existing MXU (Mixed Use) General Plan land use designation, the allowable land uses associated with the proposed C-1 (Limited Commercial) zoning district are not compatible with the adjacent single-family residential properties that are zoned R-1 (Single Family Residential). Therefore, staff recommends denial of this request.

A Mixed-Use development is defined as "The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof..." The proposed use meets the definition as the development will have 4,045 square feet of commercial floor space designated as Office, Other than Listed along the first floor of the development adjacent to 1st Street and Bonanza Road with 18 multi-family residential units above.

The Conditional Use Regulations for this use include:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within a C-PB, P-O or O Zoning District.

   The proposed use meets this requirement as the property is proposed to be zoned C-1 (Limited Commercial) and multi-family residential is allowed in the R-3 and R-4 zoning districts within a Mixed-Use Development.

2. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively shall be directly accessed from and oriented to the public sidewalk.

   The proposed use meets this requirement by providing 4,045 square feet of commercial tenant space on the ground level of the building on the south perimeter of the site fronting onto Bonanza Road.

3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector streets.

   The proposed use meets this requirement as the 18 residential units are proposed to be located on the second and third level of the development.

4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

A Special Use Permit (21-0379-SUP1) is required for this condition, as six parking spaces are located on the southern perimeter of the building on the surface level adjacent to 1st Street and Bonanza Road that are not screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Staff does not support the requested Special Use Permit as the lack of proper landscaping screening materials will create a negative impact to the surrounding area.

The subject site is located within the Downtown Las Vegas – Cashman District (Area 2), which allows all deviations from Title 19 development standards to be addressed as waivers associated with the Site Development Plan Review (21-0379-SDR1). The proposed mixed use building has been oriented to the northern perimeter of the site with six surface level parking spaces and an entrance to 12 parking space lower level parking garage on the southern perimeter of the subject site. The applicant has proposed multiple waivers of Title 19 development standards associated with the proposed development which are listed below:

- To allow 18 parking spaces where 56 parking spaces are required for a proposed 4,862 square-foot commercial office space and 18-unit multi-family mixed use development.
- To allow a three-foot front yard setback from 1st Street where 10 feet is required.
- To allow a one-foot side yard setback from the north property line where 10 feet is required.
- To allow an 11-foot side yard setback from the east property line where 20 feet is required.
- To allow a zero-foot landscape buffer adjacent to a portion of the 1st Street right-of way where 15 feet is the minimum required.
- To allow a zero-foot landscape buffer adjacent to a portion of the Bonanza Road right-of-way where 15 feet in the minimum required.
- To allow a three-foot landscape buffer adjacent to the interior north property line where eight feet is the minimum required.
- To allow a six-foot landscape buffer adjacent to the interior east property line where eight feet is the minimum required.
- To allow a one-foot residential adjacency setback where 99 feet is required.

In addition, the applicant has proposed the following exceptions to Title 19 development standards, which are listed below:

- To allow eight 30-foot tall Red Rock Oak trees where 17 trees are required, where one 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.
- To allow zero interior parking lot islands and end cap trees, where three are required, based on one parking lot island 24-inch box tree per six uncovered spaces, plus one tree at the end of each row of spaces.

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. Of the three levels of schools serving the area (Squires Elementary, JD Smith Middle School and Rancho High School) only Rancho High School is over capacity for the 2021-2022 school year at approximately 32 percent over capacity.

The Appendix F Interim Downtown Las Vegas Development Standards indicate that the Cashman District's primary goal is to create, "A community of entrepreneurs anchored by sports culture." The documents further states, "There is tremendous redevelopment potential to create a new mixed community that provides a sports and entertainment core of activity." It has been determined by staff that although the Mixed Use land use is appropriate for the surrounding area, the site design of the proposed Mixed Use development does not fall in line with the vision for the Cashman District. Furthermore, due to the multiple waivers and exceptions of Title 19 development standards associated with this project, staff has determined the proposed project is not compatible with surrounding development in the area and will have a negative impact to the adjacent single-family residential properties located to the north and east of the subject site. Therefore, staff recommends denial of this project.

FINDINGS (21-0379-ZON1)

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

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

   If approved, the proposed Rezoning from R-1 (Single Family Residential) and P-R (Professional Office and Parking) to C-1 (Limited Commercial) would be in conformance with the existing MXU (Mixed Use) General Plan Designation.

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

   Staff has determined that the allowable land uses associated with the proposed C-1 (Limited Commercial) zoning district are not compatible with the adjacent single-family residential properties that are zoned R-1 (Single Family Residential); therefore, staff recommends denial of this request.

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

There are no development factors in the community that would warrant the proposed C-1 (Limited Commercial) 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 1st Street a 50-foot Local Street as designated by Title 13 and Bonanza Road, a 90-foot Primary Arterial as designated by the Master Plan of Streets and Highways, which will provide adequate capacity to serve the subject site.

FINDINGS (21-0379-SDR1)

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

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

The proposed mixed use development is not compatible with the adjacent single-family residential developments in the area, as evidenced by the multiple waivers and exceptions to address insufficient building setbacks, insufficient perimeter landscaping buffers, to allow insufficient residential adjacency setbacks; and deviations from required perimeter and interior parking lot planting materials. These standards were put in place to protect adjacent residential development and create a more aesthetically pleasing project.

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

The proposed mixed use development does not comply with established Title 19 Appendix F Interim Downtown Las Vegas Area 2 development standards, which require conformance to Title 19.08 and 19.12 development standards.

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

The site is accessed by 1st Street a 50-foot Local Street as designated by Title 13 and Bonanza Road, a 90-foot Primary Arterial as designated by the Master Plan of Streets and Highways, which will provide adequate capacity to serve the subject site. The Department of Public Works has added a condition of approval which will require the applicant to submit an on-site circulation and queueing analysis and pedestrian access analysis for approval by the city traffic engineer prior to the issuance of permits for this site.

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

The project design and style is not appropriate for the subject location and will not be harmonious with adjacent single-family residential properties located to the north and east of the subject site. The submitted building elevations indicate building facades will have a combination of "Light Tan", "Light Gray", "Gray" , "Tan" , "Brown", and "Black" stucco building façade with "light tan cultured stone" accents. The proposed landscape buffers will have a combination of 30-foot tall Red Rock Oak trees and 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 design characteristics of the proposed building elevations are not unsightly, undesirable, or obnoxious. However the proposed mixed use development scale and building placement is not compatible with the existing adjacent single-family residential properties located to the north and east of the subject site, as evidenced by the multiple waivers and exceptions to address insufficient building setbacks, insufficient perimeter landscaping buffers, to allow insufficient residential adjacency setbacks; and deviations from required perimeter and interior parking lot planting materials.

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

The proposed mixed use 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.	
01/20/71	The Board of City Commissioners approved a Rezoning and Plot Plan (Z-0084-70) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) for a proposed Professional Office use at the northeast corner of Bonanza Road and First Street. The Planning Commission recommended approval.
04/22/71	The Board of Zoning Adjustment withdrew a request for a Variance (V-0016-71) to allow a flashing neon on premise sign containing 43 square feet in area where only 12 square feet is permitted and to a height of 18'2" where only five feet is permitted on property located at the northeast corner of Bonanza Road and First Street.
06/16/71	The Board of City Commissioners approved a Rezoning (Z-0033-71) from P-R (Professional Office and Parking) to C-1 (Limited Commercial) for an existing Bailbond Service use at the northeast corner of Bonanza Road and First Street. The rezoning was intended to allow the existing business to have a larger sign than that permitted in the P-R (Professional Office and Parking). Planning Commission recommended approval.
07/03/06	A Code Enforcement case (#44022) was processed for possible vagrants/squatters and/or drug house at 600 North 1st Street. The case was resolved on 07/08/06.
07/28/06	A Code Enforcement case (#44981) was processed for many people coming and going all hours of the day and night, boarded up windows, refuse, and liter at 600 North 1st Street. The case was resolved on 09/08/06.
04/03/07	A Code Enforcement case (#51849) was processed for a mold problem at 602 North 1st Street. The case was resolved on 05/11/07.
04/22/07	A Code Enforcement case (#52412) was processed for auto repair activities at a vacant house at 600 North 1st Street. The case was resolved on 04/23/07.
04/22/08	A Code Enforcement case (#64841) was processed for vegetation growing into the right-of-way at 602 North 1st Street. The case was resolved on 05/05/08.
10/23/12	A Code Enforcement case (#121332) was processed for a vacant home with refuse, waste and an illegal addition at 602 North 1st Street. The case was resolved on 03/11/13.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/03/13	A Code Enforcement case (#129546) was processed for single family dwelling previously an accessible and abandoned dwelling unit has now caught fire and continuously supports a dangerous condition at 602 North 1st Street. The case was resolved on 06/17/13.
08/21/13	A Code Enforcement case (#132407) was processed for a large hole in the ground near the sidewalk at 602 North 1st Street. The case was resolved on 08/23/13.
04/06/16	The Department of Planning administratively approved a request for a Minor Amendment (SDR-63109) to a previously approved Site Development Plan Review (Z-0084-70) for a proposed 320 square-foot expansion of an existing 896 square-foot office building with parking lot re-striping at 600 North 1st Street.
05/16/19	A Code Enforcement case (#CE-200195) was processed for dumping boxes on an empty lot at 602 North 1st Street. The case was resolved on 05/29/19.
08/20/19	A Code Enforcement case (#CE19-02074) was processed for a car with for sale sign on empty lot, with trash and debris at 602 North 1st Street. The case was resolved on 09/17/19.
09/24/19	A Code Enforcement case (#CE19-02967) was processed for dumping trash and debris on a vacant lot at 602 North 1st Street. The case was resolved on 10/21/19.
01/11/22	The Planning Commission voted (7-0) to hold in ABEYANCE 21-0379 [ZON1, SUP1 and SDR1] to the February 8, 2022 Planning Commission meeting.
02/08/22	The Planning Commission (6-0 vote) recommends DENIAL of the following Land Use Entitlement project requests on 0.26 acres at 600 and 602 North 1st Street (APNs 139-27-810-008 and 009), Ward 5 (Crear). •21-0379-ZON1 - - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL) •21-0379-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED USE DEVELOPMENT •21-0379-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 18-UNIT MIXED-USE DEVELOPMENT WITH 4,862 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS
4/20/2022	The City Council voted to hold this iem in abeyance to the May 18, 2022 City Council Meeting.

Most Recent Change of Ownership	
07/06/12	A deed was recorded for a change in ownership. (600 N. 1st Street – APN 139-27-810-009)
07/30/13	A deed was recorded for a change in ownership. (602 N. 1st Street – APN 139-27-810-008)

Related Building Permits/Business Licenses	
08/16/06	A building permit (#71097) was issued for minor electrical work at 600 North 1st Street. The permit final inspection was completed on 10/05/06.
08/22/11	A business license (#P50-02973) was issued for mental health services at 600 North 1st Street. The license is still active.
01/16/13	A business license (#M18-05663) was issued for life skills training at 600 North 1st Street. The license went inactive on 07/01/14.
06/10/13	A building permit (#R-237930) was issued for demolition of an entire single family dwelling at 602 North 1st Street. The permit final inspection was completed on 06/19/13.
11/24/14	A business license (#G62-09536) was issued for a personal care agency at 600 North 1st Street. The license is still active.
06/02/16	A building permit (#C-316879) was issued for an office addition at 600 North 1st Street. The permit final inspection has not been completed.
	A building permit (#PRC-64498) was issued for an office addition and on-site work at 600 North 1st Street. The permit final inspection has not been completed.
	A building permit (#C-316884) was issued for on-site work at 600 North 1st Street. The permit final inspection has not been completed.
06/20/16	A building permit (#C-320400) was issued for trusses at 600 North 1st Street. The permit final inspection was completed on 06/27/16.
07/27/18	A building permit (#C18-03173) was issued for building water and sewer repairs/replacements at 600 North 1st Street. The permit final inspection was completed on 07/30/18.

Pre-Application Meeting	
06/14/21	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Rezoning and Site Development Plan Review for a proposed Mixed-Use development on the subject site.

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

Field Check	
11/29/21	The subject site is currently undeveloped, as the existing structures have been demolished and removed. The site is partially paved and surrounded by a perimeter chain-link fence. Staff noted that high weeds are present within the portions of the interior of the subject site.

Details of Application Request	
Site Area	
Net Acres	0.26

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
	Single-Family Detached Dwelling		R-1 (Single Family Residential)
North	Single-Family Detached Dwelling	MXU (Mixed Use)	R-1 (Single Family Residential)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
	Single-Family Detached Dwelling		R-4 (High Density Residential)
East	Single-Family Detached Dwelling	MXU (Mixed Use)	R-1 (Single Family Residential)
West	Warehouse/Distribution Center	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Downtown North Land Use Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Cashman District)	Y

Other Plans or Special Requirements	*Compliance*
Trails (Bonanza Trail – Sidewalk Trail)	Y
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.080, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	115 Feet	Y
Min. Setbacks			
•Front (1st Street)	10 Feet	3 Feet	N*
•Side (north)	10 Feet	1 Feet	N*
•Corner (south)	10 Feet	40 Feet	Y
•Rear (east)	20 Feet	11 Feet	N*
Max. Lot Coverage	50 %	43 %	Y
Max. Building Height	N/A	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 Waiver to allow a three-foot front yard setback and one-foot side yard setback where 10 feet is required; and to allow an 11-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	99 Feet	1 Feet	N*
Trash Enclosure	50 Feet	90 Feet	Y

*The applicant has requested a Waiver to allow a one-foot residential adjacency setback where 99 feet is required.

Existing Zoning	***Permitted Density***	***Units Allowed***
P-R (Professional Office and Parking)	N/A	0
R-1 (Single Family Residential)	1 Dwelling Unit	1
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
MXU (Mixed Use)	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
•North	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N*
•South	1 Tree / 20 Linear Feet	4 Trees	0 Trees	N*
•East	1 Tree / 20 Linear Feet	4 Trees	8 Trees	Y
•West	1 Tree / 20 Linear Feet	4 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**17 Trees**	**8 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	3 Trees	0 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
•North	8 Feet		3 Feet	N***
•South	15 Feet		0 Feet	N***
•East	8 Feet		6 Feet	N***
•West	15 Feet		0 Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

* The applicant has requested an Exception of required perimeter landscape materials. The submitted landscape plan depicts eight (8) 30-foot tall red rock oak trees on the eastern perimeter with seven (7) five gallon Indian hawthorn five-gallon shrubs; 28 five-gallon Bush Morning Glory shrubs have been provided on the northern perimeter.
** The applicant has requested an Exception of required interior parking lot landscape materials.
*** The applicant has requested Waivers of required perimeter landscape development standards.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
1st Street	Local Street	Title 13	50	Y
Bonanza Road	Primary Arterial	Master Plan of Streets & Highways	90	Y

Parking Requirement – Downtown – Area 2							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other than Listed	4,862 SF	1:175	27.78 (28)				
Multi-Family Residential	14 – One Bedroom Units	1.25 per Unit	17.5 (18)				
	4 – Two Bedroom Units	1.75 per Unit	7				
	Guest Parking	1:6	3				
TOTAL SPACES REQUIRED			56		18		N*
Regular and Handicap Spaces Required			53	3	16	2	N*
Loading Spaces	Less than 10,000 SF	1			0		N*

* The applicant has requested a Waiver to allow 18 parking spaces where 56 parking spaces are required and to allow zero loading spaces where one is required. The submitted Floor Plan indicates seven (7) parking spaces above ground and 12 additional spaces located within the basement level. 18 Units Total (14 – One Bedrooms & 4 – Two bedrooms).

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.12 the proposed 4,862 square-foot office and 18-unit multi-family mixed use development will require 56 parking spaces.	To allow 18 parking spaces where 56 parking spaces are required.	Denial
Pursuant to Title 19.08.080 a 10-foot front yard setback is required	To allow a three-foot front yard setback from 1st Street.	Denial
Pursuant to Title 19.08.080 a 10-foot side yard setback is required.	To allow a one-foot side yard setback from the north property line.	Denial
Pursuant to Title 19.08.080 a 20-foot rear yard setback is required.	To allow an 11-foot side yard setback from the east property line.	Denial
Pursuant to Title 19.08.080 a 15-foot landscape buffer is required adjacent rights-of way.	To allow a zero-foot landscape buffer adjacent to a portion of the 1st Street right-of way.	Denial
	To allow a zero-foot landscape buffer adjacent to a portion of the Bonanza Road right-of-way.	Denial
Pursuant to Title 19.08.080 an eight-foot landscape buffer is required adjacent the interior lot lines.	To allow a three-foot landscape buffer adjacent to the interior north property line.	Denial
	To allow a six-foot landscape buffer adjacent to the interior east property line.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree with four shrubs is required per 20 linear feet within the landscape buffer areas.	To allow eight 30-foot tall Red Rock Oak trees where 17 trees are required.	Denial
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow zero trees, where three 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) 602 N 1st Street

Project Name Bonanza and 1st **Proposed Use** _____

Assessor's Parcel #(s) 139-27-810-008 **Ward #** 5 - Crear

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

Additional Information _____

Property Owner Jovan Jackson Contact _____

Address 604 Taliput Palm Place City Henderson State NV Zip 89011

E-mail _____ Phone _____

Applicant Destiny Homes, LLC Contact Gus Misherfi

Address 2305 Diamondback Drive City Las Vegas State NV Zip 89117

E-mail gus@destinyhomesllc.com Phone 702-338-0792

Representative Kaempfer Crowell Contact Stephanie Allen

Address 1980 Festival Plaza Drive, Suite 650 City Las Vegas State NV Zip 89135

E-mail sha@kcnvlaw.com Phone 702-792-7000

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

☐ Yes ☑ No

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

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

Partner(s) _____

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

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

Property Owner Signature _____

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

Print Name Jovan Jackson

Subscribed and sworn before me

This 12th day of May, 20 21

_____

Notary Public in and for said County and State

EBUKA ANTHONY IKEH
Notary Public State of Nevada
Appointment No. 20-5208-01
My Appointment Expires 01-12-2023

21-0379

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) 600 N 1st Street

Project Name Bonanza and 1st **Proposed Use** _____

Assessor's Parcel #(s) 139-27-810-009 **Ward #** 5 - Crear

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

Additional Information _____

Property Owner John F. Jackson Contact _____

Address 6764 Philippe Allen Avenue City Las Vegas State NV Zip 89110

E-mail _____ Phone _____

Applicant Destiny Homes, LLC Contact Gus Misherfi

Address 2305 Diamondback Drive City Las Vegas State NV Zip 89117

E-mail gus@destinyhomesllc.com Phone 702-338-0792

Representative Kaempfer Crowell Contact Stephanie Allen

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☐ 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 John F. Jackson

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

Print Name John F. Jackson

Subscribed and sworn before me

This 11th day of May, 20 24

Notary Public in and for said County and State

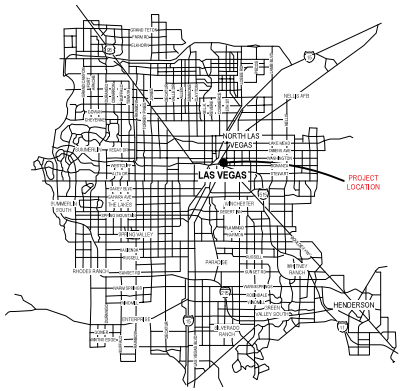
EBUKA ANTHONY IKPEH
Notary Public-State of Nevada
Appointment No. 20-5008101
My Appointment Expires 01-12-2023

21-0379
11/18/2021

SYMBOL LEGEND

- KEYNOTE, SEE LEGEND
- WINDOW TAG, SEE SCHEDULE
- DOOR TAG, SEE SCHEDULE
- REVISION
- ROOM # / ROOM NAME / ROOM SF
- SECTION DETAIL / SECTION SHEET
- ELEVATION MARKER DETAIL VIEW / ELEVATION MARKER SHEET
- PROPERTY LINE TAG
- SLOPE
- ARCHITECTURAL STEP
- CEILING HEIGHT





VICINITY MAP

Level 1 Area Schedule

Name	Area
TENANT #1	1980.28 SF
TENANT #2	1193.72 SF
TENANT #3	871.27 SF
ENTRANCE	259.31 SF
ELV	106.19 SF
WEST STAIRS	225.44 SF
EAST STAIRS	225.37 SF
7	4861.58 SF
7	4861.58 SF

Level 2 Area Schedule

Name	Area
1 - BED	
UNIT 201	398.12 SF
UNIT 202	408.54 SF
UNIT 204	408.54 SF
UNIT 205	398.12 SF
UNIT 206	398.12 SF
UNIT 208	398.12 SF
6	2409.54 SF
1 - BED ADA	
UNIT 203	408.54 SF
1	408.54 SF
2 - BED	
UNIT 207	405.73 SF
1	405.73 SF
2 - BED ADA	
UNIT 209	671.45 SF
1	671.45 SF
9	3895.26 SF

Level 3 Area Schedule

Name	Area
1 - BED	
UNIT 301	398.12 SF
UNIT 302	408.54 SF
UNIT 309	398.12 SF
UNIT 306	398.12 SF
UNIT 305	398.12 SF
UNIT 304	408.54 SF
6	2409.54 SF
1 - BED ADA	
UNIT 303	408.54 SF
1	408.54 SF
2 - BED	
UNIT 307	525.57 SF
UNIT 308	525.57 SF
2	1051.14 SF
9	3869.23 SF

COLORS & MATERIALS:
MAIN WALLS WILL BE A WHITE STUCCO
POPOUTS WILL BE A GRAY TO PROVIDE CONTRAST WITH THE BUILDING DEPTHS.
WINDOWS & DOORS WILL HAVE BLACK TRIMS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GAL	67
	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL	6
	Q. B. 'RED ROCK'	RED ROCK OAK	30' TALL	3

10 0 5 10
(IN FEET)
1 INCH = 10 FT.
TRUE NORTH

City Council - Page 843

21-0379
04/07/2022

DESTINY HOMES LLC

DESTINY HOMES CONSTRUCTION LLC
2305 DIAMONDBACK DR
LAS VEGAS NV 89117
P. (702) 338-0792
E. GUS@DESTINYHOMESLLC.COM

BONANZA & 1ST MULTI-USE
600 N. 1ST ST.
LAS VEGAS, NV 89101
APN: 139-27-810-009

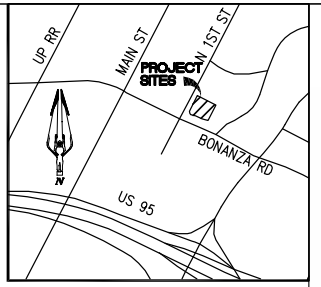
SITE PLAN
SCALE: As indicated

SHEET NUMBER
A1.1

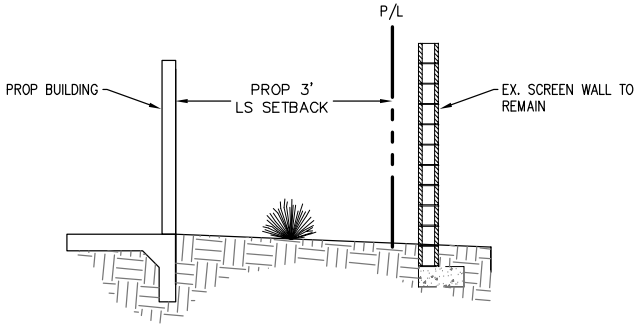
ISSUE DATE
03/30/2022

LANDSCAPE PLAN FOR BONANZA & 1ST MULTI-USE

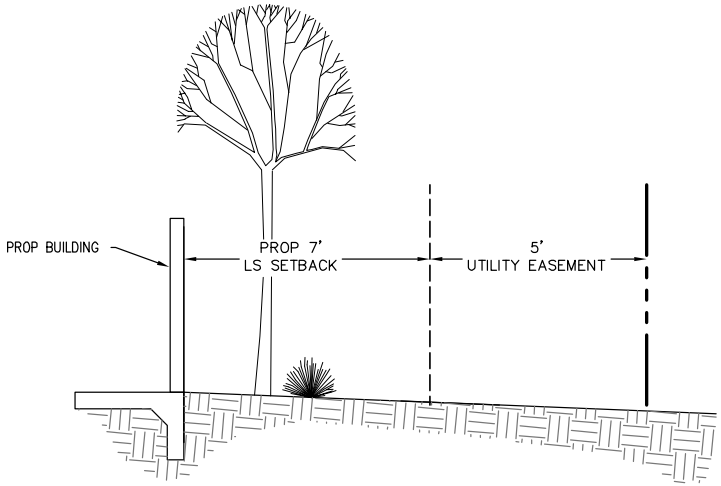
APN: 139-27-810-008 & 139-27-810-009



VICINITY MAP
NOT TO SCALE



A TYPICAL LANDSCAPE SECTION (NE)
NOT TO SCALE



B TYPICAL LANDSCAPE SECTION (EAST)
NOT TO SCALE

PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	REMARKS
	TREES				
	Q. B. 'RED ROCK'	RED ROCK OAK	30' TALL	TBD	
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX	TBD	MULTI TRUNK
	PROSOPIS GLANDULOSA TORREYANA	WESTERN HONEY MESQUITE	24" BOX	TBD	
	SHRUBS/GROUNDCOVERS				
	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL	TBD	16" O.C. MIN.
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GAL.	TBD	16" O.C. MIN.

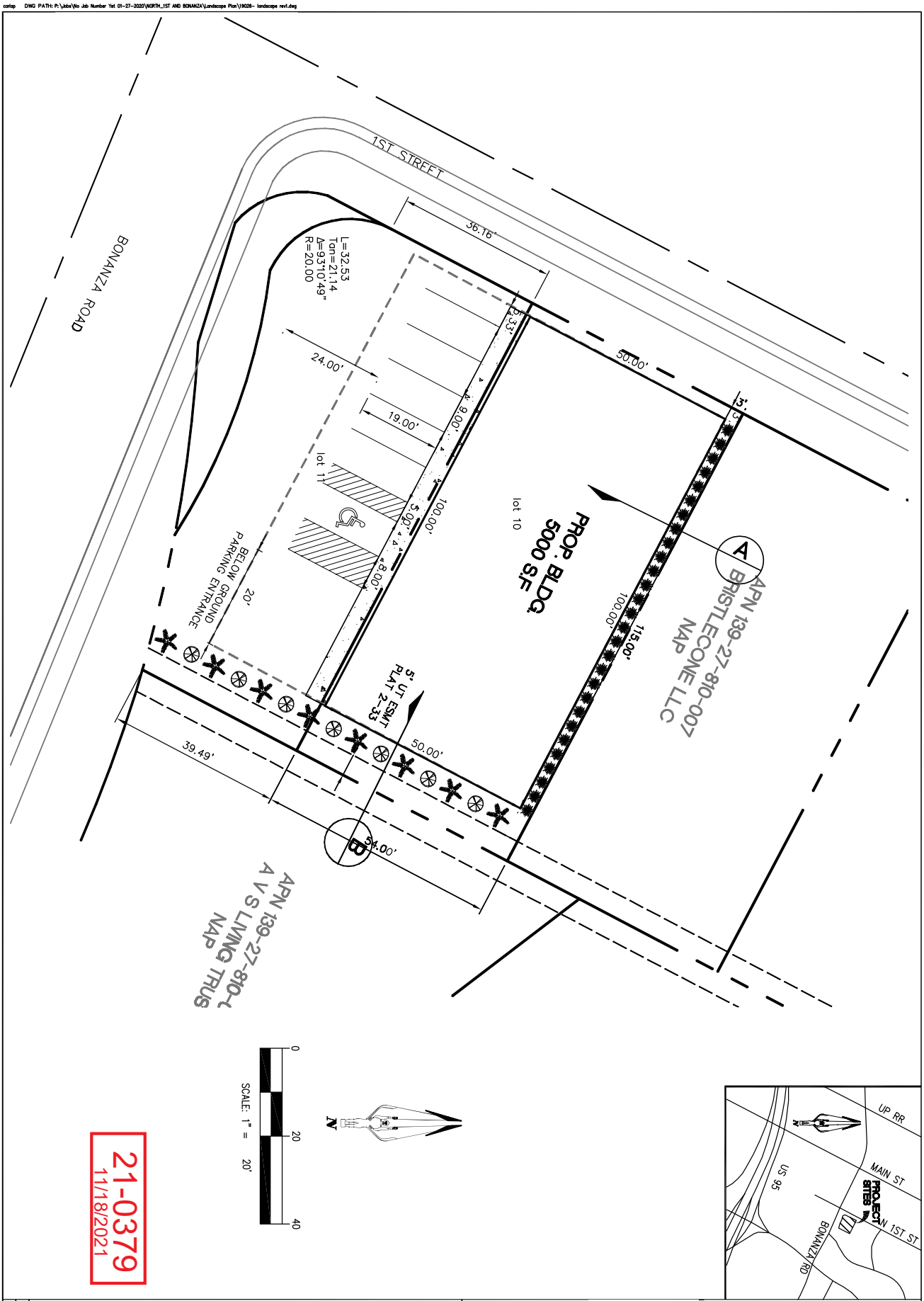
21-0379
11/18/2021

LANDSCAPE PLAN FOR
BONANZA + 1ST MULT-USE

City Council - Page 844

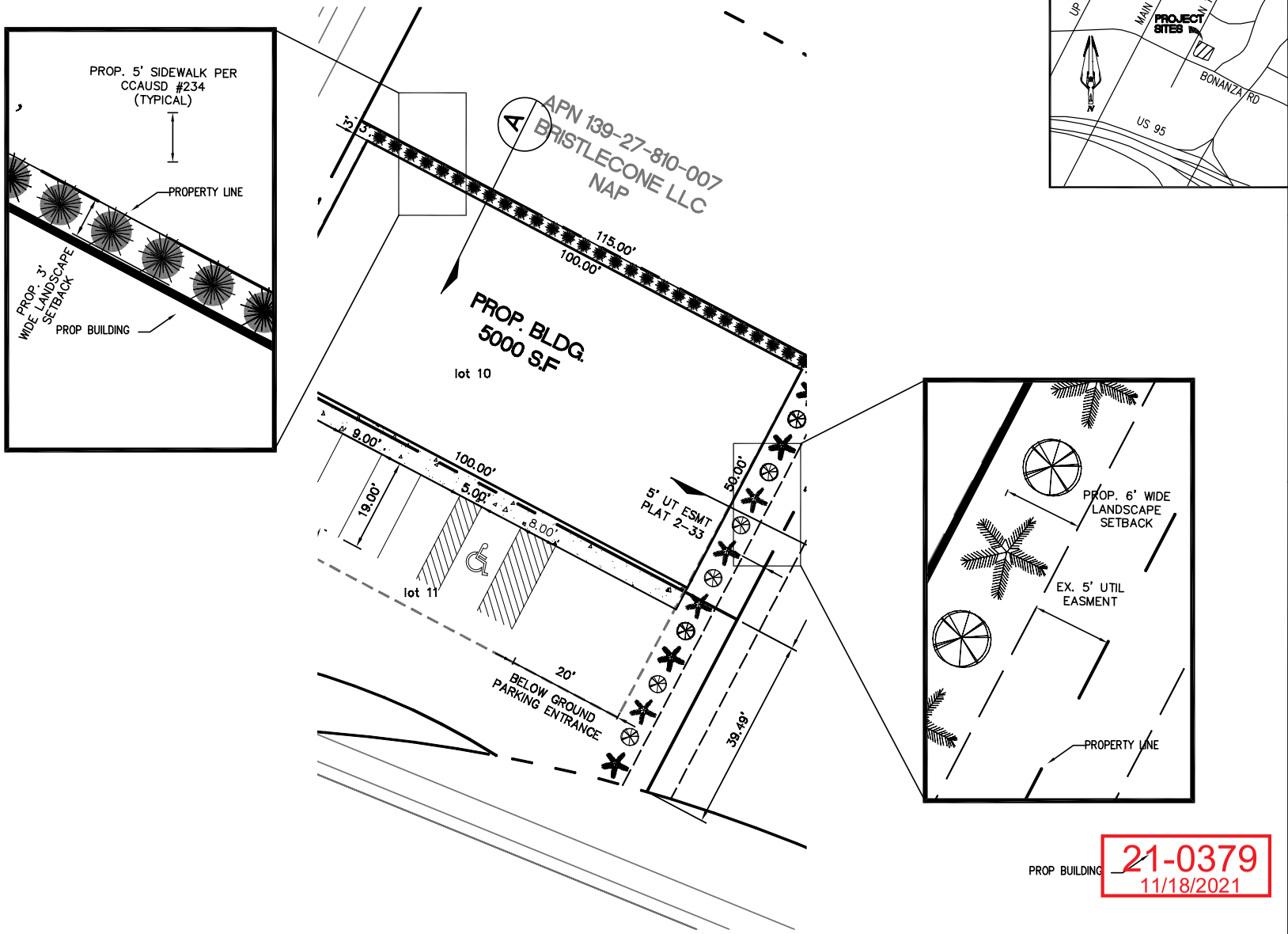
MAY, 2021

JOB#
SHEET 1 OF 3



21-0379
11/18/2021

JOB#	LANDSCAPE PLAN FOR BONANZA + 1ST MULT-USE	
SHEET 2 OF 3	MAY, 2021	



21-0379
11/18/2021

LANDSCAPE PLAN FOR
BONANZA + 1ST MULT-USE

City Council - Page 846

MAY, 2021

JOB#

SHEET 3 OF 3

DESTINY HOMES

DESTINY HOMES CONSTRUCTION LLC
2305 DIAMONDBACK DR
LAS VEGAS NV 89117
E: GUS@DESTINYHOMESLLC.COM
P: (702) 338-0792

BONANZA & 1ST MULTI-USE
600 N 1ST ST.
LAS VEGAS NV 89101
APN: 138-27-810-009

BASEMENT FLOOR PLAN

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

SHEET NUMBER A2.0

ISSUE DATE 03/30/2022

PROJECT NORTH

(IN FEET)
1/4" = 1'-0"

SYMBOL LEGEND

KEYNOTE
SEE LEGEND

WINDOW TAG
SEE SCHEDULE

DOOR TAG
SEE SCHEDULE

REVISION

ROOM #
ROOM NAME
ROOM SF

SECTION DETAIL
SECTION SHEET

ELEVATION MARKER
DETAIL VIEW

ELEVATION MARKER
SHEET

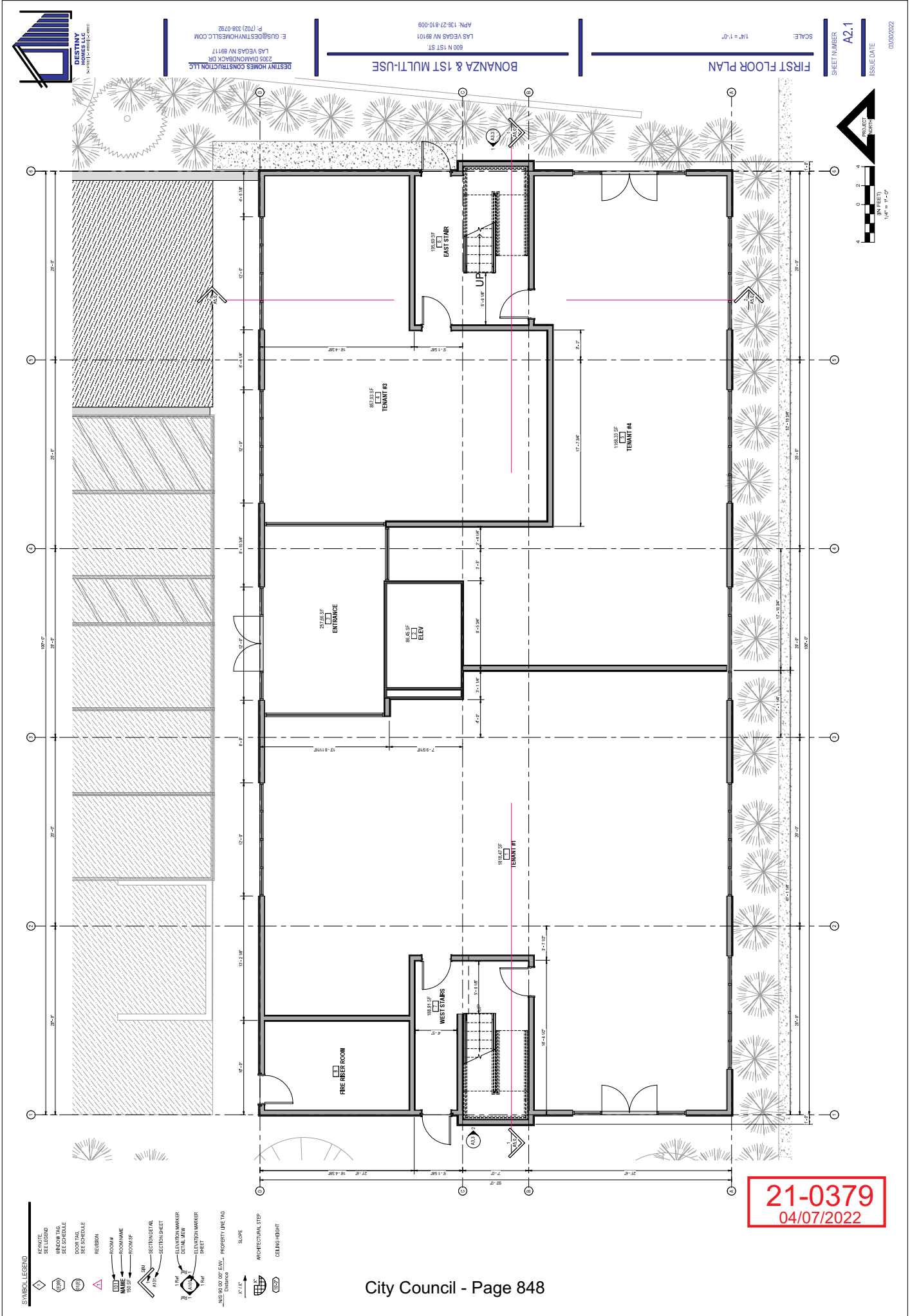
PROPERTY LINE TAG

SLOPE

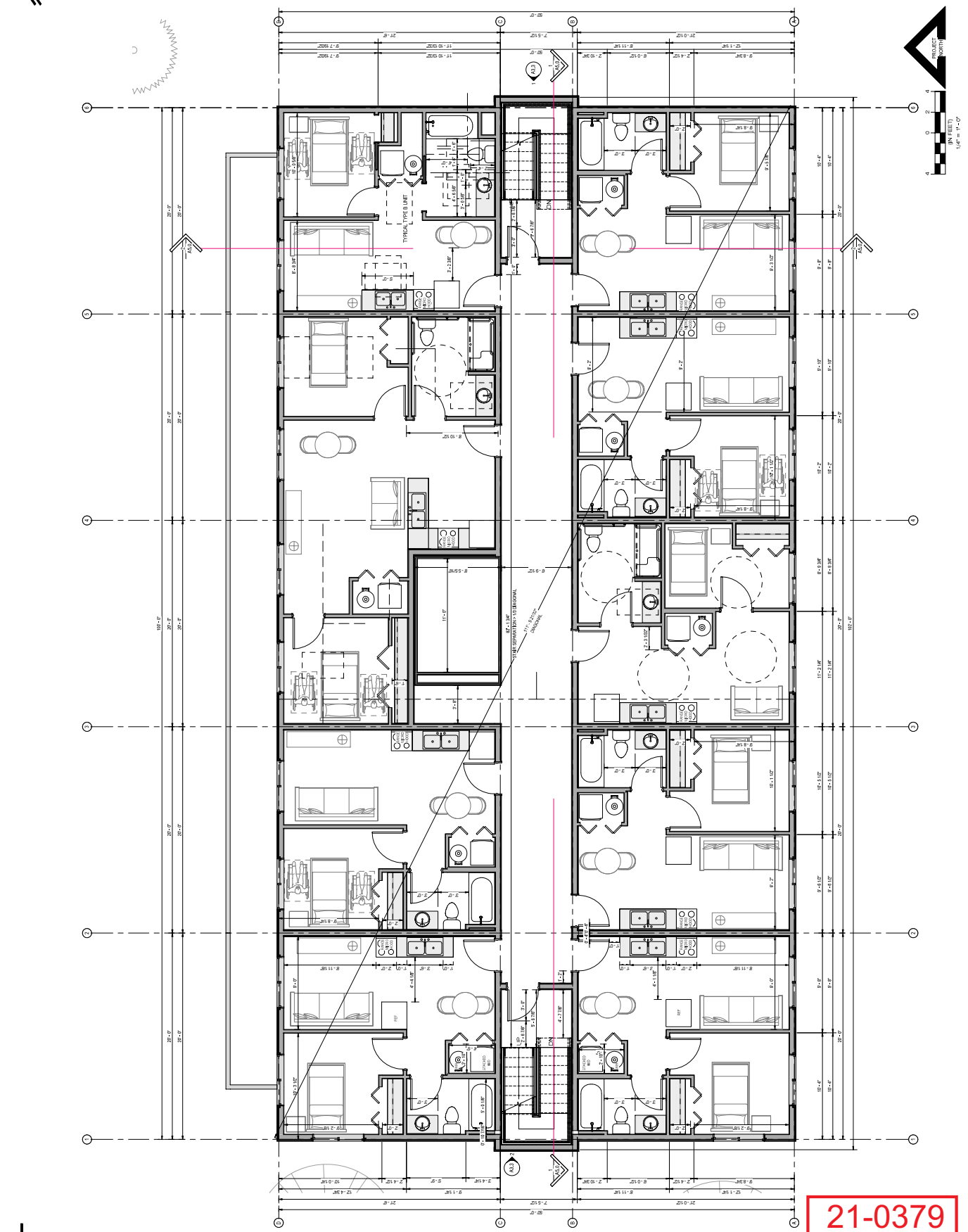
ARCHITECTURAL STEP

CEILING HEIGHT

21-0379
04/07/2022



21-0379
04/07/2022



21-0379
04/07/2022

DESTINY HOMES
DESTINY HOMES CONSTRUCTION LLC
2305 DIAMONDBACK DR
LAS VEGAS NV 89117
E: GUS@DESTINYHOMESLLC.COM
P: (702) 338-0792

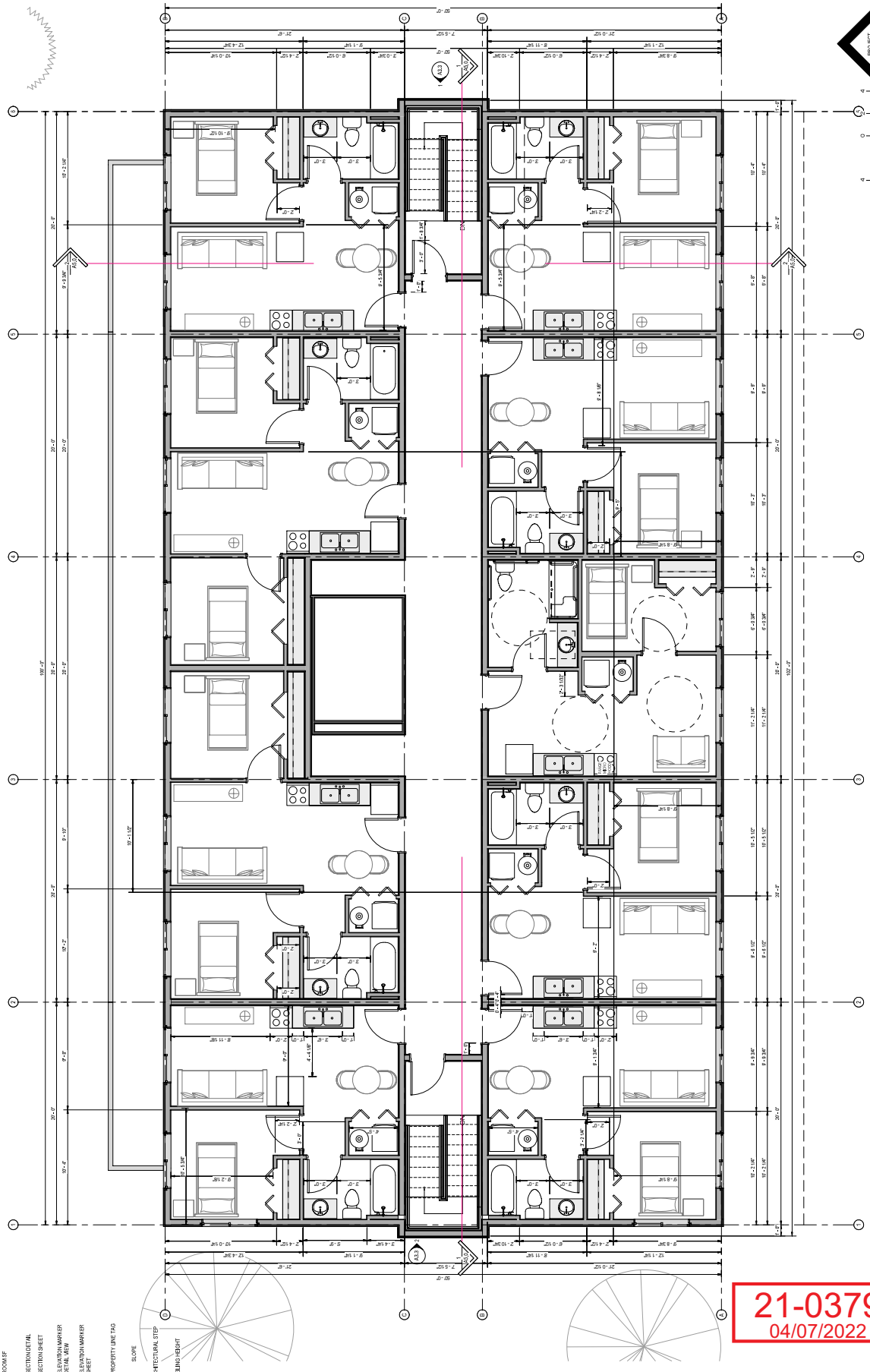
BONANZA & 1ST MULTI-USE
600 N 1ST ST
LAS VEGAS NV 89101
APN: 138-27-810-009

THIRD FLOOR PLAN

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

SHEET NUMBER A2.3

ISSUE DATE 03/30/2022



SYMBOL LEGEND

KEYNOTE SEE LEGEND
WINDOW TAG SEE SCHEDULE
DOOR TAG SEE SCHEDULE
REVISION
ROOM#
ROOM NAME
ROOM SF
SECTION DETAIL
SECTION SHEET
ELEVATION MARKER DETAIL #/EW
ELEVATION MARKER SHEET
PROPERTY LINE TAG
SLOPE
ARCHITECTURAL STEP
CEILING HEIGHT

21-0379
04/07/2022

DESTINY HOMES LLC

DESTINY HOMES LLC
2305 DIAMONDBACK DR
LAS VEGAS NV 89117
E: GUS@DESTINYHOMESLLC.COM
P: (702) 338-0792

BONANZA & 1ST MULTI-USE
600 N 1ST ST
LAS VEGAS NV 89101
APN: 138-27-810-009

ELEVATIONS

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

SHEET NUMBER A3.1

ISSUE DATE 03/30/2022

1 FRONT / NORTH ELEVATION
1/4" = 1'-0"

21-0379
04/07/2022

DESTINY HOMES LLC

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2305 DIAMONDBACK DR
LAS VEGAS NV 89117
E: GUS@DESTINYHOMESLLC.COM
P: (702) 338-0792

BONANZA & 1ST MULTI-USE
600 N 1ST ST.
LAS VEGAS NV 89101
APN: 138-27-810-009

ELEVATIONS

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

SHEET NUMBER A3.2

ISSUE DATE 03/30/2022

PROPERTY LINE

(IN FEET)
1/4" = 1'-0"

SOUTH / REAR ELEVATION
1/4" = 1'-0"

21-0379
04/07/2022

DESTINY HOMES

DESTINY HOMES CONSTRUCTION LLC
2305 DIAMONDBACK DR
LAS VEGAS NV 89117
E: GUS@DESTINYHOMESLLC.COM
P: (702) 338-0792

BONANZA & 1ST MULTI-USE
600 N 1ST ST.
LAS VEGAS NV 89101
APN: 138-27-810-009

ELEVATIONS

SCALE: As indicated

SHEET NUMBER A3.3

ISSUE DATE 03/30/2022

21-0379
04/07/2022



21-0379-ZON1, 21-0379-SUP1 AND 21-0379-SDR1 - APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON
600 AND 602 NORTH 1ST STREET

11/29/2021



21-0379-ZON1, 21-0379-SUP1 AND 21-0379-SDR1 - APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON
600 AND 602 NORTH 1ST STREET

11/29/2021



21-0379-ZON1, 21-0379-SUP1 AND 21-0379-SDR1 - APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON
600 AND 602 NORTH 1ST STREET

11/29/2021



21-0379-ZON1, 21-0379-SUP1 AND 21-0379-SDR1 - APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON
600 AND 602 NORTH 1ST STREET

11/29/2021

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE ALLEN
sha@kcnvlaw.com
702.792.7000

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

February 15, 2022

VIA UPLOAD

CITY OF LAS VEGAS PLANNING & ZONING
495 S. MAIN STREET
LAS VEGAS, NV 89101

Re: Updated Justification Letter – Pre-Application Submittal – Rezoning, Site Development Review for a Mixed-Use Development APN's: 139-27-810-008 and 009

To Whom It May Concern:

This firm represents Destiny Homes, LLC (the "Applicant") in the above referenced matter. The proposed project is located on the northeast corner of E Bonanza Road and N 1st Street on approximately 0.26 acres (the "Property"). The property is more particularly described as Assessor's Parcel Numbers 139-27-810-008 and 009.

The 008 parcel is zoned Single Family Resident District (R-1) while the 009 parcel is zoned Professional Offices and Parking (P-R). Both parcels are master planned Mixed-Use. A Mixed-Use development is a conditional use in R-1 and requires a special use permit in P-O. The parcels to the north and east are zoned R-1 and master planned Mixed-Use. The parcels to the west are zoned C-M and master planned Light Industrial/Research. The parcels to the south are zoned C-2, R-4, and R-1 and master planned Mixed-Use and Commercial.

REZONING

The applicant is a requesting a rezoning to C-1 Commercial for a mixed-use development consisting of office and commercial space on the first floor and multi-family units on the 2nd and third floors.

SITE DEVELOPMENT PLAN

The Applicant is also requesting a site development review for the Mixed-Use Development. The project will consist of office and commercial space on the first floor to provide community services. The second and third floors will be multi-family housing units for the U.S. Veteran's receiving services on the first floor. Parking will be underground with seven additional spaces in front of the building. There are three tenant spaces proposed on the first floor. Those tenant spaces will be 1,980.28, 1,193.72, and 871.27 square feet respectively. Ingress and egress into the project will be off of Bonanza Road. The maximum building height will be 33 feet. The applicant has agreed to remove any balconies facing north towards the residential.

21-0379
02/15/2022

VARIANCE

The applicant will be providing 17 parking spaces with 1 ADA space where 38 spaces are required. The majority of traffic to the proposed use will be by foot or public transit and the required parking will not be utilized.

The Applicant is also requesting a variance for the residential adjacency. The project is providing an 11-foot setback where 99 feet is required. The Master Plan for the area is mixed-use, but due to the size of the site any development in accordance with the master plan will require a variance.

The proposed mixed-use development will be a great addition for the area and will re-establish much needed services to the area. Thank you for your consideration. Please do not hesitate to contact me or my paralegal, Lindsay Kaempfer at 702-792-7043 with any questions or comments.

Sincerely,

KAEMPFER CROWELL



Stephanie Allen

SHA/lak

21-0379
02/15/2022

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 12/06/2021 **Application Number** 21-0379-SDR1 **Entity** LV

Company Name Kaempfer Crowell

Contact Name

Contact Mailing Address

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

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

Project Name Bonanza and 1st

Project Description 18 Multi-family units

APN's 139-27-810-008 and 008

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.166= 0	x 0.093 = 0	x 0.131 = 0
Multi-Family Units (2)	18	x 0.139 = 3	x 0.065 = 1	x 0.074 = 1
Resort Condo Units (3)				
Total		3	1	1

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Squires ES	1312 E. Tonopah Ave	K-5	837	627	11/1/2021
JD Smith MS	1880 E. Stanley Ave	6-8	1711	1133	11/1/2021
Rancho HS	1900 Searles Ave	9-12	2378	3150	11/1/2021

*** CCSD Comments** Rancho HS is over capacity for the 2021-2022 school year. Rancho HS is at 132.46% of program capacity.

☐ Approved ☐ Disapproved

21-0379-SDR1
Destiny Homes, LLC

NEC Bonanza Road & 1st Street

Proposed 18 unit apartment building with 4.862 thousand square foot of retail replacing a 1.218 thousand square foot office.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.218	9.74	12
AM Peak Hour			1.16	1
PM Peak Hour			1.15	1

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	18	5.44	98
AM Peak Hour			0.36	6
PM Peak Hour			0.44	8

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	4.862	37.75	184
AM Peak Hour			0.94	5
PM Peak Hour			3.81	18

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE			**270**
AM Peak Hour				**10**
PM Peak Hour				**25**

Existing traffic on all nearby streets:

Bonanza Road	
Average Daily Traffic (ADT)	27,981
PM Peak Hour	2,238
(heaviest 60 minutes)	

Main Street	
Average Daily Traffic (ADT)	15,222
PM Peak Hour	1,218
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	34,645
Main Street	35,490

This project will add approximately 270 trips per day on Bonanza Rd., 1st St. and Main St. Currently, Bonanza is at about 81 percent of capacity and Main is at about 43 percent of capacity. With this project, Bonanza is expected to be at about 82 percent of capacity and Main is expected to be at about 44 percent of capacity. Counts are not available for 1st in this vicinity, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 25 additional cars, or about one every two minutes.

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

16-Mar-2022 06:29 From casimiro perales. Phone #5598998655 FaxZero.com p.2

The City Clerk
Floor

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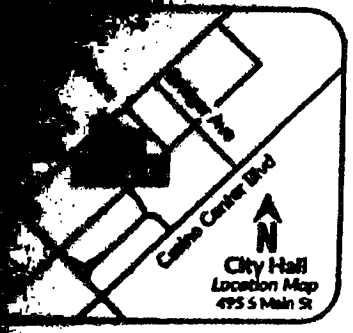

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I SUPPORT this Request

I OPPOSE this Request

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21-0379
13927712038
PERALES TRUST
PERALES CASIMIRO TRS
728 N 1ST ST
LAS VEGAS NV 89101

Submitted after final agenda

Date 3/16/2022 Item 51a-51c

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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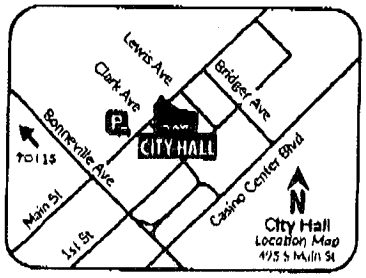

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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City Council Meeting of **03/16/2022**

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13927712059
EMERITAS L L C
10313 POMPEI PL
LAS VEGAS NV 89144

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Date 3/15/2022 Item 51a-51c

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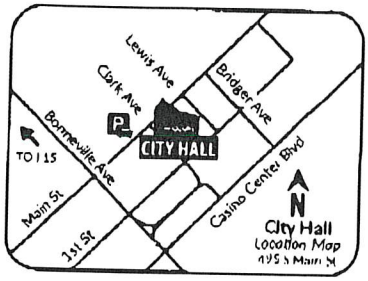

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City Council Meeting of **03/16/2022**

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10313 POMPEI PL
LAS VEGAS NV 89144

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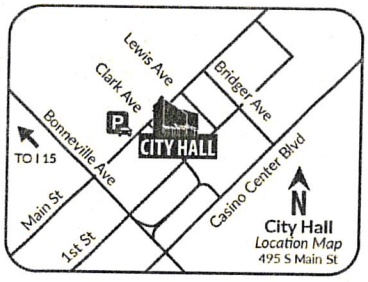

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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City Council Meeting of **03/16/2022**

21-0379
13927712042
OGG MARK
712 N 1ST ST
LAS VEGAS NV 89101

03 LRDFNP1 89101

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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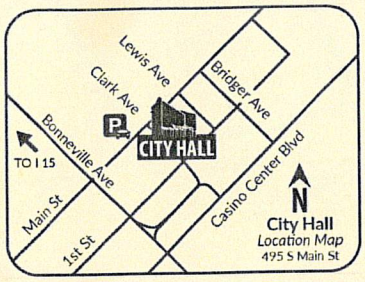

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

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13927712018
YUAN ACE G W
YUAN SHIH KUAN REVOCABLE LIV TR
712 BILTMORE DR
LAS VEGAS NV 89101-1907

03 LADFNP1 89101

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
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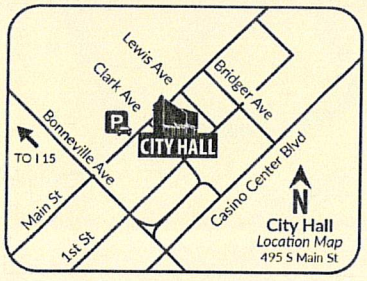

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379
13927712020
LARIOSA DOUGLAS T & MINERVA N
704 BILTMORE AVE
LAS VEGAS NV 89101-1907

03 LADFNP1 89101

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Las Vegas, Nevada 89101

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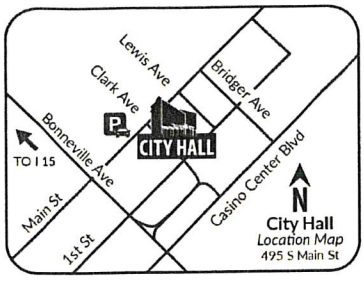

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City Council Meeting of **03/16/2022**

21-0379
13927810007
BRISTLECONE L L C
11736 PUERTO BANUS AVE
LAS VEGAS NV 89138

89 LADFMP1 89138

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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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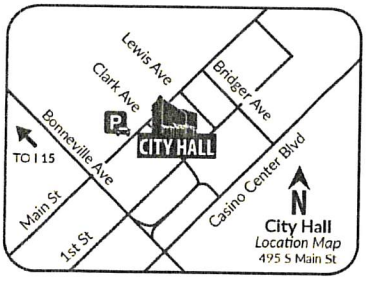

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379
13927810006
MOTEN KATHY R
606 N 1ST ST
LAS VEGAS NV 89101

89 LADFMP1 89101

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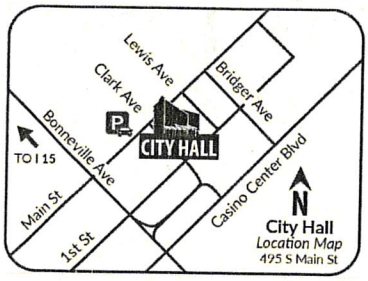

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☐ I SUPPORT this Request

☒ I OPPOSE this Request Completely

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379
13927712002
VINCENT FAMILY REVOCABLE TRUST
VINCENT KOREN TRS
2153 BRIDLEWOOD DR
LAS VEGAS NV 89119-6122

Submitted after final agenda

Date 3/14/2022 Item 51a - 51c

117 LADFNP1 89119

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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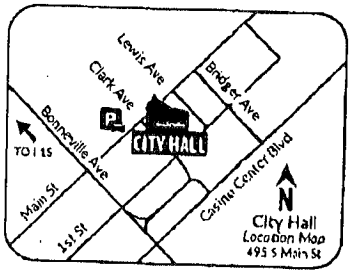

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

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21-0379
Name: Sergio Barrera
Address 729 N. 1st Street
Las Vegas, NV 89101

Submitted after final agenda

Date 3/14/2022 Item 51a-51c

03/13/2022 12:34 Peter Lai 702-428-4557 P1

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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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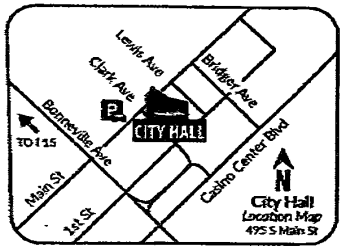

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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City Council Meeting of **03/16/2022**

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21-0379

Bobby Avila
111 Verde LN
Las Vegas 89101
Bobby Avila-R-

59 LRDFNP1 89138

03/13/2022 12:33 Peter Lai 702-428-4557 P1

Dont want a Commercial Building

City of Las Vegas, Office of The City Clerk
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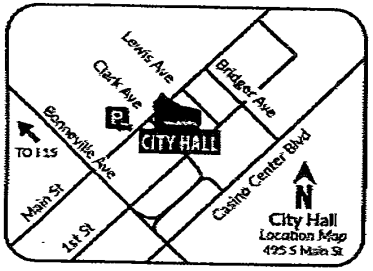

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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City Council Meeting of **03/16/2022**

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21-0379

Gissell Muro
742 Biltmore Dr
Las Vegas NV 89101

Signed

59 LRDFNP1 89138

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Las Vegas, Nevada 89101

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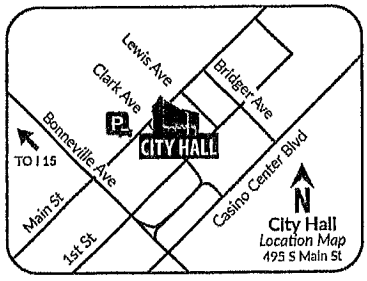

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379

Rafael Reguero
R Reguero
622 Biltmore Dr
LV NV 89101

signed

59 LADFNP1 89101

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
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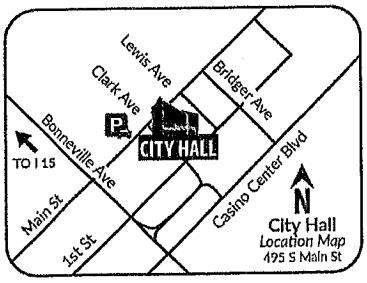

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379

Richard Thomas
721 Biltmore Dr
Las Vegas, NV
89101

59 LADFNP1 89101

City of Las Vegas, Office of The City Clerk
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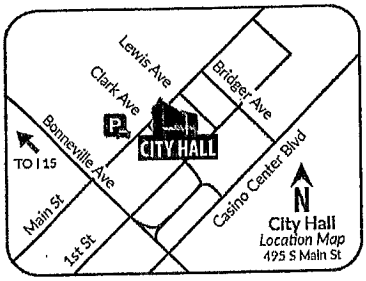

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379

Rafael Reguero
Rhe Reguero
201 Bonanza Rd
LV NV 89101

Signed Rhe Reguero

59 LRDFMP1 89101

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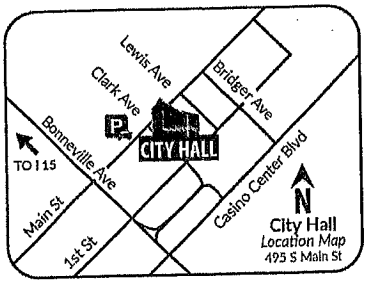

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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City Council Meeting of **03/16/2022**

21-0379

Rafael Reguero
Rhe Reguero
618 Bellmore Dr
LV NV 89101

Signed Rhe Reguero

59 LRDFMP1 89101

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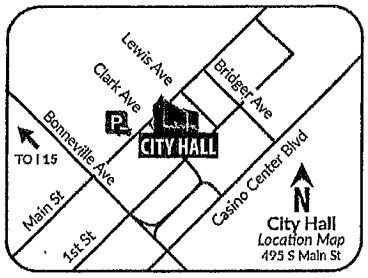

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Rafael Reguero

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21-0379 RhoReguero
615 Biltmore Dr
LV NV 89101

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

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City Council Meeting of **03/16/2022**

59 LADFNP1 89101

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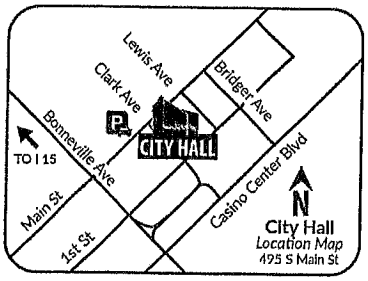

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Rafael Reguero

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21-0379 RhoReguero
612 Biltmore Dr
LV NV 89101

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Signed RhoReguero

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City Council Meeting of **03/16/2022**

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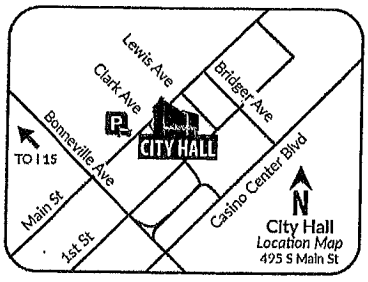

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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City Council Meeting of **03/16/2022**

21-0379

Julian Sanchez
704 N 1st St
LV
NV 89101

59 LRDFNP1 89101

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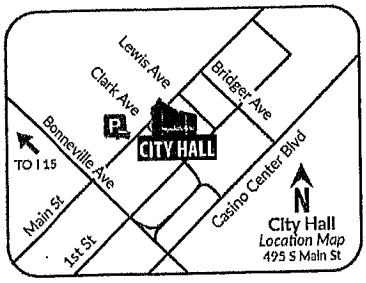

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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City Council Meeting of **03/16/2022**

21-0379

Narciso Romero
717 Biltmore Drive
Las Vegas
NV 89101

59 LRDFNP1 891

City of Las Vegas, Office of The City Clerk
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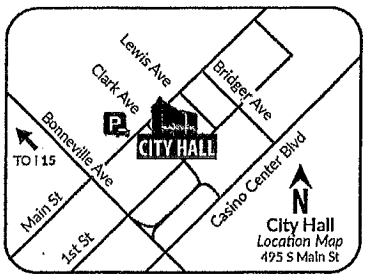
Miguel Alarcon



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379

Miguel Alarcon-Villanueva
630 Biltmore Dr
Las Vegas
NV 89101

89 LRDFMP1 89101

City of Las Vegas, Office of The City Clerk
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Las Vegas, Nevada 89101

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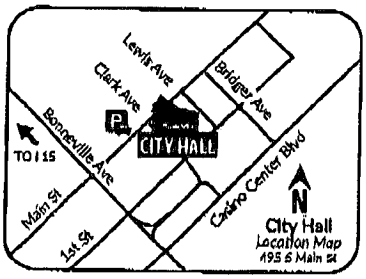

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379 FERNANDO + ANTONIO ALVAREZ
SAMUEL RODRIGUEZ
746 Biltmore St
LAS VEGAS
NV 89101

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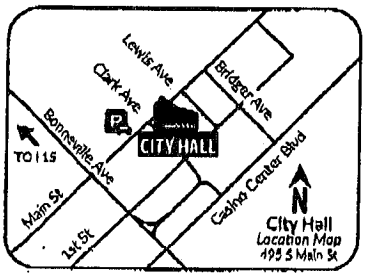

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379

Harry Mitchell
750 Biltmore Dr
Las Vegas
NV 89101

SIGNED

City of Las Vegas, Office of The City Clerk
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Las Vegas, Nevada 89101

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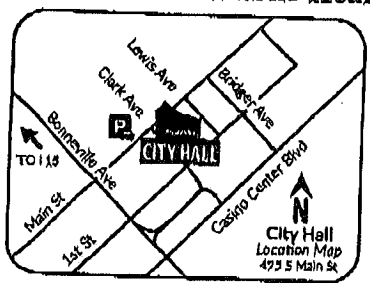

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379
Paul Desdin - owner
100 Palm Lane
Las Vegas
NV 89101

City of Las Vegas, Office of The City Clerk
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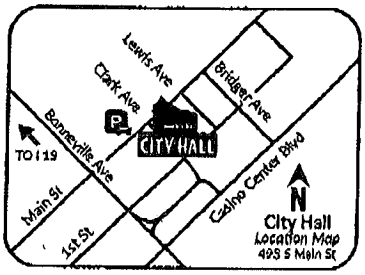

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

21-0379
ALAN WARE
131 PALM LN
LAS VEGAS
NV 89101

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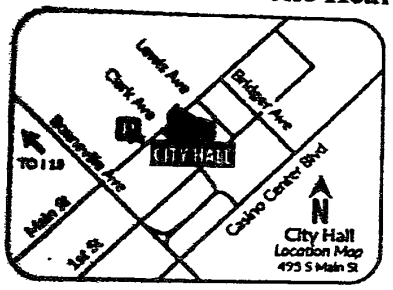
2022 MAR 15 P 2:50

BASED ON information + belief after speaking w/ tenants. S.B. 725-243-6301

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-

Council Meeting of 03/16/2022

21-0379

21-0379

JOSE AVILA
AVILA LIVING TRUST
725 N 12 ST.
LAS VEGAS, NV 89101

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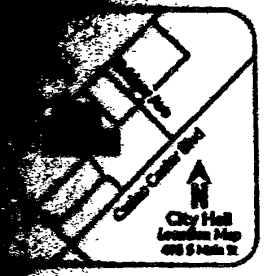
Las Vegas, NV
Permit No. 1

City Clerk
Floor

Requested
Hearing



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I OPPOSE
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...-ZON1 and 21-0379-SUP1 and 21-0379-

...3/16/2022

59 LRDFNP1 89138

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Las Vegas, NV
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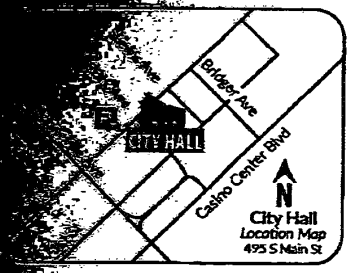
21-0379

EFREN GONZALEZ-RIVERA
724 N 1st ST
LAS VEGAS, NV 89101

Submitted after final agenda

Date 3/15/2022 Item 51a - 51c

Office of The City Clerk
2nd Floor
89101
Service Requested
Notice of Public Hearing



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21-0379

OLIVER MOORE
700 N 1ST ST.
LAS VEGAS, NV 89101

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☐ I SUPPORT this Request

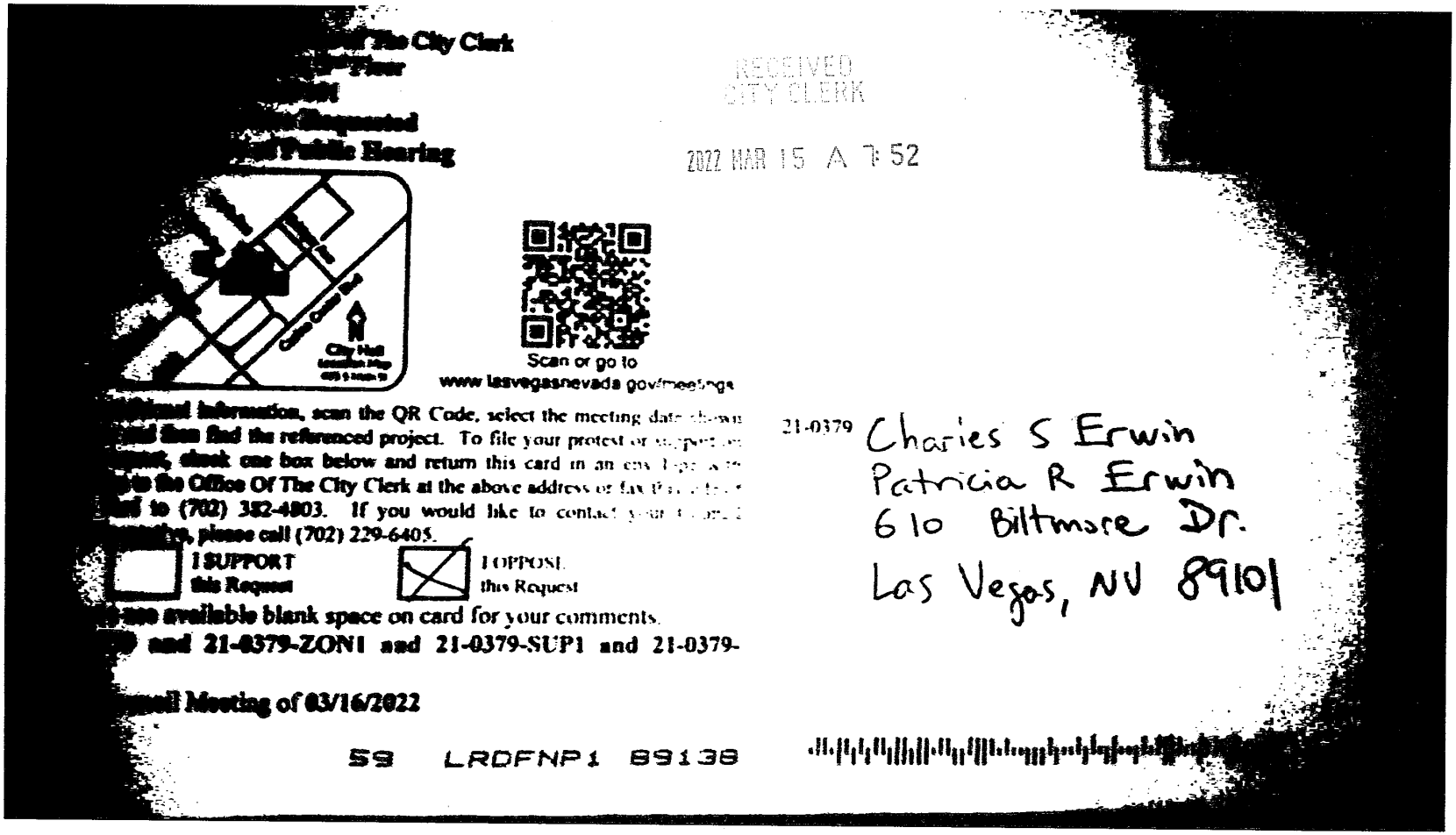
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Regarding 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-

City Council Meeting of 03/16/2022

89 LRDFNP1 89138



The City Clerk
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to the Office Of The City Clerk at the above address or fax it to
to (702) 382-4803. If you would like to contact your Ward
please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Use available blank space on card for your comments.

and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-

Council Meeting of 03/16/2022

59 LRDFNP1 89138

21-0379 Charles S Erwin
Patricia R Erwin
610 Biltmore Dr.
Las Vegas, NV 89101

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, 2nd Floor
89101
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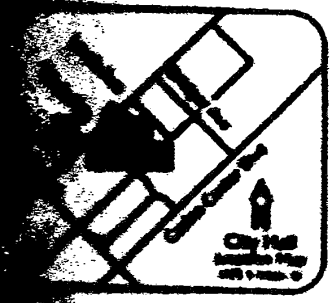
of Public Hearing



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Office Of The City Clerk at the above address or fax this side of
383-4803. If you would like to contact your Council
call (702) 229-6405.

I OPPOSE
this Request

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-SIGN1 and 21-0379-SUP1 and 21-0379-

21-0379

Judith Runford
720 N 1st St
Las Vegas, NV 89101

Form Name:	RDA and City Council Comments
Submission Time:	March 10, 2022 11:29 pm
Browser:	Chrome Mobile 98.0.4758.97 / iOS
IP Address:	174.205.39.199
Unique ID:	939879738
Location:	32.1388, -111.0496

Meeting Date	Wednesday, March 16, 2022
Meeting Type	City Council
Agenda Item Number	51
Project Number	21-0379
Position	I OPPOSE the project and all related applications.
Name	Caitlin Gwin
Residential or Business Address	320 Bonanza Way Las Vegas, NV 89101
Phone	(860) 581-1765
Email	caitygwin@gmail.com
Comments	I do not support the rezoning of the corner lot on Bonanza and 1st. This is a quiet, residential neighborhood, with historically important architecture and we do not want it to be commercialized. This corner cannot support the increased foot and parking traffic. Please protect our neighborhood and vote to deny rezoning. Thank you.

Submitted after final agenda

Date 3/14/2022 Item 51a - 51c

21-0379

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2022 MAR 15 A 9:19

March 15, 2022

I **oppose** to the Re-zoning to C2 Commercial and 3 Story multi-family,
I will agree if they keep the zoning the same as what is already there - Professional and Single family residence, they had a successful business on the corner already.

It saddens me to see them having no regard to the neighbors around them with the 3 story multi-family and the C2 means any type of commercial business..
No privacy for the one story houses next to them and that this is a historical neighborhood as there are few historical areas left of "old Vegas". It used to house those who worked on Boulder Dam and those soldiers returning from WWII.

I hope the councilmen will agree and see why it is forever ruin this beautiful, quaint neighborhood as there are not many of these around.

Thank you,

Peter Lai
Bristlecone LLC
Owner of 701 Biltmore Dr, Las Vegas, 89101

Submitted after final agenda
Date 3/16/2022 Item 51a-51c

Recipient Information

To: PLANNING COMMISSION
Company: CITY OF LAS VEGAS
Fax #: 17023824803

fax

Sender Information

From: steven bank
Company: j rumford
Email address: chrisphilly1001@gmail.com (from 204.62.109.106)
Phone #: 7252436301
Sent on: Monday, March 14 2022 at 9:40 PM EDT

CASE NO . 21-0379
MARCH 16TH, 2022
930 AM

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CITY OF LAS VEGAS PLANNING COMMISSION MEETING OF 3/16/2022 , 930 AM

MOT
Steven J. Bank ex rel. Judith Rumford
720 N 1ST ST
Las Vegas, NV 89101
Chrisphilly1001@gmail.com
725-243-6301

2022 MAR 15 A 9:53

IN RE
J. Jackson application for zoning change to C-2 (general commercial) at 600 and 602 N 1st St, Las Vegas, NV 89101

Case No.: 21-0379
Department: Planning Commission

MOTION TO DENY C-2 ZONING ENTITLEMENT REQUEST

I. BACKGROUND AND HISTORY

This motion is brought on behalf of the owners listed below (EXHIBIT A), as well as those who did not attend the neighborhood meeting of 2/22/22 but also sent in their opposition to this entitlement request.

The owner of these two properties allowed his vacant house to be invaded time after time between 2020 and 2022. Apparently, someone under his employ would come around occasionally, and "secure" the place.

For example, the first incursion by the arsonists was through the roof, in the middle of the night, when no one's looking, and in order not to appear as if they're breaking and entering, they simply saw off a portion of the roof until they can get inside. After this event took place, the presumed employee came by and placed a board on the roof covering the hole. At the time, the

house was intact as were the windows. The property then lay abandoned for another few weeks until there was a smashing of the windows and subsequently an initial **arson**.

That same presumed employee came by and once again shortly thereafter and apparently attempted to secure the house which could still have been remodeled into a working structure; a few weeks later a second **arson** occurred, and the house was then very nearly totaled. This amounts to negligence on their part; ***per se* negligence** is also apparent.

All the while, they had more than ample opportunity to place a fence around the improvement; the question arises as to why they did not, and the answer seems obvious. Although neighbors speculate that they did it in order to collect insurance money, no one knows that this is a fact. However, having a vacant lot engendered dreams of a lot of money, and by believing that they could easily obtain a C2 entitlement **they believe that their equity would skyrocket.** By approaching the neighborhood with a platitudes, that being promises of a "newer, bigger and better" clinic, they're hoping that no one sees through their ruse

II. DISCUSSION

The builder's image of the drawing shows a rendition, but without further information its origin cannot be ascertained. This looks like **plagiarism**.(EXHIBIT B)

The second image shows a structure made entirely of wooden beams on a concrete floor; there are no reinforcements of any sort for this type of vertical erection. This building relies on its own weight to keep itself standing, much like a fortified house of cards. (EXHIBIT C)

In addition, this builder has no legitimate business footprint. In other words, he may have a business *license*, but he has no office, no website, and nothing else that indicates that he operates legitimately, that he follows code (CFR, IECC) and pays his taxes, that he puts away money for his employee's retirement, or any of all those things that render a business socially valuable and legitimate.

This builder's sole footprint is on <u>social media</u>, on Instagram.

As such, the property owner's association with this so-called builder should be squashed for legal purposes and their entitlement request should be seen as nothing but a way to cash out, a way to liquidate a property for a self-serving interest in total and complete disregard of the neighbors' opposition and the zoning entitlements which have historically been in place, and which have led to this neighborhood being a working, fruitful, and productive residential neighborhood. . Evidently, they are unwilling to enter into any stipulations as to the running of the in-house business or any other aspects of their entitlement request, in a total about-face to their verbal promises at the neighborhood meetings. As an example, the owner is unwilling to continue his clinical practice through an LLC, a status which would allow them to provide services to their residents - without necessitating a zoning change.

Without having submitted any viable plans, without having submitted reports for environmental impact, soil reports, energy use reports, and all those scientific things which lead to a viable improvement, **<u>this owner is requesting entitlement in a "carte blanche " manner.</u>**

Judith Rumford of 720 N 1st St. , through Steven J. Bank, submitted some rudimentary drawings of what could be an environmentally friendly building plan. (EXHIBIT D). Needless to

say, these drawings did nothing at all, not because they were not well designed or well thought out, but because these owners do not have the intention of integrating their clinic into the neighborhood *a priori*.

This neighborhood is full of history, and full of possibilities for future integration into a more comprehensive plan for downtown Las Vegas, a plan which allows tourism from Fremont Street to flow freely up and down Las Vegas boulevard while maintaining the peace and quiet of a historically valuable neighborhood.

If the owner is in such a dire strait for a commercial property, he could easily swap this property which has two zoning entitlements with another one which has their much sought after C-2 entitlement. However, because this is not a legitimate proposition, no such "swap" is being contemplated nor is it likely to be. This time around, the clinic is just a front for the desire to come into a large pile of CASH.

Across the street on Bonanza there are only residential structures. The adjacent casino's property is zoned tourist commercial, yet this is not what the owners are seeking. In fact, tourist commercial, like the other zone regulations, have dimensions which must meet minimum requirements such as minimum lot area, minimum lot frontage, side yards, etc. etc. To force a *general* commercial zone through dreams of a building which is completely out of place for the size of the lot and the zoning of the neighborhood is a recipe for disaster and constitutes fraud as well as Tort.

This neighborhood will not stand for these arbitrary and capricious plans and is preparing to pursue remedies in state and federal court. [1]

---

[1] With a C-2 entitlement, the lot could be instantly liquidated to an entity such as Berkshire Hathaway. Undoubtedly, W. Buffett would scoop up this property and immediately put a gasoline station therein. Ergo the proposed "underground garage". By digging a hole, they would likely be digging for

CONCLUSION

This request is being brought in bad faith. The owner and the spouse have done nothing but recite platitudes in order to pull the wool over the neighborhood's eyes.

This council and this mayor should think, not twice, but three or four times before coming up with a rationale for the grantal of the entitlement request. By accepting this owners' nonsensical schemes and plans as logical, just, reasonable, and lawful, this city council and this mayor would be committing a grave miscarriage of Justice.

Therefore, the entitlement request for C-2 should be denied in its entirety.

Dated this 14th day of March, 2022.

RESPECTFULLY SUBMITTED

Steven J. Bank ex rel Judith Rumford
720 N 1ST ST
Las Vegas, NV 89101
Chrisphilly1001@gmail.com

725-243-6301

Steven J. Bank
ex rel. Judith Rumford

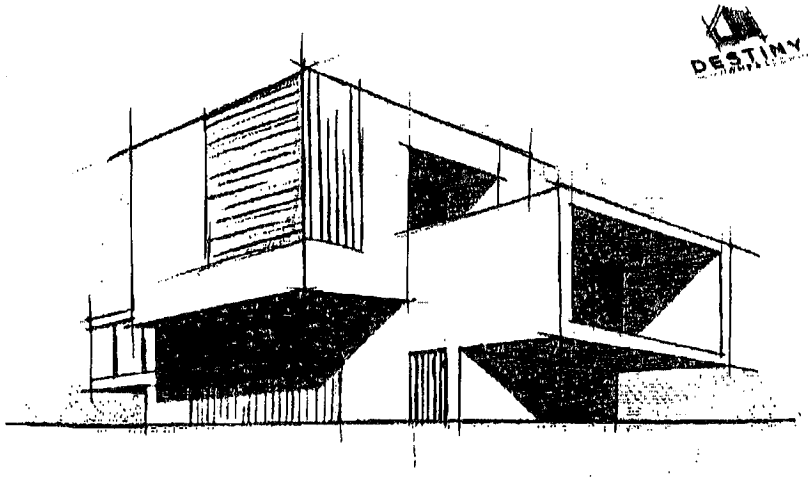
fuel storage. At $5 per gallon, these owners are just waiting, like Pavlov dogs, for their money post-liquidation.

EXHIBIT A

[illegible] WAS ATTENDED
THE MEETING
ON 3/7/2022
AND ON 3/7/2022
(1 period)

EXHIBIT B


3:25
LTE 89%
10 likes
destiny_homes_llc Did you know that we also do swimming pools and landscaping
more
destiny_homes_llc
Las Vegas, Nevada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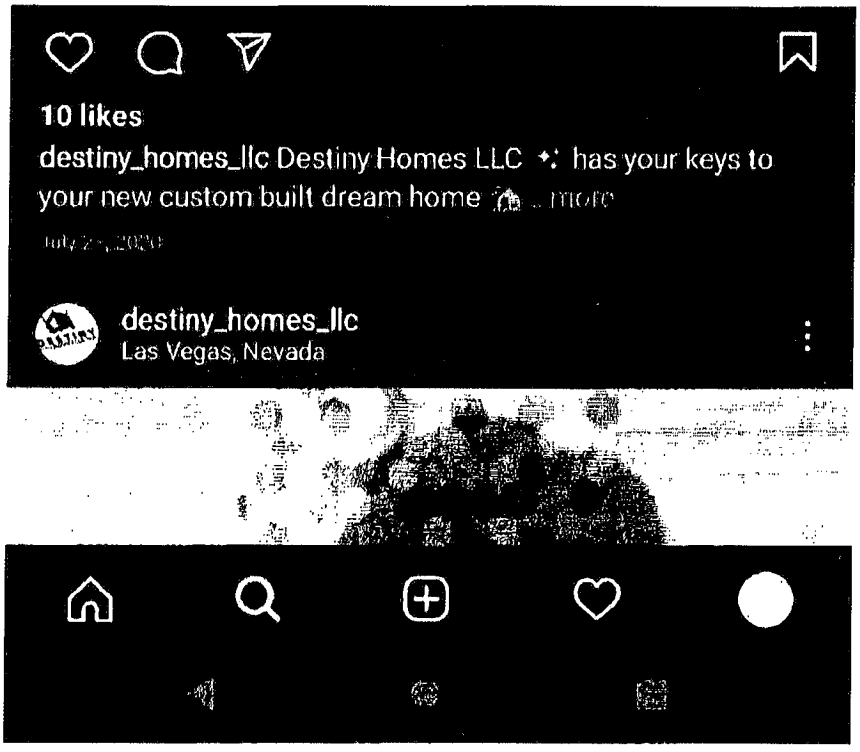
10 likes
destiny_homes_llc Destiny Homes LLC has your keys to your new custom built dream home
more
destiny_homes_llc
Las Vegas, Nevada

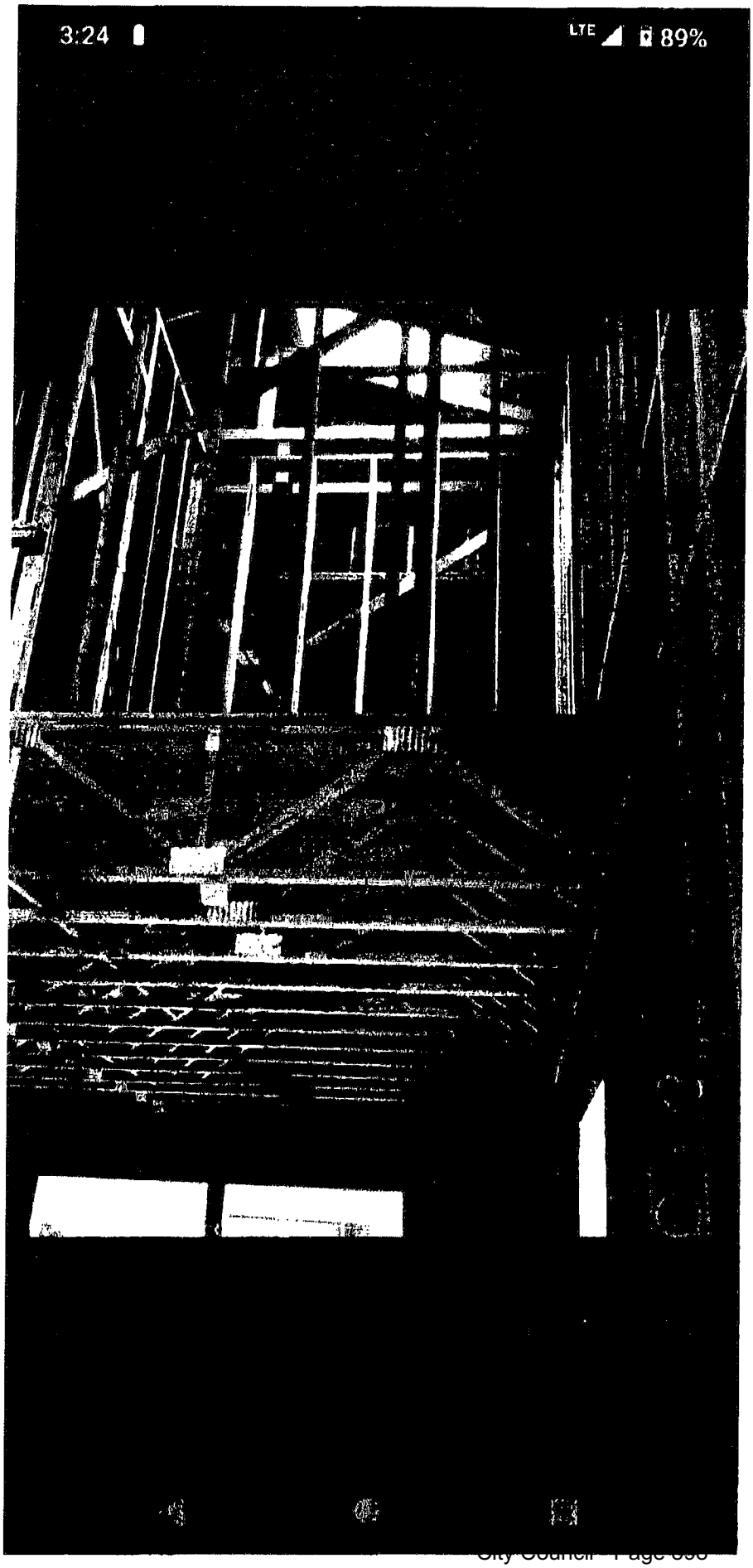
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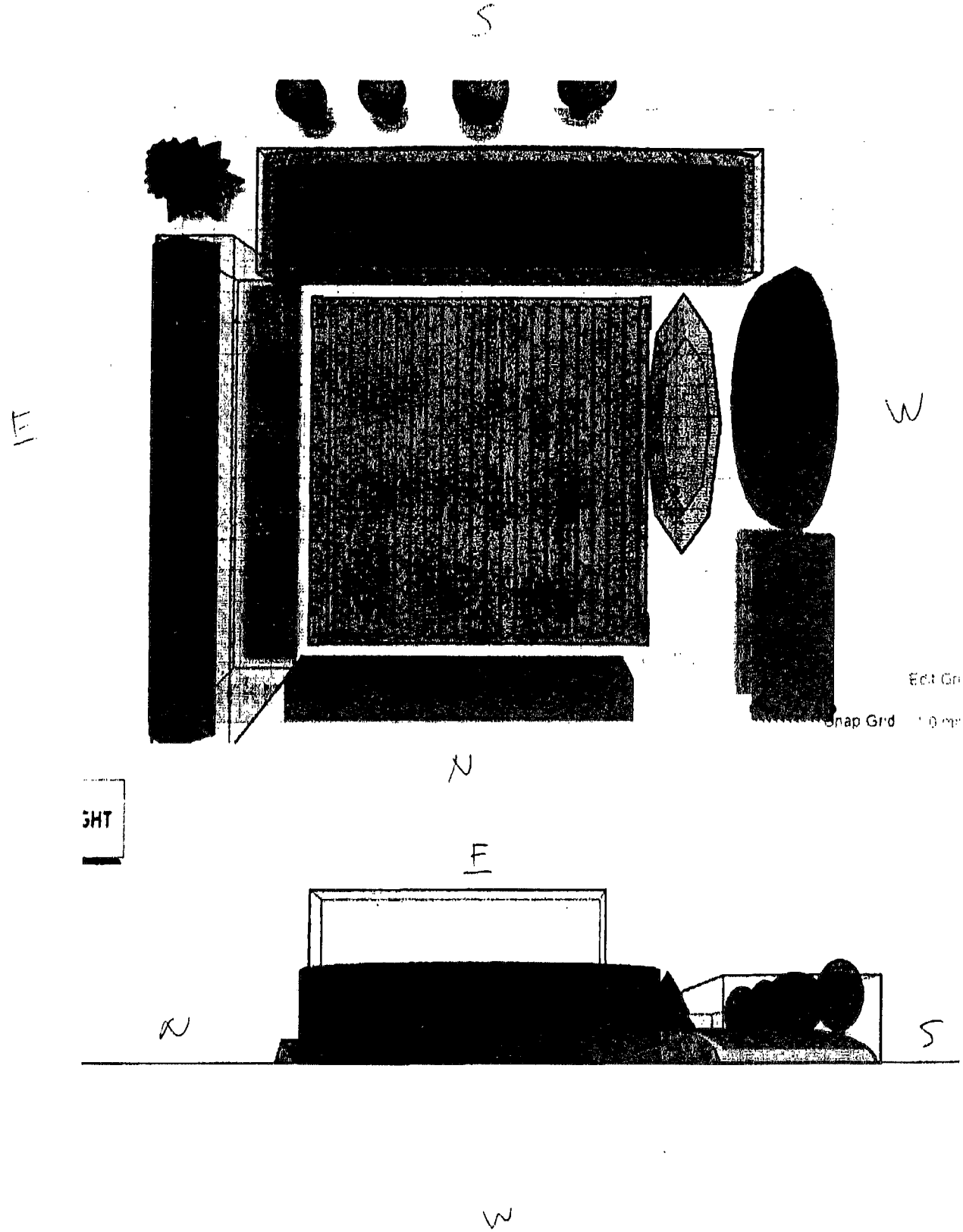
Exhibit C

EXHIBIT D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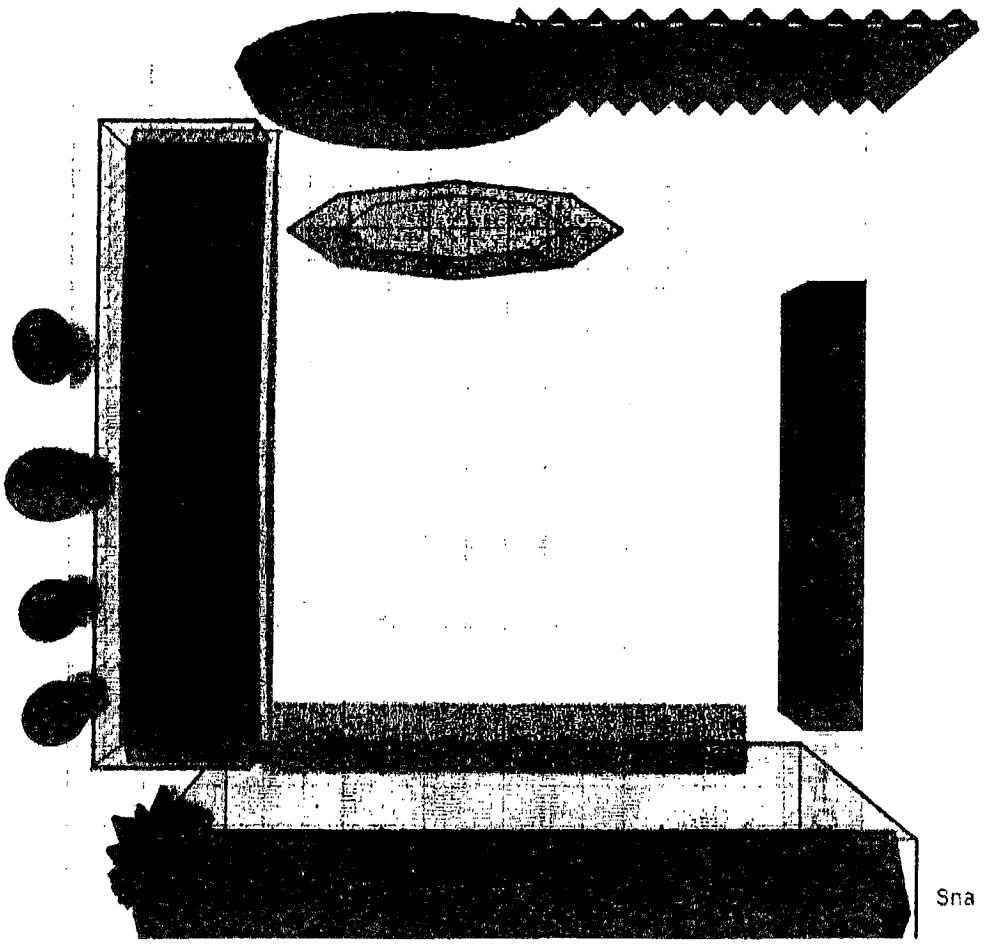

S

N

E

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

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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

March 31, 2022

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 2 Week Hold
April 6, 2022 Las Vegas City Council Hearing
21-0379, Destiney Homes, LLC

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **April 6, 2022** until the Las Vegas City Council hearing of **April 20, 2022**. This will allow staff additional time to review the revised plans.

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: Kelly Woods (*via email*)

Submitted after final agenda

Joel Casteneda
910 Melrose Dr.
(702) 403-3447
Denise (wife)
Joel.e.casteneda@vegasvalleyrealtor@gmail.com

PETITION

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1-0379-ZONE1, 21-0379-SUP1,

A mix used 3 story building with a small lot will not be unsuitable for our residential neighborhood. This will create high traffic which is not suitable for our neighborhood that is mostly single-story homes. We have children that ride bikes and play outside we do not need more traffic on 1st street or in the neighborhood. We have residence that walk their dogs, and jog. This is a Historical neighborhood, and we are trying to preserve it as a single-family residence. This will also bring down our property value. We as residence unite as one to appose this rezoning. Please find attached signatures and contact information. Thank you for your time!

Submitted after final agenda
Date 4/9/2022 Item Items 52a-52c

Name : Rosa Botello
Address : 109 Sycamore LN
Signature: [signature]
Phone : 702 3677866
Email : Marcorneyo 92@icloud.com

Name : Antonio Gallegos
Address : 120 SYcamore LN Las Vegas NV
Signature: Antonio Gallegos
Phone : 702-5174317
Email : ac5812933@gmail.com

Name : Jose Cruz Gonzalez J.C.G
Address : 124 SYCAMORE LN LAS vegas NV 89101
Signature: Jose Cruz G
Phone : 702 287 3678
Email :

Name : Raul Garcia
Address : 128 Sycamore ln
Signature: Raul Garcia
Phone : 909 233 1753
Email :

Name : Grover Thomas
Address : 820 Biltmore dr
Signature: [signature]
Phone :
Email : GroverPThomas@Gmail.com

Name : Hector Pardo Ochoa
Address : 812 Biltmore Dr
Signature: [signature]
Phone :
Email : Hectorpardo07@gmail.com

Name : ALAN WARS
Address : 131 PALM LANE
Signature: [signature]
Phone : 702-386-9357
Email : TRUMPETWARE@GMAIL.COM

Name : Juana Hernández Ocampo
Address : 123 Palm Las Vegas NV. 89101
Signature: [signature]
Phone : 702-372-4364
Email :

Name : Angie Ortiz
Address : 116 Palm In
Signature:
Phone : 323-699-901
Email : ortizangiee123@gmail.com

Name : Ramon D Thomas
Address : 110 Palm In.
Signature: Ramon D Thomas
Phone : 702-201-8979
Email : TROY THOMAS 185@GMAIL.COM

Name : Casimiro Perales
Address : 728 N 1st, Las Vegas
Signature: Casimiro Perales Jr
Phone : 725-300 2443
Email :

Name : MARK OGG
Address : 717 N 1ST ST LASVEGAS NV 89101
Signature:
Phone : 707 586 6041
Email : OGG595@HOTMAIL.COM

Name : Arturo Martinez
Address : 110 Verdy La
Signature:
Phone : 702 517 9077
Email : arturomartinez@gmail.com

Name : Bobby Avila
Address : 111 Verdy Ln
Signature:
Phone : 702 352 7679
Email :

Name : Sonia Gamboa
Address : 6711 Biltmore Dr
Signature:
Phone : 702-823-8668
Email : GamboaSon86@gmail.com

Name : SHIH YUAN
Address : 712 BILTMORE DR
Signature:
Phone : 702 802-5765
Email :

Name : Efrain Gonzalez
Address : 724 N. 7st.
Signature:
Phone : 702 561-6789
Email :

Name : Efrain Gonzalez
Address : 808 Biltmore Dr.
Signature:
Phone : (702) 561-6789
Email :

Name : Juan J. E Carrillo
Address : 919 Melrose DR. Las Vegas
Signature:
Phone : (702) 481-8781
Email :

Name : David Felipe
Address : 100 Palm
Signature: (702) 583-8017
Phone :
Email : fdesdin @gmail.com

FROM: JUDITH RUMFORD, 720 N 1ST ST, LAS VEGAS, NV 89101

Re: 21-0379

Date: 3/31/2022

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DEAR COUNCIL,

I OPPOSE THIS RE-ZONING REQUEST.



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s/ Judith Rumford

JUDITH RUMFORD

Submitted after final agenda

Date Item

4/4/2022 Items 52a-52c

FROM: EFREN GONZALEZ-RIVERA, 724 N 1ST ST, LAS VEGAS, NV 89101 OWNER

Re: 21-0379

Date: 3/31/2022

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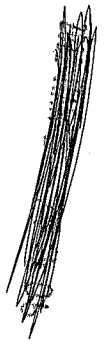
2022 APR -1 A 7:09



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CITY CLERK

DEAR COUNCIL,

I OPPOSE THIS RE-ZONING REQUEST.

Efren Gonzalez-Rivera

Fax 7023824803

EFREN GONZALEZ-RIVERA

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

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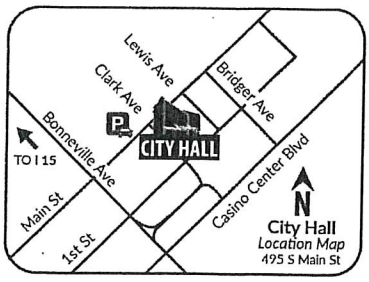

Scan or go to:
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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of ~~**03/16/2022**~~ 4/6/22 9:30am

59 LADFMP1 89138

21-0379

Bobby Avilla
111 Verdi Ln
Las Vegas 89101

Bobby Avila-R-

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

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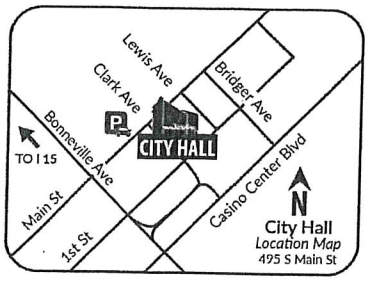

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of ~~**03/16/2022**~~ 4/6/22 9:30am

59 LADFMP1 89138

21-0379

ALAN WARE
131 PALM LN
LAS VEGAS
NV 89101

Submitted after final agenda

Date 4/4/2022 Item Items 52a-52c

Alan Ware

Dont want a comercial Building.

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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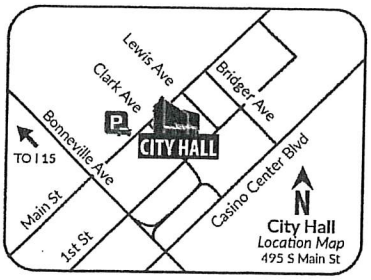

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City Council Meeting of ~~**03/16/2022**~~ 04/06/22

21-0379

Gissell Muro
742 Biltmore Dr
Las Vegas NV 89101

Signed

59 LADFNP1 89138

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Las Vegas, Nevada 89101

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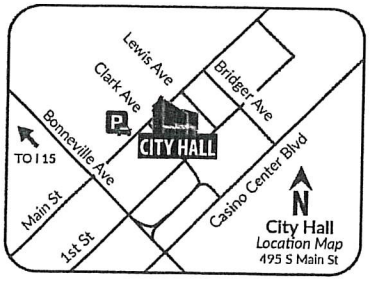

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☒ I OPPOSE this Request

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City Council Meeting of ~~**03/16/2022**~~ 04/06/22

21-0379 FERNANDO + ANTONIO ALVAREZ
SAMUEL RODRIGEZ
746 Biltmore Dr
Las Vegas
NV 89101

59 LADFNP1 89138

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Las Vegas, Nevada 89101

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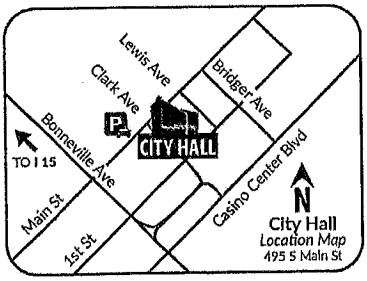

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21-0379

☐ I SUPPORT this Request

☒ I OPPOSE this Request

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City Council Meeting of **03/16/2022**

59 LADFNP1 89138

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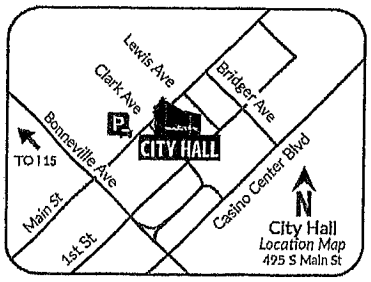

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Linda Austin
624 N Forth St
89101

21-0379

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City Council Meeting of 4/6/22

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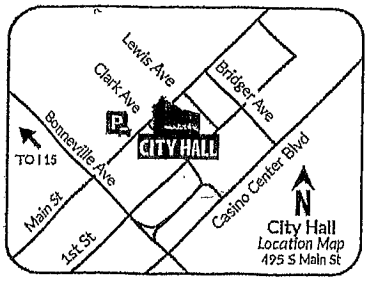

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Dan Romano
733 North 10th St
Las Vegas, Nevada
89101

21-0379

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City Council Meeting of 4/6/22

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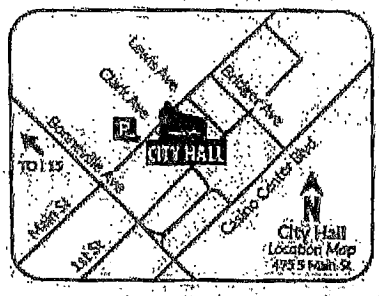

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of ~~03/16/2022~~ obeyed to

04/06/2022 @ 9.30 am

21-0379

Jeff Harmon
627 N 4th St
Las Vegas, Nevada
89101

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
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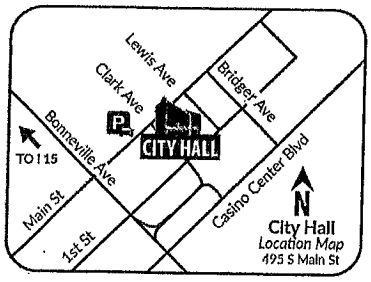

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of ~~03/16/2022~~

04/06/22

21-0379

Harry Mitchell
750 Biltmore Dr
Las Vegas
NV 89101

SIGNED

59 LADFNP1 89138

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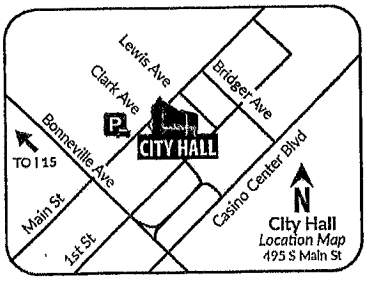

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21-0379

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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City Council Meeting of **03/16/2022**

59 LRDPMP1 89130

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1
City Council Meeting of ~~03/16/2022~~ moved to
04/06/2022 @ 9:30 am

21-0379

Thomas Gress
625 W 4th St
Las Vegas, Nevada
89101

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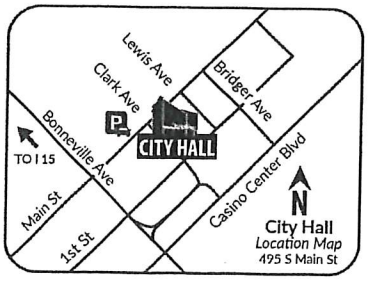

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1
City Council Meeting of ~~03/16/2022~~ 04.06.2022

21-0379

David Desdin - owner
100 Palm Lane
Las Vegas
NV 89101

59 LADFNP1 89138

Application Information

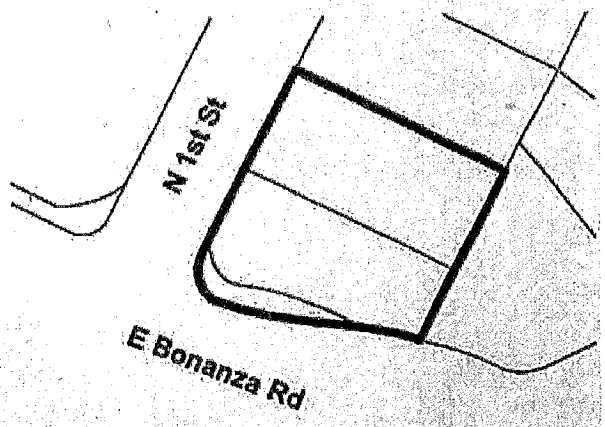
21-0379 - PUBLIC HEARING - APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON - For possible action on the following Land Use Entitlement project requests on 0.26 acres at 600 and 602 North 1st Street (APNs 139-27-810-008 and 009), Ward 5 (Crear). The Planning Commission (6-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

21-0379-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL)

21-0379-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED USE DEVELOPMENT

21-0379-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 18-UNIT MIXED-USE DEVELOPMENT WITH 4,862 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	03/16/2022
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Time:	9:30 a.m.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to www.lasvegasnevada.gov/meetings or call (702) 229-6311 (TTY 7-1-1). Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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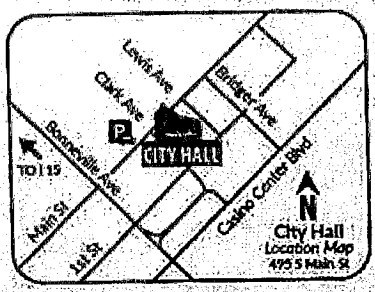

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of ~~03/16/2022~~ moved to 04/06/2022 @ 9:30 am

2022 APR -4 P 1:23

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We are opposed to the proposed three story tall 18 unit mixed used development as the buildings will be tall enough to violate our privacy on our backyard.

21-0379

Rafael Hernandez
Michelle Steinbaugh
611 Biltmore Dr Las Vegas
89101

Ref 21-0379 April 6. 9.30 am

OPPOSING TO Ref 21-0379 AND 21-0379-zon1 and 21-0379-SUP and 21-0379-SDR1

Caitlin Gwin	320 Bonanza Way Las Vegas NV 89101	[illegible]
Koren Vincent	105 Palm Lane, Las Vegas, NV 89101	KV
Oliver Moore	700 N. 1st L.V. NEV 89101	odm
MARK OGG	712 N 1ST ST LV, NV	MO
Bristlecone LLC Charmaine Lai	604 N 1st Street, LV 89101	CL
Lyle & Claire Fisher	601 Tiffany Lane, LV-NV	LDF
Emeritus LLC Diana Luk	737 N 1st Street 647 Bell Drive	DLuk DLuk
Diana Luk	647 Bell Drive	DLuk
Aaron Johnson	108 Verdy Lane	[illegible]
PETER LAI	BRISTLECONE LLC 701 BILTMORE D.	[illegible]

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21-0379
1392781105
FISHER LY
601 TIFFA

[X] I SUPPORT this Request

[ ] I OPPOSE

TO THE BONANZA AND BILTMORE NEIGHBORS: RE: 600 AND 602 N 1ST ST, LV, NV 89101

mgr/owner of the following properties:

400 Bonanza — 400 Bonanza Way LLC
307 Bonanza — 307 " " LLC
204 Bonanza — Rox Lex Series LLC

in support of this project!

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Submitted after final agenda

Date Item

4/4/2022 Items 52a-52c

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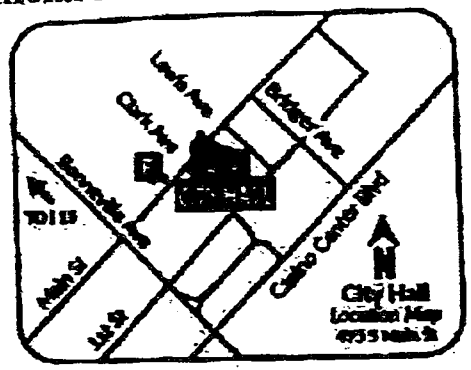

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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City Council Meeting of 04/06/2022 @ 9:30 am

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2022 APR -5 A 7:33

21-0379

PERALES
CASIMIRO PERALES
728 N 1ST ST
LAS VEGAS, NV 89101

City Council Page 92
Submitted after final agenda
Date 4/5/2022
Item Items 52a-52c

4-Apr-2022 23:06 From casimiro perales. Phone #5598998655 FaxZero.com p.2

4-Apr-2022 23:13 From chuck erwin. Phone #7775553212 FaxZero.com p.2

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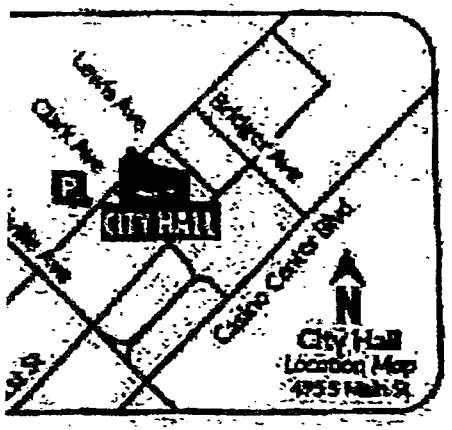

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21-0379

SUPPORT this Request

X OPPOSE this Request

se available blank space on card for your comments.

and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-

ncil Meeting of 04/06/2022 @ 9:30 AM

CHUCK & PATTY ERWIN
610 BILTMORE DR
LAS VEGAS, NV 89106

ıth Main Street, 2nd Floor
gas, Nevada 89101
turn Service Requested
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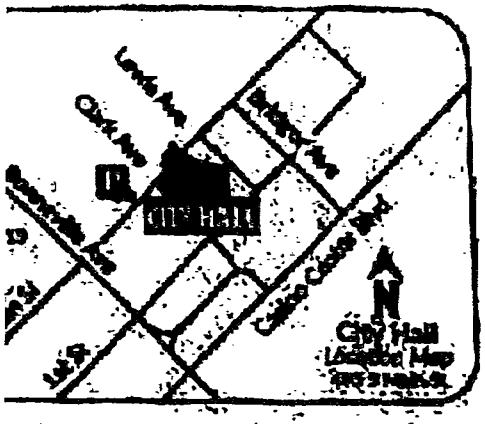

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4-Apr-2022 23:19 From OLIVER MOORE, Phone #7252436300

ditional information, scan the QR Code, select the meeting date shown and then find the referenced project. To file your protest or support on quest, check one box below and return this card in an envelope with to the Office Of The City Clerk at the above address or fax this side of rd to (702) 382-2809. If you would like to contact your Council entative, please call (702) 229-6405.

21-0379

☐ I SUPPORT this Request

☒ I OPPOSE this Request

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79 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-

Council Meeting of ~~03/16/2022~~ moved to

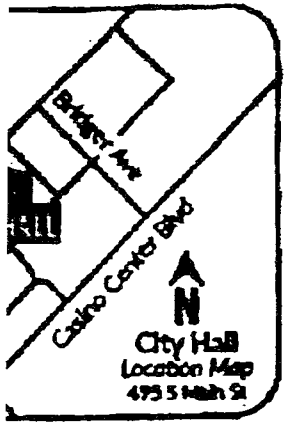
10/06/2022 @ 9:30 am

MARK OGG
712 N 1st ST
LAS VEGAS NV 89

FaxZero.com

p.2

f Public Hearing



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ıation, scan the QR Code, select the meeting date shown the referenced project. To file your protest or support on ıne box below and return this card in an envelope with Of The City Clerk at the above address or fax this side of 382-8803. If you would like to contact your Council e call (702) 229-6405.

PORT ☒ I OPPOSE
bquest this Request

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0379-ZON1 and 21-0379-SUP1 and 21-0379-

ing of ~~03/16/2022~~ obeyed to
04/06/2022 @ 9.30 am

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2022 APR -5 A 7:33

21-0379

AVS TRUST
SAUL REGALADO
601 BILTMORE
LAS VEGAS, NV 89

4-Apr-2022 23:23 From SAUL REGALADO. Phone #7775553212 Fax2Zero.com p.2

y of Las Vegas, Office of The City Clerk
5 South Main Street, 2nd Floor
s Vegas, Nevada 89101

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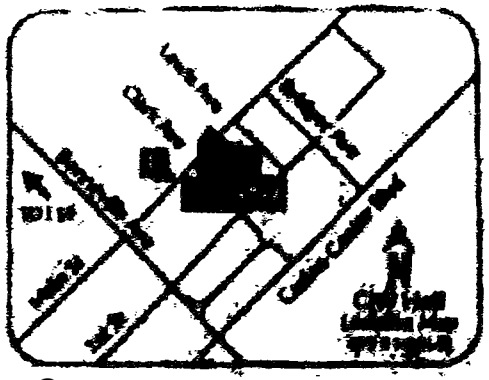
fficial Notice of Public Hearing



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☐ I SUPPORT this Request

☐ I OPPOSE this Request

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-0379 and 21-0379-ZONI [illegible]

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21-0379

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OLIVER MOORE
700 N 1ST
LAS VEGAS

4-Apr-2022 23:31 From OLIVER MOORE. Phone #7252436300 Fax2zero.com p.2

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f Las Vegas, Office of The City Clerk
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egas, Nevada 89101
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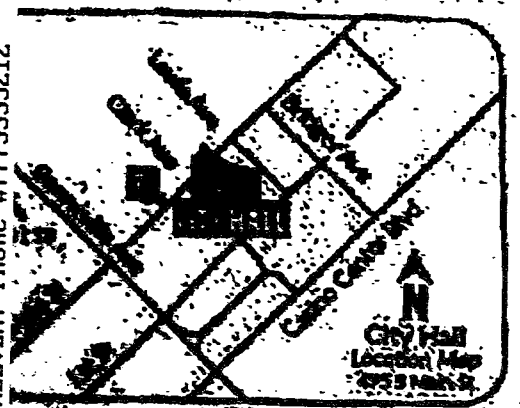

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[illegible] information, scan the QR Code, select the meeting date shown [illegible] find the referenced project. To file your protest or support on [illegible] one box below and return this card in an envelope with [illegible] Office Of The City Clerk at the above address or fax this side of [illegible]803. If you would like to contact your Council [illegible] call (702) 229-6405.

[illegible] I OPPOSE this Request

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21-0379

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SILVA MELVEN
708 N 1st ST
LAS VEGAS, NV 89101

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Company: CITY LV
Fax #: 17023824803

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From: bata prolov
Company: self
Email address: nemoe3@gmail.com (from 172.58.160.191)
Phone #: 7775553212
Sent on: Monday, April 4 2022 at 7:52 PM EDT

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based on information and belief after speaking w tenants
21-0379

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1 oppose

21-0379

BATA PROLOV
~~1408~~
733 N 1st St.
LAS VEGAS, NV
89101

page 2 of 2

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JOSE AVILA
725 N [illegible] H
LAS [illegible]

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Company: CITY LV
Fax #: 17023824803

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From: sergio barrera
Company: self
Email address: videosfremont@gmail.com (from 172.58.160.191)
Phone #: 5598998655
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KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

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2022 APR 19 P 4:19

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

April 19, 2022

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 30 Day Hold***
April 20, 2022 Las Vegas City Council Hearing, Item 54
21-0379, Destiney Homes, LLC

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **April 20, 2022** until the Las Vegas City Council hearing of **May 18, 2022**. This will allow additional time to revise plans.

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: Kelly Woods (*via email*)

Submitted after final agenda

Date 4/19/2022 Item 54, 54c

18-Apr-2022 22:42 From luis castro. Phone #7025452232 FaxZero.com p.2

, Office of The City Clerk
Main Street, 2nd Floor
gas, Nevada 89101
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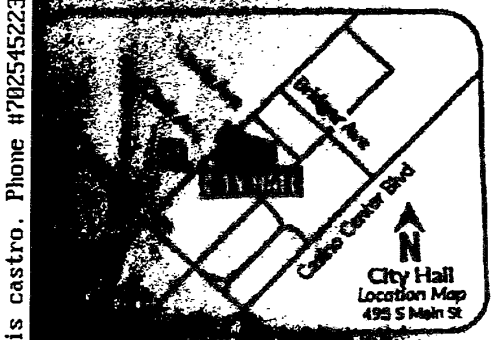

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I OPPOSE
this Request

space on card for your comments.

1 and 21-0379-SUP1 and 21-0379-

21-0379

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Luis & Estela Castro
805 N 1st
Las Vegas, NV
89101-1928

Submitted after final agenda

Date 4-19-22 Item 54a-c

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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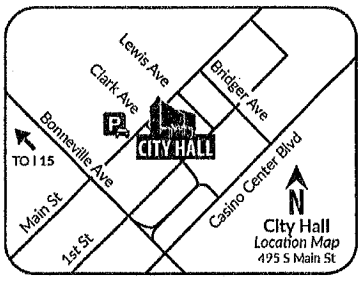

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

City Council Meeting of **03/16/2022**

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21-0379
13927810010
A V S LIVING TRUST
REGALADO SAUL & ESMERALDA TRS
4220 PAVO CT
NORTH LAS VEGAS NV 89032

KAEMPFER CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

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2022 MAY 17 A 9:32

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

May 17, 2022

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 2 Week Hold
May 18, 2022 Las Vegas City Council Hearing, Item 47
21-0379, Destiney Homes, LLC

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **May 18, 2022** until the Las Vegas City Council hearing of **June 1, 2022**. This will allow additional time to submit updated plans to staff.

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: Kelly Woods (*via email*)

Submitted after final agenda

Date 5/17/22 Item 47 a-c
W-5

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

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2022 JAN 11 P 1:43

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

January 11, 2022

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 30 Day Hold
January 11, 2022 City of Las Vegas Planning Commission Item 21
21-0379, Destiney Homes, LLC

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **January 11, 2022** until the City of Las Vegas Planning Commission hearing of **February 8, 2022** to allow time to hold a neighborhood meeting.

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: Kelly Woods (*via email*)

Submitted after final agenda
Item 21

02/04/2000 03:47 091-702-9148984 LUK PAGE 01

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

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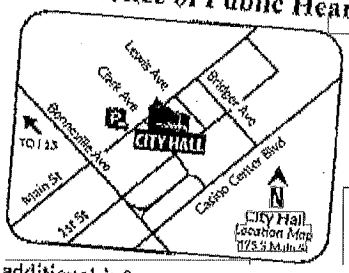

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1
Planning Commission Meeting of **01/11/2022**

faxed
OPPOSE
1/5/2022

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Dept of Planning
City of Las Vegas

21-0379
13927811010
LUK DIANA A
10313 POMPEI PL
LAS VEGAS NV 89144

Submitted after final agenda
21a-cP

Faxed [OPPOSE]
1/5/2022

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

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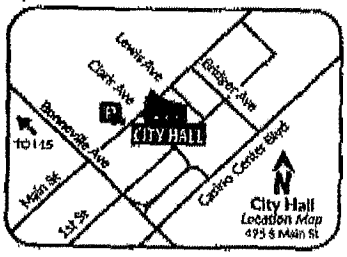

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

Planning Commission Meeting of **01/11/2022**

21-0379
13927712059
EMERITAS L L C
10313 POMPEI PL
LAS VEGAS NV 89144

21a-c P

TO HERHONOR THE MAYOR, ET. AL;

This owner intentionally allowed ARSON to collect on insurance and ~~sell~~ build rentals and stores. This is WRONG. This HISTORIC neighborhood has always been residential + professional — AND SHOULD REMAIN SO! There's a good property just 100y east at LVB suitable for retail/residential

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

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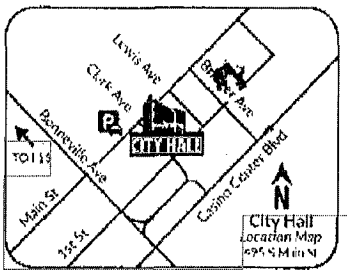

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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Planning Commission Meeting of **01/11/2022**

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Dept of Planning
City of Las Vegas

89 JRDFNP1 89101

21-0379
13927712040
RUMFORD W RICHARD & JUDITH
720 N 1ST ST
LAS VEGAS NV 89101-1906

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This will raise the noise + pollution level and will not fulfill the promise of Bonanza Neighborhood

1/4/22

21a-c P

5-Jan-2022 02:26 From JUDITH RUMFORD, Phone #7252436301 FaxZero.com P.2

This is an historical residential area dating back to the 1940's. We need to preserve this neighborhood!

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

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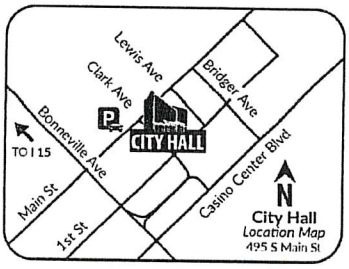

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request NO!

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

Planning Commission Meeting of **01/11/2022**

21-0379
13927712002
VINCENT FAMILY REVOCABLE TRUST
VINCENT KOREN TRS
2153 BRIDLEWOOD DR
LAS VEGAS NV 89119-6122

117 JRDFNP1 89119

21a-c P

P1

Peter Lai 702-428-4557

01/10/2022 13:10

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

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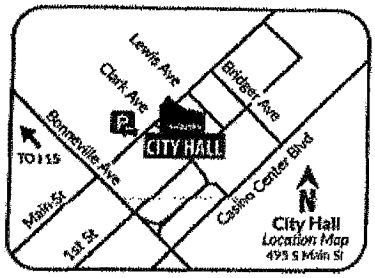

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JAN 11 2022

Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

Planning Commission Meeting of **01/11/2022**

21-0379
13927712023
BRISTLECONE L L C
11736 PUERTO BANUS AVE
LAS VEGAS NV 89138

89 JRDFNP1 89139

21a-cP

Neighborhood is in a historical area with one story residential houses. The 2 empty lots used to be 2 one story houses. We want to keep it a historical residential one story houses that, what makes Vegas so unique as these houses were built to house those working on Boulder Dam & during World War II

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

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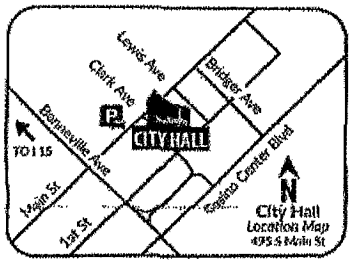

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☒ I OPPOSE this Request

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

Planning Commission Meeting of **01/11/2022**

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BRISTLECONE L L C
11736 PUERTO BANUS AVE
LAS VEGAS NV 89138

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Dept of Planning
City of Las Vegas

21a-cP

01/10/2022 13:06 Peter Lai 702-428-4557 P1

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Las Vegas, Nevada 89101

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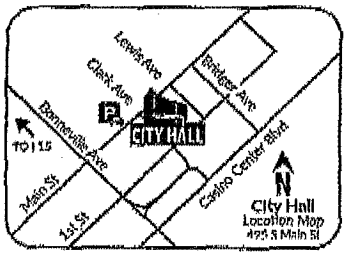

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

Planning Commission Meeting of **01/11/2022**

21-0379
13927705002
MAIN CORRIDOR L L C
8709 RED RIO DR # 103
LAS VEGAS NV 89128

Submitted after final agenda
21acA

01/01/2006 00:07 17022433735 PAGE 01/01

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

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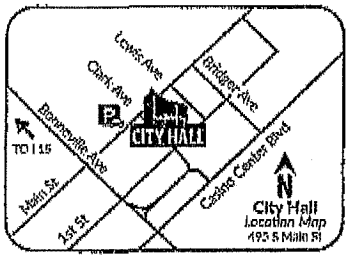
Permit No. 1630



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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

Planning Commission Meeting of **01/11/2022**

21-0379
13927705001
MAIN CORRIDOR L L C
8709 RED RIO DR # 103
LAS VEGAS NV 89128

23 JRDFNP1 89128

21a-cA

TO: LAS VEGAS CITY COUNCIL

RE: 21-0379, JAN. 11TH, 2022

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City of Las Vegas

AMICUS BRIEF (PRO SE)

As a student at CSN, I've been taught how to research and develop essays.

In this case, the first thing that comes to light is the Noise Control Act of 1972. Additionally the standards found in 24 CFR part 51 would also apply.

Having spoken with a few of the owner neighbors, they're growing increasingly alarmed and concerned that this owner willingly encouraged the commission of **arson** on his improvement (house) in order to collect on the **insurance** proceeds.

A few neighbors were witnesses to the beginning of the fire indoors, at the very initial stages when the firefighters could *have easily extinguished the fire.* Instead, they stood around doing nothing and waited for the fire to spread.

These omissions by the firefighters were likely intentional, and we're likely the result of a tip-off by the owner to just "let it happen. "Owner at 111 Verdi Ln. Mr. Robert Avila was witness to this, as the owner had not one but **two** opportunities to prevent intrusions and to prevent the commission of the arsons. Rather than secure entrance to his house, via a fence, he simply put up a few boards and waited until the criminals broke through the windows and entered his house once again. This was simply an act, a Band-Aid added to the house while the real disease took hold.

Submitted after final agenda
21a-CP
pg 1 of 3

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Dept of Planning
City of Las Vegas

In other words, this owner saw no further possibility for financial gain from his professional development, and found it highly convenient to cash in in order to institute a plan whereby he would collect from as many rental units as he could possibly cram into his corner. Needless to say, two wrongs don't make a right, but for the owner *anything* (such as Arson) that brings him money is acceptable.

The owner has the absolute and unquestioned right to develop *residential* and *professional* offices on his property, and yet what he's really interested in is **commerce**. Sadly for him, every single owner that I've spoken to is **opposed** to commercial rezoning, because everybody knows that this will destroy the character of the neighborhood, increase foot traffic, (which in this area leads to drug dealing,) and will generate so much vehicular traffic that there will be no safety on 1st Street.

I am hereby submitting these facts in order to bring to light why this owner has brought this case before City council, and to demonstrate that his actions are wrong from incipiency and will likely continue on the wrong path as his pet project is created.

He's also taking advantage of the fact that a majority of the owners around here are Latinos, and that they might not have internalized the ramifications of a little notice that was received in their mailbox. Additionally, some of the tenants also might not understand the ramifications, and likely did not contact the owners on this issue. All in all, he was betting that the issue would remain in the dark, and that there would be no opposition to his ~~iniquitos~~ iniquitous plan.

As far as I have been apprised, every single owner on this plot is vehemently opposed to this zoning change.

21a-c
pg 2 of 3

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Dept of Planning
City of Las Vegas

It goes without saying that a favorable ruling on this matter for the applicant will result in protracted litigation by the owners on this plat.

STEVEN J. BANK, tenant, 720 N 1st St, 725-243-6301

21a-c
pg 30f3

TO: LV CITY COUNCIL – PLANNING

RE: NO. 21-0379 ; OPPOSITION TO ZONING CHANGE

DATE: 1/10/2022

TO CITY COUNCIL:

I VEHEMENTLY OPPOSE THIS ZONE CHANGE.

THIS IS A RESIDENTIAL ZONE, AND ALWAYS HAS BEEN, AND ALWAYS _SHOULD_ BE.

THIS OWNER HAS THE RIGHT TO DEVELOP RESIDENTIAL AND PROFESSIONAL OFFICES. ANYTHING ELSE IS A VIOLATION OF OUR RIGHTS TO ENJOY OUR PROPERTIES.

THE GRANTAL OF HIS REQUEST FOR A COMMERCIAL ZONE WILL BE VEHEMENTLY LITIGATED.

OLIVER MOORE

700 N 1ST ST

702-418-4596

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JAN 11 2022
Dept of Planning
City of Las Vegas

21a-c P

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JAN 1 1 2022
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City of Las Vegas

Attention:

Las Vegas City Planning Commission

From: Curtis Walker – Resident at 604 North 1st Street, Las Vegas, Nevada 89101

In Response to: Issuance of Case # 21-0379

21a-c P
Pg 1 of 2

RECEIVED
JAN 11 2022
Dept of Planning
City of Las Vegas

To the Las Vegas City Planning Commission:

I am writing to voice my **opposition** to the proposed rezoning (21-0379) of the lots at 600 & 602 N. 1st Street from R-1 and P-R to C-2. I live directly adjacent to the lots in question at 604 N. 1st Street. I am concerned that the rezoning of these lots to "General Commercial" will directly impact the privacy, mobility, and general quality of life for myself and my neighbors in the immediate area. Upscaled construction will increase noise and compound traffic issues nearby and street parking will likely be required (before and after construction) as the lots are not large enough to accommodate a commercial installation and suitable parking area. I do not wish to have access to my residence impeded as a result nor do I wish to relinquish my current level of privacy due to the close proximity of a high occupancy commercial structure with direct line-of-site into my windows as well as my back and front yards at all hours. I am also concerned about potential use from squatters with the addition of more non-residential structure. This has been an issue at this site and as a direct result of the installation of the warehouse across the street for the past year which has gone unchecked by the property owners at a detriment to local residents.

I thank you for your time and consideration of my vote as a neighborhood resident.

Curtis Walker

21a-c
Pg 2 of 2

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

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

January 11, 2022

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 30 Day Hold
January 11, 2022 City of Las Vegas Planning Commission Item 21
21-0379, Destiney Homes, LLC

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **January 11, 2022** until the City of Las Vegas Planning Commission hearing of **February 8, 2022** to allow time to hold a neighborhood meeting.

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: Kelly Woods (*via email*)

Submitted at Planning Commission

Date 1/11/2022 Item 21

Stephanie Allen

Delivery Information: Send Success

Message #: 763191427

Status: Send Success

Sender Name: Las Vegas
Sender Company: Kaempfer Crowell
Sender Phone: 702-792-7000

Remote CSID:
Total Pages: 1

Start Time: 1/11/2022 1:39:41 PM PST
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- 17023824803

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KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
702.792.7045

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
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January 11, 2022

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Very truly yours,
KAEMPFER CROWELL
Stephanie H. Allen

SHA/adb
cc: Kelly Woods (*via email*)

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001	677	FXBVR	13:39:04 01-11-2022	00:00:46	1/1	1	EC	HS	CP14400

Abbreviations:
HS: Host send
HR: Host receive
WS: Waiting send
PL: Polled local
PR: Polled remote
MS: Mailbox save
MP: Mailbox print
RP: Report
FF: Fax Forward
CP: Completed
FA: Fail
TU: Terminated by user
TS: Terminated by system
G3: Group 3
EC: Error Correct

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DESTINY HOMES, LLC - OWNER: JOVAN AND JOHN F. JACKSON

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0379-ZON1	Staff recommends DENIAL.	
21-0379-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0379-ZON1
21-0379-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0379-ZON1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 172

PROTESTS 6

APPROVALS 2

Submitted after final agenda

Item 19

JB

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

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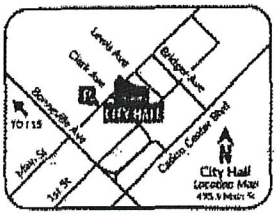

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

Planning Commission Meeting of **01/11/2022**

59 JRDFNP1 89138

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FEB - 8 2022

City of Las Vegas
Department of Planning

21-0379
13927712023
BRISTLECONE L L C
11736 PUERTO BANUS AVE
LAS VEGAS NV 89138

19a-cp

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

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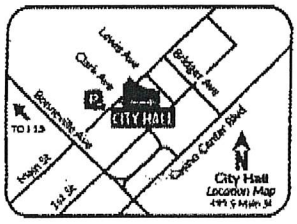
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0379 and 21-0379-ZON1 and 21-0379-SUP1 and 21-0379-SDR1

Planning Commission Meeting of **01/11/2022**

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FEB - 8 2022

City of Las Vegas
Department of Planning

21-0379
13927810007
BRISTLECONE L L C
11736 PUERTO BANUS AVE
LAS VEGAS NV 89138

19a-c P

Dear Councilman Cedric Crear

Subject : **We are opposed to all the proposed Land Use Entitlement project requests,**

Reference: 21-0379

21-0379 - ZON1

21-0379 -SUP

21-0379 -SDR1

We do NOT want any Zoning changes to

600 N 1st Street, and

602 N 1st Street.

We wish the Zoning to remain as Single Family Residential,

and Professional Office and Parking.

We emphatically do not want the zoning of either lots, or both lots, to be changed to C-2 (General Commercial).

Therefore we do not want any Special Use Permit for the proposed mixed use development.

19a-c P
Pg 1 of 6

This district is a WWII neighborhood, and our houses were built in the 1940's for families to occupy. We wish to preserve our area and our community, to the same land use that it currently enjoys.

The development that Destiny Homes LLC, and the owners Jovan and John F Jackson propose is **NOT** appropriate for our neighborhood.

They are proposing a 3 story building with 18 units squeezed into 2 plots of land measuring 5227 sf and 6098 sf, totaling 11,325 sf.

This land comprises a double-lot, which was previously occupied by 2 small houses, both of which were destroyed by fire at different times.

This double-lot of land is not sized to sustain 18 units, and the 3 stories that they wish to construct, will impinge on the privacy of the surrounding single story houses.

This proposed structure of 18 units is not suitable for our 80-year old neighborhood, which comprises houses that were built mostly in the 1940's.

Furthermore, the intersection of Bonanza Road and 1st Street has extremely high traffic use, and is often congested, at all times of the day.

This proposed building and its proposed uses will compound this traffic problem even further.

19 a-c
Pg 2 of 6

There is already no shoulder on Bonanza Road for cars to park, and 1st Street already does not allow 1 side to park in the street, and vehicles would be extremely difficult to maneuver and be unable to pass a row of parked vehicles.

The parking area that they propose on their proposed building for 18 units and customers, is not large enough to support all this activity. The spillover of traffic would be detrimental to our community, and dangerous to occupants and customers and to the adjacent neighbors.

We are Diana and Kaye Luk, and we are the owners of 737 N 1st Street, and 647 Bell Drive.

Please Councilman Crear, we urge you to be sensitive to our request. Please take into account our pleas to you.

Respectfully

Diana Luk 2/7/2022

Diana Luk 702-525-3126

Kayle Luk 702-466-2616

19a-c
pg 3 of 6

← Bonanza Rd



→ Bonanza Rd

The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 02/07/2022

Property Information

Parcel:	13927810008
Owner Name(s):	JACKSON JOVAN
Site Address:	602 N 1ST ST
Jurisdiction:	Las Vegas - 89101
Zoning Classification:	Single Family Resident District (R-1)
Planned Landuse:	Incorporated Clark County (INCORP)

Misc Information

Subdivision Name:	BILTMORE ADD		
Lot Block:	Lot:10 Block:3	**Construction Year:**	
Sale Date:	07/2013	**T-R-S:**	20-61-27
Sale Price:	$44,000	**Census tract:**	401
Recorded Doc Number:	20130730 00001943	**Estimated Lot Size:**	0.14
Flight Date:	2021-09-27		

6098 sqft lot

Elected Officials

Commissioner:	D - William McCurdy II (D)	**City Ward:**	5 - Cedric R. Crear
US Senate:	Jacky Rosen, Catherine Cortez-Masto	**US Congress:**	1 - Dina Titus (D)
State Senate:	4 - Dina Neal (D)	**State Assembly:**	6 - Shondra Summers-Armstrong (D)
School District:	C - Evelyn Garcia Morales	**University Regent:**	1 - Laura E. Perkins
Board of Education:	1 - Tim Hughes	**Minor Civil Division:**	Las Vegas

03/08/2000 05:59 091-702-9148984 LUK PAGE 04

(page 4)

19a-c
pg 4 of 6



03/08/2000 05:59 091-702-9148984 LUK PAGE 05

The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date created: 02/07/2022

Property Information

Parcel:	13927810009
Owner Name(s):	JACKSON JOHN F
Site Address:	600 N 1ST ST
Jurisdiction:	Las Vegas - 89101
Zoning Classification:	Professional Offices and Parking (P-R)
Planned Landuse:	Incorporated Clark County (INCORP)

Misc Information

Subdivision Name:	BILTMORE ADD		
Lot Block:	Lot:11 Block:3	**Construction Year:**	1942
Sale Date:	07/2012	**T-R-S:**	20-61-27
Sale Price:	$105,000	**Census tract:**	401
Recorded Doc Number:	20120706 00003409	**Estimated Lot Size:**	0.12
Flight Date:	2021-09-27		

5,227 sqft Lot

Elected Officials

Commission:	D - William McCurdy II (D)	**City Ward:**	5 - Cedric R. Crear
US Senate:	Jacky Rosen, Catherine Cortez-Masto	**US Congress:**	1 - Dina Titus (D)
State Senate:	4 - Dina Neal (D)	**State Assembly:**	6 - Shondra Summers-Armstrong (D)
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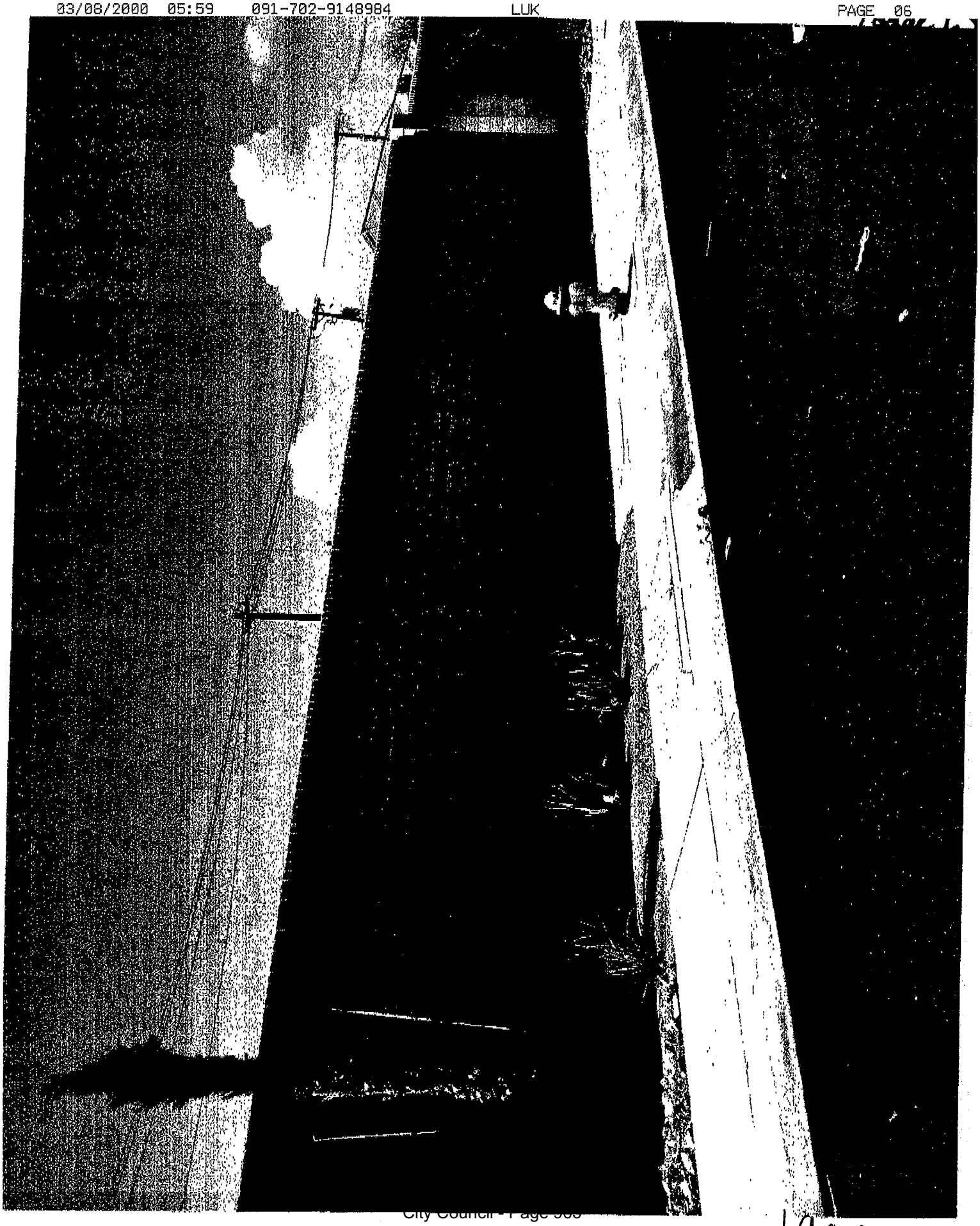
(Page 5)

19a-c
pg 5 of 6



TO : PLANNING - CLV

RE: 21-0379, JAN. 11TH, 2022

Based on information and belief, and after having spoken to tenants as well as owner, both OPPOSE the proposed ZONING changes at 600 North 1st avenue Las Vegas Nevada 89101

712 N 1st st,
ALPHA INVESTMENT GROUP INC
8550 W CHARLESTON BLVD STE 102
LAS VEGAS
NV 89117

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FEB 01 2022
Dept of Planning
City of Las Vegas

AND

139-27-712-039
OWNER AND MAILING ADDRESS
GONZALEZ-RIVERA EFREN
4925 JAE RIDGE ST
NORTH LAS VEGAS
NV 89081
702-561-6789

DATE: 1/11/2022

R.S.

Steven J. Bank
AAS Degree-seeking student CSN
725-243-6301

1aa-c P

21-0379

Nora Lares

From: chuck erwin <erwinddd@yahoo.com>
Sent: Monday, February 7, 2022 4:30 PM
To: Nora Lares
Subject: Issues with commercial rezone on 1st and Bonanza

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

Vote NO on the commercial, yes with conditions on residential rezone of property on 1st and Bonanza
Proposed zone change at 1st and Bonanza

I'm not opposed to the residential part of the rezone, with conditions, but am VERY much against commercial rezone. I do want her to develop, minus the commercial. Right now there's a vacant field that could, and sometimes does attract bums and riff raff. Smart development of the parcel gets rid of that. Again, the key word is smart. That's not commercial. Her idea of housing for the elderly, and retired military, is GREAT. No bums, little trouble with crime. Some with PTSD have issues, but I can deal with that. They served our country. I'm a patriot. My concern is with the commercial rezone.

I just bought my rental house at 610 Biltmore, and I'm concerned about the rezoning. I pride myself in NOT being a NIMBY, and generally side with the rights of those that own the land to be developed. In this case though, I have HUGE concerns with the commercial rezone. (I'm NOT opposed to the residential aspect of the rezone, provided conditions are met that I will describe later) I'm against the commercial part of the rezoning, because commercial could bring in riff raff that surrounds the neighborhood. There's the rescue mission nearby. Those apartments across the street continue to attract crime. Bums camp out all the time at nearby freeway interchanges on the sidewalk, especially along the street by the north of 15 offramp close to Bonanza. Despite this, our neighborhood has remained safe. That could all change with the commercial rezone. New commercial could become a magnet for those bums and riff raff to hang around our neighborhood, especially if a convenience store goes there. That threatens the safety of my three female tenants, one of which is elderly. In addition, the traffic would surely increase to an unacceptable level. Now the developer has assured me those commercial activities wouldn't occur. She just wants to provide services for her residents. Well, there's not the economies if scale for that without opening it up to the general public, unless her gym is like the size of a hotel gym, accessed only by the residents. In which case, rezone isn't necessary. Well, what about in the future?

Now, as far as the 18 units of residential, and the office. I'd like the following conditions to be met:

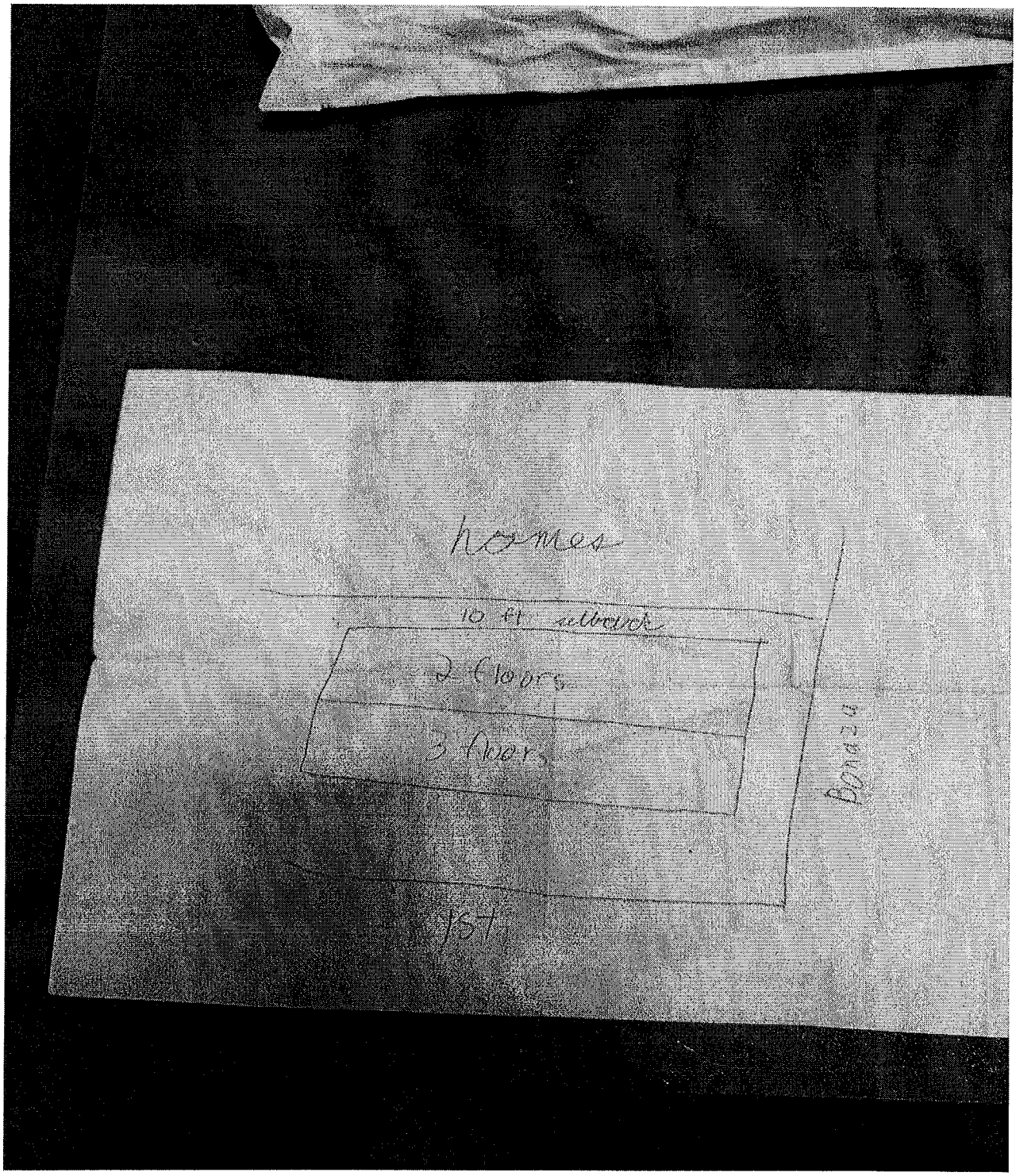
1. 10 foot setback in back of the building, lined with trees that will grow up to be tall. This will help better the neighborhood. No short trees with mature heights of 20-25 feet. Only those with mature heights of 40+ Palm trees shouldn't count, as they offer no privacy.

2. No balconies on the side of the building facing homes. People smoke from the balcony, flick their cigarette, which becomes a fire hazard for homes to the back

3. The third floor should be cut in half, with the balance of those units transferred to the first floor in what would have been commercial zoned. This helps protect the view of neighbors to the back without decreasing the

19a-c P
Pg 1 of 3

number of units. The part of the building closest to homes decrease it to two floors. The side facing 1st, keep at three. A balcony, with a 15 ft setback from the roofline on the third floor is Ok..they can't overlook homes then with that setback. Here's a crude drawing of my proposal



19a-c
pg 2 of 3

These are the conditions I'd like to see. No on the commercial rezone, yes on the residential rezone, with those conditions.
Sent from Yahoo Mail on Android

Sent from Yahoo Mail on Android

19a-c
Pg 3 of 3

Nora Lares

From: Lyle Fisher <lyle.darwin.fisher@gmail.com>
Sent: Monday, February 7, 2022 3:08 PM
To: Nora Lares
Subject: Opposed to project at 600 N 1st street/602 N 1st Street (corner Bonanza and 1st Street)

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

Councilman Cedric Crear,

Subject: I am opposed to all the proposed waivers for project Reference:
21-0379
21-0379-ZON1
21-0379-SUP1
21-0379-SDR1

1. I want to address specifically the fire hazards of having roof tops/balconies within 10 feet of the 2 property lines next to the neighbors. As a U.S. Army retired Veteran of 28 years of service I know that balconies tend to become smoking areas. Also smokers use windows that open up to exhale smoke as to not set off fire alarms and Soldiers will flick cigarettes butts that need daily morning cleaning up. This habit presents fire hazards to near by dumpsters, fencing, and neighbors roof tops. Roof tops that are close together is an extreme fire risk that the next house could catch on fire, and then the next.

2. I also want to echo what my neighbors are saying in opposition to this projects. 18 units is a lot of units on a land (double-lot) normally sized for a just a 4plex and some parking. There is currently no shoulder on Bonanza Street to park and 1st Street already had no parking allowed on one side allowing cars to pass.

3. My contact info is Lyle Fisher (254) 458-4054 or lyle.darwin.fisher@gmail.com
I have two properties in the area:
601 Tiffany Lane (primary address) and
104 Palm Lane

Respectfully,

19a-c P

RECEIVED

FEB - 7 2022

City of Las Vegas
Department of Planning

Fax

TO:	CITY OF LAS VEGAS	FROM:	STEVEN BANK
COMPANY:	PLANNING COMMISSION	COMPANY:	EX REL JUDITH RUMFORD
FAX:	7024647499	FAX:	7252436300
SUBJECT:		DATE:	Sunday, February 6, 2022

MOTION IN OPPOSITION RE. 21-0379,

CITY PLANNING COMMISSION

FEB 8TH, 2022

LAS VEGAS, NV

19a-C P
pg 1 of 10

PLANNING COMMISSION
2-8-2022

RECEIVED
FEB - 7 2022
City of Las Vegas
Department of Planning

MOTION

Steven J. Bank ex. Rel. Judith Rumford
720 N 1st st
Las Vegas, NV 89101
725-243-6301
Chrisphilly1001@gmail.com

IN RE

J. Jackson application for zoning change to C-2 (commercial) at 600 and 602 N 1st St., Las Vegas, NV 89101

Case No.: 21-0379

Department: PLANNING COMMISSION

MOTION TO DENY

This motion is brought on behalf of the owners listed below, as well as those who did not attend the neighborhood meeting but also sent in their opposition to this project and rezoning request. Below is discovery, as well as facts material in this matter.

EXHIBIT B : The image of the drawing (A) shows a rendition, but without further information no one knows it's origin. This could be plagiarism. The second (B) image shows the structure made entirely of wooden beams on the concrete floor. There are no reinforcements of any sort for this type of vertical erection; this building relies on its own weight to keep itself standing.

Just because the builder has a license to do business means very little as far as the competence and viability of the project. As an analogy, if a person were to find a body shop for their car that undercut the other shops by 50%, it doesn't necessarily mean that they should take that car to that body shop; sure, they might have a business license, but obtaining a license is a mere financial transaction with no regulation and no oversight whatsoever. It's clear from their

19a-c
pg 2 of 10

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City of Las Vegas
Department of Planning

only online footprint, an Instagram account, that no one oversees their operation, not even the government.

The owner insists that she comes in good faith with her request for commercial rezoning, and that as long as she's 'the boss' nothing going to change as far the good-natured purpose of her rezoning request. But situations do change, and without **enforceable stipulations** for her numerous promises every single person at the meeting and every person who was not there, including those who sent in their opposition for last month's meeting, are **opposed** to this proposed plan.

Enclosed is a partial list of those who were in attendance at the meeting held by Kaempfer Crowell at Dula Community Center in order to reach some sort of compromise. *No compromise has been reached*, and as such the resubmittal of the same zoning changes should be **denied**. (Exhibit C)

Dated this Feb. 6th, 2022

By:

STEVEN J. BANK – EX REL. JUDITH RUMFORD
(address as above)

fax: 702-464-7499 MOTION RE. 600 N 1ST ST

19a-c
pg 3 of 10

A

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City of Las Vegas
Department of Planning

A

19a-c
Pg 4 of 10

Gmail

STEVEN XAVIER <chrisphilly1001@gmail.com>

Neighborhood Meeting - Bonanza/1st

6 messages

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FEB - 7 2022
City of Las Vegas
Department of Planning

Lindsay Kaempfer <LKaempfer@kcnvlaw.com> Tue, Feb 1, 2022 at 6:36 PM
To: "chrisphilly1001@gmail.com" <chrisphilly1001@gmail.com>

Good afternoon,

It is my understanding that you met Stephanie Allen at the Planning Commission meeting last week for the proposed development at Bonanza and 1st. She asked that I reach out to you to let you know about the scheduled neighborhood meeting for tomorrow night. This notice was send via mail but we wanted to make sure that you were emailed a copy as well.

Thank you,

KAEMPFER
CROWELL

Lindsay A. Kaempfer

Paralegal

Kaempfer Crowell

1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135-2958
Tel: (702) 792-7000
Fax: (702) 796-7181
Email: lkaempfer@kcnvlaw.com

| WEBSITE |

Please consider the environment before printing this email

This e-mail communication is a confidential attorney-client communication intended only for the person named above. If you are not the person named above, or the employee or agent responsible for delivery of the following information, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone (702) 792-7000. Also, please e-mail the sender that you have received the communication in error. We will gladly reimburse your telephone expenses. Thank you.

IRS Circular 230 Notice: To ensure compliance with requirements imposed by the IRS, we inform you that any federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

B

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City of Las Vegas
Department of Planning

B

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Pg 6 of 10

(b)



FEB - 7 2022

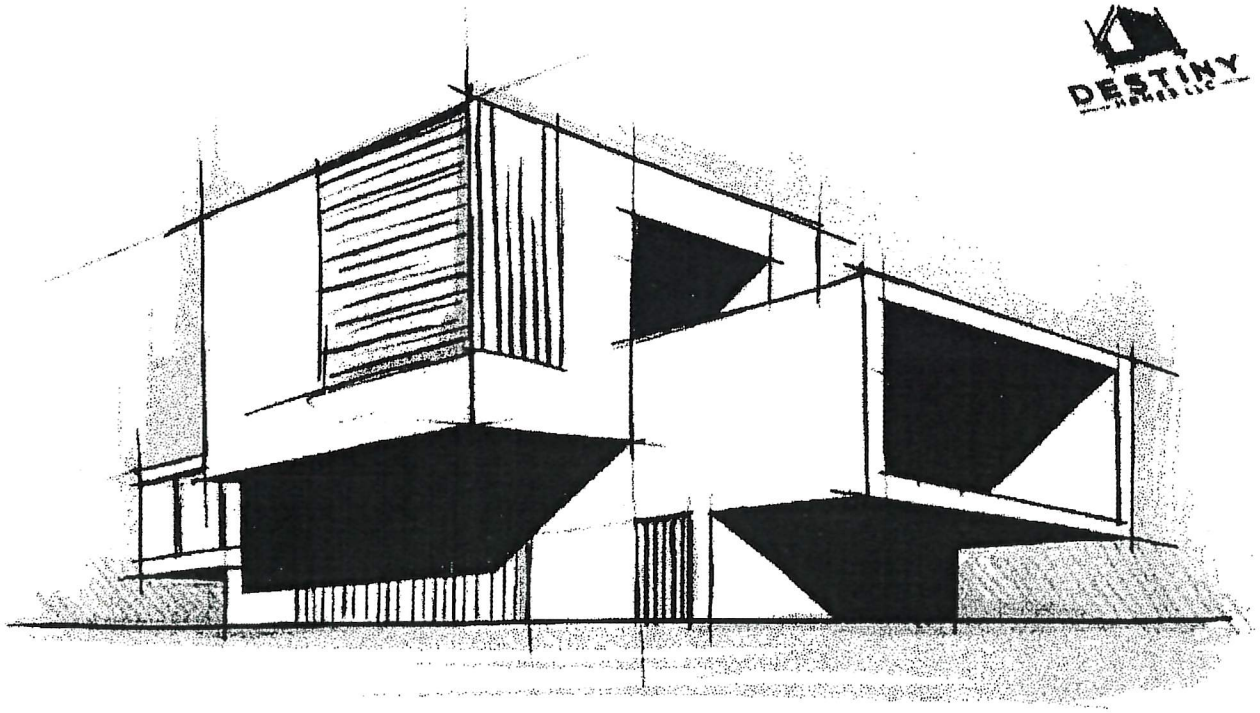
City of Las Vegas
Department of Planning

19a-c
pg 7 of 10

pools and landscaping

(9)

destiny_homes_llc
Las Vegas, Nevada



10 likes

destiny_homes_llc Destiny Homes LLC ✨ has your keys to your new custom built dream home

destiny_homes_llc
Las Vegas, Nevada

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FEB - 7 2022
City Council - Page 978
City of Las Vegas
Department of Planning

19a-c
pg 8 of 10

C

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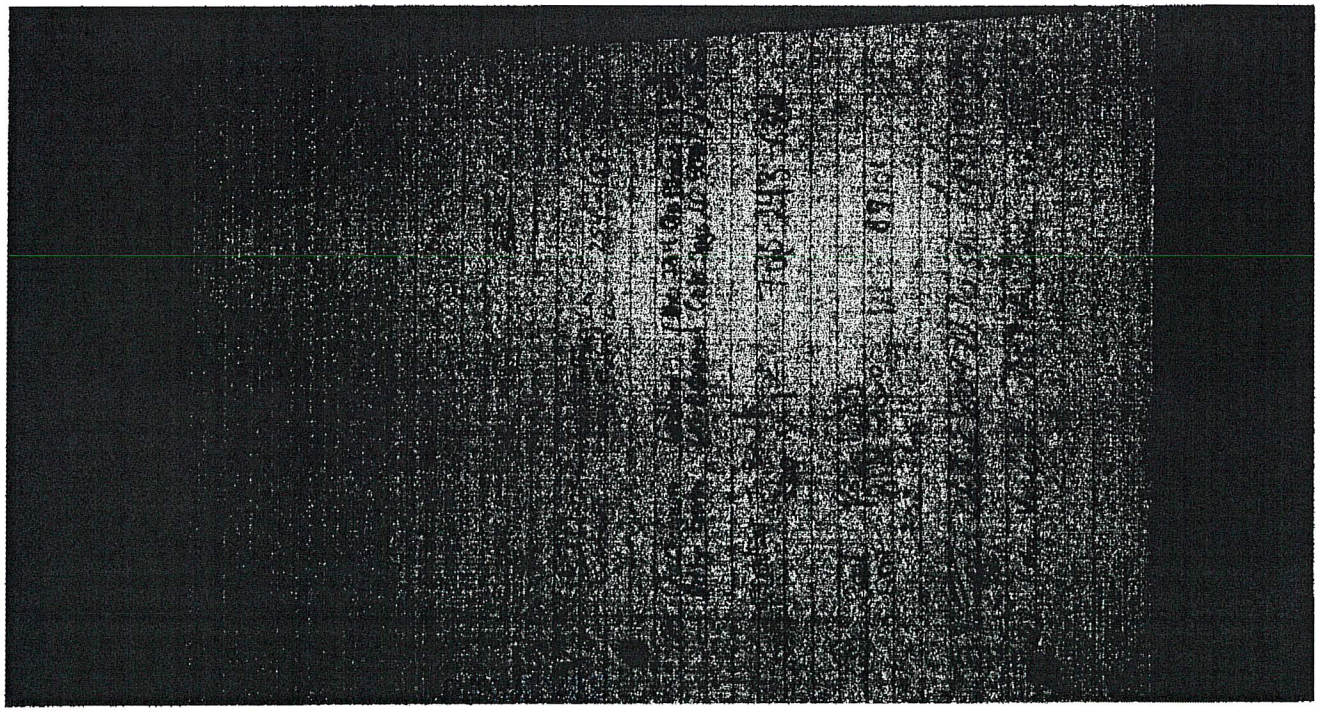
FEB - 7 2022
City of Las Vegas
Department of Planning

C

19a-c
Pg 9 of 10



FEB - 7 2022
City of Las Vegas
Department of Planning

19a-c
pg 10 of 10

Form Name:	Planning App Comments
Submission Time:	February 5, 2022 2:56 pm
Browser:	Chrome 96.0.4664.93 / OS X
IP Address:	98.181.223.14
Unique ID:	927202359
Location:	36.0798, -115.2032

Meeting Date	Tuesday, February 8, 2022
Project Number	21-0379
Position	I OPPOSE the project and all related applications.
Name	Caitlin Gwn
Residential or Business Address	320 Bonanza Way Las Vegas, NV 89101
Email	caitygwin@gmail.com
Comments	I oppose the rezoning for mixed use commercial and residential with 18 units. Biltmore is a quiet residential neighborhood and these rezoning changes would bring too much traffic and activity into the neighborhood. From listening to Ann's plans it seems that she could achieve her goal of providing counseling services and residential units without having to rezone for commercial. Additionally, 18 apartments is far too many and 3 stories will block neighbor's views and intrude upon their privacy. The unit should be maximum 2 stories and 8 units. Ideally, it would be rebuilt as office space and a single family home or 2 town houses. Thank you.

19A-CP

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
47a

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

SUBJECT:
21-0379-ZON1 - ABEYANCE ITEM - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	6	Planning Commission Mtg.	2
City Council Meeting	10	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (6-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
47b

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

SUBJECT:
21-0379-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A PROPOSED MIXED USE DEVELOPMENT

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	2
City Council Meeting	10	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (6-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
47c

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

SUBJECT:
21-0379-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 18-UNIT MIXED-USE DEVELOPMENT WITH 4,862 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	2
City Council Meeting	10	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (6-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
48

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

SUBJECT:
21-0619-SUP1 - ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAT'S MEOW LAS VEGAS - OWNER: F A E C HOLDINGS WIRRULLA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 10,407 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION TO A SIMILAR USE, A 1,214-FOOT DISTANCE SEPARATION TO A CHURCH/HOUSE OF WORSHIP, AND A 1,342-FOOT DISTANCE SEPARATION TO A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #201 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear). The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

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

RECOMMENDATION:
The Planning Commission (5-0 vote) and Staff recommend APPROVAL, subject to conditions

BACKUP DOCUMENTATION:
1. Withdrawal Request from Brown, Brown, and Premsrirut
2. Location and Aerial Maps
3. Special Map
4. Conditions and Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. Support Postcard
9. Backup Submitted for the January 19, 2022 City Council Meeting

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 2, 2022

Via Email (ewetzstein@lasvegasnevada.gov)

Office of City Clerk
495 S. Main Street
Las Vegas, NV 89101

Re: Withdrawal from May 18, City Council Meeting.
21-0619-SUP1

Dear Ms. Wetzstein,

Please be advised this firm represents Cat's Meow, the applicant in the above mentioned matter.

In the City Council meeting on January 19, 2022, the matter was held over to the May 18, 2022 meeting.

At this time we request the item be withdrawn without prejudice.

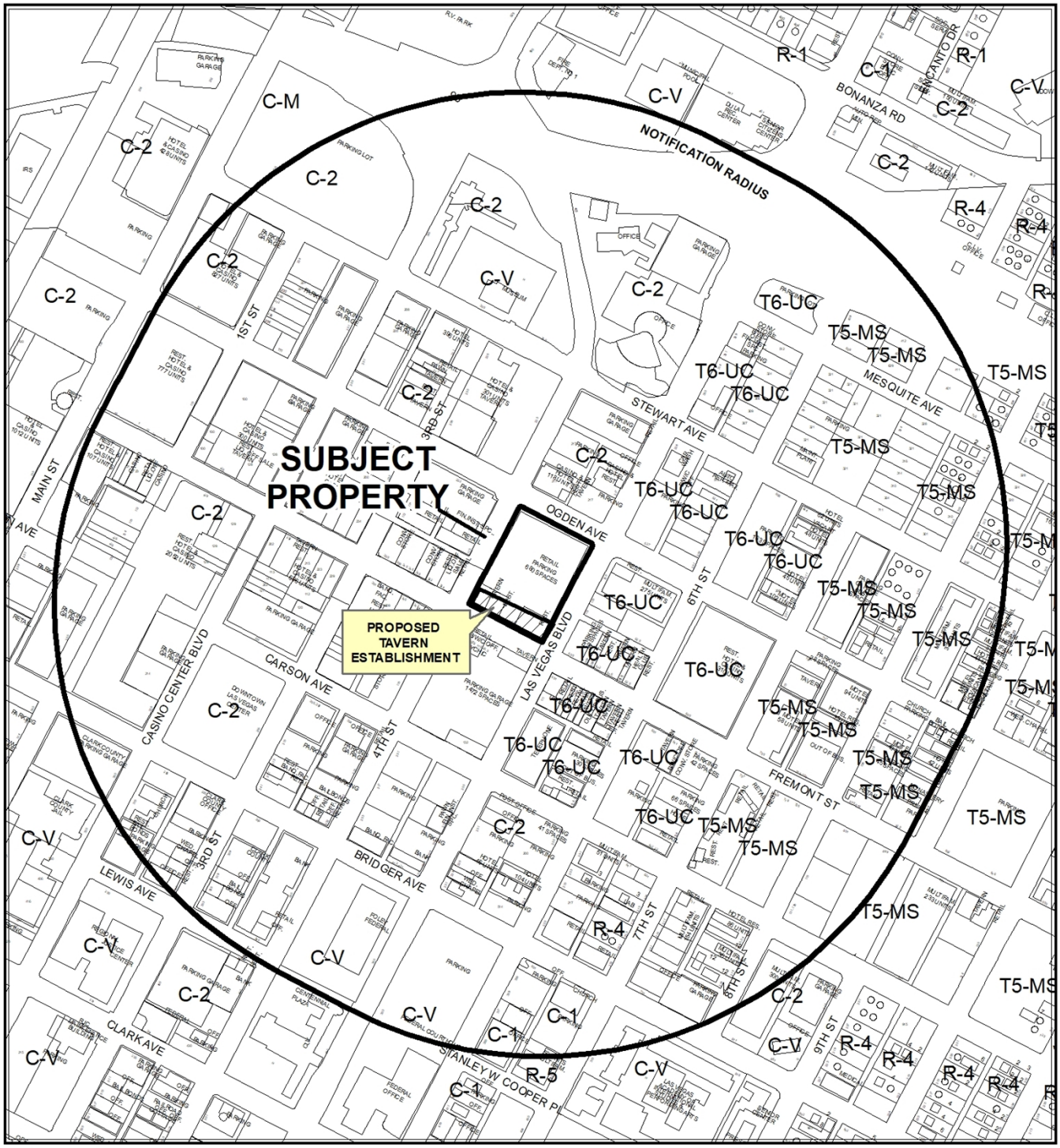
Very truly yours,

Jay H. Brown, LTD.

Lora Dreja
Land Entitlments

cc: Kelly Woods, (kwoods@lasvegasnevada.gov)
Alex Strawser, Planner, (astrawser@lasvegasnevada.gov)

21-0619-SUP1
received 5.2.2022



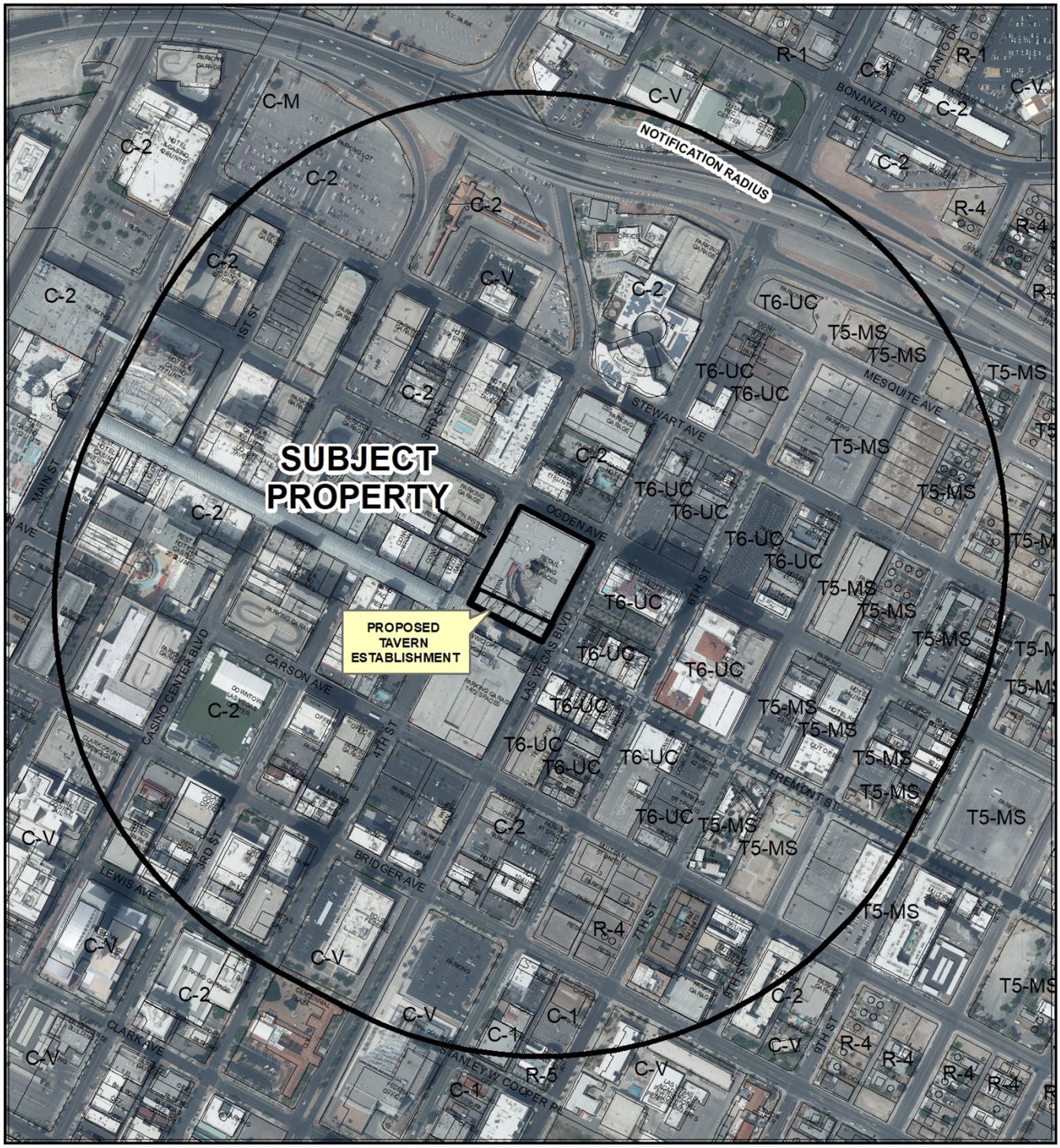
0 412.5 825 Feet

CASE: 21-0619-SUP1

RADIUS: 1500 FEET

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

N



0 412.5 825 Feet

CASE: 21-0619-SUP1

RADIUS: 1500 FEET

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

N



21-0619-SUP1

Liquor Establishment (Tavern)

Business Licenses

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

Protected Uses

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

- Entertainment District
- Subject Property
- 1500 foot buffer

N

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

Date: Monday, October 25, 2021

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CAT'S MEOW LAS VEGAS - OWNER: F A E C HOLDINGS WIRRULLA, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0619-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 559 (By City Clerk)

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0619-SUP1 CONDITIONS

Planning

1. Ancillary restricted gaming shall be prohibited.

2. Ancillary package liquor sales shall be prohibited.

AS

3. Prior approval of Special Use Permit (SUP-74075) is hereby expunged.

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

5. 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.

6. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation to another Liquor Establishment (Tavern).

7. A Waiver from Title 19.12 is hereby approved, to allow a 1,214-foot distance separation to Church/House of Worship.

8. A Waiver from Title 19.12 is hereby approved, to allow a 1,342-foot distance separation to a school.

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, as well as submitted as part of any business license application.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow a Liquor Establishment (Tavern) at 450 Fremont Street, Suite #201.

ISSUES

- In September 2018, the Planning Commission approved a Special Use Permit (SUP-74075) for a 10,407 square-foot Tavern-Limited Establishment use and a Special Use Permit (SUP-74076) for a Nightclub use at 450 Fremont Street, Suite #201.
- Since the original approval, the City Council approved an Ordinance (2021-25), to amend the land use regulations for the Nightclub use. As a result of this ordinance, the Nightclub use is now a Conditional Use Regulation and meets the association Conditional Use Requirements.
- A Liquor Establishment (Tavern) use is allowed in the C-2 (General Commercial) zoning district through the approval of a Special Use Permit.
- The subject site is located within the Downtown Casino Overlay District and thereby eligible to apply for a Waiver of the distance separation requirements associated with the Liquor Establishment (Tavern) use.
- A Waiver of Title 19.12 is requested to allow a zero-foot distance separation to another Liquor Establishment (Tavern).
- A Waiver of Title 19.12 is requested to allow a 1,214-foot distance separation to Church/House of Worship.
- A Waiver of Title 19.12 is requested to allow a 1,342-foot distance separation to a School.

ANALYSIS

The subject site is an entertainment complex (Neonopolis) that offers a variety of restaurants, drinks, and entertainment located adjacent to Fremont Street within the Resort & Casino District of the Downtown Las Vegas Overlay.

Identified as the City's original gaming district and home to a number of classic Las Vegas hotel-casinos, the Resort and Casino District serves as the activity and entertainment anchor for downtown. Though this district acts as the most mature and intensely developed area, some new opportunities to reinforce the district's identity may be implemented:

a) A high-profile site on the Main Street Station Casino surface parking lot for accommodating the growing needs of hospitality;
b) infilling the current site of Downtown Las Vegas Events Center for accommodating new civic and/or office spaces;
c) continuous improvement of the Fremont Street Experience;
d) placemaking; and
e) implementation of the downtown Las Vegas wayfinding system.

In September 2018, the Planning Commission approved a Special Use Permit (SUP-74075) for a proposed 10,407 square-foot Tavern-Limited Establishment use at 450 Fremont Street, Suites #201. This approval also included a request for a Special Use Permit (SUP-74076) for a proposed nightclub use, which was negated in July 2021 when the City Council approved an Ordinance *(*2021-25), to amend the land use regulations for the Nightclub use. As a result of this ordinance, the Nightclub use became a Conditional Use and the subject site meets the association Conditional Use Requirements. In June 2019, business licenses were issued to establish this use. The applicant is looking to intensify the previously approved Tavern-Limited Establishment with a Liquor Establishment (Tavern). With this approval, the applicant is looking to serve customers for offsite consumption which is not allowed outside of the Gaming Enterprise Overlay District or the pedestrian mall.

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 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 distance separation between liquor establishments (tavern), and a minimum distance 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 in these Requirements, no liquor establishment (tavern) may be located within 1,500 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 are several other Liquor Establishment (Taverns) located zero feet away within the Neonopolis complex, three churches/houses of worship with the closest being located 1,214 feet away, and a school that is located 1,342 feet away. The distance separation requirement may be Waived as it conforms with Requirement Three (3) (A) below.

2. 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 is not applicable, as neither exemption criterion applies to the proposed establishment.

3. 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 Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B), 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;
   e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet;
   f. Will have a general on-sale alcoholic beverage license operated in conjunction with an establishment listed in LVMC 6.50.060; or
   g. Will have a tavern-restricted alcoholic beverage license pursuant to LVMC 6.50.253.

   The proposed use conforms with Circumstance A above, as the subject site is located within the Downtown Casino Overlay District, and therefore the minimum distance separation requirements set forth in Requirement 1 may be waived.

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

   A condition of approval has been added to ensure this requirement is met.

As indicated in Requirement 3, Title 19.12 allows Waivers of the distance separation requirements, depicted in Requirement 1, for locations within the Downtown Casino Overlay District. Staff recommends approval on the requested distance separation Waivers, as the proposed use will be located within a large retail and entertainment complex (Neonopolis) along the Pedestrian Mall at Fremont Street, where such uses are encouraged. There will be minimal, if any, impact to the protected uses.

The Las Vegas Valley Water District reports that the site currently has water service for domestic and fire, however, that the site does not have backflow preventors as indicated in NAC 445A.6795. Civil and Plumbing plans will need to be submitted at the time of development for domestic and fire protection review.

The subject site is located within the Resort & Casino District of the Downtown Las Vegas Overlay adjacent to the Pedestrian Mall, where the location of entertainment and music venues is encouraged. The proposed Liquor Establishment (Tavern) use furthers the goals of the Resort & Casino District for “continuous improvement of the Fremont Street Experience.” In addition, the proposed Liquor Establishment (Tavern) can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. Staff therefore recommends approval subject to conditions. If denied, the business can continue operating as a Tavern-Limited Establishment.

FINDINGS (21-0619-SUP1)

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

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

   The subject site is located within the Downtown Casino Overlay District, where the location of entertainment and music venues is encouraged. The proposed Liquor Establishment (Tavern) use 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 existing suite can physically accommodate the proposed Liquor Establishment (Tavern) use. The area is located along the Pedestrian Mall and is designed to attract pedestrians. Parking can be accommodated in an underground parking garage as well as at other Downtown locations.

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

   Vehicular traffic will utilize the on-site parking garage, which is accessed from 4th Street. Pedestrians may access the site from Las Vegas Boulevard or 4th Street at Fremont Street. This access will be adequate for traffic generated by the proposed Liquor Establishment (Tavern).

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 Liquor Establishment (Tavern) use is subject to regular inspections by multiple governmental agencies; thus, the public health, safety, and welfare will not be compromised.

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

   The proposed Liquor Establishment (Tavern) use requires Waivers of the distance separation requirements from an existing Liquor Establishment (Tavern) use, church, and school. Staff supports all requests as the subject site is located within the Downtown Casino Overlay District and located within a large retail and entertainment complex (Neonopolis) designed to accommodate the proposed use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/23/98	The City Council approved a Site Development Plan Review (SD-0003-98) for a proposed 264,210 square-foot Retail/Entertainment Complex at 450 Fremont Street. The Planning Commission and staff recommended approval.
09/11/18	The Planning Commission approved a Special Use Permit (SUP-74075) for a proposed 10,407 square-foot Tavern-Limited Establishment use at 450 Fremont Street, Suite #201. Staff recommended approval.

AS

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/11/18	The Planning Commission approved a Special Use Permit (SUP-74076) for a proposed 10,407 square-foot Nightclub Use with Waivers to allow a 1,220-foot distance separation from a Church/House of Worship and a 1,340-foot distance separation from a School where 1,500 feet is required at 450 Fremont Street, Suite #201. Staff recommended approval.
06/20/19	A Business License Enforcement Case (BLE779375) was reported for a compliance check at 450 Fremont Street, Suite #201. The case was resolved on 09/25/19
07/07/21	The City Council approved an Ordinance (Bill No. 2021-25) to amend various provisions of LVMC Title 6 to update the license-related definition of "nightclub" and create a new license category of "general entertainment establishment," together with related regulations; and amend various provisions of LVMC Title 19 to make corresponding adjustments to land use regulations pertaining to those establishments and to delete the use "beer/wine/cooler cultural establishment."
12/14/21	The Planning Commission unainmoulsy voted to recommend APPROVAL on a Land Use Entitlement project request FOR A PROPOSED 10,407 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION TO A SIMILAR USE, A 1,214-FOOT DISTANCE SEPARATION TO A CHURCH/HOUSE OF WORSHIP, AND A 1,342-FOOT DISTANCE SEPARATION TO A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #201 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear).
01/19/22	The City Council voted to hold this request in abeyance to the 5/18/22 City Council meeting.

Most Recent Change of Ownership	
04/01/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/25/19	A Building Permit (C19-00119) was issued for a tenant improvement at 450 Fremont Street, Suite #201.
09/17/19	A Building Permit (C19-04085) was issued for two wall signs at 450 Fremont Street, Suite #201.
06/19/19	A Business License (G67-03820) was issued for karaoke at 450 Fremont Street, Suite #201. The license is currently active and set to expire on 12/01/21.
	A Business License (L67-00127) was issued for a liquor license at 450 Fremont Street, Suite #201. The license is currently active and set to expire on 04/01/22.
06/09/21	A Building Permit (C21-02434) is currently being processed for an exterior wall sign at 450 Fremont Street, Suite #201.

Pre-Application Meeting	
09/28/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to converting an existing Tavern-Limited Establishment use to a Liquor Establishment (Tavern) use.

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

Field Check	
11/03/21	A routine field check was conducted by staff; staff found an existing business with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	2.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-2 (General Commercial)
North	Hotel, Motel, or Hotel Suites Gaming Establishment, Non-Restricted		
South	Parking Facility		
	Liquor Establishment (Tavern)		
	General Retail Store		
	Restaurant		
East	Multi-Family Residential	FBC (Form Based Code)	T6-UC (T6 Urban Core)
	Tavern-Limited Establishment		
West	General Retail Store	C (Commercial)	C-2 (General Commercial)
	Restaurant		
	Parking Facility		

Master and Neighborhood Plan Areas	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
Master Plan 2050 Area: Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Resort & Casino District)	Y
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
DDRC (Downtown Review Committee)	Y
Other Plans or Special Requirements	***Compliance***
Trails (Scenic Byway)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Ogden Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y
4th Street	Collector Street	Master Plan of Streets and Highways Map	80	Y
Fremont Street	Pedestrian Mall	Pedestrian Mall	80	Y

AS

Parking Requirement – Downtown Area 1							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Retail/ Entertainment Complex	264,210 SF	1 per 250 SF	1,057				
TOTAL SPACES REQUIRED			1,057		555		Y

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

Waivers		
Requirement	***Request***	***Staff Recommendation***
No Liquor Establishment (Tavern) may be located within 1,500 feet to any other Liquor Establishment (Tavern)	A zero-foot distance separation to another Liquor Establishment (Tavern)	Approval
No Liquor Establishment (Tavern) may be located within 1,500 feet to any other Church/House of Worship	A 1,214-foot distance separation to a Church/House of Worship	Approval
No Liquor Establishment (Tavern) may be located within 1,500 feet to a School	A 1,342-foot distance separation to a School	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) Use Permit - tavern

Project Address (Location) 450 Fremont Street #201

Project Name Cat's Meow Tavern **Proposed Use** tavern with kareoke

Assessor's Parcel #(s) 139-34-513-002 **Ward #** 5 - Crear

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

Additional Information existing Tavern Limited with night club (kareoke) convert to Tavern land entitlement

Property Owner FAEC Holdings, Wirulia LLC **Contact** Dan Bhanabhai

Address 450 Fremont Street Suite 285 City Las Vegas State NV Zip 89101

E-mail Dan@Wirrulia.com Phone _____

Applicant Cat's Meow Las Vegas **Contact** Harry MOhney

Address 450 Fremont Street suite 201 City Las Vegas State NV Zip 89101

E-mail vuland@aol.com Phone _____

Representative Brown, Brown & Premsrirut **Contact** Lora Dreja

Address 520 South 4th Street City Las Vegas State NV Zip 89101

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

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name Dharmesh Bhanabhai

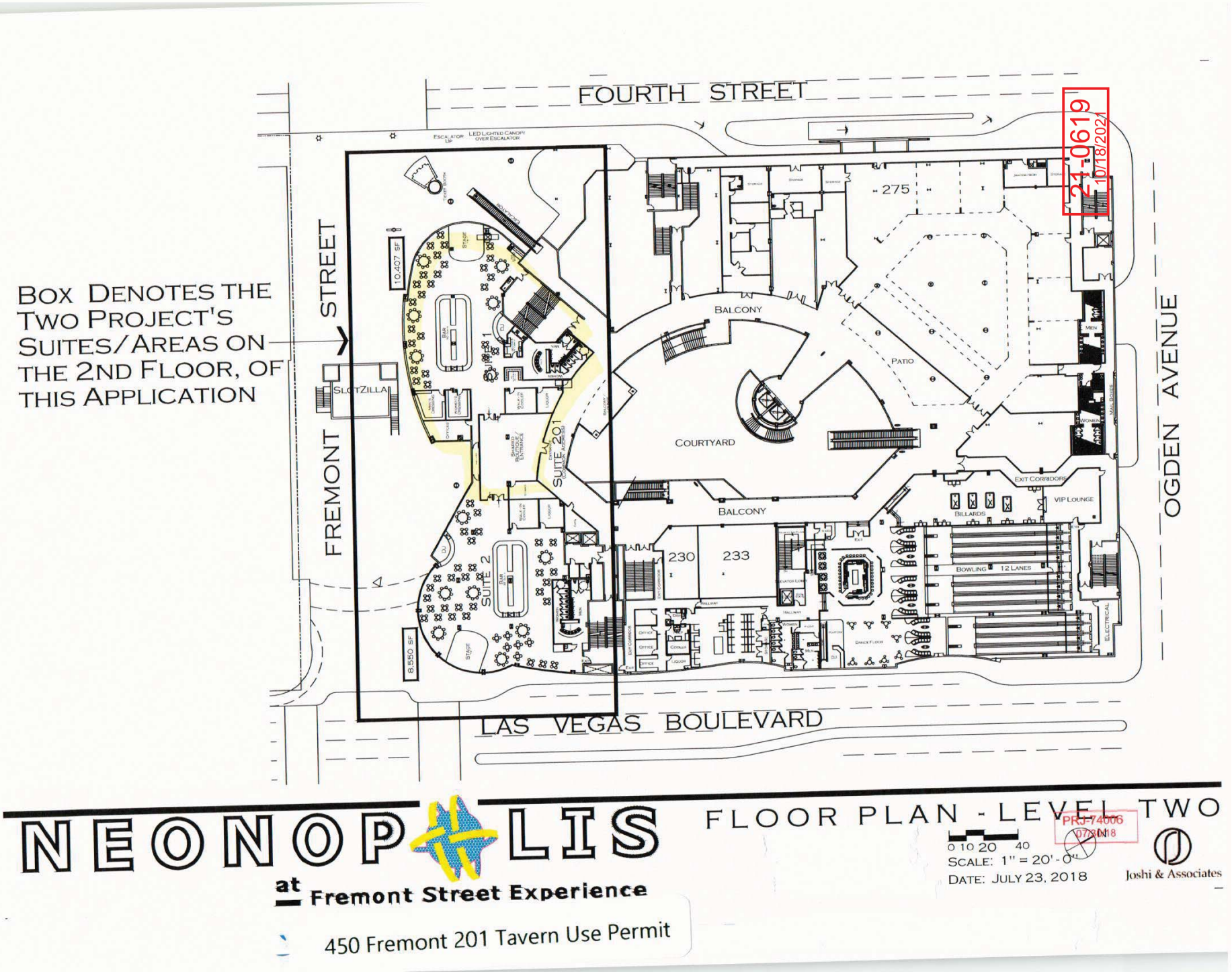
Subscribed and sworn before me

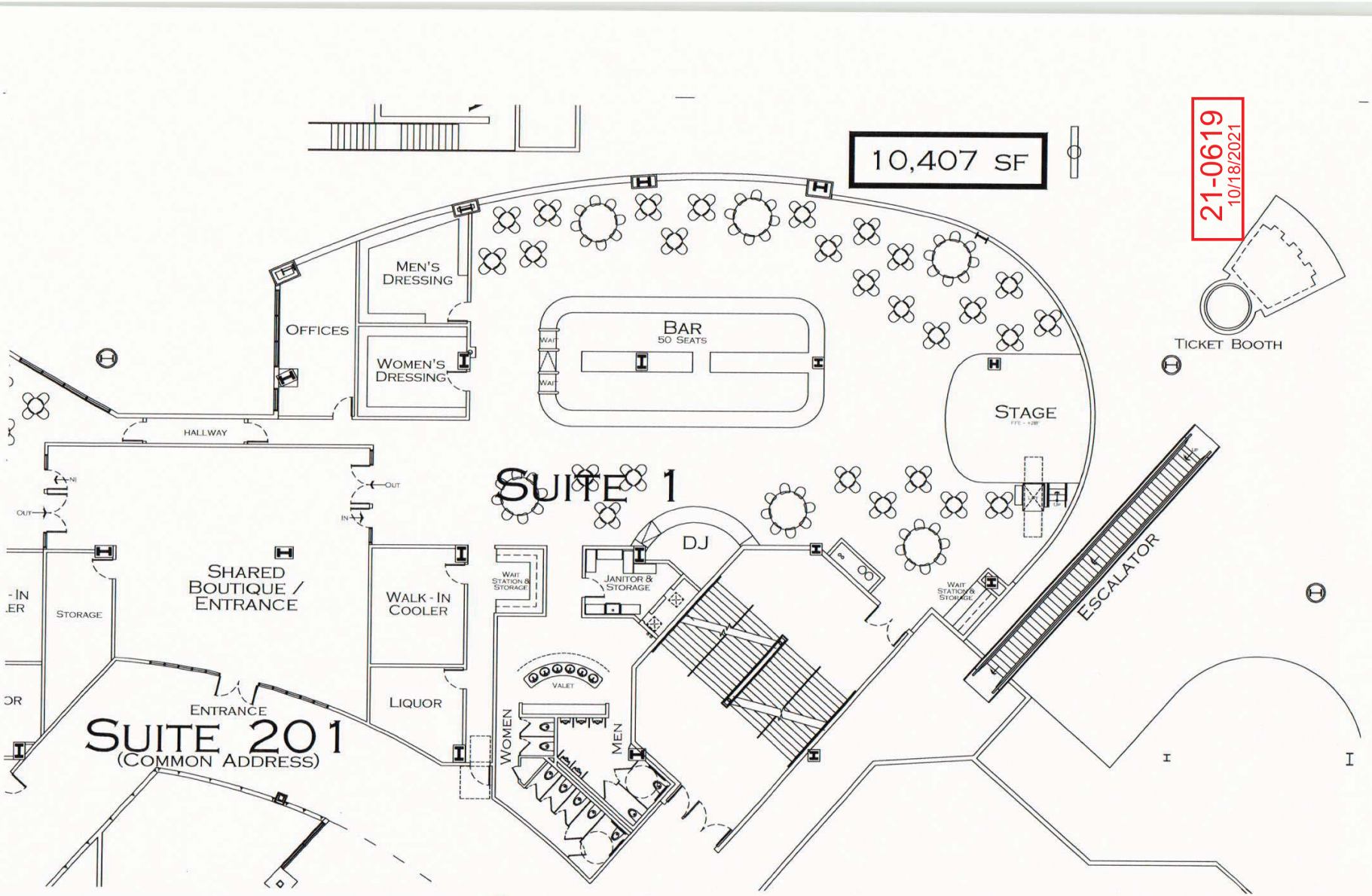
This 16 day of September, 20 21

Notary Public in and for said County and State

Alexis Plaris
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 15-1130-1
My Appt. Expires May 20, 2024

21-0619
10/18/2021


BOX DENOTES THE TWO PROJECT'S SUITES/AREAS ON THE 2ND FLOOR, OF THIS APPLICATION
FOURTH STREET
FREMONT STREET
OGDEN AVENUE
LAS VEGAS BOULEVARD
SLOTZILLA
10,407 SF
8,550 SF
SUITE 1
SUITE 2
SUITE 201
BALCONY
PATIO
COURTYARD
BALCONY
275
230
233
EXIT CORRIDORS
VIP LOUNGE
BILLARDS
BOWLING 12 LANES
DANCE FLOOR
ELECTRICAL
21-0619
10/18/2021
NEONOPOLIS
at Fremont Street Experience
450 Fremont 201 Tavern Use Permit
FLOOR PLAN - LEVEL TWO
0 10 20 40
SCALE: 1" = 20' - 0"
DATE: JULY 23, 2018
Joshi & Associates
PRJ-74006
07/30/18


10,407 SF
21-0619
10/18/2021
MEN'S DRESSING
OFFICES
WOMEN'S DRESSING
BAR
50 SEATS
TICKET BOOTH
STAGE
HALLWAY
SUITE 1
DJ
SHARED BOUTIQUE / ENTRANCE
STORAGE
WALK-IN COOLER
WAIT STATION & STORAGE
JANITOR & STORAGE
ESCALATOR
VALET
WOMEN
MEN
LIQUOR
ENTRANCE
SUITE 201
(COMMON ADDRESS)
NEONOPOLIS
at Fremont Street Experience
450 Fremont 201 Tavern Use Permit
CAT'S MEOW - LEVEL 2
SCALE: 3/8" = 1'
DATE: JULY 23, 2018
Joshi & Associates



21-0619-SUP1 - APPLICANT: CAT'S MEOW LAS VEGAS - OWNER: F A E C HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #201

11/03/2021



21-0619-SUP1 - APPLICANT: CAT'S MEOW LAS VEGAS - OWNER: F A E C HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #201

11/03/2021



21-0619-SUP1 - APPLICANT: CAT'S MEOW LAS VEGAS - OWNER: F A E C HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #201

11/03/2021

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

October 18, 2021

City of Las Vegas Planning and Zoning
495 South Main Street
Las Vegas, NV 89101

RE: Request for Cat's Meow to change entitlement from Tavern Limited to Tavern. 450 Fremont Street (Neonopolis) suite 201, apn 139-34-513-002

Dear Sir/Madam:

Cat's Meow is a karaoke establishment that was entitled as a Tavern Limited and Night Club September 2018(SUP-74075, SUP-74076). It has been operating more than two years in suite 201 (10,407 SF) within the Neonopolis. The operator wishes to change the Use Permit and Alcohol License to a Tavern category. The floor plan will remain the same as current operations.

We also request that the previously approved entitlement to allow a 1,340 foot distance waiver to a religious facility. Because other taverns exist within the Neonopolis building, a zero-foot separation waiver between like uses is also requested. The separation request is reasonable as the intent of the Neonopolis Center to be a concentration of entertainment uses. The karaoke tavern is consistent with this objective.

With appreciation,

L U Dreja

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

21-0619
10/18/2021

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

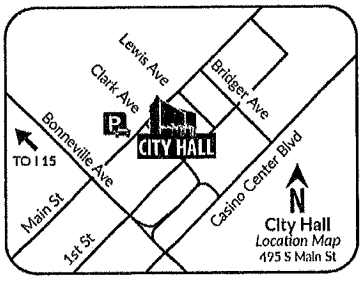
Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
CITY CLERK

2022 JAN 24 P 12:53



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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

21-0619-SUP1

City Council Meeting of **01/19/2022**

21-0619-SUP1
13934613216
VALLE FAMILY TRUST
VALLE JOSE ARMANDO & STEPHANIE ANNE TRS
150 LAS VEGAS BLVD N STE 2105
LAS VEGAS NV 89101

89 JRDFNP1 89101

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

December 14, 2021

The Honorable Louis De Salvio, Chair
The Honorable Sam Cherry
The Honorable Jeffrey Rogan
The Honorable Donald W. Walsh
The Honorable Trinity Haven Schlottman
The Honorable Donna Toussaint
The Honorable Anthony Williams

City of Las Vegas Planning Commission
City of Las Vegas
495 S. Main St.
Las Vegas, NV 89101

RE: Special Use Permit 21¬-0619-¬SUP1

Dear Commissioners:

I'm writing on behalf of the Fremont Street Experience Board of Directors to express our concerns with item #37, 21-0619-SUP1, an application by Cat's Meow to upgrade their existing tavern limited license to a full tavern. The Fremont Street Experience has had a long-standing position of not supporting the further proliferation of tavern licenses under the FSE canopy, especially when it requires a distance waiver from a protected use, such as in this case.

We further understand that the only added benefits to a $75,000 upgraded tavern license would be for the allowance of gaming and package liquor sales. While this site is prohibited from adding gaming, it would provide the ability to sell packaged liquor or potentially create another walk-up bar, which we are adamantly opposed to.

FSE members have recently invested more than $1 billion dollars in improvements, with plans for more. Additionally, our board participated in the significant upgrade to the canopy display here recently along with the LVCVA and the City, all to keep Fremont Street an attractive option to our tourists. It also expends considerable money to manage the street and has fought for over a decade to stop the approval of such uses that require a waiver of the distance separation. Lastly, we are all aware that the city is currently undergoing an

Fremont Street Experience, LLC
425 Fremont Street, Suite 250
Las Vegas, NV 89101
Phone: (702) 678-5600
Fax: (702) 678-5611

Submitted at Planning Commission
City Council - Page 1013
Date 12/14/2021 Item 37
by Commissioner Schlottman

extensive re-write of the liquor code that may address the applicants needs without adding another tavern license to the street.

We request your support in denying this application and allow the applicant the opportunity to try and address their request through the ongoing rewrite of the liquor code.

Thank you for your time and consideration on this matter.

Sincerely,

Andrew Gary Simon

Andrew Simon
President and CEO
Fremont Street Experience

cc: Seth Floyd, Director of Community Development
cc: Peter Lowenstein, Deputy Planning Director

Fremont Street Experience
425 Fremont Street
Las Vegas, NV 89101
Phone: (702) 678-5600
Fax: (702) 678-5611
www.vegasexperience.com

NEVADA RESORT ASSOCIATION

December 14, 2021

The Honorable Louis De Salvio, Chair
The Honorable Sam Cherry
The Honorable Jeffrey Rogan
The Honorable Donald W. Walsh
The Honorable Trinity Haven Schlottman
The Honorable Donna Toussaint
The Honorable Anthony Williams
City of Las Vegas Planning Commission
City of Las Vegas
495 S. Main St.
Las Vegas, NV 89101

RE: Special Use Permit 21-0619-SUP1

Dear Commissioners:

On behalf of our members operating in the city of Las Vegas, I write today regarding item 37 on the Planning Commission's December 14, 2021, agenda requesting a special use permit to allow a tavern establishment at 450 Fremont Street. We respectfully ask you to decline the application as we have serious concerns regarding the application's impact on the character of the downtown tourism area.

As you may be aware, the Nevada Resort Association and the downtown Las Vegas resort hotels and casinos have a long history of engagement regarding the excessive proliferation of alcoholic establishments within the Downtown Casino Overlay District and their effect on maintaining a welcoming environment for our city's 24 million visitors patronizing the resorts and the Fremont Street Experience each year. In particular, we have been consistent in our opposition to the expansion of packaged liquor in the downtown gaming corridor as there is an oversaturation of these businesses as it stands.

In reviewing the application for this item, the only difference between its current tavern-limited use and a full tavern use would be the ability to sell packaged liquor. As you may be aware, significant efforts have been made by the city in coordination with downtown resorts to contain the expansion of packaged liquor sales and manage the carrying of alcohol along Fremont Street. This application runs counter to the many years of work meant to reverse the previous harmful trend of package liquor expansion. Additionally, waiving the 1,500-foot separation requirement between taverns would continue the deterioration of this standard such that it is being rendered meaningless in practical application.

Further, with the city of Las Vegas having conducted a multi-year review of its liquor code which included significant engagement with community stakeholders and culminating in the introduction of an ordinance to fully overhaul its code, it seems logical to wait until the new language is completed as

10000 W. Charleston Blvd., Suite 165, Las Vegas, NV 89135 • (702) 735-4888

it may address the applicant's needs, or, alternatively, could create a situation in conflict with the new code.

In closing, given the vast investments resort operators have made into their properties to ensure the downtown area continues to be a vital economic and employment hub and for the reasons stated above, we respectfully request that you deny the application.

Thank you for your consideration on this important matter. Should you have any questions or concerns, please contact me at (702) 735-4888.

Sincerely,

Virginia Valentine
President

cc: Seth Floyd, Director of Community Development

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
49

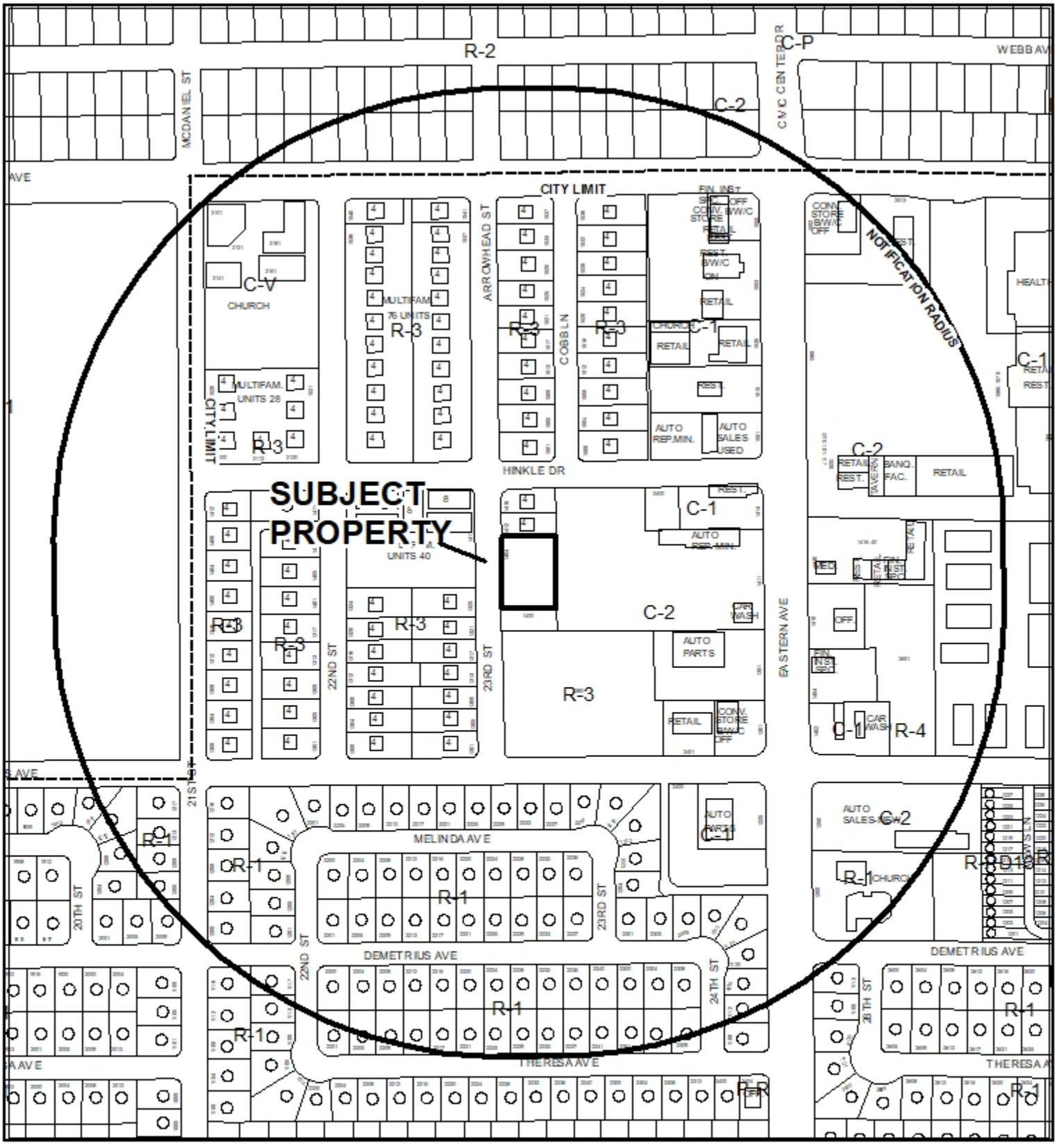
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0649 - PUBLIC HEARING - APPLICANT/OWNER: JORGE HUERTA - For possible action on the following Land Use Entitlement project requests on 0.44 acres at 1404 North 23rd Street (APN 139-26-508-019), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

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

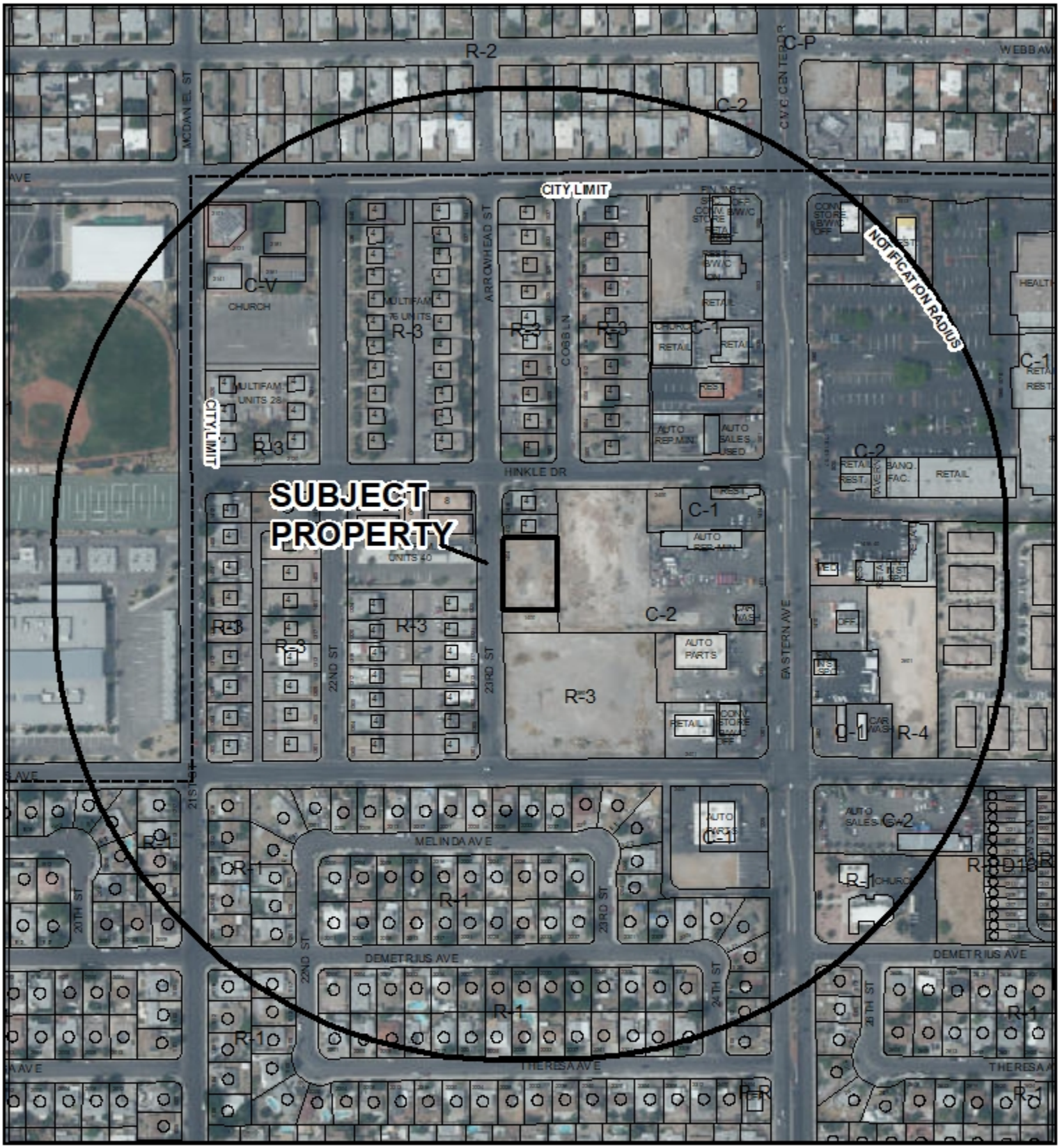


0 255 510 Feet

CASE: 21-0649

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



CASE: 21-0649

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JORGE HUERTA

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0649-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0649-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0649-VAR1
21-0649-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0649-VAR1 21-0649-VAR2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 214 (by City Clerk)

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

21-0649-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0649-VAR2) and Site Development Plan Review (21-0649-SDR1) shall be required, if approved.

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

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

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

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

21-0649-VAR2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0649-VAR1) and Site Development Plan Review (21-0649-SDR1) shall be required, if approved.

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

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

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

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

21-0649-SDR1 CONDITIONS

Planning

1. 24-inch box trees will be installed along 23rd street every 20' on center.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0649-VAR1) and Variance (21-0649-VAR2) shall be required, if approved.

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

4. All development shall be in conformance with the site plan and landscape plan date stamped 03/16/22; and building elevations date stamped 02/24/22, except as amended by conditions herein.

5. A Waiver from Title 19.06.110 is hereby approved, to allow a two-foot wide perimeter landscape buffers where 10 feet is required along the front west property line.

6. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot landscape buffer along a portion of the north and south interior property lines where six feet is the minimum required.

7. An Exception from Title 19.06.040(F)(8) is hereby approved, to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required.

8. An Exception from Title 19.08.110 is hereby approved, to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees 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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

15. The proposed driveway shall not be gated unless a Gated Access Queuing Analysis and Circulation Plan is submitted to and approved by the Traffic Engineer. If gating is allowed, it shall be designed, located, constructed and maintained in compliance with the requirements of the approved Plan.

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

17. Submit a License Agreement for landscaping and private improvements in the 23rd Street public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public

right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (21-0649-SDR1) to construct a two-story tall, 12-unit Multi-Family Residential development consisting of 12 two-bedroom units on approximately 0.44 acres located at 1404 North 23rd Street.

ISSUES

- The proposed Multi-Family Residential land use designation is permitted within the R-3 (Medium Density Residential) zoning district.
- A Variance (21-0649-VAR1) has been requested to allow 19 parking spaces where 23 are required. Staff does not support the request.
- A Variance (21-0649-VAR2) has been requested to allow a five-foot residential adjacency setback where a 71-foot setback is required and a 10-foot rear yard setback where 20 feet is required. Staff does not support the request.
- A Waiver of Title 19.06.110 has been requested, to allow a two-foot wide perimeter landscape buffer where 10 feet is required along the front west property line and a zero-foot landscape buffer along a portion of the north and south interior property lines where six feet is the minimum required. Staff does not support the request.
- An Exception of Title 19.06.040.F.8 has been requested, to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required. Staff does not support the request.
- An Exception of Title 19.08.110 has been requested, to allow zero 24-inch box trees within the interior parking lot area, where nine 24-inch box trees are required. Staff does not support the request.

ANALYSIS

The subject site consists of one parcel zoned R-3 (Medium Density Residential) with a NMXU (Neighborhood Mixed Use Center) general plan land use designation. The intent of the general plan designation is to be a walkable node that may be near major intersections of transit or transportation corridors, with an emphasized “main street” type of feel. Buildings within this area are intended to be mid-rise or low-rise; may include townhomes, flats, condos, or apartments. The proposed Multi-Family Residential land use designation is permitted within the R-3 (Medium Density Residential) zoning district.

The subject parcel is included in the Master Plan 2050 within an area called the East Las Vegas District. The East Las Vegas District is an area comprised of a network of higher density traditional neighborhoods with a well-connected street system and a mix of residential housing types. This area faces a number of challenges, including high poverty rates, higher rates of crime, and an overall lack of investment or under-investment in infrastructure and services to accommodate a rapidly changing population. Staff finds that the proposed Multi-Family Residential land use is appropriate for the subject site.

The submitted site plan depicts 19 parking spaces located in front of the building adjacent to 23rd Street, which include one van-accessible ADA accessible parking space. However, Title 19.12 onsite parking development standards indicate the proposed development consisting of 12 two-bedroom units will require a minimum of 23 parking spaces. The applicant has requested a Variance (21-0649-VAR1) to allow 19 parking spaces where 23 are required. Staff does not support the requested Variance. A reduction in the minimum on-site parking will cause visitors and residence of the development to park on the adjacent 23rd Street right-of-way, which will create a negative impact to surrounding properties.

The proposed building is 24 feet tall measured to the mid-point of the pitched roof line, and will cover approximately 40% of the 0.44 acre site. The submitted building elevations indicate the roof will have grey asphalt roof shingles. The building façades will have “Gray” stucco finish, which have been deemed appropriate with the surrounding area.

The applicant has requested a Variance (21-0649-VAR2) to allow a five-foot residential adjacency setback where a 71-foot separation is required and a 10-foot rear yard setback where 20 feet is required. In addition, the applicant has requested Waivers from Title 19.06.110, to allow a two-foot wide perimeter landscape buffers where 10 feet is required along the front west property line and a zero-foot landscape buffer along a portion of the north and south interior property lines where six feet is the minimum required. Staff does not support the requested Variance, as the reduced building setbacks and Waivers to allow reduced landscape buffers will not adequately screen the development thereby creating a negative visual impact to surrounding properties.

The applicant has requested an Exception of required perimeter planting materials designated in Title 19.06.040(F)(8), to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required. In addition, the applicant has requested an Exception of interior parking lot planting materials to allow zero 24-inch box trees within the interior parking lot area, where nine 24-inch box trees within islands and end caps are required. The primary plant species being utilized are the five-gallon “Desert Spoon Yucca”, “Fireworks Pennisetum” and “Mexican Bird of Paradise” shrubs, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List. Staff does not support the requested Exceptions as the removal of required planting materials will not adequately screen the proposed development from adjacent properties.

Furthermore, the Department of Planning staff has determined that the proposed reduction of required interior parking lot planting materials will negatively impact the existing surrounding developments by contributing to urban heat islands, which create warmer temperatures within the city compared to the surrounding rural areas by replacing open areas and vegetation with impervious pavement, buildings, and other heat-absorbing infrastructure. The 2050 Master Plan indicates, "The City must evaluate other proactive measures including a regulatory approach to reduce the amount of impervious surfaces and parking lots. Designing places to mitigate extreme heat impacts will require more innovative approaches. While a single project may eliminate a handful of required trees, the cumulative sum of all trees has led to a substantial loss of the urban forest."

The Clark County School District projects that approximately four additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Lunt Elementary, J.D. Smith Middle School and Rancho High School) Lunt Elementary and Rancho High School are over capacity for the 2021-2022 school year at approximately 14 percent and 30 percent over capacity respectively.

Although the proposed development represents a much needed resource of in-fill multi-family residential housing within the Master Plan 2050 - East Las Vegas District area. Staff finds that the requested Variances and Waiver of required setbacks, parking spaces, landscape buffers and Exceptions of required planting materials further reinforce the unsuitability of the proposed development to the surrounding area. For these reasons, staff recommends denial of the proposed development.

FINDINGS (21-0649-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development which does not comply with Title 19.12 parking requirements. A reduction in the amount of proposed residential units would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0649-VAR2)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by placing the proposed structure in a location that does not comply with Title 19.06 residential adjacency and building setbacks. Alternative site and building design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0649-SDR1)

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

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

   Staff has determined that due to the requested Variances and Waivers of required setbacks, parking spaces, parking access, landscape buffers; and Exceptions of required planting materials the proposed development is not compatible with adjacent development in the area.

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

   The proposed development has proposed Variances and Waivers of required setbacks, parking spaces, landscape buffers; and Exceptions of required planting materials, which are inconsistent with Title 19 development standards.

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

   The subject site is accessed by 23rd Street is designated as a 60-foot wide Local Street as designated by Title 13.

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

   The proposed stucco building façade and color palette has been deemed appropriate for the desert environment. The primary plant species being utilized are a combination of five-gallon shrubs, which are inconsistent with Title 19 perimeter and parking lot landscaping development standards.

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

   The proposed building elevations and materials are not unsightly, undesirable, or obnoxious in appearance, which will be harmonious and compatible with the proximate environment. The building façades will have a "Gray" stucco finish, with black metal accents.

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/19/04	The City Council approved a request for a Site Development Plan Review (SDR-3898) for a seven-unit multi-family development and waivers of the 10 foot wide perimeter landscape planter on 0.29 acres at 1404 North 23rd Street. The Planning Commission recommended approval of the request.
02/07/07	The City Council approved a request for a Site Development Plan Review (SDR-17221) for a proposed 11-unit multi-family residential development at 1404 and 1408 North 23rd Street. The Planning Commission recommended approval of the request.
	The City Council approved a request for a General Plan Amendment (GPA-18558) from SC (Service Commercial) to M (Medium Density Residential) on 0.44 acres at 1404 and 1408 North 23rd Street. The Planning Commission recommended approval of the request.
03/18/09	The City Council approved a request for an Extension of Time (EOT-33389) of an approved Site Development Plan Review (SDR-17221) for a proposed 11-unit multi-family residential development on 0.44 acres at 1404 North 23rd Street.
09/05/17	A Code Enforcement case (#CE-182177) was processed for a homeless encampment on property located at 1404 North 23rd Street. The case was resolved on 09/06/17.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/20/17	A Code Enforcement case (#CE-182706) was processed for trash and debris on property located at 1404 North 23rd Street. The case was resolved on 10/18/17.
07/24/18	A Code Enforcement case (#CE-191501) was processed for trash and debris on property located at 1404 North 23rd Street. The case was resolved on 08/08/18.
06/02/21	The City Council approved a request for a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the City of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission recommended approval of the request.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 0.44 acres at 1404 North 23rd Street (APN 139-26-508-019), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) • **21-0649-VAR1** - VARIANCE - TO ALLOW 19 PARKING SPACES WHERE 23 ARE REQUIRED • **21-0649-VAR2** - VARIANCE - TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 71 FEET IS REQUIRED AND A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED • **21-0649-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Most Recent Change of Ownership	
02/14/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/12/07	A building permit (#C-99857) was processed for onsite improvements (Tanga Manga Multiplexes) at 1404 North 23rd Street. The permit has not been issued.
01/03/08	A building permit (#C-100194) was processed for multiplex building "A" (Tanga Manga Multiplexes) at 1404 North 23rd Street. The permit has not been issued.
	A building permit (#C-100195) was processed for multiplex building "B" (Tanga Manga Multiplexes) at 1404 North 23rd Street. The permit has not been issued.
	A building permit (#C-100196) was processed for multiplex building "A" (Tanga Manga Multiplexes) at 1404 North 23rd Street. The permit has not been issued.

Pre-Application Meeting	
10/12/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. Several issues that required variances, waivers and exceptions of development standards were discussed.

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

Field Check	
01/27/22	During a routine site inspection staff observed an undeveloped site with high weeds and debris scattered throughout the site. The perimeter of the site is surrounded by an existing chain link fence.

Details of Application Request	
Site Area	
Net Acres	0.44

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	N-MXU (Neighborhood Center Mixed Use)	R-3 (Medium Density Residential)
North	Multi-Family Residential	N-MXU (Neighborhood Center Mixed Use)	R-3 (Medium Density Residential)
South	Undeveloped	N-MXU (Neighborhood Center Mixed Use)	R-1 (Single Family Residential)
East	Undeveloped/ Car Wash, Self Service	N-MXU (Neighborhood Center Mixed Use)	C-2 (General Commercial)
West	Multi-Family Residential	N-MXU (Neighborhood Center Mixed Use)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 – East Las Vegas	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of 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	19,166 SF	Y
Min. Setbacks			
• Front (West)	10 Feet	34 Feet	Y
• Side (North)	5 Feet	5 Feet	Y
• Side (South)	5 Feet	5 Feet	Y
• Rear (East)	20 Feet	10 Feet	N*
Max. Lot Coverage			
Dwelling Units Per Acre	13-50	27	Y

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Building Height	55 Feet or Five Stories	23.50 Feet or Two Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

* The applicant has requested a Variance (21-0649-VAR2) to allow a 10-foot rear yard setback where 20 feet is the minimum required.

Pursuant to Title 19.06.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	70.50 (71) Feet	5 Feet	N*
Trash Enclosure	50 Feet	52 Feet	Y

* The applicant has requested a Variance (21-0649-VAR2) to allow a five-foot residential adjacency setback where a 71–foot separation is required.

Pursuant to Title 19.06.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*
• South	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*
• East	1 Tree / 30 Linear Feet	5 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**23 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	9 Trees	0 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		0 Feet	N***
• South	6 Feet		0 Feet	N***
• East	6 Feet		10 Feet	Y
• West	10 Feet		2 Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

* The applicant has requested an Exception from Title 19.06.040(F)(8), to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required.
** The applicant has requested an Exception from Title 19.08.110, to allow zero 24-inch box trees within the interior parking lot area, where nine 24-inch box trees within islands and end caps are required.
*** The applicant has requested a Waiver from Title 19.06.110, to allow a two-foot wide perimeter landscape buffers where 10 feet is required along the front west property line and zero feet along a portion of the north and south interior property lines where six feet is the minimum required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
23rd Street	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi- Family Residential	12 – Two Bedroom Units	1.75 per Unit	21				
	Guest Parking	1:6	2				
TOTAL SPACES REQUIRED			23		19		N*
Regular and Handicap Spaces Required			22	1	18	1	N*

*The applicant has requested a Variance (21-0649-VAR1) to allow 19 parking spaces where 23 parking spaces are required.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.06.110 a 10-foot wide landscape buffer is required adjacent to the right-of-way.	To allow a two-foot wide perimeter landscape buffers where 10 feet is required along the front west property line adjacent to 23rd Street.	Denial
Pursuant to Title 19.06.110 a six-foot wide landscape buffer is required adjacent to the interior property lines.	To allow a zero-foot landscape buffer along a portion of the north and south interior property lines where six feet is the minimum required.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.06.040(F)(8) 24-inch box trees are required to be spaced 20 feet of center with the landscape buffer area.	To allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required.	Denial
Pursuant to Title 19.08.110 one 24-inch box tree is required per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1404 N 23rd St, Las Vegas, NV 89101

Project Name Universal Apartments **Proposed Use** Multifamily R3

Assessor's Parcel #(s) 139-26-508-019 **Ward #** 3

General Plan: Existing N-MXU Proposed N-MXU **Zoning:** Existing R3 Proposed R3

Additional Information Our plan is to develop and build a 2 story, 12 unit, multifamily apartment complex.

Property Owner Jorge Huerta Contact Jorge Huerta

Address 10774 Barnard Bee Ct City Las Vegas State NV Zip 89183

E-mail jorge1375@yahoo.com Phone 7024613315

Applicant Jorge Huerta Contact Bryan Huerta

Address 10774 Barnard Bee Ct City Las Vegas State NV Zip 89183

E-mail jorge1375@yahoo.com Phone 7024088229

Representative Bryan Huerta Contact

Address 10075 Cardwell Hill St City Las Vegas State NV Zip 89141

E-mail bryanhuerta54@hotmail.com Phone 7024088229

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 Jorge Huerta

Subscribed and sworn before me

This 11th day of JANUARY, 20 22

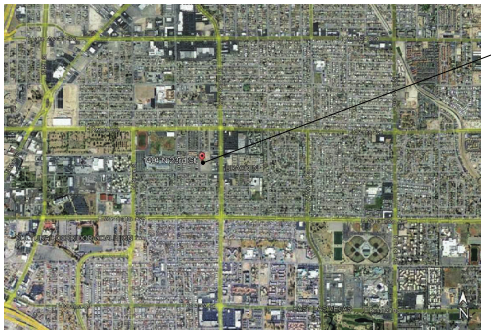
Notary Public in and for said County and State

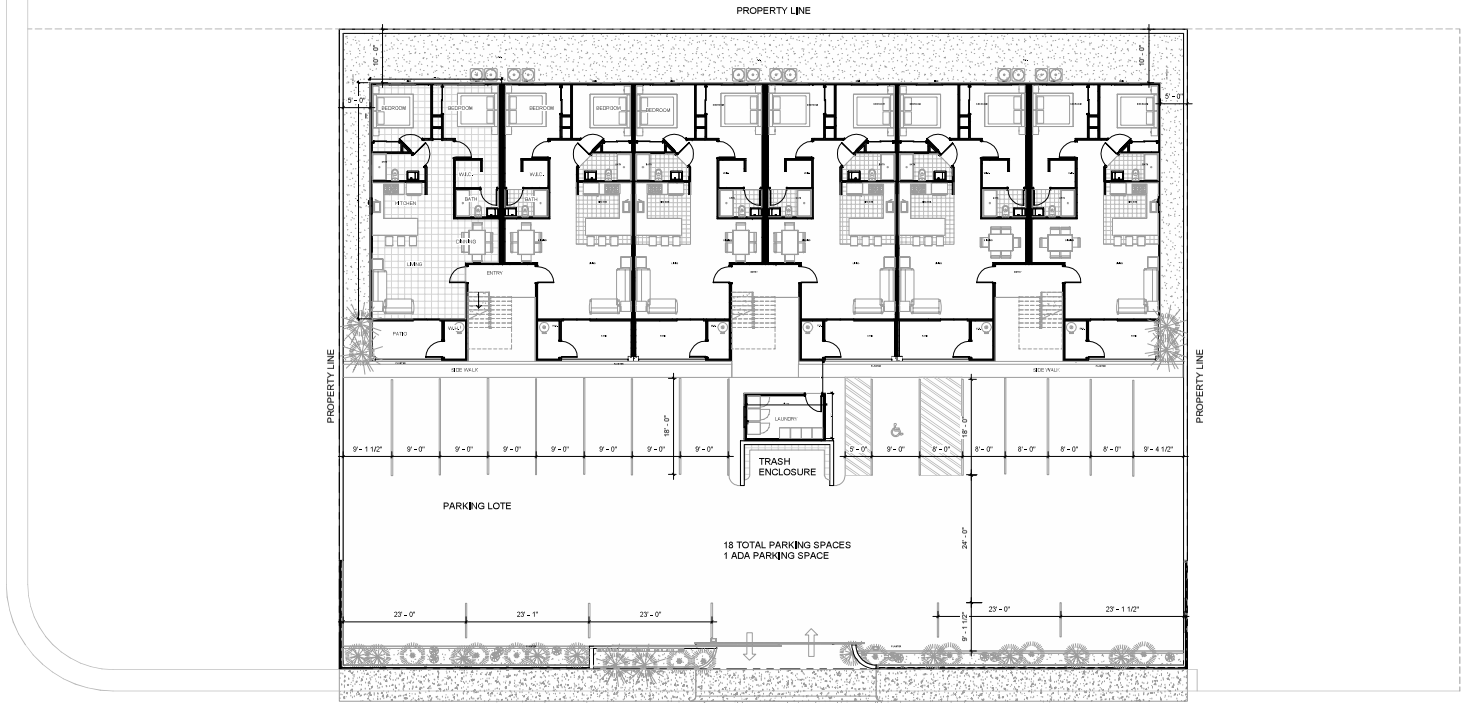
LUCIA TORRES
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 94-5488-1
MY APPT. EXPIRES SEPTEMBER 02, 2022

21-0649
01/17/2022

UNIVERSAL APARTMENTS
1404 NORTH 23 STREET
LAS VEGAS, 89101

VICINITY MAP





① SITE PLAN
1" = 10'-0"

NORTH

10' 25' 50' 100'

21-0649
03/16/2022

OWNER / BUILDER
These drawings are prepared and submitted by the owner as an Exemption pursuant to NRS 624.031(4), for building or improving a residential structure on this property for my own occupancy and do not intend to sell or lease the property.

1404 NORTH 23 STREET, LAS VEGAS 89101

OWNER'S NAME:

OWNER SIGNATURE:

PLANS PREPARED BY:

UNIVERSAL APARTMENTS

PROJECT ADDRESS: 1404 NORTH 23 STREET, LAS VEGAS 89101

PHASE:

DIVISION # | COMMENTS | DATE

SHEET TITLE: SITE PLAN

PROJECT / OWNER:

CLIENT ADDRESS:

PROJECT NO: Project Number

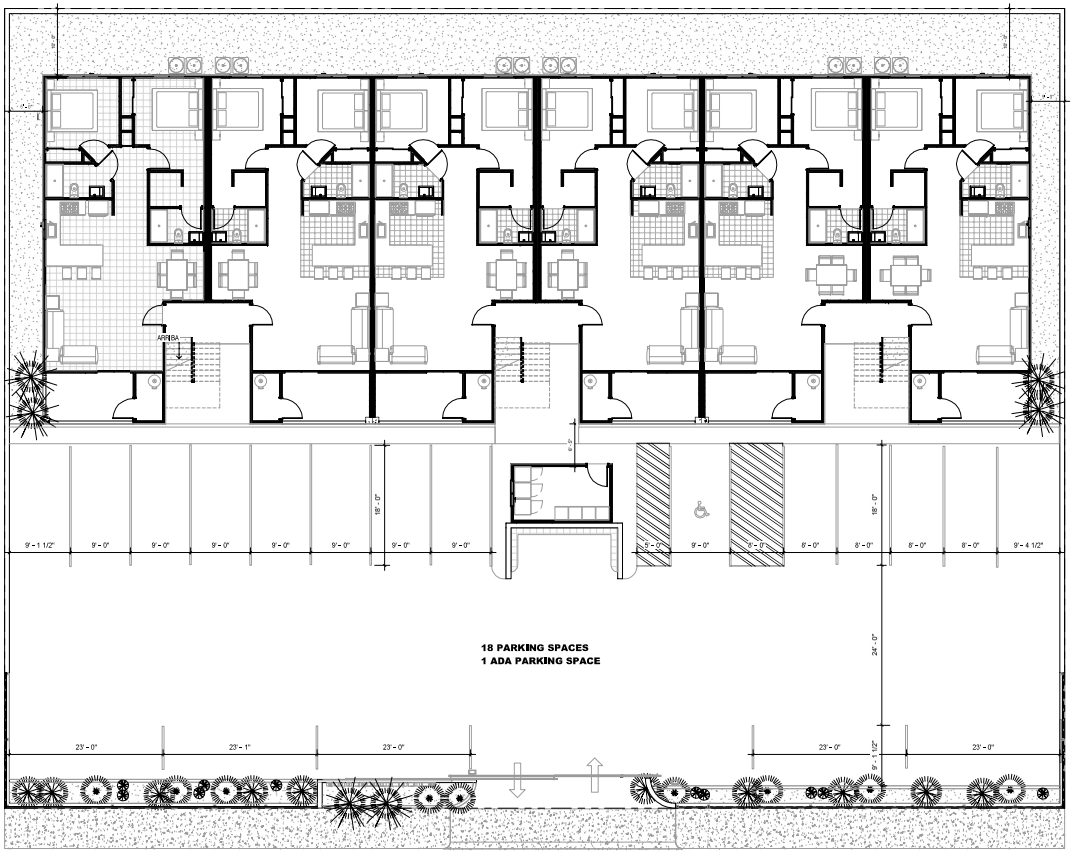
DATE: 16/03/2022 01:46:32 p.m.

ISSUED FOR: SUBMITTAL

ARCHITECTURAL

A1

PERMIT SET



1 LANDSCAPE

1/8" = 1'-0"

0' 4' 8' 16' 32'

NORTH

LANDSCAPE LEGEND

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

		QA	
	AFRICAN FOUNTAIN GRASS FULLY IRRIGATE	8	5 GAL
	DESERT SPOON YUCCA	9	5 GAL
	FIREWORKS PENNISETUM PLANT FULLY IRRIGATE	10	5 GAL
	MEXICAN BIRD OF PARADAISE	6	15 GAL

OWNER / BUILDER

These drawings are prepared and submitted by the owner as an Exemption pursuant to NRS 624.031(4), for building or improving a residential structure on this property for my own occupancy and do not intend to sell or lease the property.

1404 NORTH 23 STREET, LAS VEGAS 89101

OWNER'S NAME:

OWNER SIGNATURE:

PLANS PREPARED BY:

UNIVERSAL APARTMENTS

PROJECT ADDRESS: 1404 NORTH 23 STREET, LAS VEGAS 89101

PHASE:

REVISION #	COMMENTS	DATE

SHEET TITLE: **LANDSCAPE PLAN**

PROJECT / OWNER:

CLIENT ADDRESS:

PROJECT NO: Project Number

DATE: 16/03/2022 01:46:47 p.m.

ISSUED FOR: SUBMITTAL

ARCHITECTURAL

U

PERMIT SET

21-0649
03/16/2022

PERMIT SET

PROJECT NO:	Project Number
DATE:	2/24/2022 11:26:32 p. m.
DRAWN BY:	
CHECKED BY:	

ARCHITECTURAL
A3

SHEET TITLE:
FLOOR PLAN

PROJECT OWNER:

CLIENT ADDRESS:

REVISION #	COMMENTS	DATE

PHASE:

PROJECT ADDRESS: 1404 NORTH 23 STREET, LAS VEGAS 89101

UNIVERSAL APARTMENTS

OWNER'S NAME

OWNER SIGNATURE:

PLANS PREPARED BY:

1404 NORTH 23 STREET, LAS VEGAS, NV 89101

These drawings and specifications and the ideas, designs and arrangements represented thereon are and shall remain the property of NES Engineering Services and the same may not be used, in whole or in part, for any other project, without the written permission of NES Engineering Services. Visitors are not permitted to enter the property unless accompanied by the owner or owner's representative. Visitors are not allowed to enter any structure on the property unless accompanied by the owner or owner's representative, and do not intend to use or lease the property.

First floor
Scale: 1/8" = 1'

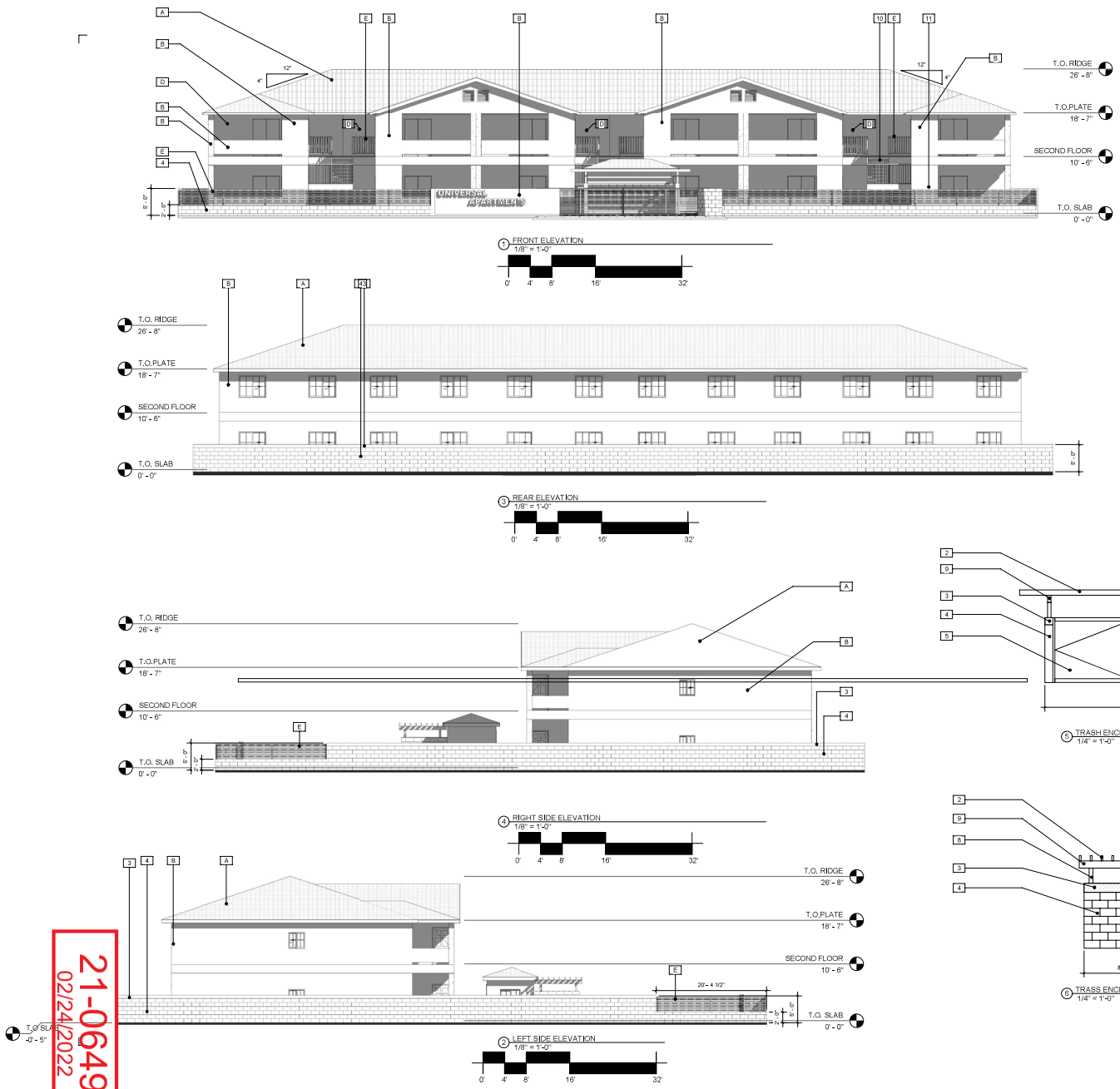
21-0649
02/24/2022

PERMIT SET

NOTICE TO BIDDERS These drawings are the property of and Exclusive Property of NBS Engineering. No part of this drawing is to be used for any purpose not specifically authorized in writing by NBS. Improving a residential structure on your property and do not intend to use it for rental purposes.	PROJECT ADDRESS: 1404 NORTH 23 STREET, LAS VEGAS 89101	SECOND FLOOR
OWNER'S NAME:	PHASE:	SHEET TITLE:
OWNER SIGNATURE:	REVISION # / COMMENTS / DATE	PROJECT OWNER:
PLANS PREPARED BY:	UNIVERSAL APARTMENTS	CLIENT ADDRESS:
1404 NORTH 23 STREET, LAS VEGAS 89101		PROJECT NO: Project Number DATE: 2/24/2022 11:26:53 p. m. BASE FOOTING: SHEET NO. A4 ARCHITECTURAL

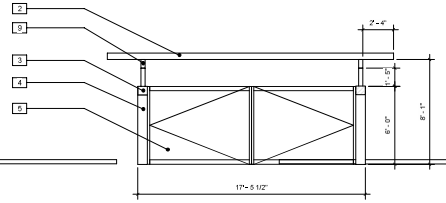
Second floor
Scale: 1/8" = 1'

21-0649
02/24/2022

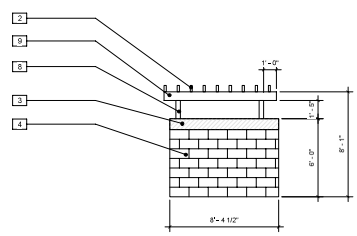


Keynotes

Code	Description
2	Square tube metal
3	8" CMU Split Face, 2 colors this band is light beige
4	8" CMU Split Face this band is brown
5	Wrougth Iron gates with mesh screen painted gray dark
8	4"x 4" Square metal
9	3 1/2" x 1 1/2" tube metal
10	Precast concrete steps
11	Concrete landing
A	Roof Tile
B	Stucco #1 Paint " Serwin Williams" SW 7504 Keystone Gray
D	Stucco #2 Paint "Serwing Williams" SW 7074 Software
E	Metal railing black color



5 TRASH ENCLOSURE/ TRELLIS FRONT
1/4" = 1'-0"



6 TRASS ENCLOSURE/ TRELLIS SIDES
1/4" = 1'-0"

OWNER / BUILDER
These drawings are prepared and submitted by the owner as an Exemption pursuant to NRS 624.031(4), for building or improving a residential structure on this property for my own occupancy and do not intend to sell or lease the property.

1404 NORTH 23 STREET, LAS VEGAS 89101

OWER'S NAME

OWNER SIGNATURE:

PLANS PREPARED BY:

UNIVERSAL APARTMENTS

PROJECT ADDRESS: 1404 NORTH 23 STREET, LAS VEGAS 89101

PHASE:

REVISION #	COMMENTS	DATE

SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT / OWNER:

CLIENT ADDRESS:

PROJECT NO: Project Number

DATE: 23/02/2022 11:26:50 p.m.

ISSUED FOR: SUBMITTAL

ARCHITECTURAL

A2

PERMIT SET

21-0649
02/24/2022



21-0649-VAR1, 21-0649-VAR1 AND 21-0649-SDR1 - APPLICANT/OWNER: JORGE HUERTA
1404 NORTH 23RD STREET

01/27/2022



21-0649-VAR1, 21-0649-VAR1 AND 21-0649-SDR1 - APPLICANT/OWNER: JORGE HUERTA
1404 NORTH 23RD STREET

01/27/2022

1404 N 23rd St

Justification Letter

To whom it may concern.

My father and I have the goal of developing and building a 12-unit apartment complex at 1404 N 23rd St, Las Vegas NV; 89101 (Ward 3). Over the past year and a half, my father Jorge, has gone through multiple plan revisions and believes that we finally have everything in order. Like stated before, we plan on building a 12-unit apartment complex with a covered balcony for every unit, and a shared laundry area for the property. The units themselves will be 972.65sf of livable space not including the storage closet or balcony and allowing up to 5 residents per unit. The current planned designation is N-MXU and current zone is R-3, and fits our project perfectly, so we would not be doing any zoning changes. There are 2 apartment complexes directly to the north and west of our parcel and we believe our project would work seamlessly in this area.

With multiple apartment complexes in the area, we don't believe that our project would cause any density issues and is compatible with the current designation and zone as stated before. There are also multiple bus stops in the area, south and north bound on Eastern, west and east bound on Searless, and east and west bound on Owens. All of the mentioned bus stops are within 1600 feet or a little over 50 yards. Aside from that, there are multiple dining options, auto repair shops, clinics and medical centers, convenience stores, retail shopping options, and a high school, middle school, and elementary school all within a .5 mile radius. JD Smith Middle School being the closest to that .5 mile radius and everything else right around .3 of a mile.

Regarding the Variances, we tried multiple ways to get them to meet the requirements, but certain ones weren't possible due to sizing of the parcel. The issue with the rear, front, and residential adjacency is that to meet those setbacks, we would lose a lot of space for the units and parking, leaving even less space for tenants. The unit space and landscape requirements also affected us when we tried to accommodate for the parking spaces needed. We added some parallel parking and did as much as we could without losing the handicap space and leaving enough space for the dumpster enclosure. We think that we will avoid any sort of issues due to the variances with the apartments to the north of us since they have an opposite orientation on their parcel (building in front, parking in rear). As for the parcel to the south of us, it is 50'x120' and don't see how it could become an issue. For the empty parcel to the east of us, we believe it is a big enough parcel to not have our setback variance affect them.

As for our experience, we run a small construction company called New Imperio Construction LLC (NSCB LIC# 0086618 & 0086104, Clark Bus. Lic. #2003796-023-140, NV Bus. Lic. #NV20181753011), here in Las Vegas and have done multiple new home projects, tenant improvement projects, and additions to existing properties with trades in framing, paint, and drywall. If preferred I can send over some references of clients and General Contractors that we have done work for as we plan on doing an owner builder project.

As for a timeline, we believe we have the hardest portion of the process out of the way with our multiple plan revisions that have gotten us to the set of plans attached, and upon the approval from the city we would be ready to move forward and start the construction process. We believe we could have

21-0649
01/17/2022

the full complex up and ready for move in within 6-7 months. If anything else is needed, or if there are any more questions, please feel free to reach out to either Jorge Huerta at 7024613315 or myself Bryan Huerta at 7024088229. Thank you for your time!

Thank you,

Jorge Huerta

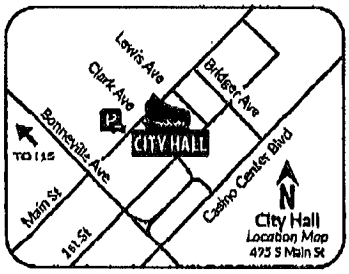
&

Bryan Huerta

21-0649
01/17/2022

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101
Return Service Requested
Official Notice of Public Hearing

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



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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

21-0649 and 21-0649-VAR1 and 21-0649-VAR2 and 21-0649-SDR1

City Council Meeting of **05/18/2022**

21-0649
13926511005
HERITAGE FAMILY TRUST
9908 ASPEN KNOLL CT
LAS VEGAS NV 89117-0956

RECEIVED
CITY CLERK
2022 MAY -9 A 7:02

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JORGE HUERTA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0649-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
21-0649-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0649-VAR1
21-0649-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0649-VAR1 21-0649-VAR2

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 214 (by City Clerk)

PROTESTS 0

APPROVALS 0

Submitted after final agenda
Date 5/17/22 Item 49 a-c

JB

** CONDITIONS **

21-0649-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0649-VAR2) and Site Development Plan Review (21-0649-SDR1) shall be required, if approved.

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

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

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

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

21-0649-VAR2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0649-VAR1) and Site Development Plan Review (21-0649-SDR1) shall be required, if approved.

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

JB

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

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

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

21-0649-SDR1 CONDITIONS

Planning

1. 24-inch box trees will be installed along 23rd street every 20' on center.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0649-VAR1) and Variance (21-0649-VAR2) shall be required, if approved.

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

4. All development shall be in conformance with the site plan date stamped 03/16/22, landscape plan date stamped 05/17/22 and building elevations date stamped 02/24/22, except as amended by conditions herein.

5. A Waiver from Title 19.06.110 is hereby approved, to allow a two-foot wide perimeter landscape buffers where 10 feet is required along the front west property line.

6. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot landscape buffer along a portion of the north and south interior property lines where six feet is the minimum required.

7. An Exception from Title 19.06.040(F)(8) is hereby approved, to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required.

8. An Exception from Title 19.08.110 is hereby approved, to allow zero 24-inch box trees within the interior parking lot area where nine 24-inch box trees 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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

14. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

15. The proposed driveway shall not be gated unless a Gated Access Queuing Analysis and Circulation Plan is submitted to and approved by the Traffic Engineer. If gating is allowed, it shall be designed, located, constructed and maintained in compliance with the requirements of the approved Plan.

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

17. Submit a License Agreement for landscaping and private improvements in the 23rd Street public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private

improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (21-0649-SDR1) to construct a two-story tall, 12-unit Multi-Family Residential development consisting of 12 two-bedroom units on approximately 0.44 acres located at 1404 North 23rd Street.

ISSUES

- The proposed Multi-Family Residential land use designation is permitted within the R-3 (Medium Density Residential) zoning district.
- A Variance (21-0649-VAR1) has been requested to allow 19 parking spaces where 23 are required. Staff does not support the request.
- A Variance (21-0649-VAR2) has been requested to allow a five-foot residential adjacency setback where a 71-foot setback is required and a 10-foot rear yard setback where 20 feet is required. Staff does not support the request.
- A Waiver of Title 19.06.110 has been requested, to allow a two-foot wide perimeter landscape buffer where 10 feet is required along the front west property line and a zero-foot landscape buffer along a portion of the north and south interior property lines where six feet is the minimum required. Staff does not support the request.
- An Exception of Title 19.06.040.F.8 has been requested, to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required. Staff does not support the request.
- An Exception of Title 19.08.110 has been requested, to allow zero 24-inch box trees within the interior parking lot area, where nine 24-inch box trees are required. Staff does not support the request.
- On May 17th, 2022 the applicant submitted a revised landscape plan which depicts five 24-inch box trees with a combination of five-gallon shrubs within the western landscape buffer.

ANALYSIS

The subject site consists of one parcel zoned R-3 (Medium Density Residential) with a NMXU (Neighborhood Mixed Use Center) general plan land use designation. The intent of the general plan designation is to be a walkable node that may be near major intersections of transit or transportation corridors, with an emphasized "main street" type of feel. Buildings within this area are intended to be mid-rise or low-rise; may include townhomes, flats, condos, or apartments. The proposed Multi-Family Residential land use designation is permitted within the R-3 (Medium Density Residential) zoning district.

JB

The subject parcel is included in the Master Plan 2050 within an area called the East Las Vegas District. The East Las Vegas District is an area comprised of a network of higher density traditional neighborhoods with a well-connected street system and a mix of residential housing types. This area faces a number of challenges, including high poverty rates, higher rates of crime, and an overall lack of investment or under-investment in infrastructure and services to accommodate a rapidly changing population. Staff finds that the proposed Multi-Family Residential land use is appropriate for the subject site.

The submitted site plan depicts 19 parking spaces located in front of the building adjacent to 23rd Street, which include one van-accessible ADA accessible parking space. However, Title 19.12 onsite parking development standards indicate the proposed development consisting of 12 two-bedroom units will require a minimum of 23 parking spaces. The applicant has requested a Variance (21-0649-VAR1) to allow 19 parking spaces where 23 are required. Staff does not support the requested Variance. A reduction in the minimum on-site parking will cause visitors and residence of the development to park on the adjacent 23rd Street right-of-way, which will create a negative impact to surrounding properties.

The proposed building is 24 feet tall measured to the mid-point of the pitched roof line, and will cover approximately 40% of the 0.44 acre site. The submitted building elevations indicate the roof will have grey asphalt roof shingles. The building façades will have "Gray" stucco finish, which have been deemed appropriate with the surrounding area.

The applicant has requested a Variance (21-0649-VAR2) to allow a five-foot residential adjacency setback where a 71-foot separation is required and a 10-foot rear yard setback where 20 feet is required. In addition, the applicant has requested Waivers from Title 19.06.110, to allow a two-foot wide perimeter landscape buffers where 10 feet is required along the front west property line and a zero-foot landscape buffer along a portion of the north and south interior property lines where six feet is the minimum required. Staff does not support the requested Variance, as the reduced building setbacks and Waivers to allow reduced landscape buffers will not adequately screen the development thereby creating a negative visual impact to surrounding properties.

The applicant has requested an Exception of required perimeter planting materials designated in Title 19.06.040(F)(8), to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required. In addition, the applicant has requested an Exception of interior parking lot planting materials to allow zero 24-inch box trees within the interior parking lot area, where nine 24-inch box trees within islands and end caps are required. The primary plant species being utilized are the five-gallon "Desert Spoon Yucca", "Fireworks Pennisetum" and "Mexican Bird of Paradise" shrubs, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List. Staff does not support the requested Exceptions as the removal of required planting materials will not adequately screen the proposed development from adjacent properties.

Furthermore, the Department of Planning staff has determined that the proposed reduction of required interior parking lot planting materials will negatively impact the existing surrounding developments by contributing to urban heat islands, which create warmer temperatures within the city compared to the surrounding rural areas by replacing open areas and vegetation with impervious pavement, buildings, and other heat-absorbing infrastructure. The 2050 Master Plan indicates, "The City must evaluate other proactive measures including a regulatory approach to reduce the amount of impervious surfaces and parking lots. Designing places to mitigate extreme heat impacts will require more innovative approaches. While a single project may eliminate a handful of required trees, the cumulative sum of all trees has led to a substantial loss of the urban forest."

The Clark County School District projects that approximately four additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Lunt Elementary, J.D. Smith Middle School and Rancho High School) Lunt Elementary and Rancho High School are over capacity for the 2021-2022 school year at approximately 14 percent and 30 percent over capacity respectively.

Although the proposed development represents a much needed resource of in-fill multi-family residential housing within the Master Plan 2050 - East Las Vegas District area. Staff finds that the requested Variances and Waiver of required setbacks, parking spaces, landscape buffers and Exceptions of required planting materials further reinforce the unsuitability of the proposed development to the surrounding area. For these reasons, staff recommends denial of the proposed development.

FINDINGS (21-0649-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development which does not comply with Title 19.12 parking requirements. A reduction in the amount of proposed residential units would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0649-VAR2)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by placing the proposed structure in a location that does not comply with Title 19.06 residential adjacency and building setbacks. Alternative site and building design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0649-SDR1)

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

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

   Staff has determined that due to the requested Variances and Waivers of required setbacks, parking spaces, parking access, landscape buffers; and Exceptions of required planting materials the proposed development is not compatible with adjacent development in the area.

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

   The proposed development has proposed Variances and Waivers of required setbacks, parking spaces, landscape buffers; and Exceptions of required planting materials, which are inconsistent with Title 19 development standards.

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

   The subject site is accessed by 23rd Street is designated as a 60-foot wide Local Street as designated by Title 13.

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

   The proposed stucco building façade and color palette has been deemed appropriate for the desert environment. The primary plant species being utilized are a combination of five-gallon shrubs, which are inconsistent with Title 19 perimeter and parking lot landscaping development standards.

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

   The proposed building elevations and materials are not unsightly, undesirable, or obnoxious in appearance, which will be harmonious and compatible with the proximate environment. The building façades will have a "Gray" stucco finish, with black metal accents.

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/19/04	The City Council approved a request for a Site Development Plan Review (SDR-3898) for a seven-unit multi-family development and waivers of the 10 foot wide perimeter landscape planter on 0.29 acres at 1404 North 23rd Street. The Planning Commission recommended approval of the request.
02/07/07	The City Council approved a request for a Site Development Plan Review (SDR-17221) for a proposed 11-unit multi-family residential development at 1404 and 1408 North 23rd Street. The Planning Commission recommended approval of the request.
	The City Council approved a request for a General Plan Amendment (GPA-18558) from SC (Service Commercial) to M (Medium Density Residential) on 0.44 acres at 1404 and 1408 North 23rd Street. The Planning Commission recommended approval of the request.
03/18/09	The City Council approved a request for an Extension of Time (EOT-33389) of an approved Site Development Plan Review (SDR-17221) for a proposed 11-unit multi-family residential development on 0.44 acres at 1404 North 23rd Street.
09/05/17	A Code Enforcement case (#CE-182177) was processed for a homeless encampment on property located at 1404 North 23rd Street. The case was resolved on 09/06/17.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/20/17	A Code Enforcement case (#CE-182706) was processed for trash and debris on property located at 1404 North 23rd Street. The case was resolved on 10/18/17.
07/24/18	A Code Enforcement case (#CE-191501) was processed for trash and debris on property located at 1404 North 23rd Street. The case was resolved on 08/08/18.
06/02/21	The City Council approved a request for a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the City of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission recommended approval of the request.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 0.44 acres at 1404 North 23rd Street (APN 139-26-508-019), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) • **21-0649-VAR1** - VARIANCE - TO ALLOW 19 PARKING SPACES WHERE 23 ARE REQUIRED • **21-0649-VAR2** - VARIANCE - TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 71 FEET IS REQUIRED AND A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED • **21-0649-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Most Recent Change of Ownership	
02/14/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/12/07	A building permit (#C-99857) was processed for onsite improvements (Tanga Manga Multiplexes) at 1404 North 23rd Street. The permit has not been issued.
01/03/08	A building permit (#C-100194) was processed for multiplex building "A" (Tanga Manga Multiplexes) at 1404 North 23rd Street. The permit has not been issued.
	A building permit (#C-100195) was processed for multiplex building "B" (Tanga Manga Multiplexes) at 1404 North 23rd Street. The permit has not been issued.
	A building permit (#C-100196) was processed for multiplex building "A" (Tanga Manga Multiplexes) at 1404 North 23rd Street. The permit has not been issued.

Pre-Application Meeting	
10/12/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. Several issues that required variances, waivers and exceptions of development standards were discussed.

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

Field Check	
01/27/22	During a routine site inspection staff observed an undeveloped site with high weeds and debris scattered throughout the site. The perimeter of the site is surrounded by an existing chain link fence.

Details of Application Request	
Site Area	
Net Acres	0.44

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	N-MXU (Neighborhood Center Mixed Use)	R-3 (Medium Density Residential)
North	Multi-Family Residential	N-MXU (Neighborhood Center Mixed Use)	R-3 (Medium Density Residential)
South	Undeveloped	N-MXU (Neighborhood Center Mixed Use)	R-1 (Single Family Residential)
East	Undeveloped/ Car Wash, Self Service	N-MXU (Neighborhood Center Mixed Use)	C-2 (General Commercial)
West	Multi-Family Residential	N-MXU (Neighborhood Center Mixed Use)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 – East Las Vegas	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of 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	19,166 SF	Y
Min. Setbacks			
• Front (West)	10 Feet	34 Feet	Y
• Side (North)	5 Feet	5 Feet	Y
• Side (South)	5 Feet	5 Feet	Y
• Rear (East)	20 Feet	10 Feet	N*
Max. Lot Coverage			
Dwelling Units Per Acre	13-50	27	Y

JB

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Building Height	55 Feet or Five Stories	23.50 Feet or Two Stories	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

* The applicant has requested a Variance (21-0649-VAR2) to allow a 10-foot rear yard setback where 20 feet is the minimum required.

Pursuant to Title 19.06.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	70.50 (71) Feet	5 Feet	N*
Trash Enclosure	50 Feet	52 Feet	Y

* The applicant has requested a Variance (21-0649-VAR2) to allow a five-foot residential adjacency setback where a 71–foot separation is required.

Pursuant to Title 19.06.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*
• South	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*
• East	1 Tree / 30 Linear Feet	5 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**23 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	9 Trees	0 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		0 Feet	N***
• South	6 Feet		0 Feet	N***
• East	6 Feet		10 Feet	Y
• West	10 Feet		2 Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

* The applicant has requested an Exception from Title 19.06.040(F)(8), to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required.
** The applicant has requested an Exception from Title 19.08.110, to allow zero 24-inch box trees within the interior parking lot area, where nine 24-inch box trees within islands and end caps are required.
*** The applicant has requested a Waiver from Title 19.06.110, to allow a two-foot wide perimeter landscape buffers where 10 feet is required along the front west property line and zero feet along a portion of the north and south interior property lines where six feet is the minimum required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
23rd Street	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi- Family Residential	12 – Two Bedroom Units	1.75 per Unit	21				
	Guest Parking	1:6	2				
TOTAL SPACES REQUIRED			23		19		N*
Regular and Handicap Spaces Required			22	1	18	1	N*

*The applicant has requested a Variance (21-0649-VAR1) to allow 19 parking spaces where 23 parking spaces are required.

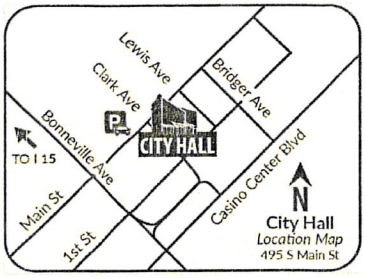
Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.06.110 a 10-foot wide landscape buffer is required adjacent to the right-of-way.	To allow a two-foot wide perimeter landscape buffers where 10 feet is required along the front west property line adjacent to 23rd Street.	Denial
Pursuant to Title 19.06.110 a six-foot wide landscape buffer is required adjacent to the interior property lines.	To allow a zero-foot landscape buffer along a portion of the north and south interior property lines where six feet is the minimum required.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.06.040(F)(8) 24-inch box trees are required to be spaced 20 feet of center with the landscape buffer area.	To allow zero 24-inch box trees within the perimeter landscape buffer, where 23 24-inch box trees are required.	Denial
Pursuant to Title 19.08.110 one 24-inch box tree is required per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow zero 24-inch box trees within the interior parking lot area, where nine 24-inch box trees within islands and end caps are required	Denial

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

21-0649 and 21-0649-VAR1 and 21-0649-VAR2 and 21-0649-SDR1

City Council Meeting of **05/18/2022**

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21-0649
13926504006
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MEZEI SUZANNE TRS
3990 INGLEWOOD BLVD
LOS ANGELES CA 90066-4505

Submitted after final agenda

Date 5/16/22 Item 49 n-c

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
49a

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

SUBJECT:
21-0649-VAR1 - VARIANCE - TO ALLOW 19 PARKING SPACES WHERE 23 ARE REQUIRED

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
49b

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

SUBJECT:
21-0649-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 71 FEET IS REQUIRED AND A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
49c

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

SUBJECT:
21-0649-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
50

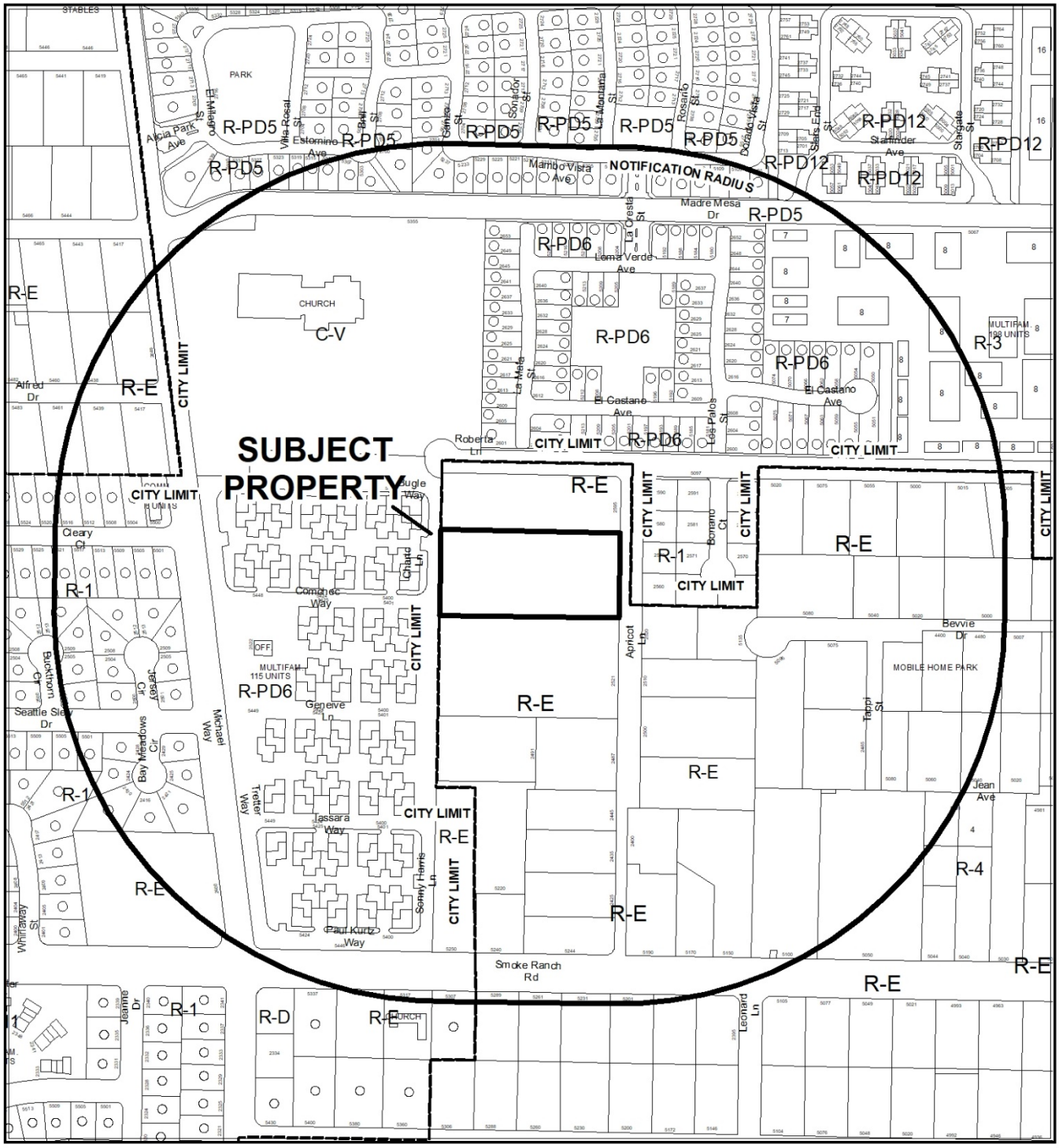
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0736 - PUBLIC HEARING - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA - For possible action on the following Land Use Entitlement project requests on 2.35 acres on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane (APN 138-13-801-011), Ward 5 (Crear). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Location and Aerial Maps - 21-0736-GPA1
3. Land Use Map - 21-0736-GPA1
4. Land Use Map - 21-0736-ZON1
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. School Development Tracking Form Submitted by Clark County School District - 21-0736-TMP1
10. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division - 21-0736-TMP1
11. Comments from Clark County Department of Aviation
12. Documentation Not Vetted - Protest Letters
13. Submitted after Final Agenda - Protest Postcards and Documentation Not Vetted - Protest Letters
14. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting

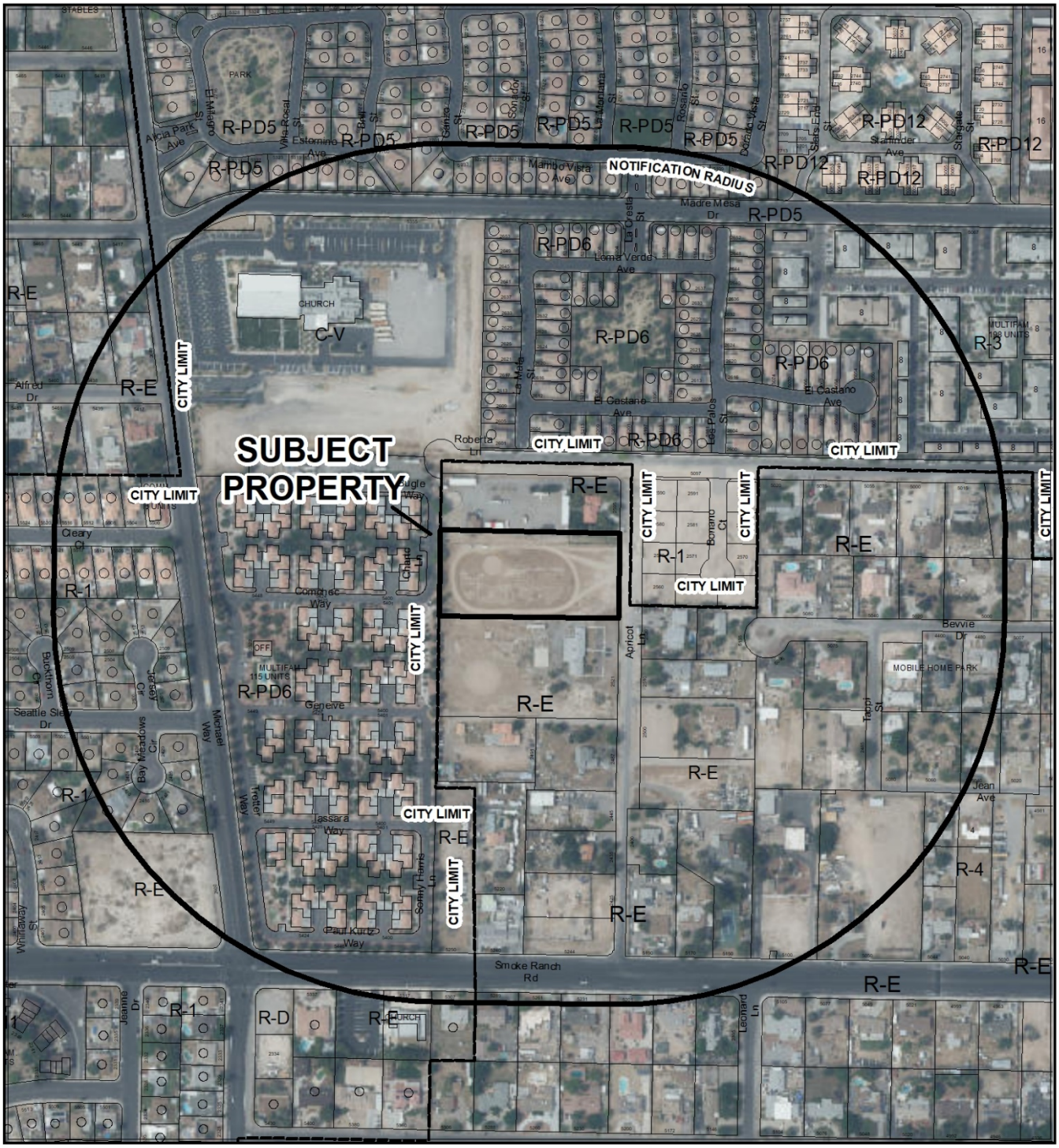


CASE: 21-0736

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

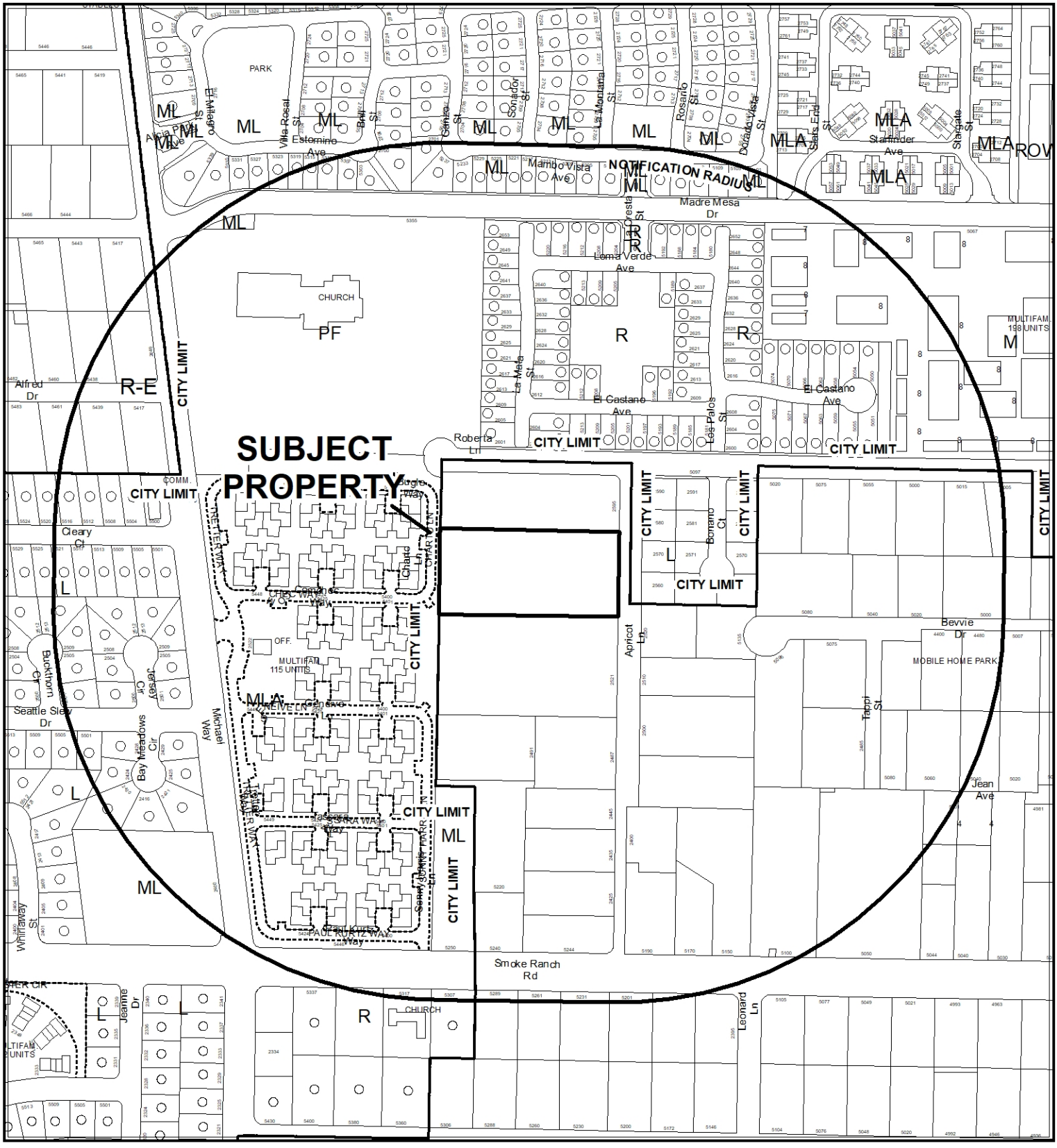


CASE: **21-0736**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

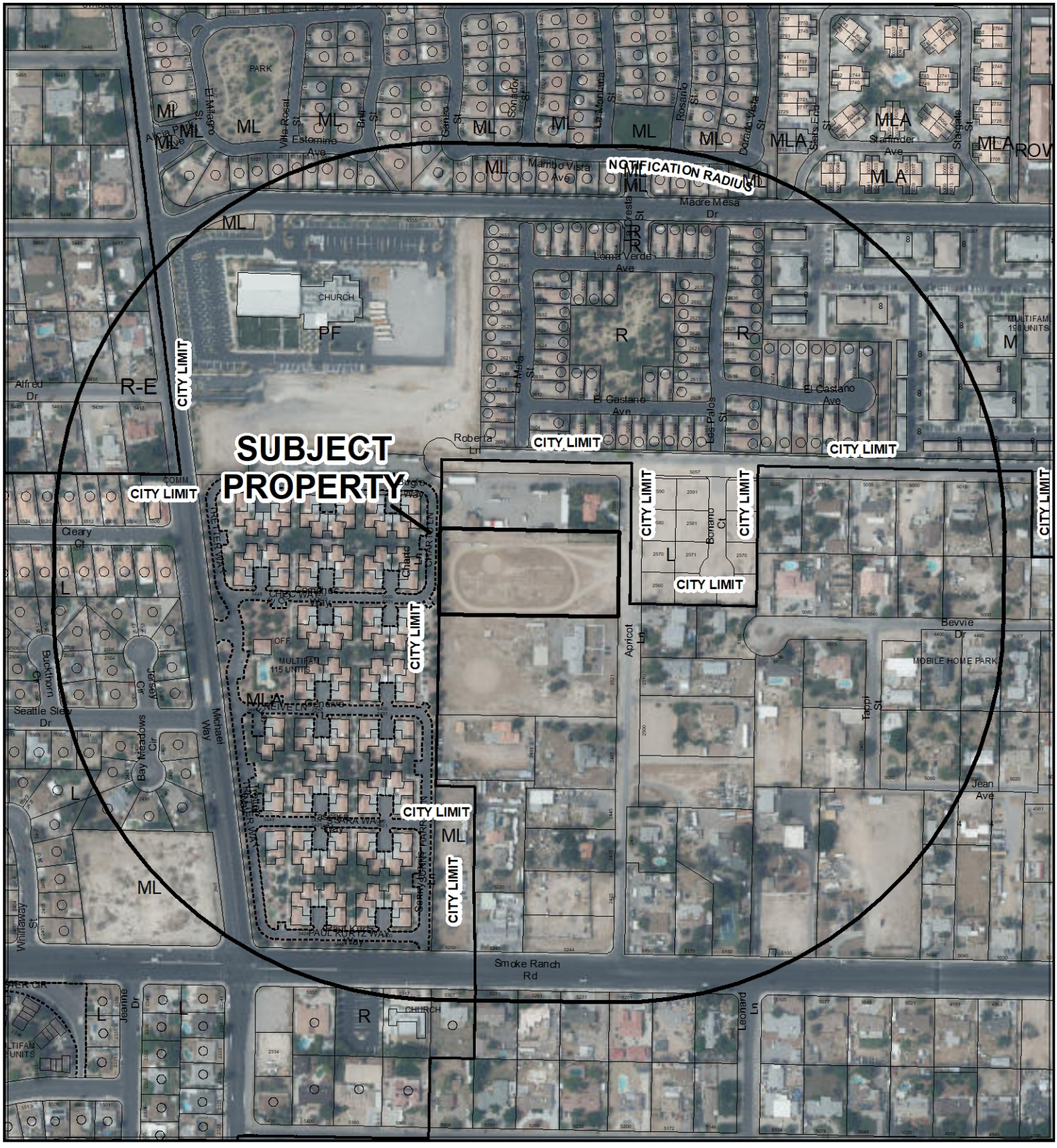


CASE: **21-0736-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL UP TO 2.49 DU/AC)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)



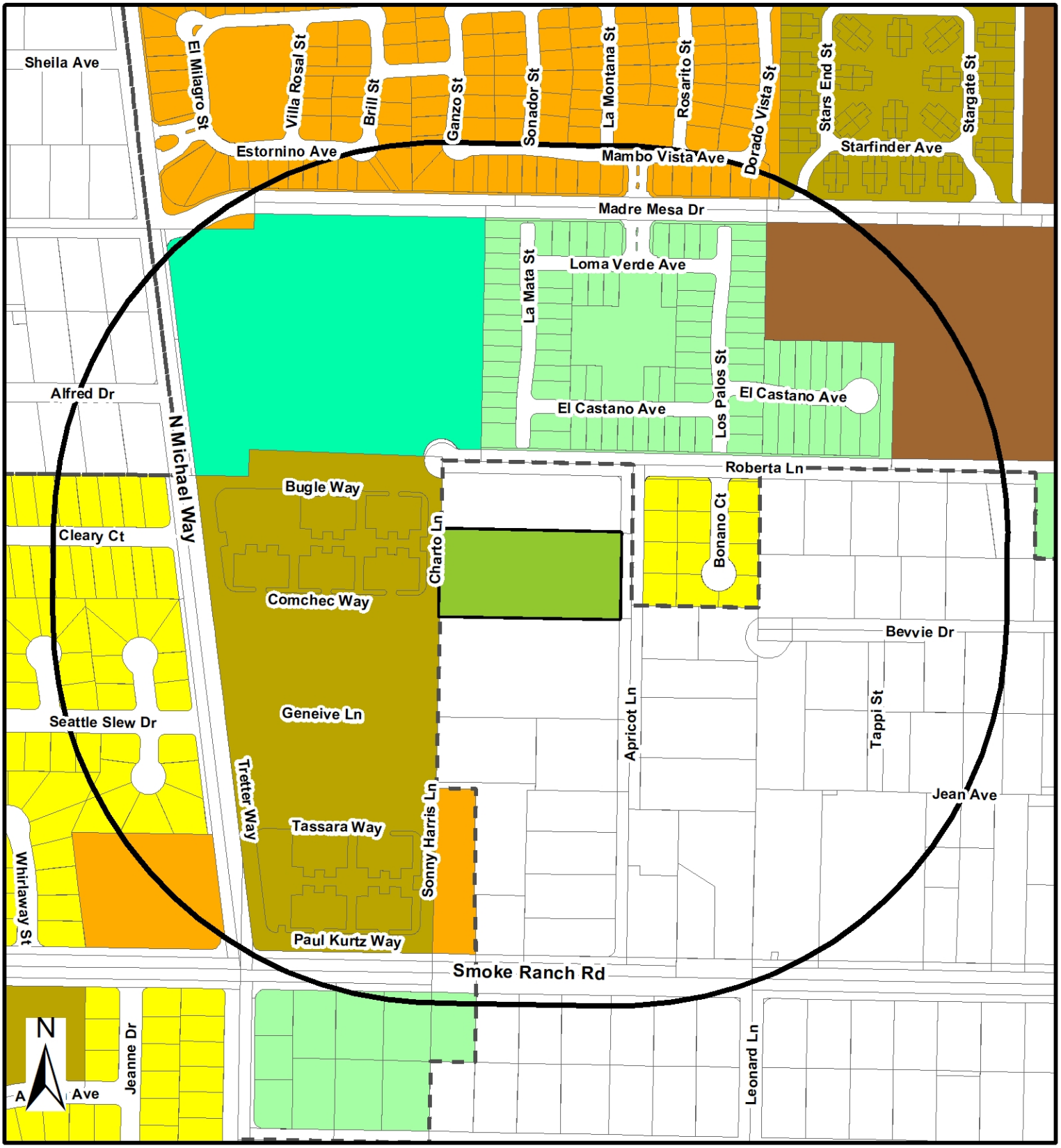
CASE: **21-0736-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL UP TO 2.49 DU/AC)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

21-0736-GPA1



General Plan

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

From DR TO ML

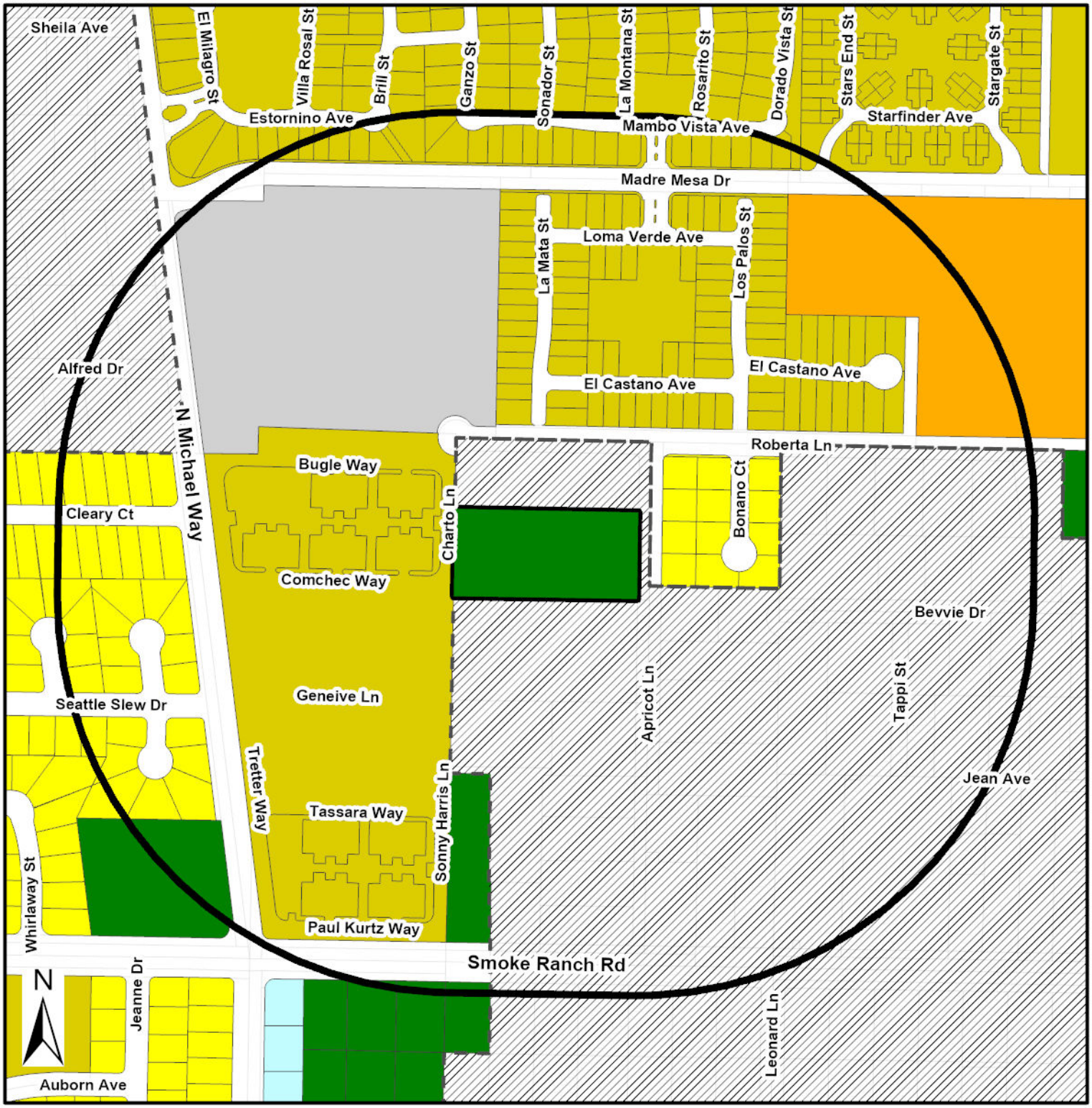
Subject Property

City Limits

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

Date: Tuesday, November 23, 2021

21-0736-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO R-1

Subject Property
Not City
City Limits

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

Date: Thursday, March 17, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0736-GPA1	Staff recommends DENIAL.	
21-0736-ZON1	Staff recommends DENIAL.	21-0736-GPA1
21-0736-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0736-GPA1 21-0736-ZON1
21-0736-VAR2	Staff recommends DENIAL, if approved subject to conditions:	21-0736-GPA1 21-0736-ZON1 21-0736-VAR1
21-0736-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0736-GPA1 21-0736-ZON1 21-0736-VAR1 21-0736-VAR2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 347 (by City Clerk)

PROTESTS 4

APPROVALS 2

JB

**** CONDITIONS ****

21-0736-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0736-GPA1) and Rezoning (21-0736-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0736-TMP1) shall be required, if approved.

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

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

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

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

21-0736-VAR2 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0736-GPA1) and Rezoning (21-0736-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0736-VAR1) and Tentative Map (21-0736-TMP1) shall be required, if approved.

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

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

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

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

21-0736-TMP1 CONDITIONS

Planning

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

2. Approval of General Plan Amendment (21-0736-GPA1), Rezoning (21-0736-ZON1), Variance (21-0736-VAR1) and Variance (21-0736-VAR2) shall be required, if approved.

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

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

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the

required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

7. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
   a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
   b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

   c. Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.

Public Works

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

9. Construct half-street improvements including appropriate over paving on Apricot Lane adjacent to this site, and extend widened paving northward to Roberta Lane concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

10. A minimum of two lanes of asphalt pavement on the major access street (Apricot Lane) 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. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

11. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

13. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a construction drawings. We note that the plan view shows a conventional 60-foot street while the cross section depicts a narrow 60-foot street. Due to existing improvements and the availability of existing rights-of-way, the conventional 60-foot street must be used for this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 16-lot single-family residential subdivision on a 2.35 acre site located on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane.

REVISIONS

- On March 22, 2022 the applicant submitted a revised Justification Letter and Tentative Map which amended the proposed zoning district from R-SL (Single Family Small Lot Residential) to R-1 (Single Family Residential) and amend the site design from 16-lots to 12-lots
- At the April 12th, 2022 Planning Commission Meeting the applicant amended the requested a General Plan Amendment from ML (Medium Low Density Residential) to L (Low Density Residential). Staff recommends denial of the request.

ISSUES

- The applicant has requested a General Plan Amendment (21-0736-GPA1) from DR (Desert Rural Density Residential) to L (Low Density Residential). Staff recommends denial of the request.
- The applicant has requested a Rezoning (21-0736-ZON1) from R-E (Residence Estates) to R-1 (Single Family Residential). Staff recommends denial of the request.
- The applicant has requested a Variance (21-0736-VAR1) of Title 19.04 to allow a connectivity ratio of 1.00 where 1.30 is required. Staff recommends denial of the request.
- Access to the subdivision will be from Apricot Lane, a 60-Foot Local Street as designated by Title 13.
- Due to the revised site design, the applicant has requested an additional Variance (21-0736-VAR2) to allow a 6,328 square-foot lot size (Lot #12) where 6,500 square-feet is the minimum size allowed. Staff recommends denial of the request.

ANALYSIS

On November 3rd, 2021 the City Council approved a request for a Petition of Annexation (21-0250-ANX1) for 2.50 acres located on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane, the effective date of recordation was listed as November 11th, 2021.The proposed subject site consist of one parcel zoned R-E (Residence

JB

Estates) with a DR (Desert Rural Density Residential) general plan land use designation. The site access is proposed from one 47-foot wide vehicular entrance located on the eastern perimeter of the site adjacent to Apricot Lane that will serve this site.

The applicant has proposed a General Plan Amendment (21-0736-GPA1) from DR (Desert Rural Density to L (Low Density Residential), which has an allowable density of 5.49 dwelling units per gross acre. The proposed 12-lot residential development will have a proposed density of 5.10 dwelling units per gross acre. The L (Low Density Residential) general plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-D (Single Family Residential-Restricted), R-SL (Single Family Small Lot Residential) and R-MH (Mobile/Manufactured Home) zoning districts.

In addition, the applicant has proposed a Rezoning (21-0736-ZON1), of the subject site from R-E (Residence Estates) to R-1 (Single Family Residential). The submitted tentative map indicates the development will have lot sizes ranging from 6,328 square feet to 6,550 square feet. Existing single family detached dwellings are located to the north, east and south of the subject site, which are zoned R-PD6 (Residential Planned Development – 6 Units per Acre), R-1 (Single Family Residential) and R-E (Rural Estates Residential) – Clark County designation. Also, the subject site is located directly adjacent to an existing multi-family residential development to the west that is zoned R-PD6 (Residential Planned Development – 6 Units per Acre), which fronts Michael Way.

Staff has determined that the proposed R-1 (Single Family Residential) zoning district and L (Low Density Residential) general plan land use designation is not consistent with the surrounding area, as the existing land use designations and zoning districts adjacent to the north and south of the subject site are intended for rural density residential. Furthermore, the minimum 6,500 square-foot lot size associated with the proposed R-1 (Single Family Residential) zoning district is not compatible with the adjacent R-E (Rural Estates Residential) – Clark County designation residential zoning districts located on the north and south perimeter of the subject site. Therefore, staff recommends denial of the requested General Plan Amendment (21-0736-GPA1) and Rezoning (21-00736-ZON1).

Pursuant to Title 19.04, the applicant has proposed a 47-foot wide street cross section for the interior street of the subdivision, with five-foot sidewalks on both sides of the street. The proposed interior street bisects the site on an east to west alignment and terminates in a cul-de-sac on the western perimeter of the subject site. Pursuant to Title 19.04.040, connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. It is measured using a Connectivity Ratio, which is determined by dividing the proposed street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less

options are available. The applicant has requested a Variance (21-0736-VAR1) from Title 19.04.040 development standards to allow a connectivity ratio of 1.00 with one link and one node, where 1.30 is required for the overall development. Staff does not support this request, as the proposed internal street network does not provide travelers with adequate travel options

Also, the applicant has requested an additional Variance (21-0736-VAR2) to allow a 6,328 square-foot lot size for proposed Lot #12, where 6,500 square-feet is the minimum size allowed. However, no evidence of unique or extraordinary circumstance has been presented to warrant the requested Variance. As such, the hardship is self-imposed and therefore, staff recommends denial of this request.

The Department of Public Works has noted that the submitted north/south and east/west cross sections depict maximum natural grades less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than 2%, is allowed a maximum four-foot retaining wall. A maximum 2.50-foot retaining wall is shown along the south property line.

The Clark County School District projects that approximately six additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Reed Elementary School, Brinley Middle School and Cimarron-Memorial High School) Cimarron-Memorial High School is over capacity for the 2021-2022 school year, at approximately four percent over capacity.

The City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the requested deviation to Title 19.04 Complete Street Standards that is associated with Variance (21-0736-VAR1) to address deviations to connectivity ratio development standards outlined in Title 19.04. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the requested Variance (21-0736-VAR1) and Tentative Map (21-0736-TMP1). In addition, staff does not support the proposed General Plan Amendment (21-0736-GPA1) and Rezoning (21-0736-ZON1) and recommends denial of that portion of the applicant's project.

FINDINGS (21-0736-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**
   The proposed L (Low Density Residential) General Plan designation which has an allowable density of 5.49 dwelling units per gross acre, is not consistent and harmonious with the existing single-family residential land uses to the north, south and east.

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

   The L (Low Density Residential) general plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-D (Single Family Residential-Restricted), R-SL (Single Family Small Lot Residential) and R-MH (Mobile/Manufactured Home) zoning districts. The applicant has proposed a Rezoning (21-0736-ZON1) from R-E (Residence Estates) to R-1 (Single Family Residential) on the subject site, which is not consistent with the surrounding area.

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

   There are adequate transportation and recreation facilities within close proximity to the subject site.

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

   All applicable plans and policies are met with the proposed amendment.

FINDINGS (21-0736-ZON1)

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

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

   The proposed R-1 (Single Family Residential) zoning district conforms to the proposed L (Low Density Residential) General Plan designation which allows six zoning districts: U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-D (Single Family Residential-Restricted), R-SL (Residential Small Lot) and R-MH (Mobile/Manufactured Home).

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 residential uses allowed in the proposed R-1 (Single Family Residential) zoning district are not compatible with the existing surrounding single-family homes located on larger lots located within the area.

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

   The subject site is an infill parcel. There are no growth or development factors in the community that indicate the proposed R-1 (Single Family Residential) is appropriate for 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.**

   Access to the subject site will remain unchanged. The property is located on Apricot Lane, which is classified as a 60-foot Local Street as defined by Title 13, which is adequate in size the serve the proposed residential subdivision.

FINDINGS (21-0736-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict

application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not meet the minimum connectivity ratio for the proposed street network. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0736-VAR2)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to develop the proposed residential subdivision with a lot that does not comply with current Title 19.06.070 minimum lot size development standards. Alternative design of the new lots would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0736-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Variance of Title 19.04 Complete Street development standards pertaining to connectivity ratio and Title 19.06.070 development standards pertaining to minimum lot size. Staff does not support the requested Variances (21-0736-VAR1 and 21-0736-VAR2) and recommends denial of the associated Tentative Map (21-0736-TMP1) with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/03/21	The City Council approved a Petition for Annexation (21-0250-ANX1) for 2.50 acres located on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane.
01/11/22	The Planning Commission voted (7-0) to hold in ABEYANCE 21-0736 [GPA1, ZON1, VAR1 and TMP1] to the February 8, 2022 Planning Commission meeting.
02/08/22	The Planning Commission voted (7-0) to hold in ABEYANCE 21-0736 [GPA1, ZON1, VAR1 and TMP1] to the March 8, 2022 Planning Commission meeting.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on following Land Use Entitlement project requests on 2.35 acres on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane (APN 138-13-801-011), Ward 5 (Crear) • 21-0736-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) • 21-0736-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) • 21-0736-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED • 21-0736-VAR2 - VARIANCE - TO ALLOW A 6,328 SQUARE-FOOT LOT SIZE (LOT #12) WHERE 6,500 SQUARE-FEET IS THE MINIMUM SIZE ALLOWED • 21-0736-TMP1 - TENTATIVE MAP - APRICOT & ROBERTA - FOR A PROPOSED 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

JB

Most Recent Change of Ownership	
10/14/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
11/10/21	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning, Variance and Tentative Map on the subject site.

Neighborhood Meeting	
01/05/22	A neighborhood meeting was held at West Las Vegas Library at 951 W Lake Mead Blvd, Las Vegas, NV 89106, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning, Variance and Tentative Map at Assessor's Parcel 138-13-801-011. Start Time: 5:30 pm End Time: 6:30 pm Attendance: • Two (2) representatives for the developer. • One (1) representative present for Council Ward 5. • Fourteen (14) members of the public were in attendance. • Concerns:

Neighborhood Meeting	
	1. The area will no longer have a rural neighborhood appearance and feel. 2. Additional traffic will be added to the area by daily trips generated from the residential subdivision. 3. The proposed residential subdivision will access Apricot Lane which is rural street with no curb/gutter/sidewalk. 4. The proposed development is too dense for the area, residence in the area would like for the total number of lots to be reduced. 5. Crime can potentially increase in the area with additional homes being added to the area. Some neighbors would appreciate having another neighborhood meeting during the public hearing process.

JB

Field Check	
11/24/21	During a routine site inspection staff noted that the subject site is surrounded by a chain link fence with mesh screening materials. The site is being utilized as a construction staging area with multiple vehicles parked onsite.

Details of Application Request	
Site Area	
Net Acres	2.35

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	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
South	Single Family, Detached	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
East	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Attached	MLA (Medium-Low Attached Density Residential)	R-PD6 (Residential Planned Development – 6 Units Per Acre)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Twin Lakes	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 70 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	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 19.06.070 development standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,328 SF	N*
Min. Lot Width	60 Feet	70 Feet	Y
Max. Lot Coverage	50 %	N/A	N/A
Min. Setbacks:			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
• Maximum Height	35 Feet or 2 Stories	N/A	N/A

* The applicant has requested a Variance (21-0736-VAR2) to allow a 6,328 square-foot lot size (Lot #12) where 6,500 square-feet is the minimum size allowed.

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	One Dwelling Per Lot	One Dwelling Per Lot
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	One Dwelling Per Lot	One Dwelling Per Lot
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49 du/acre	5
Proposed General Plan	***Permitted Density***	***Units Allowed***
L (Medium Low Density Residential)	5.49 du/acre	12

JB

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • East	N/A	N/A	8 Trees	Y
TOTAL PERIMETER TREES		**N/A**	**8 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • East	N/A Feet		10 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Apricot Lane	Local Street	Title 13	60	Y

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		1	-
Intersection – Internal		-	-
Cul-de-sac Terminus		-	1
Intersection – External Street or Stub Terminus		-	-
Intersection – Stub Terminus with Temporary Turnaround Easements		-	-
Non-Vehicular Path - Unrestricted		-	-
Total		1	1
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**	

*The applicant has requested a Variance (21-0736-VAR1) to allow a 1.00 connectivity ratio where 1.30 is the minimum required.

JB

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

Parking Requirement							
Use	***Gross Floor Area or Number of Lots***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Residential Subdivision	16 Lots	2 unimpeded parking spaces	32				
TOTAL SPACES REQUIRED			32		32		Y
Regular and Handicap Spaces Required			32	-	32	-	Y

JB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA / REZONING / VARIANCE / TENTATIVE MAP

Project Address (Location) APRICOT LANE & ROBERTA LANE

Project Name APRICOT-ROBERTA **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 138-13-801-011 **Ward #** 2

General Plan: Existing DR Proposed ML **Zoning:** Existing RE Proposed R-SL

Additional Information ANX1-21-0250

Property Owner PORFIRIO MORA & LUIS JOSE **Contact** PORFIRIO MORA

Address 3905 SWEET PINE STREET, SUITE # 103 City LAS VEGAS State NV Zip 89108

E-mail luisnayarunderground@gmail.com Phone (702)209-5928

Applicant PORIFIRIO MORA & LUIS JOSE **Contact** PORFIRION MORA

Address 3905 SWEET PINE STREET, SUITE # 103 City LAS VEGAS State NV Zip 89108

E-mail luisnayaraunderground@gmail.com Phone (702)209-5928

Representative VTN-NEVADA **Contact** JEFFREY ARMSTRONG

Address 2727 SOUTH RAINBOW BOULEVARD City LAS VEGAS State NV Zip 89146

E-mail jeffreya@vtnnv.com Phone (702)873-7550

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 _____ Jose Luis Mora

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

Print Name Porfirio Mora Jose Luis Mora

Subscribed and sworn before me

This 16th day of November, 2021

_____

Notary Public in and for said County and State

RICARDO SUAREZ
Notary Public, State of Nevada
Appointment No. 18-1[illegible]
My Appt. Expires Nov 3, 2022

21-0736
12/7/2021

DEPARTMENT OF PLANNING

DATE: 11/17/2021

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

RE: **PROJECT NAME** : APRICOT-ROBERTA
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

PORFIRIO MORA (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 JEFFREY ARMSTRONG at (702)-253-2409. Thank you.

Sincerely,

Jose Luis Mora
(Signature)

PORFIRIO MORA Jose Luis Mora
(Print)

Subscribed and sworn before me

This 16th day of November, 20 21.

Ricardo Suarez
Notary Public in and for said County and State

RICARDO SUAREZ
Notary Public, State of Nevada
Appointment No. 18-4092-1
My Appt. Expires Nov. 3, 2022

21-0736
11/17/2021

H:\8090\Planning\Site Plan\8090-Site Plan.dwg, 3/8/2022 10:11 AM, brung

REV	DATE	BY	REVISION

CITY OF LAS VEGAS

MORA PORFIRIO & JOSE LUIS
3905 SWEET PINE STREET # 103
LAS VEGAS, NEVADA 89108

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2597 WEB WWW.VTNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

SITE DEVELOPMENT PLAN FOR

APRICOT & ROBERTA
APN: 138-13-801-011

DRAWN BY:	MNB	11/17/2021
DESIGNED BY:	BCC	11/17/2021
CHECKED BY:	DEH	11/17/2021
PROJECT NO:	8090	
SCALE:	1"=20' HORZ N/A VERT	

DAVID L. EDWARDS
No. 21313
PROFESSIONAL ENGINEER
STATE OF NEVADA

SHEET NO. **SP 1** OF 2 SHEETS
DRAWING NO. ----

OWNER/DEVELOPER
MORA PORFIRIO & JOSE LUIS
3905 SWEET PINE STREET # 103
LAS VEGAS, NEVADA 89108
(702) 208-9928

SITE DATA

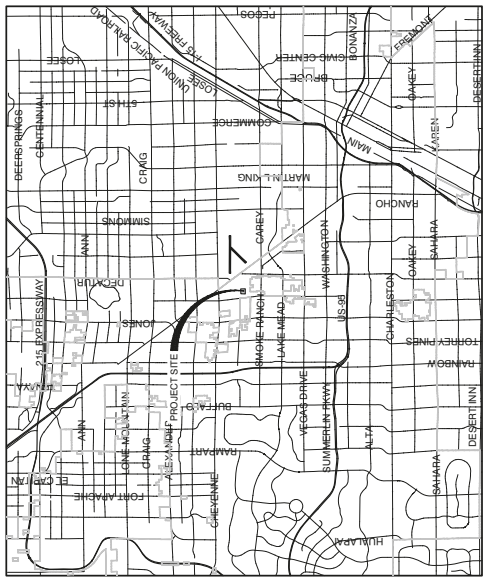
ASSESSORS PARCEL NUMBER: 138-13-801-011

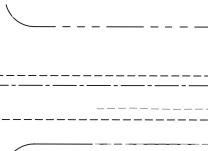
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	RESIDENTIAL
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1
EXISTING LAND USE:	MLL
PROPOSED LAND USE:	MLL
OVERALL COMMON ELEMENTS:	2
GROSS ACREAGE:	2.14 AC.
DENSITY (BASED ON GROSS ACREAGE):	5.12 DU/AC
SMALLEST LOT SIZE:	6,338 S.F.
LARGEST LOT SIZE:	8,099 S.F.
BUILDING MAXIMUM HEIGHT:	35'
AVERAGE LOT SIZE:	6,501 S.F.

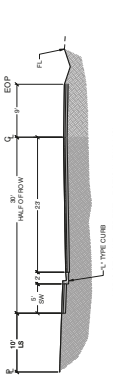
GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - ELECTRIC: ..... LAS VEGAS VALLEY WTR DISTRICT
   - GAS: ..... NV ENERGY
   - SEWER: ..... SOUTHWEST GAS CORPORATION
   - SOLID WASTE DISPOSAL: ..... CITY OF LAS VEGAS
   - TELEPHONE: ..... REPUBLIC SERVICES
   - ..... CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION: PEAK = 0.102 M.G.D.
   AVERAGE = 0.0238 M.G.D.
5. BUILDING SETBACKS TO CONFORM TO ALL APPLICABLE ORDINANCES.
6. TWO (2) PARKING SPACES SHALL BE PROVIDED PER EACH DWELLING UNIT.
7. STORM WATER DRAINAGE SHALL BE DESIGNED TO CONVEY THE 100 YEAR, 24 HOUR STORM EVENT.
8. THIS SITE IS LOCATED WITHIN FLOOD ZONE X AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER FIRM PANEL 32003C2155F DATED 9/5/2007.
9. NO PORTION OF THIS SITE IS LOCATED WITHIN A FEMA REGULATORY FLOODWAY PER FIRM PANEL 32003C2155F DATED 9/5/2007.
10. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
11. ALL INTERIOR STREETS ARE PRIVATE 47' WIDE UNLESS OTHERWISE SHOWN.
12. ALL STREET LIGHTS SHALL BE INSTALLED PER CLARK COUNTY STANDARDS UNLESS OTHERWISE SHOWN.
13. THIS SUBDIVISION WILL HAVE COAH'S & TO MAINTAIN LANDSCAPING IN THEIR LOT BY THE HOMEOWNER'S ASSOCIATION.
14. ALL ROOF DRAINAGE SHALL BE CONTAINED ON SITE.
15. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
16. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUNDWATER WITHIN THE PROPOSED BUILDING OR PAVING GROUND SURFACE WERE NOT NOTED ON THE SUBJECT PROPERTY.

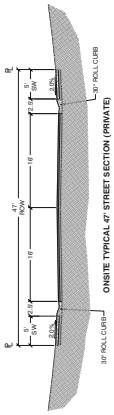
2021-0736
03/22/2022



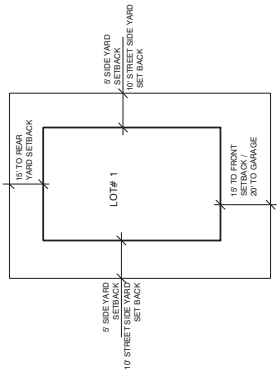




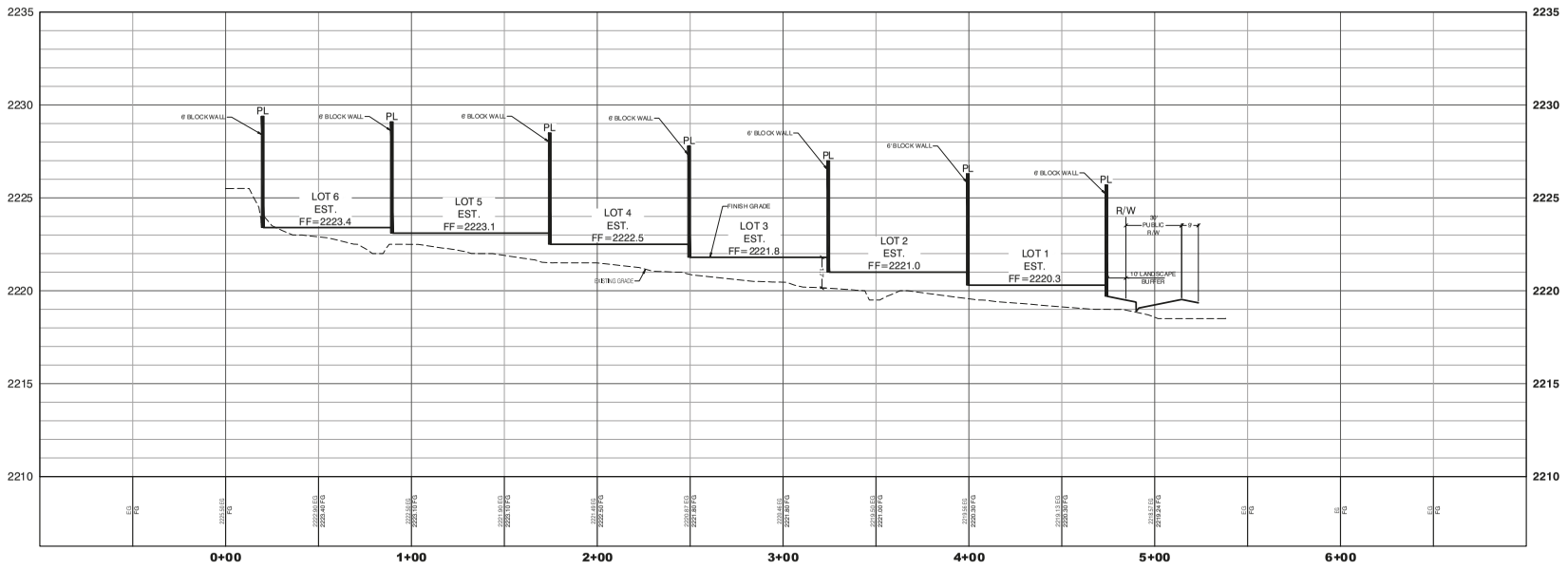
APRICOT LANE STREET SECTION (PUBLIC)



ONSITE TYPICAL 47' STREET SECTION (PRIVATE)

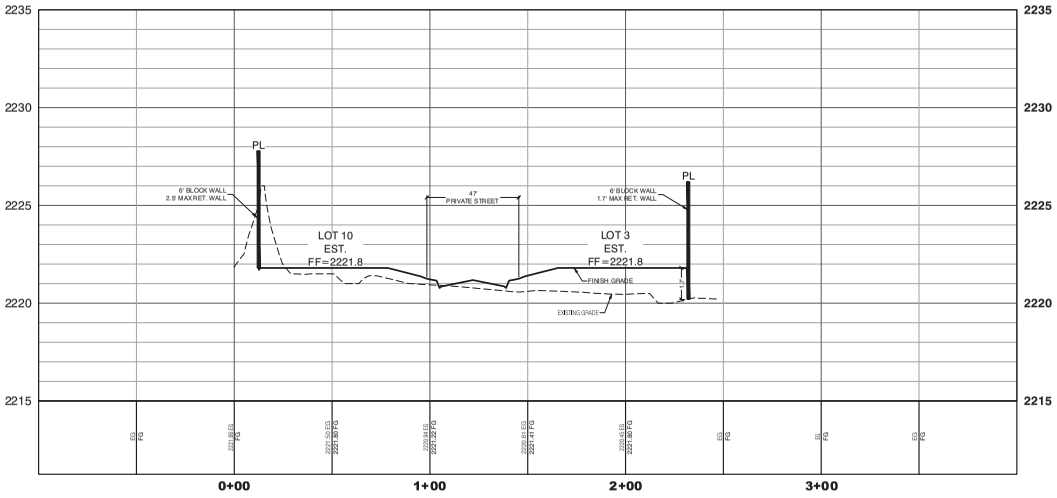


TYPICAL LOT DETAIL



EAST - WEST CROSS SECTIONS

PROFILE SCALES:
HORIZ. = 1"=30'
VERT. = 1"=10'



NORTH-SOUTH CROSS SECTIONS

PROFILE SCALES:
HORIZ. = 1"=30'
VERT. = 1"=10'

21-0736
03/22/2022

MORA PORFIRIO & JOSE LUIS
3905 SWEET PINE STREET #103
LAS VEGAS, NEVADA 89108

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2599 WEB WWW.VTNINV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

CROSS SECTIONS FOR

APRICOT & ROBERTA
APN: 138-13-801-011

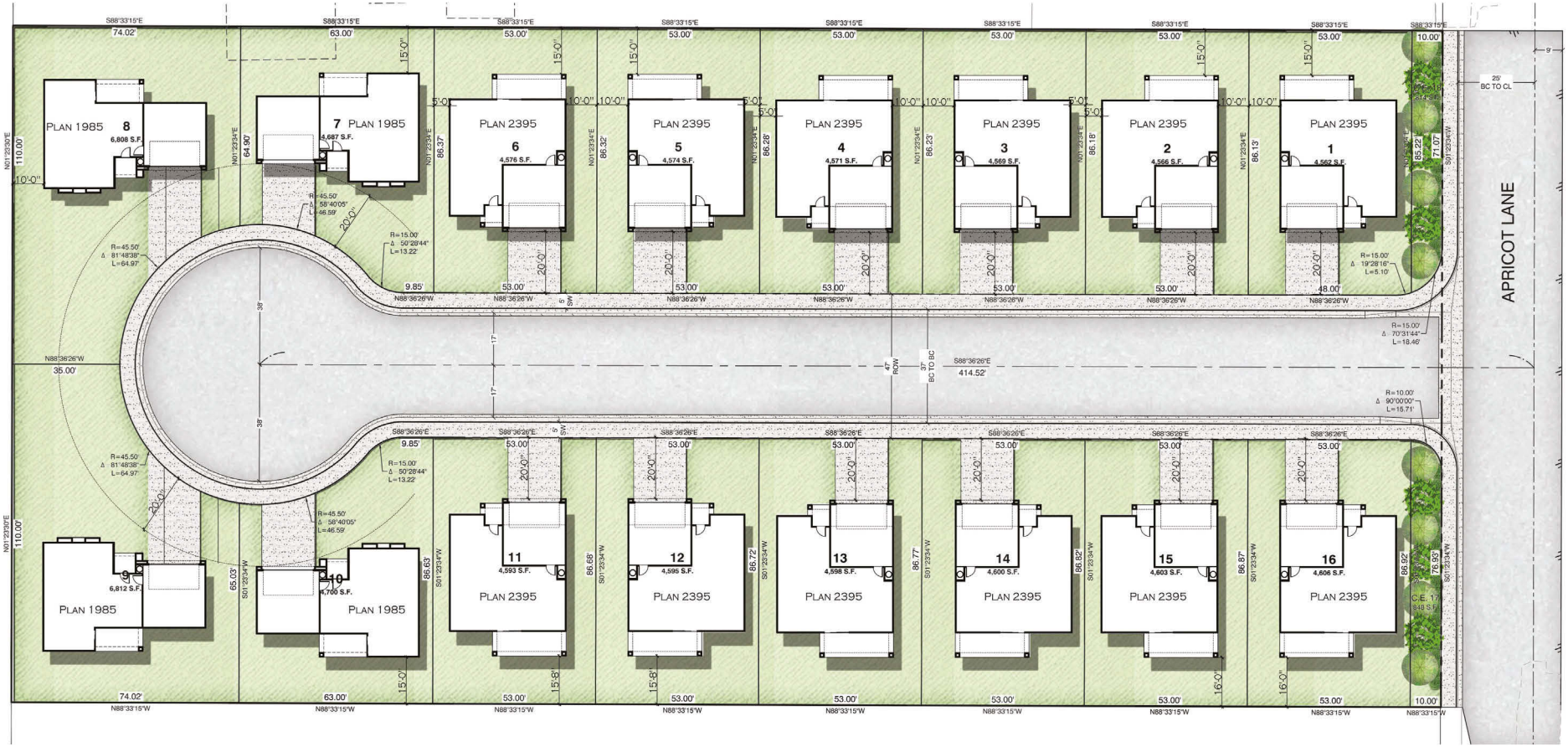
REV	DATE	BY	REVISION

DRAWN BY: MNB 11/17/2021
DESIGNED BY: BCC 11/17/2021
CHECKED BY: DEH 11/17/2021
PROJECT NO: 8090
SCALE: 1"=30' HORIZ. 1"=2' VERT.

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID L. EDWARDS
EXP: 12/31/22
CIVIL
No. 17860

SHEET
CS
2 OF 2 SHEETS
DRAWING NO.

H:\8090\Planning\Tentative Map\8090-Tentative Map.dwg,3/11/2022 9:28 AM,lisa.wrigington



HOWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA

October 7, 2021

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21-0736
11/17/2021

CONCEPTUAL SITE PLAN

SEPTEMBER 29, 2021

SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS



' B' - TUSCAN
PLAN 2395

' A' - CRAFTSMAN
PLAN 1985

21-0736
11/17/2021

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' B' - TUSCAN
PLAN 1985

' A' - CRAFTSMAN
PLAN 2395

RICHARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
September 29, 2021

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CONCEPTUAL FRONT ELEVATIONS

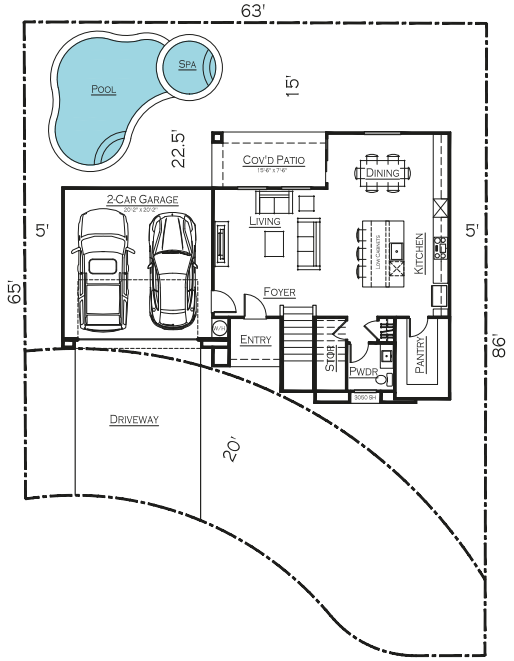
SEPTEMBER 29, 2021

SILVERGATE HOMES

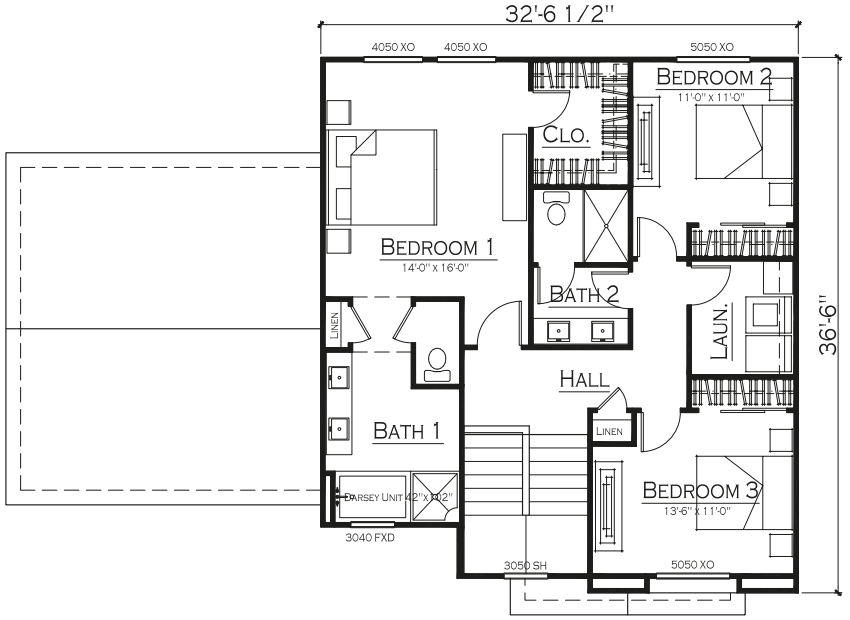
APRICOT LANE LOTS
CLARK COUNTY , NEVADA

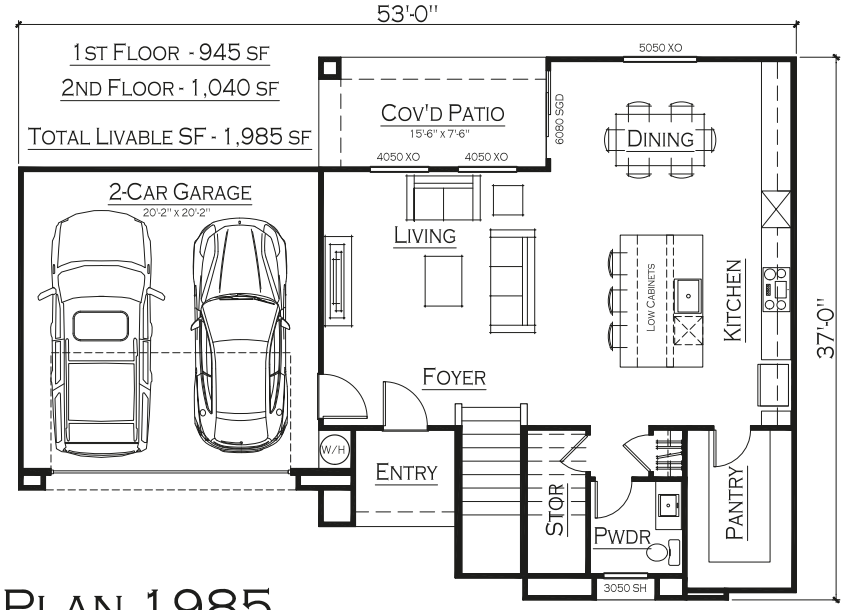
SCALE: 1/4" = 1'-0"

Perlman ARCHITECTS



LOT 7





PLAN 1985

21-0736
11/17/2021

EDWARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
September 29, 2021

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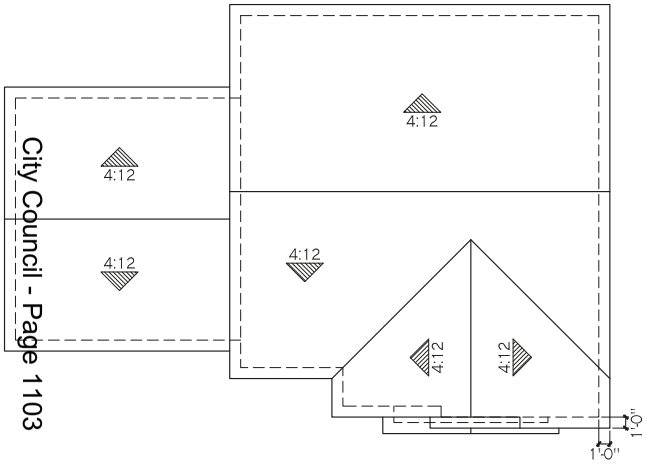
SEPTEMBER 29, 2021

SILVERGATE HOMES

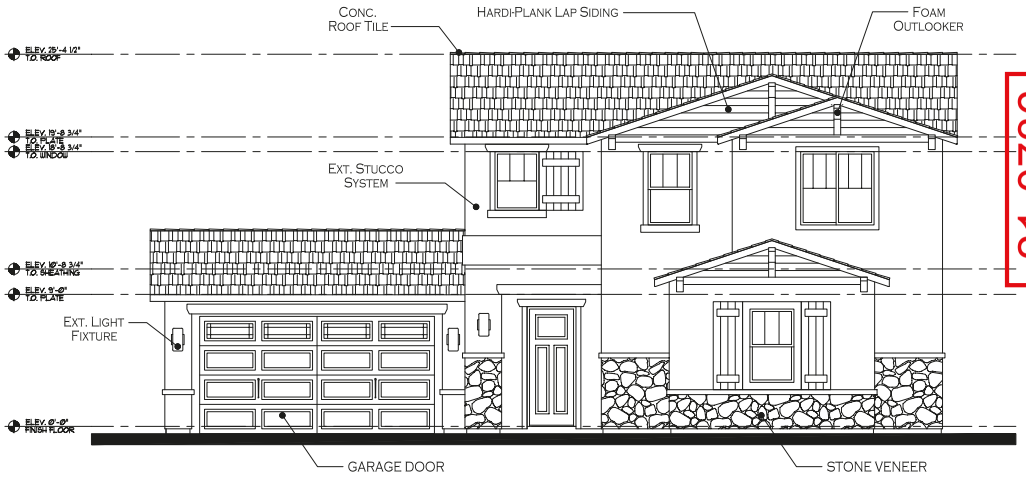
APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS



ROOF PLAN 'A'



FRONT ELEVATION



REAR ELEVATION

21-0736
11/17/2021

City Council - Page 1103

EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
September 29, 2021

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PLAN 1985
ELEVATION 'A' CRAFTSMAN

SEPTEMBER 29, 2021

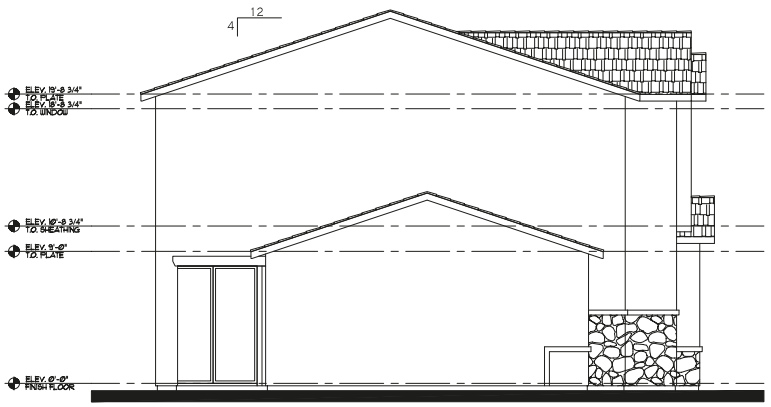
SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

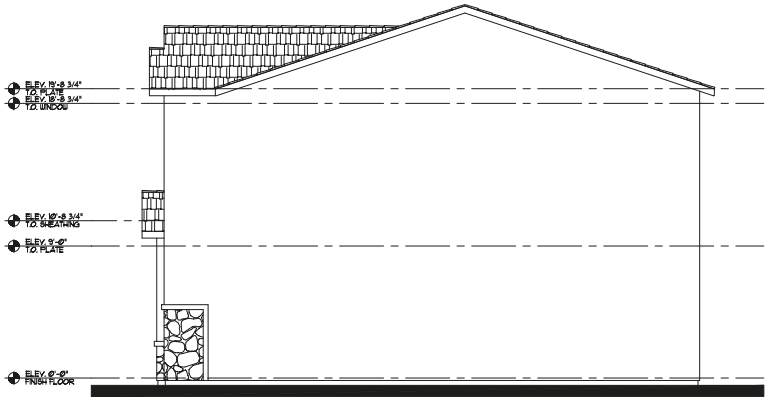
SCALE: 1/4" = 1'-0"

Perlman ARCHITECTS

21-0736
11/17/2021



LEFT ELEVATION



RIGHT ELEVATION

EDWARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
September 29, 2021

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PLAN 1985
ELEVATION 'A' CRAFTSMAN

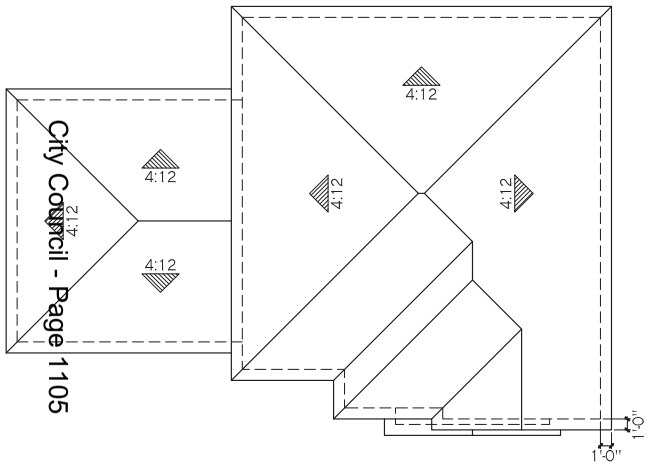
SEPTEMBER 29, 2021

SILVERGATE HOMES

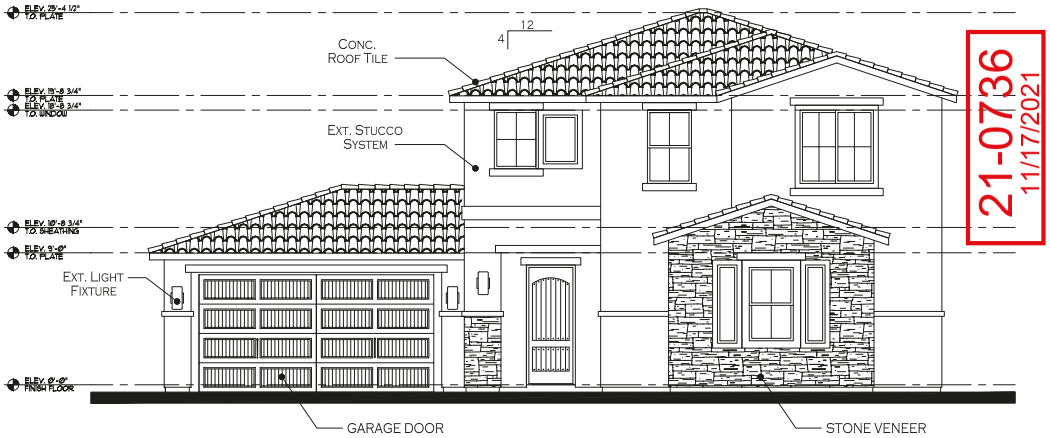
APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

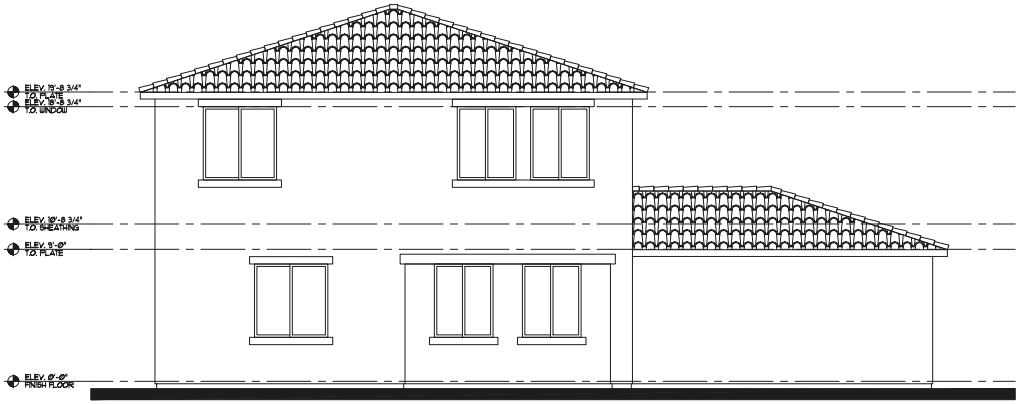
Perlman ARCHITECTS



ROOF PLAN 'B'



FRONT ELEVATION



REAR ELEVATION

21-07736
11/17/2021

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EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
September 29, 2021

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PLAN 1985
ELEVATION 'B' TUSCAN

SEPTEMBER 29, 2021

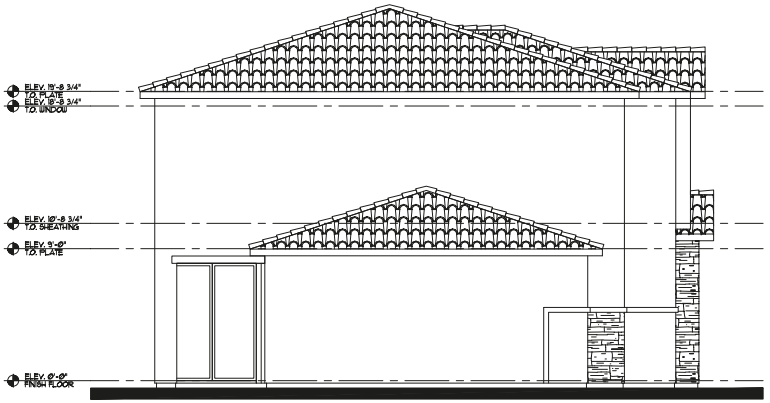
SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

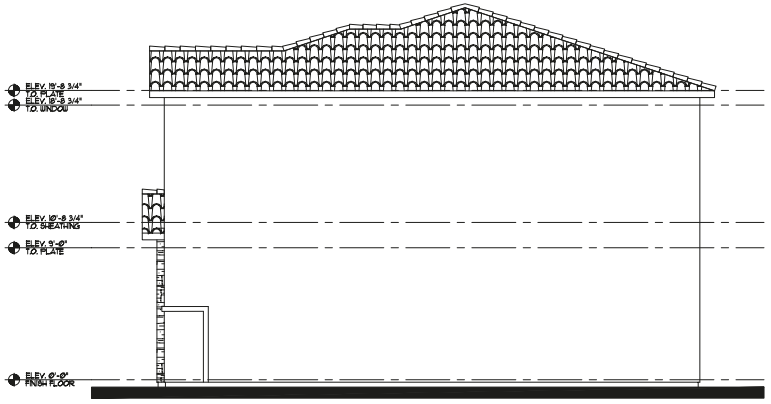
SCALE: 1/4" = 1'-0"

Perlman ARCHITECTS

21-0736
11/17/2021



LEFT ELEVATION



RIGHT ELEVATION

EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
September 29, 2021

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PLAN 1985
ELEVATION 'B' TUSCAN

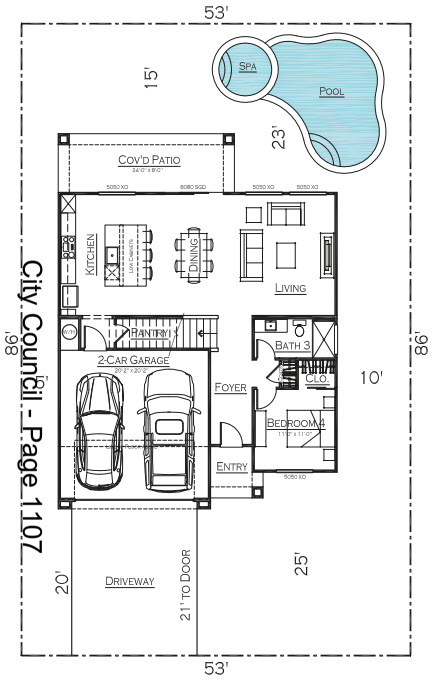
SEPTEMBER 29, 2021

SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS



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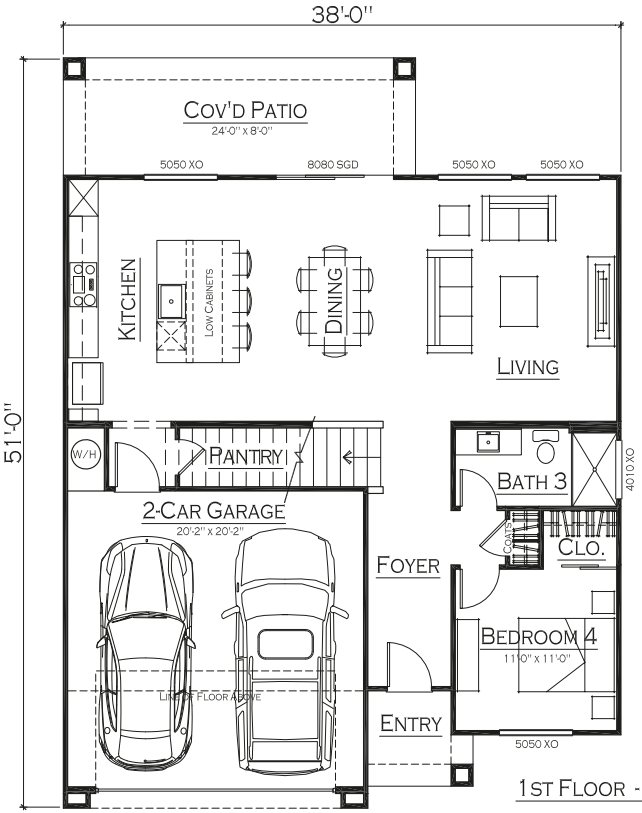
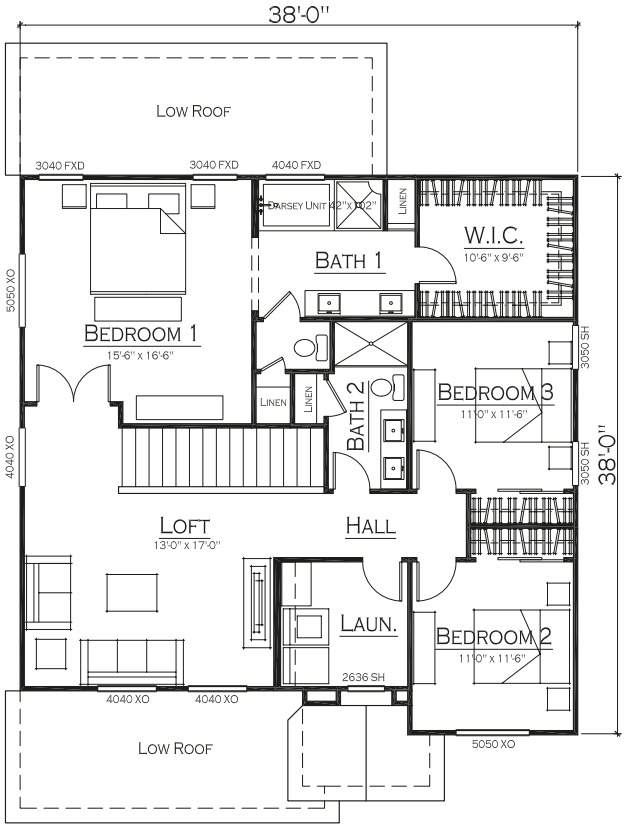
LOT 6





1ST FLOOR - 1,080 SF

2ND FLOOR - 1,315 SF

TOTAL LIVABLE SF - 2,395 SF



21-0736
11/17/2021

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PLAN 2395

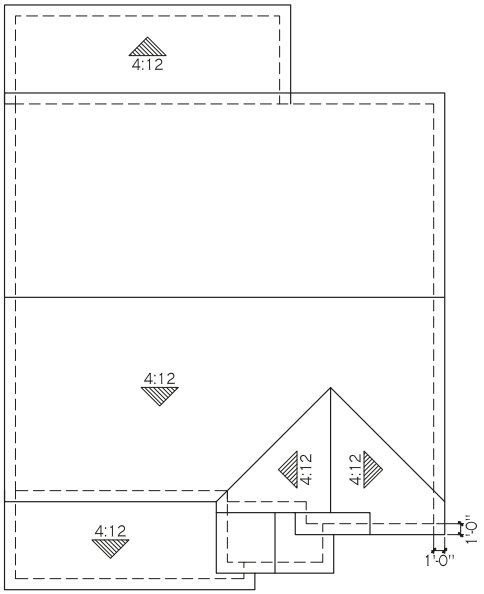
SEPTEMBER 29, 2021

SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS



ROOF PLAN 'A'



FRONT ELEVATION



REAR ELEVATION

21-0736
11/17/2021

EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
September 29, 2021

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PLAN 2395
ELEVATIONS 'A' CRAFTSMAN

SEPTEMBER 29, 2021

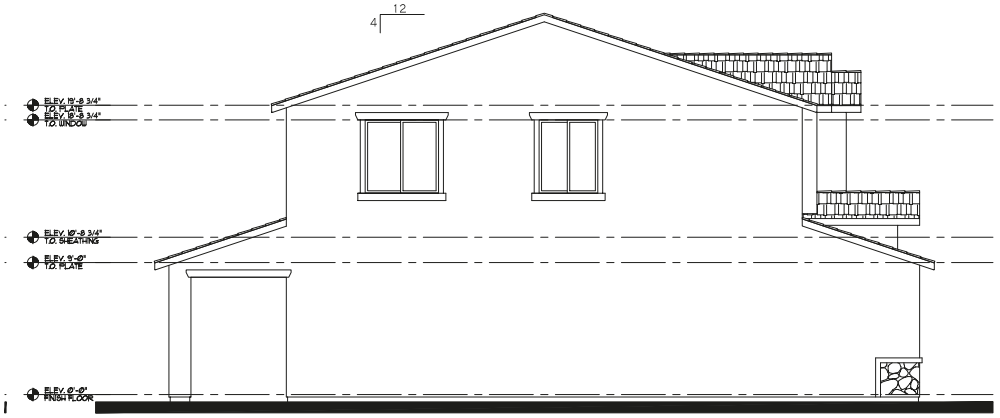
SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS

21-0736
11/17/2021



LEFT ELEVATION



RIGHT ELEVATION

PLAN 2395
ELEVATIONS 'A' CRAFTSMAN

EDWARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
September 29, 2021

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SEPTEMBER 29, 2021

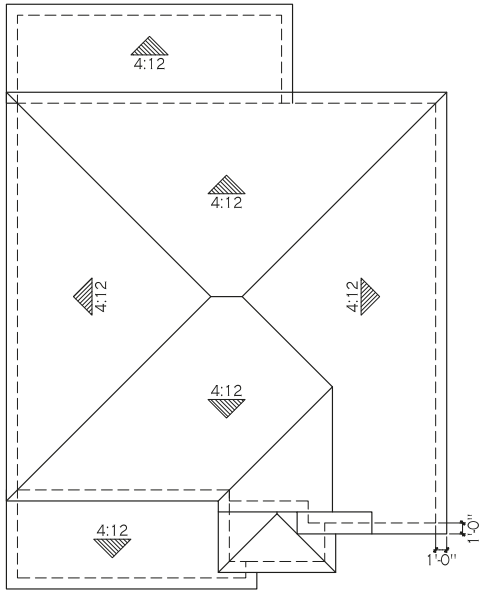
SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS

21-0736
11/17/2021



ROOF PLAN 'B'



FRONT ELEVATION



REAR ELEVATION

PLAN 2395
ELEVATIONS 'B' TUSCAN

EDWARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
September 29, 2021

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SEPTEMBER 29, 2021

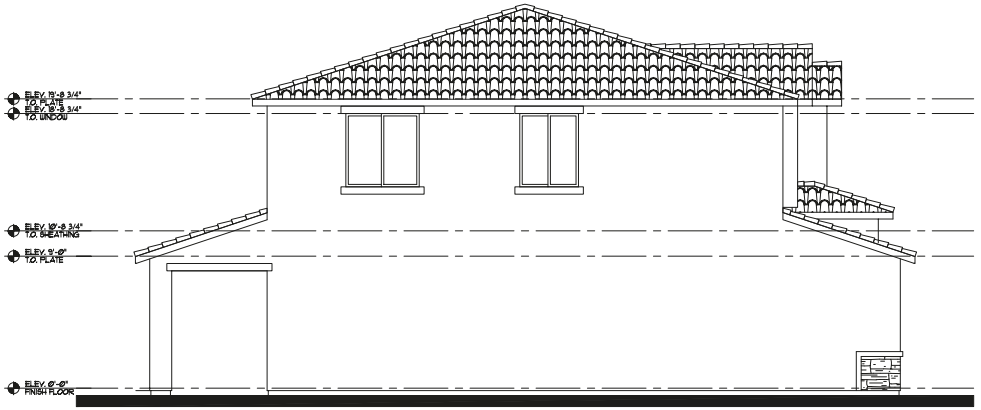
SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

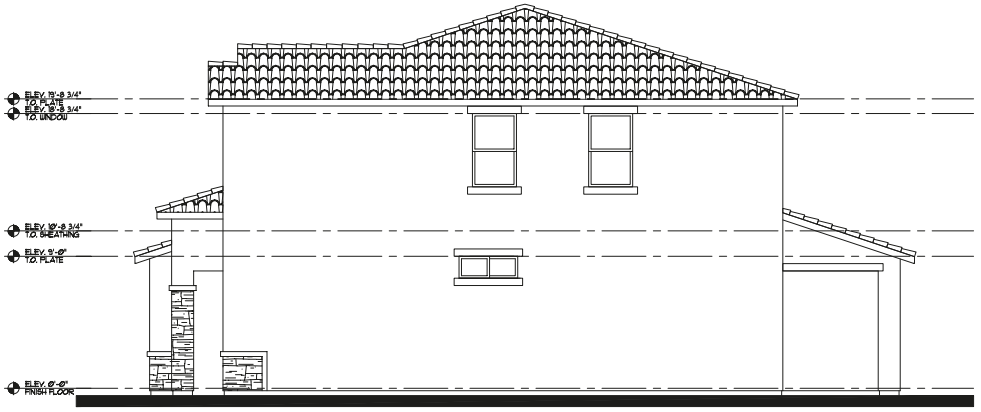
SCALE: 1/4" = 1'-0"

Perlman ARCHITECTS

21-0736
11/17/2021



LEFT ELEVATION



RIGHT ELEVATION

EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
September 29, 2021

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PLAN 2395
ELEVATIONS 'B' TUSCAN

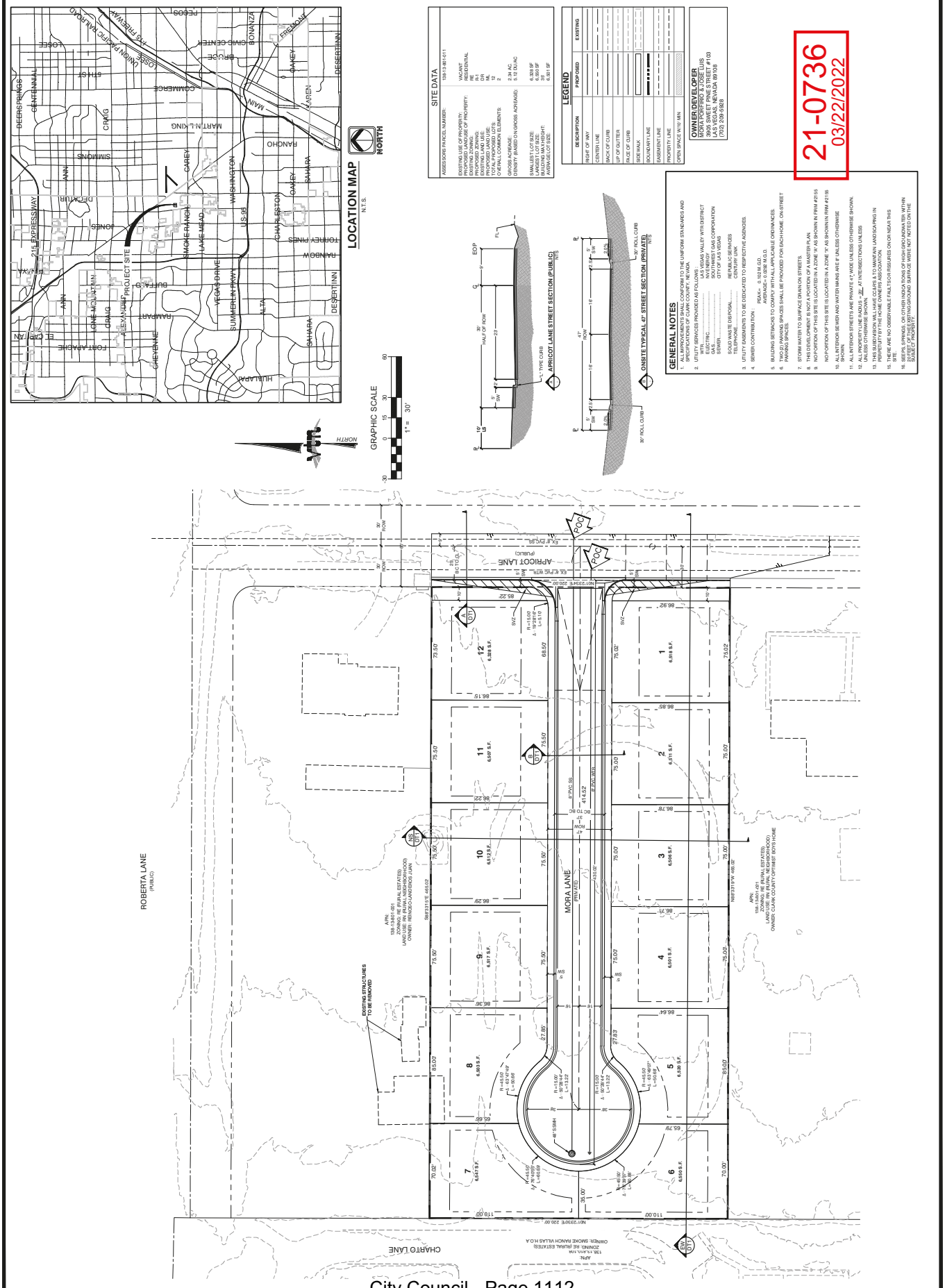
SEPTEMBER 29, 2021

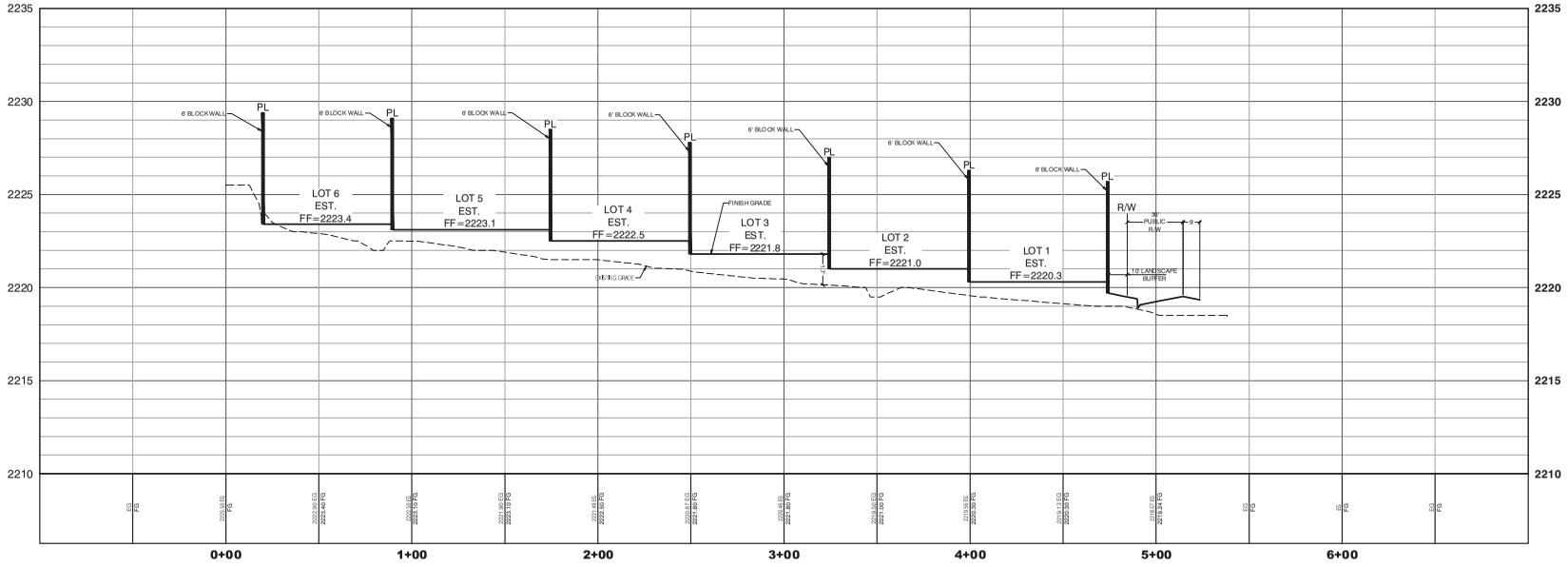
SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

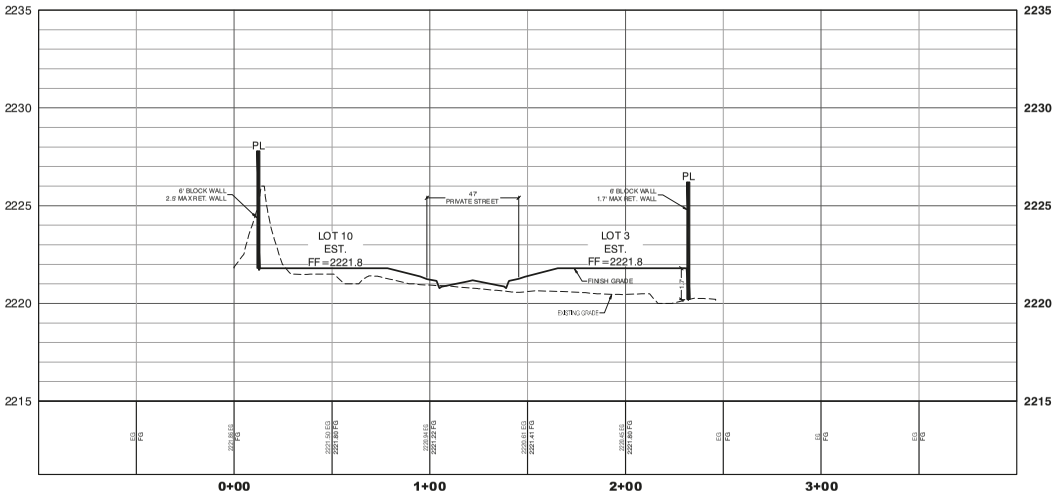
Perlman ARCHITECTS


TENTATIVE MAP FOR
APRICOT & ROBERTA
APN: 138-13-801-011
MORA PORRIRIO & JOSE LUIS
3905 SWEET PINE STREET #103
LAS VEGAS, NEVADA 89108
CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2597 WEB WWW.VTNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
DRAWN BY: MAB 11/1/2021
DESIGNED BY: BCC 11/1/2021
CHECKED BY: DBH 11/1/2021
PROJECT NO: 3080
SCALE: 1"=20' HORIZ. N/A VERT.
DAVID L. EDWARDS 21116 REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
SHEET TM 1 OF 2 SHEETS
DRAWING NO. —
REV. DATE BY REVISION
LOCATION MAP N.T.S.
NORTH
GRAPHIC SCALE 1" = 30'
SITE DATA
ASSESSORS PARCEL NUMBER: 138-13-801-011
EXISTING USE OF PROPERTY: VACANT
PROPOSED LAND USE OF PROPERTY: RESIDENTIAL
EXISTING ZONING: RE
PROPOSED ZONING: R1
EXISTING LAND USE: DN
PROPOSED LAND USE: ML
TOTAL PROPOSED LOTS 12
OTHER COMMON ELEMENTS 2
GROSS ACREAGE 3.10 AC
LESS R.O.W. DEDICATION 0.59 AC
NET PROJECT ACREAGE (GROSS ACREAGE) 2.51 AC
SMALLEST LOT SIZE: 6,308 SF
LARGEST LOT SIZE: 6,809 SF
BUILDING MAXIMUM HEIGHT: 35'
AVERAGE LOT SIZE: 6,361 SF
LEGEND
DESCRIPTION PROPOSED EXISTING
RIGHT OF WAY
CENTER LINE
BACK OF CURB
LIP OF GUTTER
FACE OF CURB
SIDEWALK
BOUNDARY LINE
EASEMENT LINE
PROPERTY LINE
OPEN SPACE W/10' MIN.
OWNER/DEVELOPER
MORA PORRIRIO & JOSE LUIS
3905 SWEET PINE STREET #103
LAS VEGAS, NEVADA 89108
(702) 236-0368
21-0736
03/22/2022
GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
ELECTRIC: NV ENERGY
GAS: SOUTHWEST GAS CORPORATION
SEWER: CITY OF LAS VEGAS
SOLID WASTE DISPOSAL: REPUBLIC SERVICES
TELEPHONE: CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION: PEAK= 0.1924 M.G.D.
AVERAGE= 0.0808 M.G.D.
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. TYPICAL SINGLE FAMILY LOTS SHALL BE PROVIDED FOR EACH HOME: ON STREET PARKING SPACES
7. STORM WATER TO SURFACE DRAIN ON STREETS.
8. THIS DEVELOPMENT IS NOT A PORTION OF A MASTER PLAN.
9. NO PORTION OF THIS SITE IS LOCATED IN A ZONE 'A' AS SHOWN IN FIRM #2115
NO PORTION OF THIS SITE IS LOCATED IN A ZONE 'A' AS SHOWN IN FIRM #2116
10. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
11. ALL INTERIOR STREETS ARE PRIVATE 47' WIDE UNLESS OTHERWISE SHOWN.
12. ALL PROPERTY LINE RADII = 20' AT INTERSECTIONS UNLESS OTHERWISE NOTED.
13. THIS SUBDIVISION WILL HAVE CC&RS & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNERS ASSOCIATION.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEE PS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUNDWATER WITHIN 50 FEET OF THE LOWEST NATURAL GROUND SURFACE WERE NOT NOTED ON THE SOILS REPORT.
POC
APRICOT LANE (PUBLIC)
MORA LANE (PRIVATE)
ROBERTA LANE (PUBLIC)
CHARTO LANE
EXISTING STRUCTURES TO BE REMOVED
APN: 138-13-801-011 ZONING: RE (RURAL ESTATES) LAND USE: RN (RURAL NEIGHBORHOOD) OWNER: MORA PORRIRIO & JOSE LUIS
APN: 138-13-801-011 ZONING: RE (RURAL ESTATES) LAND USE: RN (RURAL NEIGHBORHOOD) OWNER: CLARK COUNTY/OPTIMIST BOYS HOME
APN: 138-13-801-011 ZONING: RE (RURAL ESTATES) LAND USE: RN (RURAL NEIGHBORHOOD) OWNER: SMOKE RANCH VILLAS H.O.A
1 6,809 S.F.
2 6,571 S.F.
3 6,504 S.F.
4 6,501 S.F.
5 6,320 S.F.
6 6,559 S.F.
7 6,647 S.F.
8 6,603 S.F.
9 6,817 S.F.
10 6,612 S.F.
11 6,597 S.F.
12 6,308 S.F.



EAST - WEST CROSS SECTIONS

PROFILE SCALES:
HORIZ. = 1"=30'
VERT. = 1"=10'



NORTH-SOUTH CROSS SECTIONS

PROFILE SCALES:
HORIZ. = 1"=30'
VERT. = 1"=10'

21-0736
03/22/2022

MORA PORFIRIO & JOSE LUIS
3905 SWEET PINE STREET #103
LAS VEGAS, NEVADA 89108

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNINV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

CROSS SECTIONS FOR

APRICOT & ROBERTA
APN: 138-13-801-011

REV	DATE	BY	REVISION

DRAWN BY: MNB 11/17/2021
DESIGNED BY: BCC 11/17/2021
CHECKED BY: DEH 11/17/2021
PROJECT NO: 8090
SCALE: 1"=30' HORIZ. 1"=3' VERT.

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID L. EDWARDS
EXP: 12/31/22
CIVIL
No. 17860

SHEET
CS
2 OF 2 SHEETS
DRAWING NO.

H:\8090\Planning\Tentative Map\8090-Tentative Map.dwg;3/11/2022 9:28 AM;lea.wigington



21-0736-GPA1, 21-0736-ZON1, 21-0736-VAR1 AND 21-0736-TMP1 - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA
WEST SIDE OF APRICOT LANE, APPROXIMATELY 180 FEET SOUTH OF ROBERTA LANE

11/24/2021



21-0736-GPA1, 21-0736-ZON1, 21-0736-VAR1 AND 21-0736-TMP1 - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA
WEST SIDE OF APRICOT LANE, APPROXIMATELY 180 FEET SOUTH OF ROBERTA LANE

11/24/2021



21-0736-GPA1, 21-0736-ZON1, 21-0736-VAR1 AND 21-0736-TMP1 - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA
WEST SIDE OF APRICOT LANE, APPROXIMATELY 180 FEET SOUTH OF ROBERTA LANE

11/24/2021

PROVIDING QUALITY PROFESSIONAL SERVICE SINCE 1960

November 17,2021, **Revised March 17,2022**

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

Attention: Jonathan Boyles, Senior Planner

Subject: 1. General Plan Amendment
2. Rezoning
3. Variances
4. Tentative Map

RE: APN 138-13-801-011 – 2.34 Acres

Mr. Boyles:

On behalf of our client Porfirio Mora, VTN Nevada is submitting this requesting for the approval of a General Plan Amendment, Rezoning, Variances and Tentative Map application for the subject property located west of Apricot Land and south of Roberta Lane. The subject property was annexed to the City of Las Vegas on November 11th, 2021 (21-0250-ANX1).

The requests are as follows:

1. General Plan Amendment from DR (Desert Rural Density Residential) to ML (Medium Low Density Residential)
2. Rezoning from R-E (Residence Estates) to R-1 (Single Family Residential District)
3. Variance to reduce the connectivity ratio from 1.30 to 1.00
4. Variance to reduce the lots size for Lot # 12 from 6,500 sf. to 6,328 sf.
5. Tentative Map for a 12-lot residential development

Project Description:

The project consists of a 2.34 acre which will be developed as a 12-lot single family residential development. The site will have one main access off Apricot Lane via a 47-foot private street. The site was annexed from Clark County on November 11, 2021 (21-0250-ANX1) and is currently designated as DR (Desert Rural Density Residential) and zoned RE (Residence Estates).
The applicant is proposing to develop the property as a R-1 (Single Family Residential District) development as follows:

Section 19.06.070 – R-1: Single Family Residential District
The proposed setbacks per Section 19.06.070 – R-1 are as follows:

Lot Size : 6,500 sf.
Lot Width : 60 feet

21-0736
03/22/2022

Front: : 20 feet
Garage : 20 feet
Side yard : 5 feet
Street side : 15 feet
Rear : 15 feet

1. GENERAL PLAN AMENDMENT

Title 19.16.030 General Plan Amendment.

I. General Plan Amendment – Determinations

In order to approve a proposed General Plan Amendment, the Planning Commission and the city Council must determine that:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land uses designations;

Response

The subject is surrounded by existing developed properties as follows:

North = RE (Rural Estates Residential) and RN (Rural Neighborhood) Clark County
South = RE (Rural Estates Residential) and RN (Rural Neighborhood) Clark County
East = R-1 (Single Family Resident District) and L (Low Density Residential) City of Las Vegas
West = R-PD6 (residential Planned Development District) and MLA (Medium-Low Attached Density residential) City of Las Vegas

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning district;

Response

The applicant believes that the proposed R-1 designation provide a logical transition between the R-PD6 development to the west and the R-1 development to the east.

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

Response

The subject property is within an area that is rich with development. Existing surrounding developments have brought the required facilities directly adjacent to the site. The development will utilize the following services:

Schools:

1. Doris Reed Elementary School (2501 Winwood Street) is with 0.8 miles of the site.
2. Ronzone Elementary School (5701 Stacey Avenue) is within 1.0 miles of the site.
3. Brinley Middle School (2480 Maverick Street) is within 1.2 miles of the site.
4. Cimarron High School (2301 N. Tenaya Way) is within 2.6 miles of the site.
5. Western High School (4501 W. Bonanza Road) is within 2.5 miles of the site.

Parks:

1. Lorenzi Park (3333 W. Washington Avenue) is within 3.1 miles of the site.
2. Heers Park (6320 Plaza Verde Place) is within 1 mile of the site.
3. Heights Park (2221 Maverick Street) is within 1 mile of the site
4. Wildwood Park (1800 Wildwood Drive) is with 1 mile of the site.

Police Station:

1. 3600 Thunderbird Field Road is with 2.9 miles of the site.

21-0736
03/22/2022

Fire Department:

1. 6420 W. Smoke Ranch Road is within 1.4 miles of the site.

Bus Route:

1. Route 214 travels along Smoke Ranch Road within ¼ mile of the site.

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

Response

The proposed General Plan Amendment will conform to the adopted plans and policies of the City of Las Vegas.

2. REZONING

Title 19.16.090 – Rezoning

L. Rezoning Determinations – Approval

In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. The proposal conforms to the General Plan.

Response

The applicant is proposing a General Plan Amendment to change approximately 2.34 acres of land from the existing land use DR (Desert Rural Density Residential) to ML (Medium-Low Density Residential). The rezoning will be consistent with the proposed General Plan Land Use designation.

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

Response

The subject is surrounded by existing developed properties as follows:

North = RE (Rural Estates Residential) and RN (Rural Neighborhood) Clark County

South = RE (Rural Estates Residential) and RN (Rural Neighborhood) Clark County

East = R-1 (Single Family Resident District) and L (Low Density Residential) City of Las Vegas.

West = R-PD6 (residential Planned Development District) and MLA (Medium-Low Attached Density residential) City of Las Vegas

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Moreover, the site is within 1 to 2 miles of schools, police, fire, park and transits routes and will not burden City of Las Vegas facilities. Finally, the Applicant will mitigate any impacts the proposed development may have on the services provide by the city of Las Vegas.

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

Response

The applicant is requesting to develop the subject property as a 12-lot single family residential development with a density of 5.12 dwelling units per acre.

The applicant believes that the proposed amendment will be compatible with the land uses and densities as designated.

21-0736
03/22/2022

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

Response

The subject property is within an established area that is surrounded with a mixed use of developments. Existing facilities including sewer, water, power, cable, streets etc., are directly adjacent to the site.

Title 19.16.140 – Variance

E. Waiver Determinations

In order to approve a Waiver, the following shall be determined:

1. *The request does not exceed the prescribed limitations of the applicable provisions of this Title that specifically allow for a Waiver;*

Request # 1

The applicant is requesting a Variance to reduce the connectivity ratio from 1.030 to 1.00 per Title 19.04.040.

Request # 2

The applicant is requesting a Variance to reduce the lots size for lot # 12 from 6,500 square feet to 6,328 square feet.

Response

The proposed development consists of one (1) interior 47-foot private street with no opportunity for connection to other public or private streets.

These design goals are compatible with the development standards of the City of Las Vegas and the developer's commitment to build a community that meets the needs of its residents through an integrated design approach to development.

Please contact me if you require any additional information in this regard. Thank you for your time and

We thank you in advance for your time and consideration. If you have any questions or comment, please do not hesitate to contact me at (702)873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

cc: Porfirio Mora, Owner/Developer
Dave Edwards, VTN Nevada

21-0736
03/22/2022

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 12/06/2021 **Application Number** 21-0736-TMP1 **Entity** LV

Company Name VTN-Nevada

Contact Name

Contact Mailing Address

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

Phone (702) 873-7550 **Mobile** **Fax** **Email**

Project Name Apricot-Roberta

Project Description 16 Single-Family Lots

APN's 138-13-801-011

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	16	x 0.166=	3	x 0.093 =	1	x 0.131 =	2
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			3		1		2

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

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Reed ES	2501 Winwood St.	K-5	812	654	11/1/2021
Brinley MS	2480 Maverick	6-8	961	960	11/1/2021
Cimarron-Memorial HS	2301 N. Tenaya Way	9-12	2417	2503	11/1/2021

*** CCSD Comments** Cimarron-Memorial HS is over capacity for the 2021-2022 school year. Cimarron-Memorial HS is at 103.56% of program capacity.

☐ Approved ☐ Disapproved

21-0736-TMP1
Porfirio Mora and Jose Luis Mora

WS Apricot Lane, S of Roberta Drive

Proposed 16 unit single family subdivision.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	16	9.44	**151**
AM Peak Hour			0.74	**12**
PM Peak Hour			0.99	**16**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Decatur Boulevard

Average Daily Traffic (ADT)	29,375
PM Peak Hour	2,350

(heaviest 60 minutes)

Smoke Ranch Road

Average Daily Traffic (ADT)	14,965
PM Peak Hour	1,197

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Decatur Boulevard	59,900
Smoke Ranch Road	34,020

This project is expected to add an additional 151 trips per day on Apricot Ln., Roberta Dr., Decatur Blvd. and Smoke Ranch Rd. Currently, Decatur is at about 49 percent of capacity and Smoke Ranch is at about 44 percent of capacity. With this project, these capacities are expected to remain unchanged. No counts are available for Apricot or Roberta, but they are believed to be under capacity.

Based on Peak Hour use, this expansion will add into the area roughly 16 additional peak hour trips, or about one every four minutes.

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

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**21-0736-GPA1, ZON1, VAR1, TMP1**
PROJECT:	**16 SFU**
LOCATION:	**138-13-801-011**
MEETING DATES:	**JANUARY 11, 2022, PLANNING COMMISSION & FEBRUARY 16, 2022, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

The proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

City of Las Vegas/City Clerk
495 South Main Street
Las Vegas, Nevada 89191

RECEIVED
CITY CLERK
2022 MAY -9 P 12:30

City Clerk,

Please register my opposition for the record in reference to the Apricot Lane agenda #21-0736 to be heard at the May 18th City Council meeting.

DR zoning, and single story homes, is the only acceptable infill transitional zoning for this long established RE community and for RE zoned communities that profile Rural Preservation Overlay District status.

Our 115 home Smoke Ranch Villas gated community is also all single story and managed by an HOA to insure a compatible and harmonious residential lifestyle. This Apricot Lane two story high density application is not compatible with either our quiet Smoke Ranch Villas or the adjacent east Northwest Area Smoke Ranch Neighborhood Association's long established RE suburban/rural community.

I oppose this application, and support only DR zoning and single story homes as acceptable transitional infill for this 2.35 parcel.

Thank you,

Stephen Duncan Date 5/6/22

Stephen Duncan

Address: 5400 Tassara Way Unit 103
Las Vegas, NV 89108

City of Las Vegas/City Clerk
495 South Main Street
Las Vegas, Nevada 89191

2022 MAY -9 P 12:36

City Clerk,

Please register my opposition for the record in reference to the Apricot Lane agenda #21-0736 to be heard at the May 18th City Council meeting.

DR zoning, and single story homes, is the only acceptable infill transitional zoning for this long established RE community and for RE zoned communities that profile Rural Preservation Overlay District status.

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I oppose this application, and support only DR zoning and single story homes as acceptable transitional infill for this 2.35 parcel.

Thank you,

[signature] Date 5-7-2022

Address: 5401 Comelec Way #104
Las Vegas, NV 89108

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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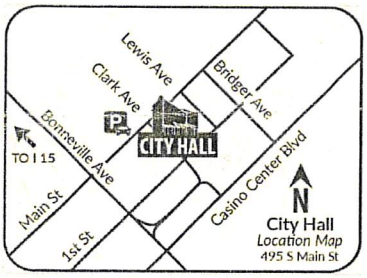

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-VAR2 and 21-0736-TMP1

City Council Meeting of **05/18/2022**

21-0736
13813801084
TRUJILLO JEFFREY
5095 ROBERTA LN
LAS VEGAS NV 89108-3507

99 BRDFMP1 89108

Submitted after final agenda
Date 5/12/22 Item 50 a-e

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Las Vegas, Nevada 89101

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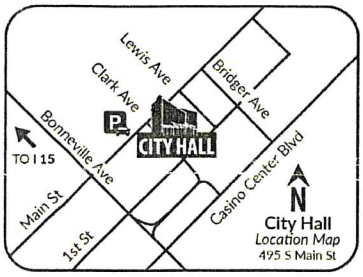

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21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-VAR2 and 21-0736-TMP1

City Council Meeting of **05/18/2022**

21-0736
13813810002
DIPONZIO MARY P
5400 PAUL KURTZ WAY # 102
LAS VEGAS NV 89108-3503

99 BRDFNP1 89108

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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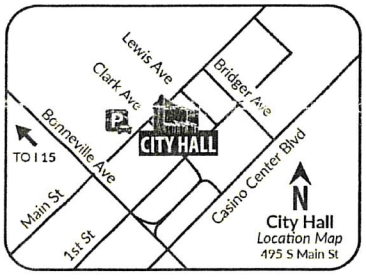

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-VAR2 and 21-0736-TMP1

City Council Meeting of **05/18/2022**

21-0736
13813801019
RANGEL HENRY
MIRANDA PRICILLIANA
114 KINMAN AVE
GOLETA CA 93117-3411

Submitted after final agenda

Date 5/16/22 Item 50 a-c

130 BRDFNP1 93117

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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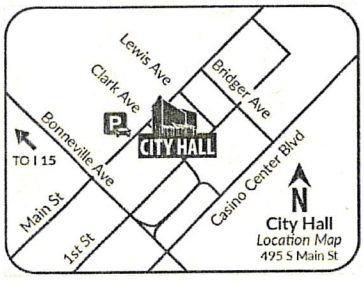

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-VAR2 and 21-0736-TMP1

City Council Meeting of **05/18/2022**

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Permit No. 1630

21-0736
13813801004
WOLF PAC FAMILY TRUST
AUSTIN LINDA LOU TRS
PO BOX 19425
JEAN NV 89019-9425

133 BRDFMP1 89015

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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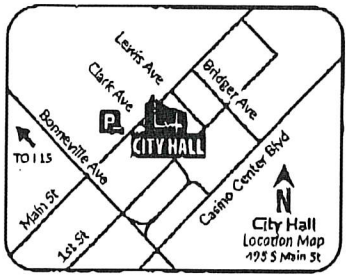
2022 MAY 17 A 10:15



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-VAR2 and 21-0736-TMP1

City Council Meeting of **05/18/2022**

21-0736
13813810015
LAWSON TIMOTHY A
5425 TASSARA WAY # 103
LAS VEGAS NV 89108-3578

Submitted after final agenda

Date 5/17/22 Item 50a-e

W-5

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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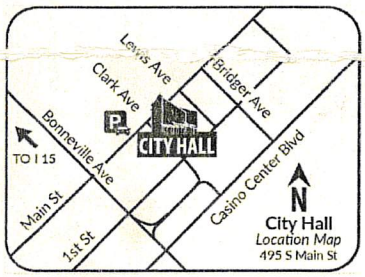

Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-VAR2 and 21-0736-TMP1

City Council Meeting of **05/18/2022**

LAS VEGAS NV [redacted]

[redacted]

FOREVER / USA

Permit No. 1650

RECEIVED
CITY CLERK
2022 MAY 11 P 2:00

21-0736
13824510005
FLORENTINO & CONCEPCION LIV TR
5201 SMOKE RANCH RD
LAS VEGAS NV 89108-3532

89 BRDFNP1 89108

City of Las Vegas/City Clerk
495 South Main Street
Las Vegas, Nevada 89191

City Clerk,

Please register my opposition for the record in reference to the Apricot Lane agenda #21-0736 to be heard at the May 18th City Council meeting.

DR zoning, and single story homes, is the only acceptable infill transitional zoning for this long established RE community and for RE zoned communities that profile Rural Preservation Overlay District status.

Our 115 home Smoke Ranch Villas gated community is also all single story and managed by an HOA to insure a compatible and harmonious residential lifestyle. This Apricot Lane two story high density application is not compatible with either our quiet Smoke Ranch Villas or the adjacent east Northwest Area Smoke Ranch Neighborhood Association's long established RE suburban/rural community.

I oppose this application, and support only DR zoning and single story homes as acceptable transitional infill for this 2.35 parcel.

Thank you,

Yared Tadesse Date 05/08/22

Address: 5400 Conchee Way #103 Date 5/8/22 50 a-e W5
Las Vegas, NV 89108

City of Las Vegas/City Clerk
495 South Main Street
Las Vegas, Nevada 89191

RECEIVED
CITY CLERK
2022 MAY 11 A 11:45

City Clerk,

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I oppose this application, and support only DR zoning and single story homes as acceptable transitional infill for this 2.35 parcel.

Thank you,

Gerald W Hogue Michelle Hogue Date May 6, 2022
Gerald & Michelle Hogue "owners"

Address: 5401 Tassara Way # 104
Las Vegas, NV 89108

City of Las Vegas/City Clerk
495 South Main Street
Las Vegas, Nevada 89191

RECEIVED
CITY CLERK
2022 MAY 11 A 11:45

City Clerk,

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I oppose this application, and support only DR zoning and single story homes as acceptable transitional infill for this 2.35 parcel.

Thank you,

Joan Lopez Date 5/7/2022

Address: 5401 Conchea Way #106
Las Vegas Nevada 89108

City of Las Vegas/City Clerk
495 South Main Street
Las Vegas, Nevada 89191

RECEIVED
CITY CLERK

2022 MAY 11 A 11:45

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I oppose this application, and support only DR zoning and single story homes as acceptable transitional infill for this 2.35 parcel.

Thank you,

Lana K. Sanger Date 5-6-22

Address: 5401 Comoche Way #105
Las Vegas, Nv. 89108

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

RECEIVED
CITY CLERK
2022 NOV 14 A 11:45

City of Las Vegas/City Clerk,

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As a NASR resident, I **OPPOSE** the applicant proposal for 12 two story homes on this 2.35 acre site, and support only **DR** zoning, and **single story** units, to be consistent with established RE neighborhood infill buffer protocol and recent Ward #5 precedent.

Thank you,

Name Aleidy Ruzo Date 05/09/22

Address 5055 Roberta Ln
Las Vegas, NV 89108

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

RECEIVED
CITY CLERK
2022 MAY 11 A 11:45

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Thank you,

Name ROBERT A. + DENISE P. JOHNSON Date 5/9/2022

Address 5060 JEAN AVE. LAS VEGAS NV 89108-3515

Robert A Johnson Denise P Johnson

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

RECEIVED
CITY CLERK
2022 MAY 12 A 11:55

City of Las Vegas/City Clerk,

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Thank you,

Name Jeffrey Trujillo Date 5-10-2022

Address 5095 Roberta Ln LV NV 89108

NASR

RECEIVED
CITY CLERK
2022 MAY 12 A 11:55

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

City of Las Vegas/City Clerk,

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Thank you,

Name MICHAEL NGUYEN Date 5/9/22

Address 5190 SMOKE RANCH RD

City of Las Vegas/City Clerk
495 South Main Street
Las Vegas, Nevada 89191

RECEIVED
CITY CLERK

2022 MAY 12 A 11:55

City Clerk,

Please register my opposition for the record in reference to the Apricot Lane agenda #21-0736 to be heard at the May 18th City Council meeting.

DR zoning, and single story homes, is the only acceptable infill transitional zoning for this long established RE community and for RE zoned communities that profile Rural Preservation Overlay District status.

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I oppose this application, and support only DR zoning and single story homes as acceptable transitional infill for this 2.35 parcel.

Thank you,

[signature] Date 5-8-22

Address: 5400 Comchec Way #101
Las Vegas NV 89108

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

2022 MAY 12 A 11:54

City of Las Vegas/City Clerk,

Please document my name in **OPPOSITION** to the Apricot Lane Agenda Case # 21-0736. **DR** is the only Title #19 land use zone that is compatible for infill next to our long established RE suburban/rural community. All of our NASR neighborhood parcels are at least half an acre in size, and many are far larger. The parcel to the south of the applicant's 2.35 acre agenda is 2.82 acres. **DR** 10,000 sq. ft. min. is the very least in lot size that will marginally accommodate any quality of a "homogenous" transitional zoning and buffer proposal.

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As a NASR resident, I **OPPOSE** the applicant proposal for 12 two story homes on this 2.35 acre site, and support only **DR** zoning, and **single story** units, to be consistent with established RE neighborhood infill buffer protocol and recent Ward #5 precedent.

Thank you,

Name Barbara Hardy Date 05-09-2022

Address 5075 Bennie Dr

Las Vegas, Nv 89108

City of Las Vegas/City Clerk
495 South Main Street
Las Vegas, Nevada 89191

RECEIVED
CITY CLERK
2022 MAY 12 A 11:54

City Clerk,

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I oppose this application, and support only DR zoning and single story homes as acceptable transitional infill for this 2.35 parcel.

Thank you,

Audrey Noah Date 5/9/22

Address: 5400 Comanche Way #102
Las Vegas, NV 89108

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

RECEIVED
CITY CLERK
2022 JAN 14 P 12:29

City of Las Vegas/City Clerk,

Please document my name in **OPPOSITION** to the Apricot Lane Agenda Case # 21-0736. **DR** is the only Title #19 land use zone that is compatible for infill next to our long established RE suburban/rural community. All of our NASR neighborhood parcels are at least half an acre in size, and many are far larger. The parcel to the south of the applicant's 2.35 acre agenda is 2.82 acres. **DR** 10,000 sq. ft. min. is the very least in lot size that will marginally accommodate any quality of a "homogenous" transitional zoning and buffer proposal.

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As a NASR resident, I **OPPOSE** the applicant proposal for 12 two story homes on this 2.35 acre site, and support only **DR** zoning, and **single story** units, to be consistent with established RE neighborhood infill buffer protocol and recent Ward #5 precedent.

Thank you,

Name DANNY E. BARNETT Date 5-12-22

Address 5010 JEAN AVE.
LAS VEGAS, NV 89108

NASR

RECEIVED
CITY CLERK

2022 MAY 16 P 12:26

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

City of Las Vegas/City Clerk,

Please document my name in **OPPOSITION** to the Apricot Lane Agenda Case # 21-0736. **DR** is the only Title #19 land use zone that is compatible for infill next to our long established RE suburban/rural community. All of our NASR neighborhood parcels are at least half an acre in size, and many are far larger. The parcel to the south of the applicant's 2.35 acre agenda is 2.82 acres. **DR** 10,000 sq. ft. min. is the very least in lot size that will marginally accommodate any quality of a "homogenous" transitional zoning and buffer proposal.

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As a NASR resident, I **OPPOSE** the applicant proposal for 12 two story homes on this 2.35 acre site, and support only **DR** zoning, and **single story** units, to be consistent with established RE neighborhood infill buffer protocol and recent Ward #5 precedent.

P.S. also Does not meet not one of the ReZoning List of Criteria!

Thank you,

Name Lorraine H. Pohlman Date 5/14/22

Address 5135 Bevvie Dr

Las Vegas NV 89108

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

RECEIVED
2022 MAY 16 P 12:31

City of Las Vegas/City Clerk,

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Thank you,

Name Shawn McCoy Date 5/15/2022

Address 2445 Apricot Lane
Las Vegas, NV 89108

NASR

RECEIVED
CITY CLERK
2022 MAY 16 P 12:31

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

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Thank you,

Name [signature] Date 5/10/2022

Address 2500 Apricot Lane

Las Vegas, NV. 89108

City of Las Vegas/City Clerk
495 South Main Street
Las Vegas, Nevada 89191

RECEIVED
CITY CLERK
2022 MAY 16 P 12:30

City Clerk,

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I oppose this application, and support only DR zoning and single story homes as acceptable transitional infill for this 2.35 parcel.

Thank you,

Patricia DiPonzio Date 5-9-22

Address: 5400 Paul Kurtz Way #102
L V. NV 89108

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

City of Las Vegas/City Clerk,

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Thank you,

Name Lee F. Nasser & Tanya Nasser Date 5/10/22

Address 2435 Apricot Lane 89108

LV Nev.

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

RECEIVED
CITY CLERK
2022 MAY 13 P 12:22

City of Las Vegas/City Clerk,

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Thank you,

Name Ray & Frances Swartz Date 05/11/22

Address 5000 Joan Ave

Las Vegas, NV

NASR

RECEIVED
2022 MAY 16 P 2:28

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

City of Las Vegas/City Clerk,

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Thank you,

Name JONATHON HOLLY Date MAY 11/2022

Address 5040 JEAN AVE

LAS VEGAS NV 89108

City of Las Vegas/City Clerk
495 South Main Street
Las Vegas, Nevada 89191

RECEIVED
CITY CLERK
2022 MAY 17 A 11:59

City Clerk,

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I oppose this application, and support only DR zoning and single story homes as acceptable transitional infill for this 2.35 parcel.

Thank you,

Patricia Larson Date 5/10/22

Address: 5401 Genejve Ln Unit 105
Las Vegas, NV 89108

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

KAEMPFER CROWELL
ATTORNEYS AT LAW
LAS VEGAS OFFICE
BOB GRONAUER
rgronauer@kcnvlaw.com
702.792.7052

RECEIVED
CITY CLERK
2022 MAR -7 A 11:05

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

March 7, 2022

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 30 Day Hold***
March 8, 2022 City of Las Vegas Planning Commission Item 27
21-0736-GPA1; ZON1; VAR1; TMP1
Roberta Lane & Apricot Lane

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **March 8, 2022** until the City of Las Vegas Planning Commission hearing of **April 12, 2022** to revise our plans. The scheduled Las Vegas City Council hearing date of **April 20, 2022** will not change.

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

Very truly yours,
KAEMPFER CROWELL
Bob Gronauer
Bob Gronauer

RJG/adb
cc: Kelly Woods (*via email*)

Submitted after final agenda
Item 27a-d
RECEIVED
20261.1
03/07/2022

PLANNING COMMISSION MEETING PRESENTATION

ABEYANCE - 21-0736 - March 8, 2022 - Item #27

RECEIVED
MAR 09 2022
Dept of Planning
City of Las Vegas

Thank you Commissioner _____. Commissioners. My name is Barry Katz. I am the President of the newly formed **Northwest Area Smoke Ranch Neighborhood Association** (NASR), officially formed January 6, 2022, with our first meeting as an organized neighborhood association January 9, 2022. We have also begun the process of applying for official Rural Preservation Overlay District status with Clark County. Our boundaries include the area of Smoke Ranch Road to the south, Decatur Blvd. to the east, Roberta Drive to the North and Sunny Harris, Charto and the landscaped buffer area to the west.

This is a single issue agenda. The applicant wants to "leap frog" three Title #19 zoning categories from RE to R-SL as transitional zoning. R-SL is inconsistent with acceptable established RE and Rural Preservation transitional zoning standards by protocol and precedent, and R-SL is incompatible with this adjoining RNP neighborhood. Planning Staff has also <u>denied</u> R-SL as appropriate for this agenda transitional zoning.

At a second neighborhood meeting on February 22nd a proposal was made to reduce the housing to 10 two story units. The <u>only</u> zoning buffer category appropriate for this long established RE community agenda infill is RD with a 10,000 square foot minimum, <u>and single story homes</u>, next to the large adjacent RE parcels and residences.

We oppose this R-SL application and request that it be denied. Again, RD zoning with single story homes is the only transitional buffer zoning category option for this agenda.

Thank you Commissioner _____.

20a-e P
pg 1 of 4

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City of Las Vegas

PLANNING COMMISSION MEETING PRESENTATION

ABEYANCE - 21-0736 - March 8, 2022 - Item #27

Thank you Commissioner _____. Commissioners. My name is Danny Barnett. I am a resident of the Northwest Area Smoke Ranch Neighborhood Association.

RD is the standard by protocol and precedent for both established RE and Rural Preservation transitional zoning infill throughout the City of Las Vegas and Ward #5. In the past few months there have been **three examples** in Ward #5 to validate this standard.

November 17, last year 9 single story RD zoned 10,000 square foot minimum homes were approved at Hickam and Leon Avenue on a 4.69 acre parcel as infill to a long established RE Rural Preservation community.

November 17th, also 6 single story RD zoned homes were approved at Hickam and Helen Avenues on a 3.47 acre parcel as infill to the same RE Rural Preservation community.

November 17th, 8 single story RD zoned homes were approved at 3700 Decatur Blvd. as compatible and harmonious infill next to the adjacent long established RE and Rural Preservation neighborhood. This was an applicant reconsideration from his original agenda of 10 two story R-1 zoned homes.

DR is the only zoning category by protocol and precedent that will complement our adjoining long established RE community and be consistent with established RE, and with RNP infill transitional buffer zoning standards. Accepting anything less than DR zoning for this agenda would be a double standard and discrimination from precedent. With that I oppose this agenda, and request that the applicant reconsider RD as the only viable infill transitional zoning for this parcel.

Thank you Commissioner _____ .

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pg 20f4

PLANNING COMMISSION MEETING PRESENTATION

ABEYANCE - 21-0736 - March 8, 2022 - Item #27

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City of Las Vegas

Thank you Commissioner _____. Commissioners. My name is Frances Swart. I am a resident of the Northwest Area Smoke Ranch Neighborhood Association. January 5th the applicant held a neighborhood meeting for this agenda at the West Las Vegas Library. This location is some 3.7 miles from the agenda parcel. This is a classic strategy applicants occasionally use to support their agenda with a low resident attendance at agenda neighborhood meetings. Again, February 22nd a second meeting was held at the same location.

These neighborhood meeting should have been, and need to be held in the neighborhood. The meeting could have been held 10 minutes away at the Rainbow Library, or at the Doris Reed Elementary School 5 minutes away. In fact, the September 17, 2017 Roberta Lane agenda neighborhood meeting was held at the Doris Reed Elementary School. We had our first official Northwest Area Smoke Ranch Neighborhood Association meeting at the Vietnam Veterans of America building on Cheyenne only 5 minutes away.

We have given the applicant 4 alternative sites close to our community, and have offered to work with him to insure that any follow up applicant agenda meetings be held in our immediate area for neighborhood for resident participation.

Thank you Commissioner _____ .

20a-e
Pg 3 of 4

PLANNING COMMISSION MEETING PRESENTATION

ABEYANCE - 21-0736 - March 8, 2022 - Item #27

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Dept of Planning
City of Las Vegas

Thank you Commissioner _____. Commissioners. My name is Lourie Defreue. I am a resident of the Northwest Area Smoke Ranch Neighborhood Association.

We see this agenda as a duplication of the Roberta and Apricot Lane agenda from 2018. The applicant had this 2.49 acre parcel annexed from the County into the city with the expectation of a City of Las Vegas endorsement for high density housing. The result was an approval for a 12 unit Medium Low single story development. R-SL zoning has 4,500 sq. ft. as a minimum lot size, slightly more than half of the required RD 10,000 sq. ft. minimum for acceptable RE buffer transitional infill zoning. This was justified at the dais as a need for affordable housing as a Ward #5 issue, and at the expense of Rural Preservation identity, integrity and character.

This agenda application has a similar profile. The applicant has annexed his 2.35 acre parcel from the County into the City of Las Vegas initially for 16 two story R-SL, 4,500 sq. ft. minimum high density housing units, and with the February 22nd neighborhood meeting reduced to 10 units. This is next to the established RE neighborhood, and without appropriate buffer zoning to maintain suburban/rural RE and Rural Preservation identity, integrity and character.

DR is the only zoning category by protocol and precedent that will complement our adjoining community and be consistent with this established rural/suburban RE infill transitional zoning. With that I oppose this agenda, and request that the applicant reconsider RD single story zoning as compatible infill for this long established RE zoned community.

Thank you Commissioner _____ .

20a-e
Pg 4 of 4

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com
702.792.7000

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

February 7, 2022

VIA EMAIL
plowenstein@lasvegasnevada.gov

Mr. Peter Lowenstein
City of Las Vegas Planning Dept.
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: Request for Hold (Item #24)
Porfirio & Jose Luis Mora - Roberta/Apricot
21-0736-GPA1; ZON1; VAR1; TMP1

Dear Peter:

As you know, this office represents the Applicant in the above-referenced matter. We respectfully request that this application be held for an additional 30 days from the presently scheduled City of Las Vegas Planning Commission hearing of **February 8, 2022** until the **March 8, 2021** hearing. The additional time is needed to set a neighborhood meeting and revise the site plan.

Thank you for your consideration and please do not hesitate to call if you have any questions.

Sincerely,

KAEMPFER CROWELL

Robert J. Gronauer

Submitted after final agenda

RJG/mlt

cc: Seth Floyd (via email)

Item 24
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02/07/2022

p.1

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

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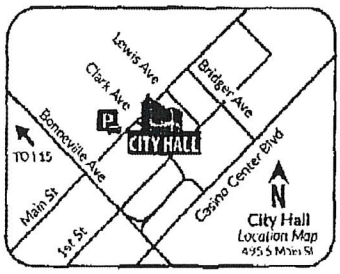

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-TMP1

Planning Commission Meeting of **01/11/2022**

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LAS VEGAS NV 89108

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

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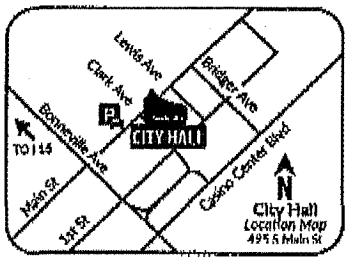

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-TMP1

Planning Commission Meeting of **01/11/2022**

21-0736
13813810018
DIPIERRO DOMINICK & LINDA
901 REYNOLDS ST
PEEKSKILL NY 10566-2331

Submitted after final agenda

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

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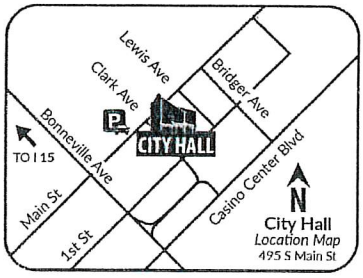

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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Planning Commission Meeting of **01/11/2022**

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21-0736
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MIRANDA PRICILLIANA
114 KINMAN AVE
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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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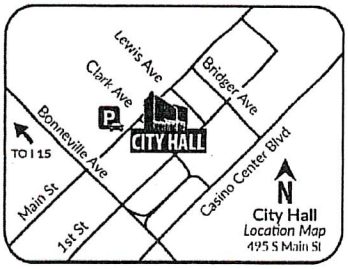

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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Planning Commission Meeting of **01/11/2022**

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LAS VEGAS NV 89108

Submitted after final agenda

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

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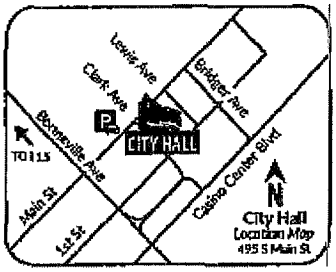

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-TMP1

Planning Commission Meeting of **01/11/2022**

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City of Las Vegas

21-0736
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LAS VEGAS NV 89106-3812

83 JRDFNP1 89106

01/07/2022 FRI 15:22 FAX 702 385 6967 Signature Mgmt.

34adA

Nora Lares

From: noreply@formstack.com
Sent: Monday, January 10, 2022 8:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

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

formstack

Formstack Submission For: Planning App Comments
Submitted at 01/10/22 8:23 PM

Meeting Date:	Tuesday, January 11, 2022
Project Number:	21-0736
Position:	I OPPOSE the project and all related applications.
Name:	Barry Katz
Residential or Business Address:	2510 Apricot Lane Las Vegas, NV 89108
Phone:	(702) 358-5617

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

Submitted after final agenda

34a-d P

Nora Lares

From: noreply@formstack.com
Sent: Monday, January 10, 2022 12:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning App Comments
Submitted at 01/10/22 12:21 PM

Meeting Date:	Tuesday, January 11, 2022
Project Number:	21-0736
Position:	I OPPOSE the project and all related applications.
Name:	Michael Nguyen
Residential or Business Address:	Residential 5190 Smoke Ranch Rd Las Vegas, NV 89108
Phone:	(702) 501-8924
Email:	drazy77@hotmail.com
Comments:	I oppose of this project. Our neighborhood is one of the few rural neighborhoods left in Las Vegas. It is quiet and beautiful area where all the neighbors know and respect each other. I think by continuing to allow builders to build tract homes in these small rural area will destroy the area and way of life. Many of our neighbors have lived here for many generations. Please, help us preserve these areas. There is

34a-d P
pg 1 of 2

so much more land that track homes would be suitable.

Thank you for your time.

Michael and Mary Nguyen

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

34a-d
Pg 2 of 2

Barry

Thank you Commissioner DiSalvio. Commissioners. My name is Barry Katz. I am the President of the newly formed **Northwest Area Smoke Ranch Neighborhood Association** (NASR), officially formed January 6, 2022 with our first meeting as an organized Rural Preservation Overlay District neighborhood association January 9, 2022. Our boundaries include the area of Smoke Ranch Road to the south, Decatur Avenue to the east, Roberta Drive to the North and Sunny Harris, Charto and the landscaped buffer area to the west.

This is a single issue agenda. The applicant wants to "leap frog" three Title #19 zoning categories from RE to R-SL as transitional zoning. This is inconsistent with acceptable Rural Preservation transitional zoning by protocol and precedent, and R-SL is incompatible with the adjoining RNP neighborhood. Planning Staff has also denied R-SL as appropriate transitional zoning.

The only zoning category appropriate for this Rural Preservation agenda RNP infill is RD, with a 10,000 square foot minimum, and single story homes, for RNP transition next to the large adjacent established RE parcels and residences.

We oppose this R-SL application and request that it be put in **abeyance** for follow up resident and applicant discussion.

Again, RD zoning with single story homes is the only transitional zoning category option for this agenda.

Thank you Commissioner DeSalvio

Submitted after final agenda

Item 34

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

January 10, 2022

Commissioner William McCurdy II, District D,

Commissioner McCurdy, my name is Barry Katz. I am the President of the newly formed **Northwest Area Smoke Ranch Neighborhood Association** (NASR), officially formed January 6, 2022 and our first meeting as an organized Rural Preservation Overlay District neighborhood association January 9, 2022. Our boundaries include the area of Smoke Ranch Road to the south, Decatur Avenue to the east, Roberta Drive to the North and Sunny Harris, Charto and the landscaped buffer area to the west.

This is a follow up of our efforts to get in contact with you in regards to the City of Las Vegas Planning Commission meeting for tomorrow night, January 11, 2022, and our Agenda 22-0736. Item #43 for a 16 home two story subdivision on a 2.35 acre parcel, and rezoned from RE (Residential Estates) three categories lower to R-SL (Residential Small Lot). This parcel was annexed into the city, clearly for the purpose of rezoning with a City of Las Vegas support for high density housing.

NASR ORGANIZATION

With the 2018 Roberta Drive 12 unit R-1 history, and the obvious real estate development in both the City and the County since the end of the Great Recession (officially December 2007 to June 2009) developers have discovered the northwest area of the Las Valley, and have aggressively applied for and built new housing projects with a direction to higher density subdivisions next to lower density established communities. This is especially evident in the recent past few years. With this history and events that are directly impacting our long established Rural Preservation community, it was clear that it was past time to officially organize our neighborhood with one voice as a neighborhood association for representation. January 6, 2022, we officially filed our By Laws and Mission Statement organization with the City of Las Vegas Department of Community Services for the purpose of documentation. Sunday, January 9th we held our first official Northwest Area Smoke Ranch Neighborhood Association meeting at the Vietnam Veterans of America Chapter 17 building at 6424 W. Cheyenne Avenue.

REQUEST FOR REPRESENTATION

As our District D representative we respectively request your input, support and Rural Preservation advocacy in regards to our pending Tuesday night, January 11th, Planning Commission Agenda 20-0736, to both deny Item #43 as inconsistent and incompatible with transitional Rural Perseveration zoning, and **request that be put it abeyance** for a follow up neighborhood meeting and additional developer and resident discussion.

A ONE ISSUE AGENDA

Agenda 21-0736, item #34, is a one issue agenda. The traditional high density development application topics of an increase in traffic, impact on property values, crime, parking issues, etc., are important. But the seminal issue here is the "leap frogging" of the application from RE (18,000 sq. ft min) to R-SL (4.500 sq. ft. min), and bypassing RD (10,000 sq. ft min) and R-1 (6,500 sq. ft. min) to the high density zoning category of R-SL (4,500 sq. ft. min). This is an affront to the objectives of RNP transitional zoning, and especially for Rural Preservation communities in regards and consideration of the "Seven Elements of Residential Zoning": Character, Culture, Integrity, Identity, Lifestyle, Property Values and Safety Concerns. The only zoning that qualifies for transitional development at this Rural Preservation infill location, is RD zoning. and single story homes. There is no compromise. Failure to support RD zoning for this agenda in compliance with Title #19.10.180 Rural Preservation Overlay District, and Title #19.10.010 for Rural Preservation Overlay District 2005, would be in violation of this standard by ordinance and precedent, and the original 2005 intent and purpose of Rural Preservation as one of the many residential lifestyle options within the City of Las Vegas by ordinance. Again, RD, single story, is the only transitional zoning category option for this agenda.

2018 ROBERTA LANE AGENDA HISTORY

We see this agenda application as a duplication of our May 2, 2018 Roberta Lane Agenda history. This 2.49 acre parcel was annexed into the City of Las Vegas with the intent for high density housing. At the January 9, 2018 Planning Commission meeting Planning Commissioner Cedric Crear passed Item #22 for a 12 lot Medium Low Density subdivision as RE infill as a zoning compromise. This was in strong opposition to resident response, without any documented Clark County representation and with Planning Staff in denial of the proposal. The February 21, 2018 agenda was put in abeyance until a new Ward 5 Councilman could be elected. At the May 2, 2022 City Council meeting, Cedric Crear, now the elected Councilman for Ward 5, passed Item #54 for the 12 lot proposal, with the specific direction that affordable housing was an issue for Ward 5, and an opinion

that this project would enhance the area rather than bring it down. Again, this was with strong RE resident opposition, without Clark County representation support, and with the Planning Department in denial of the application. There was no reference to its impact on Rural Preservation as a lifestyle, or Medium Low Density housing as a violation of transitional zoning for maintaining Rural Preservation identity, integrity and character. We see this agenda decision as irresponsible dais leadership without accountability, and with this pending Planning Commission meeting tomorrow a concern for a duplication of the same City of Las Vegas violation of RNP transitional zoning.

FIRST NEIGHBORHOOD MEETING

January 5, 2022, the applicant held a neighborhood meeting at the West Las Vegas Library. Mr. Jeffery Armstrong presented for the agenda profiling the application and discussing the house drawings. Planning Case Worker Jonathan Boyles represented the City of Las Vegas. Kelly Woods was present representing Councilman Crear and took notes. We were advised that a Kaempfer Crowell applicant representative/attorney was also present. There was no representation from the County for resident advocacy. Residents at this initial presentation commented on the usual issues of crime, traffic, property values, impact on horse & riders, etc, but the cornerstone topic was the fundamental impact of high density housing "leap frogging) DR and R-1, with the Roberta Lane history as the neighborhood example. The applicant ended his presentation with a challenge to the residents to come up with a workable compromise.

This "neighborhood meeting" was held at the West Las Vegas Library, 951 West Lake Mead Blvd. Of the 50+ homes in this new NASR Neighborhood Association, about 13 showed up. This is a classic strategy applicants occasionally use to support their agenda with a low resident attendance at the neighborhood meeting by holding the meeting a considerable distance from the neighborhood. The West Las Vegas Library is 3.7+ miles from the application site. The meeting could have been held 10 minutes away at the Rainbow Library at Cheyenne and Buffalo, or the Doris Reed Elementary School 5 minutes away. In fact the September 21, 2017 Roberta Lane agenda neighborhood meeting was held at the Doris Reed Elementary School. We held our first official NASR neighborhood association meeting at the Vietnam Veterans of America building on Cheyenne Avenue, only 5 minutes away. A follow up neighborhood meeting, after this application is put in abeyance, needs to be held "in the neighborhood".

RECENT WARD #5 RNP/DR PRECIDENT CASE EXAMPLES

RD (10,000 sq. ft. min) is the standard for transitional zoning criteria Rural Preservation infill throughout the City of Las Vegas, and Ward 5. In the past few months there have been three examples to validate this standard even in Ward #5:

- November 17, 2021: At this City Council meeting a 4.69 acre parcel at Hickam Avenue and Leon Avenue was zoned for 9 single story RD (10,000 sq. ft. min.) homes as acceptable RE/RNP transitional infill. It easily passed with Planning Department approval, resident support, and Councilman Crear's endorsement.
- November 17, 2021: At this City Council meeting a 3.47 acre parcel at Hickam Avenue and Helen Avenue was zoned for 6 single story RD (10,000 sq. ft. min.) homes as permissible RE transitional infill. It easily passed with Planning Department approval, resident support, and Councilman Crears' endorsement.
- November 17, 2021: At this City Council meeting, a 2.72 acre 3700 North Decatur Avenue parcel previously requested for 10 two story L (low density) Zoning was initially denied by the Planning Department and the residents as inconsistent and incompatible with established RNP transitional zonings. The applicant reconsidered and changed his proposal to 8 single story RD (10,000 sq. ft.min) for transitional infill. With that this "Decatur Manor" application easily passed with resident support and Councilman Crears' endorsement.

Again, DR (10.000 sq. ft. min) is recognized as the appropriate zoning for agenda RE infill transitional applications, for Planning Department and resident endorsement, and to sustain Rural Preservation as a Title #19.10.180 residential optional lifestyle by ordinance. Denying high density zoning for RNP transitional housing at one Ward #5 location, and supporting a high density RNP transitional agenda at t location, would be a double standard and discrimination.

REQUEST

This agenda needs to be put in abeyance, for a follow up neighborhood meeting near the neighborhood, and for meaningful dialogue with the applicant. Again, the first neighborhood meeting appeared to be a routine presentation for a zoning that was clearly inappropriate, with a suspect expectation of passing an R-1 single story profile, perhaps like the Roberta Way project. We are requesting that you speak to Councilman Crear, in regards to the recent Ward #5 cases above that he is very familiar with, and request that he dialogue with Planning Commissioner Anthony Williams about putting this agenda in abeyance for follow up. We would also appreciate Clark County representation to assist us with resident advocacy for this agenda resolution.

Thank you,

Barry N Katz

Berry Katz/NASR President

2510 Apricot Lane
Las Vegas, Nevada 89108

Phone: (702) 358-5617
E-mail: hdrider2go@yahoo.com

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

April 12, 2022

Ms. Holmes,

Enclosed are copies that we would appreciate being filed "for the record" as documentation for part of our community effort to do the right thing.

- Copies of the 4 short presentations given at the tonight's Planning Commission meeting by NASR residents.
- Commissioner McCurdy 4 page letter of January 10, 2022.*
- Commissioner McCurdy 3 page letter of February 23,2022.
- Short one page letter to Commissioner McCurdy for March 8, 2022.

*The January 10th letter may already be on the record. For some reason I could not bring up the PDF on line to check on it. (?)

The four resident presentations for tonight are SIMILAR to what was to be presented at the previous abeyances dates, but are all modified to document new material.

I think you will agree that this City/County agenda is at the very least "interesting", and certainly the City Council decision will be a precedent decision for several reasons!

Thank you,

Barry N. Katz/NASR President

Submitted at Planning Commission

Date 4-12-22 Item 20a-e

by Barry Katz

PLANNING COMMISSION MEETING PRESENTATION

ABEYANCE - 21-0736 - April 12, 2022 - Item #20

Thank you Commissioner _____. Commissioners. My name is Barry Katz. I am the President of the newly formed **Northwest Area Smoke Ranch Neighborhood Association** (NASR), officially formed January 6, 2022. Our boundaries include the area of Smoke Ranch Road to the south, Decatur Blvd. to the east, Roberta Drive to the North, and Sunny Harris, Charto and the landscaped buffer area to the west. We have also begun the process of applying for official Rural Preservation Overlay District status with Clark County.

This is a single issue agenda. The applicant initially wanted to "leap frog" three Title #19 zoning categories from RE to R-SL and with two story units as transitional zoning. R-SL two story units are inconsistent for acceptable established RE and Rural Preservation transitional zoning standards by protocol and precedent, and incompatible with this long established adjoining RE neighborhood. Planning Staff also denied R-SL as appropriate for this agenda transitional zoning.

At a February 22nd neighborhood meeting a proposal was made to reduce the housing to 12 two story, R-1 zoned 6,500 sq. ft. min. sq. ft. units. The only infill transitional zoning buffer category appropriate for this long established RE community agenda is RD with a 10,000 square foot minimum, and with single story homes,

We oppose this R-1 application and request that it be denied. Again, RD 10.000 sq. ft min. zoning, with single story homes, is the only infill transitional buffer zoning category option for this agenda by protocol and precedent.

Thank you Commissioner _____.

PLANNING COMMISSION MEETING PRESENTATION

ABEYANCE - 21-0736 - April 12, 2022 - Item #20

Thank you Commissioner _____. Commissioners. My name is Lourie Defreue. I am a resident of the Northwest Area Smoke Ranch Neighborhood Association.

We see this agenda as a duplication of the Roberta and Apricot Lane agenda from 2018. The applicant had this 2.49 acre parcel annexed from the County into the city with the expectation of a City of Las Vegas endorsement for high density housing. The result was an approval for a 12 unit Medium Low single story development. This R-1 zoning 6,500 sq. ft. min. was justified at the dais in part as a Ward #5 need for affordable housing, where RD 10,000 sq. ft. min. was the standard, and at the expense of this long established RE community Rural Preservation profile identity, integrity and character.

This present agenda application has a similar profile. The applicant has annexed his 2.35 acre parcel from the County into the City of Las Vegas initially for 16 two story R-SL, 4,500 sq. ft. minimum high density housing units, and with the February 22nd neighborhood meeting reduced to 12 units. Again, this agenda is next to a long established RE neighborhood, and without the appropriate DR infill buffer zoning to maintain suburban/ rural RE and Rural Preservation identity, integrity and character.

DR is the only zoning category by protocol and precedent that will complement our adjoining community and be consistent with this established rural/suburban RE infill transitional zoning. With that I oppose this agenda, and request that the applicant reconsider appropriate RD single story zoning as compatible infill for this long established RE zoned community.

Thank you Commissioner _____ .

PLANNING COMMISSION MEETING PRESENTATION

ABEYANCE - 21-0736 - April 12, 2022 - Item #20

Thank you Commissioner _____. Commissioners. My name is Frances Swart. I am a resident of the Northwest Area Smoke Ranch Neighborhood Association. January 5th the applicant held a neighborhood meeting for this agenda at the West Las Vegas Library. This location is some 3.7 miles from the agenda parcel. This is a classic strategy applicants occasionally use to support their agenda with the result of a low resident attendance at agenda neighborhood meetings. Again, February 22nd a second meeting was held at the same location.

These neighborhood meeting should have been, and need to be held in the neighborhood. The meeting could have been held 10 minutes distance at the Rainbow Library, or at the Doris Reed Elementary School 5 only minutes away. In fact, the September 17, 2017 Roberta Lane agenda neighborhood meeting was held at the Doris Reed Elementary School. We had our first official Northwest Area Smoke Ranch Neighborhood Association meeting at the Vietnam Veterans of America building on Cheyenne only 5 minutes away.

We have given the applicant 4 alternative sites close to our community, and have offered to work with him to insure that any follow up applicant agenda meetings be held in our immediate area for neighborhood for resident participation.

Thank you Commissioner _____ .

PLANNING COMMISSION MEETING PRESENTATION

ABEYANCE - 21-0736 - April 12, 2022 - Item #20

Thank you Commissioner _____. Commissioners. My name is Danny Barnett. I am a resident of the Northwest Area Smoke Ranch Neighborhood Association.

RD is the standard by protocol and precedent for both established RE and Rural Preservation transitional zoning infill throughout the City of Las Vegas and Ward #5. Even just last year there were **three examples** in Ward #5 to validate this standard.

November 17, last year 9 single story RD zoned 10,000 square foot minimum homes were approved at Hickam and Leon Avenue on a 4.69 acre parcel as infill to a long established RE Rural Preservation community.

November 17th, also 6 single story RD zoned homes were approved at Hickam and Helen Avenues on a 3.47 acre parcel as infill to the same RE Rural Preservation community.

November 17th, 8 single story RD zoned homes were approved at 3700 Decatur Blvd. as compatible and harmonious infill next to the adjacent long established RE and Rural Preservation neighborhood. This was an applicant reconsideration from his original agenda of 10 two story R-1 zoned homes.

DR is the only zoning category by protocol and precedent that will complement our adjoining long established RE community and be consistent with established RE zoning, and with RNP infill transitional buffer zoning standards. Accepting anything less than DR zoning for this agenda would be a double standard and discrimination from precedent. With that I oppose this agenda, and request that the applicant reconsider RD as the only viable infill transitional zoning for this parcel.

Thank you Commissioner _____ .

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

January 10, 2022

Commissioner William McCurdy II, District D,

Commissioner McCurdy, my name is Barry Katz. I am the President of the newly formed **Northwest Area Smoke Ranch Neighborhood Association** (NASR), officially formed January 6, 2022 and our first meeting as an organized Rural Preservation Overlay District neighborhood association January 9, 2022. Our boundaries include the area of Smoke Ranch Road to the south, Decatur Avenue to the east, Roberta Drive to the North and Sunny Harris, Charto and the landscaped buffer area to the west.

This is a follow up of our efforts to get in contact with you in regards to the City of Las Vegas Planning Commission meeting for tomorrow night, January 11, 2022, and our Agenda 22-0736. Item #43 for a 16 home two story subdivision on a 2.35 acre parcel, and rezoned from RE (Residential Estates) three categories lower to R-SL (Residential Small Lot). This parcel was annexed into the city, clearly for the purpose of rezoning with a City of Las Vegas support for high density housing.

NASR ORGANIZATION

With the 2018 Roberta Drive 12 unit R-1 history, and the obvious real estate development in both the City and the County since the end of the Great Recession (officially December 2007 to June 2009) developers have discovered the northwest area of the Las Valley, and have aggressively applied for and built new housing projects with a direction to higher density subdivisions next to lower density established communities. This is especially evident in the recent past few years. With this history and events that are directly impacting our long established Rural Preservation community, it was clear that it was past time to officially organize our neighborhood with one voice as a neighborhood association for representation. January 6, 2022, we officially filed our By Laws and Mission Statement organization with the City of Las Vegas Department of Community Services for the purpose of documentation. Sunday, January 9th we held our first official Northwest Area Smoke Ranch Neighborhood Association meeting at the Vietnam Veterans of America Chapter 17 building at 6424 W. Cheyenne Avenue.

REQUEST FOR REPRESENTATION

As our District D representative we respectively request your input, support and Rural Preservation advocacy in regards to our pending Tuesday night, January 11th, Planning Commission Agenda 20-0736, to both deny Item #43 as inconsistent and incompatible with transitional Rural Perseveration zoning, and **request that be put it abeyance** for a follow up neighborhood meeting and additional developer and resident discussion.

A ONE ISSUE AGENDA

Agenda 21-0736, item #34, is a one issue agenda. The traditional high density development application topics of an increase in traffic, impact on property values, crime, parking issues, etc., are important. But the seminal issue here is the "leap frogging" of the application from RE (18,000 sq. ft min) to R-SL (4.500 sq. ft. min), and bypassing RD (10,000 sq. ft min) and R-1 (6,500 sq. ft. min) to the high density zoning category of R-SL (4,500 sq. ft. min). This is an affront to the objectives of RNP transitional zoning, and especially for Rural Preservation communities in regards and consideration of the "Seven Elements of Residential Zoning": Character, Culture, Integrity, Identity, Lifestyle, Property Values and Safety Concerns. The only zoning that qualifies for transitional development at this Rural Preservation infill location, is RD zoning. and single story homes. There is no compromise. Failure to support RD zoning for this agenda in compliance with Title #19.10.180 Rural Preservation Overlay District, and Title #19.10.010 for Rural Preservation Overlay District 2005, would be in violation of this standard by ordinance and precedent, and the original 2005 intent and purpose of Rural Preservation as one of the many residential lifestyle options within the City of Las Vegas by ordinance. Again, RD, single story, is the only transitional zoning category option for this agenda.

2018 ROBERTA LANE AGENDA HISTORY

We see this agenda application as a duplication of our May 2, 2018 Roberta Lane Agenda history. This 2.49 acre parcel was annexed into the City of Las Vegas with the intent for high density housing. At the January 9, 2018 Planning Commission meeting Planning Commissioner Cedric Crear passed Item #22 for a 12 lot Medium Low Density subdivision as RE infill as a zoning compromise. This was in strong opposition to resident response, without any documented Clark County representation and with Planning Staff in denial of the proposal. The February 21, 2018 agenda was put in abeyance until a new Ward 5 Councilman could be elected. At the May 2, 2022 City Council meeting, Cedric Crear, now the elected Councilman for Ward 5, passed Item #54 for the 12 lot proposal, with the specific direction that affordable housing was an issue for Ward 5, and an opinion

that this project would enhance the area rather than bring it down. Again, this was with strong RE resident opposition, without Clark County representation support, and with the Planning Department in denial of the application. There was no reference to its impact on Rural Preservation as a lifestyle, or Medium Low Density housing as a violation of transitional zoning for maintaining Rural Preservation identity, integrity and character. We see this agenda decision as irresponsible dais leadership without accountability, and with this pending Planning Commission meeting tomorrow a concern for a duplication of the same City of Las Vegas violation of RNP transitional zoning.

FIRST NEIGHBORHOOD MEETING

January 5, 2022, the applicant held a neighborhood meeting at the West Las Vegas Library. Mr. Jeffery Armstrong presented for the agenda profiling the application and discussing the house drawings. Planning Case Worker Jonathan Boyles represented the City of Las Vegas. Kelly Woods was present representing Councilman Crear and took notes. We were advised that a Kaempfer Crowell applicant representative/attorney was also present. There was no representation from the County for resident advocacy. Residents at this initial presentation commented on the usual issues of crime, traffic, property values, impact on horse & riders, etc, but the cornerstone topic was the fundamental impact of high density housing "leap frogging) DR and R-1, with the Roberta Lane history as the neighborhood example. The applicant ended his presentation with a challenge to the residents to come up with a workable compromise.

This "neighborhood meeting" was held at the West Las Vegas Library, 951 West Lake Mead Blvd. Of the 50+ homes in this new NASR Neighborhood Association, about 13 showed up. This is a classic strategy applicants occasionally use to support their agenda with a low resident attendance at the neighborhood meeting by holding the meeting a considerable distance from the neighborhood. The West Las Vegas Library is 3.7+ miles from the application site. The meeting could have been held 10 minutes away at the Rainbow Library at Cheyenne and Buffalo, or the Doris Reed Elementary School 5 minutes away. In fact the September 21, 2017 Roberta Lane agenda neighborhood meeting was held at the Doris Reed Elementary School. We held our first official NASR neighborhood association meeting at the Vietnam Veterans of America building on Cheyenne Avenue, only 5 minutes away. A follow up neighborhood meeting, after this application is put in abeyance, needs to be held "in the neighborhood".

RECENT WARD #5 RNP/DR PRECIDENT CASE EXAMPLES

RD (10,000 sq. ft. min) is the standard for transitional zoning criteria Rural Preservation infill throughout the City of Las Vegas, and Ward 5. In the past few months there have been three examples to validate this standard even in Ward #5:

- November 17, 2021: At this City Council meeting a 4.69 acre parcel at Hickam Avenue and Leon Avenue was zoned for 9 single story RD (10,000 sq. ft. min.) homes as acceptable RE/RNP transitional infill. It easily passed with Planning Department approval, resident support, and Councilman Crear's endorsement.
- November 17, 2021: At this City Council meeting a 3.47 acre parcel at Hickam Avenue and Helen Avenue was zoned for 6 single story RD (10,000 sq. ft. min.) homes as permissible RE transitional infill. It easily passed with Planning Department approval, resident support, and Councilman Crears' endorsement.
- November 17, 2021: At this City Council meeting, a 2.72 acre 3700 North Decatur Avenue parcel previously requested for 10 two story L (low density) Zoning was initially denied by the Planning Department and the residents as inconsistent and incompatible with established RNP transitional zonings. The applicant reconsidered and changed his proposal to 8 single story RD (10,000 sq. ft.min) for transitional infill. With that this "Decatur Manor" application easily passed with resident support and Councilman Crears' endorsement.

Again, DR (10.000 sq. ft. min) is recognized as the appropriate zoning for agenda RE infill transitional applications, for Planning Department and resident endorsement, and to sustain Rural Preservation as a Title #19.10.180 residential optional lifestyle by ordinance. Denying high density zoning for RNP transitional housing at one Ward #5 location, and supporting a high density RNP transitional agenda at t location, would be a double standard and discrimination.

REQUEST

This agenda needs to be put in abeyance, for a follow up neighborhood meeting near the neighborhood, and for meaningful dialogue with the applicant. Again, the first neighborhood meeting appeared to be a routine presentation for a zoning that was clearly inappropriate, with a suspect expectation of passing an R-1 single story profile, perhaps like the Roberta Way project. We are requesting that you speak to Councilman Crear, in regards to the recent Ward #5 cases above that he is very familiar with, and request that he dialogue with Planning Commissioner Anthony Williams about putting this agenda in abeyance for follow up. We would also appreciate Clark County representation to assist us with resident advocacy for this agenda resolution.

Thank you,

Barry N Katz

Berry Katz/NASR President

2510 Apricot Lane
Las Vegas, Nevada 89108

Phone: (702) 358-5617
E-mail: hdrider2go@yahoo.com

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

February 23, 2022

Commissioner William McCurdy II, District D,
Clark County Government Center
5400 Grand Central Parkway
Las Vegas, Nevada 89155-1601

Commissioner McCurdy,

This is to give you an update on the pending City of Las Vegas 2.35 acre Apricot Lane abeyance Item 21-0736 scheduled for the Planning Commission on March 8th.

February 22nd, at 5:30, Mr. Bob Gronauer from Kaempfer Crowell presented for the applicant again at the West Las Vegas Library. Ms. Kelly Woods represented Councilman Crear for Ward #5. Mr. Barry Katz (Northwest Area Smoke Ranch Neighborhood Association President), Frankie Swartz (NASR treasurer), and Lex Anderson (Ward #5 resident administrative assistant) were present for the NASR neighborhood.

This was a Tuesday after a three day holiday, cold and 30-40 mph winds with snowflakes in the valley overnight, at the same 3.7 mile away location as before, and held not in a room but in a library entrance alcove. But it got the job done! Mr. Gronauer related how extremely difficult and time consuming it was to arrange for meetings. Barry Katz reinforce the three alternative sources previously suggested. Mr. Gronauer was familiar with the Vietnam Veterans of America location and Barry reinforced its availability. Additionally, Mr. Katz offered the location NASR uses for their meetings at 1401 N. Decatur, suite #3, for any future neighborhood meetings to help facilitate and expedite the process.

Mr. Gronauer presented a revised application for 12, two story homes, under R-1 zoning. The justification for R-1 was based on the Roberta Lane City of Las Vegas annexed 2.49 acre R-1 zoned 12 home single story agenda that was passed at the City Council on May 2, 2018.

NASR residents in attendance presented that the Roberta Lane agenda was in error. With it abutting to an established RE community it should have been RD with the 10,000 sq. ft. minimum. An acceptable application would have been RD for the 9 peripheral parcels as transitional zoning, and buffering the three interior lots which could have been acceptable R-1. Instead it all went to R-1, "leap frogging" RD, and setting precedent for R-1 as a Ward #5 standard for RE transitional applications next to an established RE community.

Additionally the 2018 agenda sent a message that if a county land owner annexed his parcel to the City of Las Vegas he had a reasonable chance of circumventing Clark County zoning transitional zoning standards with his City of Las Vegas application and City of Las Vegas dias/political approval for higher density housing.

This application is an opportunity to "do the right thing". A repeat with this application for R-1 as RE transitional zoning would only compound the 2018 error, and reinforce the perception of the City of Las Vegas as "easy pickings" for "high density" transitional zoning. This is an opportunity to play by the rules.

Again, Ward #5 had three agendas last Fall reinforcing RD as the only acceptable transitional zoning within an established RE community; the two Hickam Avenue agendas (Case 21-0442 & 21-0443), and the 3700 N. Decatur Boulevard agenda (Case 21-0376) that was very similar to this Apricot Avenue application which started out as 10 two story R-1 zoned homes and quickly changed to 8 single story RD for (very) easy Planning Commission and City Council approval. These three Ward #5 applications got it right, and it was a win/win all around.

The three Ward #5 agendas mentioned are in an official City of Las Vegas Rural Preservation Overlay District area. It would have been proactive if our NASR community would have organized as a neighborhood association soon after the 2018 agenda, and applied for Clark County Rural Preservation status (Residential Neighborhood Preservation/RNP-1) at the time. By any definition our defined Northwest Area Smoke Ranch Residents Association area is a quintessential Rural/Residential RNP-1 Preservation profile. All it lacks is the name. As one resident stated, "It's like having a pedigree dog, and you know who the AKA certified pedigree mother and father are, and you're just waiting for the official papers to come in". We are in the process with Clark County Planning Department to this end. Planning has approved our resident

petition format that includes specific plot numbers. We anticipate this part of the process to be completed by March and submitted for processing and approval.

This is a sensitive subject, but it must be said that County Island residents are acutely attuned to City of Las Vegas zoning directions. And zoning issues are an especially hot item whenever County Island annexation becomes a City of Las Vegas objective. Title #19 Rural Preservation zoning criteria has been diminishing since January of 2011. And with developer initiatives beginning in 2015, as the 2007 - 2009 "Great Recession" recovered, we have seen a decline with dias neighborhood RNP advocacy. This pending two story R-1 zoned Apricot Avenue application agenda, based on County to City annexation for high density housing, could be a high profile reference item for both Clark County and City of Las Vegas residents in the months and years to come. With this in mind, this application needs to be done right.

Again, RD 10,000 ft. minimum is the only acceptable transitional zoning for this application. It would "defuse" the 2018 agenda precedent. The applicant would make a profit. The appropriate zoning would expedite legal services. It would be an easy approval for both the Planning Commission and City Council. And most important it would support the Clark County, and the City of Las Vegas 2005 original intent and purpose, with sustaining Rural Preservation/RNP-1 identity and character.

We will be following up with a NASR neighborhood association meeting prior to the scheduled Planning Committee meeting. With this, we would appreciate your support and advocacy for our long established community.

Thank you,

Barry N. Katz/NASR President
E-mail: hdrider2g0@yahoo.com
Phone: (702) 358-5617

cc: Mr. Bob Gronauer, Esq./Kaempfer Crowell
Mr. Anthony Williams, Planning Commissioner, Ward #5
Mr. Cedric Crear, City Councilman, Ward #5
Ms. Marilyn Kirkpatrick, Clark County Commissioner, District B
Mr. Jonathan Boyles, Senior Planner/Department of Planning

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

March 8, 2022

Commissioner William McCurdy II, District D,
Clark County Government Center
5400 Grand Central Parkway
Las Vegas, Nevada 89155-1601

Commissioner McCurdy,

Attached are copies, for your reference, of the four short presentations we have pending for ABEYANCE - 21-0736, Item #27, at the City of Las Vegas Planning Commission meeting tonight.

Although officially this is a City of Las Vegas agenda item, technically it is very much a Clark County issue with precedent potential..

We would appreciate your support and advocacy for our Northwest Area Smoke Ranch Neighborhood Association effort as this content evolves and goes to the City Council for a final vote and decision.

Thank you,

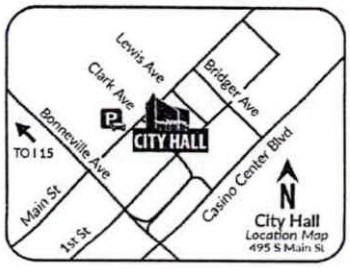
Barry N Katz

Barry N. Katz/NASR President

E-mail: hdrider2g0@yahoo.com
Phone: (702) 358-5617

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

Return Service Requested
Official Notice of Public Hearing



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

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-VAR2 and 21-0736-TMP1

Planning Commission Meeting of **04/12/2022**

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LAS VEGAS NV 89108

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Submitted after final agenda

20a-eP

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
50a

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

SUBJECT:
21-0736-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	2
City Council Meeting	6	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
50b

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

SUBJECT:
21-0736-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	2
City Council Meeting	6	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
50c

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

SUBJECT:
21-0736-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	2
City Council Meeting	6	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
50d

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

SUBJECT:
21-0736-VAR2 - VARIANCE - TO ALLOW A 6,328 SQUARE-FOOT LOT SIZE (LOT #12) WHERE 6,500 SQUARE-FEET IS THE MINIMUM SIZE ALLOWED

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
50e

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

SUBJECT:
21-0736-TMP1 - TENTATIVE MAP - APRICOT & ROBERTA - FOR A PROPOSED 12-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	2
City Council Meeting	6	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
51

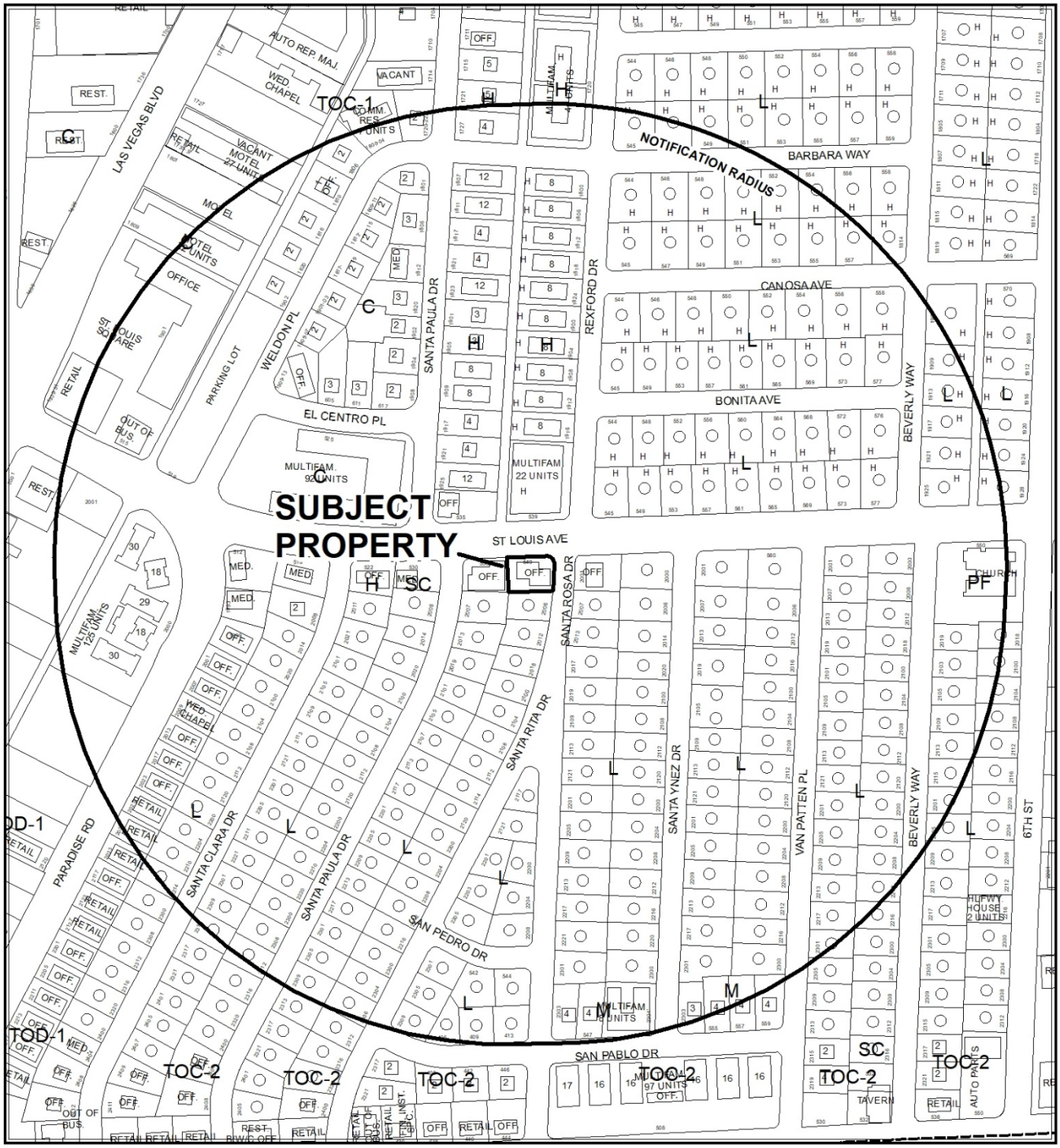
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0762 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA NEW BUILDS, LLC - For possible action on the following Land Use Entitlement project requests on 0.18 acres at 540 East St Louis Avenue (APN 162-03-415-046), Ward 3 (Diaz). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 21-0762-GPA1
2. Land Use Map - 21-0762-GPA1
3. Land Use Map - 21-0762-ZON1
4. Location and Aerial Maps
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. School Development Tracking Form Submitted by Clark County School District - 21-0762-SDR1
10. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division - 21-0762-SDR1
11. Submitted after Final Agenda - Protest Postcards
12. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



CASE: **21-0762-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)



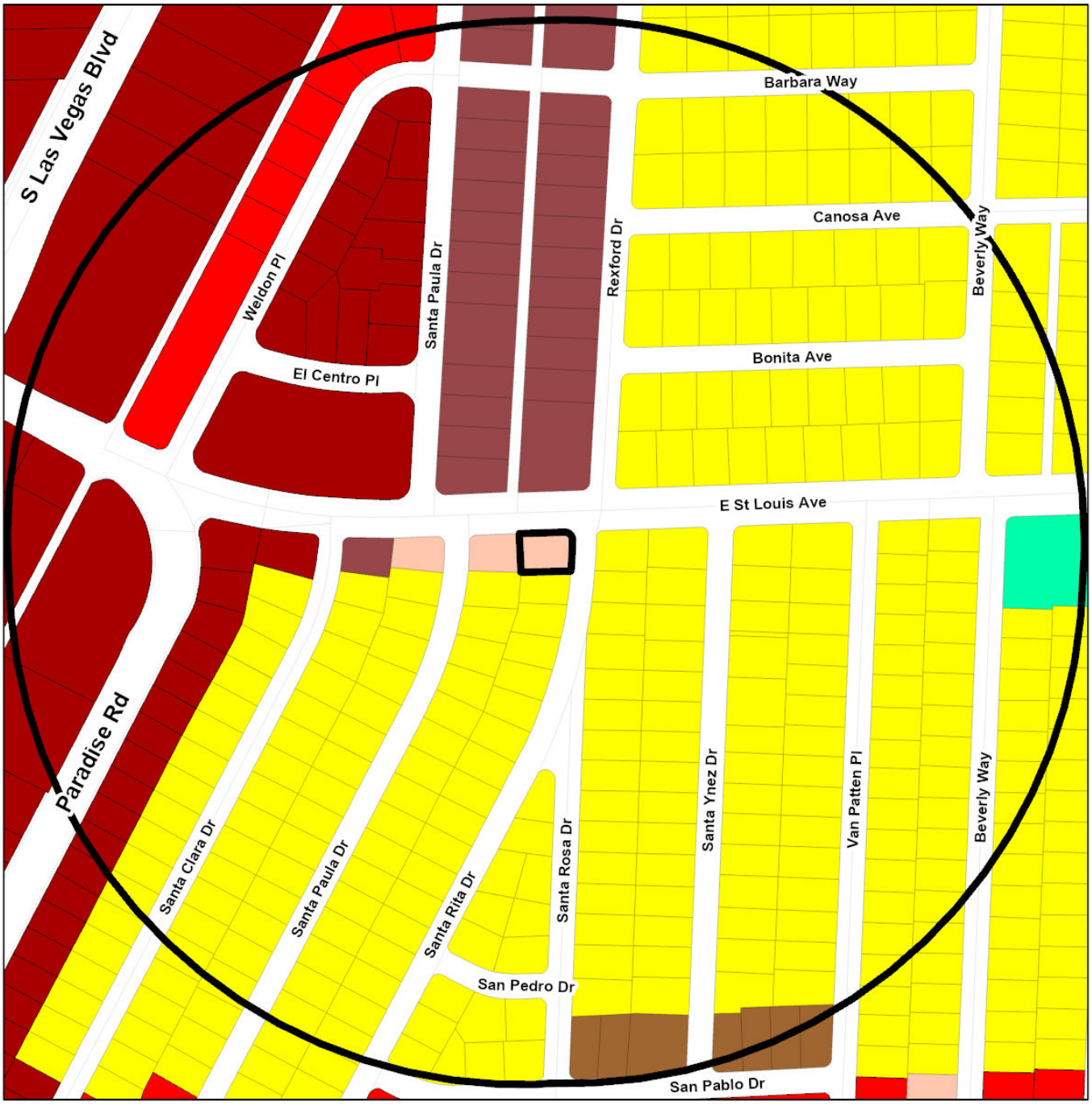
CASE: **21-0762-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

21-0762-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

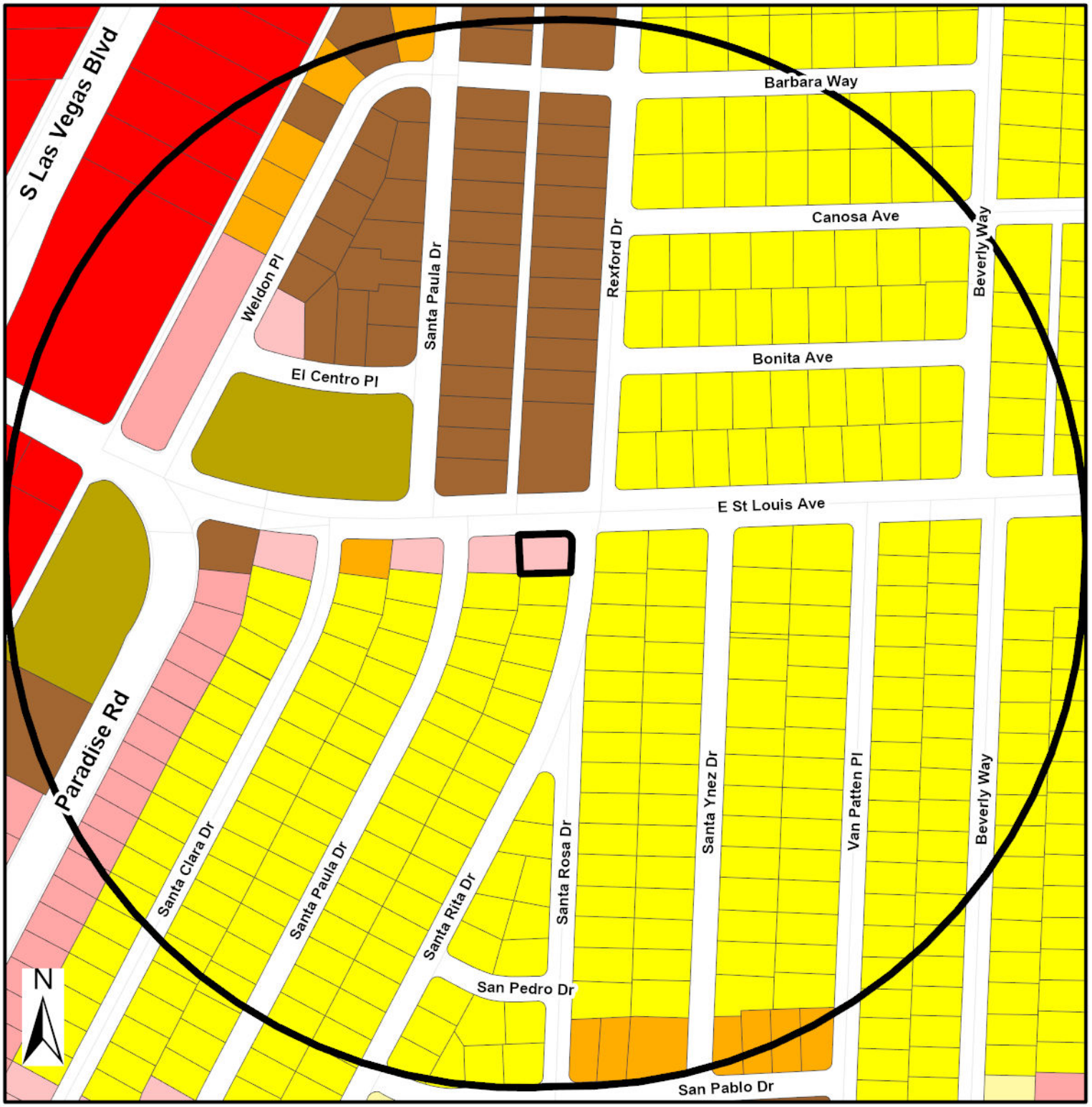
FROM SC TO M

Subject Property
Not City
City Limits

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

Date: Wednesday, April 27, 2022

21-0762-ZON1



Zoning

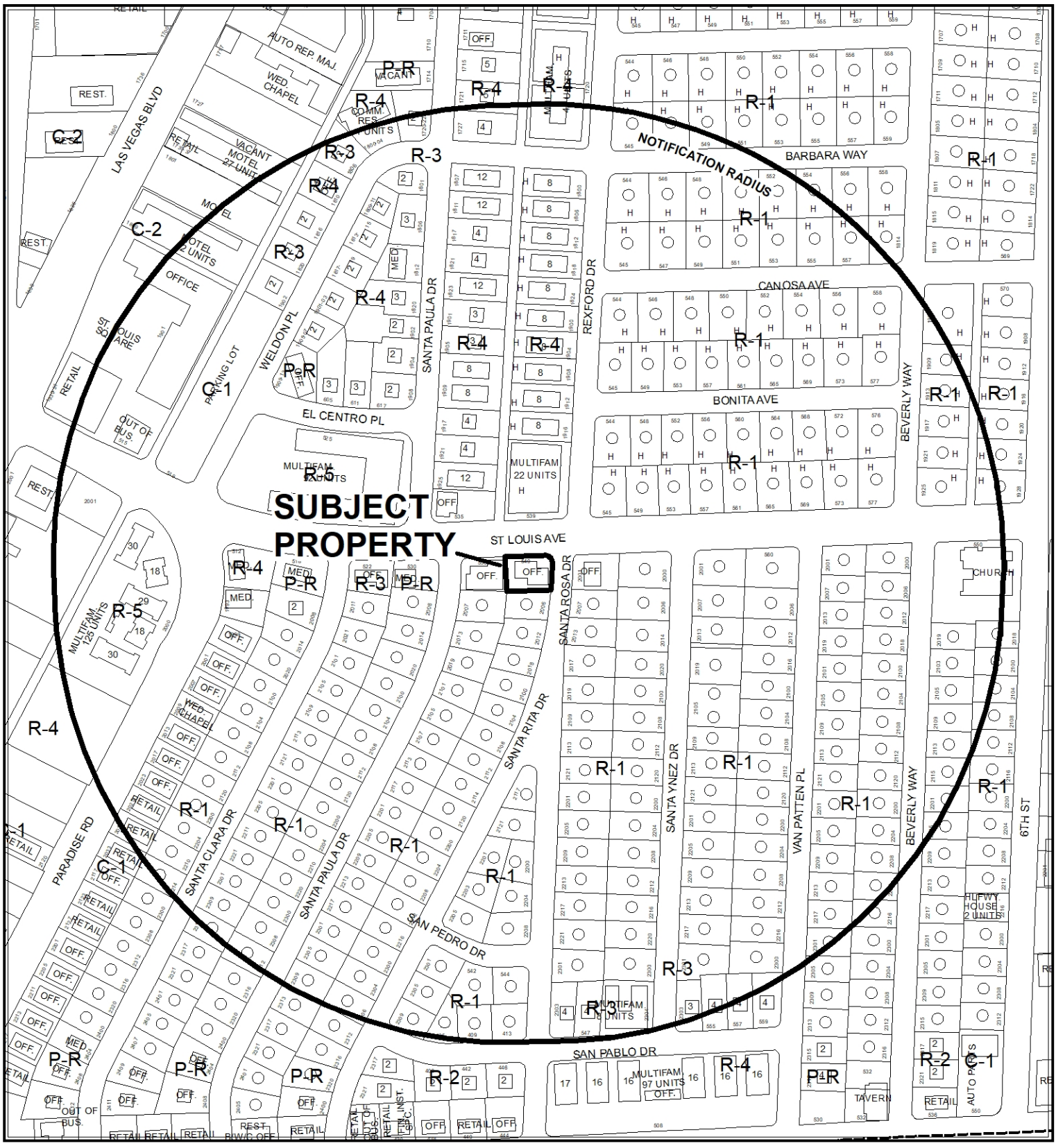
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM P-R TO R-3

Subject Property
Not City
City Limits

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

Date: Tuesday, February 1, 2022



CASE: 21-0762

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



CASE: 21-0762

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NEVADA NEW BUILDS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0762-GPA1	Staff recommends APPROVAL.	
21-0762-ZON1	Staff recommends APPROVAL.	21-0762-GPA1
21-0762-SDR1	Staff recommends APPROVAL, if approved subject to conditions:	21-0762-GPA1 21-0762-ZON1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 344 (by City Clerk)

PROTESTS 5

APPROVALS 1

AS

** CONDITIONS **

21-0762-SDR1 CONDITIONS

Planning

1. Approval of General Plan Amendment (21-0762-GPA1) and Rezoning (21-0762-ZON1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/24/22, except as amended by conditions herein.

4. A Waiver from Title 19.06 is hereby approved, to allow a four-foot landscape buffer adjacent to the Santa Rita Drive right-of-way where 15 feet is required

5. A Waiver from Title 19.06 is hereby approved, to allow a six-foot landscape buffer adjacent to the St. Louis Avenue right-of-way where 10 feet is required.

6. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot landscape buffer adjacent to the southern property line.

7. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot landscape buffer adjacent to the western property line.

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

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

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

12. Prior to the submittal of a building permit application, the applicant shall meet with the 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 sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

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

16. Submit a License Agreement for landscaping and private improvements in the public rights of way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing an adaptive reuse conversion of an existing 1,509 square-foot office building into a four-unit multi-family residential building at 540 East St. Louis Avenue.

ISSUES

- A General Plan Amendment is requested to amend a 0.18-acre portion of the Southeast Sector Area Plan from: SC (Service Commercial) to: M (Medium Density Residential). Staff supports this request.
- A Rezoning is requested from: P-R (Professional Office and Parking) to: R-3 (Medium Density Residential). Staff supports this request.
- The northernmost parking space is located within the dedicated right-of-way, requiring the need for an approved license agreement prior to use.
- A Site Development Plan Review is requested to convert an existing office building into a four-unit, single-story multi-family development.
    - A Waiver of Title 19.06 is requested to allow a four-foot landscape buffer adjacent to the Santa Rita Drive right-of-way where 15 feet is required. Staff supports this request.
    - A Waiver of Title 19.06 is requested to allow a six-foot landscape buffer adjacent to the St. Louis Avenue right-of-way where 10 feet is required. Staff supports this request.
    - A Waiver of Title 19.06 is requested to allow a zero-foot landscape buffer adjacent to the southern property line. Staff supports this request.
    - A Waiver of Title 19.06 is requested to allow a zero-foot landscape buffer adjacent to the western property line. Staff supports this request.
- The subject site is located within the Downtown South area of the 2050 Master Plan.

ANALYSIS

The applicant is proposing to convert an existing 1,509 square-foot vacant office building into a four-unit multi-family building. The subject site is located on the southwest corner of St. Louis Avenue and Santa Rita Drive within the Beverly Green/Southridge Neighborhood Plan, directly adjacent to existing single-family residences to the south. The 0.18-acre site is currently zoned as P-R (Professional Office and Parking) with a SC (Service Commercial) land use designation. In order to accommodate residential zoning, the applicant requests the General Plan be amended to M (Medium Density Residential). The applicant requests rezoning to R-3 (Medium Density Residential).

The M (Medium Density Residential) category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre. The proposed density of this development is 22.22 dwelling units per acre, which compiles with the density requirements of the M designation.

The P-R (Professional Office and Parking) zoning district is no longer a supported zoning district in Title 19. The applicant is proposing the conversion of an existing 2,397 square-foot office building into a four-unit multi-family residential building. In order to accommodate residential zoning, the applicant requests the rezoning to R-3 (Medium Density Residential). The R-3 (Medium Density Residential) zoning district is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses, and medium density apartments. The R-3 District is consistent with the policies of the Medium Density Residential and High Density Residential categories of the General Plan.

The requested Rezoning would create a situation commonly known as “spot zoning.” Spot zoning is defined by Title 19.18 as, “rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan.” The adjacent parcels to the north are zoned R-4 (High Density Residential), west is zoned P-R (Professional Office and Parking), and northeast through southwest are zoned R-1 (Single Family Residential). Amending the subject site would create a “spot” of R-3 (Medium Density Residential) in an area consisting of R-1, R-4, and P-R zoned properties surrounding the subject site.

The applicant is proposing to perform interior tenant improvements to divide the existing office space into four, multi-family studio units ranging in size from 367 square feet to 384 square feet. The applicant has proposed on-site landscape improvements to reduce the parking lot hardscape areas by adding perimeter landscape buffers with trees. . New landscaping consists of 24-inch Chilean mesquite trees and five-gallon heavenly bamboo, which are appropriate for a desert climate and the city. Based on the confinements of the

existing building and site visibility restrictions, the applicant has proposed adequate landscaping for the proposed multi-family subject site being adjacent to single-family residential. Even so, the Waivers of the perimeter landscape buffer widths are still required. A Waiver is requested to allow a four-foot landscape buffer adjacent to the Santa Rita Drive right-of-way where 15 feet is required. Similarly, a Waiver is requested to allow a six-foot landscape buffer adjacent to the St. Louis Avenue right-of-way where 10 feet is required. Lastly, Waivers are requested to allow a zero-foot landscape buffer adjacent to the southern and western property lines. Staff supports these Waivers as they are the result of the confinements of the existing development.

The parking requirements for Multi-Family residential uses are based on the number of each type of unit. Per Title 19.06.120, 1.25 parking spaces are required for every studio unit and one space for guest parking for every six units. Based on these parking requirements, the applicant is providing seven parking spaces where six are required. However, the northernmost parking space is located within the public right-of-way and would require an approved license agreement.

The subject site is located within the Master Plan 2050 designated area of Downtown South which is comprised of the City's earliest inner-ring traditional neighborhoods, including John S. Park, Huntridge, Beverly Green, Southridge, Mayfair, Hillside Heights, and Crestwood. Given its proximity to Downtown Las Vegas and several major transportation corridors on its periphery, including Charleston Boulevard, Maryland Parkway, Sahara Avenue, and Las Vegas Boulevard, these historic areas are in flux and must be carefully balanced with preservation efforts with the increasing pressure and demand for transit-oriented development. The proposed development meets objectives set in the 2050 Master Plan for adaptive reuse and housing options.

Vacant and underutilized sites present unique opportunities to re-engage urban spaces previously seen as liabilities. Repurposing these spaces through adaptive reuse development helps bring people, energy, and activity back to formerly cut-off areas of a city, providing a renewed sense of identity and connection. The proposed building conversion repurposes the underutilized office corridor as needed affordable housing units.

In the justification letter date stamped on 11/24/21, the applicant explains that they intend to convert this building for affordable housing units. As an adaptive reuse building, the affordable units are designed to be integrated in the design to not overwhelm the surrounding area. The building conversion provides affordable housing units on the periphery of the existing Downtown Las Vegas employment center, Las Vegas Boulevard commercial corridor, and The Strat, one of the largest casino resorts and employers within the City of Las Vegas.

The St. Louis Avenue corridor has established itself consisting of Medium and High Density Residential uses up until Rexford Drive. The General Plan Amendment and Rezoning requests of the subject site are is appropriate for this location based on the periphery to Downtown Las Vegas. As such, staff recommends approval on the General Plan Amendment and Rezoning requests. The proposed office conversion meets several goals and objectives set forth in the 2050 Master Plan regarding adaptive reuse conversion and increasing affordable housing near employment centers. As a result, staff recommends approval on all associate requests, subject to conditions.

FINDINGS (21-0762-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed Medium Density Residential Land Use Designation is compatible with existing land use designations as recent General Plan Amendments and Rezoning approvals have established the St. Louis Avenue corridor consisting of Medium and High Density Residential uses up until Rexford Drive.

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

   The proposed Medium Density Residential Land Use Designation supports the proposed R-3 zoning district, as well as R-2 (Medium-Low Density Residential), and R-TH (Single Family Attached) zoning districts. These districts are compatible with the existing adjacent land uses in the surrounding area as they serve as a buffer between the existing R-1 (Single Family Residential) zoning south of the St. Louis Avenue corridor to the R-4 (High Density Residential) zoning on the north side of the corridor.

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

   The existing transportation and utility facilities are adequate to accommodate the proposed density of the subject site.

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

   The 2050 Master Plan supports this General Plan Amendment request as it allows an adaptive reuse conversion providing affordable units for the surrounding area.

FINDINGS (21-0762-ZON1)

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

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

   If approved, the proposed R-3 (Medium Density Residential) zoning district conforms to the proposed Medium Density Residential Land Use Designation.

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

   The proposed R-3 zoning district allows multi-family units which is compatible with the adjacent residential neighborhood and St. Louis Avenue corridor up until Rexford Drive. The zoning serves as a transitional buffer between the existing R-1 (Single Family Residential) zoning south of the St. Louis Avenue corridor to the R-4 (High Density Residential) zoning on the north side of the corridor.

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

   Development factors such as vacant commercial buildings indicate the need to repurpose the site and rezone allowing multi-family uses.

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.**

   St. Louis Avenue and Santa Rita Drive are both adequate in size to meet the requirements of the proposed R-3 (Medium Density Residential) zoning district with a proposed density of 23 dwelling units per acre for the 0.18-acre site.

FINDINGS (21-0762-SDR1)

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

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

   The St. Louis Avenue corridor consists of similar office conversions to multi-family units. Based on the confinements of the existing office building, the proposed redevelopment does not require any additional Variances or Exceptions. The requested Waivers are existing and are the result of the existing building confinement.

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

   The proposed redevelopment meets objectives set in the 2050 Master Plan for adaptive reuse and housing options. The proposed building conversion repurposes the underutilized office corridor as needed affordable housing units on the periphery of Downtown Las Vegas, a major employment center.

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

   Site access is provided by East St. Louis Avenue, an 80-foot Collector Street and Santa Rita Drive, a 46-foot local street. Each of which is adequate in size to serve the scale of the proposed development.

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

   The majority of the scope of this building conversion is internal and will have minimal addition for new building materials on the building's exterior. New landscaping consists of 24-inch Chilean mesquite trees and five-gallon heavenly bamboo, which are appropriate for a desert climate and the city.

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

The proposed building elevations are not unsightly or obnoxious and create an orderly environment.

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

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/03/09	A Code Enforcement Case (CE-74238) was reported for graffiti on a sign at 540 East St. Louis Avenue. The case was resolved on 02/17/09.
04/06/09	A Code Enforcement Case (CE-76458) was reported for graffiti on a business sign at 540 East St. Louis Avenue. The case was resolved on 04/08/09.
07/06/11	A Code Enforcement Case (CE-103540) was reported for graffiti on buildings and marquees at 540 East St. Louis Avenue. The case was resolved on 07/19/11.
04/09/20	A Code Enforcement Case (CE20-01940) was reported for squatters at 540 East Saint Louis Avenue. The case was resolved on 04/13/20.
05/03/21	A Code Enforcement Case (CE21-01742) was reported for squatters at 540 East Saint Louis Avenue. The case was resolved on 05/12/21.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 0.18 acres at 540 East St Louis Avenue (APN 162-03-415-046), Ward 3 (Diaz) • 21-0762-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) • 21-0762-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) • 21-0762-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SINGLE-STORY, FOUR-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Most Recent Change of Ownership	
12/02/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1952	A Building Permit (M-3444-92-16694) was issued for a 1,554 square-foot insurance office at 430 East St. Louis Avenue.

Pre-Application Meeting	
11/18/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a General Plan Amendment, Rezoning, Variance, and Site Development Plan Review for the conversion of the existing office building into a mutli-family residential building.

Neighborhood Meeting	
03/24/22	A neighborhood meeting was held at the Stupak Community Center, at 251 West Boston Avenue at 5:30 PM. One member of the public was in attendance, as well as four representatives for the applicant, and one Department of Planning staff member. The applicants provided a brief overview of the proposed project; no questions or issues were reported by the attendees. The meeting was concluded by 6:00 PM.

Field Check	
03/01/22	A routine field check was conducted for the subject site; staff found a vacant office building with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	SC (Service Commercial)	P-R (Professional Office and Parking)
North	Multi-Family Residential	H (High Density Residential)	R-4 (High Density Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Vacant		
West	Office, Other than Listed	SC (Service Commercial)	P-R (Professional Office and Parking)

Master and Neighborhood Plan Areas	***Compliance***
Beverly Green/Southridge Neighborhood Plan	N/A
Master Plan 2050 Area: Downtown South	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
G-O (Gaming Enterprise Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.110, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	7,840 SF	Y
Min. Lot Width	N/A	76 Feet	Y
Min. Setbacks			
• Front	10 Feet	32 Feet	Y
• Side	5 Feet	12 Feet	Y
• Corner	5 Feet	21 Feet	Y
• Rear	20 Feet	35 Feet	Y
Max. Lot Coverage	N/A	19.2%	Y
Max. Building Height	5 Stories / 55 Feet	12 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Individual Trashcans	Y*
Mech. Equipment	Screened	By Condition	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
P-R (Professional Office and Parking)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-3 (Medium Density Residential)	13-50 du/ac	23 du/ac
Existing General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49	4

AS

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• South	1 Tree / 20 Linear Feet	1 Tree	1 Tree	Y
• East	1 Tree / 20 Linear Feet	2 Trees	2 Trees	Y
• West	1 Tree / 20 Linear Feet	1 Tree	1 Tree	Y
TOTAL PERIMETER TREES		**8 Trees**	**8 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	3 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		6 Feet	N*
• South	6 Feet		0 Feet	N*
• East	15 Feet***		4 Feet	N*
• West	6 Feet		0 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		Existing	Y

**The applicant is requesting Waivers of the perimeter landscape buffer requirements.*
****The landscape buffer is increased from the standard 10 feet adjacent to right-of-way as the site is across the street from existing single-family residential.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
St Louis Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y
Santa Rita Drive	Local Street	Title 13	46	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	
Multi-Family Residential – Studio Units	4 Units	1.25 per Unit	5				
Multi-Family - Guest Parking	4 Total Units	1 per 6 Units	1				
TOTAL SPACES REQUIRED			6		6		Y
Regular and Handicap Spaces Required			5	1	5	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Landscape buffers adjacent to the right-of-way must be 15 feet when across the street from a single-family residential zoning district.	To allow a four-foot landscape buffer adjacent to the Santa Rita Drive right-of-way where 15 feet is required	Approval
Landscape buffers adjacent to the right-of-way must be 10 feet.	To allow a six-foot landscape buffer adjacent to the St. Louis Avenue right-of-way where 10 feet is required	Approval
Landscape buffers adjacent to interior lot lines must be six feet.	To allow a zero-foot landscape buffer adjacent to the southern property line.	Approval
	To allow a zero-foot landscape buffer adjacent to the western property line.	Approval

Proposed Four Multi-Family Units:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Multi-Family Units (4)	4 x 0.139	4 x 0.065	4 x 0.074
Total Additional Students	1	0	0

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Park Elementary School	931 Franklin Avenue	Kindergarten – 5th Grade	649 Students	573 Students	02/01/22
Fremont Middle School	1100 East St. Louis Avenue	6th – 8th Grade	1,261 Students	759 Students	02/01/22
Valley High School	2839 South Burnham Avenue	9th - 12th Grade	2,460 Students	2,724 Students*	02/01/22

**Valley High School is over capacity for the 2021-2022 school year. It is 110.73 percent of the program's capacity.*

Department of Public Works Traffic Study

Proposed Conversion of an Existing 1,397 Square-Foot Office Into a Four-Unit Apartment Building - Southwest corner of St. Louis Avenue and Santa Rita Drive				
Existing Use				
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.397	9.74	14
AM Peak Hour			1.16	2
PM Peak Hour			1.15	2
Proposed Use				
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	4.000	7.32	29
AM Peak Hour			0.46	2
PM Peak Hour			0.56	2
Net Change				
Average Daily Traffic (ADT)	NET CHANGE			16
AM Peak Hour				0
PM Peak Hour				0

Existing Traffic on Nearby Streets	
St. Louis Avenue	
Average Daily Traffic (ADT)	3,131
PM Peak Hour (Heaviest 60 Minutes)	251
Rome Boulevard	
Average Daily Traffic (ADT)	270
PM Peak Hour (Heaviest 60 Minutes)	22
Traffic Capacity of Adjacent Streets:	
Adjacent Street ADT Capacity	
St Louis. Avenue	15,600
Santa Rita Drive	3,000
Summary	
This project will add approximately 16 trips per day on St. Louis Avenue, and Santa Rita Drive. Currently, St Louis Avenue is at about 20 percent of capacity and Santa Rita Drive is at about nine percent of capacity. With this project, St. Louis Avenue is expected to remain unchanged and Santa Rita Drive to be at about 10 percent of capacity.	
Based on Peak Hour use, this development will not add into the area any cars.	

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 540 E. St Louis Ave, Las Vegas, NV 89104

Project Name 540 St Louis Studios ZC **Proposed Use** R-3 (Medium Density Residential)

Assessor's Parcel #(s) 162-03-415-046 **Ward #**

General Plan: Existing SC Proposed H **Zoning:** Existing P-R Proposed R-3

Additional Information

Property Owner GALLIAN WILCOX WELKER OLSON B LC Contact Travis Barrick

Address 965 E 700 S #305 City St. George State UT Zip 84790

E-mail tbarrick@vegascase.com Phone 702-892-3500

Applicant NEVADA NEW BUILDS, LLC Contact Glenn Plantone

Address 7570 NORMAN ROCKWELL LANE #140 City Las Vegas State NV Zip 89143

E-mail glenn@teamplantone.com Phone 702-656-3264

Representative SUZANA RUTAR Architect LTD Contact Simona Stephens

Address 1950 E. Warm Springs Rd. City Las Vegas State NV Zip 89119

E-mail simona@srutar.com Phone 702 263 6176

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 Travis B. Barrick, Partner

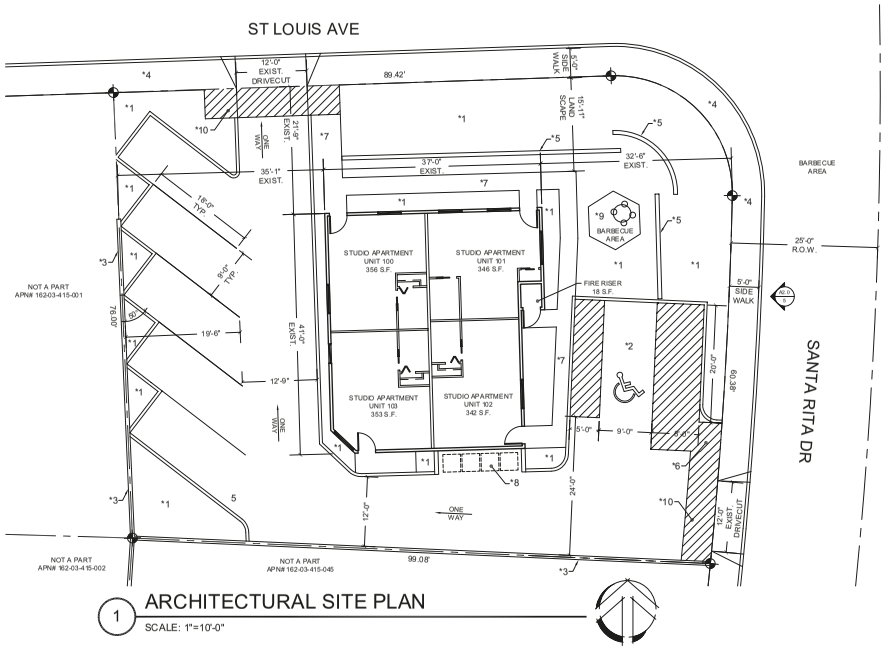
Subscribed and sworn before me

This 23rd day of November, 20 21

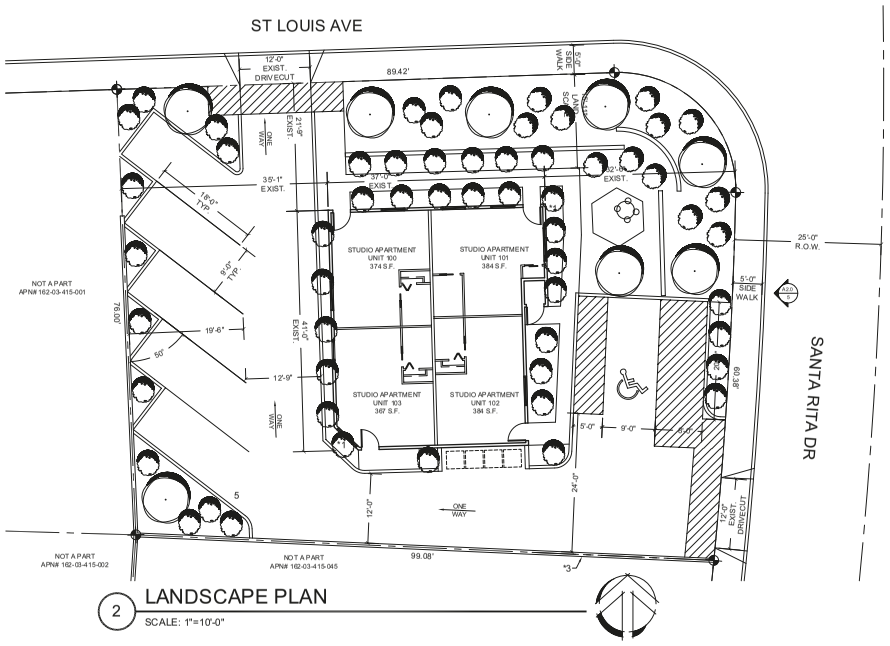
Notary Public in and for said County and State

JEANETTE H. BARRICK
Notary Public, State of Nevada
Appointment No. 14-302211
My Appt. Expires Jul 20, 2024

21-0762



1 ARCHITECTURAL SITE PLAN
SCALE: 1"=10'-0"



2 LANDSCAPE PLAN
SCALE: 1"=10'-0"

VICINITY MAP



21-0762
03/24/2022

SITE ANALYSIS

SITE INFO.:

APN#:	162-03-415-046
ADDRESS:	540 E. ST LOUIS AVE LAS NEVADA, NV 89104
ZONING:	P-R (PROFESSIONAL OFFICES AND PARKING)
PLANNED USE:	R-3 (MEDIUM DESTINY RESIDENTIAL)
EXIST. MASTER PLANS	C (SERVICE COMMERCIAL)
PROPOSED PLAN AMENDMENT	H (HIGH DENSITY RESIDENTIAL)
OCCUPANCY:	R-2 (MULTI-FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION:	TYPE V-B
PROPERTY AREA:	
SITE:	0.18 ACRES OR 7,840.8 S.F.
SITE COVERAGE:	1,397 S.F. OR 17.8%
LANDSCAPE COVERAGE	2,420 S.F. OR 30.9%
EXIST. BLDG. AREA:	1,397 S.F.
ALLOWABLE BLDG. HEIGHT:	55'-0"
ACTUAL BLDG. HEIGHT:	+/- 12'-0"
SPRINKLERS:	NO

PARKING INFO.:

REQUIRED PARKING

MULTI-FAMILY RESIDENTIAL - 1,397 S.F. (1.25 PER STUDIO)	5 SPACES
VISITOR PARKING	2 SPACES
TOTAL REQUIRED SPACES @ SITE:	7 SPACES
TOTAL PROVIDED SPACES:	6 SPACES
TOTAL H.C. REQUIRED SPACES:	1 SPACES
TOTAL H.C. PROVIDED SPACES:	1 SPACES

ARCHITECTURAL SITE PLAN NOTES:

*1 - LANDSCAPE PLANTING TO BE PER TITLE 19
*2 - PROPOSED ACCESSIBLE PARKING SPACE AND AISLE
*3 - EXIST. CMU PROPERTY WALL TO REMAIN
*4 - EXISTING SIDEWALK TO REMAIN
*5 - NEW DECORATIVE SCREENING WALL @ 6'-0" A.F.F. - SEE ELEVATIONS ON A2.0 FOR MORE INFORMATION
*6 - CONTRACTOR TO STRIPE AN ACCESSIBLE PATH TO THE PUBLIC RIGHT-OF-WAY FROM AN ACCESSIBLE ACCESS POINT TO THE BLDG
*7 - NEW CONCRETE WALK
*8 - DASHED LINES INDICATES AREAS FOR INDIVIDUAL TRASH CANS FOR STREET PICKUP
*9 - CONCRETE PATIO; BARBECUE AREA
*10 - CONTRACTOR TO STRIPE AN ACCESSIBLE PATH; RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20; CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	TREES			
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	8
	SHRUBS			
	NANDINA DOMESTICA	DWARF-HEAVENLY BAMBOO 'GULFSTREAM'	5 GAL.	57

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES AND VARIETY, ETC.
4. PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE 1/2" MINUS, COLOR "SEE PLAN", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE TO CONTAIN 40% FINES AND 60% AGGREGATE. CONTRACTOR TO RECEIVE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
6. THIS PLAN IS SCHEMATIC ONLY AND NOT TO BE USED FOR CONSTRUCTION - FINAL LANDSCAPE TO BE REVIEWED BY PARKS AND RECREATION PRIOR TO FINAL APPROVAL.
7. THIS LANDSCAPE COUNT REPRESENTS ONLY THE LANDSCAPE PORTION FOR THIS APPLICATION.

SUZANA RUTAR, Architect Ltd.
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada. 89119
Telephone (702) 263-6176
Fax (702) 361-2582
A Professional Corporation

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ALL ERRORS AND OMISSIONS TO THE OFFICE PRIOR TO COMMENCING WORK. "THESE DRAWINGS ARE NOT TO BE SCALED" ANY USE OR REPRODUCTION OF THIS DOCUMENT OR THE ATTACHED DRAWINGS OR THE USE OF THE DESIGN APPROACH, IDEAS OR CONCEPTS CONTAINED IN THIS DOCUMENT AND THE ATTACHED DRAWINGS, IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED EXCEPT BY SELECTION OF SUZANA RUTAR, ARCHITECT AS THE ARCHITECT OF RECORD FOR THE PROJECT AND WITH THE SPECIFIC WRITTEN CONSENT OF SUZANA RUTAR, ARCHITECT.
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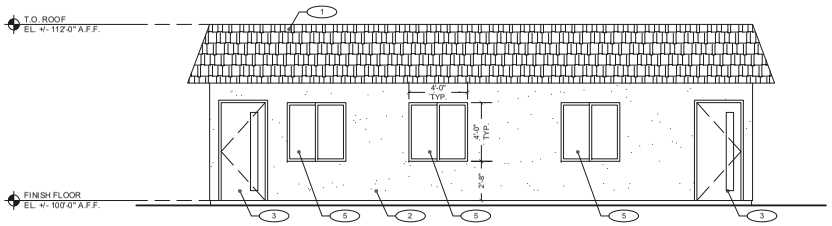
PROJECT NAME:
SITE PLAN & LANDSCAPE PLAN
540 SAINT LOUIS STUDIOS ZC
540 E ST LOUIS AVE, LAS VEGAS, NEVADA 89104

CLIENT:
DAVID RAANAN & GLENN PLANTONE
7312 WEST CHEYENNE AVE. SUITE 6, LAS VEGAS, NEVADA 89129

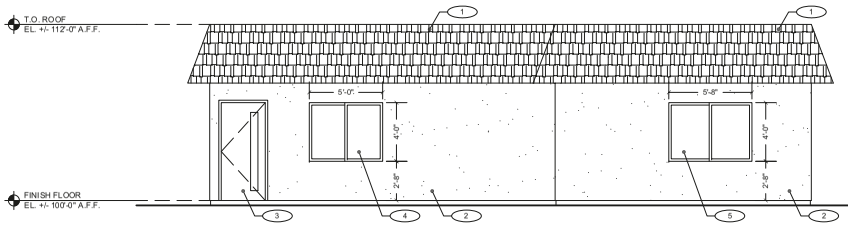
PROJECT NO.:	DATE:
2020-10-83	10.26.2021
DRAWN BY: ML	CHECKED BY: SS/SR

NO.	DATE:	DESCRIPTION

DRAWING No.:
A1.0
ENTITLEMENTS

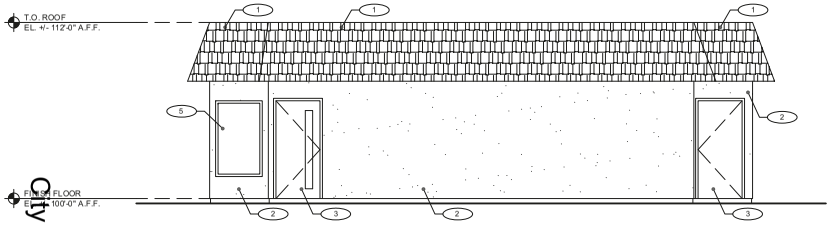


3 SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

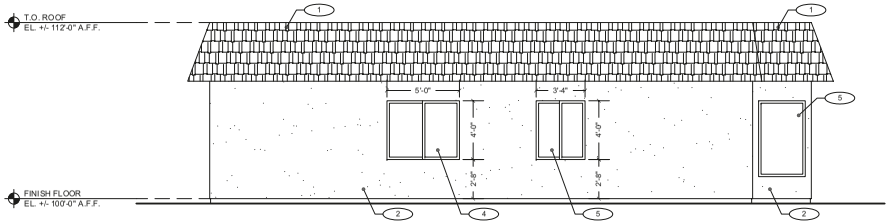


1 FRONT ELEVATION (EAST)
SCALE: 1/4"=1'-0"

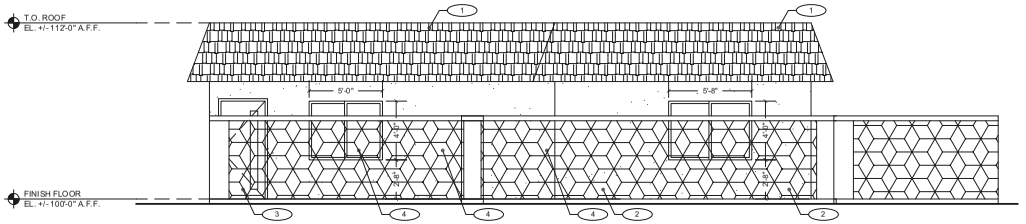
21-0762
03/24/2022



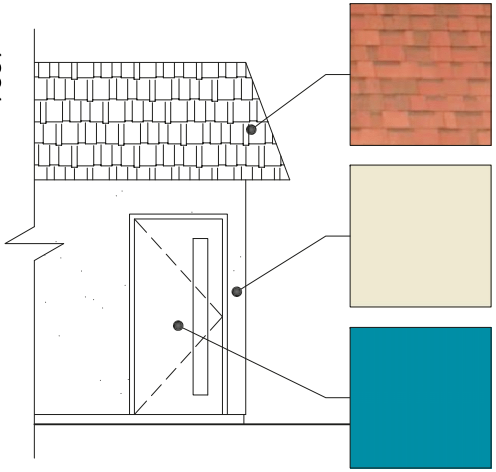
4 SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



2 REAR ELEVATION (WEST)
SCALE: 1/4"=1'-0"



5 STREET VIEW (SANTA RITA DR)
SCALE: 1/4"=1'-0"



ASPHALT SHINGLE
COLOR AND TYPE TO
MATCH EXISTING

PPG PAINTS
"MOROCCO SAND"
PPG1096-2

PPG PAINTS
"MEDITERRANEAN BLUE"
PPG1236-7

7 COLORS AND MATERIALS
SCALE: 1/2"=1'-0"



6 DECORATIVE SCREEN WALL SAMPLE

GENERAL NOTES

1. ALL MATERIALS AND APPLICATION TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS

KEY NOTES:

1. EXISTING ROOF STRUCTURE AND ASPHALT SHINGLES TO REMAIN
2. 7/8" STUCCO FINISH; TEXTURE AND COLOR TO MATCH EXISTING
3. NEW EXTERIOR DOOR PER A2.0
4. NEW WINDOW PER A2.0
5. EXISTING WINDOW TO REMAIN

SUZANA RUTAR, Architect Ltd.
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Las Vegas, Nevada 89119
Telephone (702) 263-6176
Fax (702) 361-2582
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PROJECT NAME:
BUILDING ELEVATIONS
540 SAINT LOUIS STUDIOS ZC
540 E ST LOUIS AVE, LAS VEGAS, NEVADA 89104

CLIENT:
DAVID RAANAN & GLENN PLANTONE
7312 WEST CHEYENNE AVE. SUITE 6, LAS VEGAS, NEVADA 89129

PROJECT NO.:	DATE:
2021-10-03	10.26.2021
DRAWN BY: ML	CHECKED BY: SS/SR

NO.	DATE:	DESCRIPTION

DRAWING No.:
A4.0
ENTITLEMENTS

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation
Architectural Design & Planning
1950 E. Warm Springs Road
Las Vegas, Nevada 89119
Telephone (702) 263-6176
Fax (702) 361-2562

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NAME:
FLOOR PLAN & BUILDING ELEVATIONS
540 SAINT LOUIS STUDIOS ZC
540 E ST LOUIS AVE, LAS VEGAS, NEVADA 89104

CLIENT:
DAVID RAANAN & GLENN PLANTONE
7312 WEST CHEYENNE AVE. SUITE 6, LAS VEGAS, NEVADA 89129

NO.	DATE	DESCRIPTION
1	03/24/2022	SD/DR

DRAWING NO.
A2.0
SHEET NUMBER

21-0762
03/24/2022

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



21-0762-GPA1, 21-0762-ZON1, 21-0762-VAR1 AND 21-0762-SDR1 - APPLICANT/OWNER: NEVADA NEW BUILDS, LLC
540 EAST ST LOUIS AVENUE

03/02/2022



21-0762-GPA1, 21-0762-ZON1, 21-0762-VAR1 AND 21-0762-SDR1 - APPLICANT/OWNER: NEVADA NEW BUILDS, LLC
540 EAST ST LOUIS AVENUE

03/02/2022



21-0762-GPA1, 21-0762-ZON1, 21-0762-VAR1 AND 21-0762-SDR1 - APPLICANT/OWNER: NEVADA NEW BUILDS, LLC
540 EAST ST LOUIS AVENUE

03/02/2022



21-0762-GPA1, 21-0762-ZON1, 21-0762-VAR1 AND 21-0762-SDR1 - APPLICANT/OWNER: NEVADA NEW BUILDS, LLC
540 EAST ST LOUIS AVENUE

03/02/2022

To The Department of Planning:

First off, I would like to thank you for your commitment to our great city and for taking the time to review our project.

This project is one that is near and dear to my heart and that of my business partner, David Raanan, who has lived in the Gateway (Naked City) area for many years. He owns a multifamily property at 246 W Philadelphia Ave and over the years has shared with me the history of the area and of course the vision for the future! Together we purchased 522 St Louis Ave last year. We successfully rezoned the property and construction is expected to begin January 2022.

David's investment in the area has no doubt brought about positive change. He's revitalized the street his property is on by working with the city to spearhead a neighborhood cleanup event. He's renovated the interior and exterior of his building adding to the value of the property but also the quality of life for tenants. His work has been the impetus for the property owner at 250 W Philadelphia to also begin renovating his property to bring it up to speed. More owners have followed suit and the street is being completely transformed. David has been working closely with downtown police command to report criminal activity on the street which has led to multiple arrests resulting in a much safer street. Because of his efforts, a community policing coalition has been formed and meets once a month with owners and property management mangers to discuss issues, share information, and combat violent crime. He religiously works with code enforcement to report property violations in the community and equips each of his tenants with the GOVEGAS mobile app so they can report problems and keep the area clean and safe. He's currently working with the Neighborhood Revitalization and Community Engagement team at the city to commission a mural on the street to not only continue to beautify it but to spark a movement among property owners in the area to start reinvesting in the community.

That vision was made whole after our meeting with Councilwoman Olivia Diaz about 2 years ago. We discussed how we could add value to the area and her focus was more affordable housing. She told us what she wanted to see happen and we have been on the lookout ever since for opportunities that aligned with the city's vision.

We are grateful to have found this opportunity to provide a few more affordable housing units in an area that desperately needs it. The scope of this project is quite simple, we intend to convert a small former office building into 4 residential studio units. We believe the location of this property will allow residents to conduct routine activities of daily life as many amenities are within walking distance of the property.

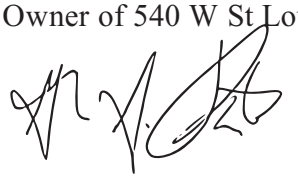
The property sits along a residential street and we believe it will fit in seamlessly with the historic neighborhood as a residential property. Our internal research has led us to believe that the property was built as a residential home to begin with and then was later converted to an office space and rezoned accordingly. By converting it back to residential, we believe that this project conforms to the general plan requirements, rezoning determinations, site development plans, special use permit determinations, and variance determinations in nearly every way.

21-0762
11/24/2021

In summation, we believe that this project possesses positive economic impact attributes that will increase economic activity in the area, enhance the current building up to code, and provide much needed affordable but quality housing options for the area. We look forward to working in the tandem with the city to rezone this property from P-R to R-3 and plan on acquiring and repurposing more dilapidated buildings to affordable housing units in the area after we complete this project successfully.

Thank you for your time and consideration,

Glenn Plantone
Owner of 540 W St Louis Ave., Las Vegas, NV 89104



October 27, 2021

Signature Date

21-0762
11/24/2021



Above: My business partner, David Raanan (6 from the left) holds the first neighborhood cleanup event at his property with Councilwoman Olivia Diaz (4 from the left)

21-0762
11/24/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 03/03/2022 Application Number 21-0762-SDR1 Entity LV

Company Name Suzana Rutar Architect

Contact Name

Contact Mailing Address

City State Zip Code

Phone (702) 263-6176 Mobile Fax Email

Project Name 540 St Louis Studios

Project Description 4 Multi-Family Units

APN's 162-03-415-046

Student Yield		Elementary School	Middle School	High School
Single-Family Units (1)		x 0.166= 0	x 0.093 = 0	x 0.131 = 0
Multi-Family Units (2)	4	x 0.139 = 1	x 0.065 = 0	x 0.074 = 0
Resort Condo Units (3)				
Total		1	0	0

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

** To be completed by CCSD*

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Park ES	931 Franklin Ave	K-5	649	573	2/1/2022
Fremont MS	1100 E. St. Louis Ave	6-8	1261	759	2/1/2022
Valley HS	2839 S. Burnham Ave	9-12	2460	2724	2/1/2022

*CCSD Comments Valley HS is over capacity for the 2021-2022 school year. Valley HS is at 110.73% of program capacity.

☐ Approved ☐ Disapproved

21-0762-SDR1
Nevada New Builds, LLC

SWC St. Louis Avenue and Santa Rita Drive

Proposed conversion of an existing 1.397 thousand square foot office into a 4 unit apartment building.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.397	9.74	14
AM Peak Hour			1.16	2
PM Peak Hour			1.15	2

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	4.000	7.32	29
AM Peak Hour			0.46	2
PM Peak Hour			0.56	2

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE			**16**
AM Peak Hour				**0**
PM Peak Hour				**0**

Existing traffic on all nearby streets:

St. Louis Avenue

Average Daily Traffic (ADT)	3,131
PM Peak Hour	251
(heaviest 60 minutes)	

Santa Rita Drive

Average Daily Traffic (ADT)	270
PM Peak Hour	22
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
St. Louis Avenue	15,600
Santa Rita Drive	3,000

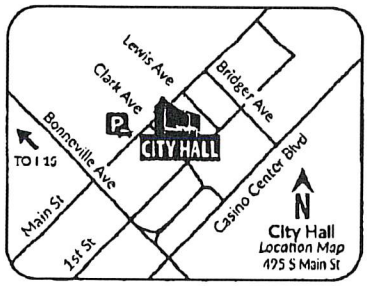
This project will add approximately 16 trips per day on St. Louis Ave. and Santa Rita Dr. Currently, St Louis is at about 20 percent of capacity and Santa Rita is at about 9 percent of capacity. With this project, St. Louis is expected to remain unchanged and Santa Rita to be at about 10 percent of capacity.

Based on Peak Hour use, this development will not add into the area any cars.

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

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101
Return Service Requested
Official Notice of Public Hearing

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



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

We don't need any 4-plexs

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

21-0762 and 21-0762-GPA1 and 21-0762-ZON1 and 21-0762-SDR1

City Council Meeting of **05/18/2022**

21-0762
16203421005
BERT MORGAN L L C
4769 SPINDLERIDGE CIR
LAS VEGAS NV 89147-5272

Submitted after meeting

Date: 5/18/22 Item: 51 a-c

W-3

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

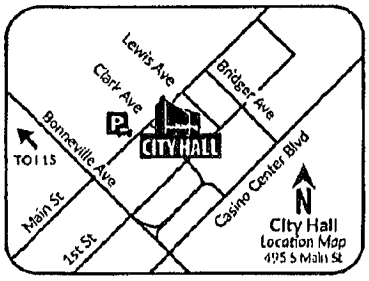
Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
CITY CLERK

2022 MAY 10 P 3:17



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www.lasvegasnevada.gov/meetings

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0762 and 21-0762-GPA1 and 21-0762-ZON1 and 21-0762-SDR1

City Council Meeting of **05/18/2022**

21-0762
16203315026
KATCHEN SAMUEL M
573 E ST LOUIS AVE
LAS VEGAS NV 89104-2564

City of Las Vegas, Office of The City Clerk
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Las Vegas, Nevada 89101

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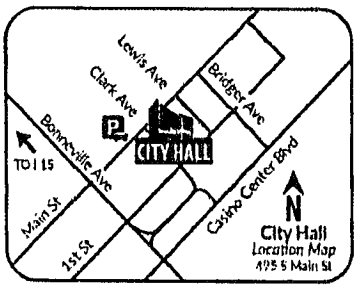

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0762 and 21-0762-GPA1 and 21-0762-ZON1 and 21-0762-SDR1

City Council Meeting of **05/18/2022**

21-0762
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C C REAL PROPERTIES L L C
601 S RANCHO DR # C-23
LAS VEGAS NV 89106-4825

City of Las Vegas, Office of The City Clerk
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Las Vegas, Nevada 89101

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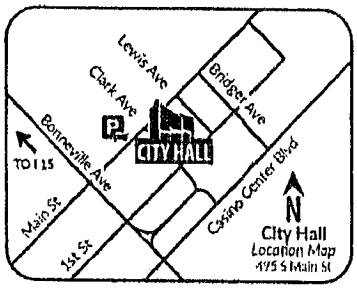

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21-0762 and 21-0762-GPA1 and 21-0762-ZON1 and 21-0762-SDR1

City Council Meeting of **05/18/2022**

21-0762
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LAS VEGAS NV 89106-4825

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Las Vegas, Nevada 89101

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2022 MAY 11 P 1:12

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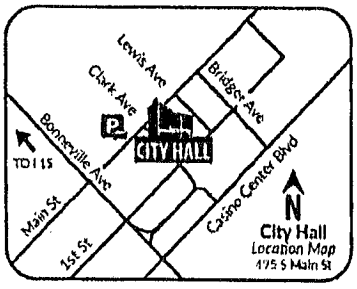

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City Council Meeting of **05/18/2022**

21-0762
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601 S RANCHO DR # C23
LAS VEGAS NV 89106

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ANOTHER IN A LONG LINE OF TERRIBLE LAND USE/REZONING REQUESTS. THANKS FOR NOTHING.

MC

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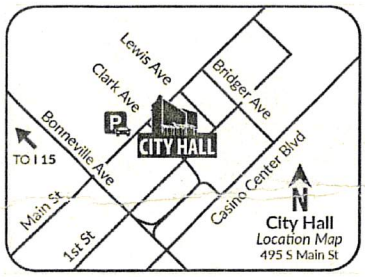

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21-0762 and 21-0762-GPA1 and 21-0762-ZON1 and 21-0762-SDR1

City Council Meeting of **05/18/2022**

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MCCARTHY JACQUELINE A
KAUFMAN MARK T
549 E ST LOUIS AVE
LAS VEGAS NV 89104

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2022 MAY 16 P 12:30

93 BROFNP1 89104

Submitted after final agenda

Date 5/16/22 Item 51 a-c

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

Apr 05 22 07:24a Samuel Katchen 7027354300 p.1

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

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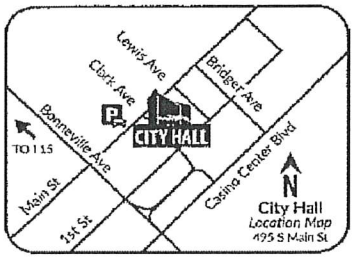

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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Planning Commission Meeting of **04/12/2022**

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495 South Main Street
Las Vegas, Nevada 89101

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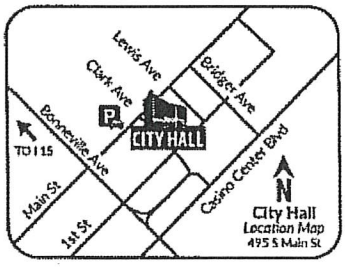

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Planning Commission Meeting of **04/12/2022**

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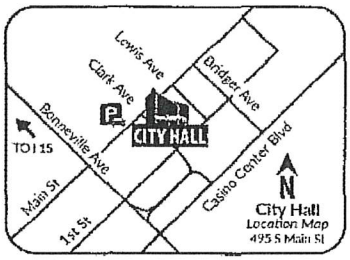

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Planning Commission Meeting of **04/12/2022**

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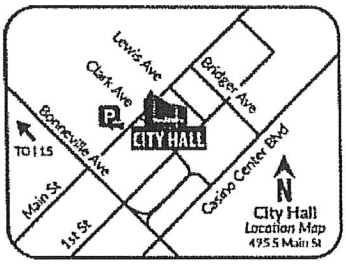

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21-0762 and 21-0762-GPA1 and 21-0762-ZON1 and 21-0762-SDR1

Planning Commission Meeting of **04/12/2022**

21-0762
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601 S RANCHO DR # C23
LAS VEGAS NV 89106

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☒ I OPPOSE this Request

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21-0762 and 21-0762-GPA1 and 21-0762-ZON1 and 21-0762-SDR1

Planning Commission Meeting of **04/12/2022**

21-0762
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601 S RANCHO DR # C-23
LAS VEGAS NV 89106-4825

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

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Official Notice of Public Hearing

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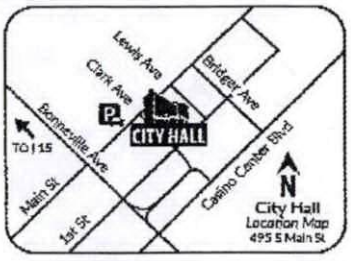

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Please use available blank space on card for your comments.

21-0762 and 21-0762-GPA1 and 21-0762-ZON1 and 21-0762-SDR1

Planning Commission Meeting of **04/12/2022**

Great project!

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Department of Planning

21-0762
16203413045
518 SAINT LOUIS L L C
7312 W CHEYENNE AVE STE 6
LAS VEGAS NV 89129

125 89074-1 89129

Submitted after final agenda

25a-CA

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
51a

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

SUBJECT:
21-0762-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	6	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
51b

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

SUBJECT:
21-0762-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	6	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
51c

1DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0762-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SINGLE-STORY, FOUR-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	6	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
52

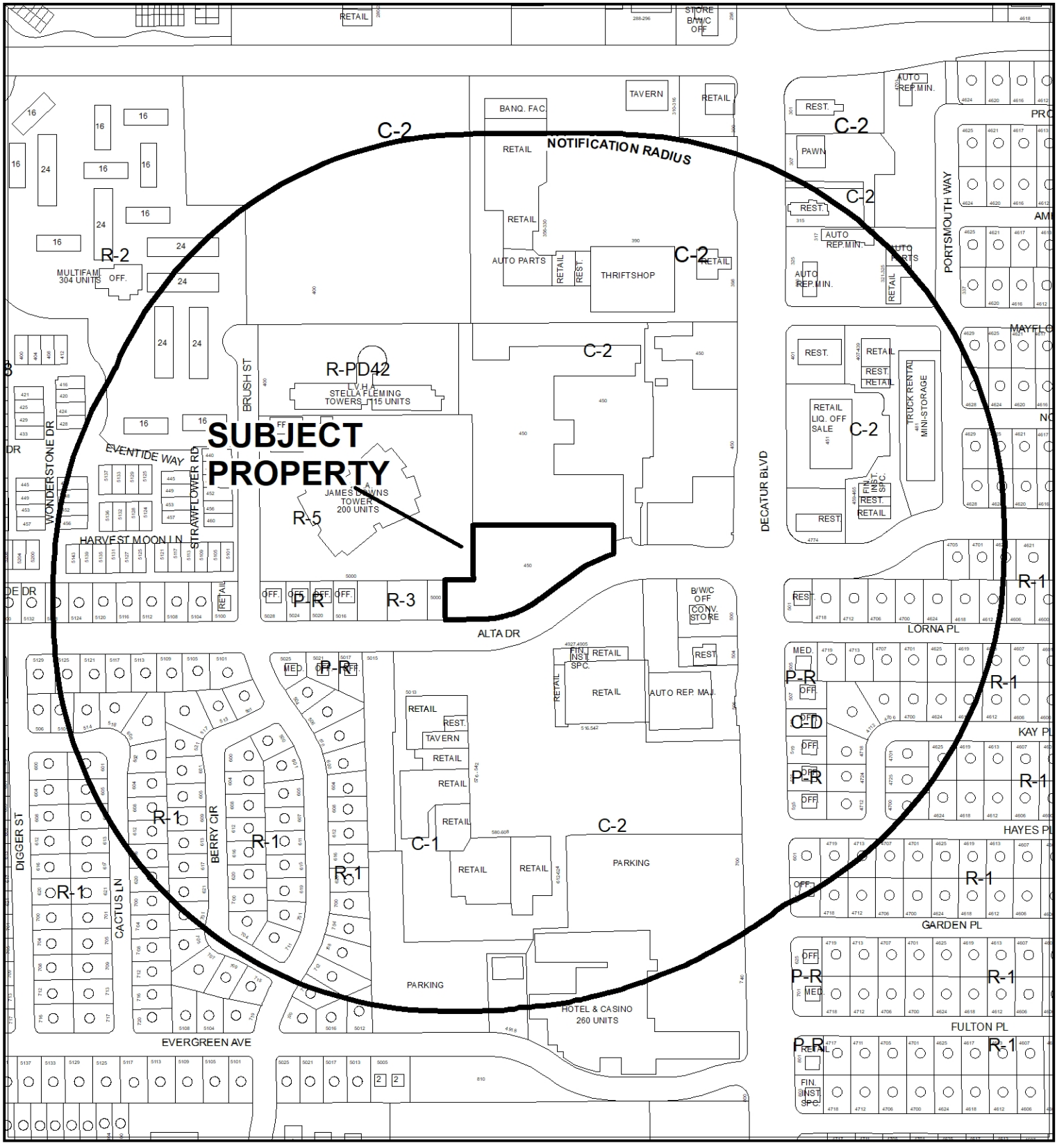
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0772 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: DECATUR COMMERCIAL, LLC - For possible action on the following Land Use Entitlement project requests on 1.57 acres at 450 South Decatur Boulevard (APN 138-36-613-008), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division - 21-0772-SDR1
7. Submitted after Final Agenda - Protest-Support Postcards
8. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



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Feet

CASE: 21-0772

RADIUS: 1000 FEET

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

N



CASE: **21-0772**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GEORGE GEKAKIS, INC. - OWNER: DECATUR COMMERCIAL, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0772-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0772-SDR1 21-0772-SUP1
21-0772-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0772-VAR1 21-0772-SDR1
21-0772-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0772-VAR1 21-0772-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 267 (by City Clerk)

PROTESTS 1

APPROVALS 0

CS

** CONDITIONS **

21-0772-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0772-SUP1) and Site Development Plan Review (21-0772-SDR1) shall be required, if approved.

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

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

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

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

21-0772-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mini-Storage Facility use, except as amended herein.

2. Approval of and conformance to the Conditions of Approval for Variance (21-0772--VAR1) and Site Development Plan Review (21-0772-SDR1) shall be required, if approved.

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

4. A Waiver from Title 19.12 is hereby approved, to allow a stucco façade adjacent to a residential use where decorative block is required.

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

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

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

21-0772-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0772-VAR1) and Special Use Permit (21-0772-SUP1) shall be required, if approved.

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

3. If approved, Site Development Plan Review (21-0078-SDR1) shall be expunged.

4. All development shall be in conformance with the site plan and landscape plan, date stamped 03/14/22 and building elevations, date stamped 02/17/22, except as amended by conditions herein.

5. An Exception from Title 19.08.110 is hereby approved, to allow one interior parking area tree where six are 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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

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

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

Public Works

12. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

13. Construct a median in Alta Drive that restricts the driveway to right turns only, to the satisfaction of the City Traffic Engineer.

14. Connect to public sewer in Alta Drive concurrent with development of this site.

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

16. Submit a License Agreement for landscaping and private improvements in the public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review Request for a proposed Mini-Storage development at 450 South Decatur Boulevard.

ISSUES

- Variance (21-0772-VAR1) is requested to allow 11 parking spaces where 19 are required. Staff does not support the request.
- The Mini-Storage Facility use is permitted within the C-2 (General Commercial) zoning district via the approval of a Conditional Use Permit.
- As all minimum Conditional Use Permit regulations are not met, approval of Special Use Permit (21-0772-SUP1) is required. Staff does not support the request.
- A Waiver is requested to allow a stucco façade adjacent to a residential use where decorative block is required. Staff does not support the request.
- An Exception is requested to allow one interior parking area tree where six are required. Staff does not support the request.
- Parking requirements are based solely on the subject lot, not including the other uses within the commercial subdivision
- A condition of approval has been added notating Site Development Plan Review (SDR 21-0078-SDR1) shall be expunged if Site Development Plan Review (21-0772-SDR1) is approved.

ANALYSIS

The subject site is zoned C-2 (General Commercial) and subject to Title 19 development standards. It is undeveloped and located within a commercial subdivision. The surrounding uses include a shopping center, multi-family residential development and mixed use development. The applicant proposes to develop the subject lot with a 685-unit Mini-Storage Facility. Per the submitted justification letter, the development will consist of two buildings, one a three-story approximately 100,311 square-foot building and a single-story 1,000 square-foot building. The development will include a 1,200 square-foot leasing office and rentable storage units range in size from 25 square feet to 350 square feet.

Per Title 19, the Mini-Storage Facility use is defined as, “A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.” The proposed development meets this use definition as the applicant proposes to operate a Mini-Storage Facility featuring rentable storage units ranging in size from 25 square feet to 350 square feet.

Minimum Special Use Permit Regulations:

1. No more than one manager’s security residence shall be permitted.

   This requirement is met as no manager unit is depicted on the submitted plans.

2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.

   This requirement is met as not outdoor storage is proposed.

3. The following activities are prohibited on or from the premises of a mini-storage facility:
   a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
   b. The retail sale of stored items;
   c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
   d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
   e. The production, fabrication or assembly of products.

   This requirement is met as none of the listed uses have been proposed.

4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.

   This requirement is met as the applicant has not proposed any truck rental use.

5. Truck and trailer storage shall be screened from streets and adjacent properties.

   This requirement is met as no trailer storage is proposed.

6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

   This requirement is not met as the applicant has requested a Waiver to allow a stucco façade where decorative block is required.

The submitted landscape and site plans depict the facility will be accessed by Alta Drive. Per Title 19, one parking space is required per 50 storage units, spread throughout the development, plus a minimum of five spaces on the exterior side of the security fence for customers. Variance (21-0772-VAR1) is requested to allow 11 parking spaces where 19 are required. The proposed planting materials adhere to the Southern Nevada Regional Plant List recommendations. An Exception is requested to allow a reduction in interior parking area trees. Staff does not support the requests.

The submitted elevation plans depict a three-story, approximately 100,311 square-foot building and a single-story 1,000 square-foot building. The building design will feature a contemporary aesthetic with a stucco façade in neutral tones. A Waiver is requested to allow a stucco façade adjacent to a residential use where decorative block is required. Staff does not support the request. There is an existing Multi-Family Residential development on property adjacent to the west.

The Department of Public Works – Traffic Engineering Division has commented, “This project is expected to add an additional 153 trips per day on Alta Drive and Decatur Avenue. Currently, Alta is at about 74 percent of capacity and Decatur is at about 72 percent of capacity. With this project, Alta is expected to be at about 75 percent capacity and Decatur to remain unchanged. Based on Peak Hour use, this expansion will add into the area roughly 17 additional peak hour trips, or about two every seven minutes.”

The subject site is located within the 2050 Las Vegas Master Plan – Charleston Area. The Charleston Boulevard corridor is the City’s major east-west link and commercial corridor between Downtown Las Vegas and its western suburbs. Comprised of both the City’s earliest inner-ring suburbs and new suburban neighborhoods, this area has high potential for transit-oriented development and new place types along multiple corridors with the introduction of high capacity transit over the next thirty years. The proposed Mini-Storage development does not align with the overall vision of the subject area, which is to focus on more intense, higher density transit-oriented development and developing new place and housing types at specific locations and strips along Charleston Boulevard, Sahara Avenue and Decatur Boulevard.

Staff has determined the proposed development is not harmonious and compatible with the existing development in the surrounding area. This is evidenced by the associated Variance and Waiver requests which staff finds to be self-imposed hardships. Therefore, staff recommends denial of all entitlements. If approved, they will be subject to conditions.

FINDINGS (21-0772-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not adhering to minimum Title 19 parking requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0772-SUP1)

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

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

   The proposed development is not harmonious and compatible with the existing development in the surrounding area. This is evidenced by the associated Variance and Waiver requests.

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 land use as evidenced by the associated Variance request to allow a reduction parking requirements.

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 Alta Drive, an 80-foot Collector Street, which is adequate in size to meet 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.**

   If approved, the proposed use will be subject to building permit and licensing requirements thereby protecting the public health, safety and welfare.

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

   A Waiver is requested to allow a stucco façade adjacent to a residential use where decorative block is required.

FINDINGS (21-0772-SDR1)

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

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

The proposed development is not compatible with the adjacent development in the area as evidenced by the associated Variance and Waiver requests.

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

A Variance (21-0772-VAR1) is requested to allow 11 parking spaces where 19 are required. A Waiver is requested to allow a stucco façade adjacent to a residential use where decorative block is required. An Exception is requested to allow one interior parking area tree where six are required. Staff does not support the requests.

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

Access to the site is provided from Alta Drive, which are both designated as 80-foot Collector Street, according to the Master Plan of Streets and Highways Map.

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

The proposed stucco building façade is compatible with other commercial developments throughout the City. The landscape materials are drought tolerant species that are commonly found throughout the City of Las Vegas

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

The proposed building elevations and design are not unsightly or obnoxious in appearance. However, A Waiver is requested to allow stucco façade where decorative block is required adjacent to a residential use.

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

If approved, the proposed development will be subject to building permit inspections in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/01/74	The Board of City Commissioners considered and approved a Reclassification of Property (Z-30-74) located south of the westerly prolongation of Michael Way. The Planning Commission and staff recommended approval
11/03/76	The Board of City Commissioners approved a Plot Plan Review (Z-30-74) for a body shop and paint room at 444 South Decatur Blvd. The Planning Commission and staff recommended approval.
05/03/78	The Board of City Commissioners approved a Reclassification of Property (Z-0031-78) from R-1 (Single Family Residence) to C-2 (General Commercial), proposed use: shopping center at the southwest corner of Decatur Blvd and Meadows Lane. The Planning Commission recommended approval.
05/16/84	The City Council approved a Plot Plan Review (Z-0030-74) to operate a private elementary school on property located approximately 600 feet west of Decatur Blvd. The Planning Commission and staff recommended approval.
03/20/85	The City Council approved a Plot Plan Review for the Meadows School Project on property located approximately 600 feet west of Decatur Blvd. The Planning Commission and staff recommended approval.
04/16/86	The City Council approved a Plot Plan Review (Z-0030-74) for the Meadows School expansion located at 5001 Meadows Lane. The Planning Commission and staff recommended approval. The Meadows School ceased operations in June 1988.
06/06/07	The City Council approved a Special Use Permit (SUP-19129) for an Auto Paint & Body Repair Shop at 400 Decatur Blvd. The Planning Commission and Staff recommended denial.
	The City Council approved a Variance (VAR-18210) to allow 509 parking spaces where 783 are required at 400 Decatur Blvd. The Planning Commission and Staff recommended denial.
	The City Council approved a Rezoning (ZON-18208) from R-1 (Single Family Residential) to C-2 (General Commercial) at 400 Decatur Blvd. The Planning Commission and Staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-18206) for a 123,669 square-foot expansion of an existing automobile service facility at 400 Decatur Blvd. The Planning Commission and Staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/18/12	The City Council approved a General Plan Amendment (GPA-43991) 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.
09/04/19	The City Council approved a Variance (VAR-76702) to allow 846 parking spaces where 970 are required on 19.62 acres at 400 South Decatur Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-76703) for a multi-family residential use at 400 South Decatur Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-76704) for a proposed three-story, 240-unit, multi-family development, and a four-story mixed-use development consisting of 240 residential units and 27,500 square feet of commercial space on 19.62 acres at 400 South Decatur Boulevard. The Planning Commission and staff recommended approval.
05/12/20	The Planning Commission approved Site Development Plan Review (SDR-78599) for a Major Amendment to a previously approved Site Development Plan Review (SDR-76704) for a proposed parking lot and site reconfiguration with a 16,121 square-foot decrease in commercial space with waivers of the perimeter landscape buffer requirements on 19.62 acres at 400 South Decatur Boulevard.
03/23/21	Department of Planning Staff administratively approved Site Development Plan Review (21-0078-SDR1) for a Minor Amendment to an approved Site Development Plan Review (SDR-78599) for a proposed four-story tall, 72-unit hotel development on 1.54 acres located on the north side of Alta Drive, approximately 310 feet west of Decatur Boulevard.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 1.57 acres at 450 South Decatur Boulevard (APN 138-36-613-008), C-2 (General Commercial) Zone, Ward 1 (Knudsen) • 21-0772-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 19 ARE REQUIRED • 21-0772-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE WITH A WAIVER TO ALLOW A STUCCO FACADE WHERE DECORATIVE BLOCK IS REQUIRED ADJACENT TO A RESIDENTIAL USE • 21-0772-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 685-UNIT, 101,311 SQUARE-FOOT MINI-STORAGE FACILITY

Most Recent Change of Ownership	
11/30/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/12/13	A building permit (#C-247707) was issued for a demolition of all buildings at 400 Decatur Boulevard.
06/08/16	A building permit (#C-319533) was issued for the demolition of a billboard at 400 Decatur Boulevard. The permit was finalized on 06/15/16.
01/20/21	A building permit (#C21-00314) was processed for retaining and screen walls (Decatur Alta Phase 1-2) at 450 South Decatur Boulevard. The permit has not been issued.
01/28/21	A building permit (#PRC20-00054) was issued for a Senior Project – four story wood framed apartment building with 240 units, common area, retail space and maintenance building (Decatur & Alta Senior Apartments) at 450 South Decatur Boulevard. The permit was finalized on 01/28/21.
02/09/21	A building permit (#PRC20-00055) was issued for a Family Project – with ten apartment buildings, 240 units, one recreational building and maintenance building (Decatur & Alta Family Apartments) at 5151 Meadows Lane. The permit was finalized on 02/09/21.

Pre-Application Meeting	
11/24/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Mini-Storage development.

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

Field Check	
02/24/22	Staff conducted a routine field check and found that the site was undeveloped and surrounded by temporary construction fencing.

Details of Application Request	
Site Area	
Net Acres	1.57

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TOD-1 (Transit Oriented Development – 1)	C-2 (General Commercial)
North	Shopping Center	TOD-1 (Transit Oriented Development – 1)	C-2 (General Commercial)
South	Shopping Center	TOC-2 (Transit Oriented Corridor – 2)	C-2 (General Commercial)
East	Shopping Center	TOD-1 (Transit Oriented Development – 1)	C-2 (General Commercial)
West	Multi-Family Residential	TOD-1 (Transit Oriented Development – 1)	R-5 (Apartment) R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan – Charleston Area	N*
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The proposed use does not align with the overall vision of providing more intense, mixed-use and transit oriented development.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	10 Feet	41 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	10 Feet	Y*
Max. Lot Coverage	50%	50%	Y
Max. Building Height	N/A	43 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 subject lot is located within a commercial subdivision where the northern rear property line exceeds the 20-foot requirement.

Pursuant to Site Development Plan Review (SDR-78599), the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	N/A	0 Trees	12 Trees	Y
• South	1 Tree / 20 Linear Feet	17 Trees	19 Trees	Y
• East	N/A	0 Trees	3 Trees	Y
• West	1 Tree / 20 Linear Feet	15 Trees	15 Trees	Y
TOTAL PERIMETER TREES		**32 Trees**	**49 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	1 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	N/A		8 Feet	Y
• West	6 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested an Exception from Title 19.08.110, to allow one interior parking lot tree where six trees are required.

CS

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 Map	100 Feet	Y
Alta Drive	Collector Street	Master Plan of Streets and Highways Map	80 Feet	Y
Meadows Lane	Collector Street	Master Plan of Streets and Highways Map	80 Feet	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	685 units	1:50 storage units, plus 5 spaces on the exterior side of the security fence	19				
TOTAL SPACES REQUIRED			19		11		N*
Regular and Handicap Spaces Required			18	1	10	1	N*
Percent Deviation			42%				

*The applicant has requested Variance (21-0772-VAR1) to allow a reduction in required parking spaces.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Façade shall be of decorative block adjacent to a residential use	To allow a stucco façade adjacent to a residential use	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide six interior parking area trees	to allow one interior parking area tree	Denial

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

21-0772 08/17/2022

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

Project Address (Location) 450 S. Decatur Blvd.

Project Name Mini-Storage at Decatur and Alta **Proposed Use** Ministorage

Assessor's Parcel #(s) 138-36-613-008 **Ward #** 1

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

Additional Information

Property Owner Decatur Commercial LLC Contact George Gekakis
Address 2655 S. Rainbow Blvd., #401 City Las Vegas State NV Zip 89146
E-mail gg1@gekakis.com Phone 702-364-8027

Applicant George Gekakis, Inc. Contact George Gekakis
Address 2655 S. Rainbow Blvd., #401 City Las Vegas State NV Zip 89146
E-mail gg1@gekakis.com Phone 702-364-8027

Representative Carroll Design Collaborative Contact Andrea Carroll
Address 1980 Festival Plaza Drive, Suite 450 City Las Vegas State NV Zip 89135
E-mail andrea@carroll.design Phone 720.227.1216

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

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

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

Partner(s) _____

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

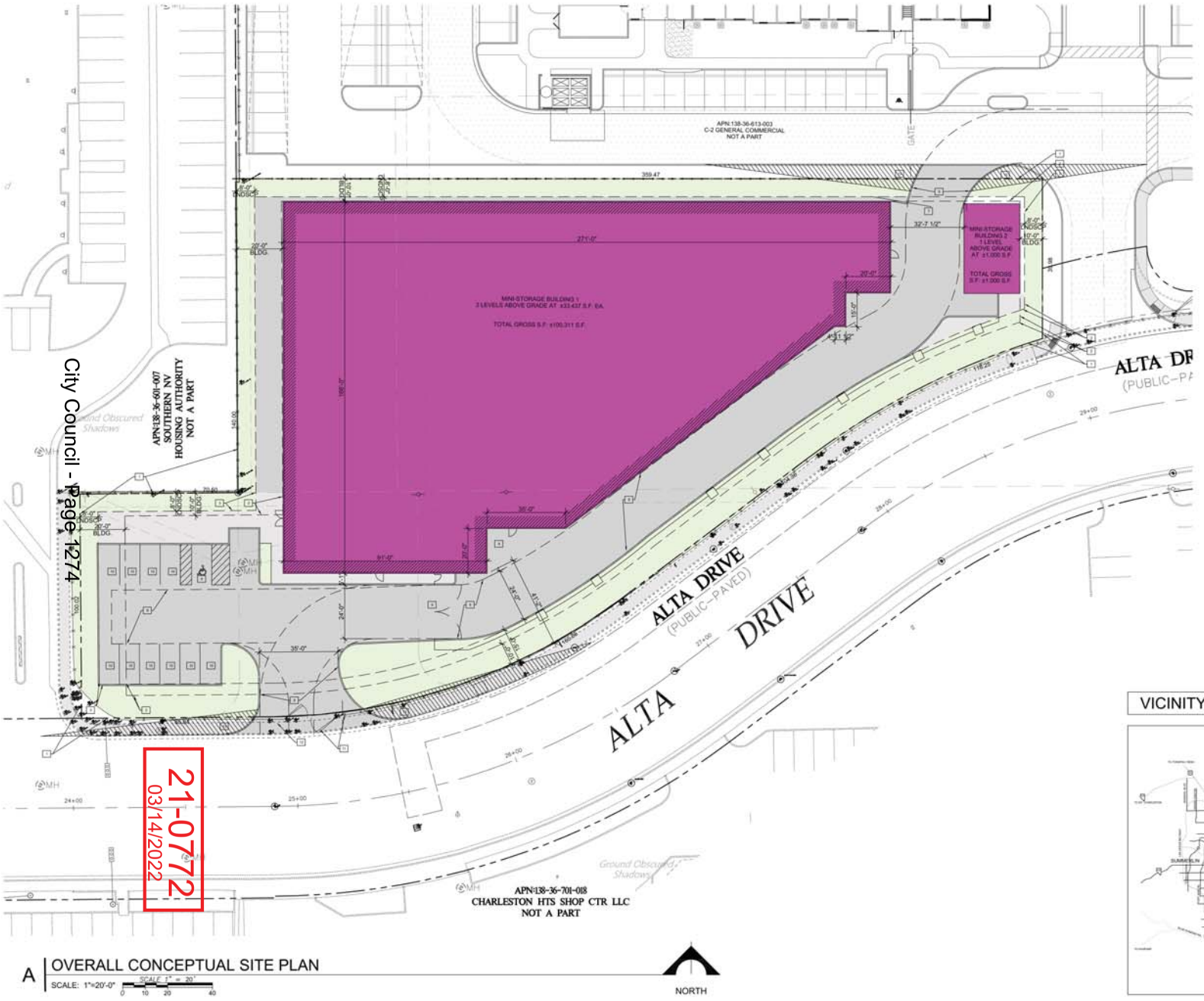
Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name George Gekakis

Subscribed and sworn before me
This 13 day of December, 20 21

_____
Notary Public in and for said County and State

MARINA A. ADAMY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-02-23
Certificate No: 13-12358-1



A | OVERALL CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"

NORTH

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL #:	138-36-613-008
CURRENT ZONING CLASSIFICATION:	C-2 - (GENERAL COMMERCIAL)
PROPOSED ZONING CLASSIFICATION:	C-2 - (GENERAL COMMERCIAL)
CURRENT PLANNED LAND USE:	SC - (SERVICE COMMERCIAL)
PROPOSED PLANNED LAND USE:	SC - (SERVICE COMMERCIAL)
SITE AREA:	+/- 1.57 ACRES
BUILDING AREA:	+/-101,311 S.F.
WAIVERS REQUIRED:	WAIVER FOR REDUCTION IN 5 PARKING SPACES

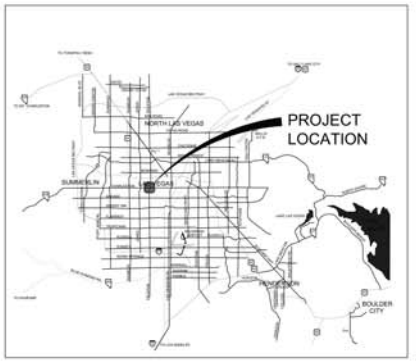
PARKING
REQUIRED:
5 IN VICINITY OF OFFICE
1:50 STORAGE UNITS (685 UNITS/50 = 14 SPACES)
19 SPACES REQUIRED
PROVIDED:
11 SPACES = 2 LOADING/UNLOADING

KEYNOTES

1. PROPERTY LINE
2. BUILDING SETBACK
3. LANDSCAPE SETBACK
4. TRASH ENCLOSURE
5. NEW DRIVEWAY
6. WROUGHT IRON ENTRY SWING GATE
7. WROUGHT IRON SLIDING EXIT GATE
8. FIRE LANE
9. ADA VAN ACCESSIBLE SPACE 9'X19' WITH 8' APRON
10. STANDARD 9'X19' PARKING SPACE
11. EXISTING GATES AND FENCE TO BE DEMOLISHED
12. EXISTING PAN DRIVEWAY TO BE UPGRADED TO NEW COMMERCIAL DRIVEWAY
13. SITE VISIBILITY ZONE

!!IMPORTANT!!
THE DRAWING AND UTILITY EASEMENTS SHOWN ARE BASED ON A PDF OF A PROFESSIONAL SURVEY PROVIDED BY THE CLIENT CARROLL DESIGN COLLABORATIVE DOES NOT ACCEPT ANY LIABILITY FOR ANY ISSUES DUE TO DISCREPANCIES WITH ACTUAL EXISTING CONDITIONS AND LINES/BOUNDARIES.

VICINITY MAP



CARROLL DESIGN COLLABORATIVE

1980 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

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Consultant

Project Name

MINI-STORAGE AT DECATUR AND ALTA

Description

Date

No.

Seal

CONCEPTUAL SITE PLAN

Project Number

21-024

CSP1.000

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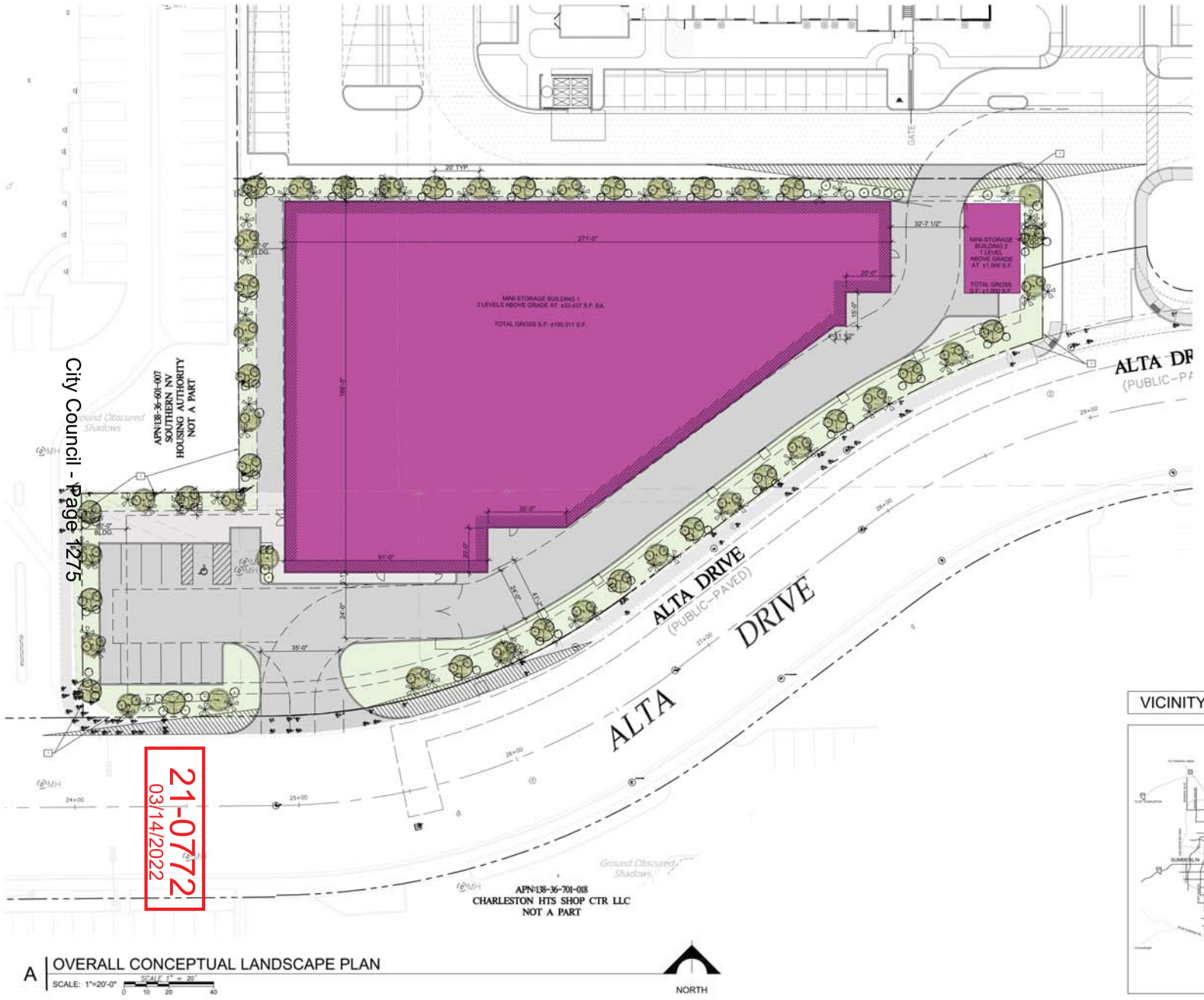
21-0772
03/14/2022



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21-0772
03/14/2022

A OVERALL CONCEPTUAL LANDSCAPE PLAN
SCALE: 1"=20'-0" SCALE 1" = 20'
0 10 20 40

NORTH

KEYNOTES

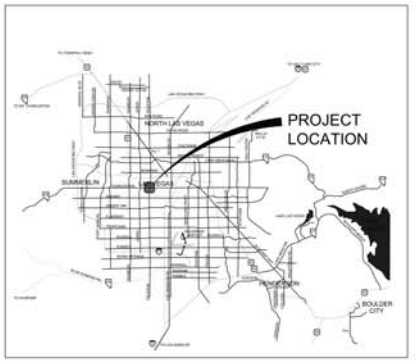
1 PROPERTY LINE

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	36 INCH BOX	DESERT WILLOW	CHILOPSIS LINEARIS 'HOPI SUNSET'	14
	36 INCH BOX	DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	18

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON	DAMIANITA	CHRYSOTHAMNUS MENZIESII	72
	5 GALLON	BULLGRASS	MUHLENBERGIA LINDHEIMERI (CUTTING TYPE)	246
	5 GALLON	FRAGRANT LANTANA, YELLOW	LANTANA MONTEVIDENSIS	42

IMPORTANT!!
THE DRAWING AND UTILITY EASEMENTS SHOWN ARE BASED ON A PDF OF A PROFESSIONAL SURVEY PROVIDED BY THE CLIENT CARROLL DESIGN COLLABORATIVE DOES NOT ACCEPT ANY LIABILITY FOR ANY ISSUES DUE TO DISCREPANCIES WITH ACTUAL EXISTING CONDITIONS AND LINES/BOUNDARIES.

VICINITY MAP



CARROLL DESIGN COLLABORATIVE
1980 FESTIVAL PLAZA DRIVE, SUITE 650 LAS VEGAS, NV 89135

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Consultant

Project Name
MINI-STORAGE AT DECATUR AND ALTA
430 S. DECATUR BLVD., LAS VEGAS, NV 89107

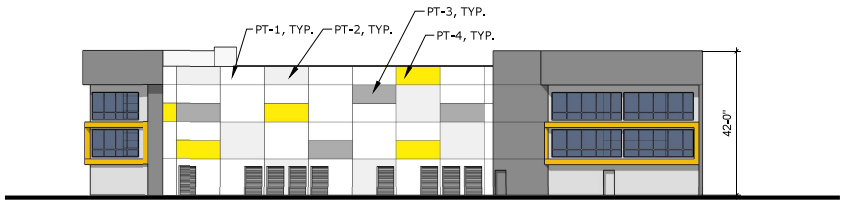
No.	Date	Description

Seal

Title
CONCEPTUAL LANDSCAPE PLAN

Project Number
21-024

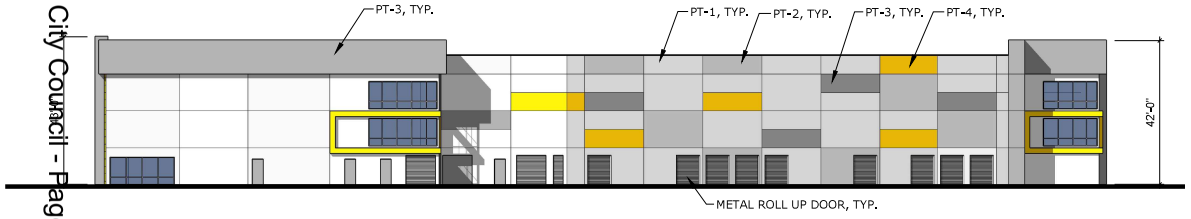
CLP1.000



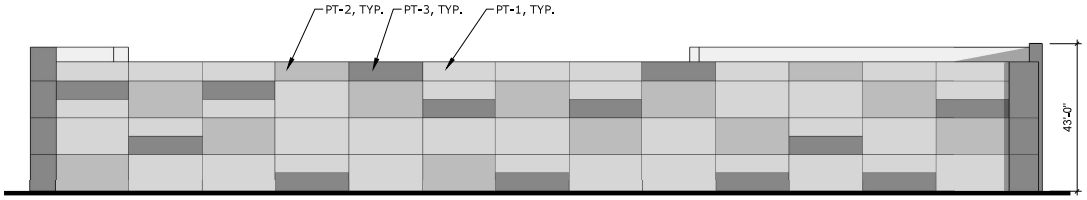
PROPOSED EXTERIOR ELEVATION - EAST
SCALE: 1/16" = 1'-0"



PROPOSED EXTERIOR ELEVATION - WEST
SCALE: 1/16" = 1'-0"



PROPOSED EXTERIOR ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

PT-01
ZIRCON
SW 7667
SINGLE COAT STUCCO
OR SIM.

PT-04
CHEERFUL
SW 6903
SINGLE COAT STUCCO
OR SIM.

PT-02
MARCH WIND
SW 7668
SINGLE COAT STUCCO
OR SIM.

PT-03
SUMMIT GRAY
SW 7669
SINGLE COAT STUCCO
OR SIM.

21-0772
02/17/2022

CARROLL DESIGN COLLABORATIVE

1980 FESTIVAL PLAZA DRIVE, SUITE 650 LAS VEGAS, NV 89135

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Consultant

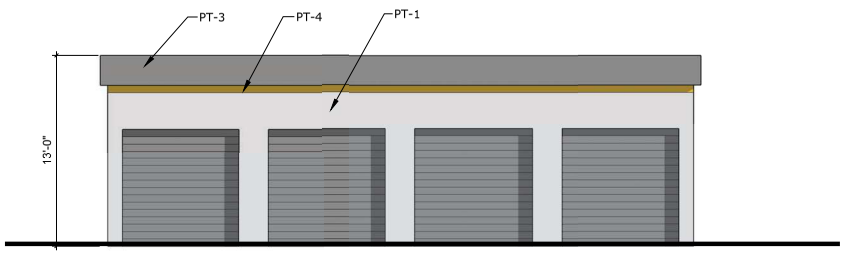
Project Name
MINI-STORAGE AT
DECATUR AND ALTA
4545 E. DECATUR BLVD., LAS VEGAS, NV 89107

No.	Date	Description

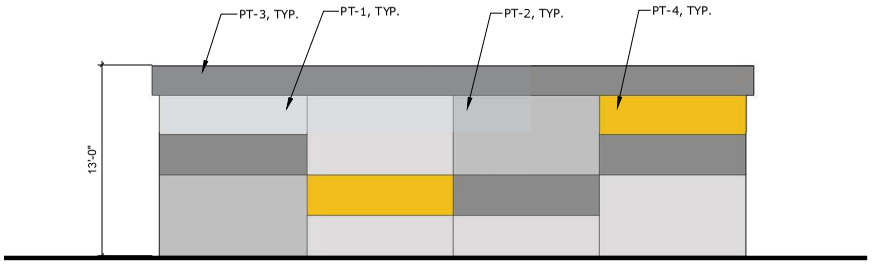
Seal

Title
CONCEPTUAL
ELEVATIONS
ENT 1.104

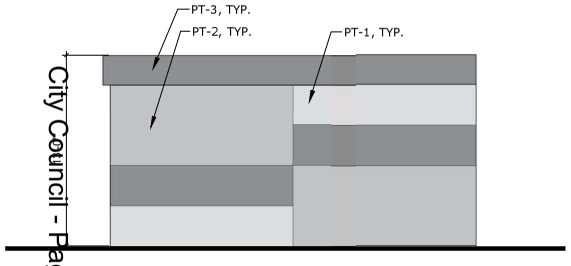
Project Number 21-024



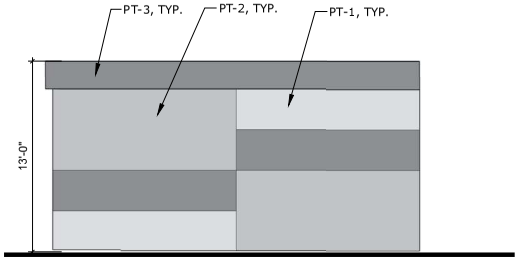
PROPOSED EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

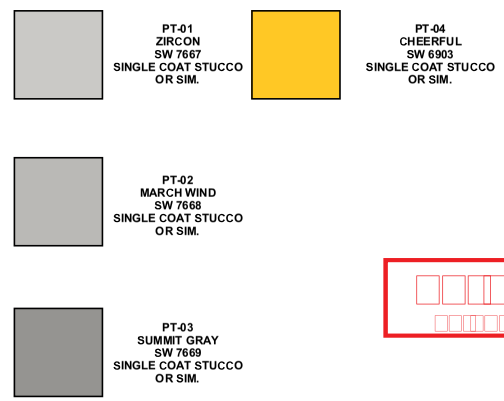


PROPOSED EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND



CARROLL DESIGN COLLABORATIVE
1880 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

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Consultant

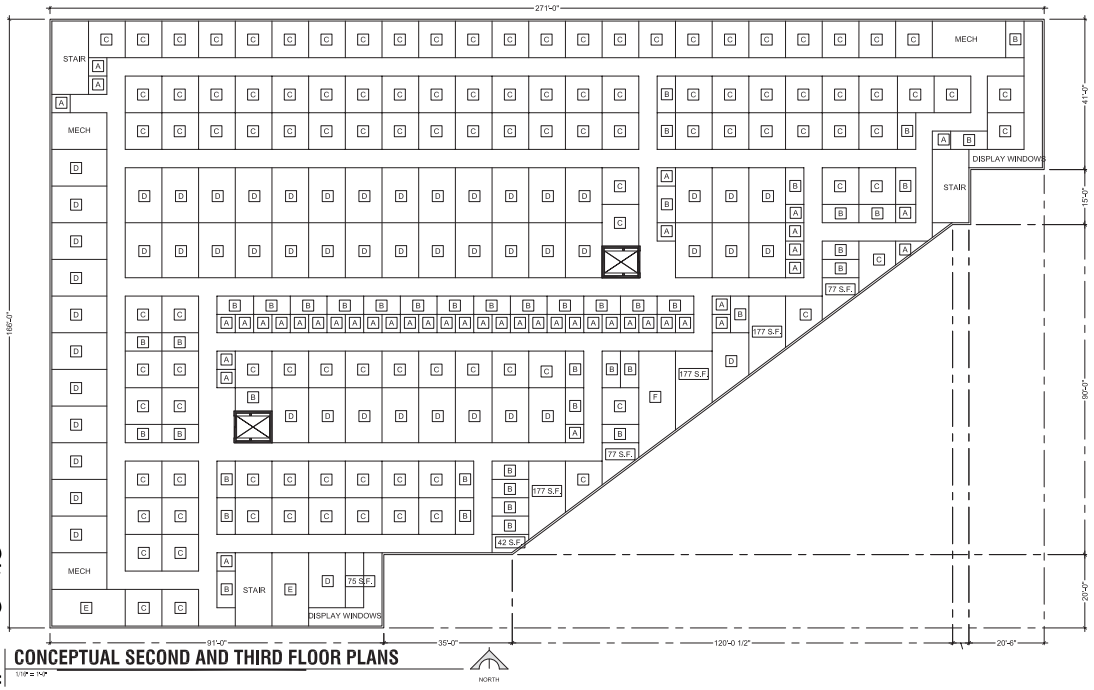
Project Name
MINI-STORAGE AT DECATUR AND ALTA
450 S. DECATUR BLVD., LAS VEGAS, NV 89107

No. | Date | Description

Seal

Title
Project Number
21-024

CONCEPTUAL ELEVATIONS ENT 1.105



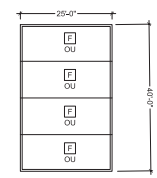
CONCEPTUAL SECOND AND THIRD FLOOR PLANS

1/16" = 1'-0"



1 CONCEPTUAL FIRST FLOOR PLAN

1/16" = 1'-0"



UNIT TABULATIONS

UNIT	SIZE	NUMBER OF UNITS: EXTERIOR 1ST FL.	INTERIOR 1ST FL.	2ND FL.	3RD FL.	TOTAL UNITS	% OF UNITS
A	5'X5'	0	11	44	44	99	14.453%
	42 S.F.	0	0	1	1	2	0.292%
B	5'X10'	0	26	45	45	116	16.934%
	75 S.F.	0	0	1	1	2	0.292%
	77 S.F.	0	0	2	2	4	0.584%
C	10'X10'	0	18	110	110	238	34.7[illegible]%
	127 S.F.	2	1	0	0	3	0.4[illegible]%
D	10'X15'	1	14	53	53	120	17.518%
	177 S.F.	1	0	3	3	7	1.0[illegible]%
	188 S.F.	1	0	0	0	1	0.1[illegible]%
	192 S.F.	1	0	0	0	1	0.146%
E	10'X20'	1	44	2	2	50	7.299%
F	10'X25'	4	23	1	1	29	4.234%
G	10'X30'	10	0	0	0	10	1.460%
	327 S.F.	1	0	0	0	1	0.146%
H	10'X35'	0	2	0	0	2	0.292%
	TOTAL	22	139	262	262	685	100%
TOTAL GROSS S.F.		73,894					

GRAND TOTALS

LEASABLE 1ST FL.	27,390 S.F.	35,713 %
LEASABLE 2ND FL.	23,752 S.F.	32,143 %
LEASABLE 3RD FL.	23,752 S.F.	32,143 %
TOTAL LEASABLE S.F.	73,894 S.F.	100.00%
TOTAL GROSS S.F.	101,311 S.F.	72.9%

21-0772
02/17/2022

CARROLL DESIGN COLLABORATIVE

1980 FESTIVAL PLAZA DRIVE, SUITE 450 LAS VEGAS, NV 89135

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Consultant

Project Name

MINI-STORAGE AT DECATUR AND ALTA

450 S. DECATUR BLVD., LAS VEGAS, NV 89107

No.	Date	Description

Seal

Title

FIRST FLOOR CONCEPTUAL FLOOR PLAN

Project Number

21-024

ENT 1.101



21-0772-VAR1, 21-0772-SUP1 AND 21-0772-SDR1 - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: DECATUR COMMERCIAL, LLC
450 SOUTH DECATUR BOULEVARD

02/24/2022



21-0772-VAR1, 21-0772-SUP1 AND 21-0772-SDR1 - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: DECATUR COMMERCIAL, LLC
450 SOUTH DECATUR BOULEVARD

02/24/2022

CARROLL DESIGN COLLABORATIVE

February 17, 2022

Planning and Zoning Department
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

Re: **Justification Letter for 21-0772**: APN: 138-36-613-008
Design Review, Special Use Permit with waiver of minimum SUP requirement and a Parking Variance

Dear Member of the Planning and Zoning Department,

We would like to introduce this application as the proposed Mini-Storage at Decatur and Alta which is located west of the intersection of S. Decatur Blvd. and Alta Drive. This project consists of one parcel that is approximately +/-1.57 (gross) acres in size, currently zoned C-2 General Commercial.

As the site is located near the NW corner of Decatur Blvd. and Alta Drive, access into the site will be off of Alta Drive to the south of the development. The site will consist of two total buildings: +/-100,311 square foot 3-story Mini-Storage building and a one story +/-1,000 square foot mini-storage building. The mini-storage warehouse will have a +/-1,200 square foot leasing office and the rentable storage units range in size from 25 square feet to 350 square feet. Per Title 19 requirements, the overall site is required to have 19 parking stalls and 13 parking stalls are provided.

In terms of design, both buildings on site have a similar contemporary aesthetic with neutral colors and a cheerful accent color to convey a pleasing and coherent development. The architectural features of the buildings take cues from a more contemporary aesthetic that is seen springing up throughout the Valley.

The special use permit with waiver for minimum requirement is for the design of the exterior of the building to be stucco in lieu of the required decorative block when adjacent to residential. The project is adjacent to a multi-family project to the north on C-2 zoned land and west on R-5 zoned land, with 3 vacant parcels of land/road to the west that is currently zoned R-3 with the land adjacent to them being zoned professional office. With the design of this project being stucco for the exterior in lieu of the decorative block, it will meld better with the new multi-family project to the north and be made of a more compatible material that is commonly used in residential construction.

This application is requesting a parking variance to have a reduction of parking from a required 19 parking spaces to 13 parking spaces (a reduction of 6 spots). In general,

21-0772
02/17/2022

the Mini-Storage use has a low number of occupants in the building at all times. Typically, you will have the manager and several people from time to time loading and unloading their possessions in which 13 parking stalls should suffice for this particular site. Additionally, this mini-storage development is part of a larger development to the north which is owned by the same entity which also has an abundance of parking.

In general, the Mini-Storage use is a lower impact commercial use that will also benefit the community by providing rentable self-storage units for the many rooftops in the area. It will also serve be a good neighbor to the adjacent R-3 and R-5 to the west as there are typically a low number of visitors to Mini-Storage projects per day. We would greatly appreciate the staff's recommendation for approval.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

Andrea Limpede Carroll
Principal Architect
NCARB(NV #7598)
Carroll Design Collaborative

21-0772
02/17/2022

21-0772-SDR1
Decatur Commercial, LLC

NEC Alta Drive & Brush Street

Proposed 101.311 thousand square foot mini-storage facility.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF]	101.311	1.51	**153**
AM Peak Hour			0.10	**10**
PM Peak Hour			0.17	**17**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Alta Drive	
Average Daily Traffic (ADT)	12,056
PM Peak Hour	964

(heaviest 60 minutes)

Decatur Boulevard	
Average Daily Traffic (ADT)	57,708
PM Peak Hour	4,617

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Alta Drive	16,380
Decatur Boulevard	80,100

This project is expected to add an additional 153 trips per day on Alta Dr. and Decatur Ave. Currently, Alta is at about 74 percent of capacity and Decatur is at about 72 percent of capacity. With this project, Alta is expected to be at about 75 percent capacity and Decatur to remain unchanged.

Based on Peak Hour use, this expansion will add into the area roughly 17 additional peak hour trips, or about two every seven minutes.

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

Application Information

21-0772 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: DECATUR COMMERCIAL, LLC - For possible action on the following Land Use Entitlement project requests on 1.57 acres at 450 South Decatur Boulevard (APN 138-36-613-008), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

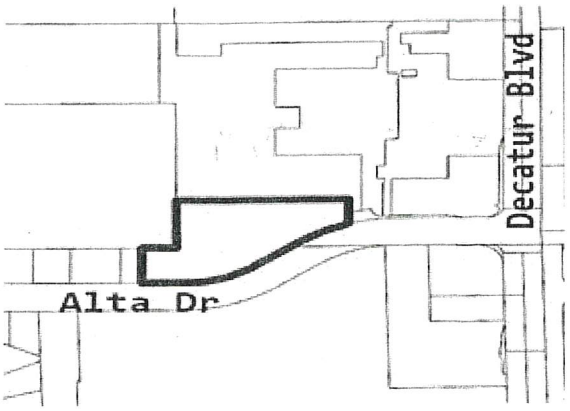
21-0772-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 19 ARE REQUIRED

21-0772-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE WITH A WAIVER TO ALLOW A STUCCO FACADE WHERE DECORATIVE BLOCK IS REQUIRED ADJACENT TO A RESIDENTIAL USE

21-0772-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 685-UNIT, 101,311 SQUARE-FOOT MINI-STORAGE FACILITY

Not enough parking

Application Location



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

Public Hearing Information

Meeting:	City Council
Date:	05/18/2022
Location:	City Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada
Time:	9:30 a.m.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to www.lasvegasnevada.gov/meetings or call (702) 229-6311 (TTY 7-1-1). Note tha postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of th governing body for their consideration prior to the meeting.

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101
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Official Notice of Public Hearing

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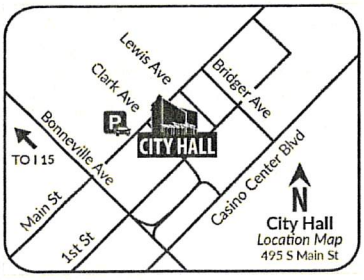
2022 MAY 11 A 11:45



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0772 and 21-0772-VAR1 and 21-0772-SUP1 and 21-0772-SDR1

City Council Meeting of **05/18/2022**

21-0772
13836611031
HANEY RICHARD D & LINDA J
344 WILD PLUM LN
LAS VEGAS NV 89107-2823

Submitted after final agenda

Date 5/18/22 Item 52 a-c

City of Las Vegas, Office of The City Clerk
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Las Vegas, Nevada 89101
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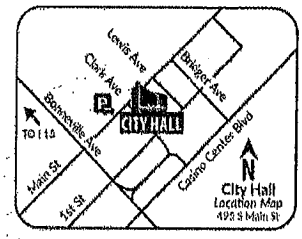

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0772 and 21-0772-VAR1 and 21-0772-SUP1 and 21-0772-SDR1

City Council Meeting of **05/18/2022**

21-0772
13836713016
MONTERO RENE C & ROSEMINDA DECHAVEZ
9632 CAMINO CAPISTRANO LN
LAS VEGAS NV 89147

2022 MAY 11 P 1:45

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101
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Official Notice of Public Hearing

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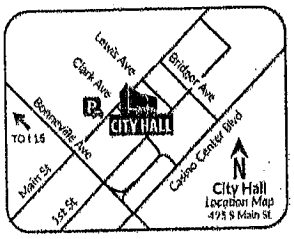

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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21-0772 and 21-0772-VAR1 and 21-0772-SUP1 and 21-0772-SDR1

City Council Meeting of **05/18/2022**

21-0772
13836713022
ELITE CARE HOME HEALTH L L C
9632 CAMINO CAPISTRANO LN
LAS VEGAS NV 89147

2022 MAY 11 P 1:45

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

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

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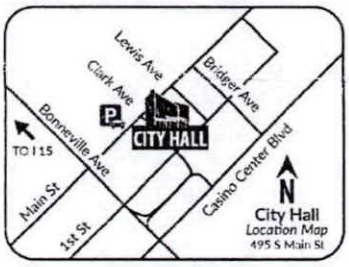
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0772 and 21-0772-VAR1 and 21-0772-SUP1 and 21-0772-SDR1

Planning Commission Meeting of **04/12/2022**

97 BRDFNP1 89107

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21-0772
13836611031
HANEY RICHARD D & LINDA J
344 WILD PLUM LN
LAS VEGAS NV 89107-2823

Submitted after final agenda

26a-cP

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
52a

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

SUBJECT:
21-0772-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 19 ARE REQUIRED

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
52b

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

SUBJECT:
21-0772-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE WITH A WAIVER TO ALLOW A STUCCO FACADE WHERE DECORATIVE BLOCK IS REQUIRED ADJACENT TO A RESIDENTIAL USE

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

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BACKUP DOCUMENTATION:
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AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
52c

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

SUBJECT:
21-0772-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 685-UNIT, 101,311 SQUARE-FOOT MINI-STORAGE FACILITY

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

RECOMMENDATION:
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AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
53

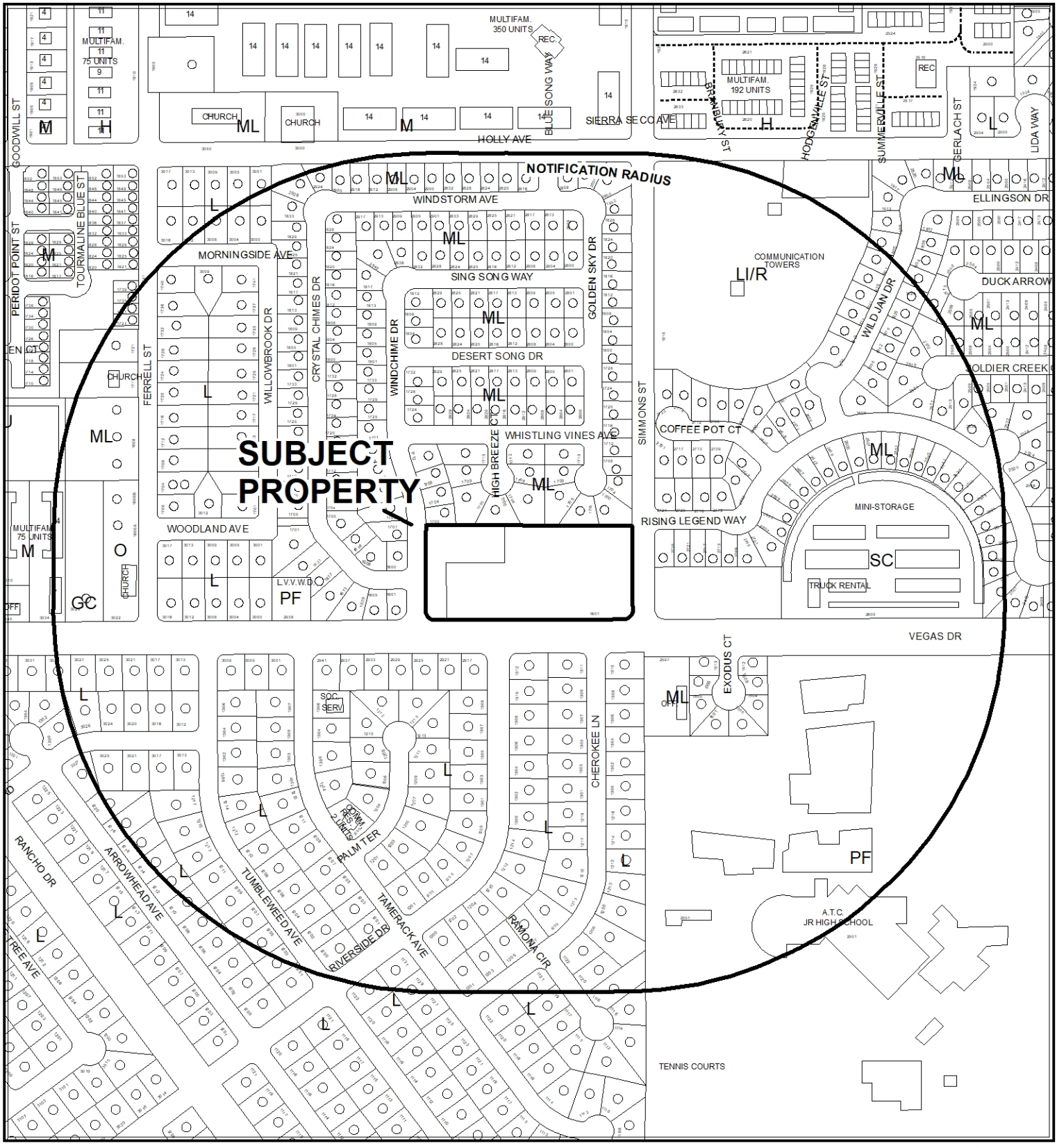
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
21-0783 - PUBLIC HEARING - APPLICANT/OWNER: SUERTE SIETE, LLC - For possible action on the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 21-0783-GPA1
2. Land Use Map - 21-0783-GPA1
3. Land Use Map - 21-0783-ZON1
4. Location and Aerial Maps
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Submitted after Final Agenda - Withdrawal Request Letter by Brown, Brown and Premsrirut and Protest-Support Postcards
10. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



0 305 610 Feet

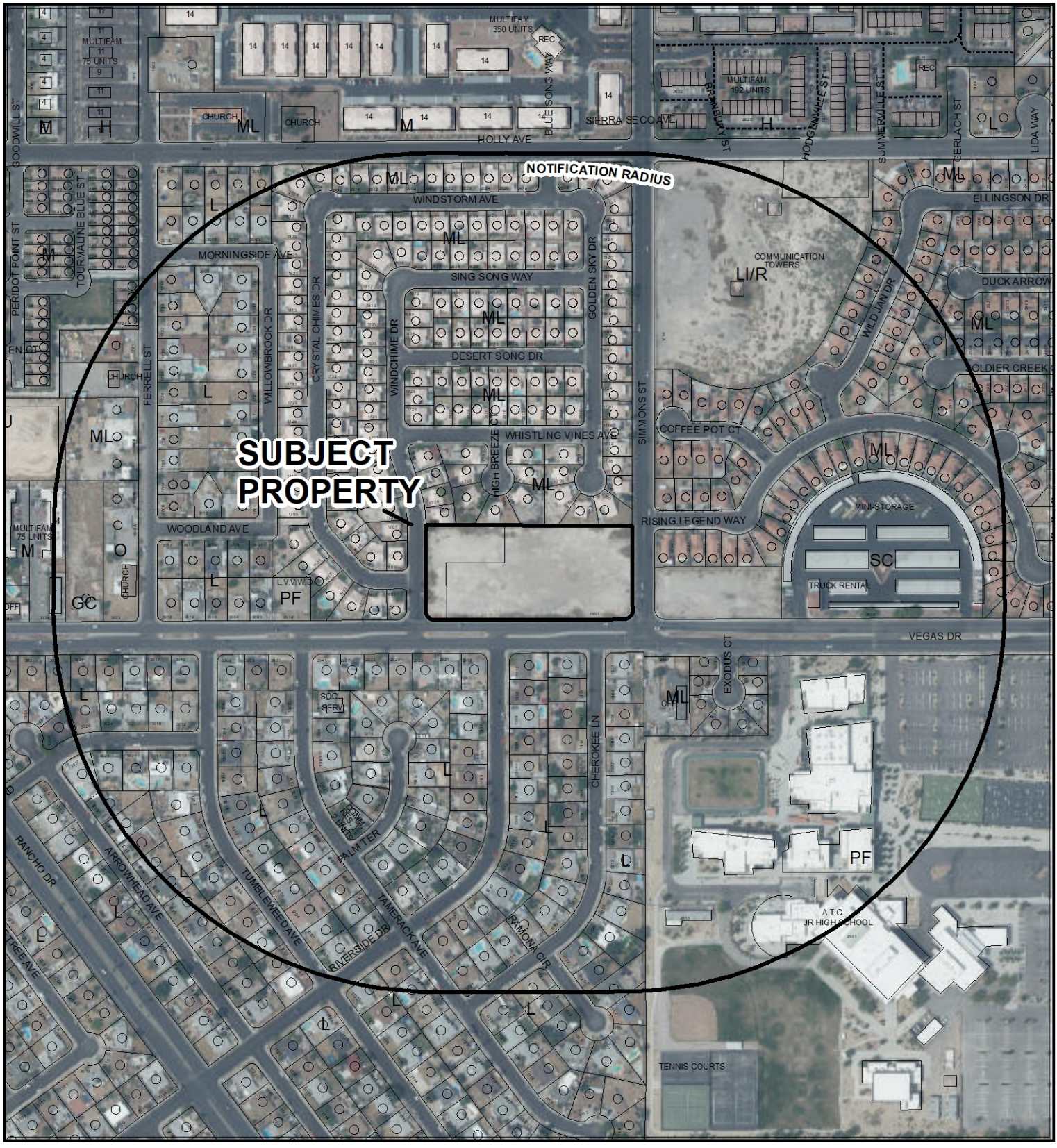
CASE: **21-0783-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N



0 305 610 Feet

CASE: **21-0783-GPA1**

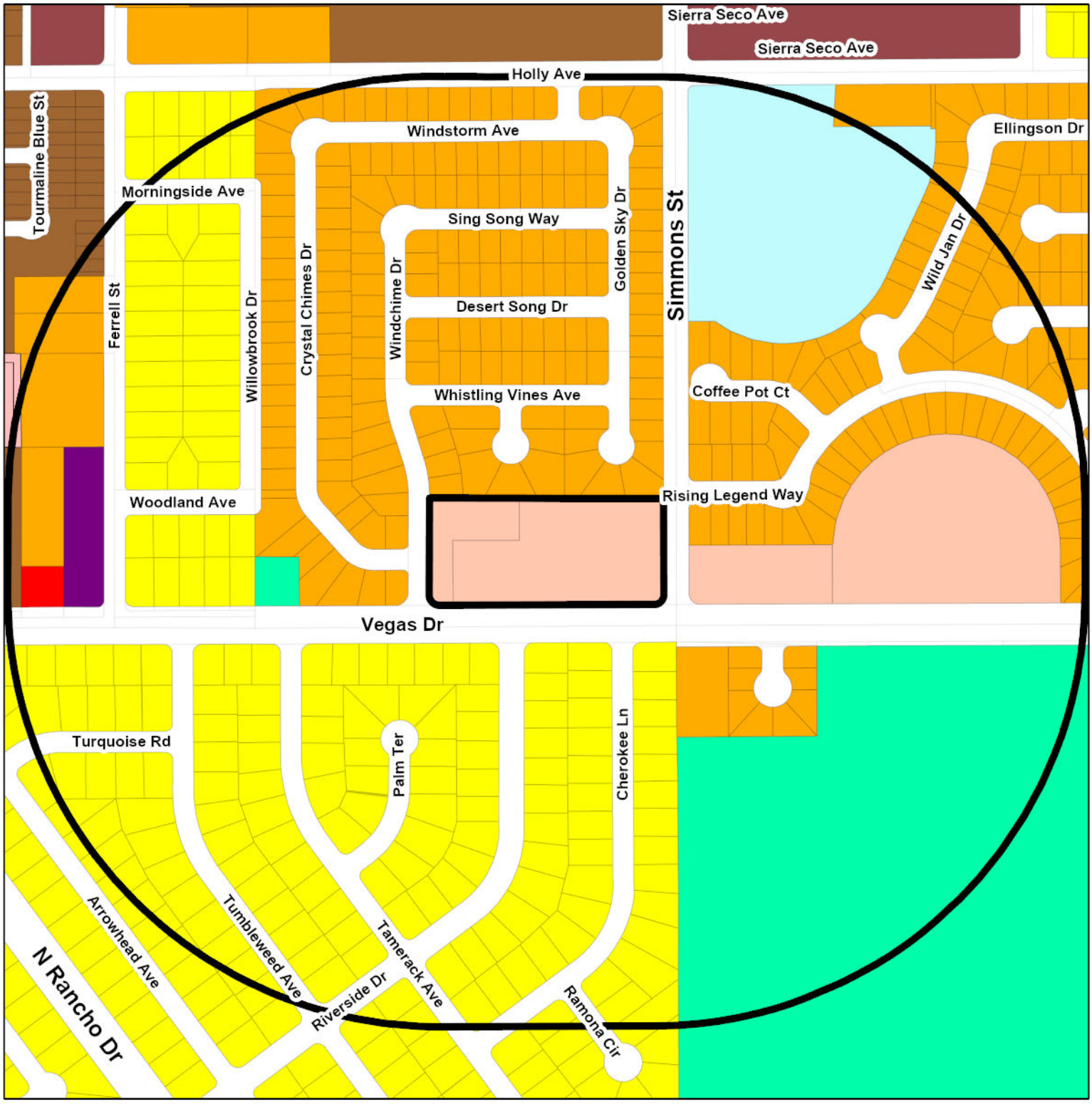
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N

21-0783-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

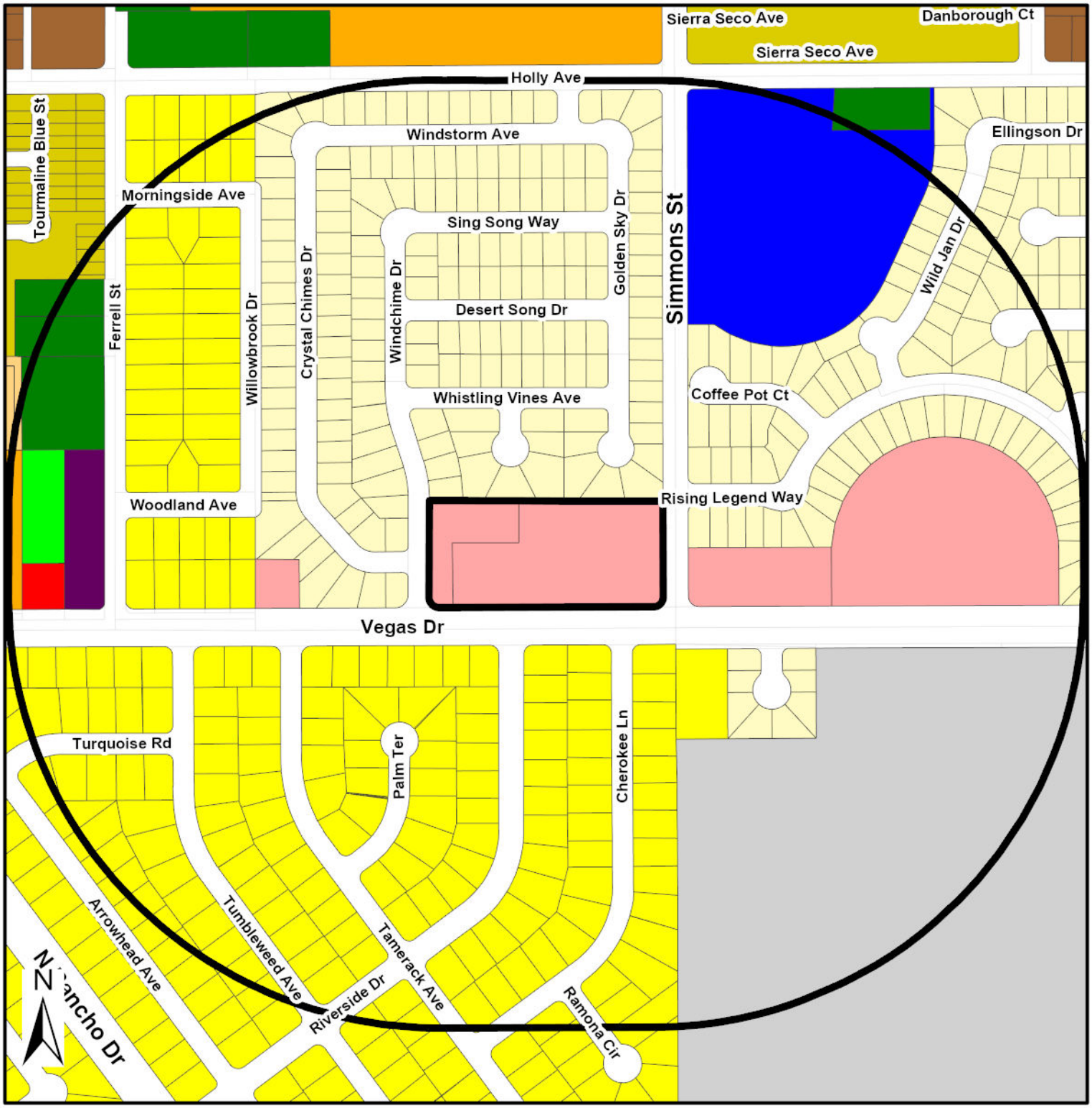
FROM SC TO GC

- Subject Property
- Not City
- City Limits

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

Date: Wednesday, February 16, 2022

21-0783-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-1
TO C-2

Subject Property
Not City
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
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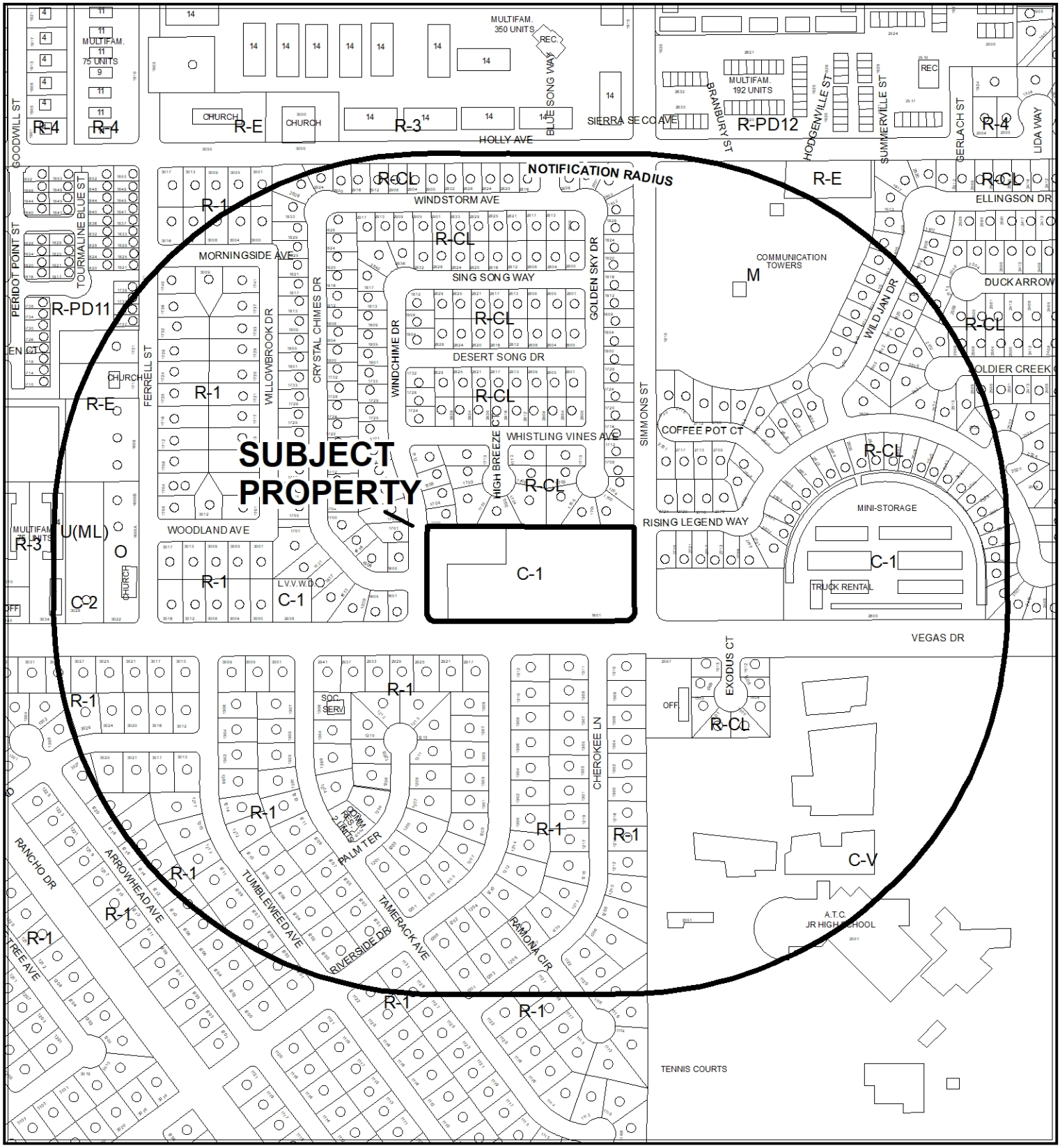
702-229-6301

Date: Wednesday, February 16, 2022

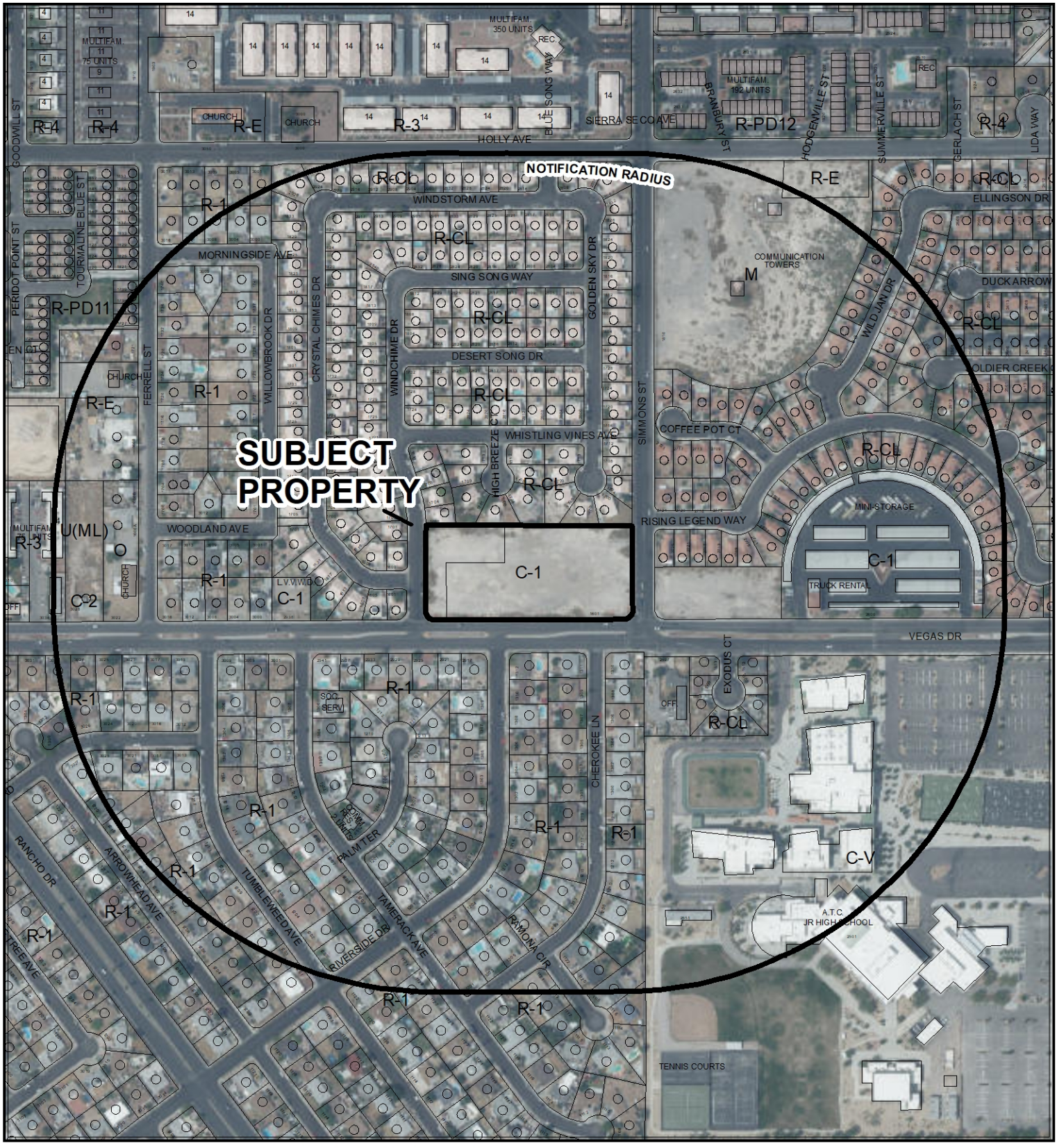


CASE: 21-0783

RADIUS: 1000 FEET

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

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



0 305 610 Feet

CASE: **21-0783**

RADIUS: 1000 FEET

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

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SUERTE SIETE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0783-GPA1	Staff recommends DENIAL.	
21-0783-ZON1	Staff recommends DENIAL.	21-0783-GPA1
21-0783-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0783-GPA1 21-0783-ZON1
21-0783-SUP1	Staff recommends DENIAL, if approved subject to conditions:	21-0783-GPA1 21-0783-ZON1 21-0783-VAR1
21-0783-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0783-GPA1 21-0783-ZON1 21-0783-VAR1 21-0783-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 463 (by City Clerk)

PROTESTS 1

APPROVALS 0

JB

**** CONDITIONS ****

21-0783-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0783-GPA1) and Rezoning (21-0783-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (21-0783-SUP1) and Site Development Plan Review (21-0783-SDR1) shall be required, if approved.

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

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

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

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

21-0783-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Trucking Company use.

2. The repair or servicing of vehicles, the storage or warehousing of goods or merchandise, and the loading or unloading of goods or merchandise shall not be permitted on site.

3. Approval of a General Plan Amendment (21-0783-GPA1) and Rezoning (21-0783-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0783-VAR1) and Site Development Plan Review (21-0783-SDR1) shall be required, if approved.

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

5. A Waiver from Title 19.12 is hereby approved, to allow more than five trucks or trailers, or combination of trucks and trailers, on the site at any one time where five is the maximum amount allowed.

6. A Waiver from Title 19.12 is hereby approved, to allow trucks and trailers to be visible from adjoining streets where such is prohibited.

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

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

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

21-0783-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0783-GPA1) and Rezoning (21-0783-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0783-VAR1) and Special Use Permit (21-0783-SUP1) shall be required, if approved.

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

3. All development shall be in conformance with the wall/fence elevations date stamped 02/15/22 and site/landscape plan date stamped 03/15/22, except as amended by conditions herein.

4. An Exception from Title 19.08.110 is hereby approved, to allow zero interior parking lot islands and end caps with 24-inch box trees where 20 are 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

8. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

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

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

Public Works

12. Construct sidewalk on Simmons Street adjacent to this site, meeting current City standards concurrent with development of this site. The sidewalks on all public streets adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

13. The driveway shall be constructed per Uniform Standard Drawing #222.1 and meet the approval of the City Traffic Engineer based on turning templates.

14. Access to this site shall be by remote operated devices. No call box will be allowed. If, in the opinion of the City Traffic Engineer, the driveway queues create safety concerns in the public right-of-way, the gating must either be removed or modified to the satisfaction of the City Traffic Engineer.

15. Prior to the issuance of permits for this site, the applicant shall submit a petition to the City Traffic Engineer to post “no truck” signs on Riverside Drive south of the proposed site.

16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed Trucking Company development, including 95 vehicle parking spaces with waivers of perimeter landscape at the northwest corner of Vegas Drive and Simmons Street.

ISSUES

- The applicant has requested a General Plan Amendment (21-0783-GPA1) from SC (Service Commercial) to GC (General Commercial). Staff does not support this request.
- The applicant has requested a Rezoning (21-0783-ZON1) from C-1 (Limited Commercial) to C-2 (General Commercial). Staff does not support this request.
- The Trucking Company use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit (21-0783-SUP1). Staff does not support this request.
- A Variance (21-0783-VAR1) has been requested to allow an eight-foot tall fence where five feet is the maximum allowed within the front yard setback area and to allow non-decorative, non-contrasting wall materials where such is required. Staff does not support this request.
- An Exception from Title 19.08 has been requested to allow zero interior parking lot islands and end caps with 24-inch box trees where 20 are required within the interior parking lot area. Staff does not support this request.
- The subject site is comprised of two separate lots that must be consolidated prior to the issuance of building permits. A condition of approval has been added to Site Development Plan Review (21-0783-SDR1), which will require the applicant to coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots.

JB

ANALYSIS

The applicant is proposing to operate a parking facility for large commercial "semi-truck and trailers" that would consist of 95 parking spaces on a paved surface. The subject site is 3.03 acres and is comprised of two parcels that are zoned C-1 (Limited Commercial), with a SC (Service Commercial) General Plan land use designation. Existing single family detached dwellings buffer the western, northern and southern perimeter of the subject site, which are zoned R-1 (Single Family Residential) and R-CL (Single Family Compact Lot). Adjacent to the eastern perimeter of the site is an undeveloped parcel of land that is zoned C-1 (Limited Commercial).

The applicant has proposed a General Plan Amendment (21-0783-GPA1) from SC (Service Commercial) to GC (General Commercial). The GC (General Commercial) general plan land use designation allows the O (office), P-O (Professional Office), C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts. In addition, the applicant has proposed a Rezoning (21-0783-ZON1) of the subject site from C-1 (Limited Commercial) to C-2 (General Commercial), which will allow the proposed Trucking Company land use with an approved Special Use Permit.

The C-2 (General Commercial) zoning 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, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. Staff has determined that although the proposed C-2 (General Commercial) zoning district is consistent with the proposed GC (General Commercial) General Plan land use designation, the allowable land uses associated with the proposed C-2 (General Commercial) zoning district are not compatible with the adjacent single-family residential properties that are zoned R-1 (Single Family Residential) and R-CL (Single Family Compact Lot). Therefore, staff recommends denial of this requested General Plan Amendment (21-0783-GPA1) and Rezoning (21-0783-ZON1).

A Trucking Company use is described in Title 19.12 as: "A business, service or industry involving the use of commercial vehicles in the loading, unloading and transportation of cargo. This use may also include the fueling, maintenance, servicing, storage or repair of commercial vehicles or the storage of cargo." Per the submitted justification letter, the proposed development classifies as a Trucking Company use, as the applicant has proposed to store up to 95 commercial vehicles on the subject site. The applicant indicates, "They intend to lease the individual vehicle parking spaces monthly. Drivers will typically park the truck and leave the facility in a personal vehicle. There will be no storage

of trailers, cargo or any other personal items. No construction equipment or heavy machinery will be allowed to park on the lot. The proposed facility is unmanned, there will be no employees on site. The gated entrance to the facility will be fully automatic and will be opened and closed by the customers with a remote control or mobile device application on a smart phone."

The Minimum Special Use Permit Requirements for this use include:

1. The use shall be limited to office operations and the parking of trucks and trailers.

   The proposed use meets this requirement, as the property will provide 95 vehicle parking spaces and is an unmanned facility with no proposed office operations.

2. No more than 5 trucks or trailers, or combination of trucks and trailers, shall be permitted on the site at any one time.

   The proposed use does not meet is requirement, as the proposed development will provide 95 vehicle parking spaces. The applicant has requested a Waiver to allow more than five trucks or trailers, or combination of trucks and trailers, on the site at any one time where five is the maximum amount allowed.

3. The parking of trucks and trailers shall be restricted to locations to the rear of onsite structures so as to not be visible from adjoining streets

   The proposed use does not meet this requirement, as the applicant has proposed to screen the facility with an eight-foot tall mesh metal fence which will allow trucks and trailers parked on the site to be seen from the adjoining streets. The applicant has requested a Waiver of this requirement.

4. None of the following activities shall be permitted on site:
   a. The repair or servicing of vehicles.
   b. The storage or warehousing of goods or merchandise.
   c. The loading or unloading of goods or merchandise.

   The proposed use meets this requirement, as the applicant has indicated that the listed activities will not occur on the subject site.

The Department of Planning staff recommends denial of the requested Special Use Permit as the proposed use is too intense for the area. The large commercial vehicles that will utilize the site have loud engines and air braking systems that will create amplified noise levels, which will negatively impact the existing single family detached homes in the surrounding area. Additionally, in order to be able to approve the requested Special Use Permit, the before mentioned General Plan Amendment and Rezoning requests would also need to be approved which would allow future land uses that are too intense for the area, and create 'spot zoning.'

In addition, the applicant has requested a Variance (21-0783-VAR1) to allow an eight-foot tall fence where five feet is the maximum allowed within the front yard setback area and to allow non-decorative, non-contrasting wall materials where such is required. Staff has determined that the proposed increased wall height and non-decorative and contrasting materials will have a negative impact to existing surrounding single-family residential development, as the existing residential dwellings will not be sufficiently buffered from the proposed development.

The applicant is proposing for the site to be secured using a rolling gate along the Vegas Drive frontage that would be controlled by remote controls issued to the tenants of the parking facility. The Department of Public Works has added a Condition of Approval requiring the applicant provide a driveway in accordance with Uniform Standard Drawing #222.1. This condition has been added to prevent traffic from back-up along Vegas Drive causing a possible traffic hazard for both pedestrians and the traveling public.

In addition, the applicant has requested an Exception of Title 19.08 landscaping development standards to allow zero interior parking lot islands and end caps with 24-inch box trees where 20 are required within the interior parking lot area. The Department of Planning staff has determined that the proposed reduction of required interior parking lot planting materials will negatively impact the existing surrounding developments by contributing to urban heat islands, which create warmer temperatures within the city compared to the surrounding rural areas by replacing open areas and vegetation with impervious pavement, buildings, and other heat-absorbing infrastructure. The 2050 Master Plan indicates, "The City must evaluate other proactive measures including a regulatory approach to reduce the amount of impervious surfaces and parking lots. Designing places to mitigate extreme heat impacts will require more innovative approaches. While a single project may eliminate a handful of required trees, the cumulative sum of all trees has led to a substantial loss of the urban forest."

The proposed parking facility does not comply with the minimum development standards set forth by Title 19 requirements for parking facilities, perimeter screening, or interior parking lot landscaping, and would introduce a visually intrusive site dominated with trucks and trailers into an area that is predominantly residential in nature. The proposed zoning district and land use is too intense for the area and staff is recommending denial of the Site Development Plan Review in addition to the General Plan Amendment, Rezoning, Variance and Special Use Permit.

FINDINGS (21-0783-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character and is not appropriate for adjacency to an existing single family detached residential neighborhood.

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

   The General Commercial land use designation supports the proposed C-2 zoning district which is not compatible with the surrounding R-1 (Single Family Residential), R-CL (Single Family Compact Lot) and C-1 (Limited Commercial) land use designations as it is too intense.

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

   There are adequate transportation and utility facilities to accommodate the land uses and densities permitted by the proposed amendment.

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

The proposed amendment does not conform to Title 19 or the 2050 Land Use Plan as this would create a "spot zone" with no other C-2 zoned property in the general vicinity as the majority of the area is residential in nature with C-1 zoned properties located at intersections to provide area residents goods and services.

FINDINGS (21-0783-ZON1)

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

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

   If approved, the proposed C-2 zoning district would conform to the proposed GC (General Commercial) Land Use Designation.

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

   The C-2 zoning district allows land uses that are too intense for residential adjacency. This district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses.

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

   Growth and development factors in the area do no indicate the need or the appropriateness of the requested rezoning as the subject site is adjacent to single family residential homes.

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.**

   Vegas Drive is a 90-foot wide Primary Arterial, as designated by the Master Plan of Streets and Highways which is adequate in size to accommodate the proposed commercial development.

FINDINGS (21-0783-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a commercial parking lot with a mesh metal perimeter fence to be constructed of a prohibited material and that exceeds the maximum height allowed by Title 19.08. Lowering the perimeter fence in the front yard area to five feet and constructing it of materials such as CMU block and/or wrought iron would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (21-0783-SUP1)

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

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

The proposed land use is not able to be conducted in a manner that is harmonious or compatible with the existing surrounding land uses as the use is too intense for an area dominated with residential land uses.

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

The subject site is not physically suited for the type or intensity of the proposed land use as the subject site is located directly adjacent to existing single family residential neighborhoods. Approval of this request would introduce large commercial "semi-truck" type trucks and trailers into the area that is primarily residential with commercial activities confined to major intersections.

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.

Vegas Drive is a 90-foot wide Primary Arterial, as designated by the Master Plan of Streets and Highways which is adequate in size to accommodate the proposed commercial development.

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

Approval of this Special Use Permit would be inconsistent with the overall objectives of the General Plan which states "development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development. The approval of this Special Use Permit would also require the approval of a General Plan Amendment and rezoning to an intense zoning district not appropriate for residential adjacency. The proposed rezoning would also create a "spot zoned" parcel, which is also not in support of the objectives of the General Plan.

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

The use does not meet Conditional Use Requirements numbers two (2) and three (3), and the applicant is requesting a Waiver of these requirements which staff does not support.

FINDINGS (21-0783-SDR1)

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

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

   The proposed development is not compatible with the adjacent single family residential homes in the area.

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

   The proposed development is not consistent with the General Plan or Title 19 as evidenced by the requested Variances and Waivers.

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

   Vegas Drive is a 90-foot wide Primary Arterial, as designated by the Master Plan of Streets and Highways which is adequate in size to accommodate the proposed commercial development. The Department of Public Works has included a Condition of Approval requiring the applicant to provide a driveway constructed per Uniform Standard Drawing #222.1 to try and mitigate negative traffic impacts to Vegas Drive and neighborhood traffic.

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

   There are no proposed buildings associated with the subject site. The proposed landscape buffers will have a combination of 24-inch box African Sumac trees adjacent to the street frontage and 24-inch box Italian Cypress tree along the interior northern property line, which are consistent with the Southern Nevada Regional Plant List. However, the applicant has provided no planting materials within the interior parking lot area which will negatively impact the existing surrounding developments by contributing to urban heat islands

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 is no building proposed with the development of a commercial parking lot for commercial vehicles, but the use is undesirable as it would require a General Plan Amendment and Rezoning that would result in a "spot zone" that would allow intense commercial land uses in a predominantly residential area.

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

If approved, the proposed development is subject to building permit and business licensing reviews.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/24/99	The Planning Commission approved a request for a Site Development Plan Review (SD-0016-99) for a proposed 7,140 square-foot office building on property located on the northeast corner of Windchime Drive and Vegas Drive.
04/12/22	The Planning Commission (7-0 vote) recommends DENIAL on the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), Ward 5 (Crear) • 21-0783-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) • 21-0783-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) • 21-0783-VAR1 - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED WITHIN THE FRONT YARD SETBACK AREA AND NON-DECORATIVE, NON-CONTRASTING WALL MATERIALS WHERE SUCH IS REQUIRED • 21-0783-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED TRUCKING COMPANY USE WITH WAIVERS TO ALLOW MORE THAN FIVE TRUCKS OR TRAILERS AND THE USE TO BE VISIBLE FROM ADJOINING STREETS • 21-0783-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TRUCKING COMPANY VEHICLE STORAGE FACILITY

Most Recent Change of Ownership	
06/14/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
11/30/21	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning, Variance, Special Use Permit and Site Development Plan Review on the subject site.
Neighborhood Meeting	
03/14/22	A neighborhood meeting was held at the West Las Vegas Library, Rooms A & B at 951 West Lake Mead Boulevard to discuss the proposed General Plan Amendment, Rezoning, Variance, Special Use Permit and Site Development Plan Review at Assessor's Parcel 139-20-403-001 and -002. The meeting was attended by one Department of Planning staff member and one Council Ward 5 liaison. There were zero members of the public in attendance; as such no Concerns were raised as no members of the public attended the meeting.

Field Check	
02/24/22	Staff conducted a routine site visit a found the subject site to be an undeveloped parcel of land surrounded by a chain link and plastic construction fencing. The site contains high weeds with a small amount of trash and debris scattered throughout the site.

Details of Application Request	
Site Area	
Net Acres	3.03

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)

JB

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Single-Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single-Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single-Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050: West Las Vegas Area	N/A
West Las Vegas Plan	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 70 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	555 Feet	Y
Min. Setbacks			
• Front	10 Feet	N/A	Y
• Side	10 Feet	N/A	Y
• Corner	10 Feet	N/A	Y
• Rear	20 Feet	N/A	Y
Max. Lot Coverage	50 %	N/A	Y
Max. Building Height	N/A	N/A	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	N/A	Y
Mech. Equipment	Screened	N/A	Y

JB

Existing Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
GC (General Commercial)	N/A	N/A

Pursuant to Title 19.08.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	26 Trees	63 Trees	Y
• South	1 Tree / 20 Linear Feet	25 Trees	25 Trees	Y
• East	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
• West	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
TOTAL PERIMETER TREES		**75 Trees**	**112 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	20 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y
	5 Feet with the Front Yard Setback Area		8 Feet	N**

*The applicant has requested an Exception to allow zero interior parking lot area trees where 20 trees within parking lot islands and end caps

**The applicant has requested a Variance (21-0783-VAR1) to allow an eight-foot tall fence where five feet is the maximum allowed within the front yard setback area.

JB

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Vegas Drive	Primary Arterial	Master Plan of Streets and Highways Map	90	Y
Simmons Street	Local Street	Title 13	60	Y
Windchime Drive	Local Street	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	
Trucking Company	N/A	1:250 square feet of floor area devoted to office use, plus 1:1000 square feet of remaining gross floor area.	0				
TOTAL SPACES REQUIRED			0		95		Y
Regular and Handicap Spaces Required			0	0	95	0	Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow zero interior parking lot islands and end caps with 24-inch box trees where 20 are required.	Denial

JB

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, Zone Change, Var, and SDR

Project Address (Location) Northwest corner of Vegas Drive and Simmons Street

Project Name Simmonos Truck Parking Facility **Proposed Use** parking lot

Assessor's Parcel #(s) 139-20-403-001, 002 **Ward #** 5

General Plan: Existing SC Proposed GC **Zoning:** Existing C-1 Proposed C-2

Additional Information Change general plan and zoning for a truck parking lot with variance for fence location and height

Property Owner Suerte Siete, LLC Contact Adam Patel

Address 3800 South Decatur SPC 67 City Las Vegas State NV Zip 89103

E-mail adamusa21@yahoo.com Phone 702-665-2903

Applicant same as owner Contact

Address City State Zip

E-mail Phone

Representative LAS Consulting Contact Lucy Stewart

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

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

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

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature

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

Print Name Anupbai Patel

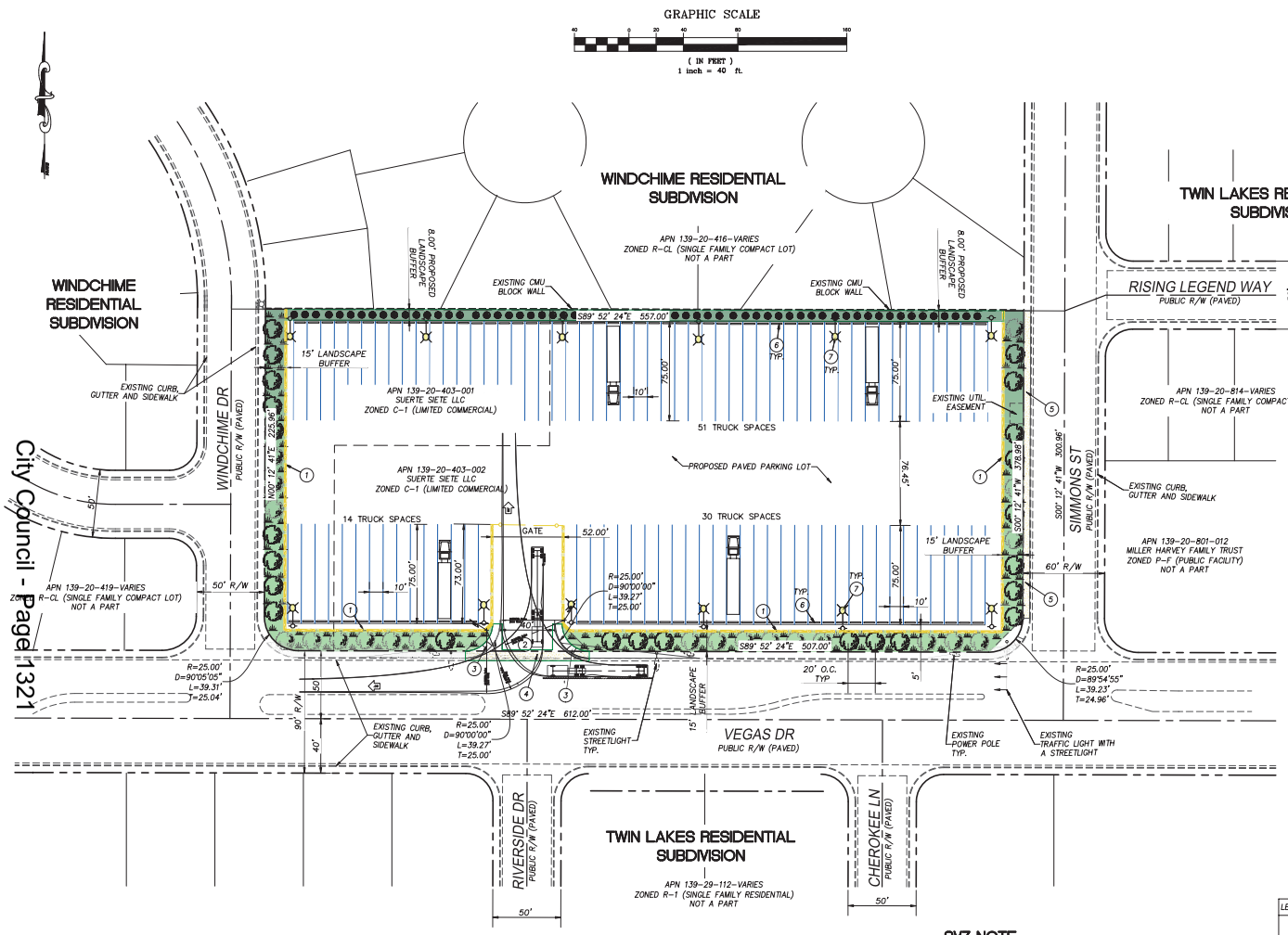
Subscribed and sworn before me

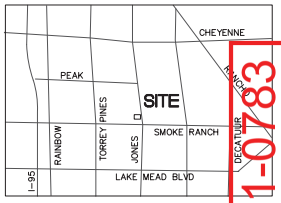
This 15th day of February, 20 22

Notary Public in and for said County and State

JORDAN MARTINEZ
Notary Public, State of Nevada
No. 16-3231-1
My Appt. Exp. March 24, 2025

21-0783
02/15/2022





VICINITY MAP
NOT TO SCALE

21-0783
03/15/2022

LOCATION

LOCATED IN THE S½ OF THE SE¼ OF SECTION 14, T 20S, R 60E, M.D.M.

APN 138-14-802-007
LOT AREA: 1.43 ACRES

LEGEND

- RIGHT-OF-WAY/PROPERTY LINE
- STREET CENTERLINE
- PROPOSED FENCE
- EXISTING CONCRETE CURB & GUTTER
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT

ABBREVIATIONS

AC	–ASPHALT
APN	–ASSESSOR'S PARCEL NUMBER
CBW	–CONCRETE BLOCK WALL
CL	–CENTERLINE
ELEV.	–ELEVATION
EXIST.	–EXISTING
FT	–FEET OR FOOT
LF	–LINEAR FEET
MH	–MANHOLE
R	–RADIUS
R/W	–RIGHT OF WAY
SSMH	–SEWER MANHOLE
SDMH	–STORM DRAIN MANHOLE
TYP	–TYPICAL

BASIS OF BEARING

NORTH 89 DEG 52' 24" WEST – BEING THE CENTERLINE OF VEGAS DRIVE AS SHOWN ON A MAP, FILE 57 OF PARCEL MAPS, PAGE 90, CLARK COUNTY OFFICIAL RECORDS.

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATED ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 32003C2155 C, CLARK COUNTY, NEVADA AND INCORPORATED AREAS, DATED NOVEMBER 16, 2011.

CONSTRUCTION NOTES:

1. PROPOSED 8-FOOT HIGH METAL FENCE
2. PROPOSED CONCRETE DRIVEWAY PER CCAUSD #222.1 AND 225
3. PROPOSED ADA RAMP PER CCAUSD #235
4. PROPOSED 8-FOOT VALLEY GUTTER PER CCAUSD #228
5. PROPOSED CONCRETE SIDEWALK
6. PROPOSED BUMPER BLOCK
7. PROPOSED AREA LIGHTS (SOLAR)
8. SIGHT VISIBILITY ZONE (SVZ) PER CCAUSD #201.2

SVZ NOTE

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

IRRIGATION NOTES:

1. WATER METER AND POWER TO IRRIGATION CONTROLLER TO BE PROVIDED BY OWNER
2. DRIP IRRIGATION SYSTEM

LANDSCAPE LEGEND

LEGEND	QNTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
TREES				
	45	Rhus lancea	AFRICAN SUMAC	LARGE 24" BOX MIN @ 20' O.C.
	70	Cupressus sempervirens	ITALIAN CYPRESS	LARGE 24" BOX MIN @ 8' O.C.
SHRUBS				
	—	leucophyllum frutescens	TEXAS RANGER	FOUR (4) 5-GAL PER EACH TREE

BALOVIA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702-682-1706

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE WORK AND SHALL INDEMNIFY THE ENGINEER'S SOLE PROPERTY, UNTIL SIGNED BY THE PREVAILING ENTITIES THESE PLANS ARE TO BE CONSIDERED PRELIMINARY AND USED AT THE OWNER/DEVELOPER/CONTRACTORS RISK.

REV:	DATE:	BY:	REVISION:

VEGAS TRUCK PARKING FACILITY
SITE PLAN

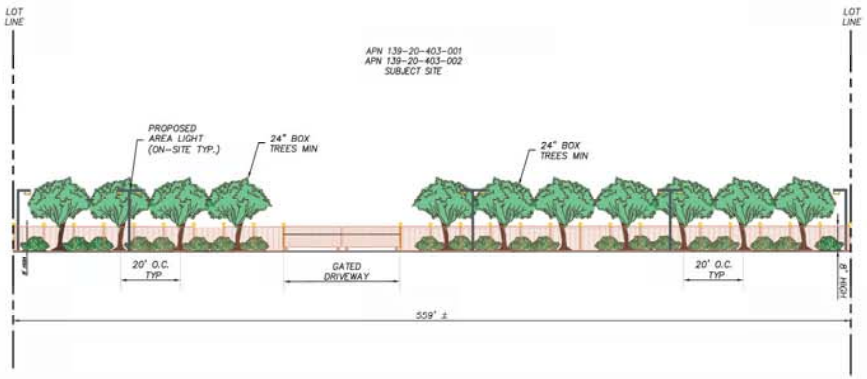
VEGAS DRIVE AND SIMMONS
LAS VEGAS, NV 89106

DESIGNED BY: PB
CHECKED BY: PB
DATE: 03/07/22
JOB #: 20-JB
APN: 139-20-403-001, 002
SECT 20 T 20S R 60E
SCALE: HORIZ 1" = 40'

PETYA BALOVIA
Exp. 12-31-20
CIVIL
No. 16409
PROFESSIONAL ENGINEER
STATE OF NEVADA

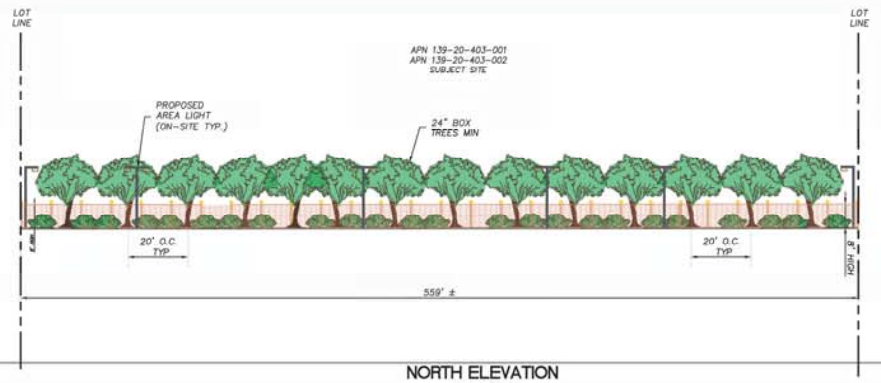
SHEET #
SP
1 OF 1

City Council - Page 1321

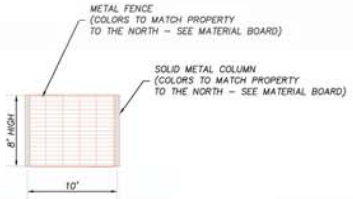


SOUTH ELEVATION - VEGAS DRIVE
NOT TO SCALE

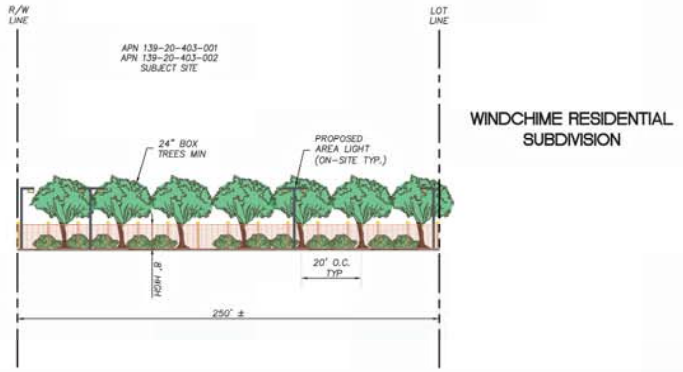
21-0783
02/15/2022



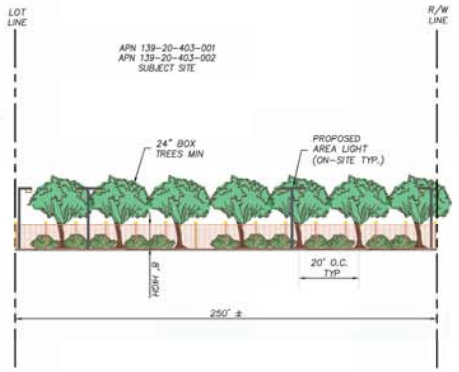
NORTH ELEVATION
NOT TO SCALE



TYPICAL FENCE DETAIL
NOT TO SCALE



EAST ELEVATION - SIMMONS ST
NOT TO SCALE



WEST ELEVATION - WINDCHIME DR
NOT TO SCALE

BALOVA ENGINEERING
7495 WEST AZURE DR. # 140
LAS VEGAS, NV 89130
TEL 702-682-1706

REV.	DATE	BY	REVISION

VEGAS TRUCK PARKING FACILITY
ELEVATIONS EXHIBIT

VEGAS DRIVE AND SIMMONS
LAS VEGAS, NV 89106

DESIGNED BY : PB
CHECKED BY : PB
DATE : 02/15/22
JOB # : 20-48
APN : 139-20-403-001, 002
SECT 20 T 20S R 60E
SCALE : HORIZ 1" = N/A

PETYA BALOVA
Exp. 12-31-20
CIVIL
NO. 16450

SHEET #
EL
1 OF 1



21-0783-GPA1, 21-0783-ZON1, 21-0783-VAR1, 21-0783-SUP1 AND 21-0783-SDR1 - APPLICANT/OWNER: SUERTE SIETE, LLC
NORTHWEST CORNER OF VEGAS DRIVE AND SIMMONS STREET

02/24/2022



21-0783-GPA1, 21-0783-ZON1, 21-0783-VAR1, 21-0783-SUP1 AND 21-0783-SDR1 - APPLICANT/OWNER: SUERTE SIETE, LLC
NORTHWEST CORNER OF VEGAS DRIVE AND SIMMONS STREET

02/24/2022



21-0783-GPA1, 21-0783-ZON1, 21-0783-VAR1, 21-0783-SUP1 AND 21-0783-SDR1 - APPLICANT/OWNER: SUERTE SIETE, LLC
NORTHWEST CORNER OF VEGAS DRIVE AND SIMMONS STREET

02/24/2022



21-0783-GPA1, 21-0783-ZON1, 21-0783-VAR1, 21-0783-SUP1 AND 21-0783-SDR1 - APPLICANT/OWNER: SUERTE SIETE, LLC
NORTHWEST CORNER OF VEGAS DRIVE AND SIMMONS STREET

02/24/2022



21-0783-GPA1, 21-0783-ZON1, 21-0783-VAR1, 21-0783-SUP1 AND 21-0783-SDR1 - APPLICANT/OWNER: SUERTE SIETE, LLC
NORTHWEST CORNER OF VEGAS DRIVE AND SIMMONS STREET

02/24/2022

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

February 14, 2022

Mr. Jonathon Boyles, Senior Planner
Comprehensive Planning Department
City of Las Vegas
495 S Main St
Las Vegas, NV 89101

Re: SIMMONS TRUCK PARKING FACILITY-APN 139-20-403-001, 002/ Project 21-0783

Dear Mr. Boyles:

The purpose of this letter is to request a General Plan Amendment, Zone Change, Special Use Permit, Variance, and Site Design Review on behalf of the owner, Suerte Siete, LLC,for a proposed truck parking facility (Storage of Commercial Vehicles), located on a 2.37-acre parcel atthe northwest corner of Simmons and Vegas Drive Assessor's Parcel Number 139-20-403-001, & 002.

The parcel are zoned C-1 (Service Commercial Master Plan) and is surrounded by a C-1 zoned property to the east, and residential to the north, south and west.

Vegas Drive is a fully improved public street. The parcel is vacant, unimproved. It is enclosed by chainlink fences along the street frontages. The proposed truck parking facility will provide a transition from the residential to the north and Vegas Drive to the south.

The subject site is located approximately 4 miles from I-15, less than a mile from Rancho. There is a high demand for a secure facility for temporary parking of commercial transportation vehicles. The owner of the facility intents tolease each individual space on a monthly basis. Drivers will typically park the truck and leave the facility in a personal vehicle. There will be no storage of trailers, cargo or any other personal items. No construction equipment or heavy machinery will be allowed to park on this lot. The proposed facility is unmanned, there will be no employees on site.

The owner of the facility does not expect increase of the current noise levels due to the

21-0783
02/16/2022

proposed facility.

The proposed measures regarding security of the facility include:

- Automatic gate opening
- Solar LED area lights
- Perimeter fence
- Camera surveillance system

We are requesting the following:

We would like to include the subject parcel in the General Plan Amendment to reclassify it

from Service Commercial to General Commercial designation.

We would like to change the zoning of the parcel from C-1 (Limited Commercial) to C-2 (General Commercial), where a Trucking Company: Storage of Commercial Vehicles is allowed with a SpecialUse Permit.

The owner of the facility intends to lease each individual space monthly. Drivers will typically park the truck and leave the facility in a personal vehicle. There will be no storage of trailers, cargo, or any other personal items. No construction equipment or heavy machinery will be allowed to park on this lot The proposed facility is unmanned, there will be no employees on site. This is identical to the facility that was approved on the west side of Jones, north of Smoke Ranch.

According to the definition, a Parking Facility is a lot or structure developed for public or private parkingas a primary use of the subject site on which it is located. A Parking Facility is permitted in a C-1 zoned district per Code.

The proposed development consists of the following:

- Install a gated commercial driveway, the gate will be fully automatic and will be opened and closed by the customers with a remotecontrol or an app on a smart phone.
- A fence along the north, south, west, and east property lines.
- 95 truck parking spaces
- Install solar LED area lights
- Landscaping is shown along the north, south, east and west property lines:
- Variance to allow a fence in the front yard where such is prohibited: We are proposing a 9-foot-high metal fence. The metal fence will consist of 10-foot wide, 6'

21-0783
02/16/2022

high metal grid fence panels with solid metal columns and a decorative solar LED top. A fence along Simmons and Vegas Drive is necessary to provide security. The proposed landscape buffer will provide additional screening of the facility.

- Variance for a 9-foot-high fence on the perimeter, where maximum permitted is 8 feet. A higher fence is needed for security. The proposed fence will match the colors of the church to the north. It will be painted in earthy colors as shown on the attached color exhibit.

The developer is planning to begin construction upon approval of this application and obtaining the building permits.

This is a quiet use adjacent to residential. The trucks are parked on the site between trips and leave the site and different times, according to each driver's schedule. The leases are long term, not for single nights and cannot be subleased. We believe this to be a good transitional use between homes and busy streets.

Please feel free to contact me with any questions. We respectfully request approval of these requests.

Yours truly,

Lucy Stewart

Lucy Stewart

21-0783
02/16/2022

LAW OFFICE

Brown, Brown & Premsrirut

A PROFESSIONAL CORPORATION

JAY H. BROWN, ESQ.
DAVID T. BROWN, ESQ.
PUOY K. PREMSRIRUT, ESQ.

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-6965
EMAIL: jbrown@brownlawlv.com

May 10, 2022

Via Email (ewetzstein@lasvegasnevada.gov)

Emily Wetzstein
Office of the City Clerk
495 S. Main St.
Las Vegas, NV 89101

Re: Vegas Parking Facility for Commercial Parking Lot
for Large Commercial Vehicles and Trailers,
located on the southwest corner of Vegas Dr. and Simmons St.
APN 139-20-403-001 & 002

Dear Ms. Wetzstein:

Please be advised that I represent Surete Siete, LLC.

This matter went to Planning Commission on April 12, 2022, Item #27 (21-0783). This matter is currently scheduled to be heard on the May 18, 2022, City Council Agenda.

I have been authorized by my client to withdraw without prejudice the above-mentioned application.

Very truly yours,

JAY H. BROWN, LTD.

Jay H. Brown

JHB:kc

cc: Tanya Jackson-Renter (tjackson@lasvegasnevada.gov)
Kelly Woods (kwoods@lasvegasnevada.gov)

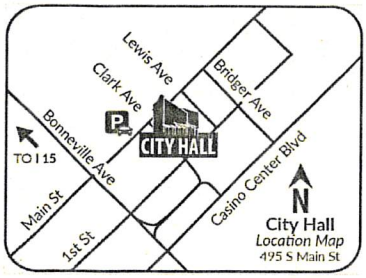
Submitted after final agenda.

Date 5/10/22 Item 53 a-e

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0783 and 21-0783-GPA1 and 21-0783-ZON1 and 21-0783-VAR1 and 21-0783-SUP1 and 21-0783-SDR1

City Council Meeting of **05/18/2022**

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21-0783
13920421144
HARMONY HOMES NEVADA L L C
8912 SPANISH RIDGE AVE # 200
LAS VEGAS NV 89148

139 BRDFNP1 89148

Submitted after final agenda
Date 5/18/22 Item 53a-e

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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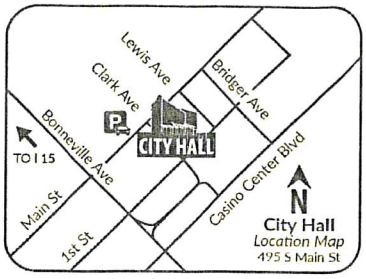

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City Council Meeting of **05/18/2022**

21-0783
13920411012
HARMONY HOMES NEVADA L L C
8912 SPANISH RIDGE AVE
LAS VEGAS NV 89148

139 BRDFNP1 89148

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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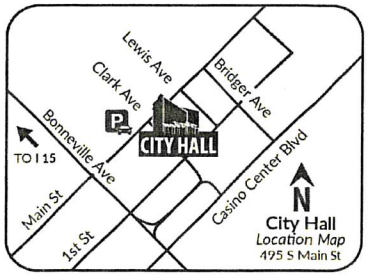

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0783 and 21-0783-GPA1 and 21-0783-ZON1 and 21-0783-VAR1 and 21-0783-SUP1 and 21-0783-SDR1

City Council Meeting of **05/18/2022**

21-0783
13920421133
HARMONY HOMES NEVADA L L C
8912 SPANISH RIDGE AVE # 200
LAS VEGAS NV 89148

139 BRDFNP1 89148

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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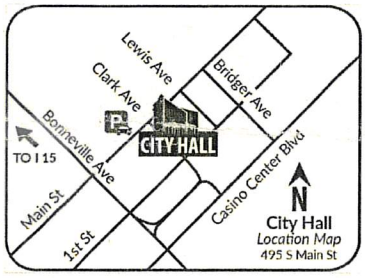

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0783 and 21-0783-GPA1 and 21-0783-ZON1 and 21-0783-VAR1 and 21-0783-SUP1 and 21-0783-SDR1

City Council Meeting of **05/18/2022**

21-0783
13920415011
ROYBAL FRANK V LIVING TRUST
ROYBAL FRANK V TRS
1804 GOLDEN SKY DR
LAS VEGAS NV 89106-1331

03 BRDFNP1 89106

Submitted after final agenda

Date 5/18/22 Item 53 a-e

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
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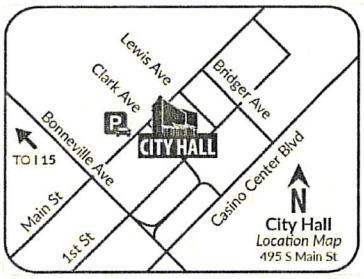

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0783 and 21-0783-GPA1 and 21-0783-ZON1 and 21-0783-VAR1 and 21-0783-SUP1 and 21-0783-SDR1

City Council Meeting of **05/18/2022**

21-0783
13929112136
TRAYLOR VERA
976 PAISLEY ST
LAS VEGAS NV 89145

59 BRDFMP1 89145

Submitted after final agenda

Date 5/17/22 Item 53 a-e
W-5

City of Las Vegas, Office of The City Clerk
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Las Vegas, Nevada 89101

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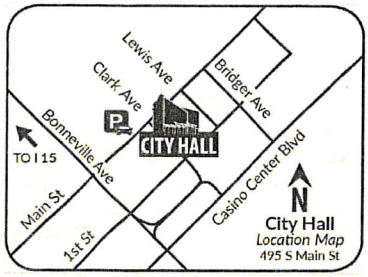

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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City Council Meeting of **05/18/2022**

21-0783
13920417034
KRIESER JAMES C & ALESSIA
2825 SING SONG WAY
LAS VEGAS NV 89106

03 BRDFMP1 89106

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

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

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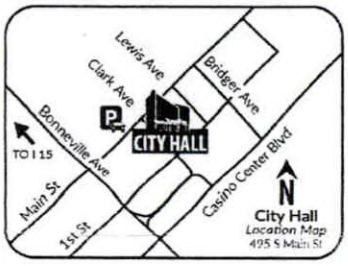

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0783 and 21-0783-GPA1 and 21-0783-ZON1 and 21-0783-VAR1 and 21-0783-SUP1 and 21-0783-SDR1

Planning Commission Meeting of **04/12/2022**

03 BRDFNP1 89106

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21-0783
13929112187
CARRASCO ERIKA
CHAVIRA ADRIAN
1304 RIVERSIDE DR
LAS VEGAS NV 89106

Submitted after final agenda

27a-ep

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
53a

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

SUBJECT:
21-0783-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	5	City Council Meeting	1

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
53b

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

SUBJECT:
21-0783-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	5	City Council Meeting	1

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
53c

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

SUBJECT:
21-0783-VAR1 - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED WITHIN THE FRONT YARD SETBACK AREA AND NON-DECORATIVE, NON-CONTRASTING WALL MATERIALS WHERE SUCH IS REQUIRED

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	5	City Council Meeting	1

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
53d

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

SUBJECT:
21-0783-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED TRUCKING COMPANY USE WITH WAIVERS TO ALLOW MORE THAN FIVE TRUCKS OR TRAILERS AND THE USE TO BE VISIBLE FROM ADJOINING STREETS

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	5	City Council Meeting	1

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
53e

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

SUBJECT:
21-0783-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TRUCKING COMPANY VEHICLE STORAGE FACILITY

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	5	City Council Meeting	1

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
54

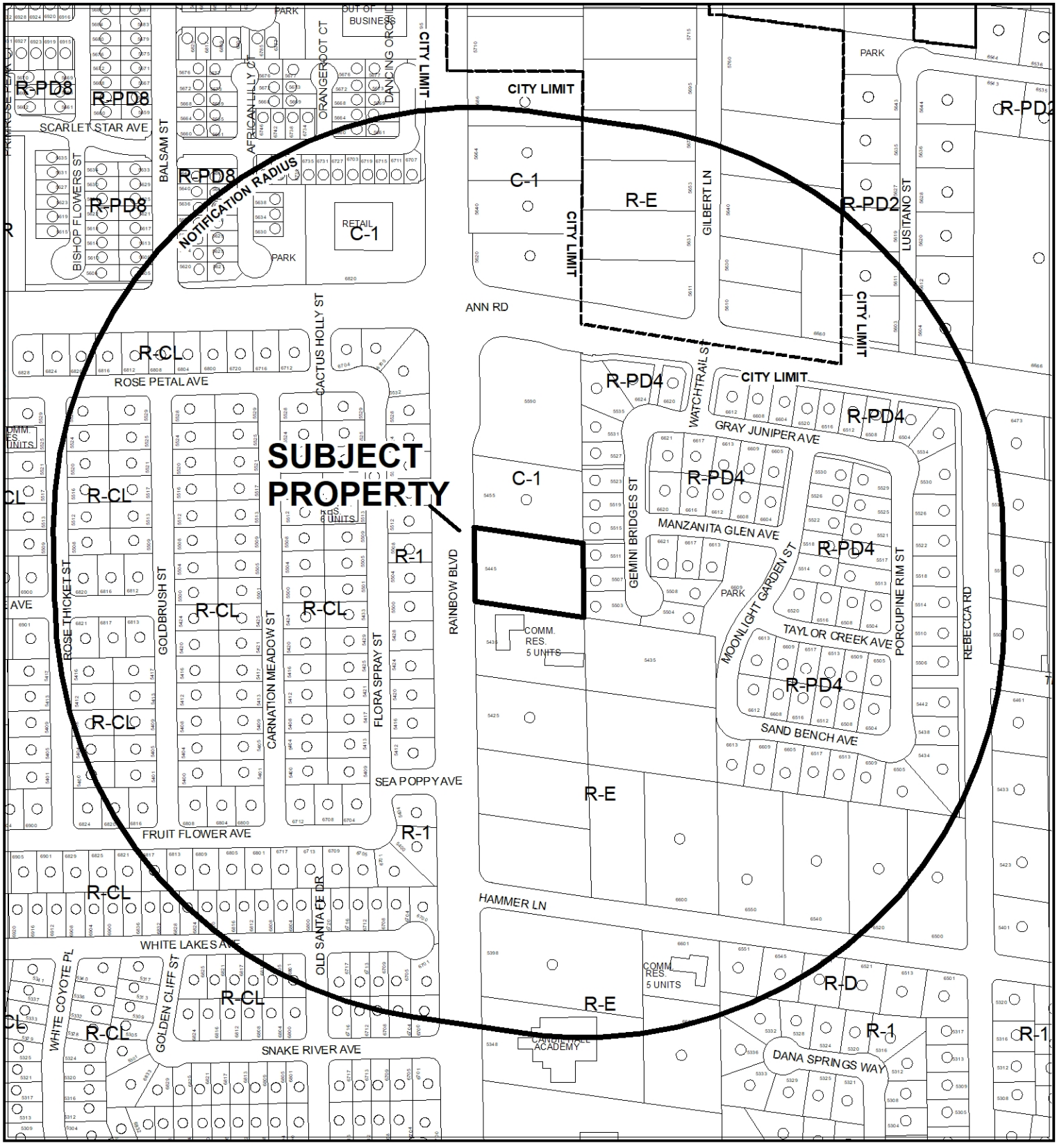
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0015 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard approximately 520 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on entire the Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

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

RECOMMENDATION:
Staff recommends DENIAL on entire the Land Use Entitlement project. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest-Support Postcards
7. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



CASE: **22-0015**

RADIUS: 1000 FEET

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



CASE: **22-0015**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GOLD LT RE, LLC #6

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0015-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
22-0015-VAR2	Staff recommends DENIAL, if approved subject to conditions:	22-0015-VAR1
22-0015-SUP1	Staff recommends DENIAL, if approved subject to conditions:	22-0015-VAR1 22-0015-VAR2
22-0015-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0015-VAR1 22-0015-VAR2 22-0015-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 333 (by City Clerk)

PROTESTS 5

APPROVALS 0

AS

**** CONDITIONS ****

22-0015-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow outdoor storage within the setback area where such is not allowed.

2. A Variance is hereby approved to allow a six-foot-tall screen wall where outdoor storage screening development standards require an eight-foot-tall solid screen wall.

3. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0015-SUP1), Variance (22-0015-VAR2), and Site Development Plan Review (22-0015-SDR1) shall be required, if approved.

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

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

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

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

22-0015-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow three parking spaces on the exterior of the security fence where five are required.

2. A Variance is hereby approved to allow zero parking spaces spread throughout the development where two are required.

3. Approval of and conformance to the Conditions of Approval for Variance (22-0015-VAR1), Special Use Permit (22-0015-SUP1), and Site Development Plan Review (22-0015-SDR1) shall be required, if approved.

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

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

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

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

22-0015-SUP1 CONDITIONS

Planning

1. Hours of operation shall be limited to the hours of 7:00 a.m. to 9:00 p.m.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Recreational Vehicle and Boat Storage use.

3. Approval of and approval of and conformance to the Conditions of Approval for Variance (22-0015-VAR1), Variance (22-0015-VAR2), and Site Development Plan Review (22-0015-SDR1) shall be required, if approved.

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

5. A Waiver from Title 19.12 is hereby approved, to allow the storage of recreational vehicles and boats within all required setback areas.

6. A Waiver from Title 19.12 is hereby approved, to allow the storage area to be screened by a six-foot solid wall.
7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

22-0015-SDR1 CONDITIONS

Planning

1. Space 19 as depicted on site plan date stamped 3/31/22 shall not be covered by a shade structure.

2. Lighting shall be limited to shielded lights located under the shade structure. The lights shall be motion sensor activated.

3. The automated entry/exit gate shall be solid or screened.

4. Bollards shall be installed within the landscape buffer for 30-feet south of space 48.

5. Prior approvals for Variances (VAR-76696 and VAR-76697) and Site Development Plan Review (SDR-76698) are hereby expunged.

6. Approval of and conformance to the Conditions of Approval for Variance (22-0015-VAR1) and Special Use Permit (22-0015-SUP1) shall be required, if approved.

7. 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.

8. All development shall be in conformance with the building elevations, site plan and landscape plan date stamped on 03/30/22, except as amended by conditions herein.

9. A Waiver from Title 19.08 is hereby approved, to allow a five-foot landscape buffer adjacent to right-of-way where 15 feet is required.

10. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot-wide landscape buffer adjacent to the northern property line.

11. A Waiver from Title 19.08 is hereby approved, to allow a five-foot-wide landscape buffer adjacent to the eastern property line.

12. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot-wide landscape buffer adjacent to the southern property line.

13. An Exception from Title 19.08 is hereby approved, to allow zero trees within the southern landscape buffer where two are required.

14. An Exception from Title 19.08 is hereby approved, to allow two trees within the eastern landscape buffer where three are required.

15. An Exception from Title 19.08 is hereby approved, to allow seven trees within the western landscape buffer where eight are required.

16. 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.

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

18. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
21. Queueing within the public right-of-way is prohibited. If queues extend into the public right-of-way, the City Traffic Engineer may require the gates to remain open during business hours.

22. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

23. Submit a License Agreement for landscaping and private improvements in the Rainbow Boulevard public rights of way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this

insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 71-space Recreational Vehicle and Boat Storage Parking lot on 1.06 acres at 5445 North Rainbow Boulevard.

ISSUES

- **The applicant has submitted revisions to reflect: A Waiver from Title 19.08 is requested to allow a five-foot landscape buffer where 15 feet is required adjancet to right-of-way. Staff does not support this request.**
- **The applicant has submitted revisions to reflect: A Waiver from Title 19.08 is requested to allow a five-foot landscape buffer where eight feet is required within the eastern landscape buffer. Staff does not support this request.**
- The subject site is part of the Rainbow Boulevard North Corridor Plan.
- A Variance (22-0015-VAR1) is requested to allow a six-foot solid screen wall where the outdoor storage screening development standards require an eight-foot solid screening wall. Staff does not support this request.
- A Variance (22-0015-VAR1) is requested to allow outdoor storage within the required side yard setback area. Staff does not support this request.
- A Variance (22-0015-VAR2) is requested to allow three parking spaces exterior of the security fence where five are required. Staff does not support this request.
- A Variance (22-0015-VAR2) is requested to allow zero parking spaces within the enclosed security fence area where two are required. Staff does not support this request.
- A Special Use Permit is required to allow a Recreational Vehicle and Boat Storage Parking in the C-1 (Limited Commercial) zoning district. Staff does not support this request.
    - A Waiver from Title 19.12 is requested to allow the storage of recreational vehicles within all required setback and buffer areas. Staff does not support this request.
    - A Waiver from Title 19.12 is requested to allow the outdoor storage area to be screened by a six-foot solid wall where eight feet is required. Staff does not support this request.

- A Site Development Plan Review is requested to allow a 71-space Recreational Vehicle and Boat Storage Parking Lot. Staff does not support this request.
    - A Waiver from Title 19.08 is requested to allow a zero-foot landscape buffer adjacent to right-of-way where 15 feet is required. Staff does not support this request.
    - A Waiver from Title 19.08 is requested to allow a zero-foot-wide landscape buffer adjacent to all interior lot lines where eight feet is required. Staff does not support this request.
    - An Exception from Title 19.08 is requested to allow zero trees within the southern landscape buffer where two are required. Staff does not support this request.
    - An Exception from Title 19.08 is requested to allow seven trees within the western landscape buffer where eight are required. Staff does not support this request.

ANALYSIS

The proposed 1.06-acre site parcel is zoned C-1 (Limited Commercial) with an SC (Service Commercial) land use designation. The parcel is located on the east side of Rainbow Boulevard just south of the Ann Road intersection. The parcel is surrounded by a residential development zoned R-PD4 (Residential Planned Development – 4 Units per Acre) and an R-E (Residence Estates) lot used as a licensed Community Residence.

The applicant is proposing to develop the parcel with a 71-spaced Recreational Vehicle and Boat Storage Parking lot. The Recreational Vehicle and Boat Storage use is defined as “An area or facility used for the storage of recreational vehicles, boats, or any combination thereof. For purposes of this description, a “recreational vehicle” is a vehicle towed, or self-propelled on its own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. This use includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, and converted trucks or buses.” The Minimum Special Use Permit Requirements for this use include:

1. Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.

    The applicant is requesting a Variance (22-0015-VAR1) and Waiver to allow the storage of recreational vehicles (and boats) within all required setback and buffer areas. The storage area is approximately zero feet away from the property line where 10 feet is required for the C-1 (Limited Commercial) front and side yard setbacks and 20 feet for the rear yard area.

1. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least 8 feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least 8 feet in height, except along the property line of any adjoining property that is zoned C-M or M.

   The applicant is requesting a Variance (22-0015-VAR1) and Waiver to allow the storage area to be screened by existing six-foot-tall solid walls where eight feet is required. The applicant is proposing a six-foot-tall wall adjacent to the Rainbow Boulevard right-of-way. This wall is insufficient in providing adequate screening from the proposed shade structures and recreational vehicles that would occupy based on the proposed development. The remaining perimeter walls have been revised to the required eight feet.

2. The commercial repair of recreational vehicles, boats, trailers, and other like vehicles is prohibited.

   The subject site will be subject to Business License review and inspection ensuring that the commercial repair of recreational vehicles, boats, trailers, and other similar vehicles is not conducted at the subject site.

Outdoor storage areas such as the proposed Recreational Vehicle and Boat Storage must also be in conformance with Title 19.08's screening requirements for outdoor storage areas. These Special Use Permit requirements cannot be granted as a traditional Waiver and must be requested through a Variance, as well as they are development requirements set forth by Title 19.08. As a result, the applicant is requesting a Variance to allow the storage of recreational vehicles (and boats) within all required setback and buffer areas. The storage area is approximately zero feet from the front and side yard setbacks where 10 feet is required and approximately four feet from the rear yard setback where 20 feet is required. Additionally, a Variance is requested to allow an existing six-foot-tall solid screening wall where eight feet is required.

The parking requirements for a Recreational Vehicle and Boat Storage Parking Use is based primarily on the total number of storage spaces. Per Title 19.12, one parking space is required for every 50 storage units and a minimum of five additional spaces for customers outside the security fenced area. Three parking spaces are provided outside on the security fenced area and no spaces are provided in the interior. As a result, the applicant is requesting a Variance (22-0015-VAR2) to allow for three parking spaces exterior of the security fence where five are required and zero parking spaces interior of the security fence where two are required. The applicant is proposing to include four shade structures to cover 92 percent of parking spaces for the recreational vehicles. Staff is unable to support the requested Variance as the lack of parking provided for customers and tenants will burden the surrounding commercial development or force customers to park in access aisles.

The aforementioned shade structures exceed the residential adjacency requirements by just under one foot, as there is a 15-foot height limit. Residential Adjacency Standards are one of many standards that ensures the scale of commercial development is compatible with surrounding land uses and provides a sensitive transition to less intensive uses such as residential. Despite this standard not being met, the R-PD (Residential Planned Development) zoning districts such as the surrounding R-PD4 (Residential Planned Development – 4 Units per Acre) are not subject to residential adjacency protection standards.

Tree species used throughout the site include three 36-inch box Strawberry Trees and 24-inch box Mondell Pine trees. Provided shrubs include five-gallon hopseed and red fountain grass. All of the proposed planting materials are included on the Southern Nevada Regional Planning Coalition Regional Planting List and are thereby appropriate for a desert environment. To accommodate the design of the subject site and the associated landscape plan, the applicant is requesting Waivers and Exceptions of the perimeter landscape buffer requirements and tree requirements. The applicant is requesting a Waiver to allow a five-foot-wide landscape buffer adjacent to the right-of-way on Rainbow Boulevard where 15 feet is required. Additionally, the applicant is requesting Waivers to allow zero-foot landscape buffers adjacent to the northern and southern interior lot lines. A Waiver is requested to allow a five-foot landscape buffer adjacent to the eastern interior lot line. Exceptions are requested to reduce the number of trees required. An Exception is requested to allow zero trees within the southern landscape buffer where two are required. Likewise, an Exception is requested to allow seven trees within the western landscape buffer where eight are required.

The subject site is included in the Rainbow Boulevard North Corridor Plan. This plan was developed as a guide for land use changes as a result of increased thoroughfare traffic on Rainbow Boulevard. The plan emphasizes land uses that serve the corridor community and encourages development patterns that align with the single-family neighborhoods. This plan categorizes the surrounding area around the subject site as Ann-Rainbow. This portion of the corridor accounts for a majority (44%) of the total land share. The higher traffic flows at the Ann Road and Rainbow Boulevard intersection have had an impact on recent land use changes and land use proposals. Additionally, with a large amount of vacant land included in this portion of the corridor, the primary focus is catered toward future development patterns. The preferred type of non-residential development for this portion of the corridor are professional offices or pedestrian-oriented commercial development servicing neighboring residents. The proposed Recreational Vehicle parking lot facility would be an auto-centric focused development thereby not meeting the ideal type of development for the Rainbow Boulevard corridor.

The applicant has proposed to overdevelop the subject site and the proposed Recreational Vehicle and Boat Storage does not meet the minimum development standards required for such a use as demonstrated by the number of Variances and Waivers requested. Minimum parking and outdoor storage screening requirements are required in order to provide compatibility and protection from neighboring residential land uses.

As evidenced by the multiple Variances, Waivers, Exceptions, and the failure to meet the objectives of the Rainbow Boulevard North Corridor Plan, the applicant has proposed a development that is not compatible with the existing surrounding residential land uses. Therefore, staff is recommending denial on all associated applications, subject to conditions if approved.

FINDINGS (22-0015-VAR1 and VAR2)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop a site with a proposed development that is not in conformance with the minimum development requirements set forth by Title 19.08. A less intensive 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 (22-0015-SUP1)

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

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

   The applicant is proposing to over-develop the commercial site as evidenced by the requested Variances and Waivers. As a result, the commercial land use is too intense and incompatible with the surrounding low-density residential neighborhood.

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

   The subject site is not physically suited for the type or intensity of the proposed use as it will burden the surrounding residential neighborhood with an auto-centric land use that is not the preferred type of non-residential development for this portion of the Rainbow Corridor.

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

   The site provides limited parking which may result in future tenants parking in the lot's access aisles if the remaining spaces are full. The subject site is accessed by Rainbow Boulevard, a 100-foot primary arterial that is adequate in size to service the intense proposed commercial development.

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

   The approval of this Special Use Permit would allow an auto-centric commercial land use in the midst of a low-density residential neighborhood and does not support the goals and objectives of the Rainbow Boulevard North Corridor Plan which prefers non-residential development such as professional offices or pedestrian-oriented commercial development servicing neighboring residents for this portion of the Rainbow Boulevard corridor.

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

   The proposed use does not meet all of the Minimum Special Use Permit Requirements per Title 19.12. Multiple Variances and Waivers for parking and screening are requested in order to meet the Special Use Permit Requirements.

FINDINGS (22-0015-SDR1)

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

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

   As evidenced by the multiple Variances, Waivers, Exceptions, and the failure to meet the objectives of the Rainbow Boulevard North Corridor Plan, the applicant has proposed a development that is not compatible with the existing surrounding residential land uses. The Rainbow Boulevard North Corridor Plan concluded that this non-residential development in this portion of the corridor would be best suited for professional offices or pedestrian-oriented commercial development servicing neighboring residents.

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 inconsistent with the Rainbow Boulevard North Corridor Plan. This section of the corridor is best suited for professional offices or pedestrian-oriented commercial development servicing neighboring residents. In addition, multiple Variances, Waivers, and Exceptions are requested in order to allow conformance with Title 19's requirements.

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

The site provides limited parking which may result in future tenants parking in the lot's access aisles if the remaining spaces are full. The subject site is accessed by Rainbow Boulevard, a 100-foot primary arterial that is adequate in size to service the intense proposed commercial development.

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

The submitted elevation plan date stamped on 03/30/22, shows the proposed shade structures composed of steel beams and corrugated metal sheating. The shade structures are each 16 feet tall. While the R-PD4 zoning district is not a protected zoning district as defined by the Residential Adjacency Standards, they are residential land uses and the proposed shade structures are too tall for residential adjacency and exceed residential adjacency requirements by just under one foot, as there is a 15-foot height limit. These shade structures will be visually intrusive to neighboring residential properties and are not appropriate for the area. The proposed landscape materials consist of 36-inch box Strawberry Trees and 24-inch box Mondell Pine trees with five-gallon hopseed and red fountain grass shrubbery. All of the proposed planting materials are included on the Southern Nevada Regional Planning Coalition Regional Planting List and are thereby appropriate for a desert environment.

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

The design characteristics of the proposed commercial development and the height of the proposed shade structures are not compatible with the neighboring low density residential area. The minimum outdoor storage screening requirements are designed to provide buffering and protection for neighboring land uses. The requested Variances and Waivers will enable a development that is unsightly and undesirable for the area.

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

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public if approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/28/06	A Code Enforcement Case (CE-38809) was reported for trash and overgrown weeds on the property next to 5455 North Rainbow Boulevard. The case was resolved on 03/30/06.
09/17/19	A Code Enforcement Case (CE19-02835) was reported for multiple vehicles for sale on a lot at 5445 North Rainbow Boulevard. The case was resolved on 10/01/19.
10/02/19	The City Council approved a General Plan Amendment (GPA-75954) from: DR (Desert Rural Density Residential) to: SC (Service Commercial) on 1.06 acres at 5445 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-75955) from: R-E (Residence Estates) to: C-1 (Limited Commercial) on 1.06 acres at 5445 North Rainbow Boulevard. The Planning Commission and staff recommended approval
	The City Council approved a Variance (VAR-76696) to allow 36 parking spaces where 65 are required on 1.06 acres at 5445 North Rainbow Boulevard. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Variance (VAR-76697) to allow a 10-foot residential adjacency setback where 75 feet is required on 1.06 acres at 5445 North Rainbow Boulevard. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-76698) for a proposed 7,632 square-foot general retail building and a 1,400 square-foot restaurant with drive-through on 1.06 acres at 5445 North Rainbow Boulevard. The Planning Commission recommended approval while staff recommended denial.
11/03/21	The City Council approved the first Extension of Time (21-0560-EOT1) of a previously approved Variance (VAR-76696) to allow 36 parking spaces where 65 are required on 1.06 acres at 5445 North Rainbow Boulevard. Staff recommended approval.
	The City Council approved the first Extension of Time (21-0560-EOT2) of a previously approved Variance (VAR-76697) to allow a 10-foot residential adjacency setback where 75 feet is required on 1.06 acres at 5445 North Rainbow Boulevard. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved the first Extension of Time (21-0560-EOT3) of a previously approved Site Development Plan Review (SDR-76698) for a proposed 7,632 square-foot general retail building and a 1,400 square foot restaurant with a drive-through lane with Waivers to allow the building not to be oriented to the street frontage where such is required; a five-foot landscape buffer along the north and east property lines where eight feet is required; a six-foot landscape buffer along the south property line where eight feet is required; and a 10-foot landscape buffer along the west property lie where 15 feet is required on 1.06 acres at 5445 North Rainbow Boulevard. Staff recommended approval.
03/08/22	The Planning Commission voted (7-0) to hold in ABEYANCE 22-001 [VAR1, VAR2, SUP1 and SDR1] to the April 12, 2022 Planning Commission meeting.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard approximately 520 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) • 22-0015-VAR1 - VARIANCE - TO ALLOW OUTDOOR STORAGE WITHIN THE SETBACK AREA WHERE SUCH IS NOT ALLOWED; AND A SIX-FOOT TALL SCREEN WALL WHERE OUTDOOR STORAGE SCREENING DEVELOPMENT STANDARDS REQUIRE AN EIGHT-FOOT TALL SOLID SCREEN WALL • 22-0015-VAR2 - VARIANCE - TO ALLOW THREE PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED AND TO ALLOW ZERO PARKING SPACES SPREAD THROUGHOUT THE DEVELOPMENT WHERE TWO ARE REQUIRED • 22-0015-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW THE STORAGE AREA TO BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE AND STORAGE WITHIN THE SETBACK AND LANDSCAPE BUFFER AREA • 22-0015-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

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

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

Pre-Application Meeting	
01/06/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance, Special Use Permit, and Site Development Plan Review pertaining to the development of a proposed recreational vehicle and boat storage lot at the subject site.

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

Field Check	
02/02/22	A routine field check was conducted of the subject site; staff found the undeveloped subject site enclosed with a temporary fence. Nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	1.06

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Building Maintenance Service		
South	Community Residence	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
West		ML (Medium Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Rancho	Y
Rainbow Boulevard North Corridor Plan	N*
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Paved Shared Use Path | Approved | East Side of Rainbow Boulevard)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	46,173 SF	Y
Min. Lot Width	100 Feet	171 Feet	Y
Min. Setbacks Detached Shade Structure			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	2 Feet	N*
• Rear	20 Feet	8 Feet	N*
Max. Building Height	N/A	16 Feet	Y

**Detached shade structures may encroach into the building setback areas provided an encroachment does not introduce into any required perimeter landscape buffer area. The applicant is requesting a Waiver of the perimeter landscape buffer requirements.*

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	46 Feet	0 Feet	Y*

*The R-PD (Residential Planned Development) zoning districts are not subject to the residential adjacency protection 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	2 Trees	0 Trees	N**
• East	1 Tree / 20 Linear Feet	9 Trees	9 Trees	Y
• West	1 Tree / 20 Linear Feet	8 Trees	7 Trees	N**
TOTAL PERIMETER TREES		**7 Trees**	**5 Trees**	**N****
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	1 Tree	1 Tree	Y

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	8 Feet		0 Feet	N*
• East	8 Feet		5 Feet	N*
• West	15 Feet		5 Feet	N*
Wall Height	8 Feet for Outdoor Storage Screening		6 Feet	N

*The applicant is requesting a Waiver of the perimeter landscape buffer requirements.
**The applicant is requesting Exceptions of the tree planting requirements.

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Recreational Vehicle and Boat Storage	71 storage spaces	1 per 50 storage spaces throughout 5 outside security fence	2 5				
TOTAL SPACES REQUIRED			7		3		N
Regular and Handicap Spaces Required			6	1	2	1	N
Percent Deviation			57%				

Waivers		
Requirement	***Request***	***Staff Recommendation***
The storage of recreational vehicles and boats is not permitted within the required setbacks or buffer areas.	To allow the storage of recreational vehicles and boats within all required setback areas.	Denial
Storage areas shall be screened by a screening device at least eight feet tall.	To allow the storage area to be screened by a six-foot solid wall adjacent to right-of-way.	Denial
Landscape buffers adjacent to the right-of-way must be 15 feet.	To allow a five-foot landscape buffer adjacent to the western property line.	Denial
Landscape buffers adjacent to interior lot lines must be eight feet.	To allow a zero-foot landscape buffer adjacent to the northern property line.	Denial
	To allow a five-foot landscape buffer adjacent to the eastern property line.	Denial
	To allow a zero-foot landscape buffer adjacent to the southern property line.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One-24 inch box tree for every 20 linear feet with four five-gallon shrubs for each required tree.	To allow zero trees within the southern landscape buffer where two are required.	Denial
	To allow seven trees within the western landscape buffer where eight 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) SUP SDPR AND RELATED VARIANCES

Project Address (Location) 5445 N Rainbow BLVD Las Vegas Nevada 89130

Project Name Rainbow and Ann RV and Boat Storage **Proposed Use** C-1

Assessor's Parcel #(s) 125-35-101-007 **Ward #** 6

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

Additional Information RV AND BOAT STORAGE

Property Owner GOLD LT RE LLC #6 Contact ERAN GOLD

Address 6590 S. RAINBOW BLVD SUITE 100 City LAS VEGAS State NV Zip 89118

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

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative SAME Contact

Address City State Zip

E-mail Phone

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

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

Property Owner Signature Eran

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

Print Name Eran Gold

Subscribed and sworn before me

This 13th day of January, 20 22

Notary Public in and for said County and State

JOHNNY A. VILLALOBOS
Notary Public - California
Los Angeles County
Commission # 3583[illegible]
My Comm. Expires Jun 16, 2025

2220015
01/13/2022

See Attached CA Notary Page

CALIFORNIA JURAT GOVERNMENT CODE § 8202

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 13th day of January, 2022, by

Date *Month* *Year*

(1) Eran Golz

(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JOHNNY A. VILLALOBOS
Notary Public - California
Los Angeles County
Commission # 2358513
My Comm. Expires Jun 16, 2025

Signature _____

Place Notary Seal and/or Stamp Above *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 and Statement of Financial Interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

22-0015
01/13/2022

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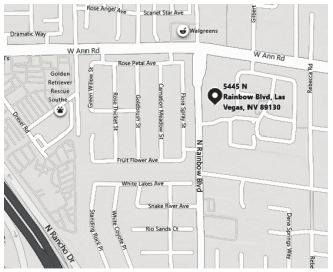
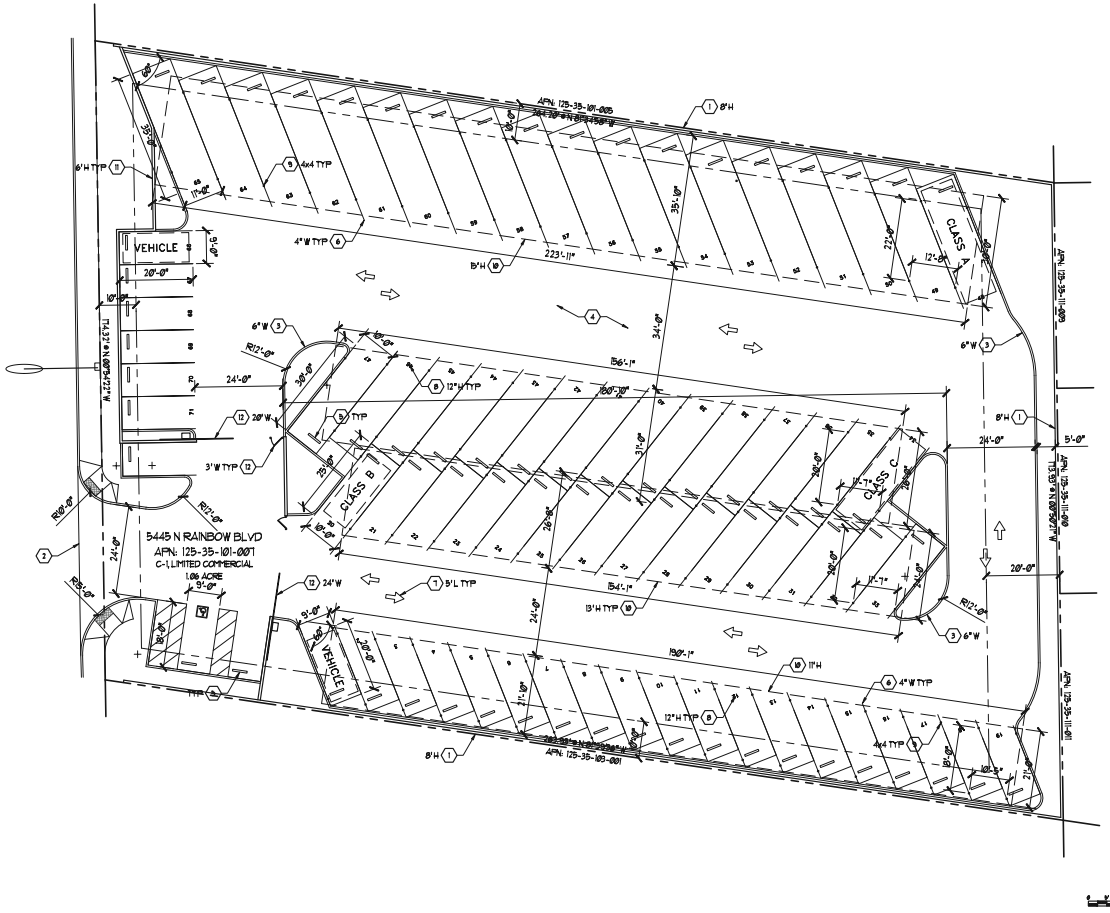
PARKING ANALYSIS:

TOTAL SPACES	74	71 STORAGE 2 ACCESSORY 1 VAN ACCESSIBLE
9' x 20' SPACES, VEHICLE	25	#1-#19 , #66-#71
10' x 25' SPACES, CLASS B	14	#20-#33
10' x 30' SPACES, CLASS C	14	#34 - #47
11' x 35' SPACES, CLASS A	18	#48 - #65
AISLE WIDTH		24'-0" & 34'-0"
MIN TURNING RADIUS		12'-0"
HOURS OF OPERATION		7:00 AM - 9:00 PM

8 PROJECT DATA
NTS



4 LOCATION MAP
NTS



17 SITE PLAN
1/16" = 1'-0"

PROPERTY LINE
SETBACK
CMU WALL
CONC CURB
PARKING STRIPE
WHEEL STOP

3 SYMBOLS
1/8" = 1'-0"

1. INSTALL (N) COURSES TO (E) CMU WALL
2. CREATE (N) CURB CUT IN (E) SIDEWALK
3. POUR (N) CONCRETE CURB
4. LAY (N) ASPHALT PAVING OVER GRAVEL BED
5. ANCHOR (N) PRE-CAST WHEEL STOP
6. PAINT (N) PARKING STRIPE
7. PAINT (N) DIRECTIONAL ARROW
8. PAINT (N) STALL NUMBER
9. ERECT (N) STEEL COLUMN
10. CONSTRUCT (N) SHADE STRUCTURE
11. CONSTRUCT (N) CMU WALL
12. INSTALL (N) AUTOMATED GATE

2 KEYNOTES
NTS

1. VERIFY ALL (E) DIMS IN FIELD. NOTE ANY MAJOR DISCREPANCIES. CONTACT ARCHITECT AS NECESSARY FOR CLARIFICATION.
2. ANY WORK SHALL BE COORDINATED WITH THE ARCHITECT ON-SITE, IF CONDITIONS DIFFER SUBSTANTIALLY FROM DRAWINGS.
3. NO STRUCTURE OTHER THAN A PERMITTED FENCE, WALL, OR ACCESSORY SHALL BE LOCATED WITHIN 10 FEET OF A STREET.
4. SETBACKS ARE MEASURED FROM PROPERTY LINE OR EDGE OF PRIVATE STREET, WHICHEVER IS GREATER. IN NO CASE SHALL THE MINIMUM SETBACK FROM A STREET BE LESS THAN 10 FEET.
5. SLOPE OF ACCESSIBLE ROUTE SHALL BE LESS THAN 5% WITH CROSS SLOPE OF LESS THAN 2%.
6. PROVIDE AUTOMATIC SENSORS WITH LONG DELAY FOR BOTH ROLLING GATES AND TO ENABLE BACKING FROM SPACES #1 & #25.

1 NOTES
NTS

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M 702-467-7846
INFO@ART-IS-ZEN.COM

ARCHITECT

JEFFREY C KALOMEC REGISTERED 6847 ARCHITECT STATE OF NEVADA

CONSULTANT

CLIENT NAME

GOLD LTRE LLC
6590 S RAINBOW BLVD, STE 100
LAS VEGAS, NV 89118

PROJECT NAME

BOAT & RV STORAGE
5445 N RAINBOW BLVD
LAS VEGAS, NV 89130

PERMIT SET

REV	DATE	DESCRIPTION
E	18MAR22	PLANNING COMMISSION
D	11FEB22	PLAN REVIEW
C	3JUN22	CHANGE ORDER
B	12JAN22	PLAN REVIEW
A	26NOV21	SCHEMATIC DESIGN

PROJECT NO:	2021-0161
CAD DWG FILE:	A-101.E
DRAWN BY:	JCK
CHECKED BY:	JCK
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SHEET TITLE

SITE PLAN

CASE 21DR-0015
03/31/2022

A-101

SHEET 1 OF 3

ID	TREES		SIZE	QTY
1	ST	STRAWBERRY TREE	36" BOX	10
2	MP	MONDELL PINE	24" BOX	11
ID	SCRUBS		SIZE	QTY
3	FG	RED FOUNTAIN GRASS	5 GAL	19
4	HS	HOPSEED	5 GAL	17
			TOTAL	57

8 PLANTING SCHEDULE
NTS

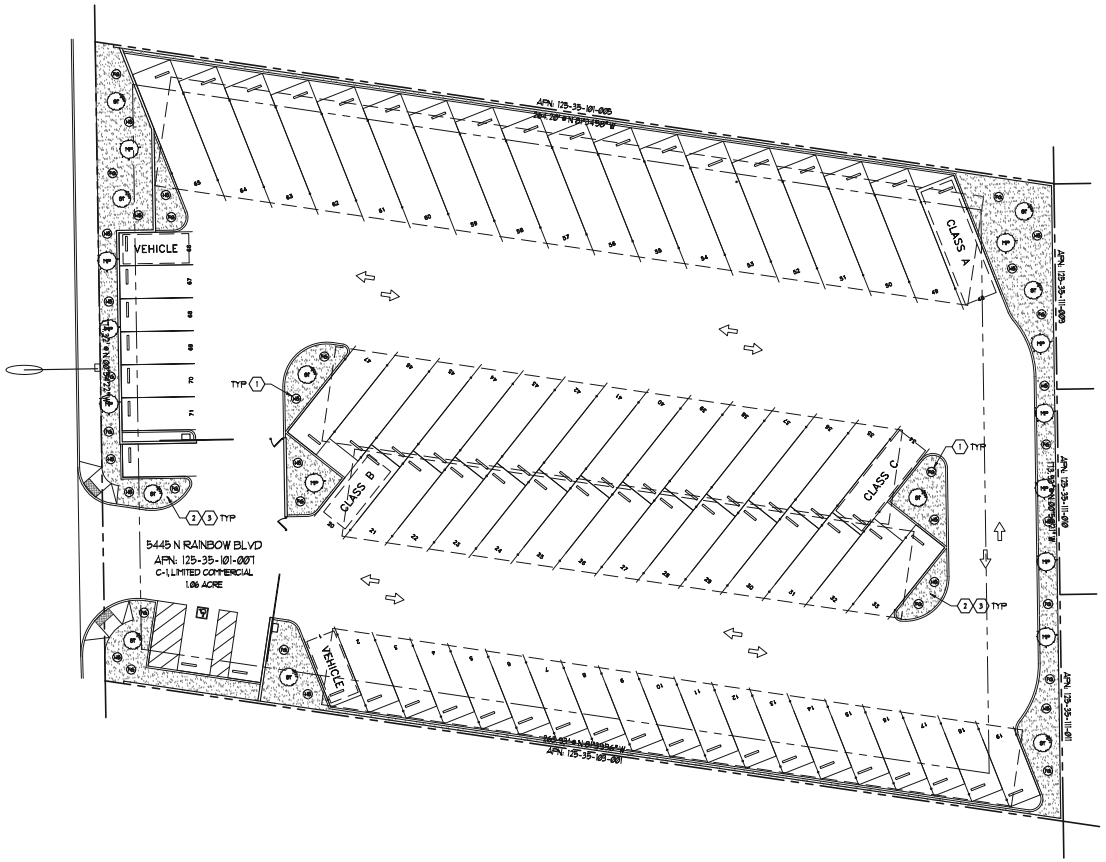


4 LOCATION MAP
NTS

PROPERTY LINE
SETBACK
CMU WALL
CONC CURB
PARKING STRIPE
WHEEL STOP

3 SYMBOLS
1/8" = 1'-0"

1. BURY (N) PLANTING
2. LAY (N) WEED BARRIER
3. SPREAD (N) CRUSHED STONE



17 LANDSCAPE PLAN
1/16" = 1'-0"

2 KEYNOTES
NTS

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1 NOTES
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ARCHITECT

JEFFREY C KADLOWEC
REGISTERED
No. 6847
ARCHITECT
STATE OF NEVADA

CONSULTANT

CLIENT NAME

GOLD LTRE LLC
6590 S RAINBOW BLVD, STE 100
LAS VEGAS, NV 89118

PROJECT NAME

BOAT & RV STORAGE
5445 N RAINBOW BLVD
LAS VEGAS, NV 89130

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E	18MAR22	PLANNING COMMISSION
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B	12JAN22	PLAN REVIEW
A	30NOV21	DESIGN DEVELOPMENT

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CAD DWG FILE:	A-201_E
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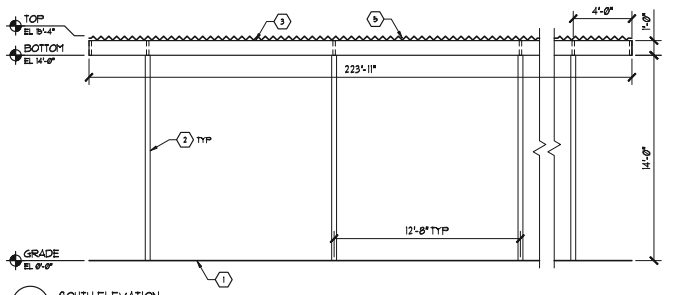
SHEET TITLE

LANDSCAPE PLAN

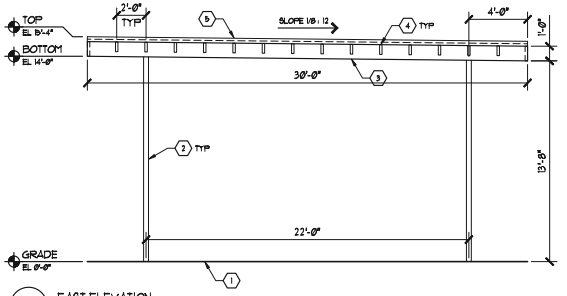
CC-0015
03/31/2022

A-201

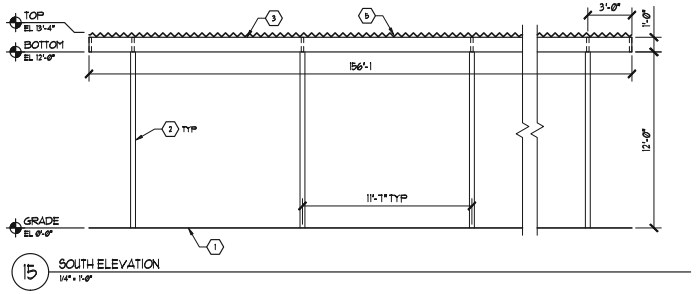
SHEET 2 OF 3



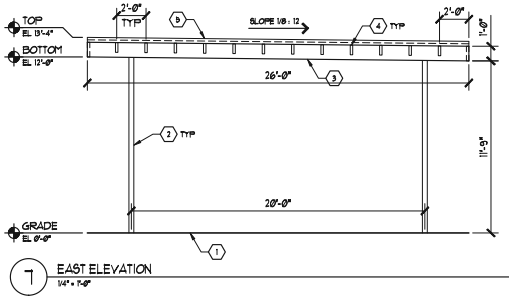
16 SOUTH ELEVATION
1/4" = 1'-0"



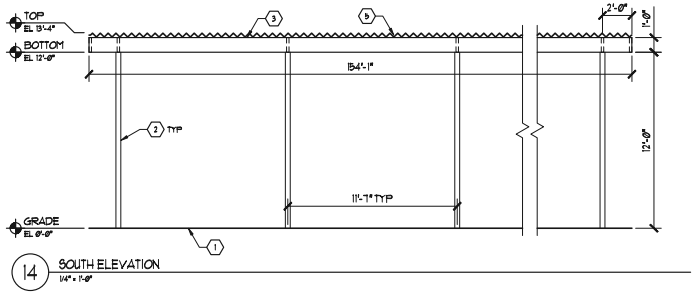
8 EAST ELEVATION
1/4" = 1'-0"



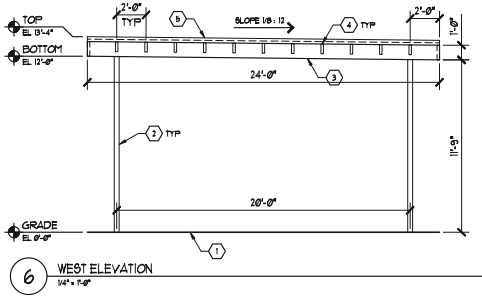
15 SOUTH ELEVATION
1/4" = 1'-0"



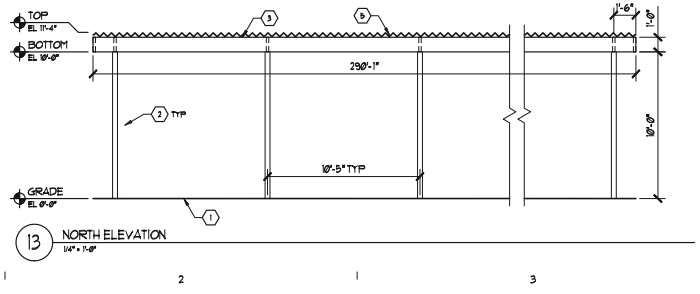
7 EAST ELEVATION
1/4" = 1'-0"



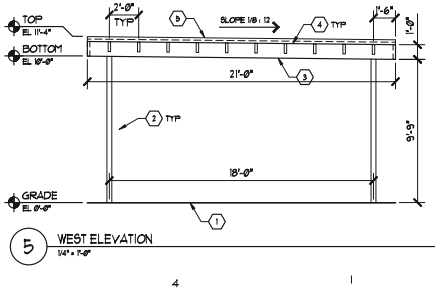
14 SOUTH ELEVATION
1/4" = 1'-0"



6 WEST ELEVATION
1/4" = 1'-0"



13 NORTH ELEVATION
1/4" = 1'-0"



5 WEST ELEVATION
1/4" = 1'-0"

1. (N) ASPHALT PAVING
2. (N) TUBE STEEL COLUMN
3. (N) TUBE STEEL BEAM
4. (N) TUBE STEEL JOIST
5. (N) CORRUGATED METAL SHEATHING

17 KEYNOTES
NTS

City Council - Page 1378

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ARCHITECT

JEFFREY C KADOMEC
REGISTERED
6847
ARCHITECT
STATE OF NEVADA

CONSULTANT

CLIENT NAME

GOLD LTRE LLC
6590 S RAINBOW BLVD, STE 100
LAS VEGAS, NV 89118

PROJECT NAME

BOAT & RV STORAGE
5445 N RAINBOW BLVD
LAS VEGAS, NV 89130

PERMIT SET

REV	DATE	DESCRIPTION
D	18MAR22	PLANNING COMMISSION
C	31JAN22	CHANGE ORDER
B	12JAN22	PLAN REVIEW
A	30NOV21	DESIGN DEVELOPMENT

PROJECT NO:	2021-0161
CAD DWG FILE:	A-301.D
DRAWN BY:	JCK
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SHEET TITLE

EXTERIOR ELEVATIONS

22-0015A
03/31/2022

A-301

SHEET 3 OF 3



22-0015-VAR1, 22-0015-VAR2, 22-0015-SUP1 AND 22-0015-SDR1 - APPLICANT/OWNER: GOLD LT RE, LLC #6
EAST SIDE OF RAINBOW BOULEVARD APPROXIMATELY 520 FEET SOUTH OF ANN ROAD

02/02/2022



22-0015-VAR1, 22-0015-VAR2, 22-0015-SUP1 AND 22-0015-SDR1 - APPLICANT/OWNER: GOLD LT RE, LLC #6
EAST SIDE OF RAINBOW BOULEVARD APPROXIMATELY 520 FEET SOUTH OF ANN ROAD

02/02/2022



22-0015-VAR1, 22-0015-VAR2, 22-0015-SUP1 AND 22-0015-SDR1 - APPLICANT/OWNER: GOLD LT RE, LLC #6
EAST SIDE OF RAINBOW BOULEVARD APPROXIMATELY 520 FEET SOUTH OF ANN ROAD

02/02/2022



22-0015-VAR1, 22-0015-VAR2, 22-0015-SUP1 AND 22-0015-SDR1 - APPLICANT/OWNER: GOLD LT RE, LLC #6
EAST SIDE OF RAINBOW BOULEVARD APPROXIMATELY 520 FEET SOUTH OF ANN ROAD

02/02/2022

GOLD LT RE L L C

6590 S Rainbow Blvd Suite 100
Las Vegas NV 89118

November 10th, 2021

Eric McCammond, Courey Stewart

Department of Planning
Development Services Center
495 S. Main Street
Las Vegas, NV 89101

RE: *Justification Letter for* special use permit *APN:* 125-35-101-007

I respectfully submit this application for special use permit to develop a Recreational Vehicle and Boat

Storage in that parcel.

Parcel is ready to be developed and we believe this parcel is ideal for that purpose has it is zoned C-1 next to a sweeper trucks storage area.

This area is undeserved regarding this kind of commercial use and we believe our project will be beneficial to the residents of the neighborhood and surrounding area.

Thank you for your support!

Best,
Eran Gold
GOLD LT RE LLC
Owner/Developer
(702) 232-2838
Eran@toffeyholdings.com

22-0015
01/13/2022

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

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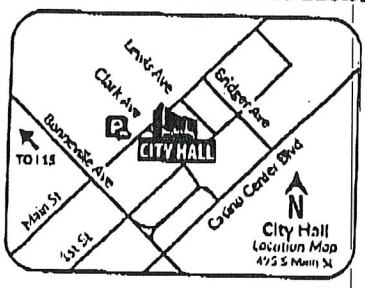

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

City Council Meeting of **05/18/2022**

22-0015
12526410005
TAYLOR LISA A & ADAM
5664 N RAINBOW
LAS VEGAS NV 89130-1236

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Date 5/18/22 Item 54 a-d
w G

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Las Vegas, Nevada 89101

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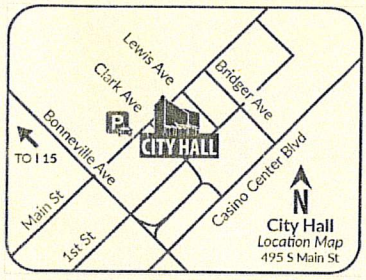

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☐ I SUPPORT this Request

☐ I OPPOSE this Request

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22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

City Council Meeting of **05/18/2022**

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22-0015
12534614007
LIEDER FAMILY TRUST
LIEDER GERALD V & MARILYN R TRS
6812 WHITE LAKES AVE
LAS VEGAS NV 89130-1659

39 BRDFMP1 89130

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2022 MAY 12 A 9:35

PAGE 01/01
05/09/2022 03:40PM 7025583857 ERA ST ROSE

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2022 MAY -9 P 5:02

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Las Vegas, Nevada 89101

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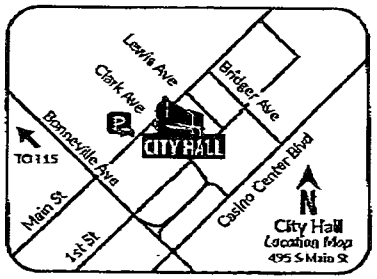

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

City Council Meeting of **05/18/2022**

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22-0015
12535103014
RAINY DAY INVESTMENTS L L C
MCMENEMY RONS S CHARTERED 401
2530 SILVER BEACH DR
HENDERSON NV 89052

65 89052

City Council - Page 1387

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CITY CLERK

2022 MAY -9 P 4:01

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Las Vegas, Nevada 89101

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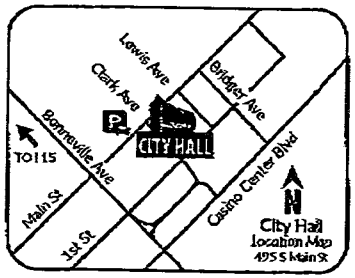

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[X] I SUPPORT this Request

[X] I OPPOSE this Request

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22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

City Council Meeting of **05/18/2022**

22-0015
12535103016
RAINY DAY INVESTMENTS L L C
MCMENEMY RONS S CHARTERED 401
2530 SILVER BEACH DR
HENDERSON NV 89052

89 8RDFMP 1 89052

05/09/2022 03:32PM 7025583857 ERA ST ROSE
City Council - Page 1388
PAGE 01/01

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From: Gina Duke
17025547501
2022-03-07 09:07:21 PST
Page: 2 of 2
To: +17024647499

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

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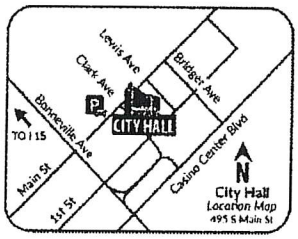

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

Planning Commission Meeting of **03/08/2022**

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City of Las Vegas
Department of Planning

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22-0015
12535111034
DUKE CRAIG D & REGINA L
5521 PORCUPINE RIM ST
LAS VEGAS NV 89130

39 LADFMP1 89130

Submitted after final agenda
32a-d P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Dept of Planning
City of Las Vegas

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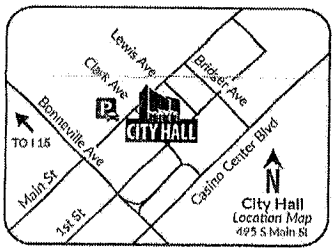

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22-0015
12535111047
REED THEODORE J & MARCIA A
6504 SAND BENCH AVE
LAS VEGAS NV 89130-4800

☐ I SUPPORT this Request

☒ I OPPOSE this Request See reverse for comments

Please use available blank space on card for your comments.

22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

Planning Commission Meeting of **03/08/2022**

39 LRDFHP1 89130

Application Information

22-0015 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard approximately 520 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore).

22-0015-VAR1 - VARIANCE - TO ALLOW OUTDOOR STORAGE WITHIN THE SETBACK AREA WHERE SUCH IS NOT ALLOWED; AND A SIX-FOOT TALL SCREEN WALL WHERE OUTDOOR STORAGE SCREENING DEVELOPMENT STANDARDS REQUIRE AN EIGHT-FOOT TALL SOLID SCREEN WALL

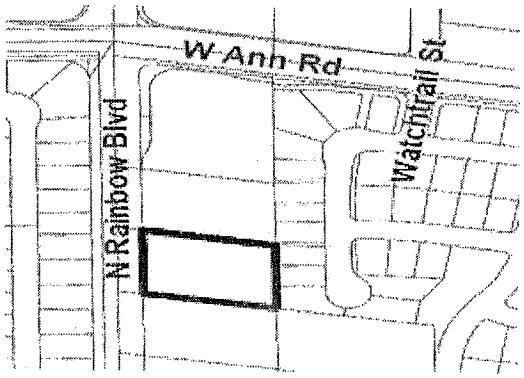
22-0015-VAR2 - VARIANCE - TO ALLOW THREE PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED AND TO ALLOW ZERO PARKING SPACES SPREAD THROUGHOUT THE DEVELOPMENT WHERE TWO ARE REQUIRED

22-0015-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW THE STORAGE AREA TO BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE AND STORAGE WITHIN THE SETBACK AND LANDSCAPE BUFFER AREA

22-0015-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Too many waivers/variances required. Need to find a location that doesn't need variances.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*03/08/2022*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

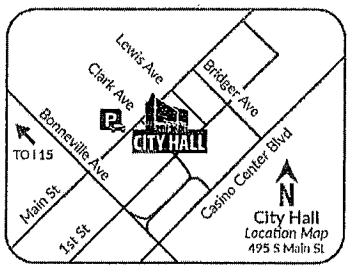
The property is not large enough for the recreational vehicle and boat storage.

32a-dP

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

Planning Commission Meeting of **03/08/2022**

RECEIVED
MAR 07 2022
Dept of Planning
City of Las Vegas

PRSRT
FIRST CLASS MAIL
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PAID
Las Vegas, NV
Permit No. 1630

22-0015
12534514004
P & J KLIMEK TRUST
KLIMEK PHILLIP & JODIE LYNN TRS
6705 FRUIT FLOWER AVE
LAS VEGAS NV 89130-3849

39 LRDFMP1 89130

32a-d P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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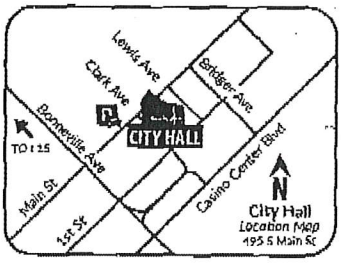
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
MAR - 3 2022
City of Las Vegas
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.

22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

Planning Commission Meeting of **03/08/2022**

22-0015
12534513001
LABAJ MARK M
6720 ROSE PETAL AVE
LAS VEGAS NV 89130-1687

Mar. 3. 2022 10:16AM No. 0085 P. 1/1

32a-d P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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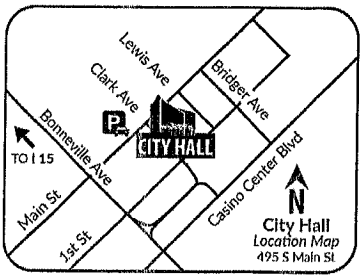
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

Planning Commission Meeting of **03/08/2022**

22-0015
12535111011
VUONG RANDY T
5503 GEMINI BRIDGES ST
LAS VEGAS NV 89130-4996

Submitted at Planning Commission

Date 3/8/22 Items 32 and

by Keith Letas

RE: 22-0015 Rainbow and Ann RV and Boat Storage

To whom it may concern,

I would like to support the RV and Boat Storage Project which is planned for 5445 North Rainbow Ave. This new project would be a welcome addition to our neighborhood.

Respectfully,

Add block to existing rear wall to shield visibility/access.

Valerie Bra 2/16/2022

CLV Board Member

(CAC & CS)
RDA

5511 Gemini Bridges St.
Las Vegas, NV 89130-4996

Anthony - 702-4

Submitted at Planning Commission

Date 3/8/22 Item 32 a-d

by Eran Gold

RE: 22-0015 Rainbow and Ann RV and Boat Storage

To whom it may concern,

I would like to support the RV and Boat Storage Project which is planned for 5445 North Rainbow Ave. This new project would be a welcome addition to our neighborhood.

Respectfully,

5517 GEMINI BRIDGES ST.
LAS VEGAS, NV 89130

22-0015

Planning Commission 4/12/2022

Neighbors' requested additional conditions for 22-0015 site plan dated 3/31/2022:

1. Eliminate Space 19, replace with landscaping and additional tree. Terminate shade structure outside of 20-ft setback from east property line.

2. Add new 8-ft wall adjacent to east property line (in lieu of adding courses to existing wall, which is not on Applicant's property).

3. Limit hours of operation to 7AM to 9PM.

4. No free-standing light poles behind gates. (Lighting installed beneath shade structures OK)

5. Automated Gates should be solid, or screened with mesh.

6. Add safety bollards in landscape area for 30-ft south of space 48 (prevent backing into wall).

Submitted at Planning Commission

Date 4-12-22 Item 22

by Keith Letus

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
54a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0015-VAR1 - VARIANCE - TO ALLOW OUTDOOR STORAGE WITHIN THE SETBACK AREA WHERE SUCH IS NOT ALLOWED; AND A SIX-FOOT TALL SCREEN WALL WHERE OUTDOOR STORAGE SCREENING DEVELOPMENT STANDARDS REQUIRE AN EIGHT-FOOT TALL SOLID SCREEN WALL

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	3	City Council Meeting	2

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
54b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0015-VAR2 - VARIANCE - TO ALLOW THREE PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED AND TO ALLOW ZERO PARKING SPACES SPREAD THROUGHOUT THE DEVELOPMENT WHERE TWO ARE REQUIRED

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	3	City Council Meeting	2

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
54c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0015-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW THE STORAGE AREA TO BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE AND STORAGE WITHIN THE SETBACK AND LANDSCAPE BUFFER AREA

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	3	City Council Meeting	2

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
54d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0015-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	3	City Council Meeting	2

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
55

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0051 - PUBLIC HEARING - APPLICANT/OWNER: MARX GLEN FAMILY TRUST - For possible action on an Appeal of the Denial by the Planning Commission of a portion of the following Land Use Entitlement project requests on 1.05 acres at 5609 Ano Drive (APN 125-24-304-005), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends DENIAL on 22-0051-SUP1.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (7-0 vote) recommends DENIAL on 22-0051. 22-0051-VAR1 was APPROVED (7-0 vote) at the April 12, 2022 Planning Commission meeting.

BACKUP DOCUMENTATION:
1. Appeal Documentation
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Protest-Support Postcards
8. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

OFFICE OF THE
CITY CLERK

LUANN D. HOLMES
CITY CLERK

April 20, 2022

Ms. Janette Hill
Glen Marx Family Trust
5609 Ano Drive
Las Vegas, Nevada 89131

RE: Planning Commission Appeal Confirmation
22-0051-SUP1

Dear Janette Hill:

The City of Las Vegas has received your request for appeal to the Planning Commission decision on April 12, 2022. The notification fee of $500.00 for the appeal has been collected and the item is scheduled to be heard at the May 18, 2022 City Council Meeting. You will also receive a postcard confirming this date.

Please contact the City Clerk's office at 702-229-6311 or Planning Department at 702-229-6301 in the event you have any questions.

Sincerely,

Stacy L Campbell for

LUANN D. HOLMES, MMC
City Clerk

/bp

cc: Planning Department

CC: Ms. Janette Hill
10516 Sun Palace Ct
Las Vegas, NV 89129

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
702.382.4803 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

April 20, 2022

Ms. Janette Hill

Glen Marx Family Trust
5609 Ano Drive
Las Vegas NV 89131

Re: 22-0051-SUP1

To whom it may concern:

On a meeting held April 12, 2022 with The Planning Commission, 22-0051-SUP1 special use permit - for a proposed vehicle parking, storage or repair in residential zoning use was heard and denied. The application was submitted with the Las Vegas Planning department and we followed every requirement as asked. There were no objections from any neighbors in fact several neighbors attended the Planning Commission Meeting in support of 22-0051-SUP1.

There are RV trailers, wave runners, boats & personal vehicles parked at 5609 Ano Drive Las Vegas NV 89131. All items listed are for personal use. Glen Marx has a very large blended family of 13 children, 46 grandchildren & 18 great grandchildren which he uses such items to spend quality time with them all.

We are asking to be heard before the City Council for reconsideration of denial.

Thank you,

Janette Hill representative for
Glen Marx Trustee of Glen Marx Family Trust

CITY OF LAS VEGAS
DEPARTMENT OF CITY CLERK

Operator ID: BPERKINS

Transaction: 391569

Reference #:

Today's Date: 04/20/2022 10:18:41 AM

Posting Date: 04/20/2022

Account Description	Account Number		Amount Due
GENERAL FUND.Meeting Management.Miscellaneous Fees.Meeting Services	100000.04401.270100.C21000.000.000	$	500.00
	Total Amount Due	$	**500.00**

Method of Payment	Number	Authorization		Amount Paid
Visa/MC/ATM	0026	9200	$	500.00
		Tendered	$	**500.00**
		Change	$	**.00**

Customer Information:

Janette Hill
Glen Marx Family Trust
10516 Sun Palace Ct
Las Vegas, NV 89129

Comments:
Appeal SUP1 22-0051

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date
April 21, 2022

TO:	FROM:
DEPARTMENT OF PLANNING	CITY CLERK
SUBJECT:	**COPIES TO:**
APPEAL OR CITY COUNCIL REVIEW INFORMATION ON PLANNING COMMISSION ACTIONS	

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: **22-0051-SUP1**

APPLICANT: APPLICANT/OWNER: MARX GLEN FAMILY TRUST

WARD: **Ward 6 (Fiore)**

Appeal by applicant or any other aggrieved person: (Yes) No

Review requested by City Council: Yes (No)

April 21, 2022
DATE

DEPUTY CITY CLERK

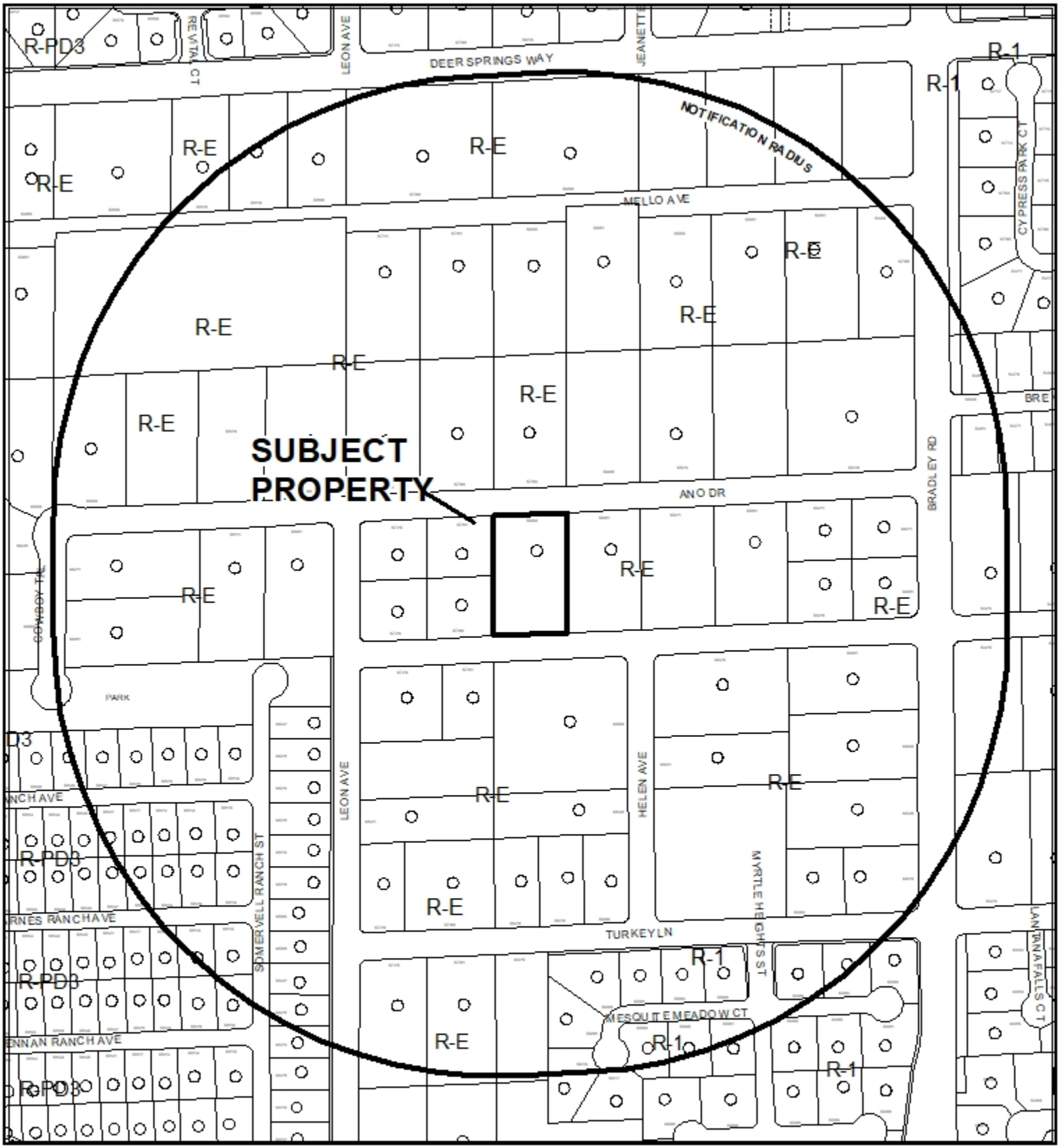
PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action — April 12, 2022

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 10 days after the date of the PC decision). — April 25, 2022

Last day for a review being requested by the City Council. (Review period is 10 days after the date of the PC decision.) — April 25, 2022

Set Date: 5/4/2022
City Council Date: 5/18/2022



CASE: 22-0051

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



0 260 520 Feet

CASE: 22-0051

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MARX GLEN FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0051-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
22-0051-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 124

PROTESTS 2

APPROVALS 3

CS

**** CONDITIONS ****

22-0051-VAR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0051-SUP1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Variance request to keep an existing greenhouse building within required setback areas and a Special Use Permit request to allow a Vehicle Parking, Storage or Repair in a Residential Zoning District use at 5609 Ano Drive.

ISSUES

- Variance (22-0051-VAR1) is requested to allow to allow a three-foot side yard setback where five feet is required; a three-foot separation from the main building where six feet is required and an accessory structure that is not aesthetically compatible with the principal dwelling where such is required for an existing Accessory Structure (Class II) [Greenhouse]. Staff does not support the request.
- The Vehicle Parking, Storage or Repair in a Residential Zoning District use is permitted in the R-E (Residence Estates) zoning district with the approval of a Conditional Use Permit.
- As some minimum conditions are not met, approval of Special Use Permit (22-0051-SUP1) is required. Staff does not support the request.
- These entitlement requests are a result of open Code Enforcement Case (#CE-193654)

ANALYSIS

The subject site is zoned R-E (Residence Estates) and subject to Title 19 development standards. The purpose of the R-E District is to provide for low density residential units located on large lots and conveying a rural environment. The Department of Planning – Code Enforcement Division opened Code Enforcement Case (#CE-193654) on 10/08/18 regarding debris and trailers in the street. Per the latest field check inspection conducted by Code Enforcement Staff on 03/16/22, the following was observed: three boats, jet skis, several vehicles parked on the northwest side of the property, a greenhouse in required setback areas and two inoperable vehicles without plates.

Pursuant to Title 19.06.060, accessory structures are required to have a five-foot side yard setback and have a minimum six-foot separation from the main building. Variance (22-0051-VAR1) is requested to keep the existing greenhouse with a three-foot side yard setback where five feet is required; a three-foot separation from the main building where six feet is required and an accessory structure that is not aesthetically compatible with the principal dwelling where such is required. While the Department of Building and Safety has commented that the structure is exempt from a structural building permit, it must still adhere to Title 19 Planning requirements.

Title 19 defines the Vehicle Parking, Storage or Repair in Residential Zoning Districts use as, **"**The parking, storage or repair of vehicles as an accessory use in residential zoning districts." There are no minimum Special Use Permit Regulations listed for this use. This use is permitted in the R-E (Residence Estates) zoning district with the approval of a Conditional Use Permit. As some minimum Conditional Use regulations are not met, approval of Special Use Permit (22-0051-SUP1) is required.

Motor vehicles, including passenger cars, trucks and motorcycles which are not designed or used for racing or for purposes other than transportation, may be parked, stored or repaired on any property in a residential district, provided the same is accessory and incidental to the use of the property for residential purposes and does not constitute a nuisance, health or fire hazard offense under the provisions of this Code and do not have a detrimental effect on the neighborhood. Unless stored or parked within a completely enclosed building, the motor vehicles shall be stored or parked in accordance with the listed minimum conditional use regulations. The following minimum conditional use regulations are not being met:

- Vehicle parking in the front and side yard areas is required to be on a surface of pavers, concrete/asphaltic paving or decomposed granite required)
- Unless stored or parked within a completely enclosed building, a recreational vehicle or trailer, or combination thereof, may be stored or parked only on a surface of pavers, concrete/asphaltic paving or decomposed granite required)
- Recreational vehicles/trailers must be permanently screened from view from the public street by a 6 foot wall, with a 5 foot gate
- Any vehicle that is in mechanically inoperable condition shall be stored or repaired in a garage, shed or other enclosure; in a driveway; or in a rear yard that is enclosed by a 6-foot high fence to permanently screen the vehicle from view
- No more than one vehicle that is in a mechanically inoperable condition shall be stored or repaired at any time outside of a fully enclosed building on the premises, and there shall be no repair of vehicles or storage of mechanically inoperable vehicles in the side yards.
- A vehicle shall not be stored in a mechanically inoperable condition for more than 60 days.

- The repair or storage of any vehicle whose primary function is other than the transportation of passengers, including but not limited to forklifts, backhoes, tractors, tow trucks and similar types of machinery, construction or industrial equipment is prohibited

As these minimum Conditional Use regulations are not met, approval of Special Use Permit (22-0051-SUP1) is required. The subject site has had code enforcement issues since 2010 regarding litter and vehicle parking issues. Staff recommends denial of the Special Use Permit request for a Vehicle Parking, Storage or Repair in Residential Zoning Districts use as it is not compatible with the existing single-family residential development in the surrounding area. The proposed use would be a visual nuisance. Furthermore, staff finds the Variance request to keep the existing greenhouse within required setback areas to be a self-imposed hardship and thereby recommends denial. If approved, the structure will be subject to applicable building permits.

FINDINGS (22-0051-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a greenhouse without building permits that fails to meet minimum Title 19 development standards. Reducing the size of the structure would allow for 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 (22-0051-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use cannot be conducted in a manner that is harmonious and compatible with the existing single-family residential development in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is not physically suitable for the intensity that the proposed Vehicle Parking, Storage or Repair in Residential Zoning Districts use would require.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Street access is provided by Ano Drive, a 60-foot Local Street, 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.**

   Approval of the Special Use Permit would compromise the public health, safety and welfare of the neighboring residents. The proposed use would be a visual nuisance.

5. The use meets all of the applicable conditions per Title 19.12.

There are no minimum Special Use Permit Regulations listed for the Vehicle Parking, Storage or Repair in Residential Zoning Districts use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/15/64	The City Commission approved Annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road and west of Decatur Boulevard.
09/10/10	Code Enforcement Case #CE-94349 was opened for Garbage/litter violations and a junk yard. The case was resolved on 11/10/10.
08/08/11	Code Enforcement Case #CE-104495 was opened regarding Nevada Power has removed meter from socket because of excess demand usage compared to amount of KW provided from alternative power source. The case was resolved on 08/10/11.
06/22/16	Code Enforcement Case #CE-168084 was opened for many trucks and cars onsite. The case was resolved on 09/03/18.
10/08/18	Code Enforcement Case #CE-193654 was opened for debris and trailers in the street. The case remains open.
04/12/22	The Planning Commission considered the following Land Use Entitlement project requests on 1.05 acres at 5609 Ano Drive (APN 125-24-304-005), R-E (Residence Estates) Zone, Ward 6 (Fiore). • The Planning Commission (7-0 vote) APPROVED 22-0051-VAR1 - VARIANCE - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED; A THREE-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED AND AN ACCESSORY STRUCTURE THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING WHERE SUCH IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GREENHOUSE] • The Planning Commission (7-0 vote) DENIED 22-0051-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED VEHICLE PARKING, STORAGE OR REPAIR IN RESIDENTIAL ZONING USE

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/21/22	The Office of the City Clerk received an Appeal of the Denial by the Planning Commission of a portion of the following Land Use Entitlement project requests on 1.05 acres at 5609 Ano Drive (APN 125-24-304-005), R-E (Residence Estates) Zone, Ward 6 (Fiore). • 22-0051-VAR1 – This Variance was approved at the May 12, 2022 Planning Commission meeting and is not part of this Appeal • 22-0051-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED VEHICLE PARKING, STORAGE OR REPAIR IN RESIDENTIAL ZONING USE

Most Recent Change of Ownership	
06/25/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/07/19	Department of Planning denied Building Permit (#R18-15676) for a proposed greenhouse building due to the need for a setback Variance.

Pre-Application Meeting	
01/26/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a setback Variance for an existing greenhouse.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
02/24/22	Staff conducted a routine field check and found an existing single family dwelling and a greenhouse. Excessive vehicle parking was observed in the front and site yard area. This issue was forwarded to Code Enforcement.

Details of Application Request	
Site Area	
Net Acres	1.05

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-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	L (Low Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan (Tule Springs Area)	Y
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	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	18,000 SF	45,738 SF	Y
Min. Lot Width	100 Feet	167 Feet	Y
Min. Setbacks • Side • Rear	 5 Feet 5 Feet	 3 Feet 136 Feet	 N* Y
Min. Separation from Main Bldg.	6 Feet	3 Feet	N*
Max. Size and Coverage	Not to exceed 50% of the rear and side yard areas	15%	Y
Max. Accessory Building Height	Not to exceed 2 stories or 35 feet in height, whichever is less1	12 Feet	Y

*The applicant has requested the subject Variance to allow a reduced setback area.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) 5609 Ano Drive Las Vegas NV 89131

Project Name Greenhouse **Proposed Use** N/A

Assessor's Parcel #(s) 12524304005 **Ward #** Ward 6 (Fiore)

General Plan: Existing L Proposed N/A **Zoning:** Existing RE Proposed N/A

Additional Information N/A

Property Owner Glen Marx Family Trust Contact Janette Hill

Address 5609 Ano Drive City Las Vegas State NV Zip 89131

E-mail N/A Phone N/A

Applicant Glen Marx Contact Janette Hill

Address 5609 Ano Drive City Las Vegas State NV Zip 89131

E-mail GEM1956@ymail.com Phone (702) 400-1389

Representative Janette Hill Contact Janette Hill

Address 10516 Sun Palace Ct City Las Vegas State NV Zip 89129

E-mail janettehill879@gmail.com Phone (702) 348-7011

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 Glen Marx

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Glen Marx

Subscribed and sworn before me

This 4th day of February, 2022

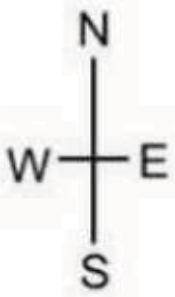
Verona Castaneda

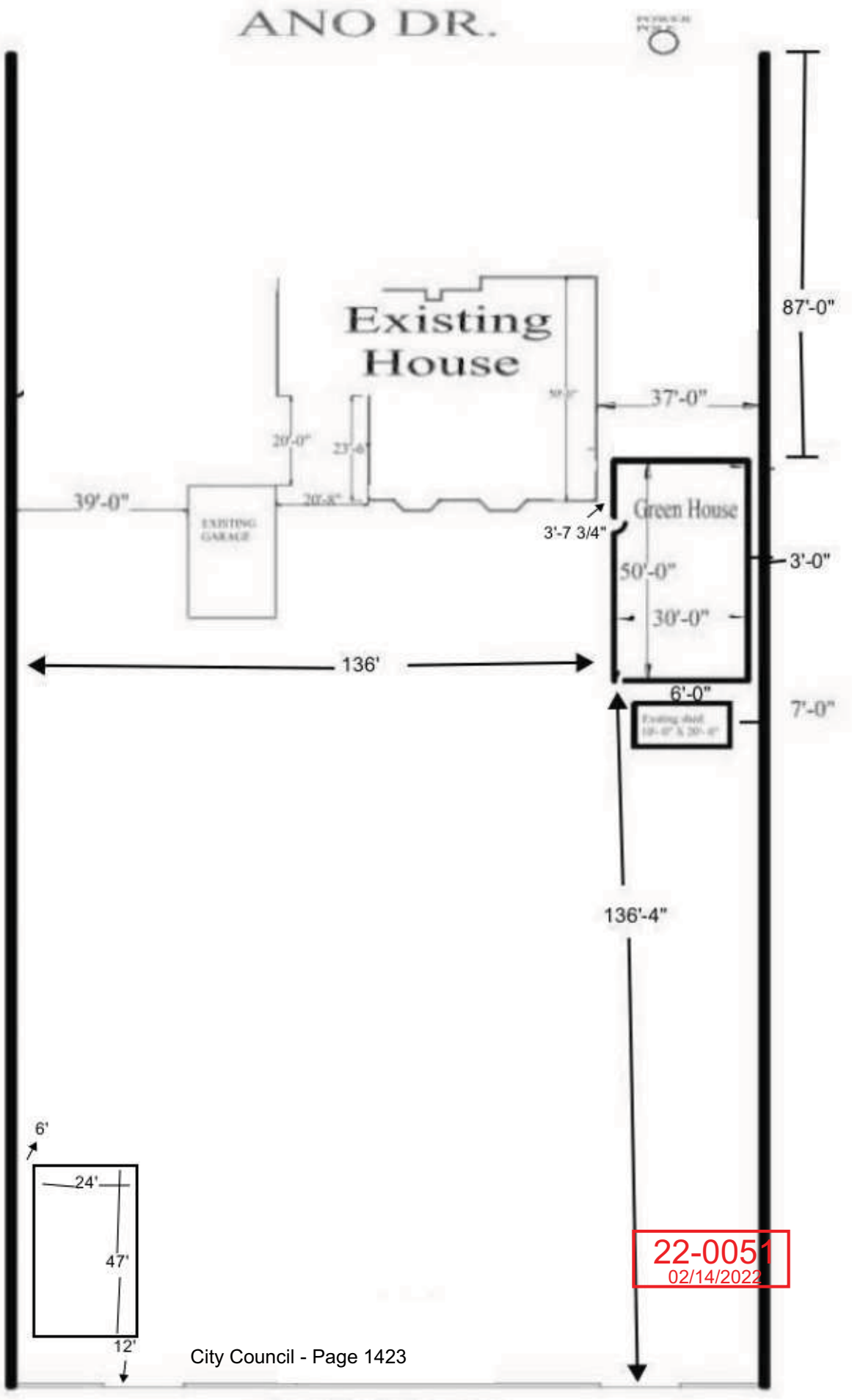
Notary Public in and for said County and State

22-0051
02/14/2022

VERONA CASTANEDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-08-24
Certificate No: 96-4195-1

Glen Marx
5609 Ano Dr





22-0051
02/14/2022

Glen Marx
5609 Ano Dr
Pictures page 1 of 2



North (Front) 30’ x 12’



South (back) 30’ x 12’



West (side) 50’ x 12’



Disance from house 3’-7 ¾”



East (side) 50’ x 12’
Disance from wall 3’

22-0051
02/14/2022

Glen Marx
5609 Ano Dr
Pictures page 2 of 2



Inside



Inside



concrete to keep out rodants 12”x 6”



concrete to keep out rodants 12”x 6”

22-0051
02/14/2022

Glen Marx
5609 Ano Dr
Pictures page 1 of 2



North (Front) 30’ x 12’



South (back) 30’ x 12’



West (side) 50’ x 12’



Disance from house 3’-7 ¾”



East (side) 50’ x 12’
Disance from wall 3’

22-0051
02/14/2022

Glen Marx
5609 Ano Dr
Pictures page 2 of 2



Inside



Inside



concrete to keep out rodants 12”x 6”



concrete to keep out rodants 12”x 6”

22-0051
02/14/2022



22-0051-VAR1 AND 22-0051-SUP1 - APPLICANT/OWNER: MARX GLEN FAMILY TRUST
5609 ANO DRIVE

02/24/2022



22-0051-VAR1 AND 22-0051-SUP1 - APPLICANT/OWNER: MARX GLEN FAMILY TRUST
5609 ANO DRIVE

02/24/2022



22-0051-VAR1 AND 22-0051-SUP1 - APPLICANT/OWNER: MARX GLEN FAMILY TRUST
5609 ANO DRIVE

02/24/2022

February 12, 2022
Updated March 19, 2022

I am requesting a variance & a special use permit. The requested variance is for my existing greenhouse located on my residential property 5609 Ano Dr, Las Vegas NV 89131. The property is a little over an acre. The greenhouse is used to grow vegetables for my family.

In about 2000 I planted a garden on my property so I could grow vegetables for my family. I put a fence around the garden to keep the rabbits out. Over the years gofers tunneled under the fence, I added concrete around the garden to keep the rodents from burrowing in. (see photos)

The poles for the greenhouse were set in concrete 5' on center. Walls and roof are enclosed with clear corrugated polycarbonate sheets. The distance from the greenhouse to the property line and/or cinder block wall is 3' opposed to the required 5'. The house with beige stucco and green eve's is 3'-7 ¾" from the greenhouse opposed to the required 6'.

The greenhouse at its peak is 12' (see photos).

The requested special use permit is for vehicle parking, vehicle storage and/or vehicle repair in a residential district.

Thank you,

Glen Marx

Glen Marx

22-0051
03/22/2022

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

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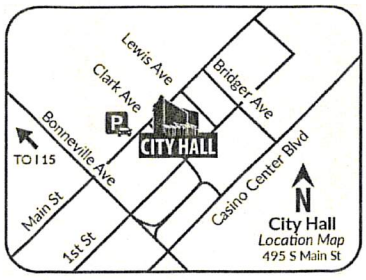

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0051 and 22-0051-VAR1 and 22-0051-SUP1

City Council Meeting of **05/18/2022**

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22-0051
12524403003
PLEHN RAYMOND S & AMANDA L
6541 HELEN AVE
LAS VEGAS NV 89131-2905

35 BRDFNP1 89131

Submitted after final agenda

Date 5/12/22 Item 55 a+b

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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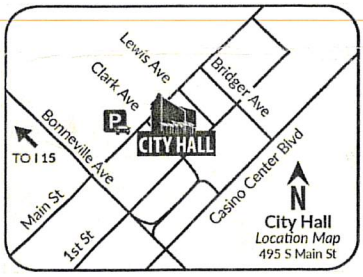

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0051 and 22-0051-VAR1 and 22-0051-SUP1

City Council Meeting of **05/18/2022**

22-0051
12524302022
CLARK SUSAN MARIE REVOCABLE TRUST
CLARK SUSAN MARIE TRS
5724 ANO DR
LAS VEGAS NV 89131-2925

35 BRDFNP1 89131

Submitted after final agenda

Date 5/16/22 **Item** 55 & 56

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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THIS IS FOR THE OWNERS PERSONAL VEHICLES, ETC. WE SUPPORT HIM BEING ABLE TO KEEP THESE ON HIS PROPERTY.

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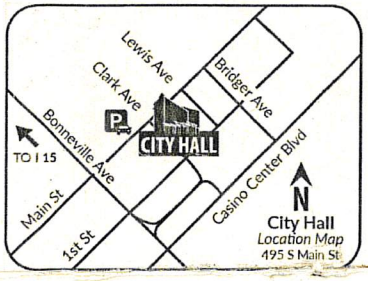

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0051 and 22-0051-VAR1 and 22-0051-SUP1

City Council Meeting of **05/18/2022**

22-0051
12524302008
BOSWORTH FAMILY REVOCABLE LIVING TRUST
BOSWORTH CHARLES FLOYD & MONICA MARIE TRS
184 BARTIZAN DR
LAS VEGAS NV 89138

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59 BRDFNP1 89138

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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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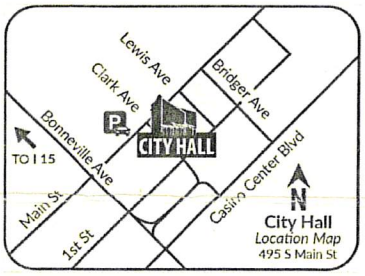
2022 MAY 16 P 12: 29



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☒ I SUPPORT this Request

☐ I OPPOSE this Request

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22-0051 and 22-0051-VAR1 and 22-0051-SUP1

City Council Meeting of **05/18/2022**

22-0051
12524302007
ISASI KENNETH & ROSEANNE
9119 PECKY CYPRESS WAY
ORLANDO FL 32836

12 BRDFMP1 32836

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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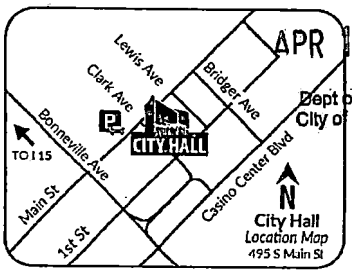

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0051 and 22-0051-VAR1 and 22-0051-SUP1
Planning Commission Meeting of **04/12/2022**

Thank you for finally addressing this property. It has been an escalating "junk yard for at least 10yrs. He told me he "has the Councilman in his pocket so he "has nothing to worry about"

22-0051
12524302023
GERST LAVERNE
5700 ANO DR
LAS VEGAS NV 89131-2925

Just as an aside I notice he starts moving some items away, Code enforcement visits, then he moves items back.

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35 BRDFNP1 89131

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32a-bP

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Las Vegas, Nevada 89101

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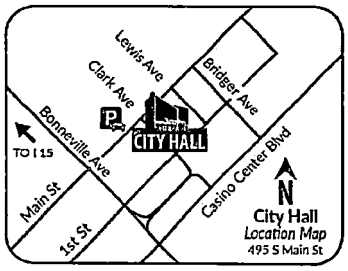

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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22-0051 and 22-0051-VAR1 and 22-0051-SUP1
Planning Commission Meeting of **04/12/2022**

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City of Las Vegas

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22-0051
12524410002
CHANDLER GEORGE T & BEVERLY E
5616 MESQUITE MEADOW CT
LAS VEGAS NV 89131-2958

35 BROFNP1 89131

32a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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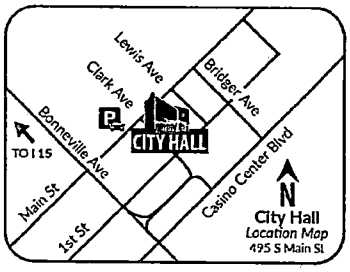

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0051 and 22-0051-VAR1 and 22-0051-SUP1

Planning Commission Meeting of **04/12/2022**

22-0051
12524302025
CADY ROBERT K & CAROLE D
5600 ANO DR
LAS VEGAS NV 89131

BY BIC

35 BRDFNP1 89131

32a-bA

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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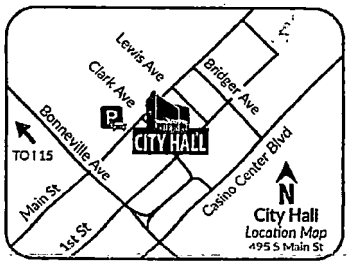

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0051 and 22-0051-VAR1 and 22-0051-SUP1

Planning Commission Meeting of **04/12/2022**

22-0051
12524402002
TORSKY AMBER & GAVIN
5701 W ROME BLVD
LAS VEGAS NV 89131

35 BRDFNP1 89131

32a-bA

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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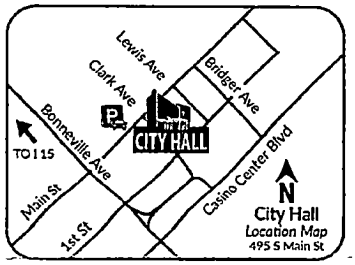
Dept of Planning
City of Las Vegas



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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0051 and 22-0051-VAR1 and 22-0051-SUP1

Planning Commission Meeting of **04/12/2022**

22-0051
12524303002
RYAN TRUST ETAL
RYAN CLINTON PRESS TRS
6601 COWBOY TRL
LAS VEGAS NV 89131-2915

35 BRDFNP1 89131

32a-bA

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
55a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0051-VAR1 - VARIANCE - This Variance was approved (7-0 vote) at the April 12, 2022 Planning Commission meeting and is not part of this Appeal

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	3
City Council Meeting	2	City Council Meeting	2

RECOMMENDATION:
This Variance was approved (7-0 vote), subject to conditions at the April 12, 2022 Planning Commission meeting and is not part of this Appeal

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
55b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0051-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED VEHICLE PARKING, STORAGE OR REPAIR IN RESIDENTIAL ZONING USE

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	3
City Council Meeting	2	City Council Meeting	2

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
56

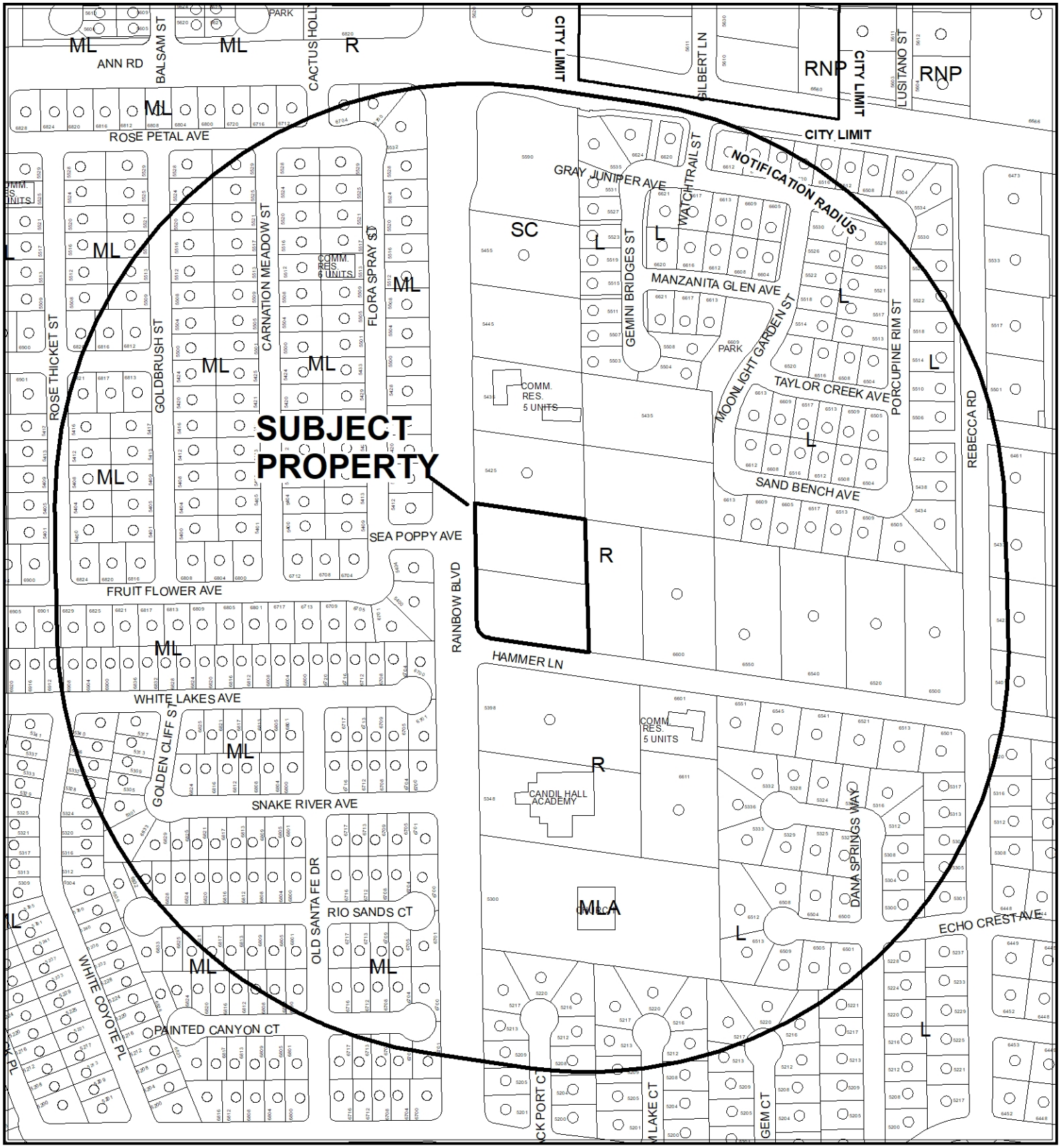
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0078 - PUBLIC HEARING - APPLICANT/OWNER: RAINY DAY INVESTMENTS, LLC - For possible action on the following Land Use Entitlement project requests on 1.91 acres located on the northeast corner of Hammer Lane and Rainbow Boulevard (APNs 125-35-103-014 and 016), Ward 6 (Fiore). Staff recommends APPROVAL on 22-0078-GPA1 and 22-0078-ZON1. Staff recommends DENIAL on 22-0078-VAR1 and 22-0078-TMP1. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on 22-0078-GPA1 and 22-0078-ZON1. Staff recommends DENIAL on 22-0078-VAR1 and 22-0078-TMP1. The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 22-0078-GPA1
2. Land Use Map - 22-0078-GPA1
3. Land Use Map - 22-0078-ZON1
4. Location and Aerial Maps
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. School Development Tracking Form Submitted by Clark County School District - 22-0078-TMP1
10. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0078-TMP1
11. Submitted after Final Agenda - Protest-Support Postcards
12. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting

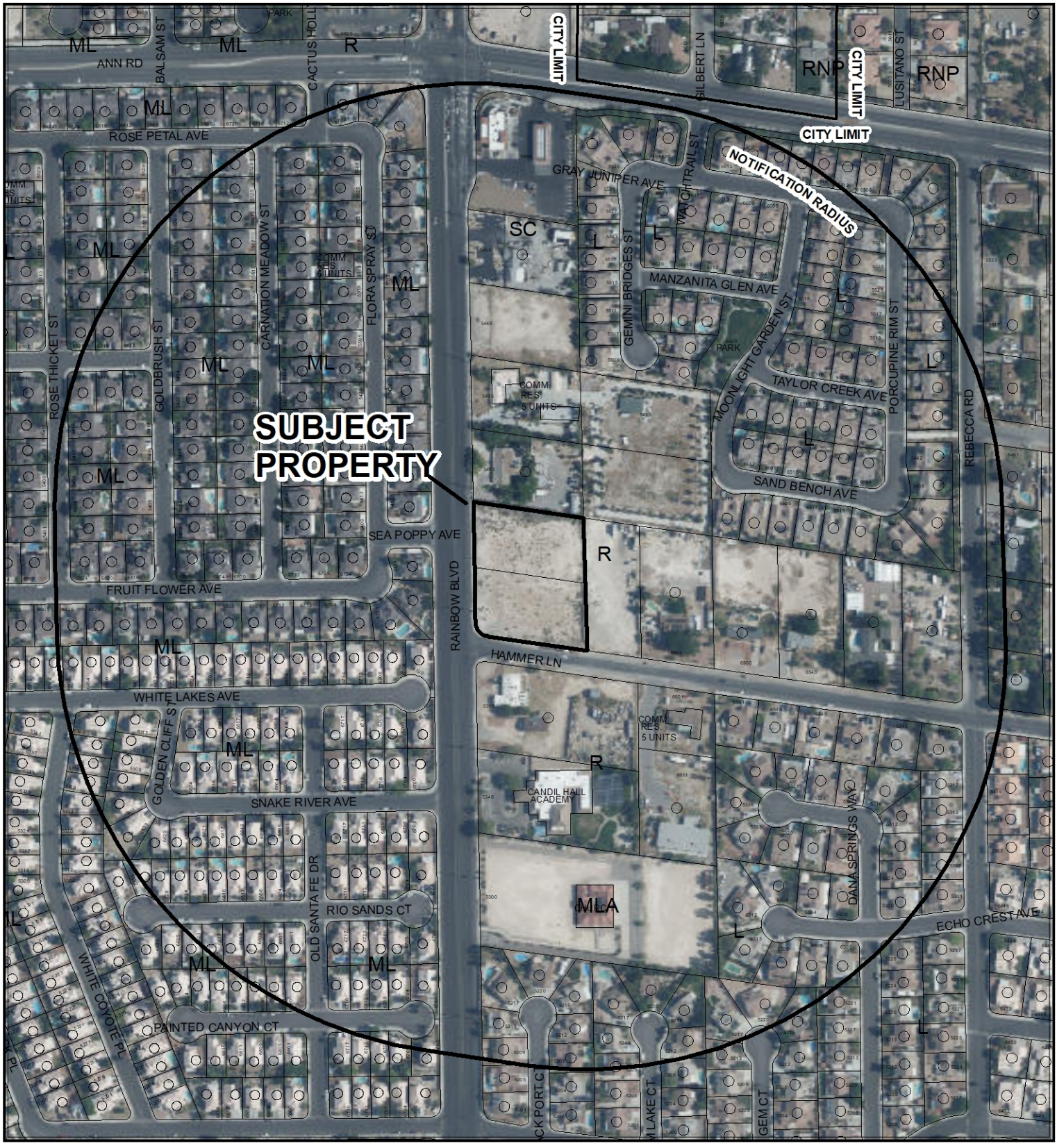


CASE: **22-0078-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)



0 270 540 Feet

CASE: **22-0078-GPA1**

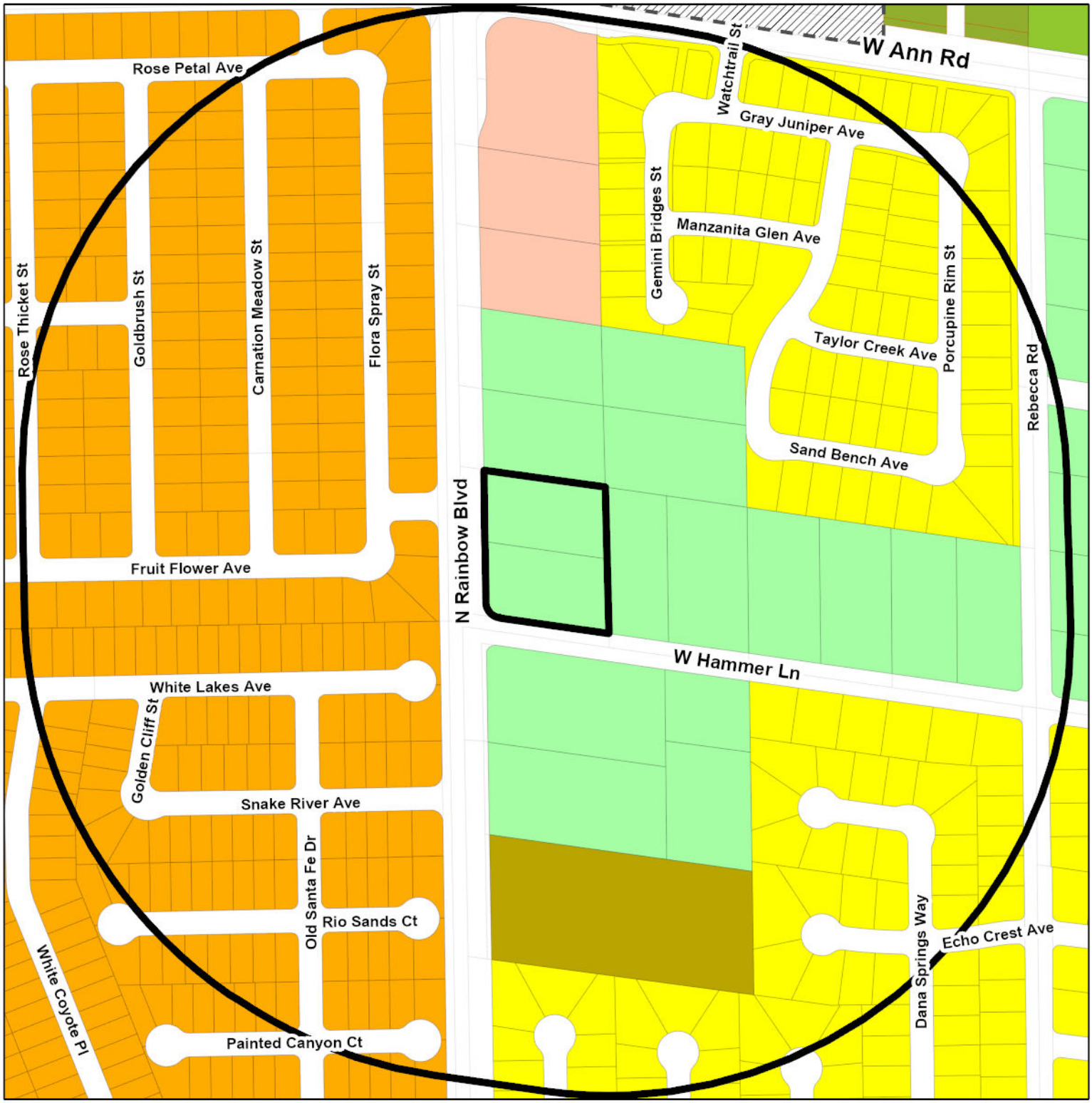
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

N

22-0078-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

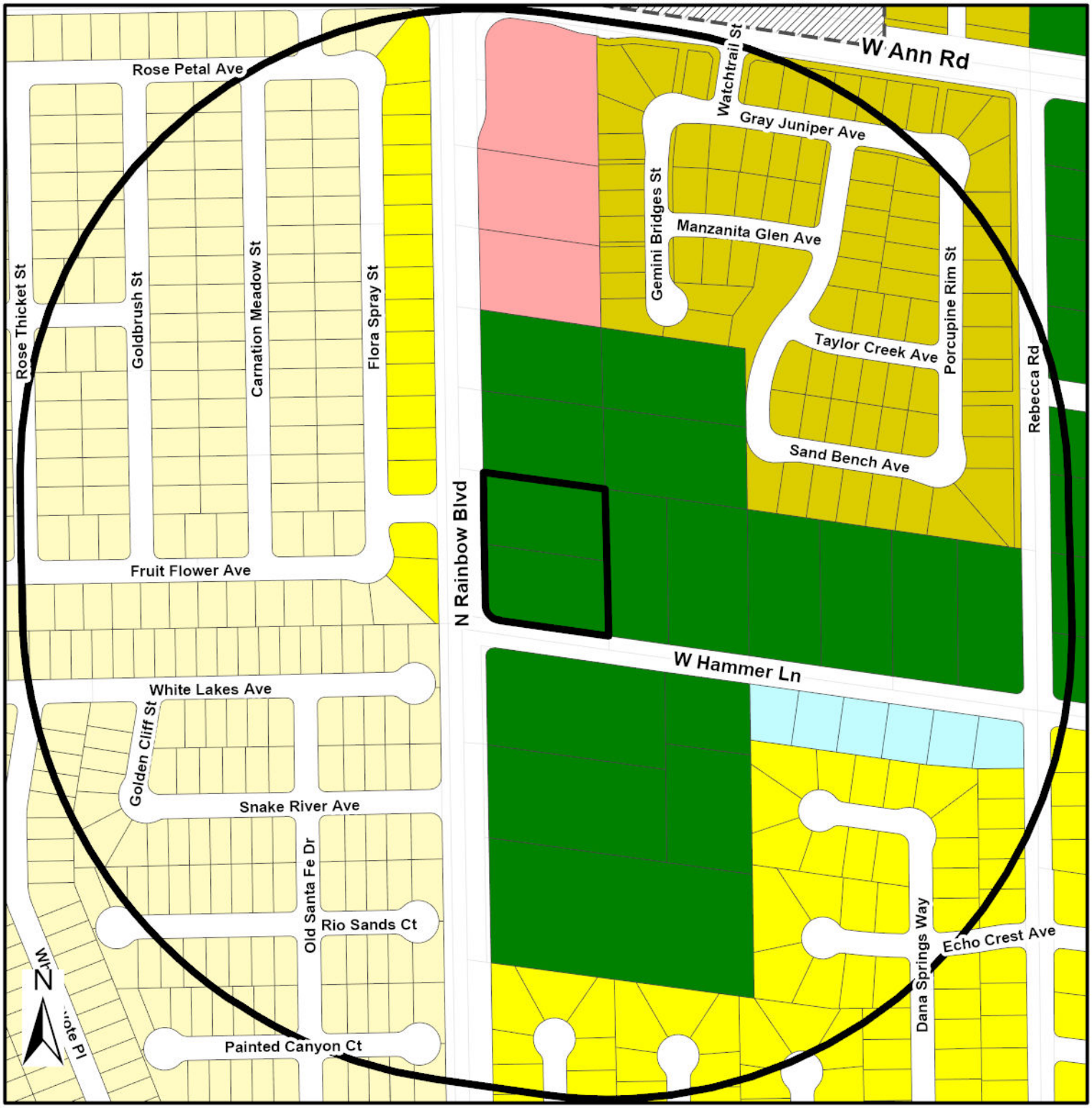
FROM R
TO L

- Subject Property
- Not City
- City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, February 15, 2022

22-0078-ZON1



Zoning

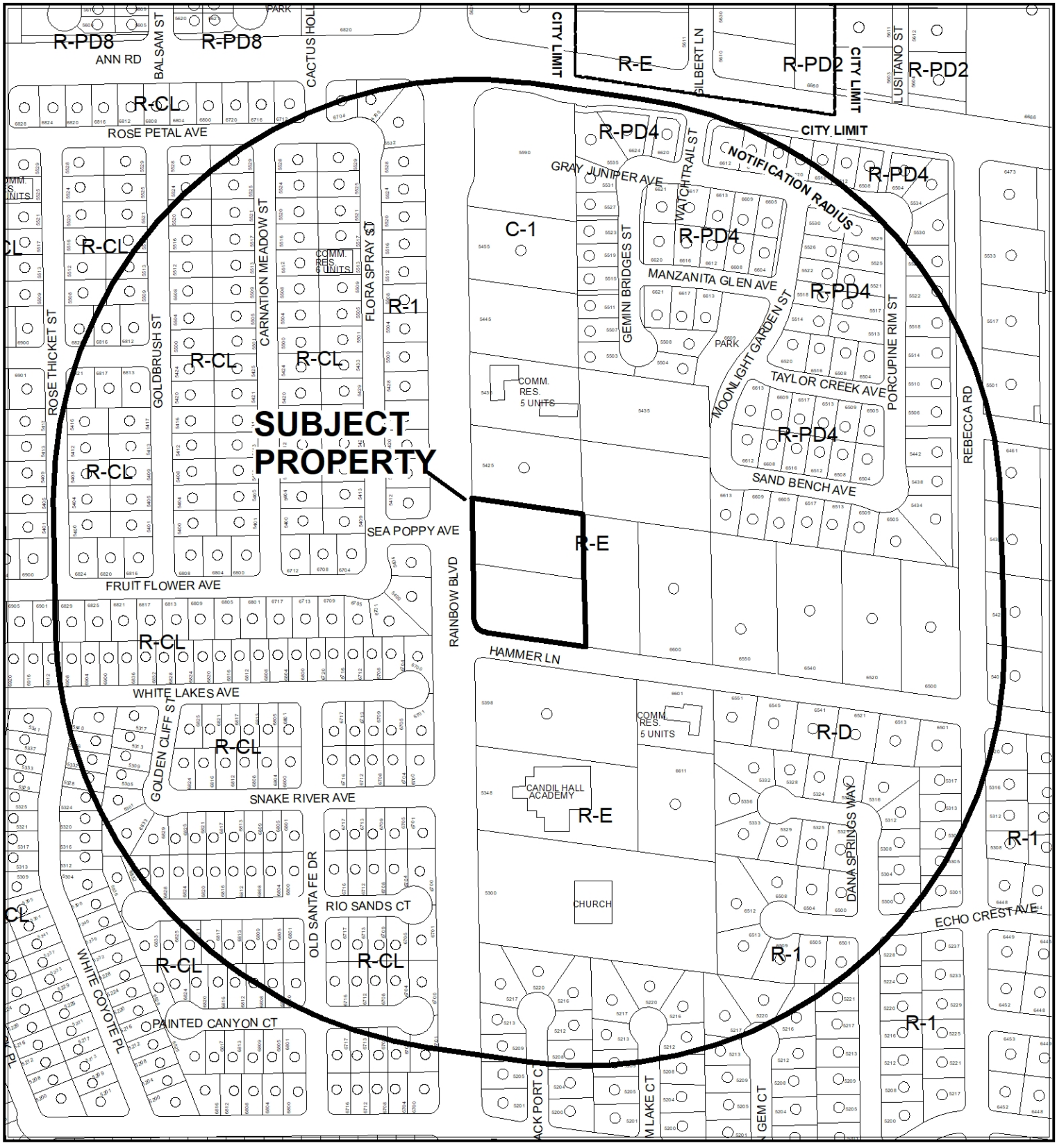
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO R-1

Subject Property
Not City
City Limits

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, February 15, 2022

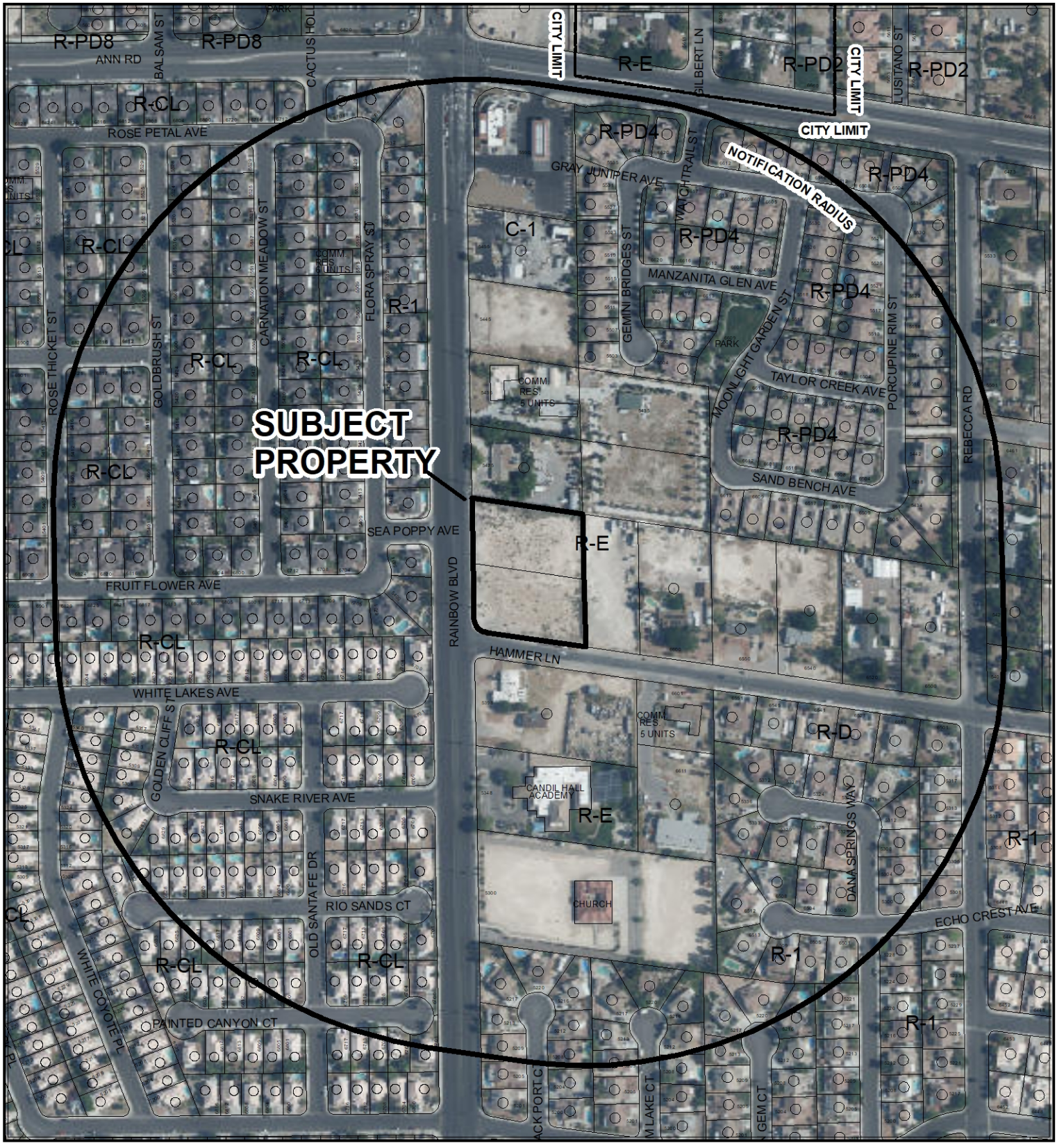


CASE: **22-0078**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: **22-0078**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RAINY DAY INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0078-GPA1	Staff recommends APPROVAL.	
22-0078-ZON1	Staff recommends APPROVAL.	22-0078-GPA1
22-0078-VAR1	Staff recommends DENIAL, if approved subject to conditions:	22-0078-GPA1 22-0078-ZON1
22-0078-TMP1	Staff recommends DENIAL, if approved subject to conditions:	22-0078-GPA1 22-0078-ZON1 22-0078-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 391 (by City Clerk)

PROTESTS 2

APPROVALS 2

JB

**** CONDITIONS ****

22-0078-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0078-GPA1), Rezoning (22-0078-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (22-0078-TMP1) shall be required, if approved.

2. This approval shall be void four 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.

22-0078-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of General Plan Amendment (22-0078-GPA1), Rezoning (22-0078-ZON1) and approval of and conformance to the Conditions of Approval for Variance (22-0078-VAR1) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Construct half-street improvements on Hammer Lane with appropriate transition paving meeting current City of Las Vegas standards adjacent to this site concurrent with development of this site.

8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

9. Coordinate with the Sanitary Sewer Section of the Department of Public Works to determine the most appropriate connection to public sewer for this site. If possible, extend public sewer in Hammer Lane from the east with a 10" sewer line and the minimum required slope. Comply with the recommendations of the Sanitary Sewer Section.

10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

11 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.

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

13. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 10-lot single-family residential subdivision on a 1.91 acre site located on the northwest corner of Hammer Lane and Rainbow Boulevard.

ISSUES

- The applicant has requested a General Plan Amendment (22-0078-GPA1) from R (Rural Density Residential) to L (Low Density Residential). Staff recommends approval of the request.
- The applicant has requested a Rezoning (22-0078-ZON1) from R-E (Residence Estates) to R-1 (Single Family Residential). Staff recommends approval of the request.
- The applicant has requested a Variance (22-0078-VAR1) of Title 19.04 to allow a 1.00 connectivity ratio where 1.30 is the minimum required; to allow stub streets where cul-de-sac are required and to allow a 38-foot wide private street where 47 feet is the minimum required. Staff recommends denial of the request.
- Access to the subdivision will be from Hammer Lane, a 60-Foot Local Street as designated by Title 13.

ANALYSIS

The applicant is proposing to develop a 10-lot single-family residential subdivision. The subject site is comprised of two parcels zoned R-E (Residence Estates) with a DR (Desert Rural Density Residential) General Plan land use designation. Existing single family detached dwellings surround the subject site, which are zoned R-1 (Single Family Residential) and R-E (Residence Estates).

The applicant has proposed a General Plan Amendment (22-0078-GPA1) from R (Rural Density Residential) to L (Low Density Residential), which has an allowable density of 5.49 dwelling units per gross acre. The proposed 10-lot residential development will have a proposed density of 5.24 dwelling units per gross acre. The L (Low Density Residential) General Plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-D (Single Family Residential – Restricted), R-SL (Residential Small Lot) and R-MH (Mobile/Manufactured Home) zoning districts.

In addition, the applicant has proposed a Rezoning (22-0078-ZON1) the subject site from R-E (Residence Estates) to R-1 (Single Family Residential). The purpose of the R-1 (Single Family Residential) zoning district is to provide for the development of single family detached dwellings in a suburban setting. The zoning district is consistent with the policies of the L (Low Density Residential) category of the General Plan. Staff has determined that the proposed R-1 (Single Family Residential) zoning district and L (Low Density Residential) General Plan land use designation are consistent with the surrounding area.

Furthermore, the minimum 6,500 square-foot lot size associated with the proposed R-1 (Single Family Residential) zoning district is compatible with the adjacent R-1 (Single Family Residential) and R-E (Residence Estates) zoning districts that surround the subject site. The submitted tentative map indicates the development will have lot sizes ranging from 6,501 square feet to 8,240 square feet. Therefore, staff recommends approval of the requested General Plan Amendment (21-00078-GPA1) and Rezoning (22-0078-ZON1).

The submitted map indicates that the site will provide vehicular and pedestrian access from a 38-foot wide un-gated private street with no sidewalk located on the southern perimeter of the site adjacent to Hammer Lane. The street has a north/south alignment and terminates in a hammerhead. The development provides a six-foot wide landscape buffer adjacent to the existing right-of-way adjacent to Rainbow Boulevard and Hammer Lane, with 24-inch box Shoestring Acacia trees with five-gallon Texas Sage shrubs.

Pursuant to Title 19.04.070(A) Private Street Requirements, “Private streets shall have the same dimensions as the comparable public streets unless separated by gates.” The comparable residential street is referenced in Title 19.04.220 as “Residential Street (Narrow Lot)” design, which requires a minimum street width of 47 feet, including a 37-foot wide street with five-foot sidewalks on both sides of the street. The applicant has requested a Variance (22-0078-VAR1) to allow a private street that does not meet public street standards. Staff does not support the request as the reduced street width will negatively impact residents of the proposed developed by restricting pedestrian and vehicular access.

Pursuant to Title 19.04.040, connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. It is measured using a Connectivity Ratio, which is determined by dividing the proposed street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The applicant has requested a Variance (22-0078-VAR1) to allow a connectivity ratio of 1.00 with one link and one node, where 1.30 is required for the overall development. Staff does not support the request as reduced pedestrian and vehicular access options will negatively impact the proposed development.

Pursuant to Title 19.04.100(B) Street Terminations Other Than at Intersections requirements, hammerhead street terminations are only allowed on private streets located behind a gate. The applicant has requested a Variance (22-0078-VAR1) to allow a hammerhead street termination on an un-gated private street where a cul-de-sac is required. Staff does not support the request as the non-standard street terminus will negatively impact vehicular circulation throughout the site.

The Department of Public Works has noted that the submitted east/west and north/south cross sections depict a maximum natural grade less than 2 percent across this site. Per the tables in Title 19.06.050 a development with natural slope less than 2 percent, is allowed a maximum four-foot retaining wall. A two-foot retaining wall is shown on along the east property line and a one-foot retaining wall is shown along the north property line.

The Clark County School District projects that approximately four additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (May Elementary School, Swainston Middle School and Shadow Ridge High School) May Elementary School and Shadow Ridge High School are over capacity for the 2021-2022 school year, at approximately 14 percent and 32 percent respectively.

The City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the requested variances to Title 19.04 Complete Street Standards that is associated with Variance (22-0078-VAR1) to address deviations to connectivity ratio, street terminations and street width development standards. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the requested Variance (22-0078-VAR1) and Tentative Map (22-0078-TMP1). However, staff supports the proposed General Plan Amendment (22-0078-GPA1) and Rezoning (22-0078-ZON1) and recommends approval of that portion of the applicant's project.

FINDINGS (22-0078-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed L (Low Density Residential) General Plan designation which has an allowable density of 5.49 dwelling units per gross acre, is consistent and harmonious with the existing single-family residential land uses that surround the site which are zoned R-1 (Single Family Residential) and R-E (Residence Estates).

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The L (Low Density Residential) general plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-D (Single Family Residential – Restricted), R-SL (Residential Small Lot) and R-MH (Mobile/Manufactured Home), zoning districts. The allowable zoning districts are compatible with existing single-family residential land uses that surround the site.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   There are adequate transportation and recreation facilities within close proximity to the subject site.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   All applicable plans and policies are met with the proposed amendment.

FINDINGS (22-0078-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed R-1 (Single Family Residential) zoning district conforms to the proposed L (Low Density Residential) General Plan designation which allows six zoning districts: U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-D (Single Family Residential – Restricted), R-SL (Residential Small Lot) and R-MH (Mobile/Manufactured Home).

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 residential uses allowed in the proposed R-1 (Single Family Residential) zoning district are compatible with the existing surrounding single-family homes located within the area.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site is an infill parcel. There are growth or development factors in the community that indicate the proposed R-1 (Single Family Residential) is appropriate for 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.**

   Access to the subject site is proposed from Hammer Lane, which is classified as a 60-foot Local Street, as defined by Title 13.

FINDINGS (22-0078-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not meet the minimum connectivity ratio, street width and street terminations for the proposed street network. 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 (22-0078-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Variance of Title 19.04 Complete Street development standards pertaining to connectivity ratio, street terminations and minimum street width. Staff does not support the requested Variance (22-0078-VAR1) and recommends denial of the associated Tentative Map (22-0078-TMP1) with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/14/64	The City Planning Commission approved a request for a Petition of Annexation (A-0003-64) of approximately 5,00 acres located north of Lone Mountain Road and West Decatur Boulevard

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Entitlement project requests on 1.91 acres located on the northeast corner of Hammer Lane and Rainbow Boulevard (APNs 125-35-103-014 and 016), Ward 6 (Fiore) • **22-0078-GPA1** - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) • **22-0078-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) • **22-0078-VAR1** - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED, TO ALLOW A HAMMERHEAD STREET TERMINATION ON AN UN-GATED PRIVATE STREET WHERE A CUL-DE-SAC IS REQUIRED AND TO ALLOW AN UN-GATED PRIVATE STREET THAT DOES NOT MEET PUBLIC STREET DEVELOPMENT STANDARDS • **22-0078-TMP1** - TENTATIVE MAP - RAINBOW & HAMMER - FOR A PROPOSED 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Most Recent Change of Ownership	
01/20/22	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
02/07/22	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning, Variance and Tentative Map on the subject site.

Neighborhood Meeting	
02/28/22	A neighborhood meeting was held at the Centennial Hills Library Multipurpose Room at 6711 North Buffalo Drive, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning, Variance and Tentative Map at Assessor's Parcels 125-35-103-014 and -016. The meeting was attended by one Department of Planning staff member. There were zero members of the public in attendance; as such no concerns were raised regarding the proposed development.

JB

Field Check	
02/24/22	Staff conducted a routine site visit a found the subject site to be an undeveloped parcel of land with high weeds and desert vegetation with a small amount of trash and debris adjacent to Hammer Lane.

Details of Application Request	
Site Area	
Net Acres	1.91

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
North	Single-Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
South	Single-Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
East	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
West	Single-Family, Detached	ML (Medium-Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Rancho	N/A
Rainbow Boulevard North Corridor Plan	
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Multi-Use Non Equestrian)	Y
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement (Planning Area A1/A2/B)	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,501 SF	Y
Min. Lot Width	60 Feet	60 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Lot Coverage	50 %	50 %	Y
Max. Building Height	35 Feet or Two Stories	35 Feet or Two Stories	Y

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	One Dwelling Per Lot	One Dwelling Per Lot
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1 (Single Family Residential)	One Dwelling Per Lot	One Dwelling Per Lot
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49 du/acre	4
Proposed General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49 du/acre	10

Pursuant to Title 19.06.070, the following standards apply:

Landscaping and Open Space Standards			
LANDSCAPE BUFFER WIDTHS			
Min. Zone Width • East	6 Feet	6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential	6 Feet	Y

JB

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Hammer Lane	Local Street	Title 13	60	Y

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	1	-
Intersection – Internal	-	-
Cul-de-sac Terminus	-	1
Intersection – External Street or Stub Terminus	-	
Intersection – Stub Terminus with Temporary Turnaround Easements	-	-
Non-Vehicular Path - Unrestricted	-	-
Total	1	1

	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Lots***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Residential Subdivision	10 Lots	2 unimpeded parking spaces	20				
TOTAL SPACES REQUIRED			20		20		Y
Regular and Handicap Spaces Required			20	-	20	-	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) General Plan Amendment, Rezoning, TM, Vacation

Project Address (Location) N. Rainbow Blvd and W. Hammer Ln

Project Name Rainbow & Hammer **Proposed Use**

Assessor's Parcel #(s) 125-35-103-014 & 125-35-103-016 **Ward #** 4

General Plan: Existing Proposed **Zoning:** Existing R-E Proposed

Additional Information Proposed single-family residential subdivision

Property Owner Rainy Day Investments LLC Contact Mark Anthony Rua
Address 2855 Saint Rose Parkway City Henderson State NV Zip 89052
E-mail mrlandlasvegas@gmail.com Phone (702)992-7534

Applicant Rainy Day Investments LLC Contact Mark Anthony Rua
Address 2855 Saint Rose Parkway City Henderson State NV Zip 89052
E-mail mrlandlasvegas@gmail.com Phone (702)992-7534

Representative Taney Engineering / Robert Cunningham Contact Janna Felipe
Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118
E-mail jannaf@taneycorp.com / rc@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 Mk Anthony Rua
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Mark Anthony Rua

Subscribed and sworn before me
This 20th day of January, 20 22

Notary Public in and for said County and State

GREGORY ANTHONY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-30-2025
Certificate No: 01-71748-1

22-0078
02/1/2022

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☑ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☑ 14. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☑ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.

22-0078
02/11/2022

- ☑ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

☐ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☑ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☐ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

☑ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☑ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

☑ 4. A copy of the deed for the property (refer to the pre-application checklist).

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: _____

Date: _____

22-0078
02/11/2022

DEPARTMENT OF PLANNING

DATE:

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: **PROJECT NAME** Rainbow & Hammer
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Rainy Day Investments 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 Mark Anthony Rua at (702)-992-7534. Thank you.

Sincerely,

Mk Anthony Rua
(Signature)

Mark Anthony Rua
(Print)

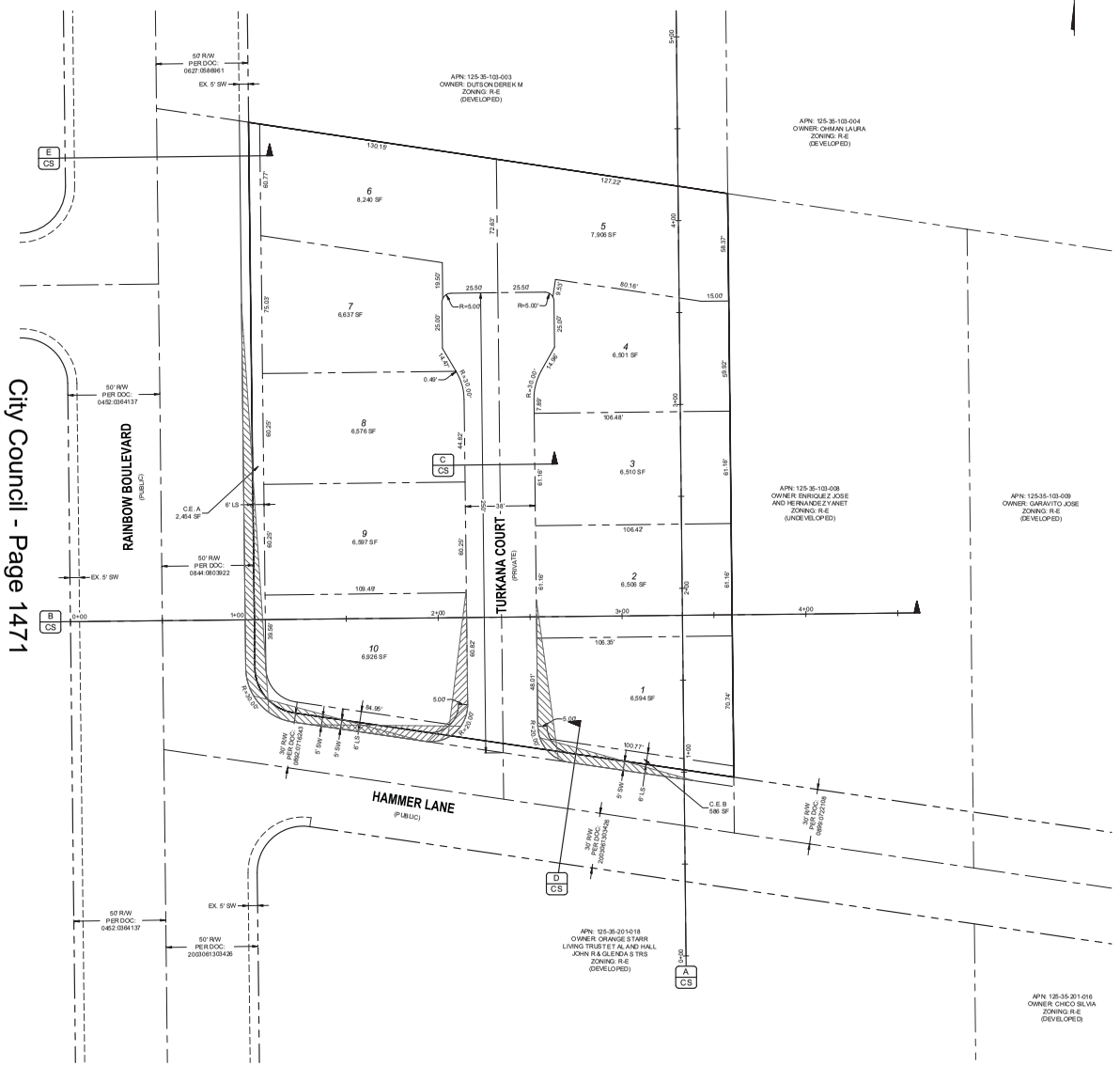
Subscribed and sworn before me

This 20th day of January, 20 22.

GREGG ALAN CORLYN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-30-2025
Certificate No: 01-71748-1

Notary Public in and for said County and State

22-0078
02/11/2022



SCALE: 1" = 30'

30' 15' 30' 60' 90'

WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 10 HOUSES

AVERAGE FLOW = 0.0025 MGD (10 ERUS)
PEAK FLOW = 0.0088 MGD (35 ERUS)
PEAK + WET WEATHER = 0.011 MGD (44 ERUS)

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PROPOSED USE OF PROPERTY:	SINGLE-FAMILY RESIDENTIAL
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PROPOSED ZONING:	R-1
TOTAL PROPOSED LOTS:	10 LOTS (TYPE) / 2 LOTS (COMMON LOTS)
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NET ACREAGE:	1.91 ACRES
DENSITY (BASED ON GROSS ACREAGE):	5.24 LOTS/ACRE
DENSITY ALLOWED:	5.49 LOTS/ACRE
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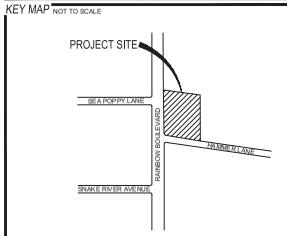
LARGEST LOT SIZE:	8,240 SF
AVERAGE LOT SIZE:	6,899 SF
MINIMUM LOT SIZE ALLOWED:	6,500 SF
MAXIMUM HEIGHT ALLOWED:	35 FT
OPEN SPACE REQUIRED:	N/A
OPEN SPACE PROVIDED:	N/A
PARKING REQUIRED:	20 SPACES
PARKING PROVIDED:	20 SPACES

KEY MAP NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
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BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
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DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
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HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
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Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

CONNECTIVITY

1 LINK
1 NODE
RATIO: 1/1=1

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	20 FT	20 FT
FRONT GARAGE:	20 FT	20 FT
INTERIOR SIDE:	5 FT	5 FT
CORNER SIDE:	15 FT	15 FT
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DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
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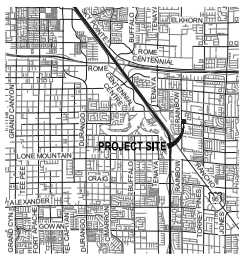
PROJECT SITE
ELKHORN
BUFFALO
ROME
CENTENNIAL
GRAND CANYON
LONE MOUNTAIN
ALEXANDER
RAINBOW
TORREY PINES
DURANGO
GRAND TETON
GRAND TETON
GRAND CANYON
GRAND CANYON



City Council - Page 1472

SCALE: 1" = 30'

30' 15' 30' 60' 90'

TREE/ PLANT SCHEDULE

*SPACING PER LANDSCAPING NOTE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	PER PLAN	SHOESTRING ACACIA OR EQUIVALENT	Acacia stenophylla
	PER PLAN	1-5 Gallon	N/A	TEXAS SAGE OR EQUIVALENT	Leucophyllum frutescens

WASTEWATER CALCULATIONS

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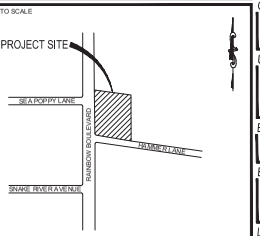

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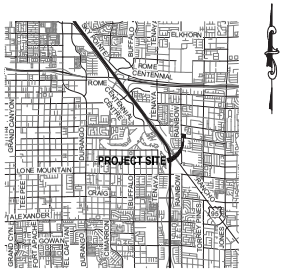


OWNER

RAINY DAY INVESTMENTS, LLC AND RON S. MCMENIMY CHARTERED 401(K)
2530 SILVER BEACH DRIVE
HENDERSON, NV 89052

DEVELOPER

RAINY DAY INVESTMENTS
2655 SAINT ROSE PARKWAY
HENDERSON, NV 89052
(702) 992-7534

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

N. 0° 39' 23" W. BEING THE WEST LINE OF THE N.W.4 OF SECTION 35, T. 19 S., R. 60 E., M.D.B. & M. AS SHOWN IN CLARK COUNTY RECORDERS OFFICE, PARCEL MAP FILE 6, PAGE 9

BENCHMARK

CITY OF LAS VEGAS BENCHMARK BLV103NEE6
RIVET & PLATE IN TOP OF CURB W. SIDE OF RAINBOW BLVD. AT HAMMER LN.

ELEVATION 2,321.91 FT
DATUM: NAVD88

LEGAL DESCRIPTION

SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T. 19 S., R. 60 E., OF M.D.B. & M.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1'INTERVAL)		
CONTOUR (5'INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X	X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

22-0078
03/14/2022

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

RAINY DAY INVESTMENTS

EST. 2000

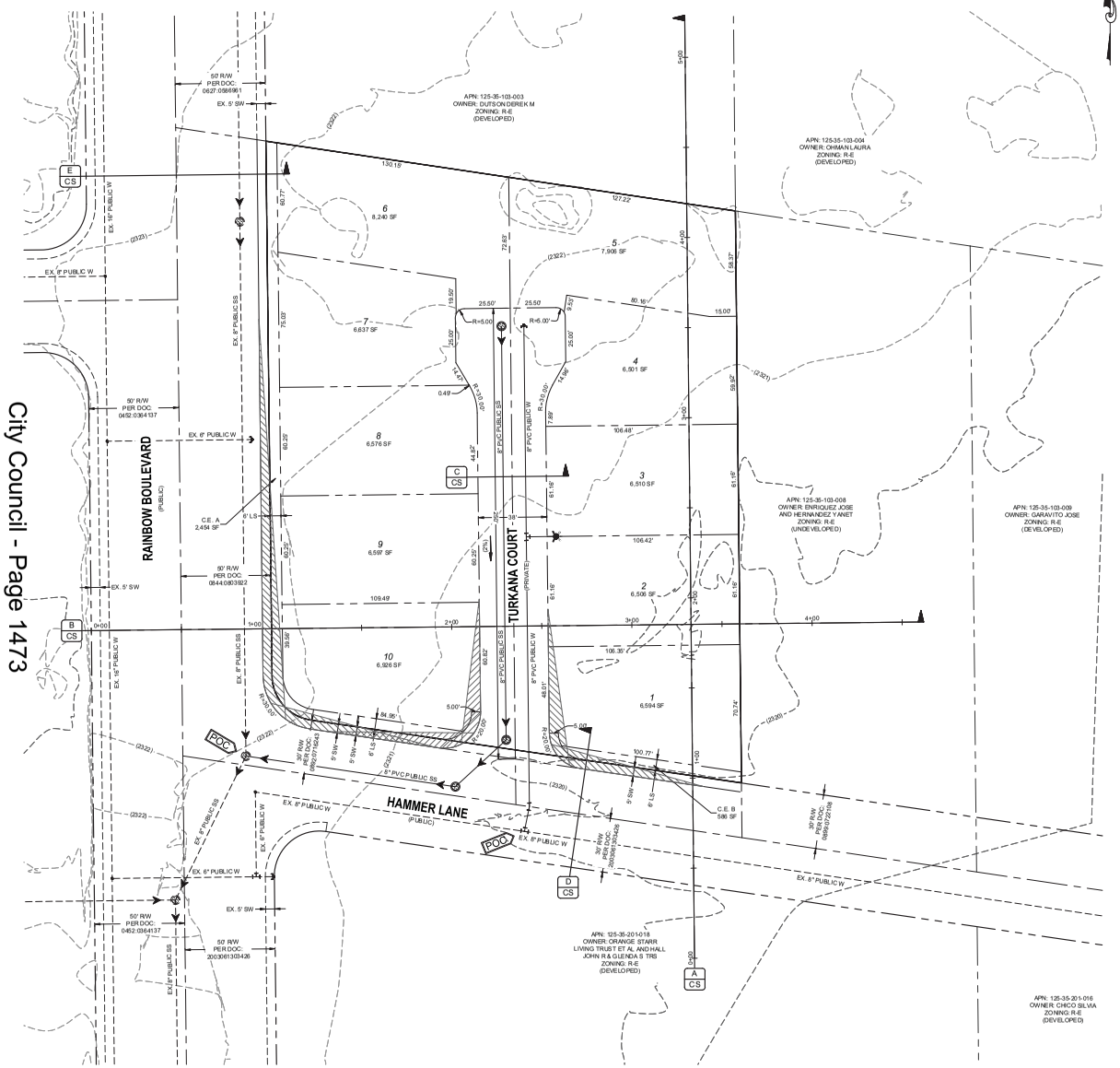
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

RAINBOW & HAMMER
SINGLE-FAMILY RESIDENTIAL
LANDSCAPE PLAN

ROBERT D. CUNNINGHAM Exp. 12-31-22 CIVIL No. 15726

DATE: 3/14/2022
SCALE: 1"=30'
JOB NO: RNY-22-014
DESIGNED BY: JJ CHECKED BY: RC
SHEET NAME: LS
SHEET NUMBER: 1 OF 1
CLV 0000000

LAST PLOT: Jeremiah Johnson
FILE NAME: S:\ACTIVE\RAINY DAY INVESTMENTS\RNY-22-014 - RAINBOW & HAMMER\ENG\1 ENTITLEMENTS\DWG\RNY014_TM.DWG



City Council - Page 1473

SCALE: 1" = 30'
30' 15' 30' 60' 90'

WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 10 HOUSES

AVERAGE FLOW = 0.0025 MGD (10 ERUS)
PEAK FLOW = 0.0088 MGD (35 ERUS)
PEAK + WET WEATHER = 0.011 MGD (44 ERUS)

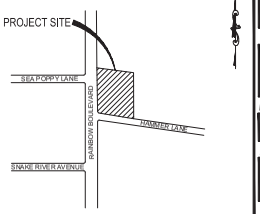
CALCULATIONS:
AVG FLOW = 10 X 90.000 GAL X 1 MG = 0.0025 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0025 X 3.5 = 0.0088 MGD
PEAK + WET WEATHER FLOW = 0.0088 MGD X 1.25 = 0.011 MGD

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	125-35-103-014 & 125-35-103-016
PROPOSED USE OF PROPERTY:	SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-1
TOTAL PROPOSED LOTS:	10 LOT S (TYPE) / 2 LOTS (COMMON LOTS)
GROSS ACREAGE:	1.91 ACRES
NET ACREAGE:	1.91 ACRES
DENSITY (BASED ON GROSS ACREAGE):	5.24 LOTS/ACRE
DENSITY ALLOWED:	5.49 LOTS/ACRE
SMALLEST LOT SIZE:	6,301 SF
LARGEST LOT SIZE:	8,240 SF
AVERAGE LOT SIZE:	6,899 SF
MINIMUM LOT SIZE ALLOWED:	6,500 SF
MAXIMUM HEIGHT ALLOWED:	35 FT
OPEN SPACE REQUIRED:	N/A
OPEN SPACE PROVIDED:	N/A
PARKING REQUIRED:	20 SPACES
PARKING PROVIDED:	20 SPACES

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
COFD	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

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

1 LINK
1 NODE
RATIO: 1/1=1

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	20 FT	20 FT
FRONT GARAGE:	20 FT	20 FT
INTERIOR SIDE:	5 FT	5 FT
CORNER SIDE:	15 FT	15 FT
REAR:	15 FT	15 FT

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 RAINBOW BOULEVARD AND HAMMER LANE. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

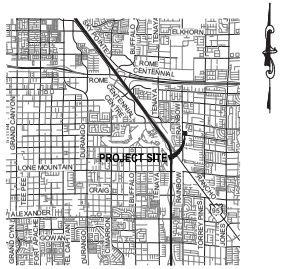
SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

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-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 19.

VICINITY MAP

NOT TO SCALE



OWNER

RAINY DAY INVESTMENTS, LLC AND RON S. MCMENEMY CHARTERED 401(K)
2530 SILVER BEACH DRIVE
HENDERSON, NV 89052

DEVELOPER

RAINY DAY INVESTMENTS
3855 SAINT ROSE PARKWAY
HENDERSON, NV 89052
(702) 982-7534

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

N. 0° 39' 29" W. BEING THE WEST LINE OF THE N.W.4 OF SECTION 35, T. 19 S., R. 60 E., M.D.B. & M. AS SHOWN IN CLARK COUNTY RECORDERS OFFICE, PARCEL MAP FILE 6, PAGE 9.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK #LV90/3MNEE6
RIVET & PLATE IN TOP OF CURB W. SIDE OF RAINBOW BLVD. AT HAMMER LN.

ELEVATION: 2,321.91 FT
DATUM: NAVD88

LEGAL DESCRIPTION

SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, T. 19 S., R. 60 E., OF M.D.B. & M.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X	X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

22-0078
03/14/2022

NO	DESCRIPTION	BY	SHTS	APPR	DATE
	REVISIONS				

RAINY DAY INVESTMENTS

EST. 2000

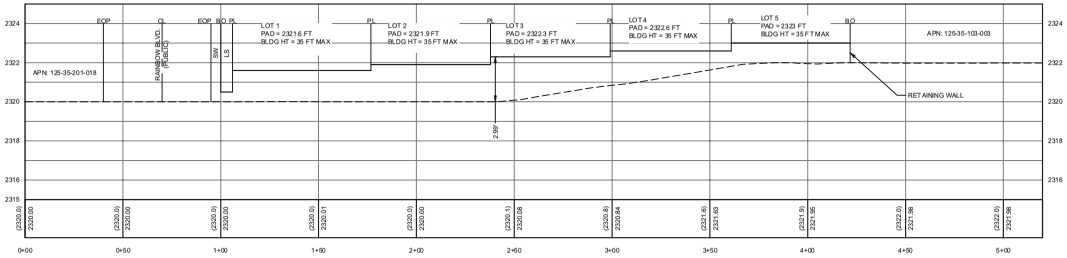
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

RAINBOW & HAMMER
SINGLE-FAMILY RESIDENTIAL
TENTATIVE MAP

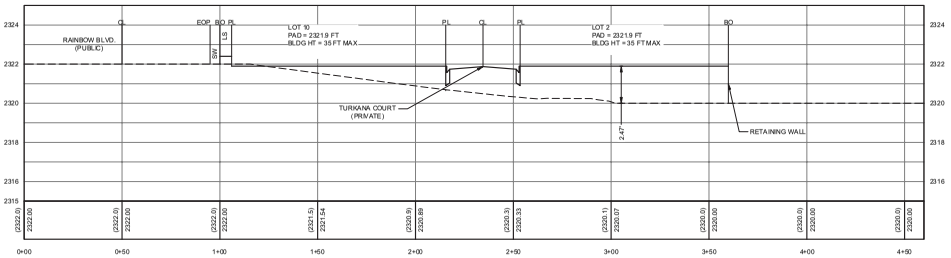
PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 15726
STATE OF NEVADA

DATE:	3/14/2022
SCALE:	1"=30'
JOB NO:	RNY-22-014
DESIGNED BY:	JJ CHECKED BY: RC
SHEET NAME:	TM
SHEET NUMBER:	1 OF 2
CLV	0000000

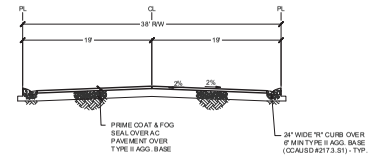
LAST PLOT: Jeremiah Johnson
FILE NAME: S:\ACTIVE\RAINY DAY INVESTMENTS\RNY-22-014 - RAINBOW & HAMMER\ENG\1 ENTITLEMENTS\DWG\RNY014_TM.DWG



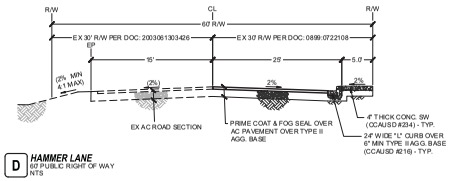
SECTION A - PROFILE
STA: 0+00.00 TO 4+20.00
SCALE: 1" = 30' HORIZONTAL; 1"=3' VERTICAL



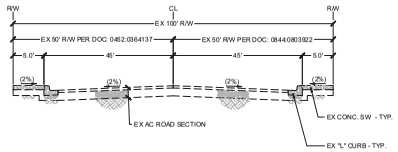
SECTION B - PROFILE
STA: 0+00.00 TO 4+59.87
SCALE: 1" = 30' HORIZONTAL; 1"=3' VERTICAL



C ***TURKANA COURT***
38' PRIVATE RESIDENTIAL STREET
NTS



D ***HAMMER LANE***
60' PUBLIC RIGHT OF WAY
NTS



E ***RAINBOW BOULEVARD***
100' PUBLIC RIGHT OF WAY W/ ATTACHED SIDEWALK
NTS

22-0078
02/11/2022

City Council - Page 1474

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

RAINY DAY INVESTMENTS

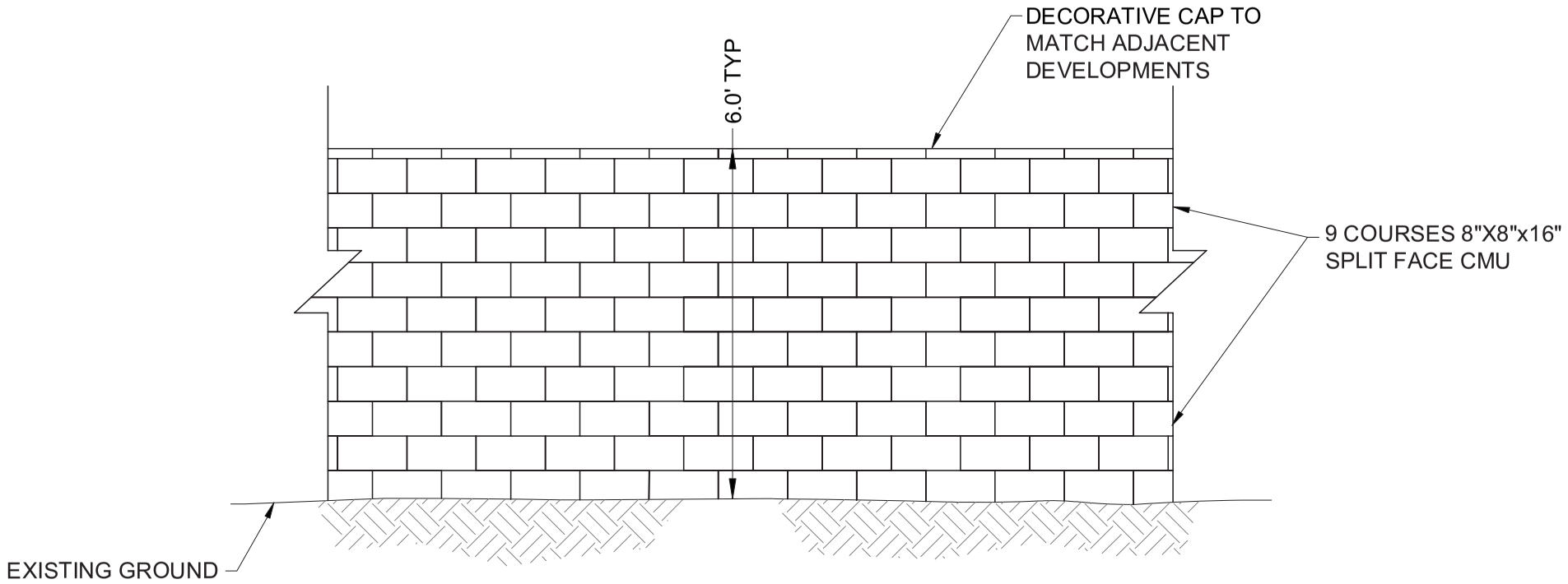
EST. 2000
TANEY ENGINEERING
CIVIL ENGINEERING
& LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

RAINBOW & HAMMER
SINGLE-FAMILY RESIDENTIAL
CROSS SECTIONS

ROBERT D. CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 15726

DATE:	2/11/2022
SCALE:	1"=30'
JOB NO:	RNY-22-014
DESIGNED BY:	JJ
CHECKED BY:	RC
SHEET NAME:	CS
SHEET NUMBER:	2 OF 2
CLV	0000000

LAST PLOT: jeremiah.johnson
FILE NAME: S:\ACTIVE\RAINY DAY INVESTMENTS\RNY-22-014 - RAINBOW & HAMMER\ENG\1 ENTITLEMENT\DWG\RNY014_TM.DWG



PERIMETER DECORATIVE BLOCK WALL SECTION

22-0078
02/11/2022



22-0078-GPA1, 22-0078-ZON1, 22-0078-VAR1 AND 22-0078-TMP1 - APPLICANT/OWNER: RAINY DAY INVESTMENTS, LLC
NORTHEAST CORNER OF HAMMER LANE AND RAINBOW BOULEVARD

02/24/2022



22-0078-GPA1, 22-0078-ZON1, 22-0078-VAR1 AND 22-0078-TMP1 - APPLICANT/OWNER: RAINY DAY INVESTMENTS, LLC
NORTHEAST CORNER OF HAMMER LANE AND RAINBOW BOULEVARD

02/24/2022



22-0078-GPA1, 22-0078-ZON1, 22-0078-VAR1 AND 22-0078-TMP1 - APPLICANT/OWNER: RAINY DAY INVESTMENTS, LLC
NORTHEAST CORNER OF HAMMER LANE AND RAINBOW BOULEVARD

02/24/2022



22-0078-GPA1, 22-0078-ZON1, 22-0078-VAR1 AND 22-0078-TMP1 - APPLICANT/OWNER: RAINY DAY INVESTMENTS, LLC
NORTHEAST CORNER OF HAMMER LANE AND RAINBOW BOULEVARD

02/24/2022

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

February 11, 2022

City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

RE: **Rainbow & Hammer – Justification Letter**
APN: 125-35-103-014 & 125-35-103-016

To Whom It May Concern:

Taney Engineering, on behalf of our client, Rainy Day Investments, is respectfully submitting justification for a General Plan Amendment, Rezoning, Tentative Map, and Variances in support of the project described below.

Project Description

The subject site is generally located north of Hammer Lane and east of Rainbow Boulevard within the City of Las Vegas jurisdiction. The site is 1.91 gross acres and is currently zoned R-E (Residence Estates) with a land use category of R (Rural). We are requesting a zone change and general plan amendment to transition to R-1 (Single-Family Residential) and a land use category of L (Low).

Access to the proposed site will be from Hammer Lane through a private street, 38 ft. in width, terminating in a hammerhead. Hammer Lane will receive full offsite improvements, including curb, gutter, and sidewalks.

The subdivision will provide a 6 ft. landscaped area along both Hammer Lane and Rainbow Boulevard with 24" box trees planted every 30 ft. on center.

Tentative Map

A Tentative Map is requested to allow for the development of a 10 lot single-family residential subdivision with a density of 5.24 lots per acre. The lots will vary in size from 6,501 square feet to 8,240 square feet, with an average lot size of 6,899 square feet. There will also be 3,040 square feet of perimeter landscaping located within two common elements.

General Plan Amendment

We are requesting a general plan amendment to amend the land use from R (Rural), allowing for 3.6 du/acre, to L (Low), allowing for 5.5 du/acre.

Justification: The proposed land use of L (Low) is consistent with the surrounding area that has already shifted from rural standards to greater density uses. Residential subdivisions to the north, east, south, and west have already been developed in a similar manner to our proposed subdivision under the L (Low) land use category. Additionally, as Rainbow Boulevard is a major arterial, commercial development

22-0078
02/11/2022

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

has been occurring to the north and south of our site, further supporting a land use that allows for higher density.

Rezoning

We are requesting a zone change to R-1 (Single-Family Residential) from R-E (Residence Estates).

Justification: Similar to as stated above, the proposed zoning is consistent with the surrounding residential and commercial developments. The area now includes a large number of residential subdivisions with density greater than the requested R-1 (Single-Family Residential) zoning, including R-PD4 (Residential Planned Development) to the north, R-1 (Single-Family Residential) to the east and south, and R-CL (Single-Family Compact-Lot) to the west. This zone change will not have an adverse effect on the adjacent properties.

Variance #1

We are requesting a deviation from Complete Street Standards to allow for no sidewalks, streetlights, or gates on the 38' private streets.

Justification: The on-site street, Turkana Court, has been designed to best accommodate the small community of 10 homes and will have no impact on adjacent properties. Similar deviations have been approved for other projects within the City of Las Vegas. The on-site street is a standard crown street, 38 ft. in width from back-of-curb to back-of-curb, utilizing 24" "R" curb.

Variance #2

We are requesting to deviate from the required Connectivity Ratio of 1.3 to allow the proposed development to proceed with a ratio of 1.0.

Justification: Due to size constraints, the subdivision is unable to add any additional links and/or nodes that would increase the connectivity ratio. We also believe that the subdivision will have minimal impact on adjacent streets and does not necessitate a greater level of connectivity to the existing street network.

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,

Jeremiah Johnson
Land Planner

22-0078
02/11/2022

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 03/03/2022 Application Number 22-0078-TM P1 Entity LV

Company Name Taney Engineering

Contact Name

Contact Mailing Address

City State Zip Code

Phone (702) 362-8844 Mobile Fax Email

Project Name Rainbow & Hammer

Project Description 10 Single-Family Lots

APN's 125-35-103-014 and 016

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	10	x 0.166=	2	x 0.093 =	1	x 0.131 =	1
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			2		1		1

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
May ES	6350 W. Washburn Rd	K-5	494	563	2/1/2022
Swainston MS	3500 W. Gilmore Ave	6-8	1469	1108	2/1/2022
Shadow Ridge HS	5050 Brent Lane	9-12	2467	3254	2/1/2022

*CCSD Comments May ES and Shadow Ridge HS are over capacity for the 2021-2022 school year. May ES is at 113.97% and Shadow Ridge HS is at 131.90% of program capacity.

☐ Approved ☐ Disapproved

22-0078-TMP1
Rainy Day Investments, LLC

NEC Hammer Lane & Rainbow Boulevard

Proposed 10 lot single family dwelling subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	10	9.44	**94**
AM Peak Hour			0.74	**7**
PM Peak Hour			0.99	**10**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Rainbow Boulevard	
Average Daily Traffic (ADT)	6,504
PM Peak Hour	520

(heaviest 60 minutes)

Ann Road	
Average Daily Traffic (ADT)	29,379
PM Peak Hour	2,350

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Rainbow Boulevard	41,790
Ann Road	59,900

This project is expected to add an additional 94 trips per day on Rainbow Blvd., Hammer Ln. and Ann Rd. Currently, Rainbow is at about 16 percent of capacity and Ann is at about 49 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Hammer, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 10 additional peak hour trips, or about one every six minutes.

Note that this report assumes all traffic from this development uses all named streets.

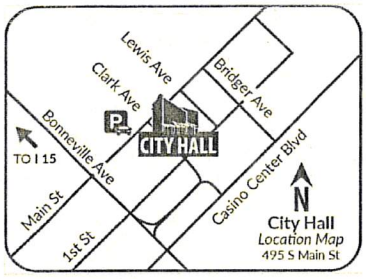
City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
CITY CLERK
2022 MAY 12 A 11:55

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

22-0078 and 22-0078-GPA1 and 22-0078-ZON1 and 22-0078-VAR1 and 22-0078-TMP1

City Council Meeting of **05/18/2022**

22-0078
12534614007
LIEDER FAMILY TRUST
LIEDER GERALD V & MARILYN R TRS
6812 WHITE LAKES AVE
LAS VEGAS NV 89130-1659

39 BRDFNP1 89130

Submitted after final agenda

Date 5/12/22 Item 56a-d

RECEIVED
CITY CLERK

MAY 12 A 9:35

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
CITY CLERK

2022 MAY 12 A 11:55

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FIRST CLASS MAIL
U.S. Postage
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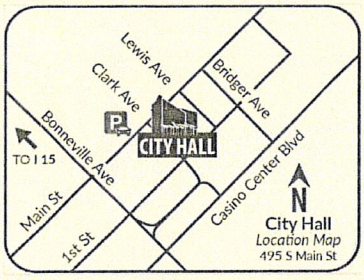
Las Vegas, NV
Permit No. 1630



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0078 and 22-0078-GPA1 and 22-0078-ZON1 and 22-0078-VAR1 and 22-0078-TMP1

City Council Meeting of **05/18/2022**

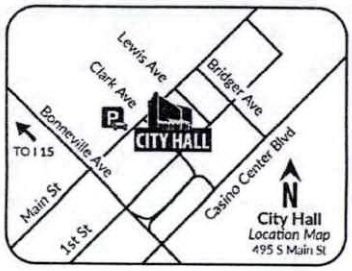
22-0078
12534512011
ALLISON ANDREW SCOTT
MONAGHAN GERARD MICHAEL
6825 FRUIT FLOWER AVE
LAS VEGAS NV 89130

39 BRDFNP1 89130

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0078 and 22-0078-GPA1 and 22-0078-ZON1 and 22-0078-VAR1 and 22-0078-TMP1
Planning Commission Meeting of **04/12/2022**

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City of Las Vegas

22-0078
12534614007
LIEDER FAMILY TRUST
LIEDER GERALD V & MARILYN R TRS
6812 WHITE LAKES AVE
LAS VEGAS NV 89130-1659

Submitted after final agenda

36a-d P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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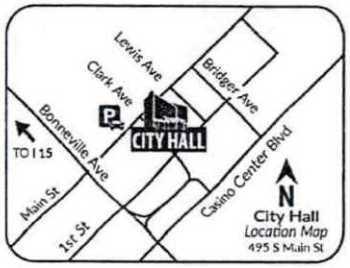

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Planning Commission Meeting of **04/12/2022**

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Dept of Planning
City of Las Vegas

22-0078
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ALLISON ANDREW SCOTT
MONAGHAN GERARD MICHAEL
6825 FRUIT FLOWER AVE
LAS VEGAS NV 89130

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495 South Main Street
Las Vegas, Nevada 89101

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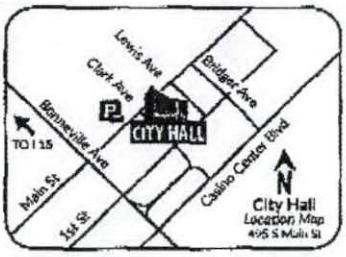

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

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Planning Commission Meeting of **04/12/2022**

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Department of Planning

22-0078
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SPARKS CASEY JONAS & SACHA ELENA
5425 FLORA SPRAY ST
LAS VEGAS NV 89130-3840

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ERA ST ROSE

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495 South Main Street
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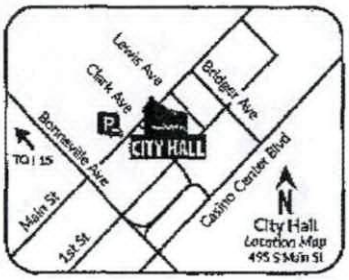

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☒ I SUPPORT *this Request* ☐ I OPPOSE *this Request*

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Planning Commission Meeting of **04/12/2022**

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Department of Planning

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HENDERSON NV 89052

65 BRDFMP1 89052

Applicant's vote does not count

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PAGE 01/01

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495 South Main Street
Las Vegas, Nevada 89101

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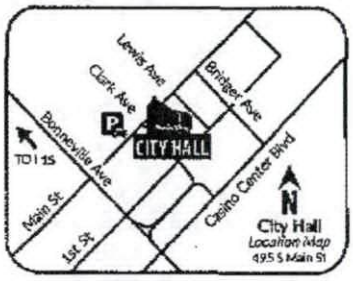

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City of Las Vegas
Department of Planning

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Planning Commission Meeting of **04/12/2022**

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RAINY DAY INVESTMENTS L L C
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2530 SILVER BEACH DR
HENDERSON NV 89052

Applicant's vote does not count

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495 South Main Street
Las Vegas, Nevada 89101

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City of Las Vegas

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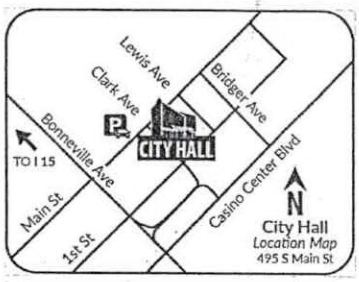

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22-0078 and 22-0078-GPA1 and 22-0078-ZON1 and 22-0078-VAR1 and 22-0078-TMP1

Planning Commission Meeting of **04/12/2022**

Enforce CODES as written.

39 BRDFNP1 89130

No changing of CODES.

22-0078

Application Location

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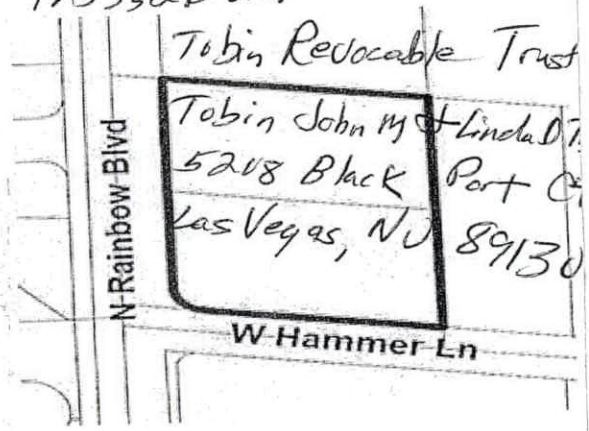

The proposed project may not pertain to the entire highlighted project site.

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Public Hearing Information

Meeting:	Planning Commission
Date:	*04/12/2022*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

on or by representative and object to or express approval of this request, or may, prior to this meeting, file a
n Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings
on by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if
item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to

36a-d P

From: Gina Duke
17025547501
2022-04-04 16:59:28 PDT
Page: 2 of 2
To: +17024647499

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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22-0078 and 22-0078-GPA1 and 22-0078-ZON1 and 22-0078-VAR1 and 22-0078-TMP1

Planning Commission Meeting of **04/12/2022**

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City of Las Vegas
Department of Planning

22-0078
12535111034
DUKE CRAIG D & REGINA L
5521 PORCUPINE RIM ST
LAS VEGAS NV 89130

39 BRDFMP1 89130

36a-d P

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
56a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0078-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	2	City Council Meeting	1

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
56b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0078-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	2	City Council Meeting	1

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
56c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0078-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED, TO ALLOW A HAMMERHEAD STREET TERMINATION ON AN UN-GATED PRIVATE STREET WHERE A CUL-DE-SAC IS REQUIRED AND TO ALLOW AN UN-GATED PRIVATE STREET THAT DOES NOT MEET PUBLIC STREET DEVELOPMENT STANDARDS

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	2	City Council Meeting	1

RECOMMENDATION:
The Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
56d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0078-TMP1 - TENTATIVE MAP - RAINBOW & HAMMER - FOR A PROPOSED 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
City Council Meeting	2	City Council Meeting	1

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
57

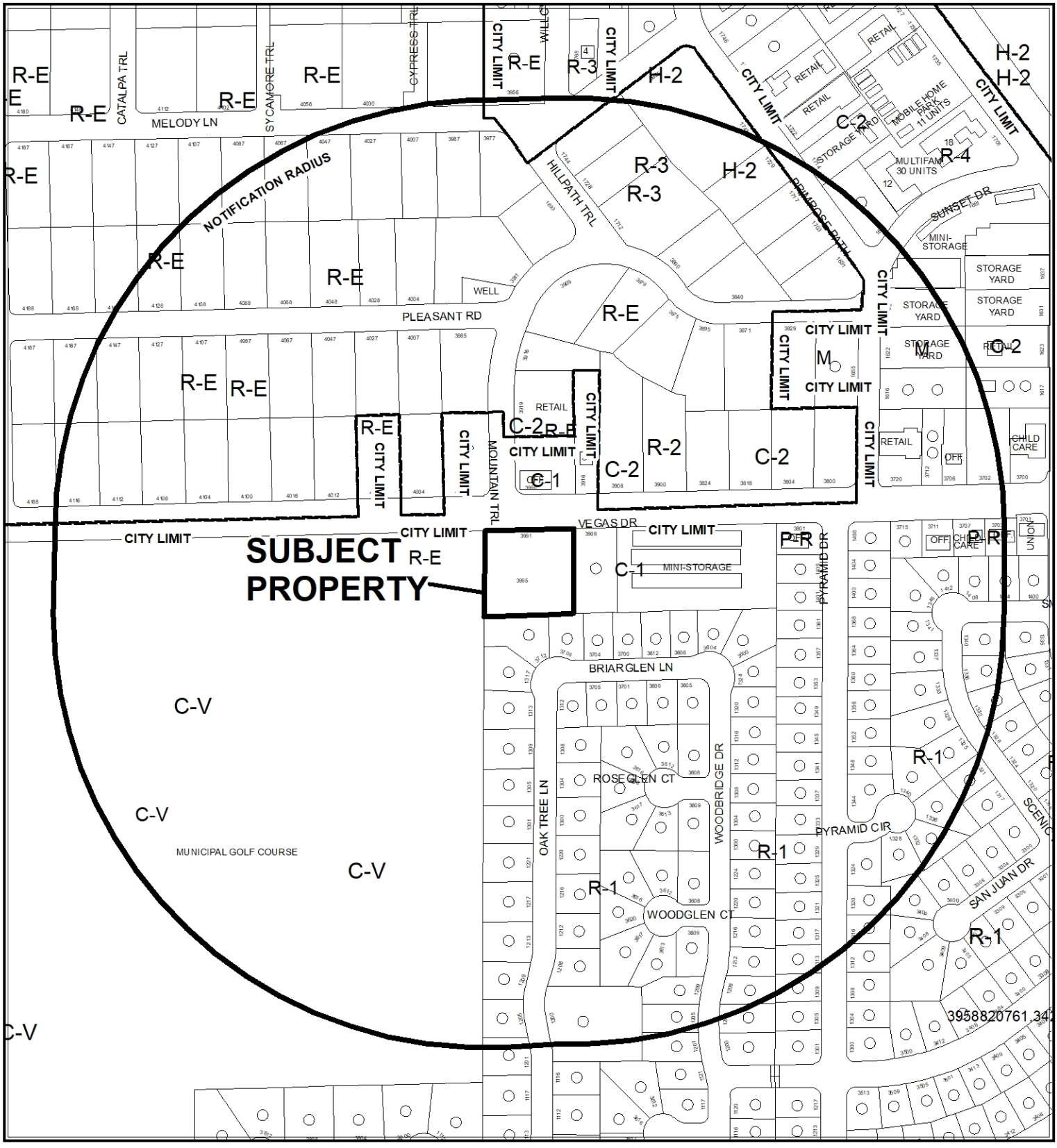
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0083 - PUBLIC HEARING - APPLICANT: ALBERTO DE LA PAZ - OWNER: ADKD HOLDINGS, LLC, VEGAS DRIVE SERIES - For possible action on the following Land Use Entitlement project requests on 0.94 acres on the south side of Vegas Drive, approximately 605 feet west of Pyramid Drive (APN 139-30-501-001), C-1 (Limited Commercial) Zone, Ward 5(Crear). The Planning Commission (7-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division - 22-0083-SDR1
7. Submitted after Final Agenda - Abeyance Request Letter by Alberto De La Paz and Protest Postcards with Comment Letter
8. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



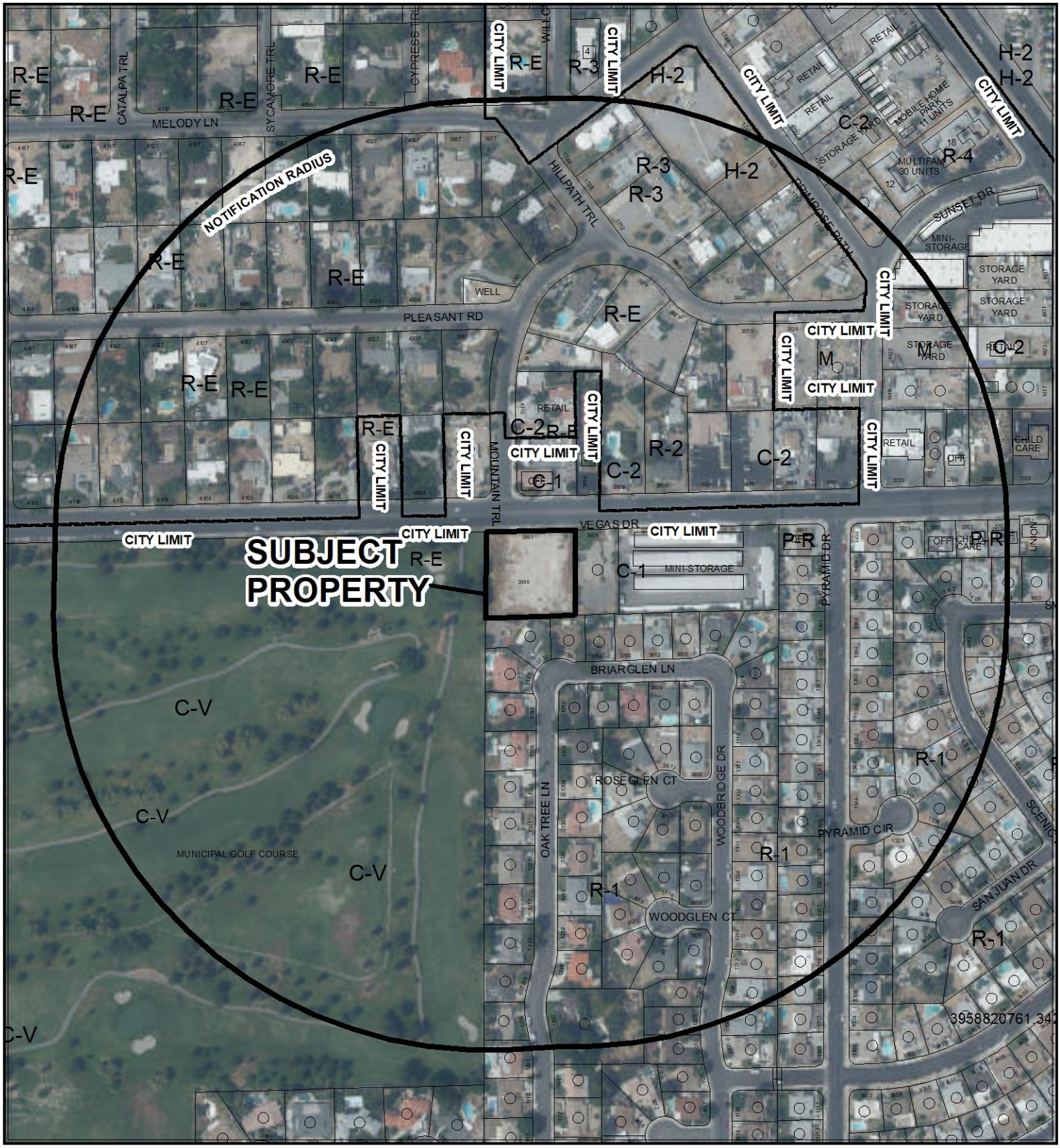
0 265 530 Feet

CASE: **22-0083**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



CASE: **22-0083**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ALBERTO DE LA PAZ - OWNER: ADKD HOLDINGS, LLC, VEGAS DRIVE SERIES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0083-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
22-0083-VAR2	Staff recommends DENIAL, if approved subject to conditions:	22-0083-VAR1
22-0083-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0083-VAR1 22-0083-VAR2

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 201 (by City Clerk)

PROTESTS 1

APPROVALS 0

NE

**** CONDITIONS ****

22-0083-VAR1 CONDITIONS

Planning

1. A Variance from Title 19.12 is hereby approved, to allow 46 parking spaces where 150 are required.

2. Approval of and conformance to the Conditions of Approval for Variance (22-0083-VAR2) and Site Development Plan Review (22-0083-SDR1) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0083-VAR2 CONDITIONS

Planning

1. A Variance from Title 19.08 is hereby approved, to allow an eight-foot tall wrought iron fence in the front yard setback area where five feet is the maximum height allowed.

2. A Variance from Title 19.08 is hereby approved, to allow a 75-foot Residential Adjacency Setback where 105 feet is required.

3. Approval of and conformance to the Conditions of Approval for Variance (22-0083-VAR1) and Site Development Plan Review (22-0083-SDR1) shall be required, if approved.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0083-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (22-0083-VAR1) and Variance (22-0083-VAR2) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/22/22, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to a portion of the west property line where eight feet is required.

5. An Exception from Title 19.08 is hereby approved, to allow no parking lot landscape islands where six are 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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
   - Artificial turf shall be installed in lieu of natural turf (sod).
   - The number of 24-inch box size shade trees shall be provided at a rate of one for every 20 linear feet of landscape buffer with a minimum of four, five-gallon shrubs for every required tree.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Prior to the issuance of any permits for this site, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for a bus stop on Vegas Drive adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

13. Construct all incomplete half-street improvements (sidewalk and streetlights) on Vegas Drive meeting current City of Las Vegas standards including a 10-foot bus shelter pad (if required by the Regional Transportation Commission) adjacent to this site concurrent with development of this site.

14. Gates shall not swing into the public rights-of-way and shall remain open during normal business hours.

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Submit a License Agreement for landscaping and private improvements in the public rights of way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a two-story, 13,283 square-foot building with a 1,000 square-foot first floor patio area and a 690 square-foot second-floor balcony on the south side of Vegas Drive, approximately 605 feet west of Pyramid Drive.

ISSUES

- A Variance is requested to allow 46 parking spaces where 150 are required. Staff does not support this request.
- A Variance is requested to allow a 75-foot Residential Adjacency Setback where 105 feet is required. Staff does not support this request.
- A Variance is requested to allow an eight-foot tall wrought iron fence in the front yard setback area where five feet is the maximum height allowed. Staff does not support this request.
- An Exception is requested to allow no parking lot landscape islands where one is required for every six uncovered parking spaces.
- A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to a portion of the west property line where eight feet is required.

ANALYSIS

The applicant is proposing to construct a two-story structure consisting of 6,738 square feet of floor area and a 1,000 square-foot covered patio area; a 6,545 square-foot second floor area with a 690 square-foot balcony for a total square-footage of 14,973 square feet. The entire first floor and part of the second floor is to be utilized as a banquet facility Friday through Sunday, and the remaining portion of the second story floor area is to be utilized as office space for a maintenance company Monday through Thursday.

Parking Variance

As indicated by the applicant in the justification letter date stamped 02/22/22, the applicant intends to utilize the proposed structure for their corporate office Monday through Thursday from 7:00 a.m. to 7:00 p.m., and as a Banquet Facility Friday through Sunday. The banquet facility encompasses the entire first floor, and a portion of the second floor for a groom and bridal suite.

When multiple land uses are proposed for a single building with no separation of uses such as suites, the parking is calculated utilizing the most intense use. In this instance, the banquet facility is the more intense of the two proposed land uses resulting in a deficiency of parking. The "Office, Other Than Listed" land use is parked at a ratio of 1:300 square feet, which would require 50 parking spaces where 46 are provided. But in this instance, since the majority of the square-footage is being utilized as a banquet facility and is the more intense of the two proposed land uses, the parking is calculated as a "Banquet Facility" at a ratio of 1:100 square feet. The required parking for the proposed 14,973 square-foot banquet facility is 150 parking spaces where 46 is provided. This is a 69 percent reduction in the required parking.

Vegas Drive does not allow on-street parking, nor is there any available public parking within the vicinity of the proposed facility that could accommodate overflow parking. Even if only the first floor was being considered for the banquet facility that is still a requirement of 68 parking spaces where 46 are provided. The proposed parking is insufficient for the proposed banquet facility use and staff is recommending denial of the Variance request.

Residential Adjacency Setback Variance

The subject site shares a property line with residentially zoned (R-1) property to the south. When commercial development is adjacent to property zoned R-E, R-D, R-1, R-SL or R-CL, Residential Adjacency Setback Standards apply:

> "*No building subject to the standards of this Subsection shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards of this Subsection. For example, a 100-foot high building must be set back 300 feet from the property line of the protected property, if both the property line of that property and the grade of the building subject to the standards of this Subsection are at the same elevation*."

In this instance, the proposed commercial building is 35 feet in height. In order to conform to the Residential Adjacency Setback Standards, the building needs to be setback 105 feet from the south property line. The applicant is requesting a Variance to allow a 75-foot setback from the south property line in lieu of the required 105 feet which staff does not support. Residential Adjacency Setback Standards ensure compatibility in both scale and design with the adjacent neighborhood. The adjacent residential neighborhood is all single-story and a two-story, 35-foot tall commercial building with a balcony is not similar in bulk and scale and will be intrusive to the adjacent single-story residential neighborhood when the facility is being utilized for a banquet. Therefore, staff is recommending denial of the requested Variance.

Variance for Fence Height
Adjacent to Vegas Drive, the applicant is proposing to construct an eight-foot tall wrought iron fence with gate. By code, this is considered the front yard setback area which limits fence heights to five feet. Staff is unable to support this request as it is preferential in nature and no hardship has been presented by the applicant to justify the excessive fence height along Vegas Drive. Therefore, staff is recommending denial of the request. The chain link fencing noted on the west property line of the proposed site plan is not part of this proposal as it is on the property of the Municipal Golf Course and maintained by that property owner.

Site Development Plan Review
The proposed floor plan depicts a first floor banquet hall and reception with a kitchen facility and restrooms. The second floor contains a bride and groom dressing room, staging area, and offices for the maintenance company. As the Banquet Facility use occupies a majority of the proposed building and there is no separation of uses, the parking was calculated utilizing the Banquet Facility requirements.

The proposed site plan indicated a lawn area, and due to the decreasing water levels of our main water source, staff has conditioned the applicant to utilize artificial turf in lieu of natural grass. The remaining plant materials proposed are desert friendly and appropriate for the City.

A Waiver is requested to allow no landscape buffer for the southern portion of the west property line in order to accommodate a fire turn-around. Staff does not support this request, or the request for an Exception to allow zero parking lot landscape islands as this is indicative of the applicant attempting to overdevelop the site.

As evidenced by the Residential Adjacency Setback Variance, the parking Variance, and the Waiver and Exception requests, the applicant is attempting to overdevelop the subject site. As stated by Title 19.16.140, “the applicant bears the burden of proof to establish that the approval of a Variance is warranted.” There is no evidence of a hardship presented by this site. There is no exceptional topography or grade, as the site is essentially “flat,” and it is not an unusual shape and is almost a perfect square. These requested Variances are not to relieve the applicant of an undue hardship, but simply to allow the applicant to overdevelop the site which will in turn, place hardships on the neighboring properties when there is insufficient parking for an event, and/or spillover lighting and noise from banquet attendees outside on the balcony or patio.

Title 19.16.140 specifically states a Variance may be granted "to relieve difficulties or hardships, 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." Staff finds the granting of the requested Variances and sequential approval of the related Site Development Plan Review will impair the intent and purpose of Title 19, and recommends denial of all applications.

FINDINGS (22-0083-VAR1 and VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the site. A reduction in square-footage and height 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 (22-0083-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   Due to the Variance for a reduction of the Residential Adjacency Setback and for 69 percent less parking than what is required by Title 19, staff finds the proposed development is not compatible with adjacent development or development in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is not consistent with Title 19 as evidenced by the requested Variances, Waivers and Exception.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The proposed Banquet Facility land use for the proposed development would negatively impact adjacent roadways as there is insufficient parking provided on-site which will result in spill over parking to occur on neighboring sites as there is no street parking on Vegas Drive.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials include stucco, stacked stone tiles and concrete roof tiles which are all appropriate for the area and the City. The proposed landscape materials are desert friendly and also appropriate for the area and the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed design characteristics and architectural features create an orderly and aesthetically pleasing environment. The noncompliance with the Residential Adjacency Setback Standards make the proposed two-story structure incompatible with the adjacent single-family residential neighborhood to the south.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the proposed development is subject to building permit review as well as regular inspections during construction. Continued oversight through the business licensing process is also a measure taken to ensure the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/21/04	The City Council approved a request for a Rezoning (ZON-3326) From R-1 (Single Family Residential) To C-1 (Limited Commercial) on 0.94 acres located on the south side of Vegas Drive, approximately 584 feet west of Pyramid Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-3327) for a 9,000 square-foot office development on 0.94 acres located on the south side of Vegas Drive, approximately 584 feet west of Pyramid Drive. The Planning Commission recommended approval.
02/20/08	The City Council approved a request for a Rezoning (ZON-25992) From R-1 (Single Family Residential) To C-1 (Limited Commercial) on 0.94 acres located on the south side of Vegas Drive, approximately 584 feet west of Pyramid Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-25995) for a 9,000 square-foot office development on 0.94 acres located on the south side of Vegas Drive, approximately 584 feet west of Pyramid Drive. The Planning Commission recommended approval.
06/21/17	The City Council approved a request for a Variance (VAR-69261) to allow a Residential Adjacency Setback of 20 feet where a minimum of 54 feet is required on 0.94 acres at 3991 Vegas Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Variance (VAR-69339) to allow 38 parking spaces where 40 spaces are required on 0.94 acres at 3991 Vegas Drive. The Planning Commission recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-69262) for an 11,780 square-foot Building Maintenance Service and Sales Building on 0.94 acres located on the south side of Vegas Drive, approximately 584 feet west of Pyramid Drive. The Planning Commission recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/12/22	The Planning Commission (7-0 vote) recommends DENIAL on the the following Land Use Entitlement project requests on 0.94 acres on the south side of Vegas Drive, approximately 605 feet west of Pyramid Drive (APN 139-30-501-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear) • 21-0083-VAR1 - VARIANCE - TO ALLOW 46 PARKING SPACES WHERE 150 ARE REQUIRED • 21-0083-VAR2 - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FENCE WHERE FIVE FEET IS ALLOWED IN THE FRONT YARD SETBACK AREA AND A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 105 FEET IS REQUIRED • 21-0083-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 14,973 SQUARE-FOOT OFFICE AND BANQUET FACILITY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Most Recent Change of Ownership	
04/2013	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the subject site.

Pre-Application Meeting	
02/09/22	Staff conducted a pre-application meeting to discuss the proposed development and the applications necessary.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/03/22	Staff performed a routine field check and observed the subject undeveloped lot. Staff noted the single-family residences that share a property line and wall to the south. There is an existing (green) chain link fence and pony wall along the west property line adjacent to the municipal golf course. Some graffiti was noted on the block wall adjacent to the single-family residences. Staff also noted no on-street parking available.

Details of Application Request	
Site Area	
Net Acres	0.94

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
West	Municipal Golf Course	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 70 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	206 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 10 Feet 10 Feet 20 Feet	 25 Feet 45 Feet N/A 75 Feet	 Y Y N/A Y
Max. Lot Coverage	50 %	19%	Y
Max. Building Height	Residential Adjacency (75-Foot Setback = 25-Foot Tall Building)	35 Feet	N
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened	By Condition	

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	105 Feet	75 Feet	N
Trash Enclosure	50 Feet	143 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • North • South • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 8 Trees 11 Trees 10 Trees 10 Trees	 13 Trees 9 Trees 8 Trees 7 Trees	 Y N* N* N*
TOTAL PERIMETER TREES		**39 Trees**	**37 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	0 Trees	N**

NE

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		18 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		0 Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		By Condition	

**A Condition of Approval has been added by staff to ensure the minimum required number of trees and shrubs are planted if approved.*
***An exception is requested to allow no parking lot landscape islands for every six uncovered parking spaces.*
****A Waiver is requested to allow a portion of the landscape buffer adjacent to the west property line to be reduced to zero feet, which staff does not support.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Vegas Drive	Collector	Master Plan of Streets and Highways Map	81	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	ADA	Regular	ADA	
Banquet Facility*	14,973 SF	1:100 SF	150				
TOTAL SPACES REQUIRED			150		46		N
Regular and Handicap Spaces Required			145	5	43	3	N
Percent Deviation			69%				

**When there are multiple land uses in a single building with no separation such as separate suites, the parking is calculated utilizing the most intense land use.*

NE

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot wide landscape buffer is required adjacent to interior property lines.	To allow a zero-foot wide landscape buffer adjacent to a portion of the west property line where eight feet is required.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
A parking lot landscape island is required at the end of every row of parking, and at a ratio of one for every six uncovered parking spaces.	To allow no parking lot landscape islands for every six uncovered parking spaces.	Denial

Department of Public Works Traffic Study

Proposed 15.5 Thousand Square-Foot Office and Banquet Facility				
Proposed Use				
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	15.5	9.74	151
AM Peak Hour			1.16	18
PM Peak Hour			1.15	18
Existing Traffic on Nearby Streets				
Vegas Drive				
Average Daily Traffic (ADT)			15,788	
PM Peak Hour (Heaviest 60 Minutes)			1,263	
Rancho Drive				
Average Daily Traffic (ADT)			49,628	
PM Peak Hour (heaviest 60 minutes)			3,970	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Vegas Drive			33,800	
Rancho Drive			59,900	

Summary
This project is expected to add an additional 151 trips per day on Vegas Drive, Mountain Trail and Rancho Drive. Currently, Vegas Drive is at about 47 percent of capacity and Rancho Drive is at about 83 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Mountain Trail, but it is believed to be under capacity.
Based on Peak Hour use, this expansion will add into the area roughly 18 additional peak hour trips, or about one every three minutes.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0083
Meeting Date	02/22/2022
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review, variance (2x)

Project Address (Location) 3991 Vegas Dr Las Vegas Nv. 89108

Project Name Hacienda de la Paz **Proposed Use** Business

Assessor's Parcel #(s) 13930501001 **Ward #** 5- CREAR

General Plan: Existing _____ Proposed ✓ **Zoning:** Existing ✓ Proposed _____

Additional Information _____

Property Owner Alberto De La Paz Contact _____

Address 3991 Vegas Dr City Las Vegas State NV Zip 89108

E-mail adlp@aol.com Phone 702-878-8020

Applicant ALBERTO DE LA PAZ. Contact SAME.

Address 9216 Golden Eagle Dr City Las Vegas State NV Zip 89134

E-mail adlp@aol.com Phone 702-878-8020 & (702) 563-9050

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 ALBERTO DE LA PAZ.

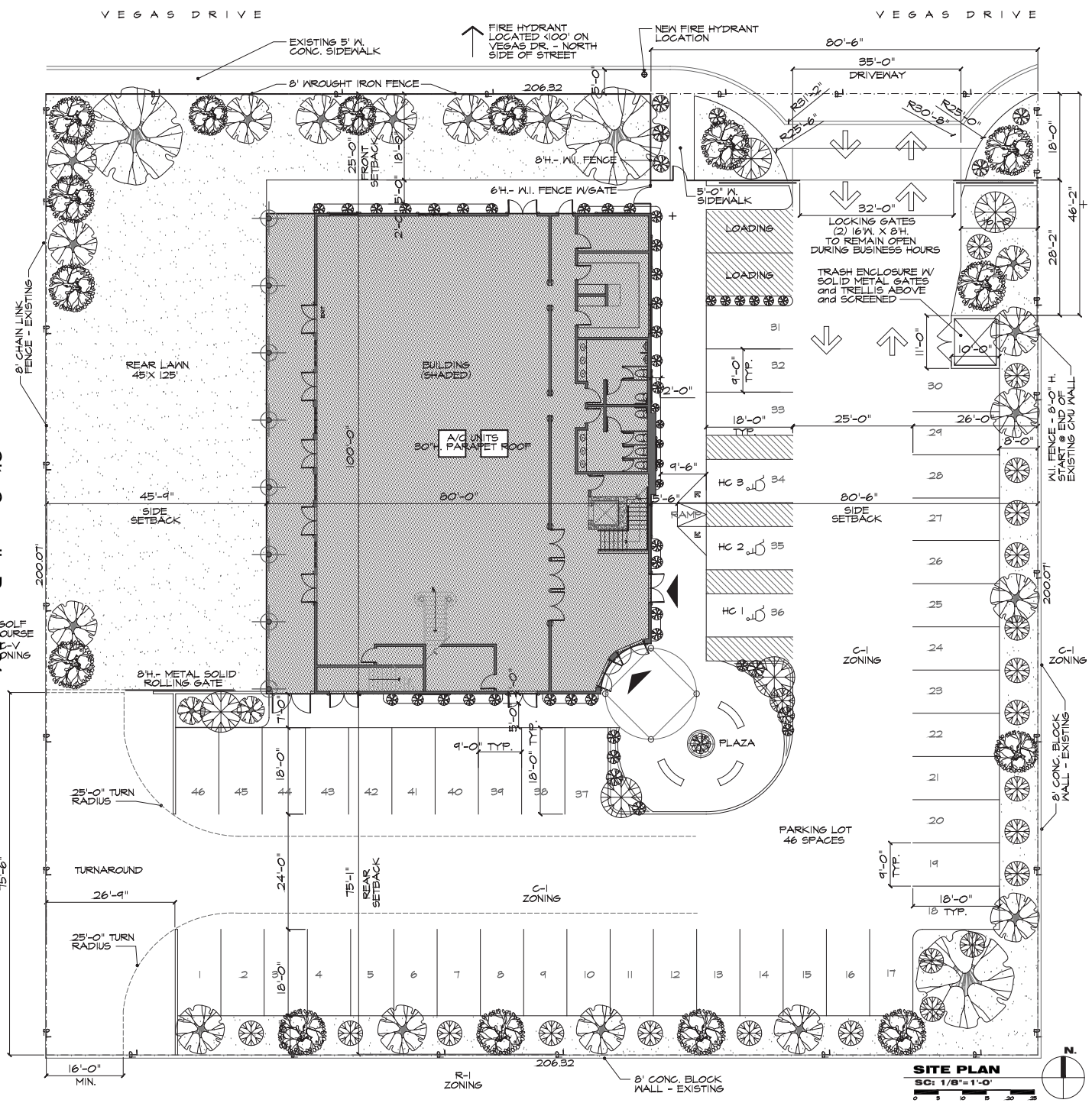
Maria De la Luz Martinez
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-3820-01
My Appt. Expires May 31, 2025

Subscribed and sworn before me

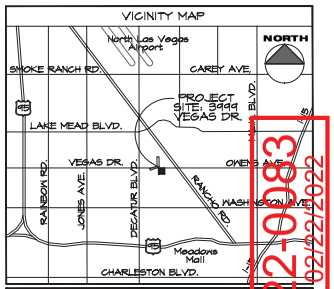
This 14th day of February, 20 22

Clark County, NV.

Notary Public in and for said County and State



VICINITY MAP



22-0983
02/22/2022

PROJECT INFORMATION	
JURISDICTION	CITY of LAS VEGAS, NEVADA
PARCEL#	#139-30-501-001
CONSTRUCTION TYPE	B-V-NR
ZONING	C-1
OWNER	DLP SERVICES, LLC 5115 ALPINE PL. LAS VEGAS, NV 89107
PROJECT	PROPOSED 15500 S.F. 2-STORY MULTI-PURPOSE BUILDING ON (1) ACRE LOT (+/-) WITH STRUCTURAL, MECHANICAL, ELECTRICAL and PLUMBING SCOPE.
EXTERIOR MATERIALS	STUCCO FINISH W/ RANDOM STONE LOWER WAINSCOATING TO + 48" and ARCHED MULTI-LIGHT WINDOWS.
CODES	2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 ENERGY CONSERVATION CODE 2018 ENERGY CONSERVATION CODE

BUILDING CALCULATIONS	
LOT SIZE	200.0T' X 206.32 / 41,278 S.F.
BUILDING SIZE	80' W. X 100' L.
BUILDING HEIGHT	32'-6"
FIRST FLOOR AREA	6736 S.F.
FIRST FL. TERRACE	1000 S.F.
SECOND FLOOR AREA	6545 S.F.
SECOND FL. BALCONY	690 S.F.
TOTAL S.F.:	13,283 S.F.
TOTAL S.F. TERRACE:	1690 S.F.

LOT COVERAGE		
BUILDING FOOTPRINT	7737 S.F.	/ 19%
LANDSCAPING	10,120 S.F.	/ 24%
PARKING LOT	17,768 S.F.	/ 43%
SIDEWALKS	4445 S.F.	/ 10%
TRASH ENCLOSURE	110 S.F.	/ 4%

PARKING CALCULATIONS	
FIRST FLR. - BANQUET FACILITY (1:100 S.F.) SECOND FLR. - OFFICE SPACE (1:100 S.F.)	4354 S.F. 6545 S.F.
BANQUET FACILITY SPACES REQ'D	44
OFFICE PARKING SPACES REQ'D	22
TOTAL PARK SPACES REQ'D	66
TOTAL H/C SPACES REQ'D	3
TOTAL LOADING SPACES REQ'D	2
TOTAL PARK SPACES REQ'D	66
TOTAL PARK SPACES PROVIDED	46

LANDSCAPING LEGEND

SYMBOL	DESCRIPTION	QTY.
	36" BOX TREE FLOWERING PLUM	3
	24" BOX TREE AFRICAN SUMAC	16
	24" BOX TREE SWEET ACACIA	12
	24" BOX TREE RAYWOOD ASH	5
	5 GAL. DWARF MYRTLE SHRUB	24
	5 GAL. MOCK ORANGE SHRUB	54
GROUND COVER	ALL PLANTERS TO BE 1/2" DESERT SUN ROCK - TYP.	3500 S.F. +/-

Hacienda de la Paz

PARCEL# 139-30-501-001
VEGAS DRIVE
LAS VEGAS, NV 89108

KEY PLAN
REVISION

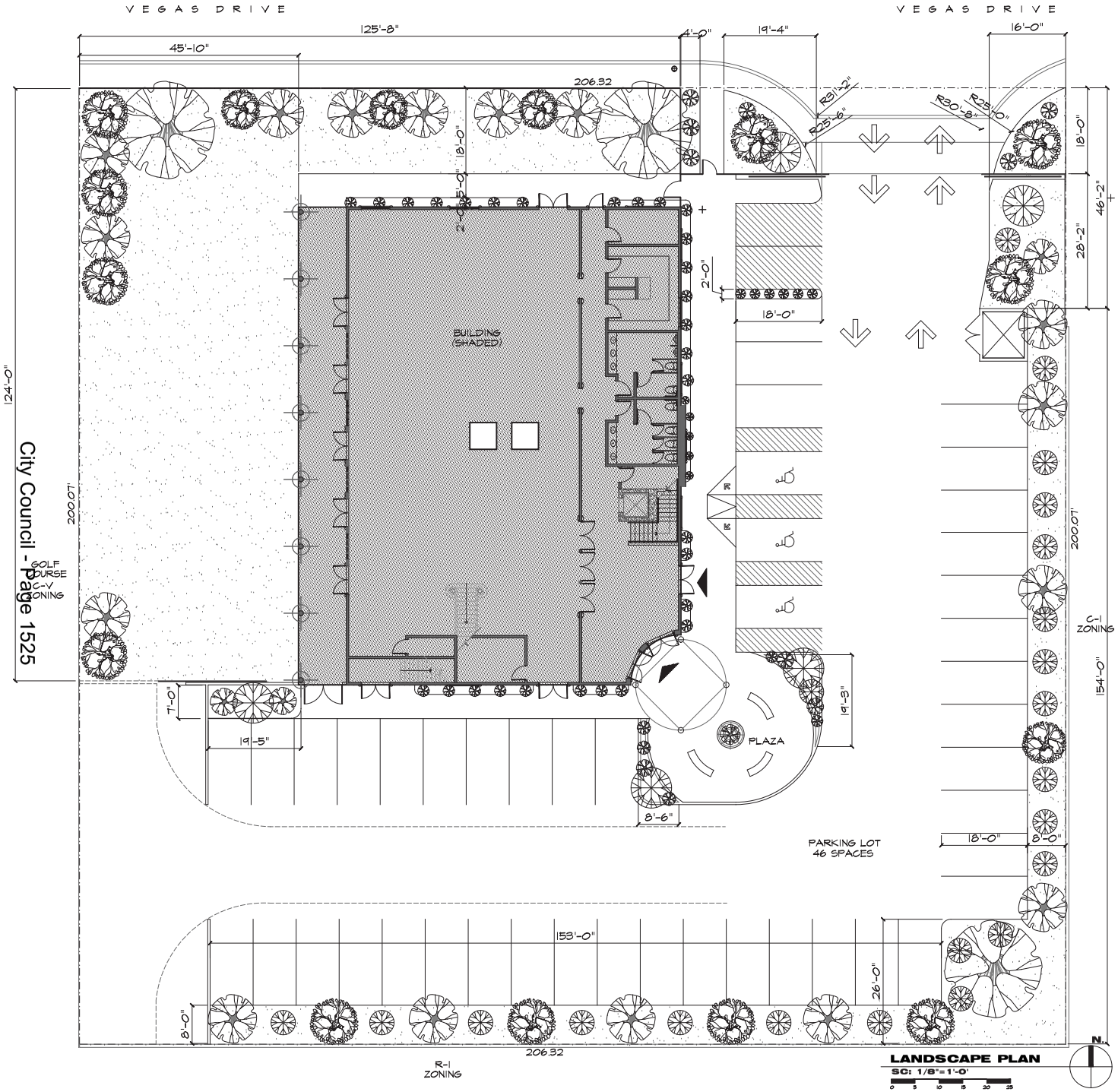
PLANTREE PROJECT NUMBER
HDLP-21

DATE
FEB 22, 2022

ISSUE

SHEET TITLE
SITE PLAN

SHEET NO.
A-100



LANDSCAPE PLAN
SC: 1/8"=1'-0"

LANDSCAPING LEGEND		
SYMBOL	DESCRIPTION	QTY.
	36" BOX TREE FLOWERING PLUM	12
	24" BOX TREE AFRICAN SUMAC	16
	24" BOX TREE SWEET ACACIA	12
	24" BOX TREE RAYWOOD ASH	5
	5 GAL. DWARF MYRTLE SHRUB	24
	5 GAL. MOCK ORANGE SHRUB	54
GROUND COVER	ALL PLANTERS TO BE 1/2" DESERT SUN ROCK - TYP.	3500 S.F +/-

22-0083
03/22/2022

City Council - Page 1525

Hacienda de la Paz

PARCEL# 139-30-501-001
VEGAS DRIVE
LAS VEGAS, NV 89108

KEY PLAN
REVISION

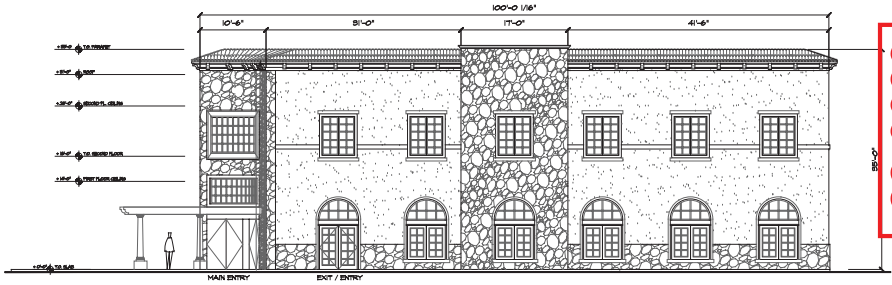
ELM TREE PROJECT NUMBER
HDLP-21

DATE
FEB 22, 2022

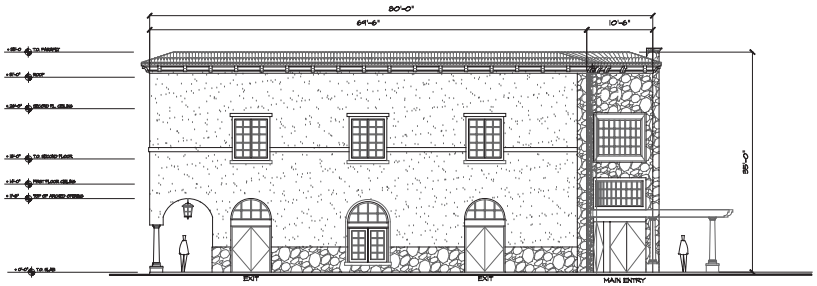
ISSUE

SHEET TITLE
LANDSCAPE PLAN

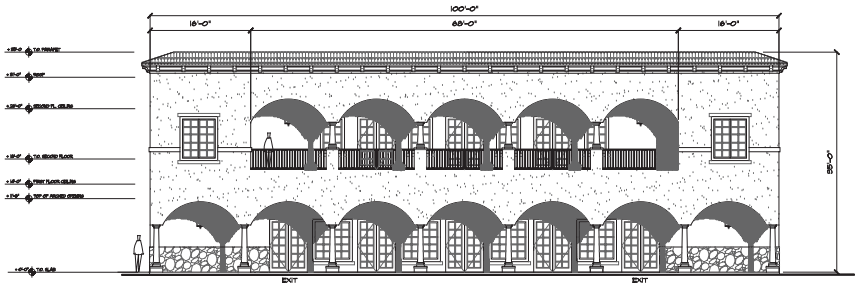
SHEET NO.
A-101



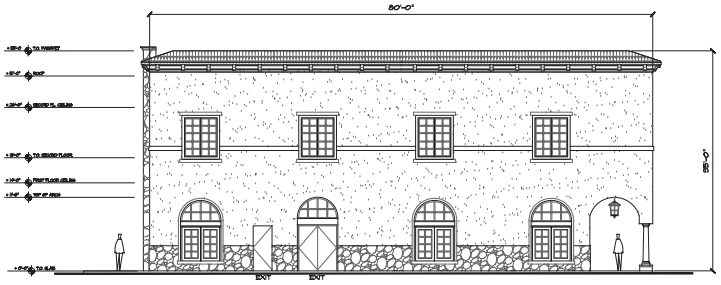
1 **EAST ELEVATION**
SC: 1/8"=1'-0"



2 **SOUTH ELEVATION**
SC: 1/8"=1'-0"



3 **WEST ELEVATION**
SC: 1/8"=1'-0"



4 **NORTH ELEVATION**
SC: 1/8"=1'-0"

22-0083
02/22/2022

Hacienda de la Paz
PARCEL# 139-30-501-001
VEGAS DRIVE
LAS VEGAS, NV 89108

KEY PLAN
REVISION

ELMTREE PROJECT NUMBER
HDLP-21

DATE
FEB 22, 2022

ISSUE

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A-200

22-0083
02/22/2022

Hacienda de la Paz

PARCEL# 139-30-501-001
VEGAS DRIVE
LAS VEGAS, NV 89108

KEY PLAN
REVISION

ELAYTREE PROJECT NUMBER
HDLP-21

DATE
FEB 22, 2022

ISSUE

SHEET TITLE
FIRST FLOOR PLAN
SECOND FLOOR PLAN

SHEET NO.
A-110



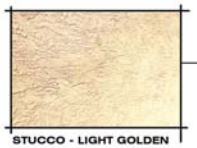
STACKED STONE TILE



CONCRETE ROOF TILE



STUCCO - DARK BROWN ACCENT



STUCCO - LIGHT GOLDEN



1 **EAST ELEVATION**
SC: 1/8"=1'-0"



2 **SOUTH ELEVATION**
SC: 1/8"=1'-0"



3 **WEST ELEVATION**
SC: 1/8"=1'-0"



WROUGHT IRON RAILING



PRE-CAST CONCRETE COLUMNS



DARK BROWN DOORS AND WINDOWS



4 **NORTH ELEVATION**
SC: 1/8"=1'-0"

22-0083
02/22/2022

Hacienda de la Paz
VEGAS DRIVE
LAS VEGAS, NV 89108

KEY PLAN
REVISION

ELMTREE PROJECT NUMBER
HDLP-21

DATE
DEC. 15, 2021

ISSUE

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A-200



22-0083-VAR1, 22-0083-VAR2 AND 22-0083-SDR1 - APPLICANT: ALBERTO DE LA PAZ - OWNER: ADKD HOLDINGS, LLC, VEGAS DRIVE SERIES
SOUTH SIDE OF VEGAS DRIVE, APPROXIMATELY 605 FEET WEST OF PYRAMID DRIVE

03/03/2022



22-0083-VAR1, 22-0083-VAR2 AND 22-0083-SDR1 - APPLICANT: ALBERTO DE LA PAZ - OWNER: ADKD HOLDINGS, LLC, VEGAS DRIVE SERIES
SOUTH SIDE OF VEGAS DRIVE, APPROXIMATELY 605 FEET WEST OF PYRAMID DRIVE

03/03/2022



22-0083-VAR1, 22-0083-VAR2 AND 22-0083-SDR1 - APPLICANT: ALBERTO DE LA PAZ - OWNER: ADKD HOLDINGS, LLC, VEGAS DRIVE SERIES
SOUTH SIDE OF VEGAS DRIVE, APPROXIMATELY 605 FEET WEST OF PYRAMID DRIVE

03/03/2022

DLP® SERVICES LLC

22-0083
02/22/2022

January 5, 2022

City of Las Vegas Planning Department
495 S Main St, Las Vegas, NV 89101
Las Vegas, NV 89107

RE: Justification Letter for Application for new community development located at 3991 Vegas Drive., Las Vegas, NV. Parcel #139-30-501-001

Dear Planning Department:

The purpose of this letter is to provide information justifying DLP Services, LLC's ("DLP") decision to relocate from 5113 Alpine Place, Las Vegas, NV 89107 to 3991 Vegas Drive, Las Vegas, NV ("New Property") the New Property will conform to all city ordinances and building codes. DLP's relocation will provide significant benefit to the community and not cause any issues.

DLP made the decision to relocate because DLP is a large janitorial company with more than 300 employees and needs more commercial space to operate. DLP has been in operation since 2003 and has been committed to meeting clients' expectations by using quality products and resources to ensure quality janitorial services. DLP is committed to ensuring customers' corporate facilities are satisfactory in appearance. DLP takes a proactive approach to enhance client's satisfaction, including clients such as the Las Vegas Golden Knights Arena, Downtown Summerlin Mall, Howard Hughes Corporation (The Summerlin Council) and medical facilities such as Mountain View Hospital, Henderson Hospital and Southern Hills Hospital.

Other considerations justifying DLP's decision to relocate include the following:

- The New Property will provide a dual use;
  - DLP will relocate its corporate office to the New Pocation. The hours of operation for the corporate office use will be from Monday through Thursday, 7:00am to 7:00pm;
  - The New Property will also provide space as a banquet hall. The hours of operation for Banquet Hall purposes will be from Friday through Sunday;

22-9083
02/22/2022

- The New Property is conveniently located in the community for people to access for work/job opportunities, especially the banquet hall business;
- The New Property is located in a predominantly low-income community. The banquet hall portion will bring a pleasing aesthetic to the community and will certainly be popular with the local community for popular events, such as weddings, graduations, birthdays, holiday parties, corporate events, and quinceñeras;
- The New Property will have assigned parking spaces for office staff, large community venues, and guests and will also provide bicycle spaces;
- The New Property will provide adequate security, lighting and public parking that will be in compliance with city ordinates and will not interfere with the local community residents; and
- The New Property will help the community grow and flourish by providing a fresh landscape and building.

DLP anticipates that construction will be approximately twelve (12) months. Further, approximately thirteen (13) corporate employees will be employed at the New Property full time. The banquet hall venue will accommodate approximately 100-125 persons.

Should you have any further questions regarding DLP's decision to relocate, or questions regarding the New Property, please feel free to contact us further. Thank you for your consideration.

Regards,

Alberto De La Paz,
President of DLP Services, LLC

DLP Services, LLC
5113 Alpine Place Las Vegas, NV 89107
Phone: 702.878.8020 Fax: 702.878.8087

DEPARTMENT OF PLANNING

22-0083
02/22/2022

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; *multiple related applications shall be addressed in a single comprehensive letter*. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

Sustainability (if applicable – if yes, please explain)	*Yes*	*No*
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm.)		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)	X	
Is there connectivity to adjacent parcels? (Automobile or pedestrian)		X
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)	X	
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)	X	
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)		X
Will the project provide any bicycle parking?	X	
Will the project provide any electric vehicle recharging stations?	X	

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18)**

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.

22-0083-SDR1
Alberto De La Paz

SEC Vegas Drive & Mountain Trail

Proposed 15.5 thousand square foot office and banquet facility.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	15.5	9.74	**151**
AM Peak Hour			1.16	**18**
PM Peak Hour			1.15	**18**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Vegas Drive	
Average Daily Traffic (ADT)	15,788
PM Peak Hour	1,263

(heaviest 60 minutes)

Rancho Drive	
Average Daily Traffic (ADT)	49,628
PM Peak Hour	3,970

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Vegas Drive	33,800
Rancho Drive	59,900

This project is expected to add an additional 151 trips per day on Vegas Dr., Mountain Trl. and Rancho Dr. Currently, Vegas is at about 47 percent of capacity and Rancho is at about 83 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Mountain Trl., but it is believed to be under capacity.

Based on Peak Hour use, this expansion will add into the area roughly 18 additional peak hour trips, or about one every three minutes.

Note that this report assumes all traffic from this development uses all named streets.

RECEIVED
CITY CLERK

2022 MAY 17 P 2:16

May 17, 2022

To: Mrs. Luann D. Homes,

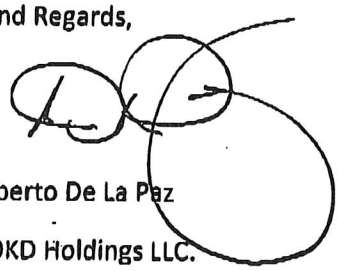
Re: Request for Date Change:

Mrs. Homes,

I am requesting that Item 57 Case # 22-0083 scheduled for May 18, 22 be advanced to June 1, 2022.

Please contact me If you have any questions or concerns, I thank you In advance for your assistance in this matter.

Kind Regards,



Alberto De La Paz

ADKD Holdings LLC.

702-563-9050

Submitted after final agenda

Date 5/17/22 Item 57 a-c N-5

Traffic on Vegas Dr. is dangerous w/ high speeds esp. at night. There are already issues with excessive noise in our area. We strongly oppose any banquet Facility. Late night and weekend parties already hinder a restful lifestyle. We already report excessive noise to Metro police department. We want NO more issues of the same. Thank you.

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101
Return Service Requested
Official Notice of Public Hearing

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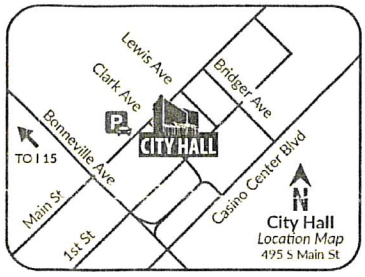
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.
22-0083 and 22-0083-VAR1 and 22-0083-VAR2 and 22-0083-SDR1
City Council Meeting of **05/18/2022**

22-0083
13930510003
K & M TRUST
PACHOWICZ MARK DAVID & KELLI RAE TRS
1221 OAK TREE LN
LAS VEGAS NV 89108-1115

99 BRDFNP1 89108

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101
Return Service Requested
Official Notice of Public Hearing

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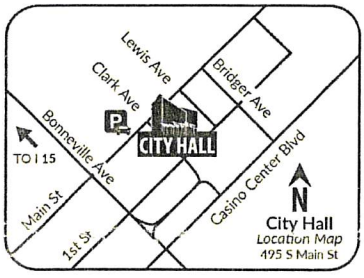
Las Vegas, NV
Permit No. 1630



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0083 and 22-0083-VAR1 and 22-0083-VAR2 and 22-0083-SDR1
City Council Meeting of **05/18/2022**

22-0083
13930513003
ADAMS CHRISTINE TRUST ETAL
ADAMS CHRISTINE M TRS
1201 WOODBRIDGE DR
LAS VEGAS NV 89108-1171

Submitted after final

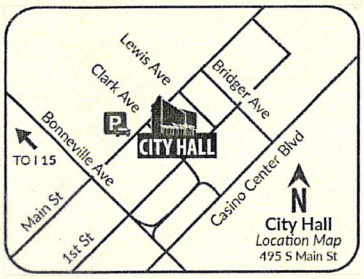
Date 5/18/22 Item 57a-c
w-5

99 BRDFNP1 89108

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0083 and 22-0083-VAR1 and 22-0083-VAR2 and 22-0083-SDR1

City Council Meeting of **05/18/2022**

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Permit No. 1630

RECEIVED
CITY CLERK

2022 MAY 17 A 10:14

22-0083
13919811049
KJOS SIRI LINDA & LUDWIG ERIC STEVEN LIV TR ETAL
KJOS SIRI LINDA TRS
4016 VEGAS DR
LAS VEGAS NV 89108

99 BRDFNP1 89108

Submitted after final agenda

Date 5/17/22 Item 57a-c

1 of 2

5-16-2022

Eric S Ludwig
Siri L Kjos
4016 Vegas Drive
LV NV 89108

RECEIVED
CITY CLERK
2022 MAY 17 A 10:14

Re: variance applications for
22-0083-VAR1
22-0083-VAR2
22-0083-SDR1

We strongly object to the waiver of any development standards at the property identified as APN 139-30-501-001 on Vegas Drive.

Applicant intends to use the property for an entertainment and food service venue dependent on car traffic yet seeks to have the on-site parking requirement reduced by 2/3.

Vegas Drive has NO on-street parking. Other parking off-site is only available across a 5 lane street [4 traffic/1 turning lane] that is subject to intermittent high speed traffic after about 12 midnight. This same area is residential, not mixed use or light commercial. Accommodating 100 cars or more on these few residential streets would crowd out resident parking on the nights when it is needed most: Friday and Saturday. Furthermore, the typical activities of a late night banquet facility [loud conversation, farewells, possible guest intoxication, car crowding at exits] would be displaced from the site to nearby residential streets.

The property abuts private residences to the rear. These same activities carried out there would be a burden with the existing setback limits. To reduce them further would increase the noise burden on the neighbors to the rear.

An 8-foot-high block wall can only harm the street aspect of this project. As it is, there is no other two-story land use on Vegas Drive. A monolithic street aspect and NO requirement for landscape buffering would be the opposite of an enhancement to this portion of Vegas Drive, especially this close to the municipal golf course.

We ask the City Council to deny these variance requests.

Eric S Ludwig

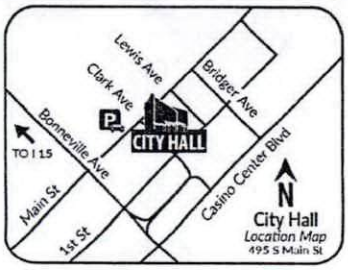
Siri L Kjos

2 of 2

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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Las Vegas, NV
Permit No. 1630

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APR 07 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0083 and 22-0083-VAR1 and 22-0083-VAR2 and 22-0083-SDR1
Planning Commission Meeting of **04/12/2022**

22-0083
13919811042
BISHOP RICHARD L
4027 PLEASANT RD
LAS VEGAS NV 89108-1946

99 BRDFNP1 89108

Submitted after final agenda

37a-CP

Nora Lares

From: noreply@formstack.com
Sent: Monday, April 11, 2022 3:11 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments

Submitted at 04/11/22 3:10 PM

Meeting Date:	Tuesday, April 12, 2022
Project Number:	22-0083
Position:	I OPPOSE the project and all related applications.
Name:	Eric S Ludwig
Residential or Business Address:	4016 Vegas Dr Las Vegas, NV 89108
Phone:	(818) 279-5818
Email:	ludovici@earthlink.net
Comments:	Applicant wishes to build a two story party facility on a street with NO public parking and with ONE THIRD the required number of parking spaces for a building of that size. This party facility also would have a REDUCED rear setback to neighboring private property. An EIGHT FOOT HIGH block wall in front is not an attractive feature. The lack of on-site parking will create a danger to attendees who have to cross a four lane street from on-street parking in the residential neighborhood to the north.

37a-CP
Pg1of2

Residents there would then have to tolerate late night auto traffic, loitering from on-street overflow parking. Moreover, they would have reduced opportunity for their own private guests to park near those houses.

Leaving the facility would be even more dangerous to attendees since they will have been drinking and may be fatigued from dancing. Noise and post-party activities in the [too small] parking lot will disturb the rear neighbors and that quite frequently.

While Vegas Drive is a large and wide street, it is mostly residential across from the proposed facility and the variances requested will increase the impact of the party hall on the neighbors. This project is absolutely inappropriate for the site and the neighborhood.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

37a-c
Pg 2 of 2

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
57a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0083-VAR1 - VARIANCE - TO ALLOW 46 PARKING SPACES WHERE 150 ARE REQUIRED

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	3	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
57b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0083-VAR2 - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FENCE WHERE FIVE FEET IS ALLOWED IN THE FRONT YARD SETBACK AREA AND A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 105 FEET IS REQUIRED

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	3	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
57c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0083-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 14,973 SQUARE-FOOT OFFICE AND BANQUET FACILITY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	3	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
58

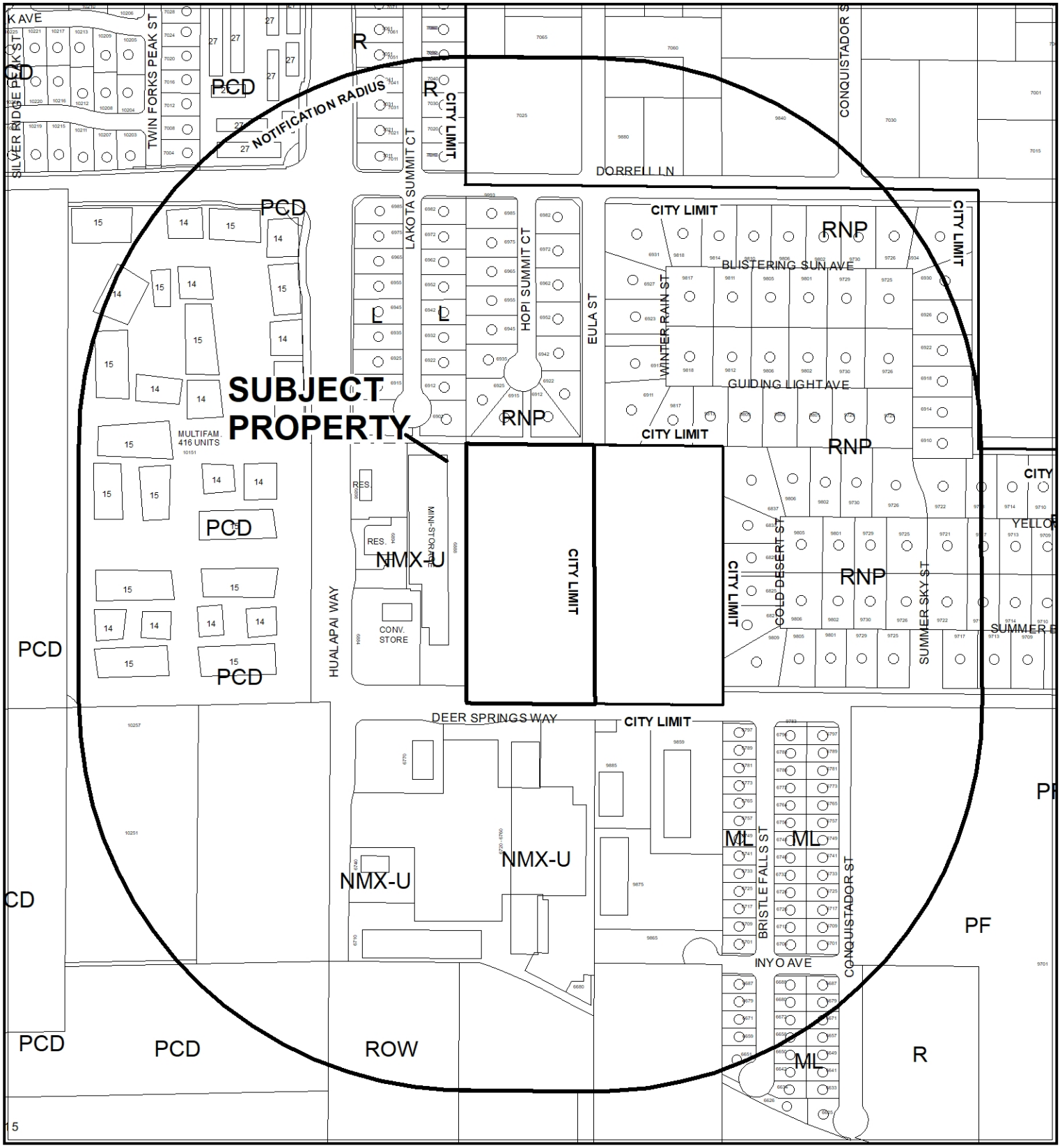
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0084 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES OF NEVADA - OWNER: LAWRENCE BRANDON WONG AND TRACEY WONG BRIGGS - For possible action on the following Land Use Entitlement project requests on 5.08 acres located on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way (APN 125-19-202-007), Ward 4 (Anthony). Staff recommends APPROVAL on 22-0084-VAC1. Staff recommends DENIAL on 22-0084-GPA1, 22-0084-ZON1, 22-0084-VAR1 and 22-0084-TMP1. The Planning Commission (6-0-1 vote) recommends APPROVAL on the entire Land Use Entitlement project.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL on 22-0084-GPA1, 22-0084-ZON1, 22-0084-VAR1 and 22-0084-TMP1. The Planning Commission (6-0-1 vote) recommends APPROVAL on the entire Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - 22-0084-GPA1
2. Land Use Map - 22-0084-GPA1
3. Land Use Map - 22-0084-ZON1
4. Location and Aerial Maps
5. Location and Aerial Maps - 22-0084-VAC1
6. Conditions and Staff Report
7. Supporting Documentation
8. Photo(s)
9. Justification Letter
10. School Development Tracking Form Submitted by Clark County School District - 22-0084-TMP1
11. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division - 22-0084-TMP1
12. Submitted after Final Agenda - Protest-Support Postcards
13. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



0 295 590 Feet

CASE: **22-0084-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N



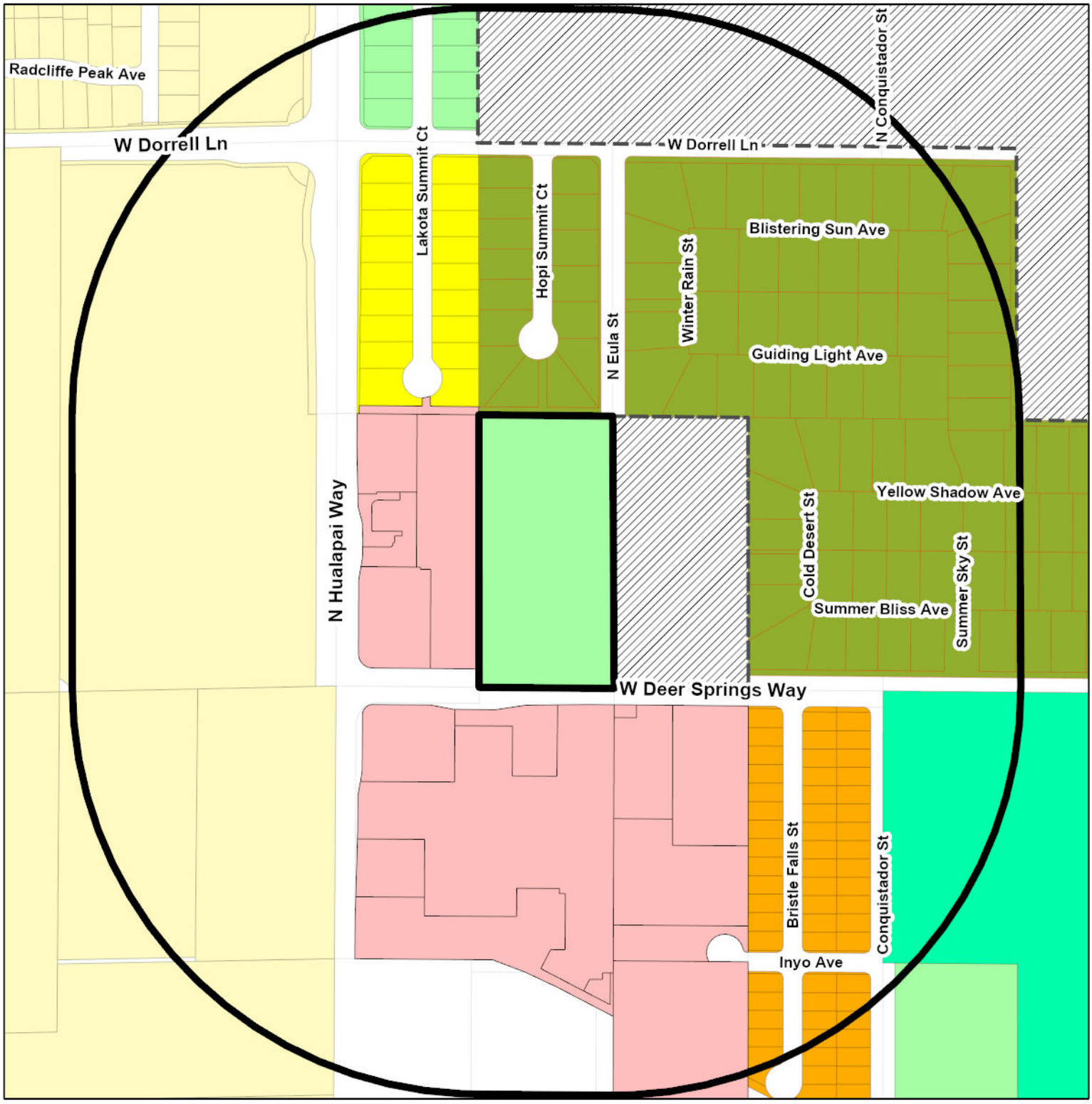
CASE: **22-0084-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

22-0084-GPA1



General Plan
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High

- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial

- Tourist Commercial
- Light Industry / Research
- Traditional Neighborhood Development
- Parks/Recreation/Open Space
- Public Facilities
- Town Center
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

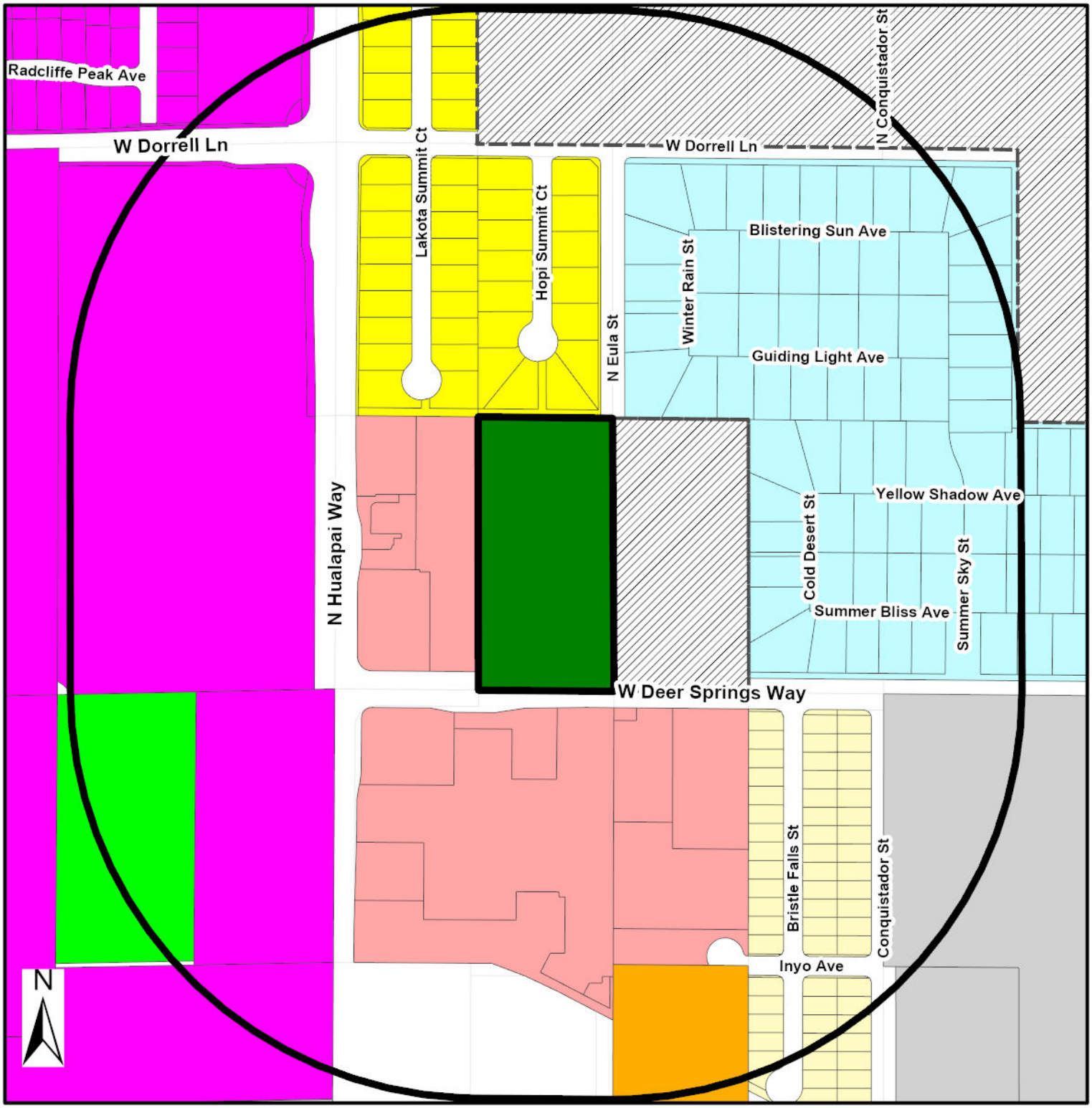
FROM R
TO ML

Subject Property
Not City
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, February 28, 2022

22-0084-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO R-SL

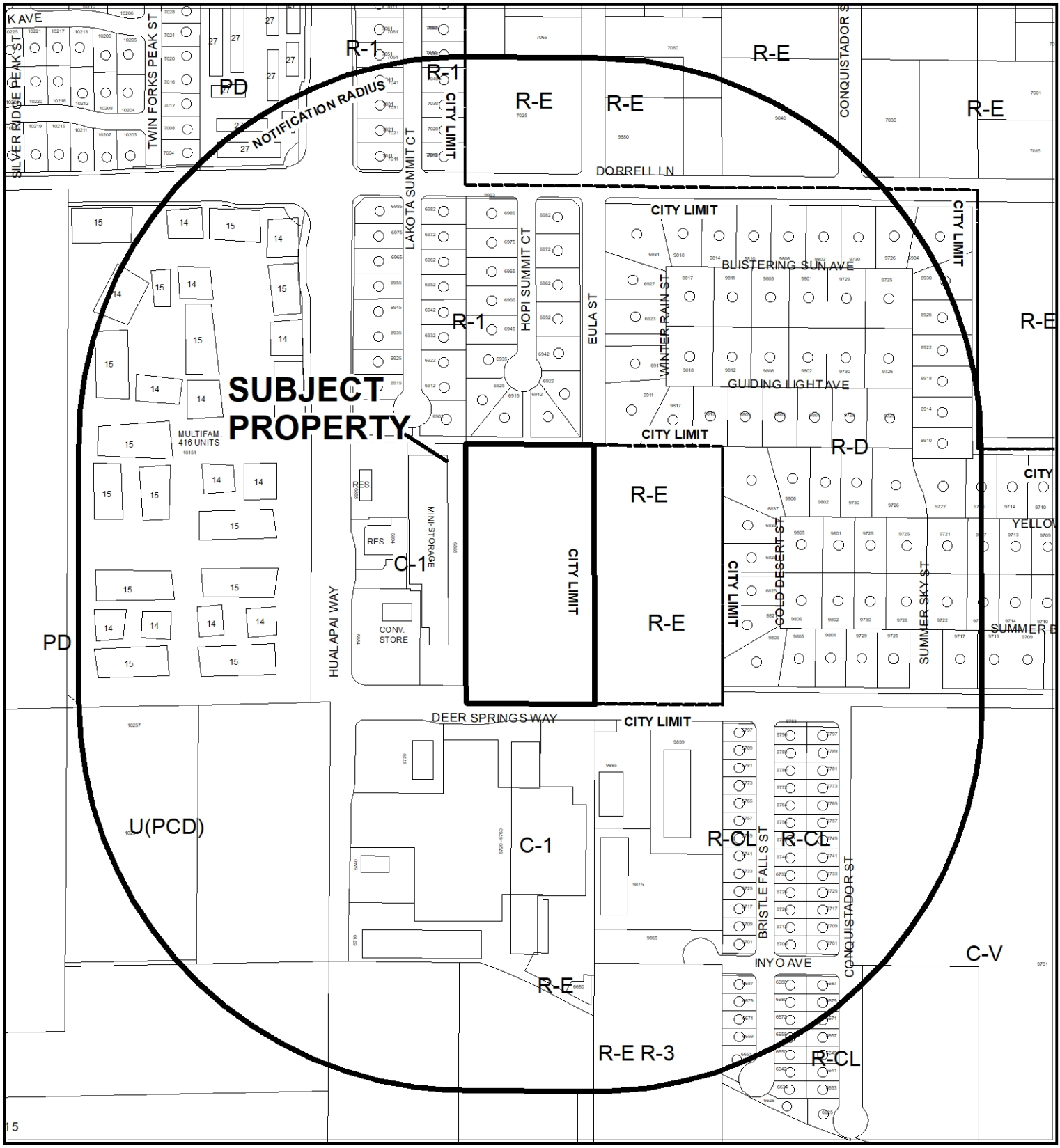
Subject Property

Not City

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, February 28, 2022



CASE: **22-0084**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-SL (RESIDENTIAL SMALL LOT)

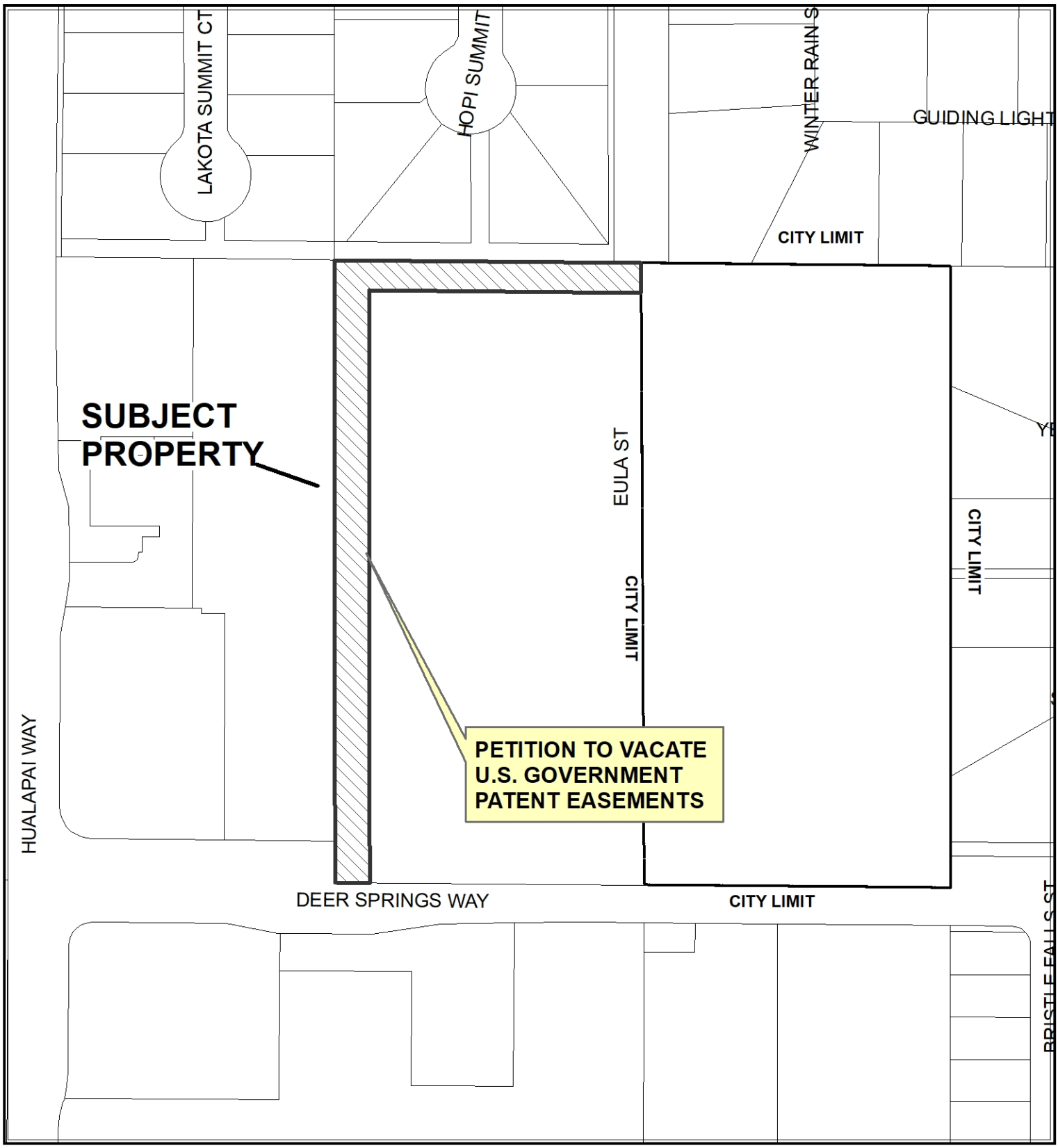


CASE: **22-0084**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-SL (RESIDENTIAL SMALL LOT)



CASE: 22-0084-VAC1

0 120 240 Feet

N



CASE: 22-0084-VAC1

0 120 240 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CENTURY COMMUNITIES OF NEVADA - OWNER: LAWRENCE BRANDON WONG AND TRACEY WONG BRIGGS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0084-GPA1	Staff recommends DENIAL.	
22-0084-ZON1	Staff recommends DENIAL.	22-0084-GPA1
22-0084-VAR1	Staff recommends DENIAL, if approved subject to conditions:	22-0084-GPA1 22-0084-ZON1
22-0084-VAC1	Staff recommends APPROVAL, subject to conditions:	
22-0084-TMP1	Staff recommends DENIAL, if approved subject to conditions:	22-0084-GPA1 22-0084-ZON1 22-0084-VAR1 22-0084-VAC1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 41

NOTICES MAILED 214 (by City Clerk)

PROTESTS 2

APPROVALS 0

JB

**** CONDITIONS ****

22-0084-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (22-0084-GPA1), Rezoning (22-0084-ZON1) and approval of and conformance to the Conditions of Approval for Petition of Vacation (22-0084-VAC1) and Tentative Map (22-0084-TMP1) shall be required, if approved.

2. This approval shall be void four 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.

22-0084-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused U.S. Government Patent Easements located at the northwest corner of Deer Springs Way and Eula Street on Assessor Parcel Number 125-19-202-007.

2. This Order of Relinquishment of Interest shall record immediately prior to and concurrent with the Final Map related to Tentative Map (22-0084-TMP1).

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use.

6. If the Order of Relinquishment of Interest if a Patent Reservation is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

22-0084-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of General Plan Amendment (22-0084-GPA1), Rezoning (22-0084-ZON1), Variance (22-0084-VAR1) and Petition of Vacation (22-0084-VAC1) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 22-0084-VAC-1, shall be recorded to eliminate the patent easements in conflict with this proposed site. If 22-0084-VAC-1 is not approved, then this Tentative Map shall be null and void and a new Tentative Map shall be submitted for review.

8. Dedicate 30 feet for Eula Street, a 20-foot radius at the northwest corner of Eula Street and Deer Springs Way, and 40 feet along Deer Springs Way including a transition to 45 feet on the west end of this site on the Final Map for this site.

9. Grant a Traffic Signal Chord Easement on the northwest corner of Eula Street and Deer Springs Way on the Final Map for this site. Additionally, grant a minimum 30-foot wide Public Sewer and Public Drainage Easement to be privately maintained along with a minimum 5-foot Public Pedestrian Access Easement over Common Element "A" on the Final Map for this site.

10. Construct half-street improvements including appropriate transitioning and overpaving on Deer Springs Way and Eula Street concurrent with development of this site. Additionally, construct underground conduits for the northwest quadrant of the Deer Springs Way and Eula Street intersection for the potential signalization of this intersection. 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 and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

12. 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.

13. Submit a License Agreement for landscaping and private improvements in the public right(s)-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

15. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No 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 23-lot single-family residential subdivision on a 5.08 acre site located on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way.

REVISIONS

- At the April 12th, 2022 Planning Commission Meeting the applicant amended the requested a General Plan Amendment (22-0084-GPA1) from ML (Medium Low Density Residential) to L (Low Density Residential). Staff recommends denial of the request.

ISSUES

- The subject site is located within Interlocal Agreement – Planning Area "B", which requires a minimum buildable lot size of 10,000 square feet.
- The applicant has requested a Rezoning (22-0084-ZON1) from R-E (Residence Estates) to R-SL (Single Family Small Lot Residential). Staff recommends denial of the request.
- The applicant has requested a Variance (22-0084-VAR1) of Title 19.04 to allow a connectivity ratio of 1.16 where 1.30 is required. Staff recommends denial of the request.
- The applicant has requested a Petition of Vacation (22-0084-VAC1) to vacate existing U.S. Government Patent Easements located on the subject site. Staff recommends approval of the request.
- Access to the subdivision will be from Eula Street located on the eastern perimeter of the site, a 60-foot wide Local Street as designated by Title 13.

ANALYSIS

On February 6th, 2019 the City Council approved a request for a Petition of Annexation (ANX-74574) for 5.09 acres located on the north side of Deer Springs Way, approximately 350 feet east of Hualapai Way, the effective date of recordation was listed as February 12th, 2019.The proposed subject site consist of one parcel zoned R-E (Residence Estates) with a R (Rural Density Residential) general plan land use designation. The site access is proposed from one 47-foot wide vehicular entrance located on the eastern perimeter of the site adjacent to Eula Street that will serve this site.

JB

The applicant has proposed a General Plan Amendment (22-0084-GPA1) from R (Rural Density to L (Low Density Residential), which has an allowable density of 5.49 dwelling units per gross acre. The proposed 23-lot residential development will have a proposed density of 4.52 dwelling units per gross acre. The L (Low Density Residential) general plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-D (Single Family Residential-Restricted), R-SL (Single Family Small Lot Residential) and R-MH (Mobile/Manufactured Home) zoning districts.

In addition, the applicant has proposed a Rezoning (22-0084-ZON1), of the subject site from R-E (Residence Estates) to R-SL (Residential Small Lot). The submitted tentative map indicates the development will have lot sizes ranging from 5,494 square feet to 6,769 square feet. Existing single family detached dwellings are located to the north of the subject site, which are zoned R-1 (Single Family Residential). Existing commercial developments are located to the west and south of the site, which are zoned C-1 (Limited Commercial). On the eastern perimeter of the site is an undeveloped parcel, which is zoned R-E (Rural Estates Residential) – Clark County designation. However, the subject site is located within Interlocal Agreement – Planning Area “B”, which indicates that, during the term of this agreement, the areas identified as Planning Area “B” must remain residential and maintain minimum buildable lot size of 10,000 square feet and the City must not amend its land use plan, or rezone such properties.

Staff has determined that the proposed R-SL (Residential Small Lot) zoning district and L (Low Density Residential) general plan land use designation is not consistent with the surrounding area. Furthermore, the minimum 4,500 square-foot lot size associated with the proposed R-SL (Residential Small Lot) zoning district is not compatible with the development standards outlined in the Interlocal Agreement for Planning Area “B”. Therefore, staff recommends denial of the requested General Plan Amendment (22-0084-GPA1) and Rezoning (22-0084-ZON1).

Pursuant to Title 19.04.220, the applicant has proposed a 47-foot wide street cross section for the interior street of the subdivision, with five-foot sidewalks on both sides of the street. The proposed interior street provides entrance to the site from Eula Street on an east to west alignment and terminates in a T-intersection. The entrance street connects to a private street that continues on a north to south alignment that terminates in a cul-de-sac on both street terminations, this street is proposed to provide access to the 23-lots spread throughout the site. Also, the site design provides one pedestrian access gate on the southern perimeter of the site which will allow pedestrians to access the adjacent Deer Springs Way right-of-way.

Pursuant to Title 19.04.040, connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. It is measured using a Connectivity Ratio, which is determined by dividing the proposed street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The applicant has requested a Variance (22-0084-VAR1) from Title 19.04.040 development standards to allow a connectivity ratio of 1.16 with 3.5 links and 3 nodes, where 1.30 is required for the overall development. Staff does not support this request, as the proposed internal street network does not provide travelers with adequate travel options

Lastly, a Petition of Vacation (22-0084-VAC1) has been requested to Vacate U.S. Government Patent Easements on the subject site. This Vacation request should be sent to all the utilities, however as no right-of-way is proposed to be vacated, and thus no franchise rights are involved. It is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

The Department of Public Works has noted that the submitted east/west cross sections depict maximum natural grade less than two percent across this site. However, the submitted north/south cross section depicts maximum natural grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.075 a development with natural slope greater than two percent, is allowed a maximum six-foot retaining wall. The submitted map indicates a maximum of six-foot retaining walls are shown along the property lines of the subject site.

The Clark County School District projects that approximately nine additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Divich Elementary School, Escobedo Middle School and Centennial High School) Divich Elementary School and Centennial High School is over capacity for the 2021-2022 school year, at approximately 16 percent and nine percent over capacity respectively.

In summary, staff supports the requested Vacation (22-0084-VAC1) as it is appropriate for the area. However, the City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the requested deviation to Title 19.04 Complete Street Standards that is associated with Variance (22-0084-VAR1). As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the requested Variance (22-0084-VAR1) and Tentative Map (22-0084-TMP1). Also, staff does not support the proposed General Plan Amendment (22-0084-GPA1) and Rezoning (22-0084-ZON1) and recommends denial of that portion of the applicant's project as the proposed 4,500 square-foot minimum lot size associated with the proposed R-SL (Residential Small Lot) zoning district is not compatible with the development standards outlined in the Interlocal Agreement for Planning Area "B".

FINDINGS (22-0084-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed L (Medium Low Density Residential) General Plan designation which has an allowable density of 5.49 dwelling units per gross acre, is not consistent and harmonious with the existing single-family residential land uses to the north and undeveloped residential property to the east of the subject site.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The L (Low Density Residential) general plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-D (Single Family Residential-Restricted), R-SL (Single Family Small Lot Residential) and R-MH (Mobile/Manufactured Home) zoning districts. The applicant has proposed a Rezoning (22-0084-ZON1) from R-E (Residence Estates) to R-SL (Residential Small Lot) on the subject site, which is not consistent with the development standards outlined in the Interlocal Agreement for Planning Area "B".

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There are adequate transportation and recreation facilities within close proximity to the subject site.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   All applicable plans and policies are met with the proposed amendment.

FINDINGS (22-0084-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed R-SL (Residential Small Lot) zoning district conforms to the proposed L Low Density Residential) General Plan designation which allows six zoning districts: U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-D (Single Family Residential-Restricted), R-SL (Residential Small Lot) and R-MH (Mobile/Manufactured Home).

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 residential uses allowed in the proposed R-SL (Residential Small Lot) zoning district are not compatible with the existing surrounding single-family homes located on larger lots and multi-family land uses and zoning districts located within the area. Furthermore, the minimum 4,500 square-foot lot size associated with the proposed R-SL (Residential Small Lot) zoning district is not compatible with the development standards outlined in the Interlocal Agreement for Planning Area “B” that requires a minimum 10,000 square-foot lot size.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

   The subject site is an infill parcel. There are no growth or development factors in the community that indicate the proposed R-SL (Residential Small Lot) is appropriate for 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 property is located on Eula Street, which is classified as a 60-foot Local Street as defined by Title 13, which is adequate in size the serve the proposed residential subdivision.

FINDINGS (22-0084-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not meet the minimum connectivity ratio for the proposed street network. 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 (22-0084-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Variance of Title 19.04 Complete Street development standards pertaining to connectivity ratio and does not comply with development standards outlined in the Interlocal Agreement for Planning Area "B" pertaining to minimum lot size. Staff does not support the requested General Plan Amendment (22-0084-GPA1), Rezoning (22-0084-ZON1) and Variance (22-0084-VAR1) and recommends denial of the associated Tentative Map (22-0084-TMP1) with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/06/19	The City Council approved a request for a Petition to Annex (ANX-74574) 5.09 acres on the north side of Deer Springs Way, approximately 350 feet east of Hualapai Way.
06/05/19	The City Council accepted a request to Withdraw without Prejudice Rezoning (ZON-75980) from R-E (Residence Estates) to R-1 (Single Family Residential) on 5.09 acres on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way. The Planning Commission recommended approval of the request.
	The City Council accepted a request to Withdraw without Prejudice Variance (VAR-75981) to allow a 1.00 connectivity ratio where 1.30 is the minimum required; private streets not constructed to public street standards without an access gate; and private streets to terminate in stub streets where cul-de-sacs or hammerheads are required on 5.09 acres on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way. The Planning Commission recommended approval of the request.
	The City Council accepted a request to Withdraw without Prejudice Petition of Vacation (VAC-75983) U.S. Government Patent Easements generally located on the north side of Deer Springs Way, east of Hualapai Way. The Planning Commission recommended approval of the request.
	The City Council accepted a request to Withdraw without Prejudice Tentative Map (TMP-75984) for a proposed 16-lot single family residential subdivision with a waiver to allow a 181-foot intersection offset where 220 feet is required on 5.09 acres on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way. The Planning Commission recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/12/22	The Planning Commission (6-0-1 vote) recommends APPROVAL on the following Land Entitlement project requests on 5.08 acres located on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way (APN 125-19-202-007), Ward 4 (Anthony) • 22-0084-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) • 22-0084-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT) • 22-0084-VAR1 - VARIANCE - TO ALLOW A 1.16 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED • 22-0084-VAC1 - VACATION - TO VACATE U.S. GOVERNMENT PATENT EASEMENTS • 22-0084-TMP1 - TENTATIVE MAP - DEER SPRINGS EULA - FOR A PROPOSED 23-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Most Recent Change of Ownership	
11/02/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
02/09/22	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning, Variance, Petition of Vacation and Tentative Map on the subject site.

Neighborhood Meeting	
03/21/22	A neighborhood meeting was held at the Centennial Hills Library Multipurpose Room at 6711 North Buffalo Drive, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning, Variance, Petition of Vacation and Tentative Map at Assessor's Parcel 125-19-202-007. The meeting was attended by one Department of Planning staff member and one Council Ward 4 liaison. There were nine members of the public in attendance; as such the following concerns were raised regarding the proposed development. • The proposal is more than double the amount of homes currently allowed on R-E (Residence Estates) zoned lots and are concerned the small lots and higher density will decrease the value of their home. • Would like for the developer's representative to ask if the developer would reduce the number of lots from 23 to 17-19 lots. • Concerns about increased traffic on both Eula and Deer Springs, concerns over current traffic making unsafe u-turns on Deer Springs. A Condition of Approval is usually required for a traffic study to be performed to determine if additional mediating factors need to be constructed such as medians and traffic lights. • The residents do not want street lighting on Eula, and the representative agreed to speak with the developer and the City of Las Vegas Department of Public Works about no street lighting on Eula.
Neighborhood Meeting	
	• The neighboring residents wanted to know if curb, gutter and sidewalk would be installed to help control flood waters in the area, which the representative responded "yes." • The neighbors asked about a timeline, when shovels would go in the dirt; and the representative responded that if there are no unforeseen delays, that they could possibly be shovel ready by the end of the year, beginning of 2023.

Field Check	
02/24/22	Staff conducted a routine site visit a found the subject site to be an undeveloped parcel of land, free from trash and debris.

Details of Application Request	
Site Area	
Net Acres	5.08

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	RNP (Rural Neighborhood Preservation)	R-1 (Single Family Residential)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Undeveloped	RL (Residential Low) – Clark County	R-E (Rural Estates Residential) – Clark County
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: La Madre Foothills	Y
Northwest Open Space Plan	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	N/A
Interlocal Agreement (Planning Area B)	N*
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

* The minimum 4,500 square-foot lot size associated with the proposed R-SL (Residential Small Lot) zoning district is not compatible with the development standards outlined in the Interlocal Agreement for Planning Area “B” where 10,000 square feet is the minimum lot size allowed.

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.075 development standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	4,500 SF	5,494 SF	Y
Min. Lot Width	40 Feet – interior lot	50 Feet	Y
	45 Feet – corner lot	54 Feet	Y
Max. Lot Coverage	50 %	N/A	N/A
Min. Setbacks:			
• Front (feet to house)	15 Feet	15 Feet	Y
• Front (feet to front entry garage)	20 Feet	20 Feet	Y
• Front (to first floor patio cover)	10 Feet	10 Feet	
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
• Maximum Height	35 Feet or 2 Stories	N/A	N/A

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	One Dwelling Per Lot	One Dwelling Per Lot
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-SL (Single Family Small Lot Residential)	One Dwelling Per Lot	One Dwelling Per Lot
Existing General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59 du/acre	18
Proposed General Plan	***Permitted Density***	***Units Allowed***
L (Medium Low Density Residential)	5.49 du/acre	27

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• South	1 per 20 linear feet	13	13 Trees	Y
• East	N/A	N/A	23 Trees	Y

JB

Landscaping and Open Space Standards			
Standards	***Required***	***Provided***	***Compliance***
TOTAL PERIMETER TREES	**13**	**36 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS			
Min. Zone Width • South • East	6 Feet N/A	15 Feet 6 Feet	Y Y
Wall Height	6 to 8 Feet Adjacent to Residential	Not Indicated	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Collector Street	Master Plan of Streets and Highways Map	80	Y
Eula Street	Local Street	Title 13	60	Y

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	3	-
Intersection – Internal	-	1
Cul-de-sac Terminus	-	2
Intersection – External Street or Stub Terminus	-	-
Intersection – Stub Terminus with Temporary Turnaround Easements	-	-
Non-Vehicular Path - Unrestricted	0.5	-
Total	3.5	3
	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.16**

*The applicant has requested a Variance (22-0084-VAR1) to allow a reduced connectivity ratio for the proposed residential subdivision.

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, Detached	23 Lots	2 per Lot	46				
TOTAL SPACES REQUIRED			46		46		Y
Regular and Handicap Spaces Required			46	-	46	-	Y

JB

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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Total Fee	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Zone Change

Project Address (Location) NWC of West Deer Springs Way and North Eula Street

Project Name Deer Springs Eula **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-202-007 **Ward #** 6

General Plan: Existing R Proposed M-L **Zoning:** Existing R-E Proposed RS-L

Additional Information

Property Owner WONG LAWRENCE BRANDON and BRIGGS TRACEY WONG Contact

Address 6207 Duntley Court City Springfield State VA Zip 22152

E-mail Phone

Applicant Century Communities of Nevada Contact Joe Genovese

Address 6345 S. Jones Blvd. Suite #400 City Las Vegas State NV Zip 89118

E-mail joe.genovese@centurycommunities.com Phone 702.330.4694

Representative Triton Engineering Contact Aimee English

Address 6757 W. Charleston Blvd Ste#B City Las Vegas State NV Zip 89146

E-mail aenglish@tritoneng.com Phone 702-254-1480

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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City Official **Partner(s)**

Partner(s)

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Property Owner Signature Lawrence Brandon Wong

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Lawrence Brandon Wong

MICHELLE ANTONOWICZ
Notary Public - California
Santa Clara County
Commission # 2357109
My Comm. Expires Jun 2026

22-0084
02/17/2022

Subscribed and sworn before me

This 18th day of January, 20 22

Michelle Antonowicz MICHELLE ANTONOWICZ NOTARY PUBLIC

Notary Public in and for said County and State

Print Form

DEPARTMENT OF PLANNING

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Subscribed and sworn before me

This 18th day of January, 20 22

Michelle Antonowicz MICHELLE ANTONOWICZ

Notary Public in and for said County and State NOTARY PUBLIC

MICHELLE ANTONOWICZ
Notary Public - California
Santa Clara County
Commission # 2357109
My Comm. Expires Jun 7, 2025

22-0084
02/17/2022

Print Form

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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) NWC of West Deer Springs Way and North Eula Street

Project Name Deer Springs Eula **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-202-007 **Ward #** 6

General Plan: Existing R Proposed M-L **Zoning:** Existing R-E Proposed RS-L

Additional Information

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Print Name Lawrence Brandon Wong

MICHELLE ANTONOWICZ
Notary Public - California
Santa Clara County
Commission # 2357109
My Comm. Expires Jun 1, 2015

22-0084
02/17/2022

Subscribed and sworn before me

This 18th day of January, 20 22

Michelle Antonowicz MICHELLE ANTONOWICZ NOTARY PUBLIC

Notary Public in and for said County and State

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) Tentative Map

Project Address (Location) NWC of West Deer Springs Way and North Eula Street

Project Name Deer Springs Eula **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-202-007 **Ward #** 6

General Plan: Existing R Proposed M-L **Zoning:** Existing R-E Proposed RS-L

Additional Information

Property Owner WONG LAWRENCE BRANDON and BRIGGS TRACEY WONG Contact

Address 6207 Duntley Court City Springfield State VA Zip 22152

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Property Owner Signature Lawrence Brandon Wong 12/31/21

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Print Name Lawrence Brandon Wong

Subscribed and sworn before me

This 31st day of December, 20 21

Michelle Antonowicz

Notary Public in and for said County and State

MICHELLE ANTONOWICZ
Notary Public - California
Santa Clara County
Commission # 2357109
My Comm. Expires Jun 1, 2025

22-0084
02/17/2022

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

Project Address (Location) NWC of West Deer Springs Way and North Eula Street

Project Name Deer Springs Eula **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-202-007 **Ward #** 6

General Plan: Existing R Proposed M-L **Zoning:** Existing R-E Proposed RS-L

Additional Information

Property Owner WONG LAWRENCE BRANDON and BRIGGS TRACEY WONG Contact

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Print Name Lawrence Brandon Wong

MICHELLE ANTONOWICZ
Notary Public - California
Santa Clara County
Commission # 2357102
My Comm. Expires Jun 22, 2025

22-0084
02/17/2022

Subscribed and sworn before me

This 18th day of January, 20 22

Michelle Antonowicz MICHELLE ANTONOWICZ NOTARY PUBLIC

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) General Plan Amendment

Project Address (Location) NWC of West Deer Springs Way and North Eula Street

Project Name Deer Springs Eula **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-202-007 **Ward #** 6

General Plan: Existing R Proposed M-L **Zoning:** Existing R-E Proposed RS-L

Additional Information

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Property Owner Signature Tracey W. Briggs

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Tracey W. Briggs

Subscribed and sworn before me

This 13th day of January, 20 22

Fairfax, VA

Notary Public in and for said County and State

22-0084
02/17/2022

RAKESH YADAV
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2024
COMMISSION # 7892690

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Zone Change

Project Address (Location) NWC of West Deer Springs Way and North Eula Street

Project Name Deer Springs Eula **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-202-007 **Ward #** 6

General Plan: Existing R Proposed M-L **Zoning:** Existing R-E Proposed RS-L

Additional Information

Property Owner WONG LAWRENCE BRANDON and BRIGGS TRACEY WONG Contact

Address 6207 Duntley Court City Springfield State VA Zip 22152

E-mail Phone

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Property Owner Signature Tracey W. Briggs

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Print Name Tracey W. Briggs

Subscribed and sworn before me

This 28th day of December, 20 21

Fairfax, VA

Notary Public in and for said County and State

YEN ANH NGUYEN
Notary Public
Commonwealth of Virginia
Registration No. 256400
My Commission Expires May 31, 2023

22-0084
02/17/2022

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) NWC of West Deer Springs Way and North Eula Street

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Additional Information

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Print Name Tracey W. Briggs

Subscribed and sworn before me

This 14th day of January, 20 22

Notary Public in and for said County and State Fairfax, VA

RAKESH YADAV
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN 31, 2022
COMMISSION # 7682690

22-0084
02.17.2022

DEPARTMENT OF PLANNING

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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

Project Address (Location) NWC of West Deer Springs Way and North Eula Street

Project Name Deer Springs Eula **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-202-007 **Ward #** 6

General Plan: Existing R Proposed M-L **Zoning:** Existing R-E Proposed RS-L

Additional Information

Property Owner WONG LAWRENCE BRANDON and BRIGGS TRACEY WONG Contact

Address 6207 Duntley Court City Springfield State VA Zip 22152

E-mail Phone

Applicant Century Communities of Nevada Contact Joe Genovese

Address 6345 S. Jones Blvd. Suite #400 City Las Vegas State NV Zip 89118

E-mail joe.genovese@centurycommunities.com Phone 702.330.4694

Representative Triton Engineering Contact Aimee English

Address 6757 W. Charleston Blvd Ste#B City Las Vegas State NV Zip 89146

E-mail aenglish@tritoneng.com Phone 702-254-1480

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Tracey W. Briggs

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Tracey W. Briggs

Subscribed and sworn before me

This 14th day of January, 20 22

Notary Public in and for said County and State Fairfax, VA

RAKESH YADAV
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2024
COMMISSION # 7892690

22-0084
02/17/2022

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) NWC of West Deer Springs Way and North Eula Street

Project Name Deer Springs Eula **Proposed Use** Residential

Assessor's Parcel #(s) 125-19-202-007 **Ward #** 6

General Plan: Existing R Proposed M-L **Zoning:** Existing R-E Proposed RS-L

Additional Information

Property Owner WONG LAWRENCE BRANDON and BRIGGS TRACEY WONG Contact

Address 6207 Duntley Court City Springfield State VA Zip 22152

E-mail Phone

Applicant Century Communities of Nevada Contact Joe Genovese

Address 6345 S. Jones Blvd. Suite #400 City Las Vegas State NV Zip 89118

E-mail joe.genovese@centurycommunities.com Phone 702.330.4694

Representative Triton Engineering Contact Aimee English

Address 6757 W. Charleston Blvd Ste#B City Las Vegas State NV Zip 89146

E-mail aenglish@tritoneng.com Phone 702-254-1480

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Tracey W. Briggs

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Tracey W. Briggs

Subscribed and sworn before me

This 13th day of January, 2022

Fairfax, VA

Notary Public in and for said County and State

22-0084
02/17/2022

RAKESH YADAV
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2024
COMMISSION # 7892690

101200-PRE- Deer Springs & Dula

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☑ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- NR 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- NA 14. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☑ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☑ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

22-0084
02/17/2022

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

NR 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☑ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

NR 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

NA 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.

NA 3. Any proposed deviations from City standards.

☐ 4. A copy of the deed for the property, if required.

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. A compatible digital format copy of the tentative map.

☐ 7. If applicable, a letter indicating that an in lieu of park is proposed.

Reviewed by: Victor Bolanos

Department of Public Works Signature: _____

Date: 2/9/22

22-0084
02/17/2022

DEPARTMENT OF PLANNING

22-0084
02/17/2022

DATE: 02/17/2022

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: PROJECT NAME Deer Springs and Eula
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Century Communities of Nevada (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 Joe Genovese at (702)-330-4694. Thank you.

Sincerely,

(Signature)

Joe Genovese
(Print)

Subscribed and sworn before me

This 17th day of February, 20 22.

Notary Public in and for said County and State

KIMBERLY KENNEDY
Notary Public, State of Nevada
No. 21-2291-01
My Appt. Exp. Dec. 8, 2024

A.P.N. 125-19-202-007

EXHIBIT A



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 01021.0010\Lgl_Deer Springs-Eula VAC
By: ML
Date: February 14, 2022

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF DEER SPRINGS WAY AND EAST OF HUALAPAI WAY FOR VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT EASEMENTS PER U.S. PATENT No. 1174331 RECORDED IN BOOK 783 AS INSTRUMENT No. 629287 OF CLARK COUNTY OFFICIAL RECORDS.

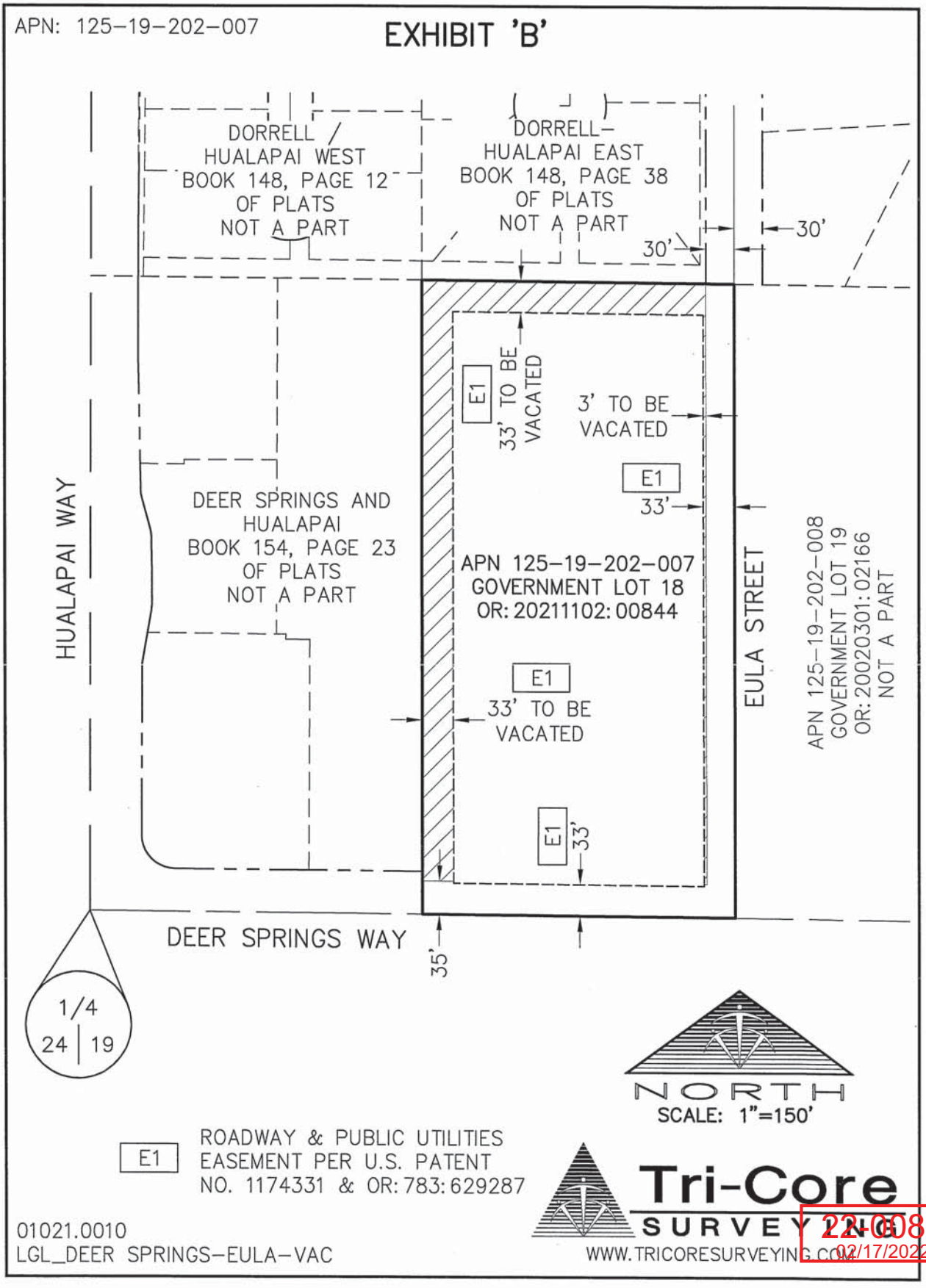
THE NORTH 33.00 FEET, THE WEST 33.00 FEET AND THE WEST 3.00 FEET OF THE EAST 33.00 FEET OF GOVERNMENT LOT 18 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE SOUTH 35.00 FEET OF SAID WEST 33.00 FEET AND THE SOUTH 35.00 FEET OF SAID WEST 3.00 FEET OF THE EAST 33.00 FEET;

FURTHER EXCEPTING THEREFROM THE EAST 30.00 FEET OF SAID NORTH 33.00 FEET, AS SHOWN ON **EXHIBIT 'B'** ATTACHED HERETO AND MADE A PART HEREOF.

END OF DESCRIPTION.

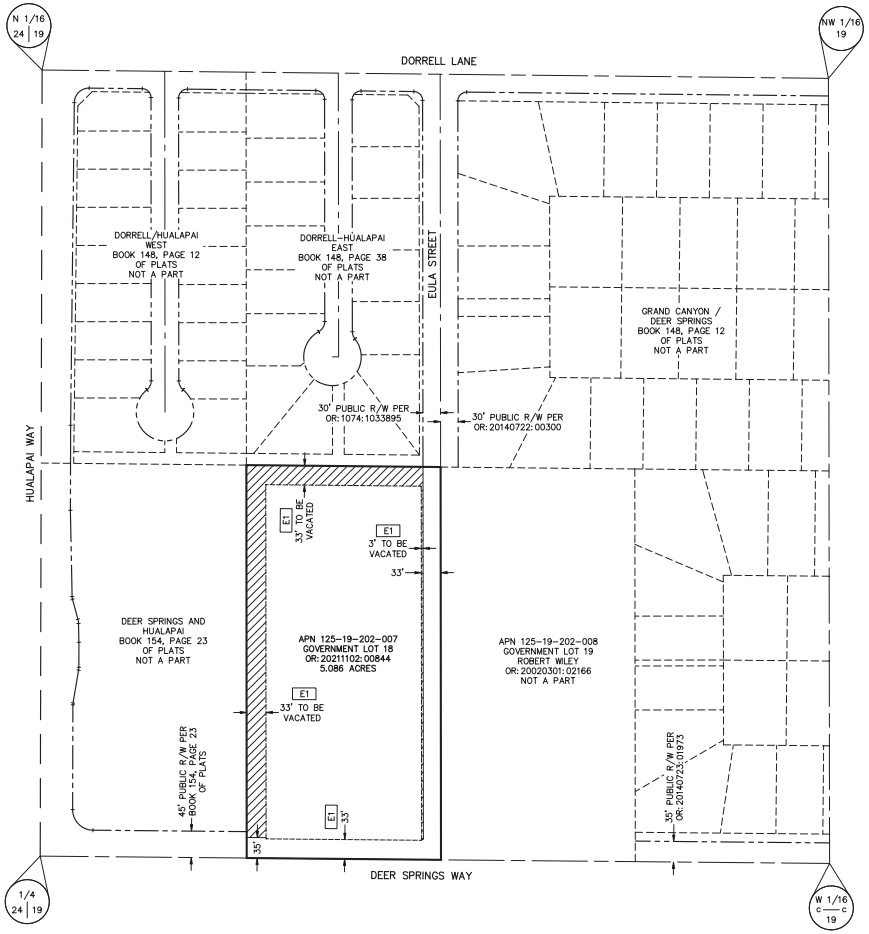
22-0084
02/17/2022

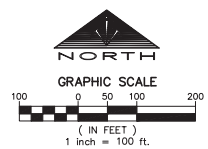


22-0084
02/17/2022

VACATION EXHIBIT

OF GOVERNMENT LOT 18 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA





LEGEND

	PROJECT BOUNDARY LINE
	SECTION LINE
	ALIQUOT PART LINE
	ASSESSOR'S PARCEL LINE
	EXISTING RIGHT-OF-WAY LINE
	STREET CENTERLINE
	EASEMENT LINE
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT-OF-WAY
OR:	OFFICIAL RECORDS, CLARK COUNTY
E1	ROADWAY & PUBLIC UTILITIES EASEMENT PER U.S. PATENT NO. 1174331 & OR:783:629287
	PATENT EASEMENT TO BE VACATED

22-0084
02/17/2022

NO.	DESCRIPTION	DATE	APP'D

DATE : 2/14/2022
PM : ML
DRAWN BY : ML
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 01021.0010
SCALE : 1"=100'

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. Do NOT scale the drawing - any errors or omissions shall be reported to Tri-Core without delay. The copyrights to all designs and drawings are the property of Tri-Core. Reproduction or use for any purpose other than that authorized by Tri-Core is prohibited.

Tri-Core SURVEYING
CONSTRUCTION SURVEYS • TOPOGRAPHIC SURVEYS • BOUNDARY SURVEYS • MAPPING
6753 W. CHARLESTON BLVD. LAS VEGAS, NV 89146
TEL. (702) 821-1554
WWW.TRICORESURVEYING.COM

CENTURY COMMUNITIES
DEER SPRINGS EULA
VACATION EXHIBIT

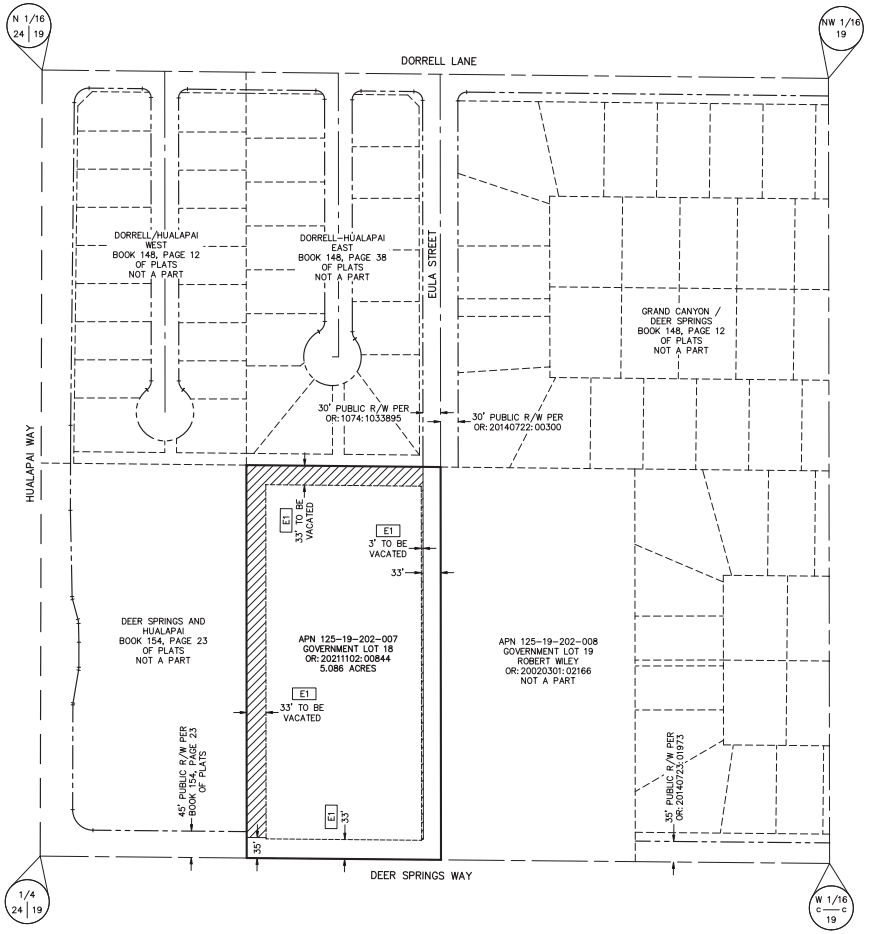
PROFESSIONAL LAND SURVEYOR
MICHAEL A. LATHAN
No. 14414
2/14/2022

SHEET 1 OF 1

P:\01021.0010_Deer Springs Eula\Mapping\drawings\VAC_EXH_Deer Springs Eula.dwg mlathan Mon, 14 Feb 2022 - 8:12am

VACATION EXHIBIT

OF GOVERNMENT LOT 18 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



NORTH

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

	PROJECT BOUNDARY LINE
	SECTION LINE
	ALIQUOT PART LINE
	ASSESSOR'S PARCEL LINE
	EXISTING RIGHT-OF-WAY LINE
	STREET CENTERLINE
	EASEMENT LINE
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT-OF-WAY
OR:	OFFICIAL RECORDS, CLARK COUNTY
E1	ROADWAY & PUBLIC UTILITIES EASEMENT PER U.S. PATENT NO. 1174331 & OR: 783:629287
	PATENT EASEMENT TO BE VACATED

22-0084
02/17/2022

NO.	DESCRIPTION	DATE	APP'D

DATE : 2/14/2022
PM : ML
DRAWN BY : ML
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 01021.0010
SCALE : 1"=100'

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Tri-Core SURVEYING
CONSTRUCTION SURVEYS • TOPOGRAPHIC SURVEYS • BOUNDARY SURVEYS • MAPPING
6753 W. CHARLESTON BLVD. LAS VEGAS, NV 89146
TEL. (702) 821-1554
WWW.TRICORESURVEYING.COM

CENTURY COMMUNITIES
DEER SPRINGS EULA
VACATION EXHIBIT

PROFESSIONAL LAND SURVEYOR
MICHAEL A. LATHAN
No. 14414
2/14/2022

SHEET 1 OF 1

P:\01021.0010_Deer Springs Eula\Mapping\drawings\VAC_EXH_Deer Springs Eula.dwg mlathan Mon, 14 Feb 2022 - 8:12am



ALPHA LANDSCAPES, LLC.
4270 WEST PATRICK LANE
LAS VEGAS, NV 89118
702-214-8000

PROJECT:
DEER SPRINGS EULA
COMMON ELEMENTS

22-0084
02/22/2022

Alpha Landscapes, LLC
4270 W. PATRICK LANE
LAS VEGAS, NEVADA 89118
PH: (702) 214-8000 FAX: (702) 214-8001
www.alphalandscapes.com

REVISIONS:

PROJECT:
DEER SPRINGS EULA
COMMON ELEMENTS
COVER SHEET

CLIENT:
CENTURY COMMUNITIES
6345 S. JONES BLVD
LAS VEGAS, NV 89118

SHEET TITLE:

PROJECT NO.:

DRAWN BY:
NB

CHECKED BY:
DATE | ISSUE | ISSUE

DATE:
2/17/22

L1.00
SHEET OF SHEETS

CENTURY COMMUNITIES
6345 S. JONES BLVD
LAS VEGAS, NV 89118

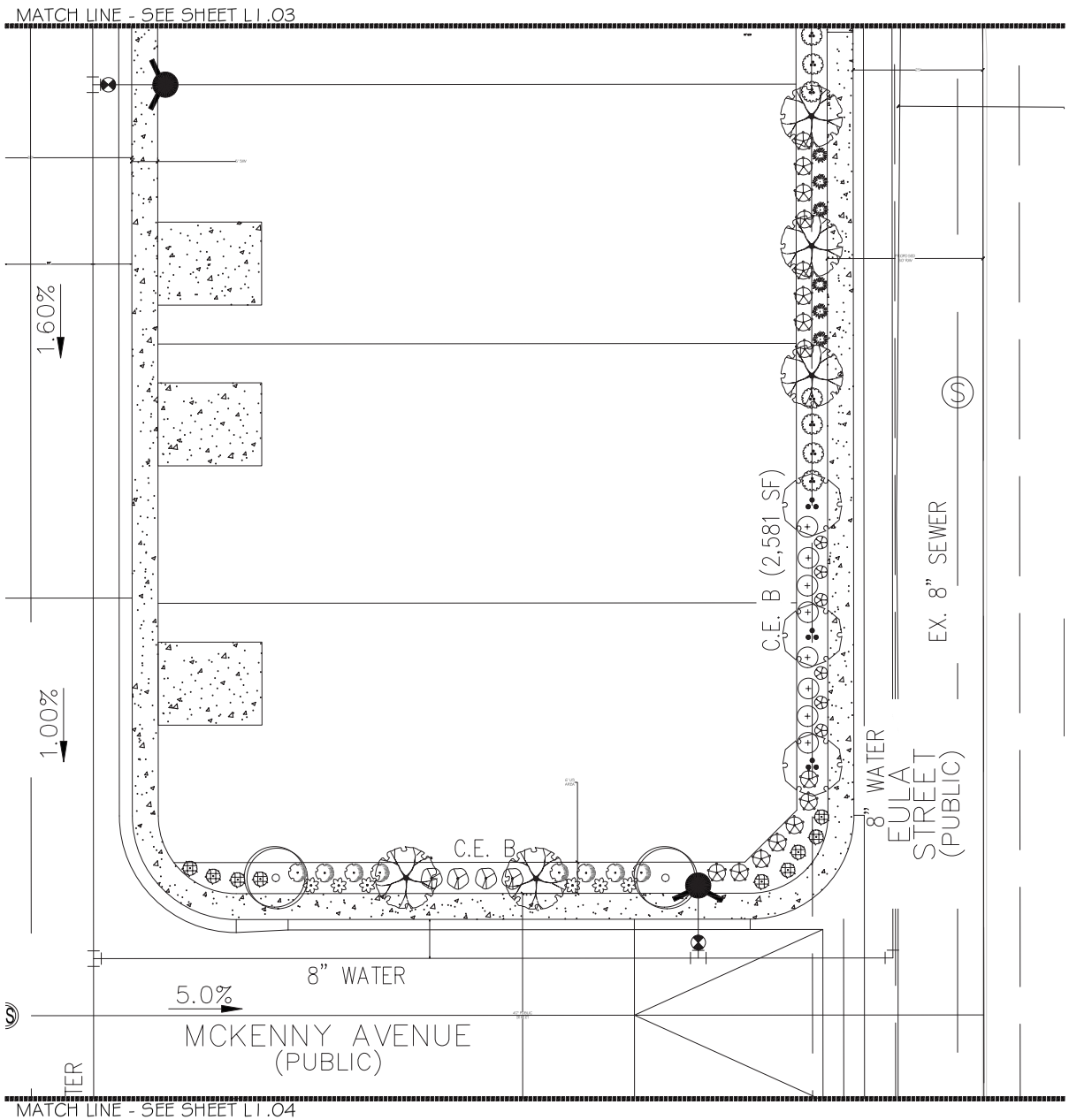
DEER SPRINGS EULA
COMMON ELEMENTS
OVERALL PLAN

DRAWN BY: NB
CHECKED BY:
DATE: 2.17.22

L1.01

SHEET OF SHEETS

Alpha Landscape, LLC
4270 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-8000 * FAX: (702) 214-8001
WWW.ALPHALANDSCAPELV.COM



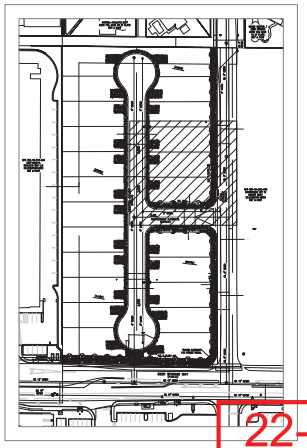
PLANT SCHEDULE COMMON ELEMENT B

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	8	Acacia salicina	Willow Acacia	24"box
	7	Pyrus calleryana	Aristocrat Pear	24"box
	2	Quercus virginiana	Southern Live Oak	24"box

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	14	Cassia artemisioides	Feathery Cassia	5 gal
	16	Euonymus japonica	Evergreen Euonymus	5 gal
	8	Feijoa sellowiana	Pineapple Guava	5 gal
	23	Leucophyllum frutescens `Green Cloud` TM	Green Cloud Texas Ranger	5 gal
	12	Muhlenbergia capillaris `Regal Mist` TM	Muhly	5 gal
	9	Rosmarinus officinalis `Prostrata`	Trailing Rosemary	5 gal
	12	Salvia greggii	Autumn Sage	5 gal
	4	Tecoma stans	Yellow Bells	5 gal
	6	Trachelospermum jasminoides	Star Jasmine	5 gal

LANDSCAPE & HARDSCAPE NOTES

	3/4" Vista Gold Rock (22 tons) (2" Min Depth)	2585 sf



22-0084
02/22/2022

N

0 10' 20' 30'
SCALE: 1" = 10'-0"

Call before you Dig 1-800-227-2600

1-702-593-6111

Alpha Landscapes, LLC
4270 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-8000 * FAX: (702) 214-8001
www.AlphaLandscapesLV.com

REVISIONS:

PROJECT
DEER SPRINGS EULA
COMMON ELEMENTS
LANDSCAPE PLAN

CLIENT
CENTURY COMMUNITIES
6345 S. JONES BLVD
LAS VEGAS, NV 89118

SHEET TITLE:

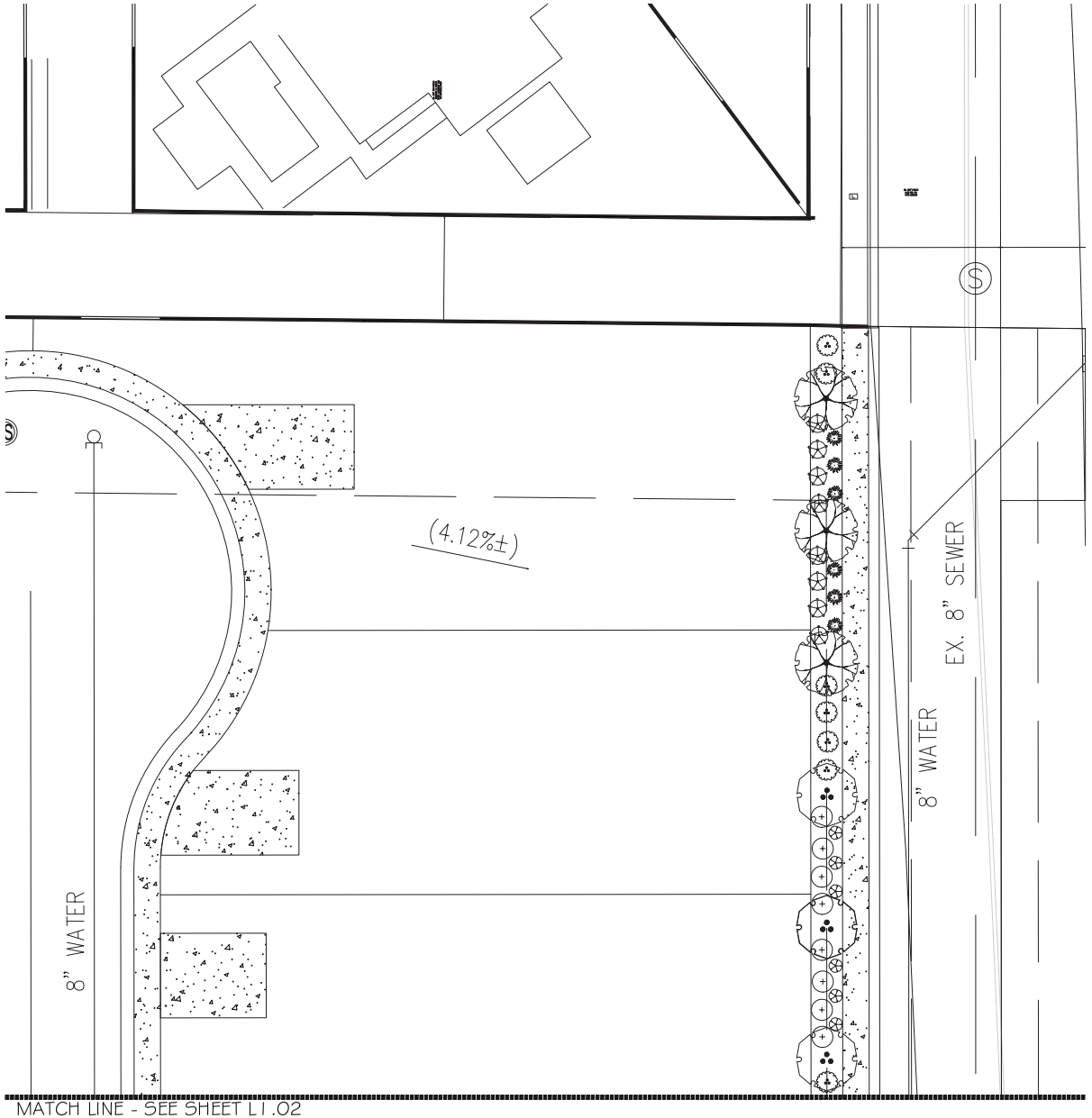
PROJECT NO.:

DRAWN BY: NB

CHECKED BY: DATE: 2-17-22

L1.02

SHEET OF SHEETS

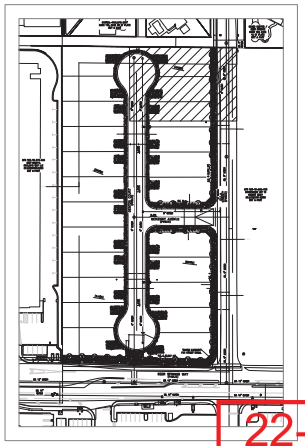


PLANT SCHEDULE COMMON ELEMENT B

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	8	Acacia salicina	Willow Acacia	24"box
	7	Pyrus calleryana	Anstocrat Pear	24"box
	2	Quercus virginiana	Southern Live Oak	24"box
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	14	Cassia artemisioides	Feathery Cassia	5 gal
	16	Euonymus japonica	Evergreen Euonymus	5 gal
	8	Feijoa sellowiana	Pineapple Guava	5 gal
	23	Leucophyllum frutescens `Green Cloud` TM	Green Cloud Texas Ranger	5 gal
	12	Muhlenbergia capillaris `Regal Mist` TM	Muhly	5 gal
	9	Rosmarinus officinalis `Prostrata`	Trailing Rosemary	5 gal
	12	Salvia greggii	Autumn Sage	5 gal
	4	Tecoma stans	Yellow Bells	5 gal
	6	Trachelospermum jasminoides	Star Jasmine	5 gal

LANDSCAPE & HARDSCAPE NOTES

	3/4" Vista Gold Rock (22 tons) (2" Min Depth)	2585 sf



22-0084
02/22/2022

SCALE: 1" = 10'-0"

Call before you Dig 1-800-227-2600

811 1-702-593-6111

Alpha Landscapes, LLC
4270 W. PATRICK LANE
LAS VEGAS, NEVADA 89118
PH: (702) 214-8000 FAX: (702) 214-8001
www.alphalandscapes.com

REVISIONS:

PROJECT:
DEER SPRINGS EULA
COMMON ELEMENTS
LANDSCAPE PLAN

CLIENT:
CENTURY COMMUNITIES
6345 S. JONES BLVD
LAS VEGAS, NV 89118

SHEET TITLE:

PROJECT NO.:

DRAWN BY: NB

CHECKED BY: DATE | INITIALS | NAME

DATE: 2-17-22

L1.03

SHEET OF SHEETS

PLANT SCHEDULE COMMON ELEMENT A

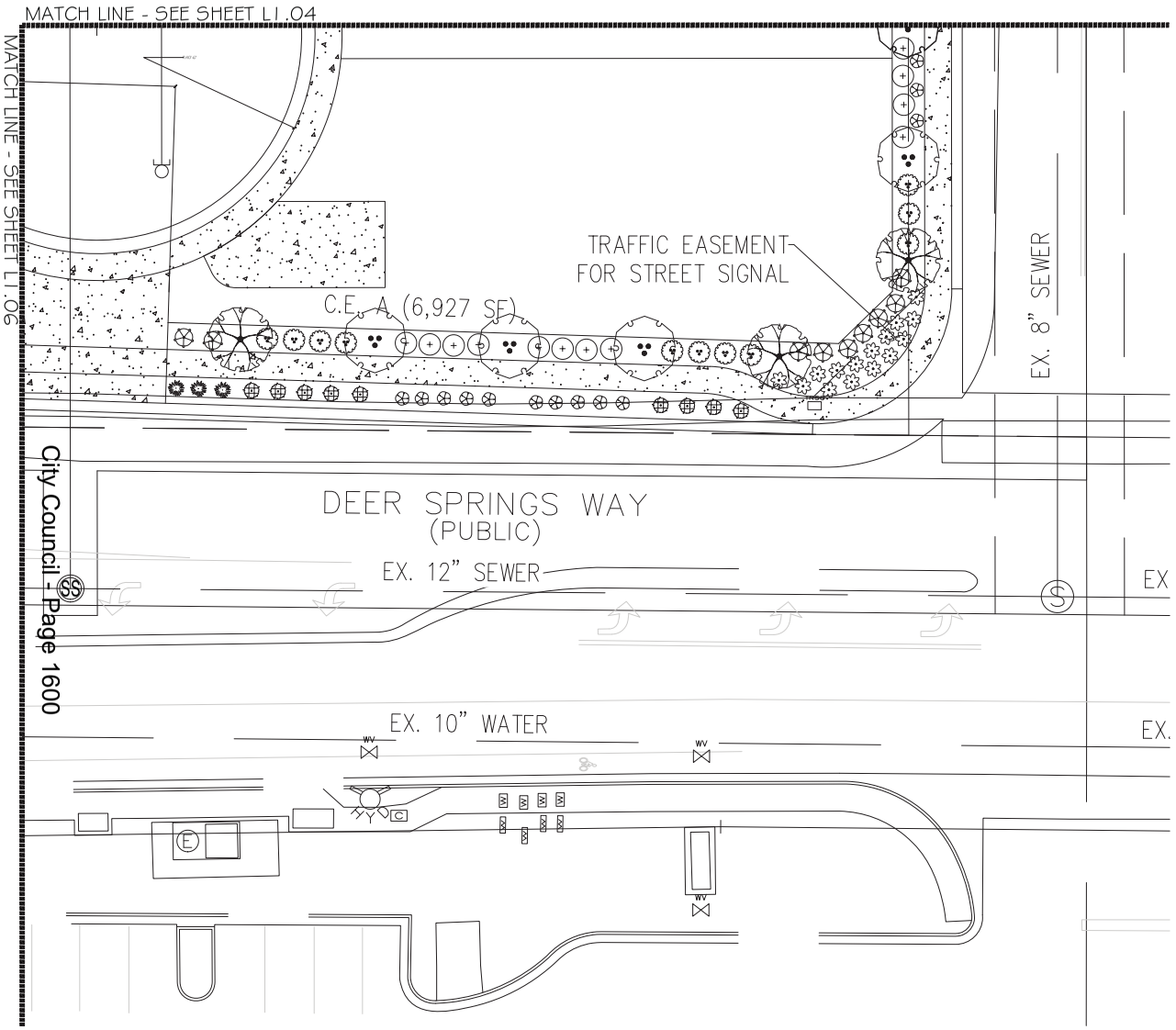
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	10	Acacia salicina	Willow Acacia	24"box
	13	Pyrus calleryana	Aristocrat Pear	24"box
	2	Quercus virginiana	Southern Live Oak	24"box

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	25	Caesia artemisioides	Feathery Caesia	5 gal
	32	Euonymus japonica	Evergreen Euonymus	5 gal
	8	Feijoa sellowiana	Pineapple Guava	5 gal
	31	Leucophyllum frutescens `Green Cloud` TM	Green Cloud Texas Ranger	5 gal
	17	Muhlenbergia capillaris `Regal Mist` TM	Muhly	5 gal
	26	Rosmarinus officinalis `Prostrata`	Trailing Rosemary	5 gal
	32	Salvia greggii	Autumn Sage	5 gal
	4	Tecoma stans	Yellow Bells	5 gal
	21	Trachelospermum jasminoides	Star Jasmine	5 gal

LANDSCAPE & HARDSCAPE NOTES

3/4" Vista Gold Rock (40 tons) — 481.5 sf
(2" Min Depth)

22-0084
02/22/2022



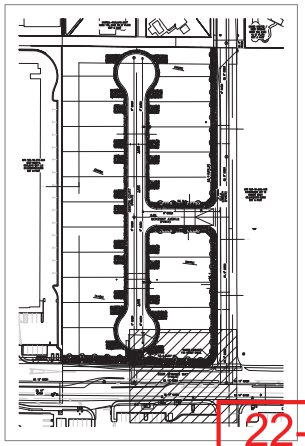
PLANT SCHEDULE COMMON ELEMNT A

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	10	Acacia salicina	Willow Acacia	24"box
	13	Pyrus calleryana	Aristocrat Pear	24"box
	2	Quercus virginiana	Southern Live Oak	24"box

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	25	Cassia artemisioides	Feathery Cassia	5 gal
	32	Euonymus japonica	Evergreen Euonymus	5 gal
	8	Feijoa sellowiana	Pineapple Guava	5 gal
	31	Leucophyllum frutescens 'Green Cloud' TM	Green Cloud Texas Ranger	5 gal
	17	Muhlenbergia capillaris 'Regal Mist' TM	Muhly	5 gal
	26	Rosmarinus officinalis 'Prostrata'	Trailing Rosemary	5 gal
	32	Salvia greggii	Autumn Sage	5 gal
	4	Tecoma stans	Yellow Bells	5 gal
	21	Trachelospermum jasminoides	Star Jasmine	5 gal

LANDSCAPE & HARDSCAPE NOTES

	3/4" Vista Gold Rock (40 tons) (2" Min Depth)	48 15 sf



22-0084
02/22/2022

N

0 10' 20' 30'
SCALE: 1" = 10'-0"

Call before you Dig 1-800-227-2600

1-702-593-6111

Alpha Landscapes, LLC
4270 W. PATRICK LANE
LAS VEGAS, NV 89118
PH: (702) 214-8000 * FAX: (702) 214-8001
www.AlphaLandscapesLV.com

REVISIONS:

PROJECT
DEER SPRINGS EULA
COMMON ELEMENTS
LANDSCAPE PLAN

CLIENT
CENTURY COMMUNITIES
6345 S. JONES BLVD
LAS VEGAS, NV 89118

SHEET TITLE:

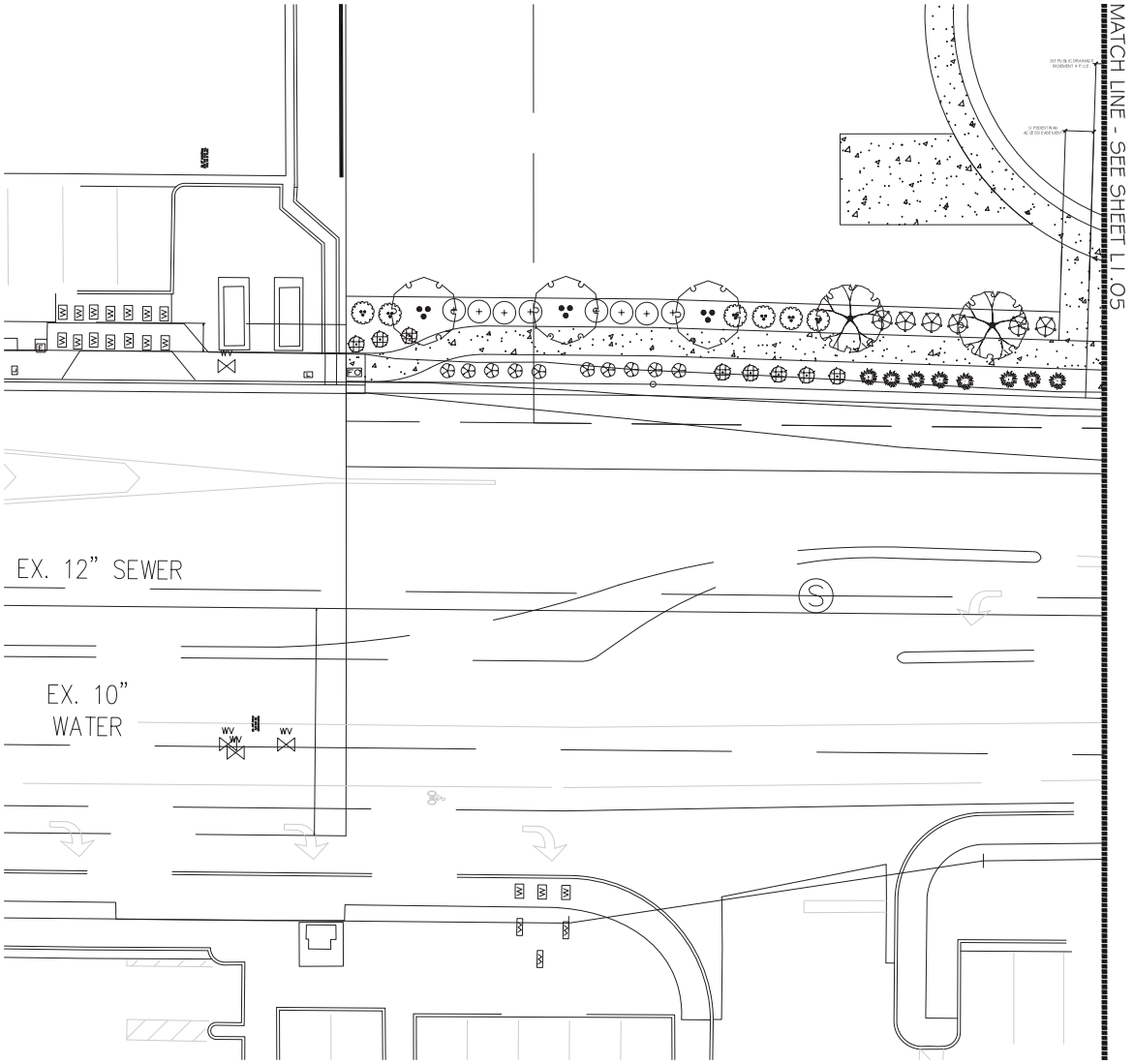
PROJECT NO.:

DRAWN BY: NB

CHECKED BY: DATE: 2-17-22

L1.05

SHEET OF SHEETS



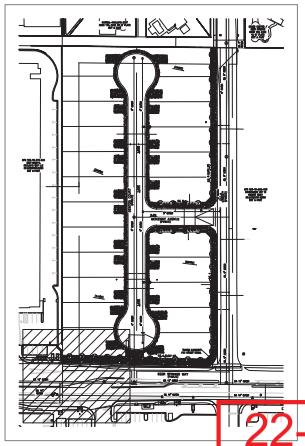
PLANT SCHEDULE COMMON ELEMNT A

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	10	Acacia salicina	Willow Acacia	24"box
	13	Pyrus calleryana	Aristocrat Pear	24"box
	2	Quercus virginiana	Southern Live Oak	24"box

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	25	Cassia artemisioides	Feathery Cassia	5 gal
	32	Euonymus japonica	Evergreen Euonymus	5 gal
	8	Feijoa sellowiana	Pineapple Guava	5 gal
	31	Leucophyllum frutescens `Green Cloud` TM	Green Cloud Texas Ranger	5 gal
	17	Muhlenbergia capillaris `Regal Mist` TM	Muhly	5 gal
	26	Rosmarinus officinalis `Prostrata`	Trailing Rosemary	5 gal
	32	Salvia greggii	Autumn Sage	5 gal
	4	Tecoma stans	Yellow Bells	5 gal
	21	Trachelospermum jasminoides	Star Jasmine	5 gal

LANDSCAPE & HARDSCAPE NOTES

	3/4" Vista Gold Rock (40 tons) (2" Min Depth)	48 15 sf



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02/22/2022

N

0 10' 20' 30'
SCALE: 1" = 10'-0"

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CENTURY COMMUNITIES
6345 S. JONES BLVD
LAS VEGAS, NV 89118

SHEET TITLE:

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CHECKED BY: LGS TRVDS LGUE

DATE: 2-17-22

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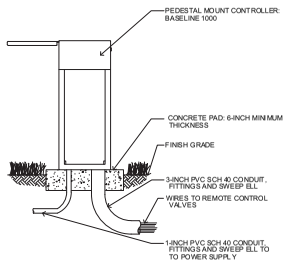
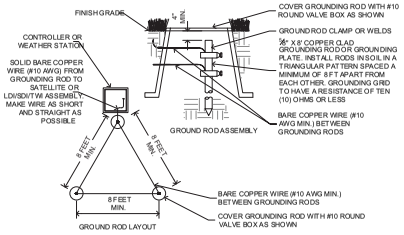
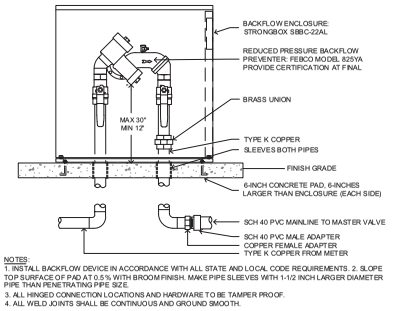


1 Pedestal Controller
Scale: NTS

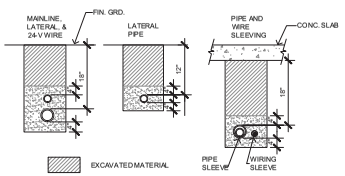


2 Controller Ground
Scale: NTS



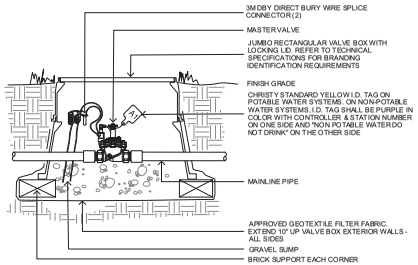
NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS. 2. SLOPE TOP SURFACE OF PAD AT 0.5% WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

3 Backflow Preventer
Scale: NTS

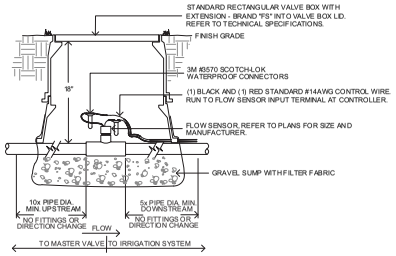


NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
"SNAKE" UNSLEEVED LATERAL PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

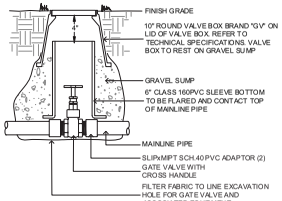
4 Trench Depth
Scale: NTS



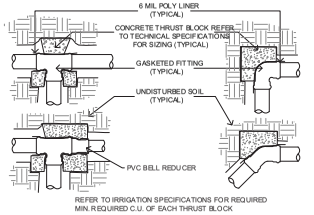
5 Master Valve
Scale: NTS



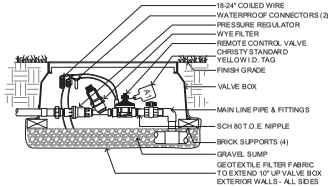
6 Flow Sensor
Scale: NTS



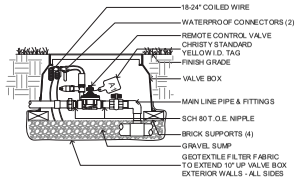
7 Gate Valve
Scale: NTS



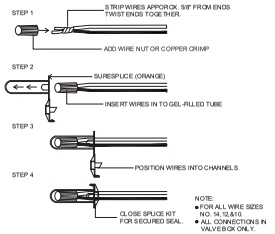
8 Thrust Blocks
Scale: NTS



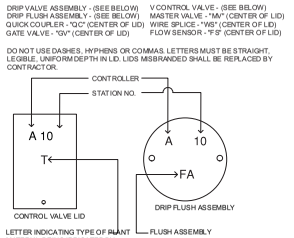
9 Drip Remote Control Valve
Scale: NTS



10 Remote Control Valve
Scale: NTS



11 Wire Splicing
Scale: NTS



NOTE: BRAND CHARACTERS WITH HOT BRANDING IRON. REFER TO TECHNICAL SPECIFICATION FOR CHARACTER SIZE AND DEPTH REQUIREMENTS.

12 Valve Box Branding
Scale: NTS

22-0084
02/22/2022

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LAS VEGAS, NEVADA 89118
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PROJECT
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DETAILS

CENTURY COMMUNITIES
6345 S. JONES BLVD
LAS VEGAS, NV 89118

SHEET TITLE:

PROJECT NO: -

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DATE: 2-17-22

D1.01

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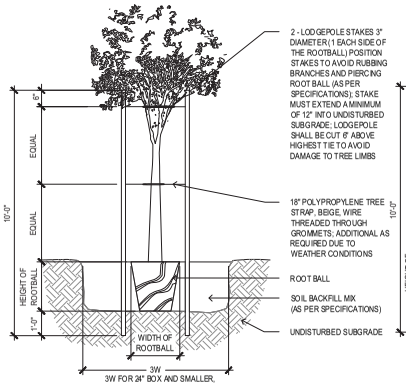
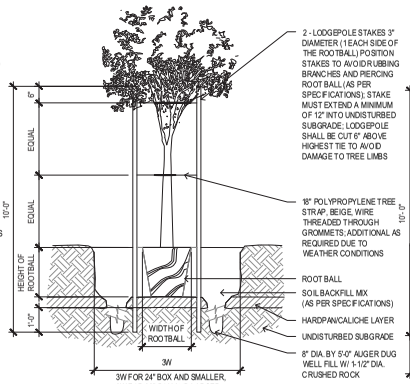
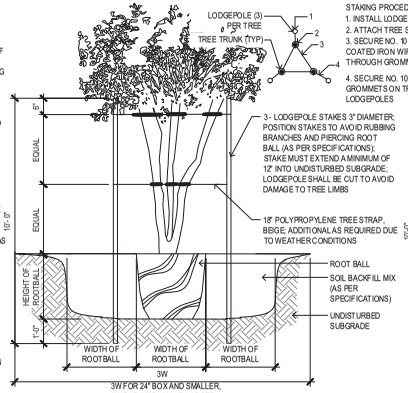


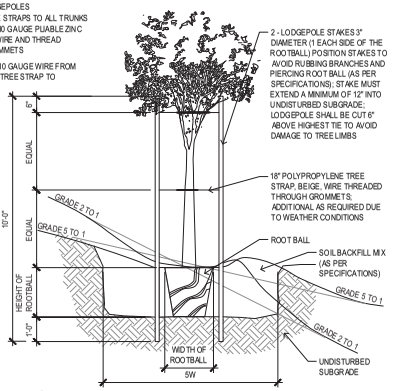
1 Tree Planting Detail
SCALE: NTS



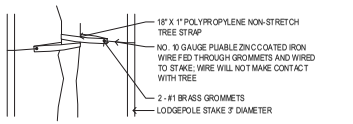
2 Hardpan Planting Detail
SCALE: NTS



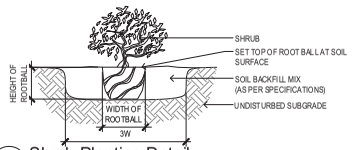
3 Multi-Trunk Tree Detail
SCALE: NTS



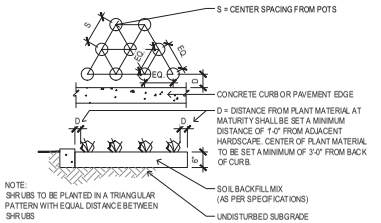
4 Tree Planting on Slope Detail
SCALE: NTS



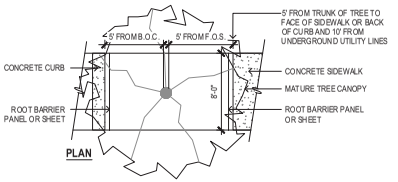
5 Tree Strap Detail
SCALE: NTS

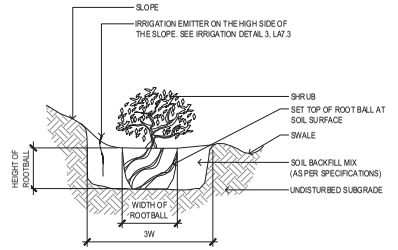


6 Shrub Planting Detail
SCALE: NTS

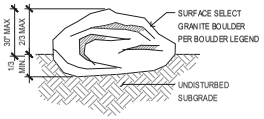


7 Plant Spacing Detail
SCALE: NTS



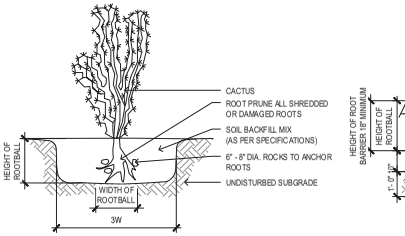


8 Shrub Planting on Slope Detail
SCALE: NTS



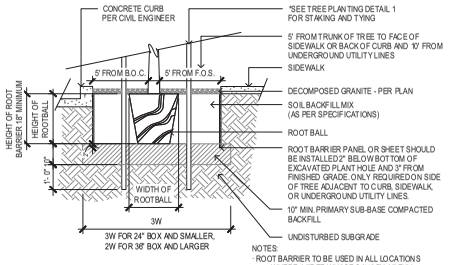
NOTES:
1. ALL BOULDERS TO BE SURFACE SELECT, FREE FROM SCARS, CHIPS AND ABRASIONS. LANDSCAPE CONTRACTOR TO TREAT ALL DEFECTS WITH 'PERMEON' TO PROVIDE A WEATHERED, NATURAL APPEARANCE.
2. DEPRESS BOULDER MASS 1/3 TO 1/2 BELOW GRADE AS SHOWN.
3. REFER TO BOULDER LEGEND FOR SIZES AND QUANTITIES

9 Boulder Detail
SCALE: NTS



NOTES:
1. MAINTAIN ORIGINAL PLANT ORIENTATION.
2. PLANT CACTUS AT SAME DEPTH AS ORIGINALLY GROWN
3. DUST ENTIRE ROOT STRUCTURE AND WOUNDS WITH SOIL SULPHUR
4. PLANT 4' MIN. FROM ALL WALKS

10 Cactus Planting Detail
SCALE: NTS



SECTION

NOTES:
- ROOT BARRIER TO BE USED IN ALL LOCATIONS WHERE A TREE WHOSE CANOPY AT FULL MATURITY WILL OVERHANG CURB, WALL, OR SIDEWALK OR WITHIN 10'-0" OF UNDERGROUND UTILITIES.
- 8 LIN. FT. OF ROOT BARRIER SHOULD BE CENTERED AT ROOT BALL OF TREE ADJACENT TO CURB, WALL, SIDEWALK, OR UTILITY .
MANUFACTURER: NDS, EP SERIES

11 Root Barrier Detail
SCALE: NTS

22-0084
02/22/2022

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CHECKED BY: DATE | TREVOR | LOUIE
DATE: 2-17-22

D1.02
SHEET OF SHEETS

DEER SPRINGS EULA

APN: 125-19-202-007, 23 UNITS

TENTATIVE MAP

A RESIDENTIAL SUBDIVISION

GENERAL LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIGHT-OF-WAY
- BOUNDARY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER, & SIDEWALK
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER WITH FLOW DIRECTION
- EXISTING SEWER
- EXISTING FIRE HYDRANT
- RETAINING WALL
- PROPOSED AC PAVING
- SAWCUT LINE
- EXISTING FENCE
- EXISTING GAS
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- PROPOSED SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- LOT NUMBER
- PROPOSED 250w STREETLIGHT
- EXISTING STREETLIGHT

AREA MAP

SCALE: NONE



VICINITY MAP

SCALE: NONE



LAND USE TABULATION

LAND USE DESIGNATION:	
EXISTING CLV ZONING	R-E LOW DENSITY
PROPOSED CLV ZONING	RS-L MEDIUM-LOW DENSITY
MINIMUM LOT SIZE	4,500 SF
TYPICAL LOT SIZE	6,144 SF
SMALLEST LOT SIZE	5,494 SF (LOT 22)
LARGEST LOT SIZE	6,769 SF (LOT 12)
SITE SUMMARY:	
TOTAL UNITS	23 UNITS
GROSS ACREAGE	5.09 ACRES
GROSS DENSITY	4.52 UNITS/ACRE
NET ACREAGE	4.33 ACRES
NET DENSITY	5.31 UNITS/ACRE
OPEN SPACE REQUIRED	0 SF
OPEN SPACE PROVIDED	0 SF
COMMON ELEMENTS	2
COMMON ELEMENT AREA	9,497 SF
PARKING ANALYSIS:	
TOTAL LOTS	23 LOTS
REQUIRED SPACES	51 SPACES
(2 PER HOUSE PLUS 1 FOR EVERY 5 HOUSES)	
PROVIDED SPACES	69 SPACES
(3 SPACES PER LOT: 2-CAR GARAGE AND 20' DRIVEWAY)	

BASIS OF BEARING

NORTH 00°08'16" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN BOOK 148, PAGE 27 OF PLATS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 12LV99 24NEE8

RIVET & PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF HUALAPAI WAY AND DORRELL LANE.

ELEVATION=863.64 METERS (NAVD'88 V.2008)
ELEVATION=2833.45 US SURVEY FEET (NAVD'88 V.2008)

APN'S / OWNERS

125-19-202-007
WONG LAWRENCE BRANDON AND BRIGGS TRACEY WONG

DEVELOPER

CENTURY COMMUNITIES
6345 S. JONES BOULEVARD SUITE #400
LAS VEGAS, NEVADA 89118
PHONE: (702) 873-5338
CONTACT: JOE GENOVESE
EMAIL: JOE.GENOVESE@CENTURYCOMMUNITIES.COM

ENGINEER

TRITON ENGINEERING
6757 WEST CHARLESTON BOULEVARD, SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062
CONTACT: KENNETH YAMADA

SURVEYOR

TRI-CORE SURVEYING
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

INDEX OF DRAWINGS

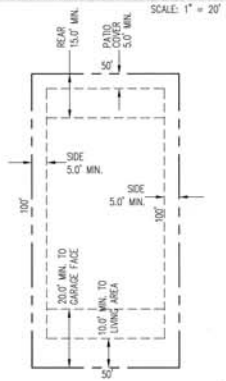
SHEET	NAME	NUMBER
1	COVER SHEET	1
2	TENTATIVE MAP	2
3	DETAILS	3
4	SITE SECTIONS	4

EST. SEWAGE CONTRIBUTION

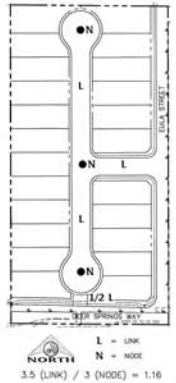
AVERAGE FLOW = 0.00575 MILLION GALLONS PER DAY
PEAK FLOW = 0.020125 MILLION GALLONS PER DAY
WET PEAK FLOW = 0.02515 MILLION GALLONS PER DAY

TYPICAL LOT: 50'x100'

SCALE: 1" = 20'



CONNECTIVITY RATIO



L = LINK
N = NODE

3.5 (LINK) / 3 (NODE) = 1.16

FOR

CENTURY COMMUNITIES

6345 S. JONES BOULEVARD SUITE #400
LAS VEGAS, NV 89118
PHONE: (702) 873-5338
ATTN: JOE GENOVESE

BY

Triton Engineering

6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146

Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

PROPOSED RESIDENTIAL DRIVEWAY SLOPES SHALL NOT EXCEED TWELVE PERCENT (12%).

DEVIATIONS NOTE

NO DEVIATIONS

NOTES

1. ALL INTERIOR STREETS ARE PUBLIC WITH SIDEWALK ON BOTH SIDES OF THE STREET.
2. UTILITY SERVICES TO BE PROVIDED BY:

SEWER	CITY OF LAS VEGAS
WATER	LAS VEGAS VALLEY WATER DISTRICT
WASTE DISPOSAL	REPUBLIC SERVICES
GAS	SOUTHWEST GAS COMPANY
ELECTRIC	NV ENERGY
TELEPHONE	CENTURYLINK TELEPHONE

3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN LANDSCAPING AND THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C1716E. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
8. THE POINT OF CONNECTION FOR WATER IS A 8" STUB LOCATED ON THE EAST SIDE OF EULA STREET 330' NORTH OF THE SITE ENTRY.
9. THE POINT OF CONNECTION FOR SEWER IS A NEW MANHOLE ON AN EXISTING 12" SEWER MAIN LOCATED IN THE NORTH SIDE OF DEER SPRING WAY 188' WEST OF EULA STREET.

22-0084
02/17/2022

NO.	DESCRIPTION	DATE	APP'D
1	PER CITY COMMENTS	07/27/22	

DRAWN BY: J.C.
DESIGNED BY: K. MITCHER
CHECKED BY: T.E.
EULA CHECKED: T.E.
JOB NO.: 170-03
SCALE: AS NOTED

Triton Engineering
6757 West Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

CENTURY COMMUNITIES
DEER SPRINGS EULA
COVER SHEET

SHEET 1 OF 4

City Council - Page 1604

NO.	DESCRIPTION	DATE	APP'D

SCALE : 1" = 40'
JOB NO. : 170.027
AZA CHECKED : T.E.
CHECKED BY : T.E.
DESIGNED BY : T.E.
DRAWN BY : T.E.
DATE : 01/27/22
PM : K. WITTMER

Triton engineering
6757 West Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
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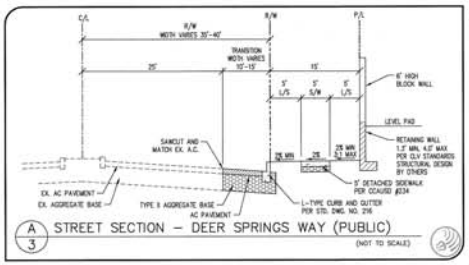
CENTURY COMMUNITIES
DEER SPRINGS EULA
TENTATIVE MAP

SHEET 2 OF 4

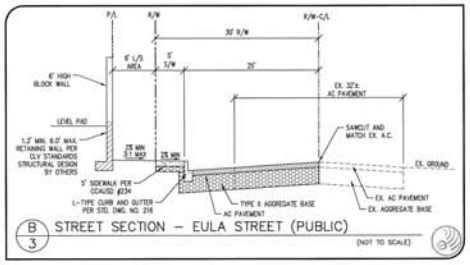
22-0084
02/17/2022

VICINITY MAP
SCALE: NONE



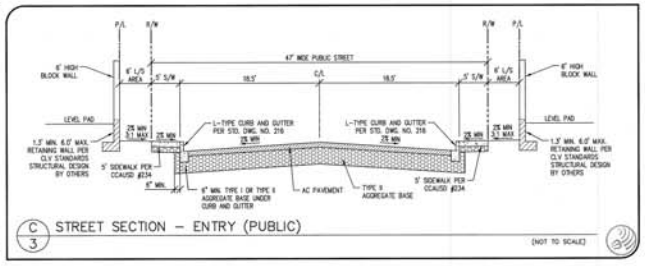
A/3 STREET SECTION – DEER SPRINGS WAY (PUBLIC)

(NOT TO SCALE)



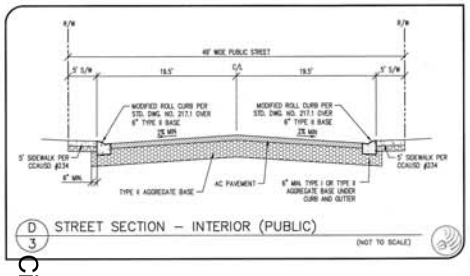
B/3 STREET SECTION – EULA STREET (PUBLIC)

(NOT TO SCALE)



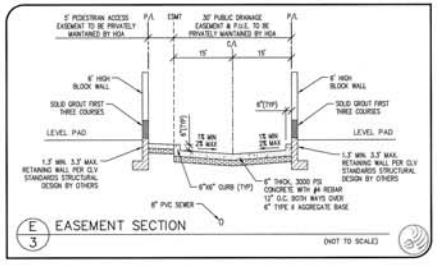
C/3 STREET SECTION – ENTRY (PUBLIC)

(NOT TO SCALE)



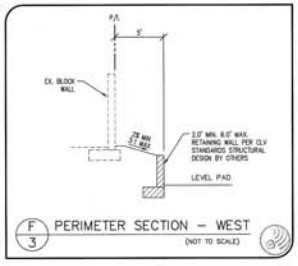
D/3 STREET SECTION – INTERIOR (PUBLIC)

(NOT TO SCALE)



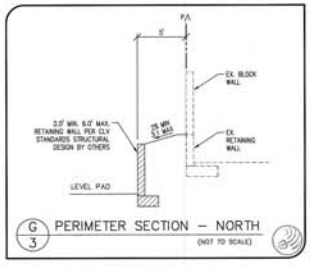
E/3 EASEMENT SECTION

(NOT TO SCALE)



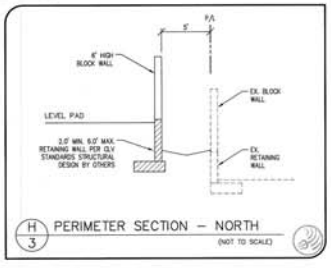
F/3 PERIMETER SECTION – WEST

(NOT TO SCALE)



G/3 PERIMETER SECTION – NORTH

(NOT TO SCALE)



H/3 PERIMETER SECTION – NORTH

(NOT TO SCALE)

Triton Engineering

6757 West Charleston Boulevard
Suite 100
Las Vegas, Nevada 89146

Office: (702) 254-1680
Fax: (702) 254-1681
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DATE	01/27/22
Proj.	K. WITMER
DRAWN BY	T.E.
DESIGNED BY	T.E.
CHECKED BY	T.E.
ADA CHECKED	T.E.
JOB NO.	170.037
SCALE	NONE

NO. DESCRIPTION DATE APP'D

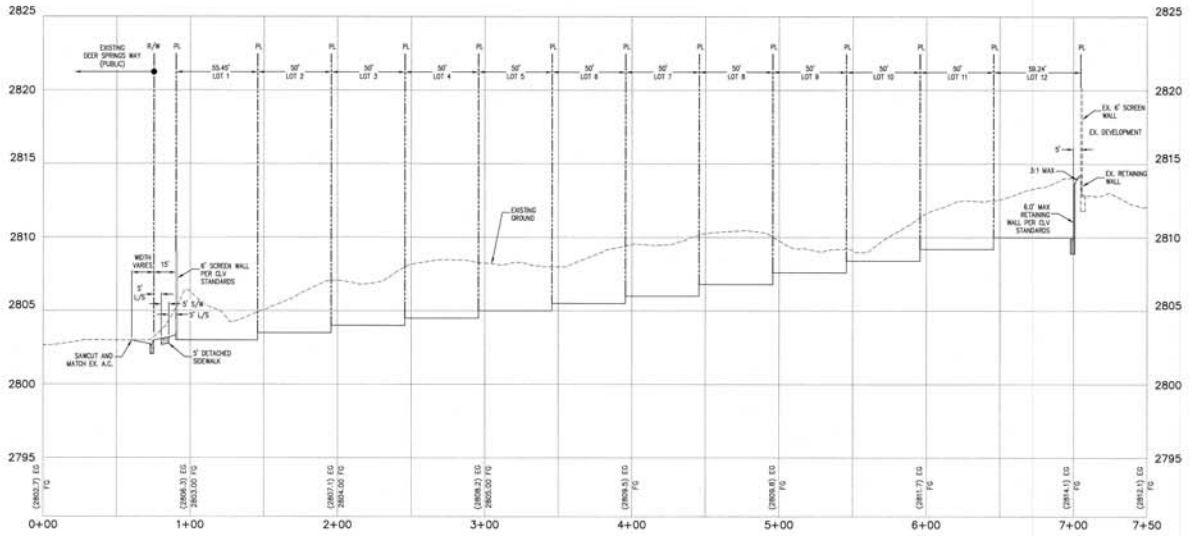
CENTURY COMMUNITIES

DEER SPRINGS EULA

DETAILS

SHEET 3 OF 4

22-0084
02/17/2022

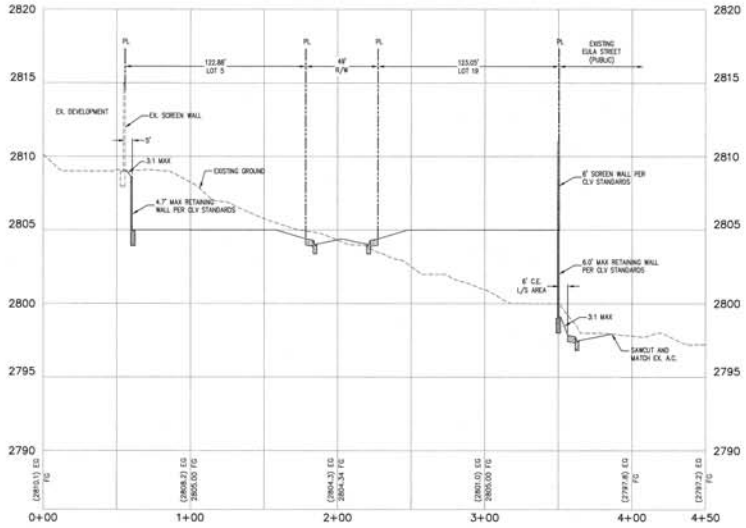


A/4

NORTH/SOUTH SECTION

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'



B/4

EAST/WEST SECTION

PROFILE

SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

22-0084
02/17/2022

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CENTURY COMMUNITIES
DEER SPRINGS EULA

SITE SECTIONS

SHEET 4 of 4

City Council - Page 1607



22-0084-GPA1, 22-0084-ZON1, 22-0084-VAR1, 22-0084-VAC1 AND 22-0084-TMP1 - APPLICANT: CENTURY COMMUNITIES OF NEVADA - OWNER: LAWRENCE BRANDON WONG AND TRACEY WONG BRIGGS
NORTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 300 FEET EAST OF HUALAPAI WAY

02/24/2022



22-0084-GPA1, 22-0084-ZON1, 22-0084-VAR1, 22-0084-VAC1 AND 22-0084-TMP1 - APPLICANT: CENTURY COMMUNITIES OF NEVADA - OWNER: LAWRENCE BRANDON WONG AND TRACEY WONG BRIGGS
NORTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 300 FEET EAST OF HUALAPAI WAY

02/24/2022



22-0084-GPA1, 22-0084-ZON1, 22-0084-VAR1, 22-0084-VAC1 AND 22-0084-TMP1 - APPLICANT: CENTURY COMMUNITIES OF NEVADA - OWNER: LAWRENCE BRANDON WONG AND TRACEY WONG BRIGGS
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NORTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 300 FEET EAST OF HUALAPAI WAY

02/24/2022

Triton Engineering

February 17, 2022

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: **Deer Springs Eula - Parcel #: 125-19-202-007**
Justification letter for General Plan Amendment, Zone Change, Variance, Vacation and Tentative Map

Dear Planner:

As representatives of Century Communities, we respectfully request your review and approval for our applications we are submitting for our Deer Springs Eula project. The subject property is 5.09 acres located in the City of Las Vegas at the northwest corner of Deer Springs Way and Eula Street intersection. We are proposing a 23 lot, single family residential development on 5.09 gross acres with a gross density of 4.52 units per acre. There's a net acreage of 4.33 acres with a net density of 5.31 per acres.

Century Communities is proposing a single-family detached development. We will be requesting a Planned Land Use change from Incorporated Clark County (INCORP) to Medium-Low Density. And a request for General Plan Amendment/Rezoning from Residential Estates District (R-E) to Residential Small Lot District. These applications are also accompanied by a Variance, Vacation and Tentative Map.

There are three single level homes with four different elevations for each model. The models proposed are three bedrooms with den and patio options, as well as two car garages and 20-foot driveways. The square footages and models offered are 1870, 2204 and 2307. The lot sizes range from 5,494 to 6,769 square feet. This zoning category will act as a good transition from the adjacent commercial zoning to the surrounding single family.

The Variance request is to allow a 1.16 Connectivity Ratio where 1.30 is minimum required. The developer is installing public streets with sidewalks on both sides of the street. Also, there is a pedestrian access from the cul-de-sac to Deer Springs Way and sidewalks on both sides of the entry to Eula Street.

There are government patent easements on this property that need to be vacated. These are the standard 33' wide patents that encumber these types of parcels.

If you should have any questions concerning this, please contact either myself or Kelly J. Wittwer, at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Maria Morgan

Maria Morgan
Project Coordinator
Triton Engineering

22-0084
02/17/2022

6757 W. Charleston Blvd, Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 03/03/2022 Application Number 22-0084-TM P1 Entity LV

Company Name Triton Engineering

Contact Name

Contact Mailing Address

City State Zip Code

Phone (702) 254-1480 Mobile Fax Email

Project Name Deer Springs Eula

Project Description 23 Single-Family Lots

APN's 125-19-202-007

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	23	x 0.166=	4	x 0.093 =	2	x 0.131 =	3
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			4		2		3

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Divich ES	9851 Donald Nelson Ave	K-8	859	998	2/1/2022
Escobedo MS	9501 Echelon Point Dr.	6-8	1569	882	2/1/2022
Centennial HS	10200 Centennial Pkwy	9-12	2514	2736	2/1/2022

*CCSD Comments Divich ES and Centennial HS are over capacity for the 2021-2022 school year. Divich ES is at 116.18% and Centennial HS is at 108.83%.

☐ Approved ☐ Disapproved

22-0084-TMP1
Century Communities of Nevada

NWC Deer Springs Way & Eula Street

Proposed 23 lot single family dwelling subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	23	9.44	**217**
AM Peak Hour			0.74	**17**
PM Peak Hour			0.99	**23**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Deer Springs Way

Average Daily Traffic (ADT)	8,933
PM Peak Hour	715

(heaviest 60 minutes)

Eula Street

Average Daily Traffic (ADT)	684
PM Peak Hour	55

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Deer Springs Way	41,790
Eula Street	3,000

This project is expected to add an additional 217 trips per day on Deer Springs Wy. and Eula St. Currently, Deer Springs is at about 21 percent of capacity and Eula is at about 23 percent of capacity. With this project, Deer Springs is expected to be at about 22 percent of capacity and Eula is expected to be at about 30 percent of capacity.

Based on Peak Hour use, this expansion will add into the area roughly 23 additional peak hour trips, or about one every three minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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2022 MAY 16 P 12:31

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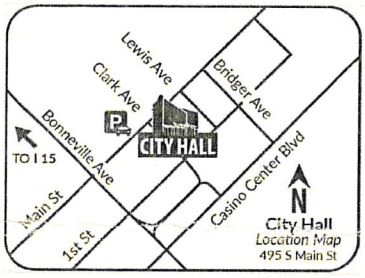

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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

22-0084 and 22-0084-GPA1 and 22-0084-ZON1 and 22-0084-VAR1 and 22-0084-VAC1 and 22-0084-TMP1

City Council Meeting of **05/18/2022**

22-0084
12519210003
BELLA ROSE TRUST
MCELWAIN DAVID W & JANET L TRS
9801 SUMMER BLISS AVE
LAS VEGAS NV 89148

39 BRDFMP1 89149

Submitted after final agenda

Date 5/16/22 Item 58 a-e w-y

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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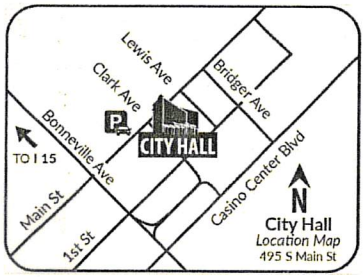
2022 MAY 16 P 12:27



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22-0084 and 22-0084-GPA1 and 22-0084-ZON1 and 22-0084-VAR1 and 22-0084-VAC1 and 22-0084-TMP1

City Council Meeting of **05/18/2022**

22-0084
12519313003
DEER SPRINGS VILLAGE L L C
10655 PARK RUN DR # 160
LAS VEGAS NV 89144

131 BRDFNP1 89144

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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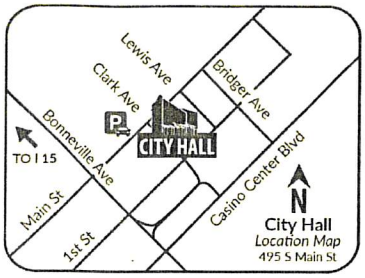

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0084 and 22-0084-GPA1 and 22-0084-ZON1 and 22-0084-VAR1 and 22-0084-VAC1 and 22-0084-TMP1

City Council Meeting of **05/18/2022**

22-0084
12519313006
DEER SPRINGS VILLAGE L L C
10655 PARK RUN DR # 160
LAS VEGAS NV 89144

131 BRDFMP1 89144

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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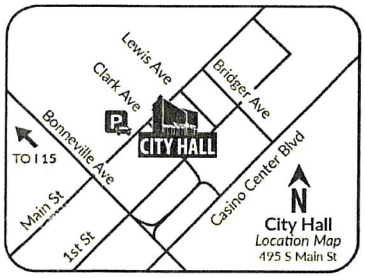

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0084 and 22-0084-GPA1 and 22-0084-ZON1 and 22-0084-VAR1 and 22-0084-VAC1 and 22-0084-TMP1

City Council Meeting of **05/18/2022**

22-0084
12519313007
DEER SPRINGS VILLAGE L L C
10655 PARK RUN DR # 160
LAS VEGAS NV 89144

131 BRDFMP1 89144

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

RECEIVED

APR - 5 2022

City of Las Vegas
Department of Planning

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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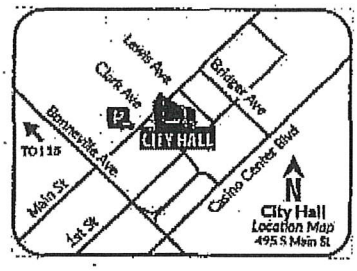

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0084 and 22-0084-GPA1 and 22-0084-ZON1 and 22-0084-VAR1 and 22-0084-VAC1 and 22-0084-TMP1

Planning Commission Meeting of **04/12/2022**

Increased density is NOT desired. Deer Springs traffic is already excessive. Approval of this request will will further exacerbate the traffic issue. Vote NO!

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22-0084
12519210084
SCHULTZ FAMILY REVOCABLE LIVING TRUST
9725 YELLOW SHADOW AVE
LAS VEGAS NV 89149

38a-e P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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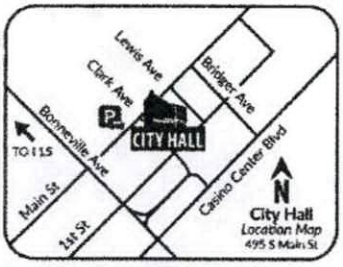

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0084 and 22-0084-GPA1 and 22-0084-ZON1 and 22-0084-VAR1 and 22-0084-VAC1 and 22-0084-TMP1

Planning Commission Meeting of **04/12/2022**

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Las Vegas, NV
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APR 1 1 2022

City of Las Vegas
Department of Planning

22-0084
12519311025
DAIGNAULT FRED RALPH JR &
MARGARET ANN
6773 CONQUISTADOR ST
LAS VEGAS NV 89149

39 BRDFNP1 89149

04/08/2022 10:59 PM 17028253794 → 17024647499

pg 2 of 2

Submitted after final agenda

38a-e P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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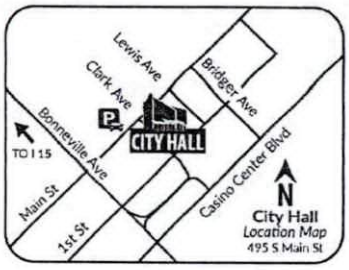

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Dept of Planning
City of Las Vegas

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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0084 and 22-0084-GPA1 and 22-0084-ZON1 and 22-0084-VAR1 and 22-0084-VAC1 and 22-0084-TMP1
Planning Commission Meeting of **04/12/2022**

Increased density is NOT desired.
Deer Springs traffic is already excessive. Approval of this request will further exacerbate the traffic issue.
Vote No!

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

22-0084
12519210084
SCHULTZ FAMILY REVOCABLE LIVING TRUST
9725 YELLOW SHADOW AVE
LAS VEGAS NV 89149

39 BRDFNP1 89149

39a-eP

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
58a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0084-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	3

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
58b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0084-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	3

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
58c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0084-VAR1 - VARIANCE - TO ALLOW A 1.16 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	3

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
58d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0084-VAC1 - VACATION - TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	3

RECOMMENDATION:
The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
58e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0084-TMP1 - TENTATIVE MAP - DEER SPRINGS EULA - FOR A PROPOSED 23-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	1	City Council Meeting	3

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
59

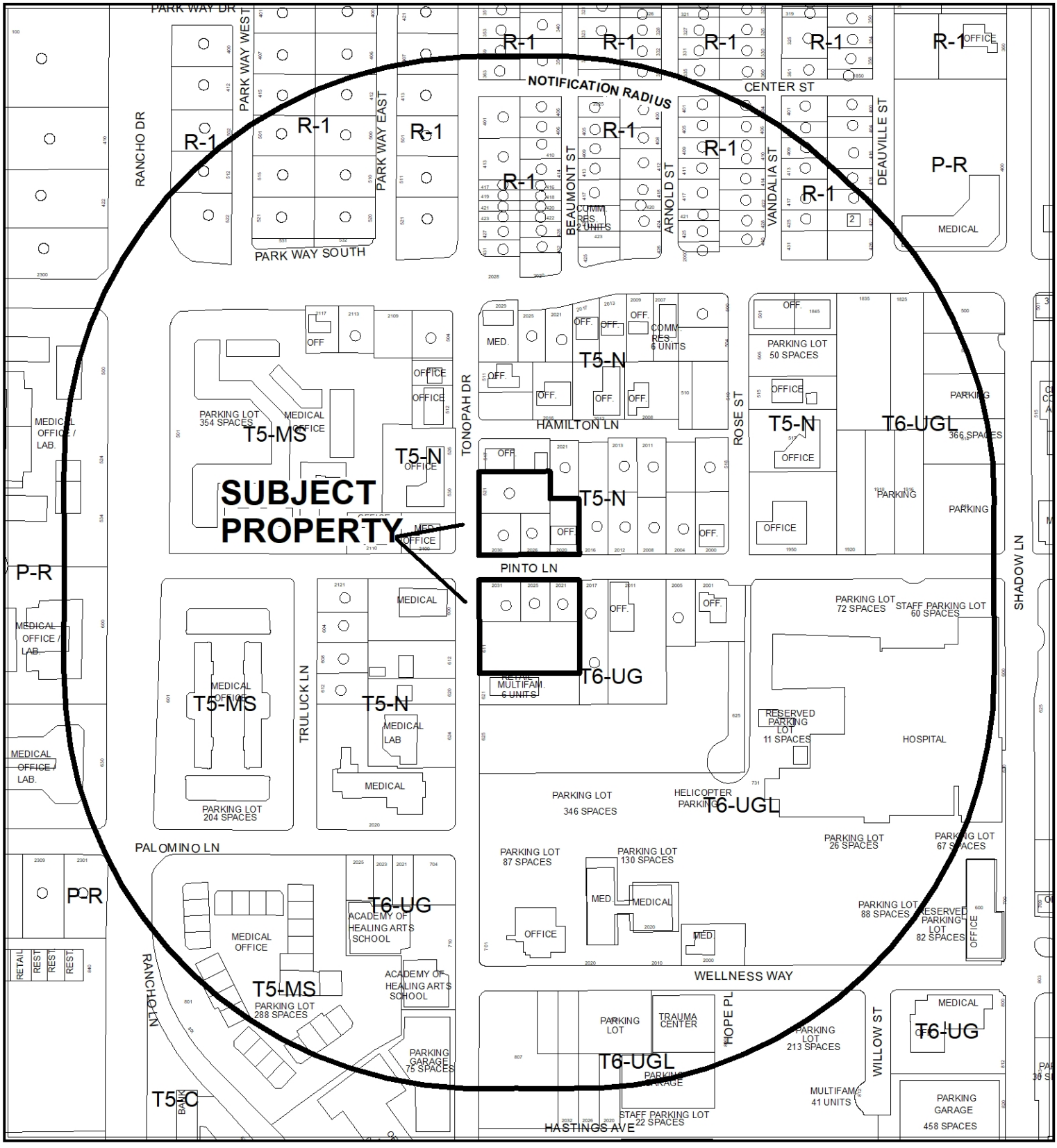
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0097-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL - For possible action on a Land Use Entitlement project request FOR A PROPOSED THREE-STORY, 44,700 SQUARE-FOOT MEDICAL OFFICE AND OFFSITE PARKING LOT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 2.24 acres at the northeast and southeast corners of Pinto Lane and Tonopah Drive (APNs 139-33-302-008 through 011; 139-33-302-016, 017, 018 and 024), T5-N (T5 Neighborhood) and T6-UG (T6 Urban General) Zones, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	5

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

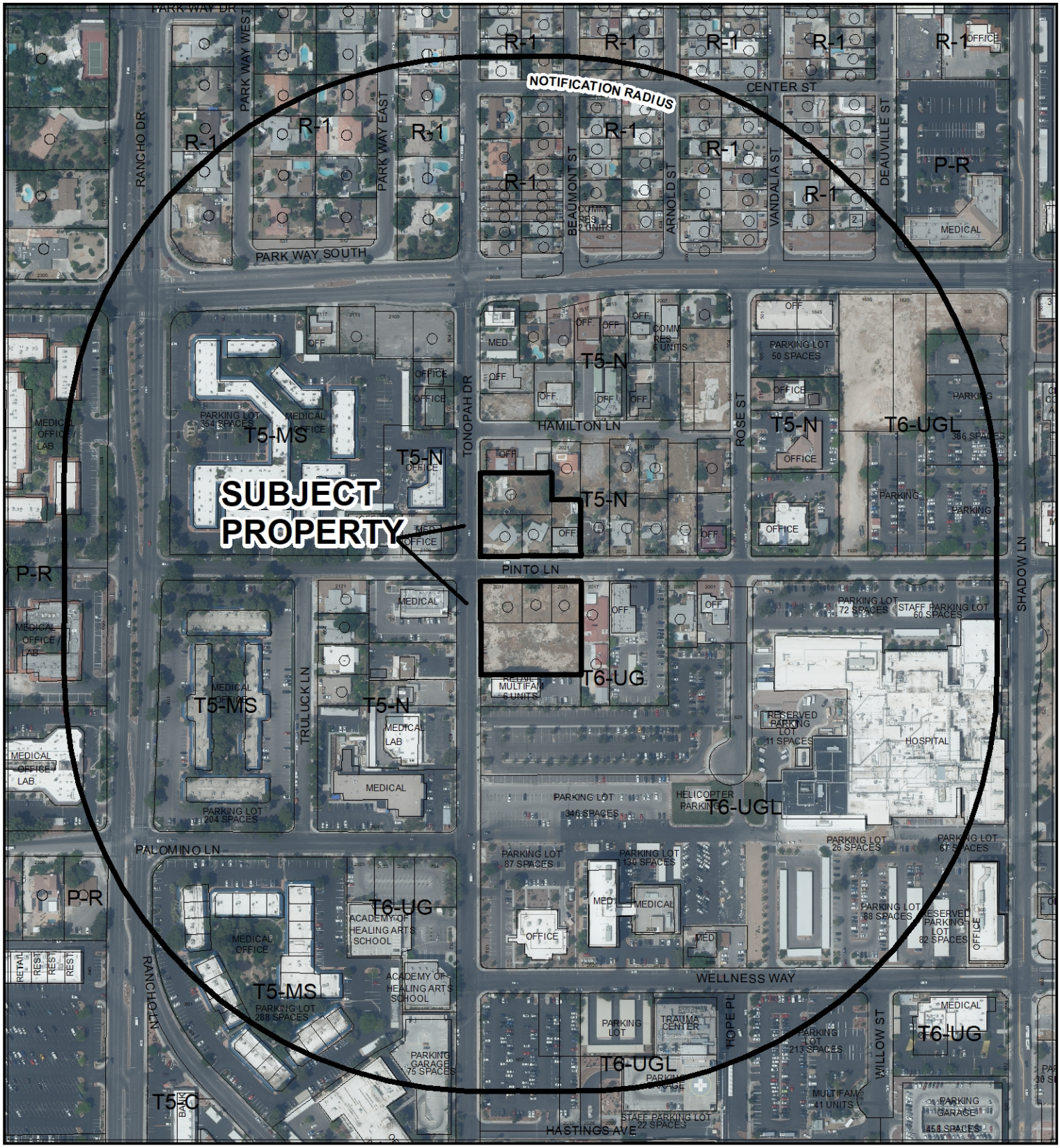
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0097-SDR1
7. Submitted after Final Agenda - Support Postcards
8. Backup Documentation Submitted for the April 12, 2022 Planning Commission Meeting



CASE: **22-0097-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T5-N (T5 Neighboorhood) and T6-UG (Urban Gerneral)



0 275 550 Feet

CASE: **22-0097-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T5-N (T5 Neighboorhood) and T6-UG (Urban Gerneral)

N

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0097-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 310 (By City Clerk)

PROTESTS 0

APPROVALS 3

SS

**** CONDITIONS ****

22-0097-SDR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/17/22, except as amended by conditions herein.

3. Prior to the issuance of a building permit for new construction, record a perpetual offsite parking agreement. The agreement shall be submitted to the Department of Planning and approved by the City Attorney prior to recordation. The applicant shall provide a copy of the recorded agreement to the Department.

4. Window transparency shall be a minimum of 50 percent at the ground floor level.

5. A Waiver from Title 19.09.050.E.024.D is hereby approved, to allow a building depth of 161 feet where 150 feet is the maximum allowed for a Flex Low-Rise building type.

6. A Waiver from Title 19.09.050.E.024.E is hereby approved, to allow a five-foot landscape buffer between the sidewalk and building along Tonopah Drive where the sidewalk is required to be extended to into the setback area to meet the building.

7. A Waiver from Title 19.09.050.E.024.L is hereby approved, to allow a pocket park with a minimum depth of 10 feet where 20 feet is required.

8. An Exception from 19.09.050.E.008.H is hereby approved, to allow driveway access to be placed on the two frontages (Pinto Lane and Tonopah Drive) where rear access is 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. 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.

12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - Sidewalks in Pinto Lane and Tonopah Drive shall be a minimum of six feet in width unless otherwise coordinated with the City Engineer and Regional Transportation Commission of Southern Nevada in conjunction with adjacent capital improvement projects.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

14. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Dedicate a 15-foot radius on the northeast and southeast corners of Pinto Lane and Tonopah Drive prior to the issuance of any permits.

17. Unless otherwise required by the City Engineer, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Per the Las Vegas Medical District Standards, 10-foot sidewalks are required adjacent to this site. Grant pedestrian Access Easements for all sidewalk not located within the public right-of-way.

18. Contact the City Engineer's Office to coordinate the development of this project with the Pinto Lane Phase 2 Capital Improvement project (702-229-6272), the Maryland Parkway Bus Rapid Transit project (702-229-2199), and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

19. Concurrent with development, connect a minimum six-inch lateral to the public sewer line in Tonopah Drive.

20. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

21. Submit a License Agreement for landscaping and private improvements in the Pinto Lane and Tonopah Drive public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to

occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits 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

The applicant is requesting to construct a three-story, 44,700 square-foot medical office building on a one-acre site at the northeast corner of Pinto Lane and Tonopah Drive that would house a surgical center on the first floor and medical offices on upper floors. The land north of Pinto Lane currently contains three buildings that will be demolished. A 1.24-acre portion of land opposite these buildings on the south side of Pinto Lane is vacant and is proposed to contain a surface parking lot to meet the parking requirements of the development.

ISSUES

- A perpetual offsite parking agreement must be recorded to provide adequate parking for the proposed project prior to issuance of building permits for construction. A condition of approval addresses this issue.
- A Waiver from Title 19.09.050.E.024.D is hereby approved, to allow a building depth of 161 feet where 150 feet is the maximum allowed for a Flex Low-Rise building type. Staff recommends approval of the Waiver.
- A Waiver from Title 19.09.050.E.024.E is hereby approved, to allow a five-foot landscape buffer between the sidewalk and building along Tonopah Drive where the sidewalk is required to be extended to into the setback area to meet the building. Staff recommends approval of the Waiver.
- A Waiver from Title 19.09.050.E.024.L is hereby approved, to allow a pocket park with a minimum depth of 10 feet where 20 feet is required. Staff recommends approval of the Waiver.
- An Exception is requested to allow driveway access to be placed on the two frontages (Pinto Lane and Tonopah Drive) where rear access is required. Staff approves the Exception.
- If this project is approved, the proposed building will conflict with existing platted lot lines. A condition of approval will require a remapping action prior to the issuance of permits to remove the interior lot lines.

ANALYSIS

The site is located within the Las Vegas Medical District, the boundaries of which were reestablished through the Vision 2045 Downtown Las Vegas Master Plan. Development of the site is subject to Title 19.09 Form-Based Code standards, which are based on transect zones emphasizing built form rather than Euclidean zones based on use. In many instances, these standards are highly specific in order to achieve the desired built form.

A similar medical office project was submitted and previously heard by the City Council on November 17, 2021 but was Withdrawn Without Prejudice by request of the applicant. The proposal was for a 40-foot tall, two-story, 37,000 square-foot medical office building at the southeast corner of Pinto Lane and Tonopah Drive with an offsite parking lot located on the north side of Pinto Lane. This project required rezoning of the portion of the site south of Pinto Lane to allow for shorter building heights.

The current project does not require rezoning, as the current T5-N (T5 Neighborhood) zoning district on the north side of Pinto Lane allows two to five-story buildings. The three-story building is now proposed to be located on the north side of Pinto Lane with the supplemental parking area to be located on the south side of Pinto Lane. The number of parking spaces overall is proposed to increase to 129. The T5-N District is intended to accommodate medium to large lot development with medium setbacks that typically contains neighborhood serving residential and commercial uses.

The south side of Pinto Lane is currently zoned T6-UG (T6 Urban General), which is intended to accommodate a variety of building types supporting a compact, high-intensity walkable urban environment on large lots. The proposed surface parking lot is an acceptable use of land within the T6-UG zoning district, but is subject to specific standards to maintain a form consistent with the neighborhood. The applicant has indicated that Pinto Lane between the two parcels is not intended to be vacated.

The project generally meets the intent of the form of development planned for this block, which includes buildings being placed at or near street frontages with parking located to the rear and open space in the form of a plaza along the bordering roadways. Several minor waivers of architectural design standards, open space dimensions and amenity zone requirements accompany the request, which staff can support. These waiver requests are detailed in a background table below. It is noted that the City of Las Vegas Department of Public Works and the Regional Transportation Commission of Southern Nevada (RTC) are finalizing improvement plans for both Pinto Lane and Tonopah Drive adjacent to this site. These entities will determine the final design of improvements to the extent that they are within the public right-of-way.

The building portion of the site itself (i.e., "onsite") is insufficient to meet Title 19.09 parking requirements. A condition of approval requires an offsite parking agreement pursuant to Title 19.18.030 to establish the terms and conditions for parking on the full project site, as the sites are under mutual ownership. Bicycle parking that includes eight spaces is provided near the primary entrance on Pinto Lane and exceeds the amount required by Title 19.09.

Two-way access to the building site is from both Tonopah Drive and Pinto Lane. Title 19.09 Form-Based Code requires access to a site from the rear or non-Primary Thoroughfare unless there is no alternative access. In this case, both Pinto Lane and Tonopah Drive are classified as Primary Thoroughfares. In addition, the site as proposed occupies less than 50 percent of the block width and therefore has no alley access. The site to the south is already developed with no available access to the subject site. Title 19.090.030 allows an exception to be requested granting access from a front or corner side due to site constraints, which staff hereby approves.

Gated access to the surface parking lot is from Pinto Lane in alignment with the proposed driveway access to the building. It is noted that there is queuing space for three vehicles on the site and no turnaround outside of the gates. Pinto Lane is not a high traffic street, and it is not anticipated that this design will cause conflicts. A crosswalk is provided across Pinto Lane to facilitate pedestrian access from the parking lot the building.

The proposed three-story building varies in height from 52 to 60 feet and contains numerous popouts and changes in material and color for visual interest, as well as variation in window size. The exterior consists of painted stucco with stone veneer and metal accents. The east elevation features a recessed glass storefront and canopy as a defining architectural element at the patient entrance. The elevations create a pleasing environment and are compatible with the Las Vegas Medical District.

Analysis by the Traffic Engineering Division of Public Works indicates that this project will add approximately 1,706 trips per day on Pinto Lane, Tonopah Drive, Alta Drive and Rancho Drive. Currently, Tonopah Drive is at about 32 percent of capacity, Alta Drive is at about 54 percent of capacity and Rancho Drive is at about 83 percent of capacity. With this project, Tonopah Drive is expected to be at about 45 percent of capacity, Alta Drive is expected to be at about 59 percent of capacity and Rancho Drive is expected to be at about 87 percent of capacity. Recent counts are not available for Pinto Lane, but it is believed to be under capacity. Based on afternoon Peak Hour use, the proposed development will add into the area roughly 165 additional cars, or about three every minute.

The proposed medical office project generally provides the form of development that is sought in this area of the Las Vegas Medical District. The requested waivers are minor design adjustments that will not alter the desired form of development. Staff recommends approval of the Site Development Plan Review, subject to conditions.

FINDINGS (22-0097-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed three-story medical office is compatible with existing development in the area, which consists of one to three-story office and residential buildings.

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 generally consistent with Title 19.09 Form Based Code requirements, which emphasize building form to create compact urban, walkable and pedestrian friendly environments. Staff recommends approval of the requested waivers, which are minor and do not detract from the intended form of development for this area.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided along the two primary frontages, as the project area does not take up a majority of the block. Site circulation is adequate. The driveways provided are not expected to negatively impact traffic in the area, which would increase slightly but not significantly impact the capacity of surrounding streets.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The exterior consists of colored stucco with stone veneer and metal accents that are appropriate for the city. Landscape materials are appropriate both for the site and within the Las Vegas Medical District.

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 elevations create a pleasing environment and are compatible with the existing development; the building types and facades proposed are desirable for the Las Vegas Medical District.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   Site development is subject to permit and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/18/96	The City Council approved a request for a Rezoning (Z-0108-96) from R-1 (Single Family Residence) to P-R (Professional Offices and Parking) and a Plot Plan Review for the conversion of a single family dwelling to a proposed children's therapy center on 0.22 acres at 2020 Pinto Lane. The Planning Commission and staff recommended approval.
05/27/97	The City Council approved a request for a Rezoning (Z-0020-97) from R-1, R-3, R-4, R-5, R-E, P-R, C-1, C-2, and C-V to PD (Planned Development) for properties within the Las Vegas Medical District. The Planning Commission and staff recommended approval.
10/17/18	The City Council adopted Ordinance #6649 upon a second amendment, which amended LVMC Title 19 to add a new chapter relating to the Form-Based Code and Transect Zones and to make parallel changes in other parts of the Unified Development Code where necessary.
01/16/19	The City Council adopted Ordinance #6667, which amended the Interim Downtown Las Vegas Development Standards set forth in LVMC Title 19 Appendix F to remove references to the Las Vegas Medical District Plan and to make other amendments pertaining to the Form-Based Code.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/16/19	The City Council approved a request for a General Plan Amendment (GPA-73548) from LVMD (Las Vegas Medical District) to FBC (Form Based Code) on this site as part of a larger request on approximately 307 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive. The Planning Commission and staff recommended approval.
01/16/19	The City Council approved a request for a Rezoning (ZON-73549) from PD (Planned Development) to T6-UG (T6 Urban General) and T5-N (T5 Neighborhood) on this site as part of a larger request on approximately 307 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive. The Planning Commission and staff recommended approval.
11/17/21	The City Council voted to Withdraw Without Prejudice a request for a Rezoning (21-0466-ZON1) from T6-UG (T6 Urban General) to T6-UG-L (T6 Urban General Limited) on 1.24 acres at the southeast corner of Pinto Lane and Tonopah Drive. The Planning Commission recommended approval; staff recommended denial.
11/17/21	The City Council voted to Withdraw Without Prejudice a request for a Site Development Plan Review (21-0466-SDR1) for a proposed two-story, 37,000 square-foot medical office and surface parking lot with waivers of Title 19.09 Form Based Code Standards on 2.24 acres at the northeast and southeast corners of Pinto Lane and Tonopah Drive. The Planning Commission recommended approval; staff recommended denial.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on a Land Use Entitlement project request FOR A PROPOSED THREE-STORY, 44,700 SQUARE-FOOT MEDICAL OFFICE AND OFFSITE PARKING LOT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 2.24 acres at the northeast and southeast corners of Pinto Lane and Tonopah Drive (APNs 139-33-302-008 through 011; 139-33-302-016, 017, 018 and 024), T5-N (T5 Neighborhood) and T6-UG (T6 Urban General) Zones, Ward 1 (Knudsen).

Most Recent Change of Ownership	
07/11/16	A deed was recorded for a change in ownership on APNs 139-33-302-016 through 018 and 024.
04/04/19	A deed was recorded for a change in ownership on APN 139-33-302-011.
09/24/19	A deed was recorded for a change in ownership on APNs 139-33-302-009 and 010.
06/30/20	A deed was recorded for a change in ownership on APN 139-33-302-008.

Related Building Permits/Business Licenses	
1956	A single family dwelling was constructed at 2030 Pinto Lane.
1956	A single family dwelling was constructed at 2026 Pinto Lane.
1959	A single family dwelling was constructed at 2020 Pinto Lane.
10/08/14	A business license (G62-07770) was issued for a Management or Consulting Service (T3SL, LLC) at 2020 Pinto Lane. The license was marked out of business on 03/30/17.
08/03/16	A business license (G64-05020) was issued for a Residential Home Care Provider (Southern Comfort PCA) at 2020 Pinto Lane. The license was marked out of business on 01/28/20.
09/15/16	A business license (G64-05018) was issued for Professional Services (Kreative Steps) at 2020 Pinto Lane. The license was marked out of business on 02/28/19.
08/09/17	A building permit (R17-02319) was issued for demolition of a single family residential dwelling at 521 South Tonopah Drive. A final inspection was completed 09/01/17.
08/03/20	A business license (G68-04268) was issued for a Repair and Maintenance Service (Nevada Clean and Shield) at 2020 Pinto Lane. The license was marked out of business on 04/05/21.

Pre-Application Meeting	
01/18/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. Staff highlighted areas of concern with regard to compliance with Title 19 Form Based Code.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
03/04/22	The portion of the site north of Pinto Lane is developed with two existing single family dwellings and a single family dwelling converted into an office. A fourth property has been cleared of structures except for a 15-foot concrete cylinder in the side yard. Most of the trees and perimeter walls in these yards have not been removed. The portion of the site south of Pinto Lane is vacant with one existing mature tree with canopy along the street. There are no sidewalk improvements along Pinto Lane.

Details of Application Request	
Site Area	
Net Acres	2.24

North of Pinto Lane

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other Than Listed Single Family, Detached Vacant	FBC (Form Based Code)	T5-N (T5 Neighborhood)
North	Office, Other Than Listed	FBC (Form Based Code)	T5-N (T5 Neighborhood)
South	*SUBJECT SITE*	*See table below*	*See table below*
East	Office, Other Than Listed	FBC (Form Based Code)	T5-N (T5 Neighborhood)
West	Office, Other Than Listed Office, Medical or Dental	FBC (Form Based Code)	T5-N (T5 Neighborhood)

South of Pinto Lane

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	FBC (Form Based Code)	T6-UG (T6 Urban General)
North	*SUBJECT SITE*	*See table above*	*See table above*
South	Multi-Family Residential	FBC (Form Based Code)	T6-UG (T6 Urban General)
East	Office, Other Than Listed	FBC (Form Based Code)	T6-UG (T6 Urban General)
West	Office, Medical or Dental	FBC (Form Based Code)	T5-N (T5 Neighborhood)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Downtown Las Vegas	N/A
Vision 2045 Downtown Las Vegas Master Plan (Las Vegas Medical District)	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 3	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
D. Building Types			
Flex Low-Rise			
Max. Width	100% of lot	73%	Y
Max. Depth	150 feet	161 feet	N*
E. Building Placement (< 5 stories)			
Setback – Front (Pinto Ln)	min 5’ / max 15’	10-12 feet	Y
Setback – Front (Tonopah Dr)	min 5’ / max 15’	10 feet	Y
Setback – Interior Side	min 0’ / max N/A	N/A	N/A
Setback – Rear	min 0’ / max N/A	70 feet	Y
Min Area of Façade within front Façade Zone – Front (5-15’)	65%	100% (Pinto/Tonopah)	N**
Min Area of Façade within corner side Façade Zone – Side Street	50%	N/A	N/A

F. Building Form			
Building Height (primary)	2 to 5 stories	3 stories/60 feet	Y
Min Floor-to-Ceiling ground floor height	13 feet	15 feet	Y
Min Floor-to-Ceiling upper floor height	8 feet	15 feet	Y
Max Lot Coverage	85%	37%	Y
Min Ground Floor Space	20 feet	30 feet	Y

*Waivers of Title 19.09 Form-Based Code Standards are requested. See Waivers table below.
**The full length of the building façade along both frontages are within the Façade Zones; however, per Footnote 2 of Title 19.09.050.E.024 Table E, the sidewalk must be extended into the setback area to meet the building. The applicant has proposed a landscape strip along the Tonopah Drive frontage instead of the required sidewalk. Therefore, a waiver is required.

G. Frontages			
Primary Frontage (Pinto Lane)	Arcade Forecourt Gallery Shopfront Terrace	Shopfront	Y
Primary Frontage (Tonopah Drive)		Shopfront	Y
Pedestrian Access	Along Pinto Lane in pocket plaza area	Along Pinto Lane in pocket plaza area	Y
Shopfront (19.09.070.K)			
Min distance between glazing	min 2 feet	6 feet	Y
Ground floor window transparency	50%	75%	Y
Max depth of recessed entries	5 feet	5 feet	Y
Min awning depth	4 feet	19 feet	Y
Min awning setback from curb	2 feet	14 feet	Y
Min awning height	8 feet	20 feet	Y
H. Encroachments into Façade Zone			
Pinto Frontage (shopfront)	max 10 feet	7 feet	Y
Tonopah Frontage (shopfront)	max 10 feet	none	N/A
Architectural features	max 3 feet	none	N/A
Driveways	Allowed in Facade Zone if no access from rear is possible	One from Pinto Ln One from Tonopah Dr	Y

K. Required Street Trees			
Pinto Lane	12 trees in grates	12 trees	Y
Tonopah Drive	14 trees in grates	14 trees	Y
See streetscape table below			
L. Open Space			
Pocket Plaza Type (19.09.080.H and 19.09.040.L)			
Min Width	20 feet	39 feet	Y
Min Depth	20 feet	10 feet	N*
Min Open Space Area	5% of lot area (2,178 sf) Plaza – 1 sf per 50 sf of building GFA (894 sf)	3,100 sf 1,620 sf	Y

*Waivers of Title 19.09 Form-Based Code Standards are requested. See Waivers table below.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Pinto Lane	Minor Collector	Title 13	40	N
Tonopah Drive	Minor Collector	Title 13	56	N

Improvements are planned as part of RTCSN and City of Las Vegas improvement plans.

Pursuant to Title 19.04 and 19.09, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Pinto Lane (Commercial Neighborhood Street)			
Sidewalk	6-10 feet	5-10 feet	By Condition
Amenity Zone	5 feet	5 feet	Y
Tree wells/planters	5-foot by 5-foot wells	5-foot by 5-foot wells	Y
Tree spacing	20 feet on center	20 feet on center	Y
Tree species	Per 19.09.040.C Table 1	Prosopis Glandulosa (Thornless Honey Mesquite)	Y

Tonopah Drive (Commercial Neighborhood Street)			
Sidewalk	6-10 feet	5-10 feet	By Condition
Amenity Zone	5 feet	5 feet	Y
Tree wells/planters	5-foot by 5-foot wells	5-foot by 5-foot wells	Y
Tree spacing	20 feet on center	20 feet on center	Y
Tree species	Per 19.09.040.C Table 1	Prosopis Glandulosa (Thornless Honey Mesquite)	Y

Pursuant to Title 19.08, 19.09 and 19.12, the following parking standards apply:

J. Parking Requirements							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Medical or Dental	44,700 sf	1 space per 200 sf up to 2,000 sf GFA, thereafter 1 space per 175 sf GFA	254				
TOTAL SPACES REQUIRED (weighted requirement, see below)			77-153		129		Y
Regular and Handicap Spaces Required			73-147	4-6	116	13	Y

Downtown Form Based Code Parking Standards - Title 19.09.100.G			
Parking Standards Low Load – Zone 1	Between 30% and 60% of 254 parking spaces	129 parking spaces (51%)	Y
Bicycle Parking Requirements	2 + 1/20,000 sf GFA / 5 required	8 spaces	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Max 150’ building depth for a Flex Low-Rise building type	To allow a max building depth of 161’ where 150’ is allowed	Approval
Sidewalk must be extended into the setback area (façade zone) to meet the building	To allow a 5’ landscape buffer between the sidewalk and building along Tonopah Dr	Approval
Pocket plazas shall have a minimum depth of 20’	To allow min 10’ depth	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Driveway access from rear	To allow driveway access on front side (Pinto Lane) and corner side (Tonopah Dr)	Approval

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) Site development Review

Project Address (Location) Pinto Lane and Tonopah Dr

Project Name Women's Cancer Canter **Proposed Use** Medical Office

Assessor's Parcel #(s) 13933302008 **Ward #** 1

General Plan: Existing T5-N Proposed T5-N **Zoning:** Existing T5-N Proposed T5-N

Additional Information 3 Story Medical Office in Medical District

Property Owner Blue Dream LV, LLC Contact Nicolas Spirtos

Address 3131 La Canada St, Ste. 241 City Las Vegas State NV Zip 89169

E-mail nmspirtos@wccenter.com Phone 702-326-0585

Applicant Blue Dream LV, LLC Contact Nicolas Spirtos

Address 3131 La Canada St, Ste. 241 City Las Vegas State NV Zip 89169

E-mail nmspirtos@wccenter.com Phone 702-326-0585

Representative Yihong Liu Contact Yihong Liu

Address 1669 W. Horizon Ridge Parkway, Suite 120 City Henderson State NV Zip 89012

E-mail yi@ylarchitecture.com Phone 702-321-9316

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 Nicola M Spirtos

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name NICOLA M. SPIRTOS, M.D.

Subscribed and sworn before me

This 16th day of February, 20 22

VICKI MAZZORANA

Notary Public in and for said County and State CLARK COUNTY, NV

22-0097
02/17/2022

Print Form

DEPARTMENT OF PLANNING

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Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site development Review

Project Address (Location) Pinto Lane and Tonopah Dr

Project Name Women's Cancer Canter **Proposed Use** Medical Office

Assessor's Parcel #(s) 13933302009, 10, 11 **Ward #** 1

General Plan: Existing T5-N Proposed T5-N **Zoning:** Existing T5-N Proposed T5-N

Additional Information 3 Story Medical Office in Medical District

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Address 2960 Augusta Drive City Las Vegas State NV Zip 89109

E-mail nmspirtos@wccenter.com Phone 702-326-0585

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Department Use	
Case #	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site development Review

Project Address (Location) Pinto Lane and Tonopah Dr

Project Name Women's Cancer Canter **Proposed Use** Medical Office

Assessor's Parcel #(s) 13933302016, 17, 18, 24 **Ward #** 1

General Plan: Existing T5-N Proposed T5-N **Zoning:** Existing T5-N Proposed T5-N

Additional Information 3 Story Medical Office in Medical District

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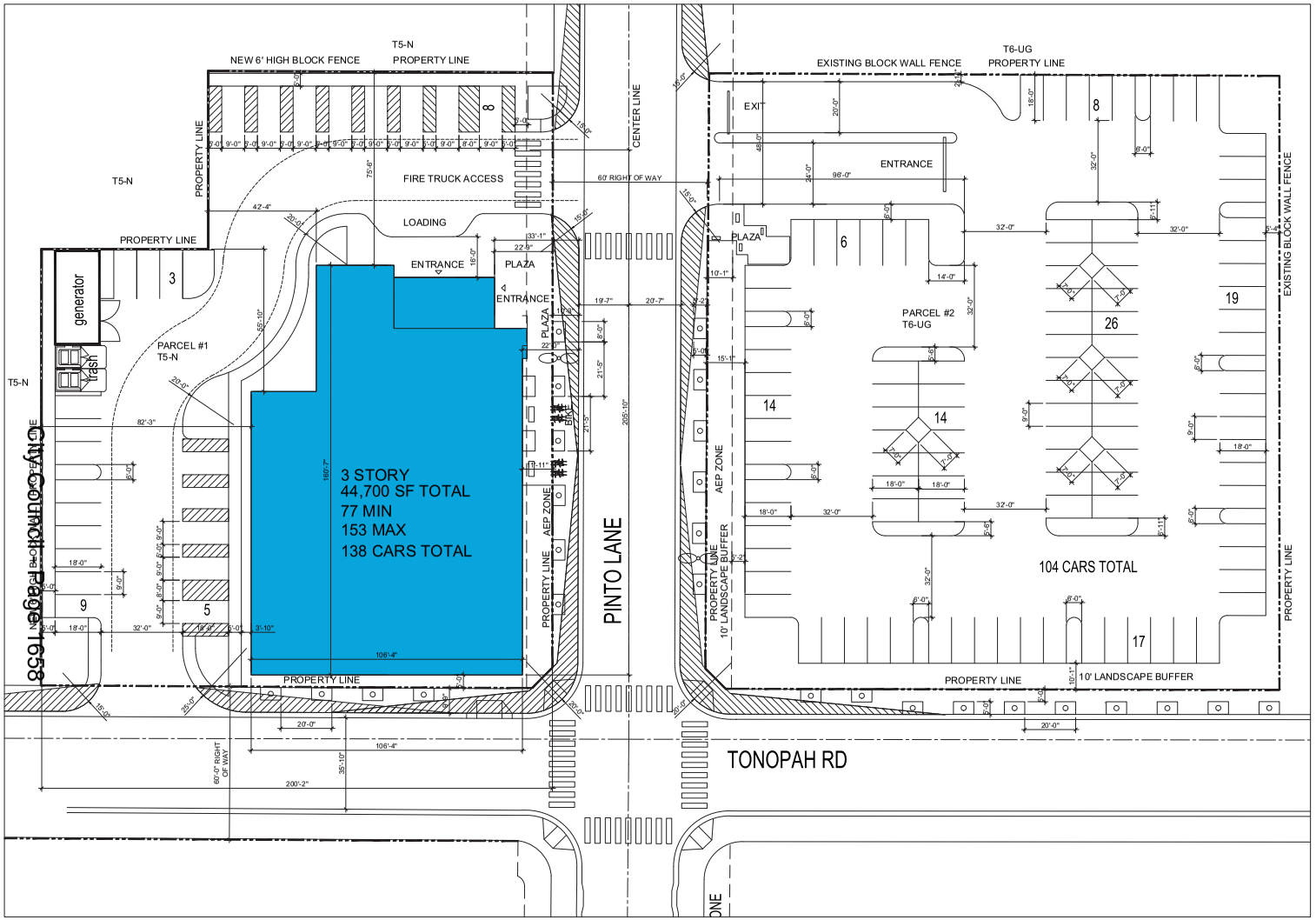


PROJECT SITE DATA

Project Description:
Medical Office Building - 3 story

Jurisdiction:	City of Las Vegas
APN Parcel #1:	139-33-302-008, 139-33-302-009, 139-33-302-010, 139-33-302-011,
Zoning:	T5-N (Neighborhood Zone)
Lot Size:	1.00 acres
APN Parcel #2:	139-33-302-016, 139-33-302-017, 139-33-302-018, 139-33-302-024
Zoning:	T6-UG (Urban General Zone)
Lot Size:	1.24 acres
Total Lot Area	**2.24 acres**
FAR Parcel #1:	1.03
FAR Parcel #2:	N/A
COVERAGE	36.7 % (AT PARCEL #1)
Proposed Zoning:	T5-N subzone (Neighborhood Zone AT PARCEL #1)
Plaza Provided:	3,100 SF (req'd 2,700 SF)

Site Data:
Proposed Building (3 STORY): +/- 44,700 sf
Level 1 : +/- 15,350 SF
Level 2 : +/- 14,000 SF
Level 3 : +/- 15,350 SF

Parking Required - Low Load Zone 1
Min. Medical Office Building : 77 spaces
Max. Medical Office Building : 153 spaces
19.12.060 :
(1 Space for each 200 SF of Gross Floor Area up to 2,000 SF plus 1 space for each additional 175 SF)

19.09 Form Based Code Supplemental to Transect Zone :
Min 30% and Max 60% of the parking requirement indicated in 19.12.060

Parking Provided: 129 spaces
- HC 13 spaces
- 1 Loading space
- Parcel #1 Provided : 25 spaces
- Parcel #2 Provided : 104 spaces
- Parcel #1 Bicycle Parking Provided : 8 spaces

VICINITY MAP



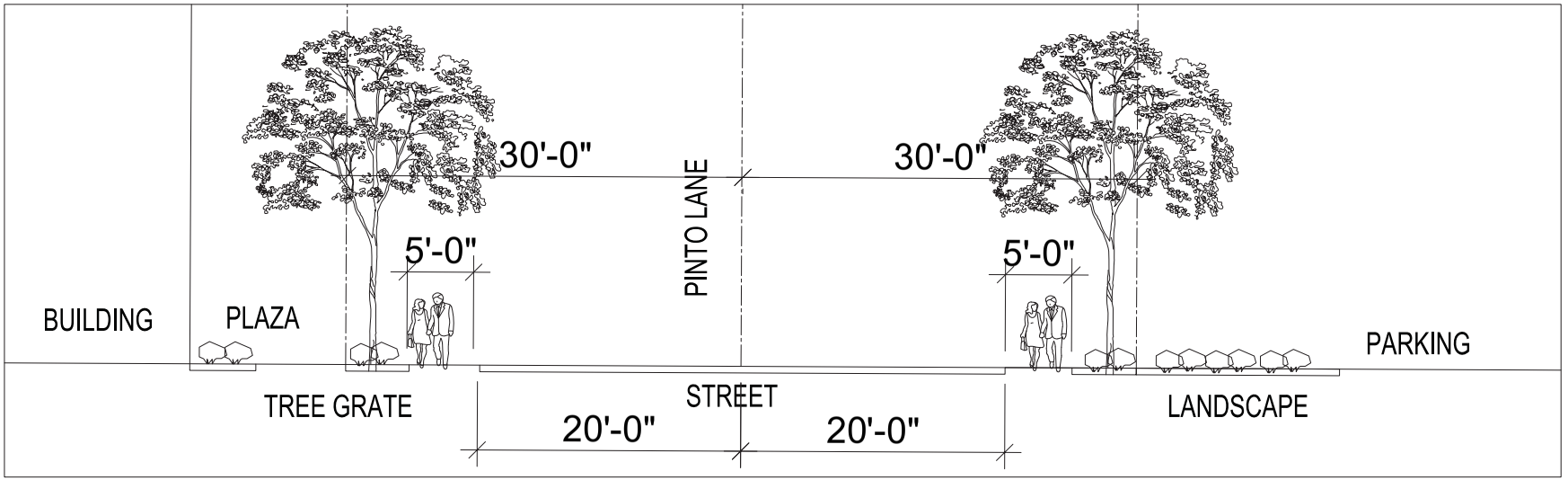
22-0097
02/17/2022

City Council Page 1658

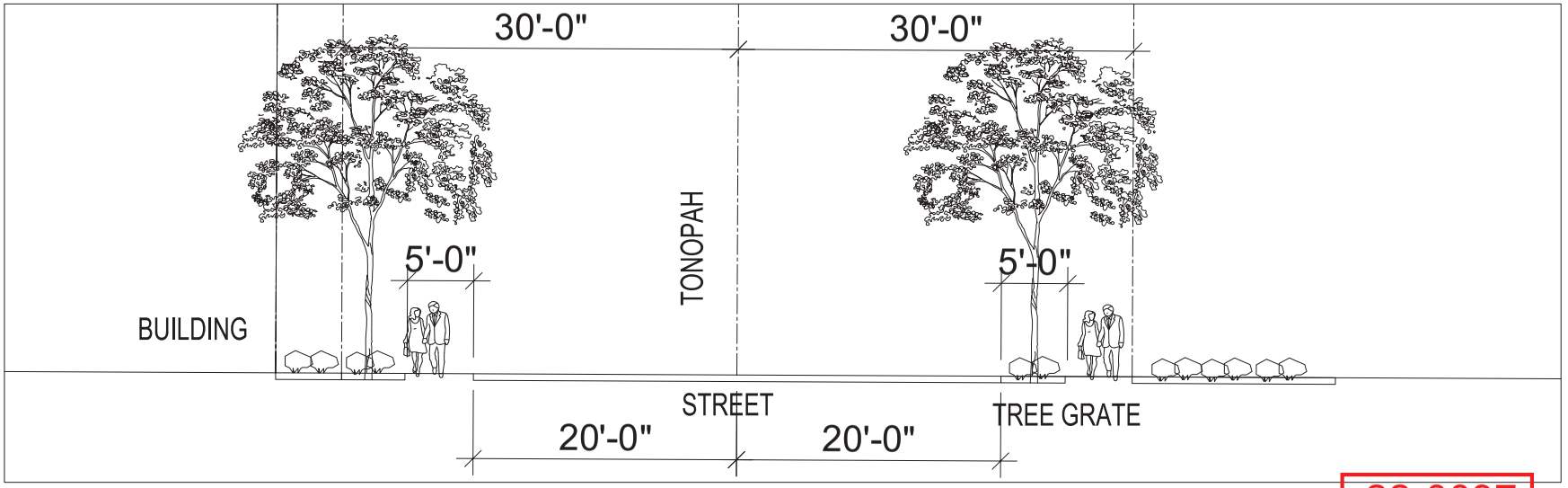
YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
design architect
1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
702-946-0933 - FAX

WOMEN'S CANCER CENTER
CITY OF LAS VEGAS, NEVADA

A. 001
OVERALL SITE PLAN
NOVEMBER 8, 2021
SCALE: 1" = 20'-0"
N



STREET SECTION - PINTO LANE



STREET SECTION - TONOPAH RD

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
design architect
1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
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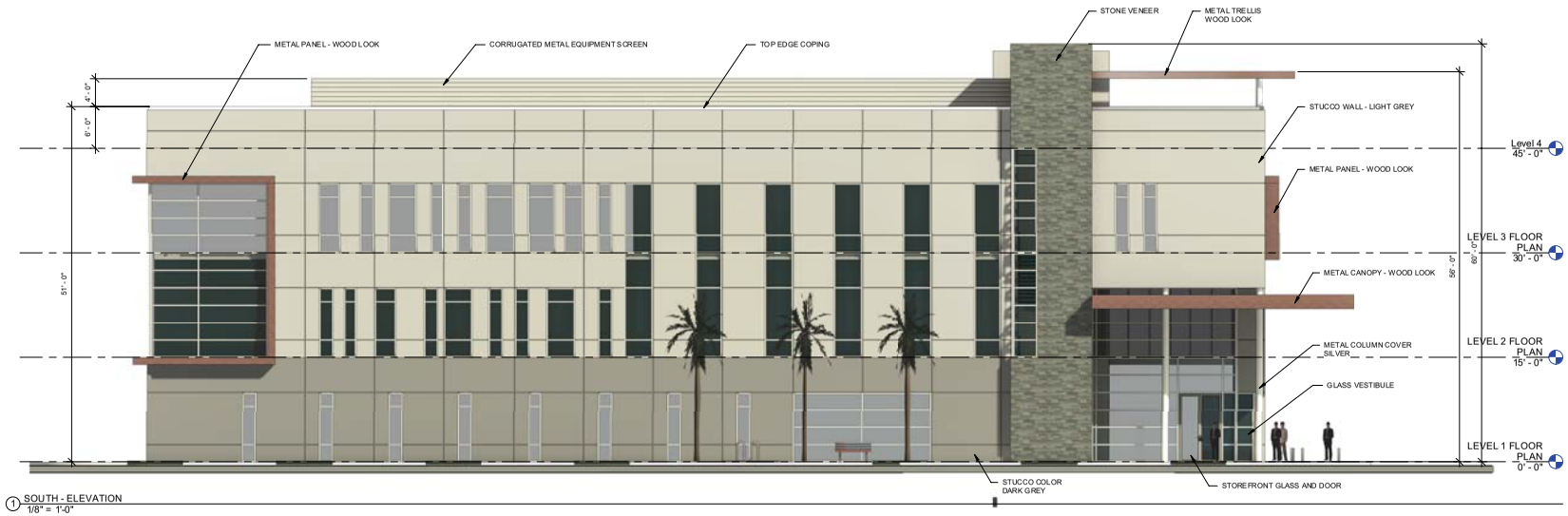
WOMEN'S CANCER CENTER
CITY OF LAS VEGAS, NEVADA

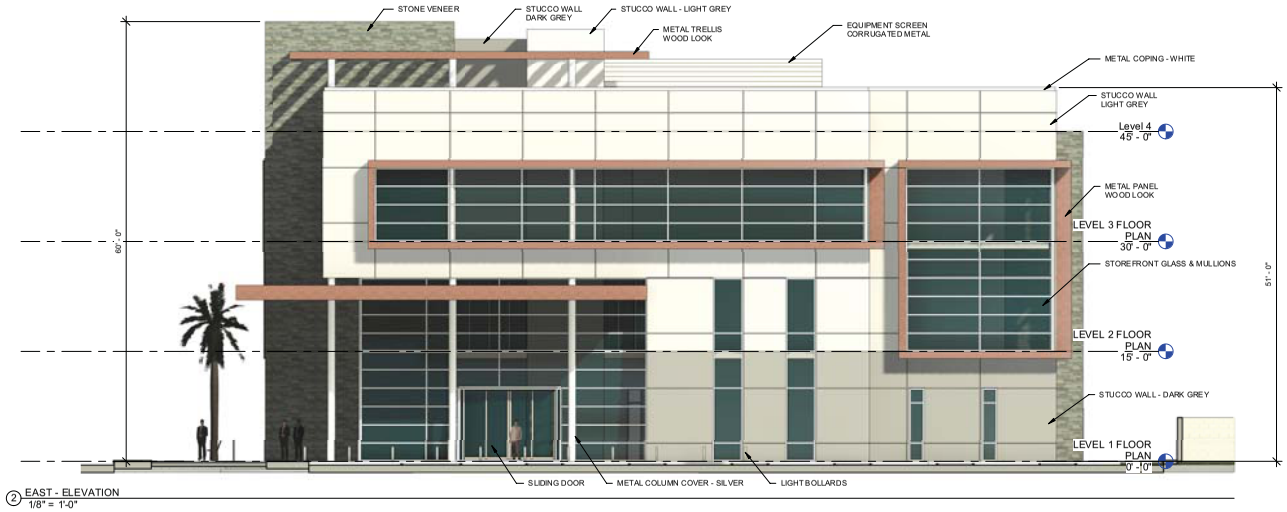
22-0097
02/17/2022

SS-001
STREET SECTION

NOVEMBER 8, 2021
1/4" = 1'-0"



1 SOUTH - ELEVATION
1/8" = 1'-0"



2 EAST - ELEVATION
1/8" = 1'-0"

MATERIAL / COLOR LEGEND

- PT 1 - DEW 379 - IGLO WHITE TRIM
- PT 2 - DE6332 GLEN FALLS STUCCO WALL - LIGHT GREY
- PT 3 - DE6334 LONG LAKE STUCCO WALL - DARKER GREY
- ST - STONE VENEER
- WOOD LOOK METAL PANELS
- STOREFRONT WINDOW AND DOOR

22-0097
02/17/2022

YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
design architect
1669 HORIZON RIDGE PARKWAY
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HENDERSON, NV 89012
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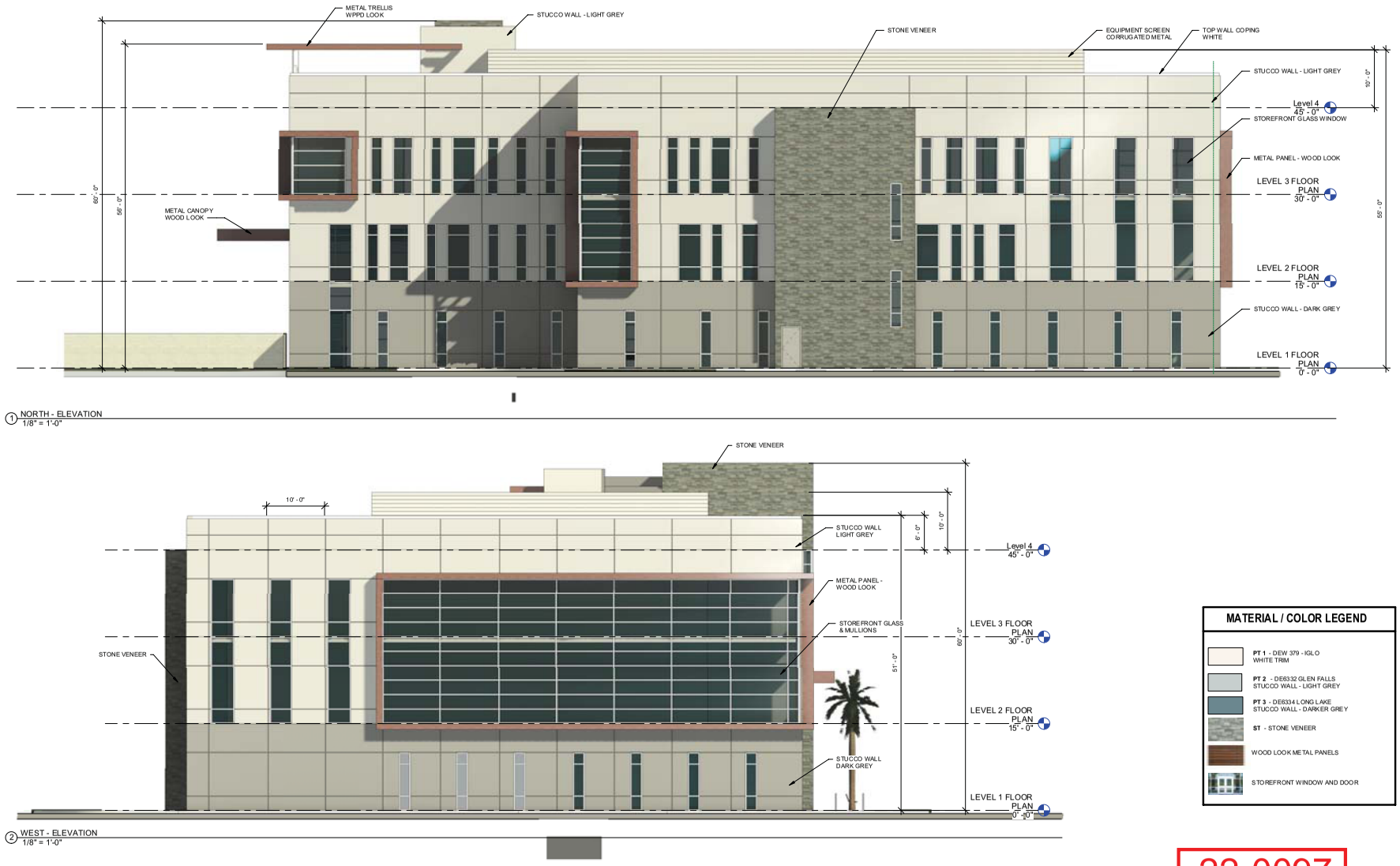
WOMEN CANCER CENTER

City of Las Vegas, Nevada

A 201
BLDG ELEVATIONS

11/28/21
SCALE As indicated



MATERIAL / COLOR LEGEND

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WOMEN CANCER CENTER

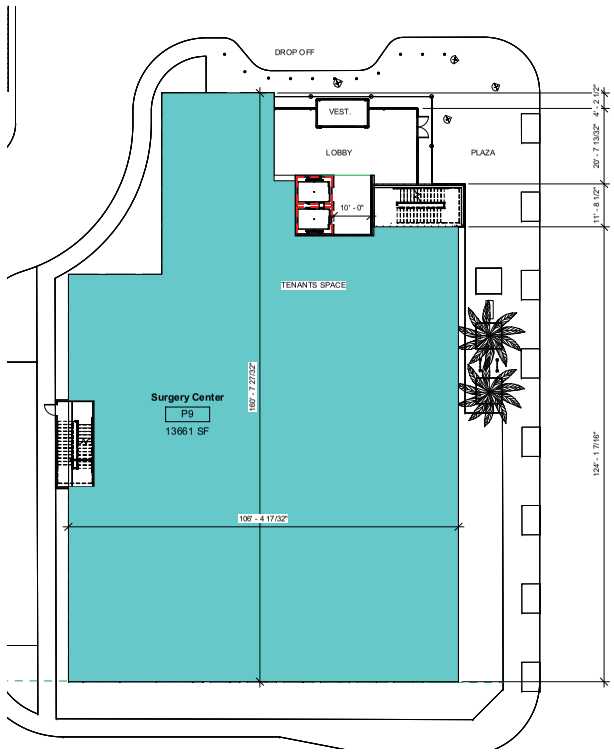
City of Las Vegas, Nevada

A 202

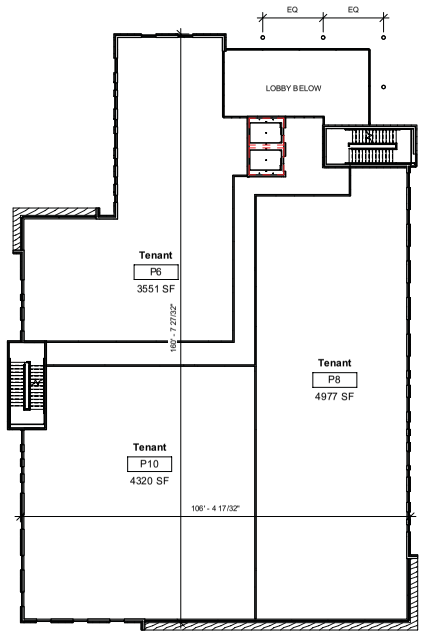
BLDG ELEVATIONS

11/28/21

SCALE As indicated



1 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"



2 LEVEL 2 FLOOR PLAN
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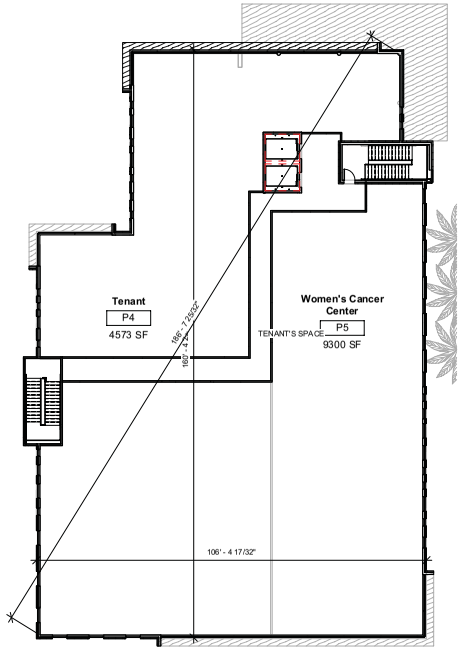

3 LEVEL 3 FLOOR PLAN
1/16" = 1'-0"

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ARCHITECTURE PLANNING INTERIOR
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1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
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WOMEN CANCER CENTER

City of Las Vegas, Nevada

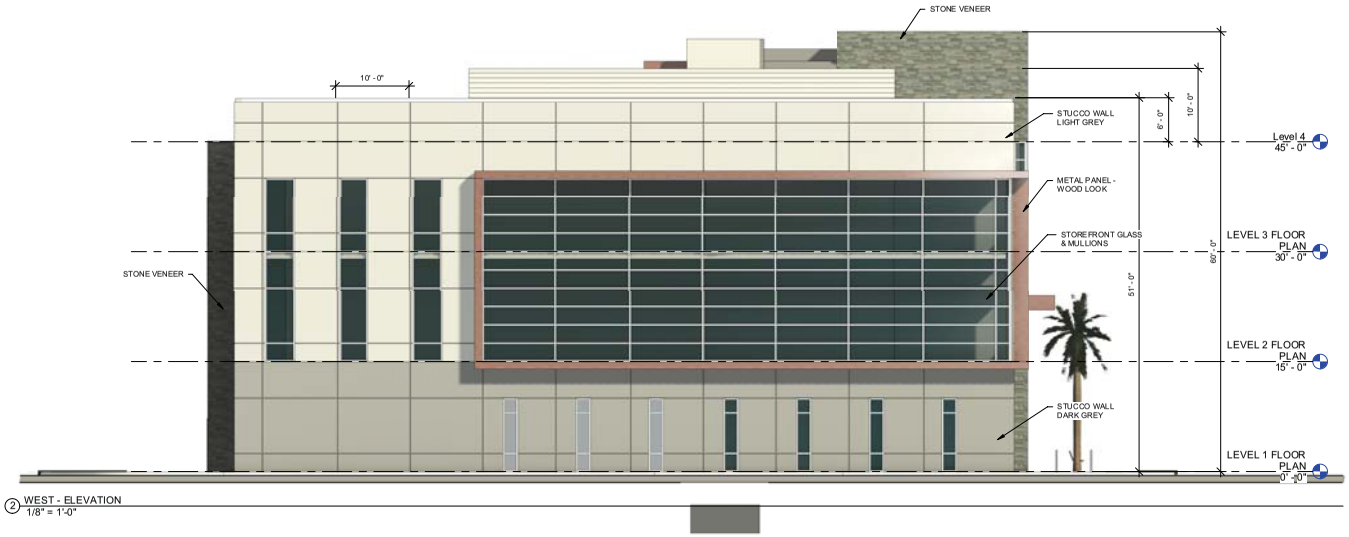
22-0097
02/17/2022

A 101
FLOOR PLANS

11/28/21
SCALE 1/16" = 1'-0"



1 NORTH - ELEVATION
1/8" = 1'-0"



2 WEST - ELEVATION
1/8" = 1'-0"

MATERIAL / COLOR LEGEND

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22-0097
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WOMEN CANCER CENTER

City of Las Vegas, Nevada

A 202

BLDG ELEVATIONS

11/28/21

SCALE As indicated



22-0097-SDR1 - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL
NORTHEAST AND SOUTHEAST CORNERS OF PINTO LANE AND TONOPAH DRIVE

03/04/2022



22-0097-SDR1 - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL
NORTHEAST AND SOUTHEAST CORNERS OF PINTO LANE AND TONOPAH DRIVE

03/04/2022



22-0097-SDR1 - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL
NORTHEAST AND SOUTHEAST CORNERS OF PINTO LANE AND TONOPAH DRIVE

03/04/2022



22-0097-SDR1 - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL
NORTHEAST AND SOUTHEAST CORNERS OF PINTO LANE AND TONOPAH DRIVE

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22-0097-SDR1 - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL
NORTHEAST AND SOUTHEAST CORNERS OF PINTO LANE AND TONOPAH DRIVE

03/04/2022



22-0097-SDR1 - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL
NORTHEAST AND SOUTHEAST CORNERS OF PINTO LANE AND TONOPAH DRIVE

03/04/2022



22-0097-SDR1 - APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL
NORTHEAST AND SOUTHEAST CORNERS OF PINTO LANE AND TONOPAH DRIVE

03/04/2022

Yihong Liu
Yihong Liu + Associates
1669 Horizon Ridge Parkway
Henderson, NV 89012

February 16, 2022

Current Planning
Planning Department
495 S. Main St., Las Vegas, NV 89101

RE: APN Parcel 1: 139-33-302-008, 009, 010, & 011
APN Parcel 2: 139-33-302-016, 017, 018, & 024

Dear Planner:

Please accept this letter as our justification letter for a Design Review for a three story Medical Office Building with total of 44,700 SF in building area, located on two parcels at the intersection of Pinto Lane and Tonopah Road. The two parcels have total of 2.24 AC of land with zoning classification of T5-N & T6-UG. The two parcels will be designed per current zoning code, with north parcel (T5-N) being the office building with pedestrian entrance and drop off location, while the south parcel will be for the parking lot with pedestrian link to the office building on the north.

The Building is located on the northern parcel and about 11'-11" to the property line along Pinto Lane where the code allows up to 20' from the property line. This put the building about 22' away from the curb with pedestrian walkway, and tree wells along the street. AEP zone is provided per zoning and we specially design the main entry plaza at the southeast corner of the site to have direct connection to the main gated parking lot on the south of Pinto Lane.

The north parcel provided the circulation for the medical building and mainly handicap parking stalls for patients and visitors. The southern parcel provided the main parking lot for the project with gated access control for mainly doctors and employees for the facility. The two parcels are connected by pedestrian walkways with cross walk and plazas on both parcels. Benches and seating areas are provided along the way.

This project is going to be a three-story steel frame structure with two-story tall glass lobby at the entrances. This will not only give the project great look on the Pinto Lane, but also bring the urban scale into the project and establish good first impression for the patients and visitors. The roof top garden deck with canopy will not only provides fresh outdoor green space for the patients and staff, but also articulate the building roof form with more of urban image for the project. The maximum building height is 60' and the majority parapet height is at 51' with 6' high parapet wall on all sides.

22-0097
02/17/2022

The design of the building is contemporary office architecture with stucco and stone finish on the facade, with wood look accent metal panels' eyebrows and canopies treatment along the elevations. Stucco walls with different colors created the building massing, while wood looking metal panels created pop out to add more variation on the elevations. The window design is tailored for medical office building where treatment rooms are 10' on center with limited windows for privacy of the patients.

Total parking required for this project is 77 spaces minimum and 153 spaces maximum, and the parking provided on this project is 129 spaces with 13 handicap parking included. Total of 8 bike parking spaces are provided at the main entrance plaza.

Due to the site constrain of the project, we request following waivers:

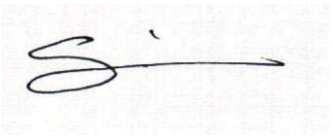
1. For the Flex-Low Building Type, the Maximum Building depth is 150'. Our building dimension is about 107'x161' when we positioned building facing along Pinto Lane. But when we count the depth from Tonopah Rd, our depth exceeds the 150'. We respectfully request waiver from this development standard.
2. Frontage of the building – 65% of the building façade shall be within the 5'-15' from the front property line. Our building is having 100% on Pinto Lane with plaza and entrance of the building. On Tonopah Rd we have our building located 5' from the property line, however, for security consideration, a 5' landscape buffer was designed to add trees along the west side of the building and also to protect the building from vandalism in the area. Our west elevation is about 107' long when the west property line is about 200' in length. We respectfully request this waiver to allow landscape in front of the building in this 5' area.
3. For the Shopfront Frontage Type, depth of recessed entries is proposed to be 10 feet where a maximum of five feet is allowed. To form the entry plaza, bigger depth is needed considering the scale of the building and the height of the lobby. We respectfully request a waiver for this.
4. Street trees require to be along the curb with tree grate on both Pinto Ln and Tonopah Rd. After we add site visibility zone at the drive way and the intersection, we found out the visibility zone will conflict with almost all of the trees along both streets. We propose to shift the tree grate 5' behind curb to clear the trees from visibility zone and still maintain the trees along both street. Since this deviates the development standard, we respectfully request a waiver for this.
5. The plaza open space has a minimum depth of 10 feet where a minimum of 20 feet is required. The proposed entry plaza has the shallow portion 10' from the property line, and 20' from the back of curb along the street. The deep portion has 22' from the property line and 33' from the back of curb. Due to the site constrain, we cannot maintain all portion to be 20' from the property line, so we respectfully request a waiver from this standard.

We believe this development will be an enhancement and an asset to the area and bring the area into a more contemporary style of urban architecture. We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and

22-0097
6/17/2022

desirable character consistent with the City's policies and regulations. We respectfully request approval. Please feel free to contact me with any questions you might have.

Yours truly,



Yihong Liu

Yihong Liu, Architect
President
Yihong Liu + Associates, LTD.
1669 Horizon Ridge Parkway, Suite 120
Henderson, NV 89012
Phone: 702-778-8711
Cell: 702-321-9316

22-0097
02/17/2022

22-0097-SDR1
Pinto Tonopah, LLC, et al

NE & SEC Pinto Lane & Tonopah Drive

Proposed 44.7 thousand square foot medical clinic.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CLINIC [1000 SF]	44.700	38.16	**1,706**
AM Peak Hour			3.69	**165**
PM Peak Hour			3.28	**147**

Existing traffic on all nearby streets:

Tonopah Drive

Average Daily Traffic (ADT)	3,934
PM Peak Hour	315
(heaviest 60 minutes)	

Alta Drive

Average Daily Traffic (ADT)	19,115
PM Peak Hour	1,529
(heaviest 60 minutes)	

Rancho Drive

Average Daily Traffic (ADT)	42,356
PM Peak Hour	3,388
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Tonopah Drive	12,480
Alta Drive	35,490
Rancho Drive	50,900

This project will add approximately 1,706 trips per day on Pinto Ln., Tonopah Dr., Alta Dr. and Rancho Dr. Currently, Tonopah is at about 32 percent of capacity, Alta is at about 54 percent of capacity and Rancho is at about 83 percent of capacity. With this project, Tonopah is expected to be at about 45 percent of capacity, Alta is expected to be at about 59 percent of capacity and Rancho to be at about 87 percent of capacity. Recent counts are not available for Pinto, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 165 additional cars, or about three every minute.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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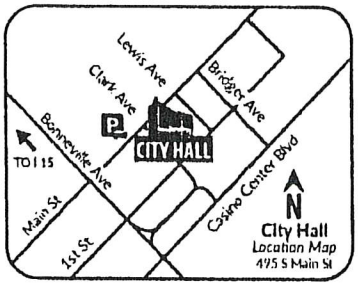

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22-0097-SDR1
13932711022
BARTSAS MARY 3 L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0097-SDR1

City Council Meeting of **05/18/2022**

Submitted after [illegible]

Date 5/12/22 Item 59 W-1

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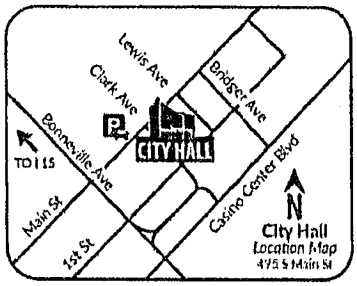

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22-0097-SDR1

City Council Meeting of **05/18/2022**

22-0097-SDR1
13932711023
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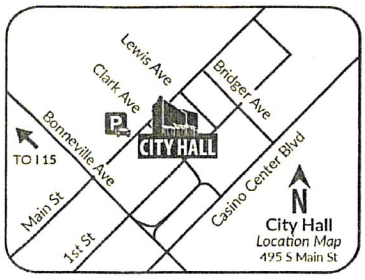

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22-0097-SDR1

City Council Meeting of **05/18/2022**

22-0097-SDR1
13933210103
KRETSCHMAR KRIS B & AMANDA MAG
417 ARNOLD ST
LAS VEGAS NV 89106-3903

89 BRDFNP1 89106

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Las Vegas, Nevada 89101

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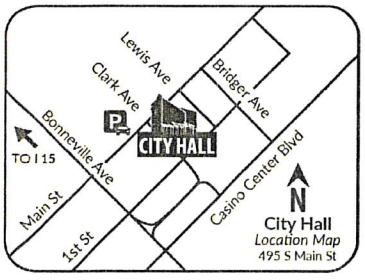

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22-0097-SDR1

City Council Meeting of **05/18/2022**

22-0097-SDR1
13933210111
KRETSCHMAR KRISTINE D & AMANDA M
417 ARNOLD ST
LAS VEGAS NV 89106-3903

Submitted after final agenda

Date 5/16/22 Item 59 W-1

89 BRDFNP1 89106

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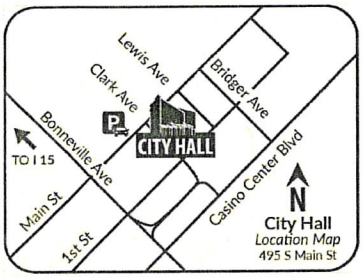

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22-0097-SDR1
13932704001
2117 ALTA L L C
2117 ALTA DR
LAS VEGAS NV 89106

☒ I SUPPORT this Request

☐ I OPPOSE this Request

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22-0097-SDR1

City Council Meeting of **05/18/2022**

83 BRDFNP1 89106

NOTE: THE FOLLOWING DOCUMENTATION WAS SUBMITTED FOR THE RECORD BEFORE OR AT THE PLANNING COMMISSION HEARING ON THIS ITEM WHICH IS NOW APPEARING BEFORE THE CITY COUNCIL

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
APR 12 2022
City of Las Vegas
Department of Planning

CASE: 22-0097-SDR1

SUBJECT: APPLICANT/OWNER: PINTO TONOPAH, LLC, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***APRIL 12, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, APRIL 11, 2022.***

Signature

4/12/22
Date

Please Print Name

Yihong Liu

Company Name

Yihong Liu and Associates

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 14

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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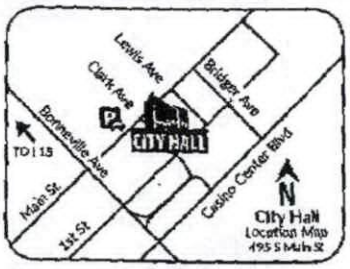
No. 7649 P. 1



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
22-0097-SDR1
Planning Commission Meeting of **04/12/2022**

22-0097-SDR1
13933210134
DANIELLE BURES FAMILY TRUST
BURES DANIELLE KATHERINE TRS
9132 FERDINAND CT
LAS VEGAS NV 89129

126 BRDPMP1 89129

Apr. 7. 2022 2:57PM

14A

City of Las Vegas, Department of Planning
495 South Main Street
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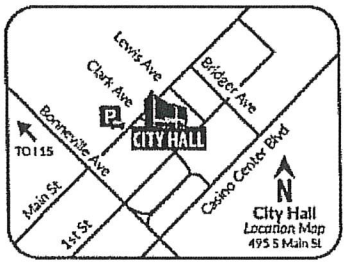

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0097-SDR1
Planning Commission Meeting of **04/12/2022**

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City of Las Vegas
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22-0097-SDR1
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601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

89 BRDFNP1 89106

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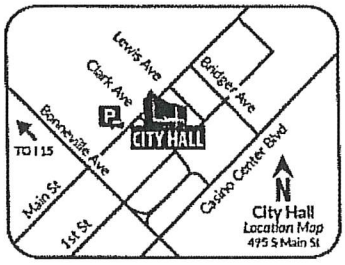

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0097-SDR1

Planning Commission Meeting of **04/12/2022**

22-0097-SDR1
13932711022
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601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

83 BRDFNP1 89106

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AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
60

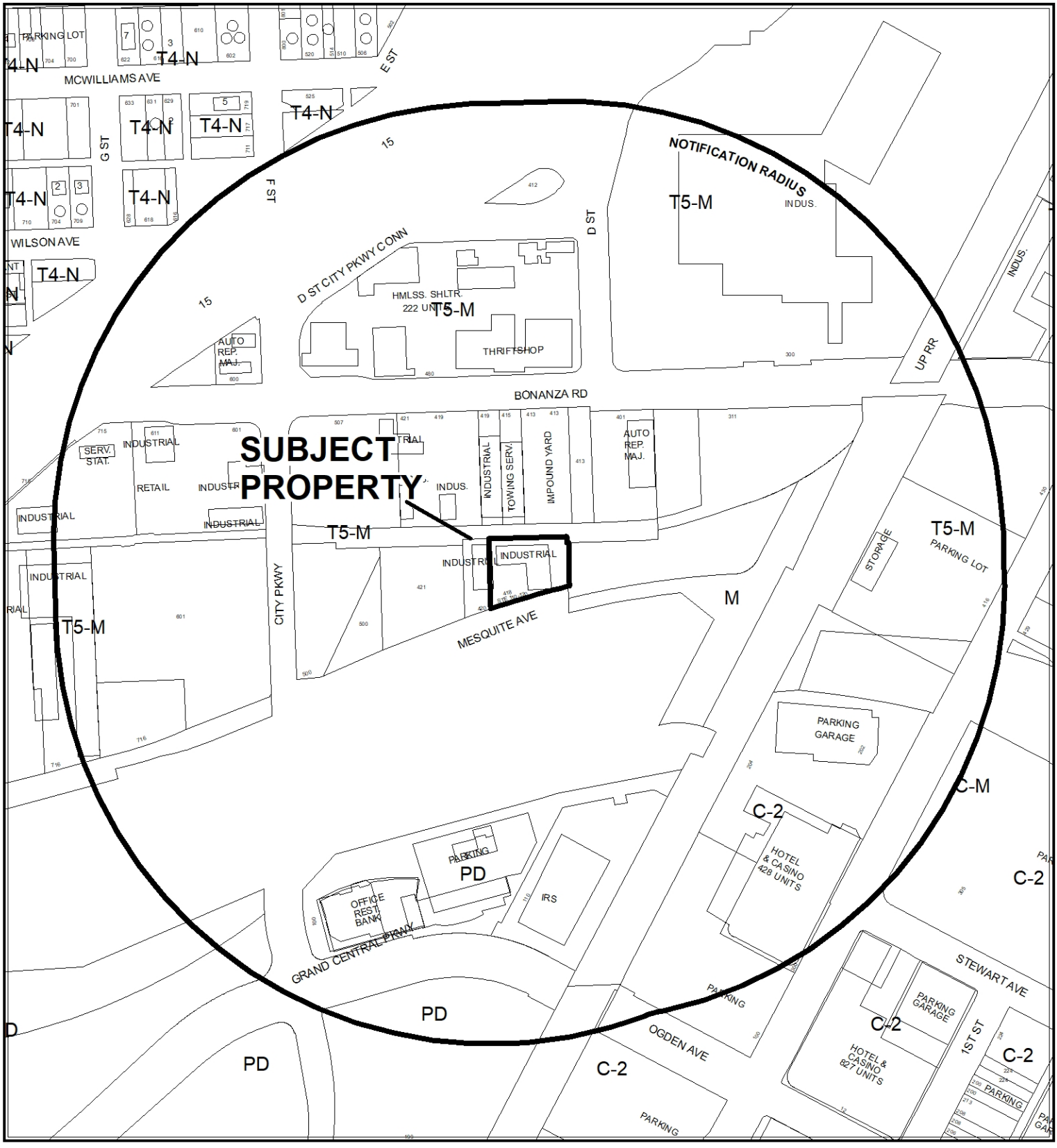
DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0117-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: MESQUITEWOOD, LLC - For possible action on a Land Use Entitlement project request to designate the property known as Mesquitewood, LLC as a Historic Site on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (22-0080-HPC1) at 418 West Mesquite Avenue (APN 139-27-401-039), T5-M (Maker) Zone, Ward 5 (Crear). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	2	City Council Meeting	0

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Agenda Memo - 22-0080-HPC1
5. Historic Preservation Commission Approval Letter - 22-0080-HPC1
6. Submitted after Final Agenda - Protest Postcards



CASE: **22-0117-DIR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T5-M (T5 Maker)



CASE: **22-0117-DIR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T5-M (T5 Maker)

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 18, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: MESQUITEWOOD, LLC

**** STAFF RECOMMENDATION ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0117-DIR1	Staff recommends APPROVAL	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 74 (by City Clerk)

PROTESTS 0

APPROVALS 0

DS

Staff Report Page One
May 18, 2022 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to designate the Mesquitewood as a Historic Building on the City of Las Vegas Historic Property Register, as approved by the Historic Preservation Commission (22-0080-HPC1), on 0.54 acres located at 418 West Mesquite Avenue (APN 139-27-401-039) T5-M (Maker) Zone, Ward 5 (Crear).
The city of Las Vegas Historic Preservation Commission voted to approve the nomination for designation as a Historic Building on February 23, 2022 based on the property's ability to meet the criteria for historic designation as listed in Title 19.10.150 I. Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects.

ISSUES

The designation of a Historic Landmark, District, Site, Building, Structure and Object shall be indicated by the "H" symbol on the zoning maps of the City. The use and development of property affected by a designation shall be governed by [19.10.150 H HISTORIC DESIGNATION OVERLAY DISTRICT] and applicable Design Guidelines adopted thereunder, as well as by the regulations pertaining to the underlying zoning classification(s) for the property, other provisions of the Unified Development Code and the General Plan.

Therefore, whenever it is proposed to alter, remodel, build, or otherwise develop a Historic Landmark, District, Site, Building, Structure or Object, or an Historic Landmark, Site, Building,
Structure or Object located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC.

DS

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/07/2022	Historic Preservation Commission received the Application for City of Las Vegas Historic Designation from Mesquitewood LLC/Steven Spann, property owner of the building located at 418 West Mesquite Avenue.
02/23/2022	Historic Preservation Commission recommended APPROVAL (22-0080-HPC1) of the application for City of Las Vegas Historic Designation from Mesquitewood LLC/Steven Spann, property owner of the building located at 418 West Mesquite Avenue.
04/12/22	The Planning Commission (7-0 vote) recommends APPROVAL on a Land Use Entitlement project request to designate the property known as Mesquitewood, LLC as a Historic Site on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (22-0080-HPC1) at 418 West Mesquite Avenue (APN 139-27-401-039), T5-M (Maker) Zone, Ward 5 (Crear).

ANALYSIS

The Mesquitewood located at 418 West Mesquite Avenue, has been determined eligible for listing on the City of Las Vegas Historic Property Register as a Historic Building by the City of Las Vegas Historic Preservation Commission.

The building meets the following requirements for Historic Building designation, as stated in the City of Las Vegas **Title 19.10.150, Designation of Historic Landmarks, Districts, Sites,**
Buildings, Structures and Objects, Section I, Subsection (a) and (b):

To be eligible, the site must meet the criteria under Title 19.10.150(I)(1) “Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects:”

1. An individual landmark, district, site, building, structure or object may be designated on the City of Las Vegas Historic Property Register if it demonstrates exceptional historical significance by qualifying under Subparagraphs (a) or (b) below:

2.
   a. It meets the criteria for listing on the State or National Register of Historic Places; or
   b. It is determined to be of exceptional local significance and expresses a distinctive character because:
      i. A significant portion of it is at least 40 years old;
      ii. It is reflective of the City's cultural, social, political or economic past; and
      iii. Either:
         1. It is associated with a person or event significant in local, state or national history; or
         2. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

The City of Las Vegas supports the preservation of historic resources with the following documents:

1) *The City of Las Vegas Historic Properties and Neighborhoods Preservation Plan Element*
   a. Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.
      i. Objective 1: Promote the preservation, maintenance and protection of structures, sites and districts of historic interest within Las Vegas.
      ii. Objective 3: Promote and encourage the rehabilitation and reuse of historic resources.
      iii. Objective 4: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

2) *The City of Las Vegas Master Plan 2020*
   a. Chapter 2: Land Use & Environment
      i. Preserve and reuse historic structures and sites.
      ii. Support continued investment to preserve Las Vegas's distinctive identity
      iii. Ensure rural preservation
      iv. Maintain neighborhood character

v. Continue to update the inventory of designated and eligible historic structures and sites in the community

Summary of Significance (taken from the attached Application for City of Las Vegas Historic Designation):

The property was constructed in 1955. Per the statement of eligibility and appropriateness for designation provided by the applicant, the property represents a period of growth for the city as it transitioned from a railroad town to a vibrant resort city catering to tourists and residents alike. From 1955 through 1985, the property was owned by Robert (Bob) Kaltenborn who helped shape the city's residential and commercial development. During his half-century in Las Vegas, Robert Kaltenborn was instrumental in promoting Las Vegas as a tourist destination in its early years as a resort city, setting the stage for its eventual rise as one of the top tourist destinations in the world.

The Mesquitewood is considered eligible for designation as a Historic Building under Title 19.10.150 Section I. Designation of Historic Landmarks, Districts, Sites, Buildings,

Structures and Objects under:

1. Subsection 1.b. It is determined to be of exceptional local significance and expresses a distinctive character because:
    a. 1.b.i. A significant portion of it is at least 40 years old;
    b. 1.b.ii It is reflective of the City's cultural, social, political or economic past
    c. 1.b.iii.(A) It is associated with a person or event significant in local, state or national history.

Staff recommends approval of the nomination of 418 West Mesquite Avenue to the City of Las Vegas Historic Property Register as a Historic Building.

DEPARTMENT OF PLANNING

Application for City of Las Vegas Historic Designation

Name of Property Mesquitewood LLC

Address (Location) 418 W. Mesquite, Las Vegas NV 89106

Type of Designation (check one) **Building** ☑ **District** ☐ **Site** ☐ **Structure** ☐

Assessor's Parcel #(s) 139-27-401-039

Current Zoning Designation T5-m

Additional Information

APPLICANT/ REPRESENTATIVE	Steven J Spann	**Property Owner?**	Yes ☒ No ☐
Address	418 W. Mesquite Ave	**Phone**	**Fax:**
City	Las Vegas	**State**	NV **Zip** 89106
E-mail	stevenspanneme.com		

Required Submittal Material

	FOR STAFF USE ONLY
Statement of Eligibility and Appropriateness for designation	✓
Photographs	✓
Letter of Property Owner Consent (if property owner is not the applicant)	✓
Statement of Financial Interest	✓
Letter of Request for Action (if designation is for a district)	N/A
Deed/Legal Description	✓

Signature of Property Owner or Authorized Representative of the City of Las Vegas

Steven Spann

Print Name STEVEN SPANN

Subscribed and sworn before me Jill Gravelle

This 4th **day of** February **, 20** 22

Notary Public in and for said County and State

JILL GRAVELLE
Notary Public, State of Nevada
No. 05-95936-1
My Appt. Exp. March 11, 2025

FOR DEPARTMENT USE ONLY

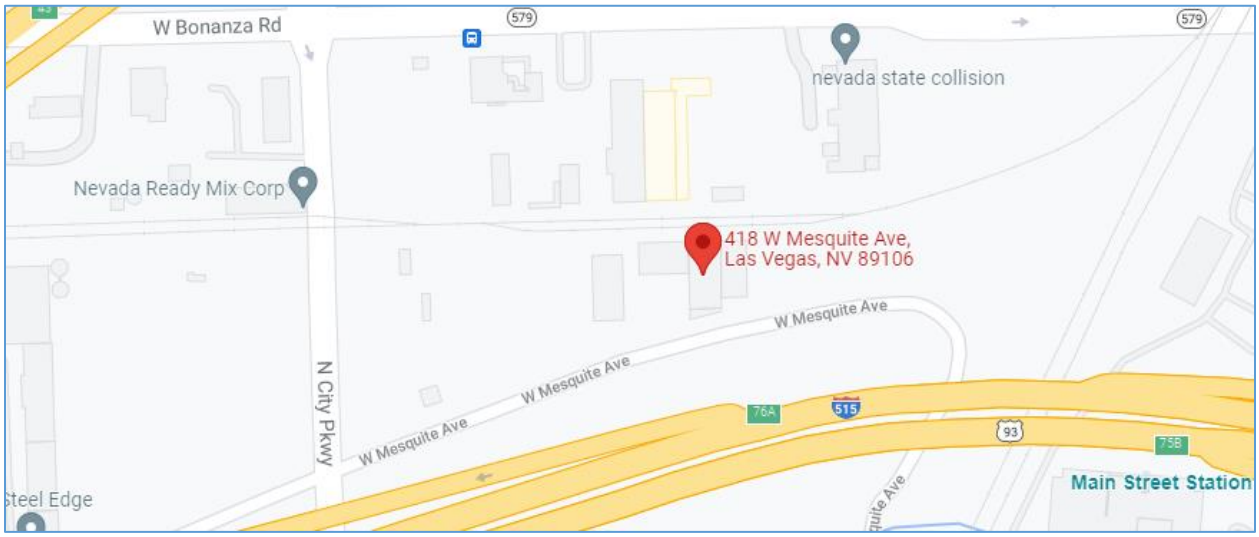
Case # 22-0080-HPC1

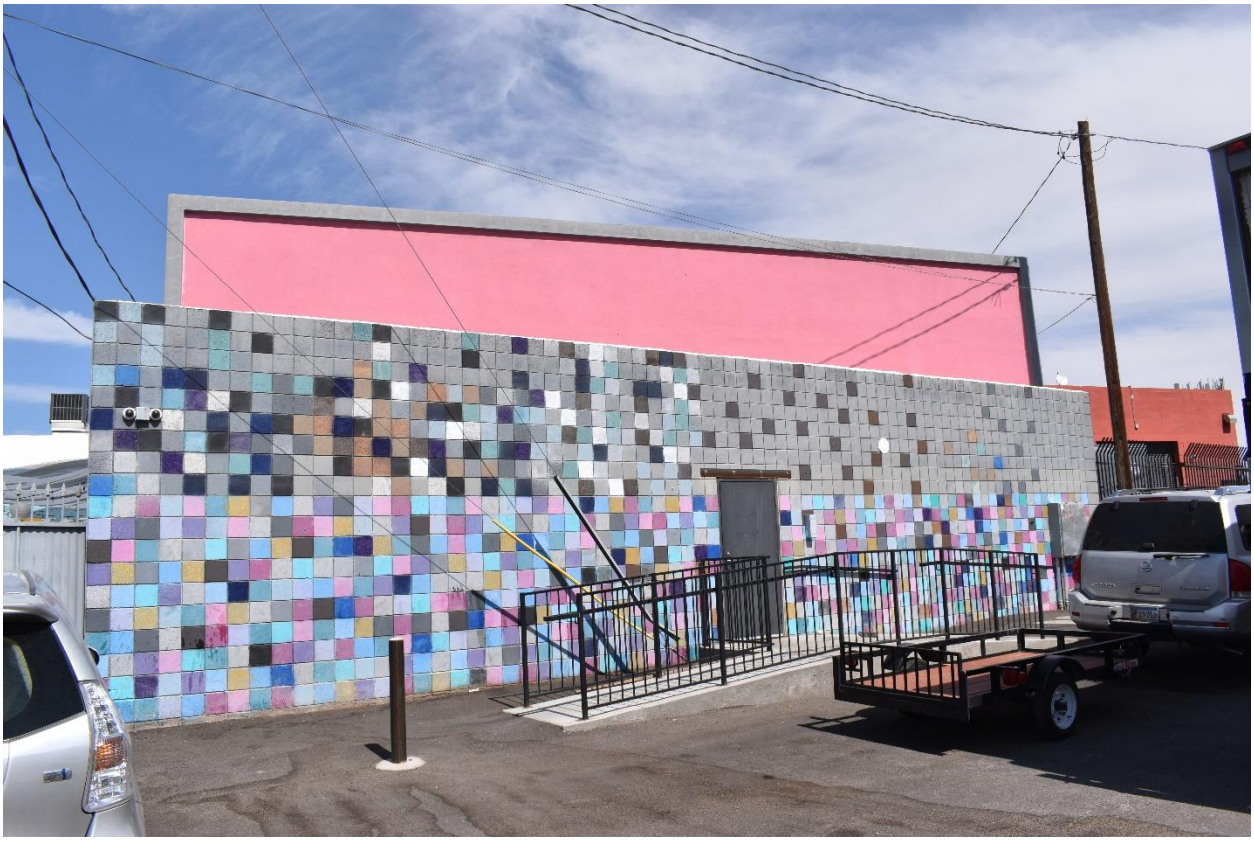
Meeting Date: 2/23/2022

Date Accepted: 02.07.22

Accepted By: Siebrandt

Location: 418 W. Mesquite Avenue








418

The Doyle, 418 W. Mesquite Avenue

Statement of Eligibility and Appropriateness for City of Las Vegas Historic Designation



By ZoAnn Campana and Timothy Brown, Kautz Environmental Consultants, Inc.

Robert J. Kaltenborn

Robert J. Kaltenborn owned the property at 418 W. Mesquite from 1955 until his death in 1985. Kaltenborn, who went by "Bob," was a well-known Las Vegas citizen who was instrumental in the development of the city. He was a founding father, pioneer, visionary, entrepreneur, and philanthropist of Downtown Las Vegas. Kaltenborn played a pivotal role in advertising Las Vegas as the nation's premier wedding and divorce hub, an ideal vacation destination, and as a residential community providing a high quality of life to its citizens. During his lifetime, he was president of the Las Vegas Chamber of Commerce, Mayor Pro-Tempore, City Commissioner, and president of the Red Cross, among other appointments. Kaltenborn was close friends with fellow community leaders Nate Mack and Murray Wolman, and together the trio was known as the "Irish Syndicate."

Born in San Bernardino in 1900, Kaltenborn accepted a job with the Atchison Topeka and Santa Fe Railroad (ATSFRR) in 1917 after graduating from Longmire Business College with a degree in accounting and stenography. By 1922, he was promoted to secretary to the superintendent of the ATSFRR; the same year, he left to establish a tire and auto parts enterprise in San Bernardino. A decade later, he would move to Las Vegas and change the face of the desert community forever.[1]



Figure 1: Bob Kaltenborn, circa 1970-1979. UNLV Libraries, Special Collections.

When Kaltenborn arrived in Las Vegas in 1932, he purchased General Auto Parts, operating the business until 1969.[2] The store was located at 117 North Main Street on the southwest corner of First and Ogden (not extant).[3] In 1948, Kaltenborn announced a merger of General Auto Parts with the Motor Supply Company, at which time General Auto Parts relocated to the Motor Supply storefront at 900 S. 5th Street.[4]

Shortly after his arrival in Las Vegas and throughout his life, Kaltenborn was an enthusiastic booster for the town. He was especially interested in promoting the tourism industry. According to a 1936 article in the *Las Vegas Age,* Kaltenborn actively promoted a campaign to educate local business owners about Las Vegas' many attractions, in hopes that they would pass this knowledge onto the traveling public.[5] By 1938, he served on the Las Vegas Chamber of Commerce, serving as its president in 1940.[6] During his time with the Chamber, Kaltenborn spearheaded events including annual horse races, publicized Nevada's liberal marriage and divorce laws as a way to draw tourists, and promoted the "Live Wire Fund" to produce the first publicity book written about Las Vegas, a project of

[1] "Rancho Circle Area Developer Dead at 85," *Las Vegas Review-Journal,* May 11, 1985:12B.
[2] Ibid.
[3] "Kaltenborn Will Have Fine Plant," *Las Vegas Age,* May 20, 1938:1.
[4] "Merger of Vegas Firms Announced," *Las Vegas Review-Journal,* April 30, 1948:3; "Kaltenborn Seeking Injunction to Stop Picketing at His Store, *Las Vegas Review-Journal & Age,* June 6, 1948:2.
[5] "Educational Campaign," *Las Vegas Age,* June 12, 1936.
[6] "Kaltenborn: Hard-Shelled Vegas Business Pioneer," *Las Vegas Review-Journal,* January 22, 1978:1K-2K.

the Chamber of Commerce.[7] Kaltenborn remained with the Chamber after his presidency ended, serving on various committees, including as head of the Streets and Highways and Hotels committees.[8]

Kaltenborn collaborated extensively with fellow Chamber member Robert Griffith. The two men created Las Vegas' "first nationwide publicity package" about Rhea Gable's arrival in town to secure a divorce from actor Clark Gable. Kaltenborn and Griffith also contributed heavily to the success of the Live Wire Fund, for which each chamber member pledged to contribute one to five percent of their income, and Las Vegas resorts pledged to match up to $50,000. The scheme raised $84,000 in its first year.[9]

Kaltenborn was actively involved in city-building in Las Vegas, believing that the city would expand and prosper following the end of World War II. He was instrumental in developing the Rancho Circle residential tract after purchasing $2,000 worth of land west of the railroad tracks with his friend and fellow booster Robert Griffith. According to Moehring, "Ensuing years saw the partners, with the help of banker Nate Mack and Murray Wollman, purchase acres of Union Pacific land in the area 'awful cheap' and develop the one- and two-acre lots which eventually hosted the elegant mansions of the city's elite."[10] When the local water district did not share the developers' vision, refusing to provide water service to the burgeoning tract, Kaltenborn and Griffith coordinated the installation of an artesian well to supply the necessary water.[11] Kaltenborn himself purchased a lot in the community, constructing his residence at 900 Rancho Circle.[12]

Kaltenborn dabbled in politics, notably when he was appointed to a vacant position on the City Commission in 1941, at the behest of the Chamber, after the entire City Commission resigned during a dispute with the mayor.[13] On at least one occasion, two City Commissions held meetings—one with those commissioners who had resigned, and the other with the mayor's newly appointed commissioners. According to city attorney Harry Austin, only the meeting of the "old board" was considered legal. When the "new board" met later on the same day, Kaltenborn was elected as Mayor Pro Tem; shortly thereafter, police officers cleared the chamber. The chief of police then ordered the new commission to leave, effectively terminating the meeting.[14] It appears that the new commission was dissolved shortly thereafter, as the previous commissioners rescinded their resignations and a legal

[7] "Races to Draw Record Throngs," *Las Vegas Age,* November 18, 1938; "Chamber Thanks Bob Kaltenborn," *Las Vegas Age,* November 11, 1939; "Thebo Is Named Chairman of Race Committee," *Las Vegas Age,* October 6, 1939; "Rancho Circle Area Developer Dead at 85," *Las Vegas Review-Journal,* May 11, 1985:12B.
[8] *Las Vegas Age,* January 8, 1943; *Las Vegas Age,* December 31, 1943.
[9] "Kaltenborn: Hard-Shelled Vegas Business Pioneer," *Las Vegas Review-Journal,* January 22, 1978:1K-2K; Moehring, Eugene P. *Resort City in the Sunbelt: Las Vegas, 1930-2000.* University of Nevada Press, Las Vegas (2000), 66.
[10] Moehring, 237.
[11] "Rancho Circle Boasts Rich History, Possible Comeback," *Las Vegas Review-Journal,* December 6, 2014, https://www.reviewjournal.com/life/rancho-circle-boasts-rich-history-possible-comeback/#:~:text=If%20you%20were%20a%20youngster,mode%20with%20a%20new%20generation.
[12] Las Vegas City Directory, 1954.
[13] "Mayor Russell to Appoint New City Commission," *Las Vegas Review-Journal,* January 2, 1941:1.
[14] "Las Vegas Has Two City Boards After Meeting Sunday," *Las Vegas Review-Journal,* January 6, 1941:1, 3.

battle with the mayor ensued. At that point, Kaltenborn says, he "decided [he] would never get into politics."[15]



Figure 2: Advertisement for the Jackpot Casino in the Las Vegas Review-Journal, 7/31/1941.

Kaltenborn oversaw extensive real estate and business holdings throughout the Las Vegas Valley. His projects included residential tracts, multifamily residences, and commercial developments. He also experimented with more high-profile businesses, especially in the early 1940s. With Nate Mack, he opened the Jackpot Casino on Fremont Street in 1941.[16] The two men also purchased the well-known Block 16 nightclub The Meadows from Louis Cornero the same year. The Meadows burned to the ground in 1943.[17]

Kaltenborn believed in community service, serving as president of the Las Vegas Chamber of Commerce in 1940, Kiwanis in 1937[18], and Bluecoats in 1973.[19] In 1943, he was elected to the executive committee of the Community Chest.[20] He and his wife donated a $60,000 piece of property for the Scout Service Center in 1966.[21] Kaltenborn also established a scholarship fund at UNLV, helped establish the Junior Chamber of Commerce, and made financial and real estate donations to the Red Cross, United Fund, and the Opportunity Center.[22]

Not without controversy, Kaltenborn was convicted of tax evasion after failing to file revenue received in 1942 and 1943 as a partial owner of the Jackpot Club. He was convicted in 1949 and sentenced to six

[15] "Kaltenborn: Hard-Shelled Vegas Business Pioneer," *Las Vegas Review-Journal,* January 22, 1978:1K-2K.
[16] "New Jack Pot Will Be Opened Friday," *Las Vegas Review-Journal,* July 29, 1941:3.
[17] Gaffey, Patrick, "Pico, Frankie, and the Meadows," *Nevada Historical Society Quarterly,* Vol. 55, No. 1-4 (2012), 58-68; "Meadows Razed Last Night by Big Conflagration," *Las Vegas Review-Journal,* February 9, 1943:1.
[18] *Las Vegas Age,* October 29, 1937; "Rancho Circle Area Developer Dead at 85," *Las Vegas Review-Journal,* May 11, 1985:12B.
[19] "Bluecoat President Appointed," *Las Vegas Review-Journal,* September 1, 1973:22.
[20] *Las Vegas Age,* January 8, 1943.
[21] "Two Local Couples Give Scouts Generous Gifts," *Las Vegas Review-Journal,* September 16, 1966
[22] "Kaltenborn: Hard-Shelled Vegas Business Pioneer," *Las Vegas Review-Journal,* January 22, 1978:1K-2K.

months in a Federal camp in Tucson, Arizona and three years' probation.[23] In November 1951, Kaltenborn testified at the Kefauver Hearing in Las Vegas, affirming "that an Internal Revenue Board employee had attempted to shake him down." He offered no proof, but he did assert his fear of retaliation for testifying.[24]

In a 1978 interview with the *Las Vegas Review-Journal,* Kaltenborn rejected the idea of retiring, stating, "I will not lie there stagnating!" He continued to contribute to his adopted community, in both business and charity, until his death seven years later.

Property History, 1955-1972

On September 14, 1955, Robert J. and Eva Mae Kaltenborn purchased the subject property from the Union Pacific Railroad Company.[25] The property is not indicated on the 1954 Sanborn map, nor is the address listed in the 1954 city directory for Las Vegas. This suggests that a structure did not exist on the site until 1956, when the address first appears in a city directory as the location of Devine Storage and Moving Service.

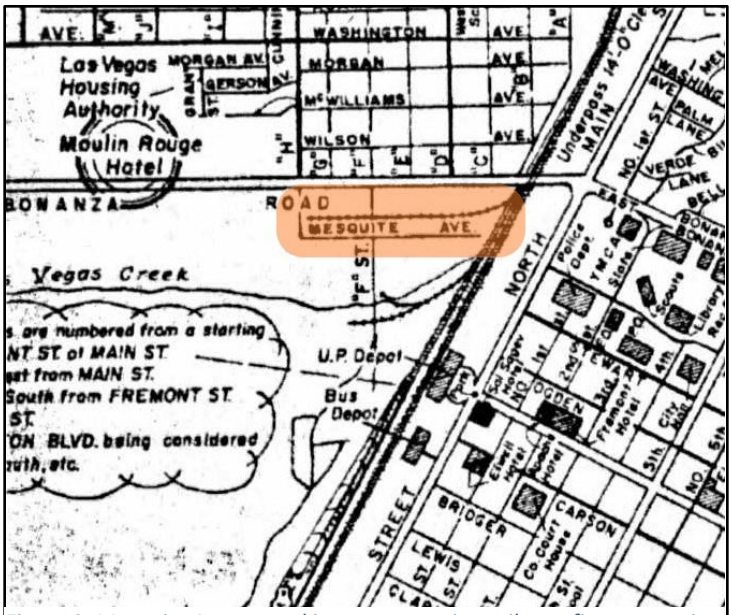


Figure 3: Mesquite Avenue and its accompanying rail spur first appear in the 1956 Las Vegas City Directory.

W.E. Devine established the Devine Storage and Moving Service in Reno, Nevada in March 1953. Its original location, which no longer exists, was at 1281 Comstock Drive in Reno. Devine worked for North American Van Lines for a decade before opening his own moving business.[26] He expanded the business to the southern part of the state in the mid-1950s, opening a Las Vegas location at 835 West Bonanza in 1955. The next year, the Las Vegas branch of Devine Storage and Moving Service moved to

[23] "Confine Vegas Businessman to Jail, Levy $2,000 Fine," *Las Vegas Review-Journal,* February 22, 1949:3.
[24] Schwartz, David, "The Kefauver Hearing in Las Vegas," Mob Museum Blog, November 10, 2020, https://themobmuseum.org/blog/the-kefauver-hearing-in-las-vegas/.
[25] Clark County Recorder's Records, Book 70, Doc. 58946. The property, located in the South Half of the Southwest Quarter of Section 27, Township 20 South, Range 6 East, is described in the deed of sale as follows: "Commencing at a point marked by a brass tack set in a concrete monument at the Northwest corner of the SW ¼ of SW ¼ of said Section 27; thence, N. 38°07'57" E. 769.90 feet along the North line of said S ½ of the SW ¼ of Section 27; thence S. 01°52'03" E. 672.00 feet to a point marked by a 2" I.P.; thence N. 88°07'57" E. 421.12 feet; thence N. 01°52'03" W. 30.00 feet to the True Point of Beginning; thence N. 88°07'57" E. 240.00 feet; thence N. 01°52'03" W. 311.16 feet; thence S. 88°19'00"W. 240.00 feet; thence S. 01°52'03" E. 311.93 feet to the True Point of Beginning."
[26] *Reno Evening Gazette*, March 25, 1953:8.

the Kaltenborns' newly built warehouse at 418 W. Mesquite.[27]

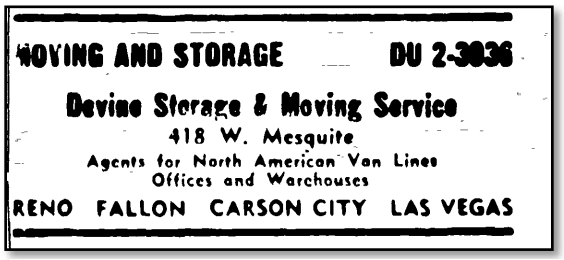


Figure 4: Devine Storage & Moving Ad in the 1956 Las Vegas City Directory.

In 1956, five other moving and storage companies existed in Las Vegas: Young and Rue Storage at 727 N. Main Street, Las Vegas Transfer and Storage Company at 422 S. Main Street, Bekins Van and Storage Company at 601 N. Main Street, United Van Lines at 926 S. A Street, and Burr's Transfer and Storage at Highland and Vegas Avenue. Of the buildings that housed these businesses, only the Bekins Van and Storage structure still exists.[28]



Figure 5: Custom Craft Advertisement, LVRJ 8/3/1962.

In July 1962, advertisements appear for Custom Craft Manufacturing Company at 418 W. Mesquite. The same year, advertisements for Devine Storage and Moving cease, indicating that the business went defunct and was replaced by Custom Craft in the same location. Custom Craft manufactured and sold custom furniture out of this location.[29] Their products included mattresses, bedroom sets, living room sets, dining furniture, and lamps in the "Contemporary," "Provincial" and "Danish Modern" styles.[30] By December 1962, advertisements begin to appear for the Western Van and Storage business, suggesting that it shared the warehouse with Custom Craft.

Advertisements for Custom Craft wane in early 1963 and are supplanted altogether by Western Van Lines ads throughout 1963 and 1964. By the mid-1960s, business occupancy of the property grows spotty. Advertisements appear in 1969 for Building Systems Inc., professional ceiling contractors who worked on Skaggs Drug Store. By

[27] Las Vegas City Directories, April 1954, August 1955, July 1956.
[28] Clark County Assessor's Records; Las Vegas City Directory, July 1956.
[29] Las Vegas City Directory, *Las Vegas Review-Journal* August 3, 1962:28.
[30] *Las Vegas Review-Journal* September 8, 1962:11.

1972, the address housed Preferred Sales, Inc., a supplier of hotel and fountain supplies.[31]

Criteria for Designation

According to Chapter 19.10.150.I. of the City of Las Vegas Unified Development Code, an individual building may be designated on the City's Historic Property Register if it designates exceptional significance by:

a) meeting criteria for listing in the State or National Register of Historic Places, or

b) is of exceptional local significance and expresses a distinctive character because:

i) a significant portion of it is at least 40 years old;

ii) it is reflective of the City's cultural, social, political or economic past; and,

iii) either:

A) It is associated with a person or event significant in local, state or national history; or,
B) It represents an established and familiar visual feature of an area of the City because of its location or singular appearance.

The property at 118 W. Mesquite Ave meets criterion b.i. above, as it was built in 1955 and is 67 years of age.

It additionally meets criterion b.ii. as a reflection of Las Vegas' economic past. Specifically, the property is a warehouse building constructed during Las Vegas' boom period in the mid-1950s with convenient access to the Los Angeles Highway and main line of the Union Pacific Railroad via rail spur.

Its primary significance under criterion b.iii.A. is derived from its association with owner Robert Kaltenborn, as well as its association with the City's industrial development during the 1950s and 1960s as a multifunctional warehouse space that housed several businesses, including a furniture manufacturing facility and showroom and two moving and storage enterprises.

During his half-century in Las Vegas, Robert Kaltenborn shaped the City's residential and commercial development. As a longtime member and president of the local Chamber of Commerce, he was instrumental in promoting Las Vegas as a tourist destination in its early years as a resort city, setting the stage for its eventual rise as one of the top tourist destinations in the world. He also believed in Las Vegas as a community, developing residential neighborhoods and commercial pursuits to serve local residents. The property at 118 W. Mesquite is just one of many properties owned by Kaltenborn over the years. However, it is remarkable as one of the most accessible extant properties owned by Kaltenborn for a significant period of time. Kaltenborn's home at 900 Rancho Circle, which remained in his ownership from the early 1950s until his death, is representative of his productive period in Las Vegas. However, as a private residence in a gated community, public access to the house is not attainable. Another property strongly associated with Kaltenborn is his General Auto Parts store, but

[31] *Las Vegas Review-Journal* August 20, 1963:15, October 1, 1969:19, January 27, 1972:63.

both locations—117 N. Main Street and 900 S. 5th Street—have been demolished and replaced with modern structures. His casino properties, as well as other commercial ventures, generally were not owned by Kaltenborn for an extended period of time and therefore retain limited association with Kaltenborn and his productive period; moreover, the Jackpot Casino and The Meadows are no longer extant.

Kaltenborn owned the property at 418 W. Mesquite from 1955, when he and Eva Mae purchased the parcel from the Union Pacific, until his death in 1985. In addition to remaining under Kaltenborn's ownership for three decades of his productive life in Las Vegas, the property represents a period of growth for the City as it transitioned from a railroad town to a vibrant resort city catering to tourists and residents alike. The property's history embodies this transition, as Kaltenborn's acquisition transformed the parcel from surplus railroad property to a privately-owned industrial warehouse that provided needed services to local residents, including moving and storage services and furniture manufacture and sales. Although these associations are not glamorous or sensational, they speak to the everyday experiences of Las Vegans during the 1950s and 1960s.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 139-27-401-039

Name of Property Owner: Steven Spann

Name of Applicant: Mesquitewood LLC

Name of Representative: Steven Spann

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: Steven Spann

Print Name: STEVEN SPANN

Subscribed and sworn before me

This 4th day of February, 2022

Jill Gravelle

Notary Public in and for said County and State

JILL GRAVELLE
Notary Public, State of Nevada
No. 05-95936-1
My Appt. Exp. March 11, 2025

(4)-1

Inst #: 20170615-0001649
Fees: $19.00 N/C Fee: $0.00
RPTT: $10.20 Ex: #
06/15/2017 11:13:26 AM
Receipt #: 3113803
Requestor:
LAS VEGAS CITY
Recorded By: COJ Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 139-27-401-023

RECORDING REQUESTED BY:
City Parkway V, Inc.

AFTER RECORDATION MAIL TO,
AND SEND TAX BILLS TO:

MESQUITEWOOD, LLC
418 West Mesquite Avenue
Las Vegas, Nevada 89106
Attn: Steven Spann

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, City Parkway V, Inc., a Nevada non-profit corporation ("Grantor"), hereby grants, bargains and sells to Mesquitewood LLC, whose address is 418 West Mesquite Avenue, Las Vegas, Nevada 89106 ("Grantee"), all right, title, and interest in the real property ("Property") legally described on Exhibit A attached hereto and incorporated herein by this reference.

IN WITNESS THEREOF, Grantor has caused this instrument to be executed as of June 6, 2017.

GRANTOR:

CITY PARKWAY V, INC.

By: Elizabeth N. Fretwell
Elizabeth N. Fretwell, President

Attest: _____
Scott D. Adams, Secretary

Approved as to form:

N.C. Niarchos 5-16-17
NICK NIARCHOS Date

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on June 6, 2017, by Elizabeth N. Fretwell, President of City Parkway V, Inc.

Sara Garcia
NOTARY PUBLIC

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SARA GARCIA
Appt. No. 97-2870-1
My Appt. Expires Sept. 5, 2018

Exhibit A to Grant Bargain and Sale Deed

Legal Description

OCTOBER 17, 2016
M13003-08
BY: RWM
P.R. BY: ARR
PAGE 1 of 1

EXPLANATION:
THIS LAND DESCRIPTION DESCRIBES THE TRANSFER AREA IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT GENERALLY LOCATED SOUTH OF BONANZA ROAD BETWEEN MAIN STREET AND CITY PARKWAY.

LEGAL DESCRIPTION FOR
QUITCLAIM DEED

A PORTION OF LOT 2-A AS SHOWN BY PARCEL MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 120 OF PARCEL MAPS, AT PAGE 53, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 2-A, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD DESCRIBED BY DOCUMENT RECORDED OCTOBER 02, 1990 AS INSTRUMENT 19901002:00678 OFFICIAL CLARK COUNTY NEVADA RECORDS; THENCE NORTH 88°34'31" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 3.37 FEET; THENCE SOUTH 01°27'34" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, 100.10 FEET; THENCE SOUTH 88°32'26" WEST, 3.11 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY "QUITCLAIM DEED" RECORDED FEBRUARY 02, 2010 AS INSTRUMENT 20100202:04119 OFFICIAL CLARK COUNTY NEVADA RECORDS; THENCE NORTH 01°36'32" WEST, ALONG SAID EAST LINE, 100.10 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 324 SQ. FT.

BASIS OF BEARINGS:
GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN. THE REFERENCE FRAME BEING NAD 83 (2011) EPOCH 2010.0.

END OF DESCRIPTION.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a. 139-27-401-023
   b. _____
   c. _____
   d. _____
2. Type of Property:
   a. [X] 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 $ 1,620.00
   b. Deed in Lieu of Foreclosure Only (value of property) ( )
   c. Transfer Tax Value: $ 1,620.00
   d. Real Property Transfer Tax Due $ 10.50

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section _____
   b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Alan R. Riekki Capacity: AGENT

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: CITY PARKWAY V, INC	Print Name: MESQUITEWOOD, LLC
Address: 495 S. MAIN ST.	Address: 418 WEST MESQUITE AVE.
City: LAS VEGAS	City: LAS VEGAS
State: NEVADA Zip: 89101	State: NV Zip: 89106

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: ALAN R. RIEKKI	Escrow #
Address: 333 N. RANCHO DR.	
City: LAS VEGAS	State: NV Zip: 89106

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

City of Las Vegas

AGENDA MEMO

HISTORIC PRESERVATION COMMISSION MEETING OF: FEBRUARY 23, 2022

DEPARTMENT: PLANNING
DIRECTOR: SETH T. FLOYD, ESQ. ☒**Action**
HISTORIC PRESERVATION OFFICER: DR. DIANE SIEBRANDT ☐**Report**

SUBJECT:

22-0080-HPC1 - Discussion for possible action regarding the approval of an application to designate the property known as Mesquitewood, LLC located at 418 West Mesquite Avenue (APN 139-27-401-039) T5-M (Maker) Zone, on the City of Las Vegas Historic Property Register as a Historic Site - Ward 5 (Crear).

PURPOSE/BACKGROUND

The applicant is requesting to designate the property as a Historic Site on the City of Las Vegas Historic Property Register.

The Historic Preservation Officer has reviewed the attached nomination report for Mesquitewood, LLC located at 418 W. Mesquite Avenue and supports the determination of eligibility to the city of Las Vegas Historic Property Register.

To be eligible, the site must meet the criteria under Title 19.10.150(I)(1) "Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects:"

1. An individual landmark, district, site, building, structure or object may be designated on the City of Las Vegas Historic Property Register if it demonstrates exceptional historical significance by qualifying under Subparagraphs (a) or (b) below:
    a. It meets the criteria for listing on the State or National Register of Historic Places; or
    b. It is determined to be of exceptional local significance and expresses a distinctive character because:
        i. A significant portion of it is at least 40 years old;
        ii. It is reflective of the City's cultural, social, political or economic past; and
        iii. Either:
            1. It is associated with a person or event significant in local, state or national history; or
            2. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

Per the statement of eligibility and appropriateness for designation provided by the applicant, this property was built in 1955 and was purchased by Robert J. and Eva Mae Kaltenborn from the Union Pacific Railroad Company on September 14, 1955. In 1956, the address first appeared in a city directory as the location of the Las Vegas branch of Devine Storage and Moving Service. In 1962 the building was used by Custom Craft Manufacturing Company, a custom crafted furniture company, as well as Western Van Lines. By 1969 professional ceiling contractors, Building Systems Inc., advertised their business from the address, and in 1972, the address housed Preferred Sales, Inc., a supplier of hotel and fountain supplies.

The property was owned by Robert J. Kaltenborn from 1955 until his death in 1985. Kaltenborn, was a well-known Las Vegas citizen who was instrumental in the development of the city. He was a founding father, pioneer, visionary, entrepreneur, and philanthropist of Downtown Las Vegas. Kaltenborn played a pivotal role in advertising Las Vegas as the nation's premier wedding and divorce hub, an ideal vacation destination, and as a residential community providing a high quality of life to its citizens. During his lifetime, he was president of the Las Vegas Chamber of Commerce, Mayor Pro-Tempore, City Commissioner, and president of the Red Cross, among other appointments.

Kaltenborn was especially interested in promoting the Las Vegas tourism industry. While serving on the Las Vegas Chamber of Commerce, he spearheaded events including annual horse races, publicized Nevada's liberal marriage and divorce laws as a way to draw tourists, and promoted the "Live Wire Fund" to produce the first publicity book written about Las Vegas. Kaltenborn was actively involved in city-building in Las Vegas, believing that the city would expand and prosper following the end of World War II. He was instrumental in developing the Rancho Circle residential tract, and he opened the Jackpot Casino on Fremont Street in 1941with business partner Nate Mack, as well as the well-known Block 16 nightclub, The Meadows.

Kaltenborn believed in community service, serving as president of the Las Vegas Chamber of Commerce in 1940, Kiwanis in 1937, and Bluecoats in 1973. In 1943, he was elected to the executive committee of the Community Chest. He and his wife donated a $60,000 piece of property for the Scout Service Center in 1966. Kaltenborn also established a scholarship fund at UNLV, helped establish the Junior Chamber of Commerce, and made financial and real estate donations to the Red Cross, United Fund, and the Opportunity Center.

The property at 118 W. Mesquite Ave meets criterion b.i. above, as it was built in 1955 and is 67 years of age. It additionally meets criterion b.ii. as a reflection of Las Vegas' economic past. Specifically, the property as a warehouse building constructed during Las Vegas' boom period in the mid-1950s with convenient access to the Los Angeles Highway and main line of the Union Pacific Railroad via rail spur. Its primary significance under criterion b.iii.A. is derived from its association with owner Robert

Kaltenborn, as well as its association with the City's industrial development during the 1950s and 1960s as a multifunctional warehouse space that housed several businesses, including a furniture manufacturing facility and showroom and two moving and storage enterprises.

During his half-century in Las Vegas, Robert Kaltenborn shaped the City's residential and commercial development. As a longtime member and president of the local Chamber of Commerce, he was instrumental in promoting Las Vegas as a tourist destination in its early years as a resort city, setting the stage for its eventual rise as one of the top tourist destinations in the world. He also believed in Las Vegas as a community, developing residential neighborhoods and commercial pursuits to serve local residents. The property at 118 W. Mesquite is just one of many properties owned by Kaltenborn over the years. However, it is remarkable as one of the most accessible extant properties owned by Kaltenborn for a significant period of time.

In addition to remaining under Kaltenborn's ownership for three decades of his productive life in Las Vegas, the property represents a period of growth for the City as it transitioned from a railroad town to a vibrant resort city catering to tourists and residents alike. The property's history embodies this transition, as Kaltenborn's acquisition transformed the parcel from surplus railroad property to a privately-owned industrial warehouse that provided needed services to local residents, including moving and storage services and furniture manufacture and sales. Although these associations are not glamorous or sensational, they speak to the everyday experiences of Las Vegans during the 1950s and 1960s.

If designated on the City of Las Vegas Historic Property Register, the HPC will be responsible for reviewing any work requiring a permit for the property located at 418 West Mesquite Avenue.

If approved by the HPC, the nomination for designation will be heard at the May 10, 2022 Planning Commission Meeting and the June 15, 2022 City Council Meeting.

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Application for City of Las Vegas Historic Designation

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

PLANNING
SETH T. FLOYD
DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

February 24, 2022

Mesquitewood LLC
418 W Mesquite Ave
Las Vegas, Nevada 89106

RE: ***22-0080-HPC1***

Dear Dr. Siebrandt:

The Historic Preservation Commission at its regular meeting held on February 23, 2022 voted to ***APPROVE*** a request regarding the approval of an application to designate the property known as Mesquitewood, LLC located at 418 West Mesquite Avenue (APN 139-27-401-039) T5-M (Maker) Zone, on the City of Las Vegas Historic Property Register as a Historic Site - Ward 5 (Crear).

This action by the Historic Preservation Commission on ***February 24, 2022*** is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Historic Preservation Commission's decision.

Sincerely,

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

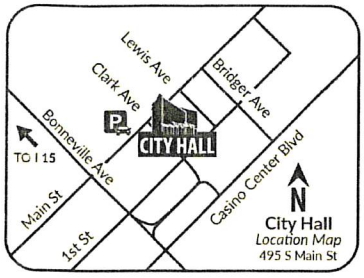
PL:ts

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. 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.

22-0117-DIR1

City Council Meeting of **05/18/2022**

22-0117-DIR1
13927401019
KURTH REVOCABLE TRUST
KURTH ROBERT O & LAURA L TRS
6220 BRENT LN
LAS VEGAS NV 89131

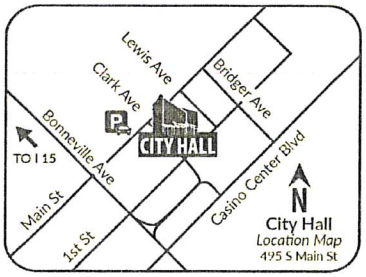
35 BRDFNP1 89131

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0117-DIR1

City Council Meeting of **05/18/2022**

22-0117-DIR1
13927401020
KURTH REVOCABLE TRUST
KURTH ROBERT O & LAURA L TRS
6220 BRENT LN
LAS VEGAS NV 89131

Submitted after final agenda
Date 5/12/22 Item 60

35 BRDFNP1 89131

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
61

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
62

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the City Council. No subject may be acted upon by the City Council unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

AGENDA SUMMARY PAGE

City Council
Meeting of: May 18, 2022

Agenda Item No.:
63

DEPARTMENT: City Manager **DISCUSSION**
DIRECTOR: Jorge Cervantes

SUBJECT:
COUNCIL EMERGING ISSUES:

Discussion regarding potential items for future City Council agendas - All Wards

FISCAL IMPACT:
None

PURPOSE/BACKGROUND:
Comments made by Council members during this portion of the agenda must refer solely to proposals for future agenda item topics to be brought before the Council for consideration and action at a later date. Any discussion must be limited to whether or not such proposed items shall be placed on a future agenda and no discussion regarding the substance of any such proposed topic shall occur. No action shall be taken.

RECOMMENDATION:
Direct staff accordingly.

BACKUP DOCUMENTATION:
None

AGENDA SUMMARY PAGE
City Council
Meeting of: May 18, 2022

Agenda Item No.:
64

DEPARTMENT: City Clerk
DIRECTOR: LuAnn Holmes

SUBJECT:
Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

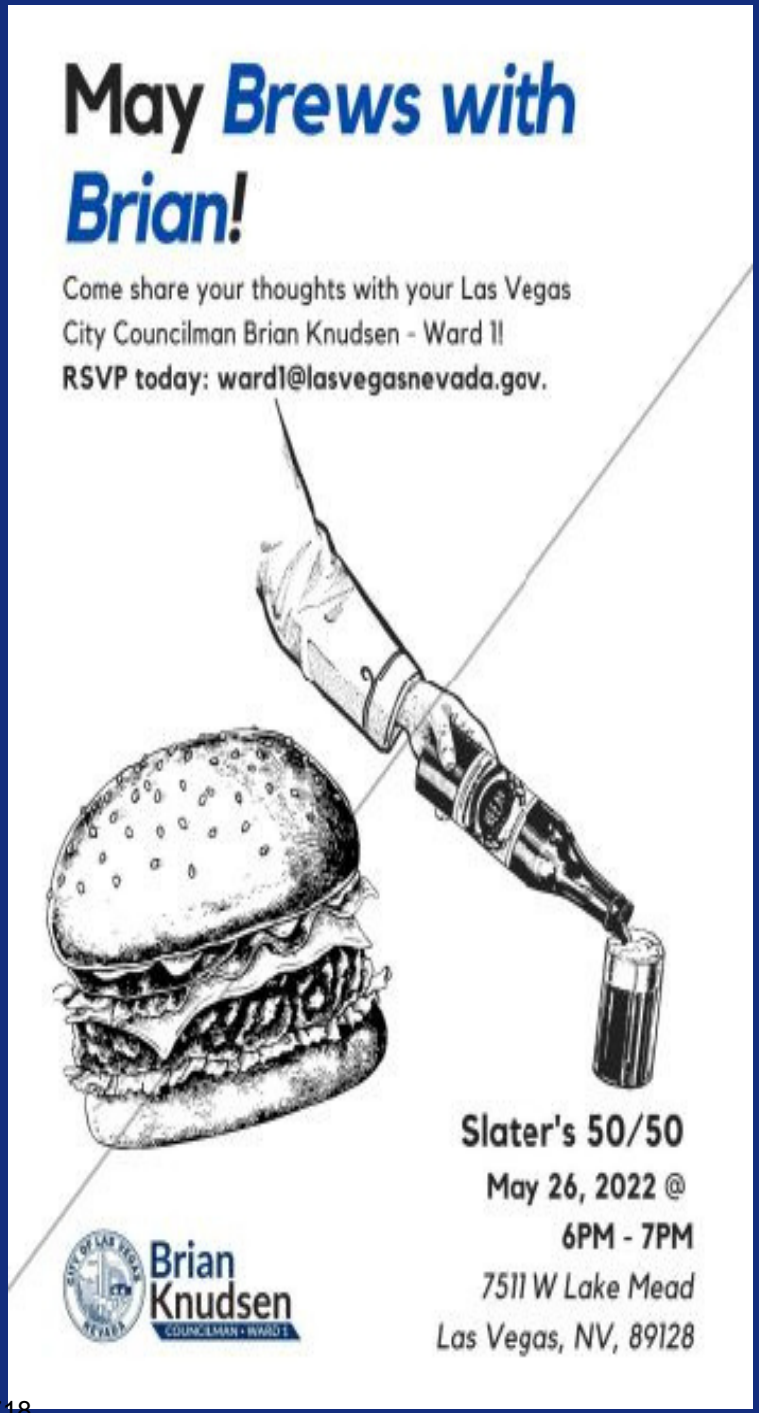
BACKUP DOCUMENTATION:
1. Submitted at Meeting - Flyers for May Brews with Brian, Move in the Park and Ward 1 Contacts by Councilman Knudsen; Flyers for Southern Nevada Law Enforcement Memorial, Electronic Recycling Drive-Thru Event, Ward 4-YMCA Summer Splash, Collector Car Appreciation Day, May 18th is National Visit Your Relatives Day and Cheese Soufflé Day and Ward 4 Contacts by Councilman Anthony; Flyers for Ward 5, Symphony Park Arts Festival, Movie in the Park, Historic Westside Legacy Park Honoree Celebration, Hoops for Hope Basketball Camp, Roseman University of Health Science Graduation, Kenady and Kameron Jackson Graduations, Kennedy Crear Graduation, Ward 5 Newsletter and Social Media Portals by Councilman Crear; Flyers for Thank You Las Vegas Fire & Rescue and Metro, Missing Juvenile Bulletins and Homeless Success Stories by Councilwoman Fiore; Flyers for Ward 2, May Breakfast Buzz & Ward 2 Biz, Recognizing Herbert Santos Sr., Animal Foundation Pet Adoptions, Nevada SPCA Pet Adoptions, Ward 2 Small Business Saturdays, Ward 2 Contact Information and Social Media Portals by Councilwoman Seaman; Flyers for Ward 3, Strong Start Academy at Wardelle Early Educator of the Year Marybel Arreguin-Lopez Recognition, Ventanilla de Educación Opening, Mini Pitch Ribbon Cutting, CCSD Career Days, East Las Vegas Plan Survey, Congratulations Graduates, Ward 3 Newsletter and Ward 3 Contacts by Councilwoman Diaz

May Brews with Brian!

Join us for May Brews with Brian on May 26th, 6-7PM

@Slater's 50/50 located at 7511 West Lake Mead, Las Vegas, NV 89128.

If you would like to attend please RSVP to:
ward1@lasvegasnevada.gov!



Submitted at Meeting
Date: 5/18/2022 Item: 64

Movie in the Park

Join us for Movie in the Park!

Saturday June 4th, Sundown

@Bill Briare Park 650 N. Tenaya Way

Questions? Email us:

ward1@lasvegasnevada.gov!

Or call 702-229-2299





WARD 1

Councilman Brian Knudsen

Stay in touch with us for updates, resources, and more!

bknudsen@lasvegasnevada.gov

Call: 702-493-1547

Twitter: @BrianforLV | Facebook: facebook.com/BrianforLV

Brian Knudsen
COUNCILMAN • WARD 1

Ward 4 Announcements

Thursday, May 19th
6:00 pm
Police Memorial Park



Ward 4 Announcements

Saturday, May 21
9 a.m. - Noon
Durango Hills Park





Ward 4 Announcements

Saturday, June 4

Noon - 2 p.m.

Durango Hills YMCA

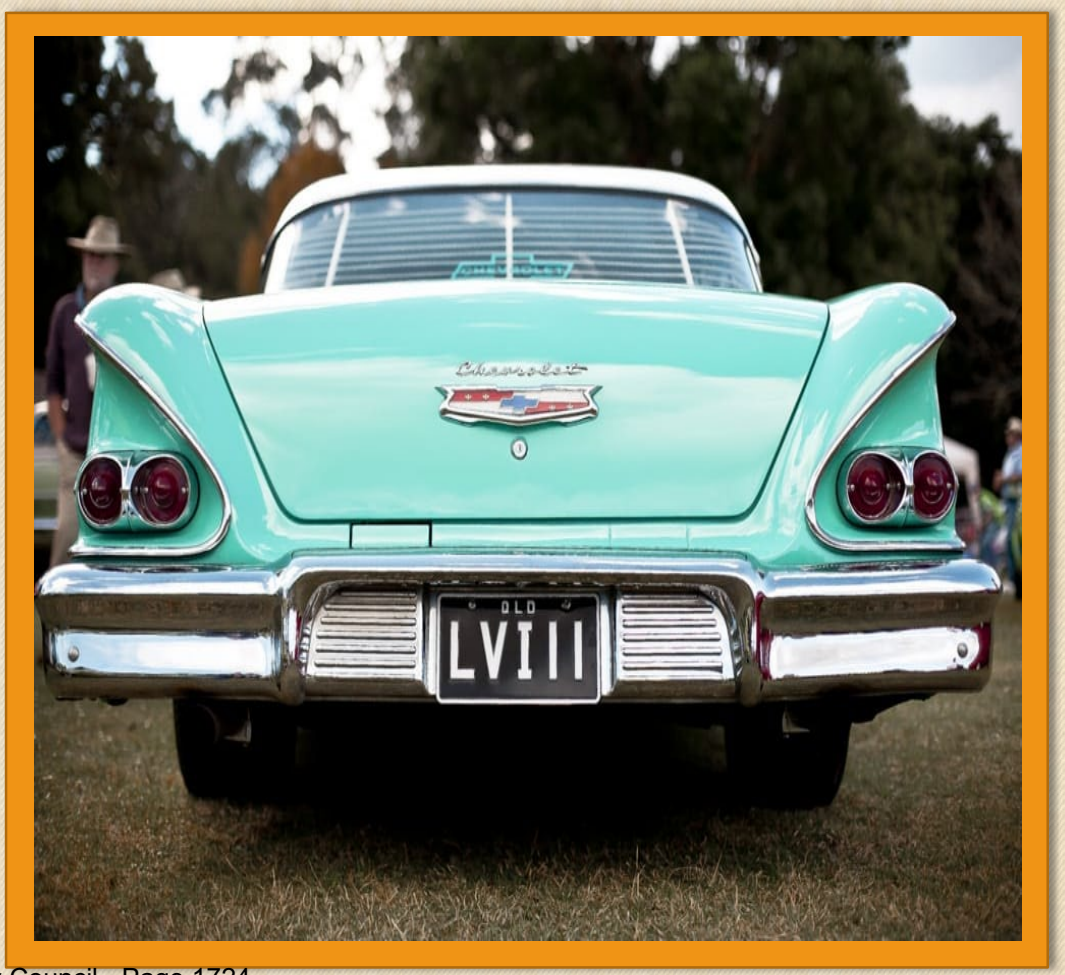
Ward 4 Announcements

City Hall

Collector Car Appreciation Day

July 20th





For more information: 702-229-4906

May 18th is national....

Visit your relatives day





Cheese soufflé day

How to Stay Informed



Sign up for Ward 4 email newsletter:

Lasvegasnevada.gov/newsletters

or by texting:

LV Ward4 to 468311

Follow us on Facebook:

Facebook.com/CouncilmanStavrosAnthony

Ward 4 Council Office:

702-229-2524

lasvegasnevada.gov



COUNCILMAN

CEDRIC CREAR
WARD 5

ccrear@lasvegasnevada.gov
702.229.5443



SYMPHONY PARK ARTS FESTIVAL

360 Promenade Place
(adjacent to the Smith Center)

Sat., May 21
10 a.m. to 3 p.m.



WARD 5 MOVIE IN THE PARK

"Charlotte's Web"

Patriot Park

4050 Thom Blvd.

Sat., May 21 - 6:30 pm



HISTORIC WESTSIDE LEGACY PARK

June 4, 2022
8-10:30 am



19th Annual HOOPS FOR HOPE

July 14-16

Doolittle Community Center (1950 J Street)



Roseman University of Health Science

Thomas and Mack Center





Kenady and Kameron Jackson

BISHOP GORMAN HIGH SCHOOL
DIOCESE OF LAS VEGAS

KENNEDY CREAR
BISHOP GORMAN
CLASS OF 2022

PENN STATE NITTANY LIONS



WARD 5 NEWSLETTER

Email

Tanya Jackson-Renter

tjackson@lasvegasnevada.gov

or call

Office: 702-229-5443



STAY CONNECTED

With Councilman Cedric Crear
On Social Media

Twitter:	@cedriccrear
Instagram:	Councilman Crear
Facebook:	Councilman Cedric Crear

Thank you!


FIRE & RESCUE
LAS VEGAS
PARAMEDIC
Bonanza


GUTIERREZ
with the Community

LOCATED

Sent: 2022-04-21 @ 09:04 Case: 22-01043 Author: JH/NCS

NIC #

Last Name HALE

First Name ULEYJA

Nickname

Alias

Age 15

Gender FEMALE

Height 5'0

Weight 146

Eyes BROWN

Hair BROWN

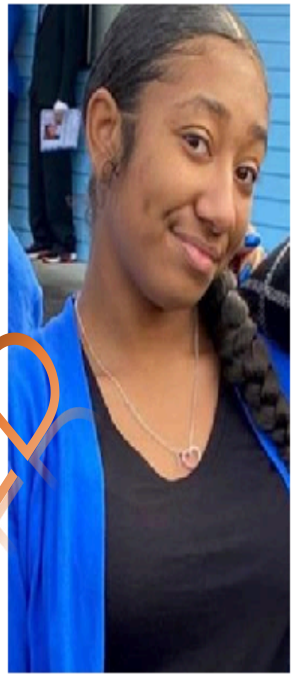
Complexion

Race

BirthDate

Last Contact 02/08/2022

Marks



LOCATED

CHILD WAS LAST SEEN IN THE AREA OF WINDMILL AND N GREEN VALLEY PKWY (HENDERSON, NV)

LAST SEEN WEARING SHORTS, TANK TOP AND SLIDES.

CHILD MAY BE CARRYING A BACKPACK WITH PERSONAL BELONGINGS

IF YOU HAVE ANY INFORMATION PLEASE CONTACT THE NUMBERS LISTED BELOW

Henderson Police Dept. (702) 267-5000
Nevada Child Seekers (702) 458-7009

MISSING JUVENILE

Sent: 2022-05-17 @ 07:49 Case: LLV220500045297 Author: JH/NCS



NIC #	
Last Name	STEWART
First Name	EMORRYA
Nickname	
Alias	
Age	16
Gender	FEMALE
Height	5'6
Weight	170
Eyes	BROWN
Hair	BLACK & BLUE BRAIDS
Complexion	
Race	AFRICAN AMERICAN
BirthDate	
Last Contact	0510/2022
Marks	SCAR ON LEFT CHEEK (FACE

EMORRYA STEWART was last seen on 05/10/2022 at approximately 2100 hours near the 6400 block of GRASS MEADOWS DRIVE Las Vegas, Nevada 89142.

She was last seen wearing a black hoodie, white tank top, white/black/orange checkered shorts and a pink backpack.

All hospitals are asked to check their registries for the missing person and notify the police immediately. It should be noted that HIPAA permits disclosure upon request by law enforcement and is authorized pursuant to 45 C.F.R. section 164.512

iF YOU HAVE ANY INFORMATION PLEASE CONTACT THE NUMBERS LISTED BELOW

Las Vegas Metro Police (702) 828-3111
Nevada Child Seekers (702) 458-7009

MISSING JUVENILE

Sent: 2022-05-17 @ 07:39 Case: LLV220500048919 Author: JH/NCS

NIC #	
Last Name	IBARRA
First Name	DESTINY
Nickname	
Alias	
Age	15
Gender	FEMALE
Height	5'6
Weight	195 LBS
Eyes	BROWN
Hair	RED
Complexion	
Race	
BirthDate	
Last Contact	
Marks	



Destiny Ibarra was last seen on 05/12/22 at approximately 0630 hours near the 1800 block of Winterwood Blvd., Las Vegas, Nevada.
She was last seen wearing gray sweatpants, white crocs, and either a red or black SWEATER

All hospitals are asked to check their registries for the missing person and notify the police immediately. It should be noted that HIPAA permits disclosure upon request by law enforcement and is authorized pursuant to 45 C.F.R. section 164.512.

IF YOU HAVE ANY INFORMATION PLEASE CONTACT THE NUMBERS LISTED BELOW

Las Vegas Metro Police (702) 828-3111
Nevada Child Seekers (702) 458-7009


Homeless
Success
Stories


City of Las Vegas
Councilwoman
Victoria Seaman
Ward 2
May 18, 2022
SUMMERLIN

WARD 2

May Breakfast Buzz & Ward 2 Biz May 7th

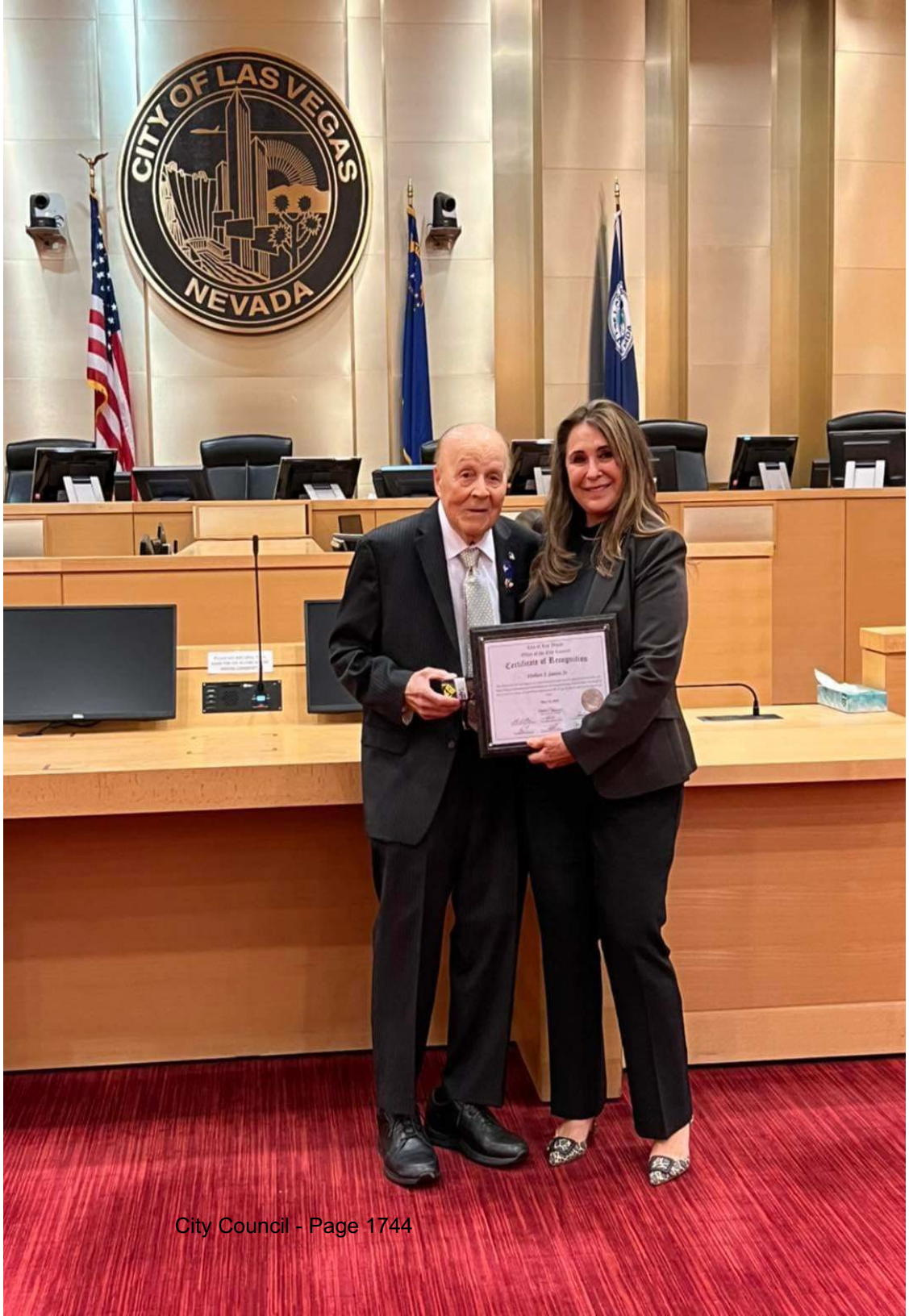
Charlie's Lakeside



WARD 2

Recognized
Herbert
Santos Sr.
For over
40 Years
Of
Service
To the Boxing
Community

May 10th



Animal Foundation Pet Adoptions

WARD 2



IGGY

ID # A1222365

Arrived: 4/23/2022

Male Neutered

Age: 1 Years

Weight: 8 lbs

Animal Foundation Pet Adoptions

WARD 2



LUCY

ID # A1209986

Arrived: 3/25/2022

Male Neutered

Age: 6 Years

Weight: 60 lbs

WARD 2

Animal Foundation Adoptions

Contact the Adoption Department

Phone: (702) 955-5901

Email: adoptions@animalfoundation.com

Nevada SPCA Adoptions

WARD 2



BOOMER

Arrived March. 2022

Male Neutered

Age: 5 Years

Weight: 10 lbs

Nevada SPCA Adoptions

WARD 2



NELLIE

Arrived March. 2022

Female Spayed

Age: 5 Years

Weight: 60 lbs

WARD 2

Nevada SPCA Adoptions

Contact the Nevada SPCA

Phone: (702) 873-7722

Email: info@nevadaspca.org

WARD 2


WARD 2 COUNCILWOMAN
VICTORIA SEAMAN
DO YOU WANT TO GET THE WORD OUT ABOUT YOUR WARD 2 BUSINESS?
Be a part of our new Small Business Saturdays and be featured on my social media channels.
CONTACT US AT
702.229.2420
WARD2@LASVEGASNEVADA.GOV

WARD 2

Office Contact Information

Main Line: (702) 229-2420

Email: ward2@lasvegasnevada.gov

PLEASE FOLLOW US ON SOCIAL MEDIA AT:



@VictoriaDSeaman



@VictoriaSeaman



Councilwoman Olivia Díaz

WARD 3

Strong Start Academy at Wardelle Early Educator of the Year Nominee Recognition

May 6th



Ventanilla de Educación Opening

May 13th



Mini Pitch Ribbon Cutting

May 13th





CCSD Career Days at
Halle Hewetson, Robert Lunt, and John S. Park Elementary Schools







WARD 3
PSA

East Las Vegas Plan Survey



Take part in the change happening within East Las Vegas by taking our survey!

Find it on
www.lasvegasnevada.gov/Government/Initiatives/Our-Future



WARD 3

Congratulations Graduates!





WARD 3

Sign Up for the Ward 3 Newsletter

Sign up for our newsletter by texting:
LV ward3 to 468-311

Or by visiting:
https://cityoflasvegas.link/Ward3News

Or with the QR Code!

STAY IN TOUCH WITH ME

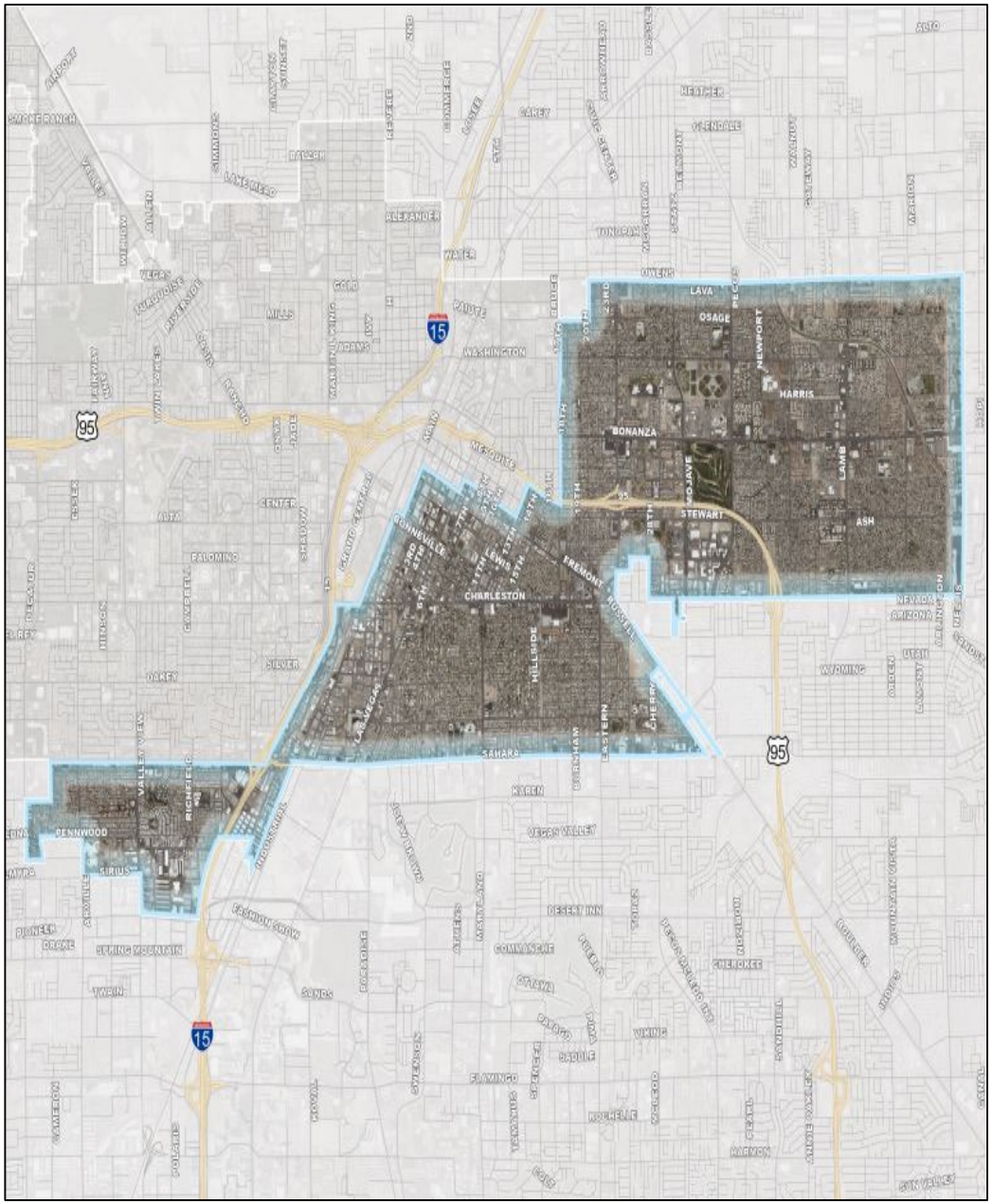
@OliviaDiazLV

@oliviadiazlv

@oliviadiazlv

Office: (702) 229-2359

Email: ward3@lasvegasnevada.gov





Councilwoman Olivia Díaz
WARD 3